



ADMINISTRATIVE REPORT

DATE: JULY 10, 2009

TO: MAYOR AND CITY COUNCIL
BEN REYES, CITY ATTORNEY

FROM: BELINDA B. ESPINOSA, CITY MANAGER

PLACES TO BE

- JULY 14 - EDHAC COMMITTEE MEETING

The Economic Development and Housing Advisory Committee (EDHAC) will meet on Tuesday July 14th at 7:00 p.m. in the Community Room at City Hall. The meeting will focus on a discussion regarding a Loan Extension Policy, agenda items for a possible joint meeting with the Chamber and upcoming EDHAC elections. Due to staff reductions the EDHAC Committee will now be meeting once per month instead of twice.

- JULY 15 - CALIFORNIA E DEVELOPMENT ASSOCIATION

The City Manager will be a panelist at the California Redevelopment Association in San Ramon on July 15.

- JULY 21 – CITY COUNCIL BUDGET PRESENTATION

Staff will present the Proposed FY 2009-10 Budget for City Council consideration at the July 21, City Council meeting.

ITEMS OF INTEREST

- POLICE DEPARTMENT

The National Night out Kick-off BBQ is back on because of generous donations from a number of businesses. These donations bolstered the fund back up to the amount necessary to hold the event during the evening of July 15. The purpose of the barbeque is to thank the members of the community who, through the Neighborhood Watch and Business Alert programs, help us in our crime prevention efforts. The barbeque is scheduled to take place in Fernandez Park in the early evening.

Part I Crimes showed an overall 11% reduction for the same period during 2008. However robberies increased 23% from 30 to 37 for the year to date. The entire report is posted on the Pinole Police Department Website.

- **FIRE DEPARTMENT**

Fourth Of July - The 4th of July was relatively quiet for the Fire Department until approximately 10:00 p.m. at which time, several fires occurred due to the use of illegal fireworks by citizens. These were the result of burning juniper bushes beneath the eaves of a Pinole Valley home. Juniper bushes are particularly volatile when ablaze yet they are the most common ornamental vegetation that we see in the area.

Wildland Fire on Pinole Ridge - A serious wildland fire on Pinole Ridge occurred on July 5, caused by juveniles playing with fireworks. Two teenagers admitted to involvement in setting the ten acre fire that was contained with the use of six engines and a 22 person handcrew (inmate crew) from Cal Fire. Two fire retardant bombers (air tankers) and two helicopters also responded but did not drop as part of a pre-designated response to the ridgeline. No homes were damaged. The two youth face possible misdemeanor charges as well as restitution for starting the fire.

The Pinole Fire department responded to an arson-caused vegetation fire on Franklin Canyon in Martinez on July 9.

The City Manager, Assistant to the City Manager and Fire Chief met with a subcommittee of board members of the Rodeo-Hercules Fire District and Chief Richter of Con Fire to discuss possible joint funding of key staff positions in an effort to contain costs for all three entities Chief Richter will be leaving Con Fire in the next month for Orange County.

- **SURPLUS COMPUTER DISTRIBUTION**

Two community members, Irma Ruport and Sean Duckworth, have initiated a program to distribute surplus computer equipment to residents. To participate in this program, contact Irma Ruport at (510) 724-1815 or Sean Duckworth at (510) 685-4669. The program application is attached to this Weekly Report.

- **BELOW MARKET RATE HOMES ON MAIDEN LANE AVAILABLE**

Through the Redevelopment Agency's Below Market Rate (BMR) Affordable Housing Program, homebuyers who are moderate (or lower) income are eligible to apply to purchase beautiful, large new homes on Maiden Lane. The Agency's broker, First Home Inc. has embarked on a massive marketing campaign for the homes located at 609 and 620 Maiden Lane.

Their marketing efforts have including the following:

- A mailing to 300 Pinole based employers highlighting both the properties and the Pinole First Time Home Buyer (FTHB) Program.
- An information flyer was run on Pinole's local TV scroll which highlighted the property, Pinole's FTHB program, and financing examples.
- The flyer was distributed and ran in the School's E-Tree paper.
- The flyer was distributed to employees and contacts of the Pinole Chamber of Commerce, Pinole Police and Fire Departments and the Pinole school teachers.
- Email blasts were sent out to First Home's entire database (over 12,000 people) on multiple occasions.
- Internet resources have been continuously utilized to market the property: Craigslist, Zillow and Postlets.
- A flyer was sent to all realtors in Contra Costa County on two separate occasions (Approximately 6,000 were sent each time).
- A home buyer seminar was conducted by the Bay Area HomeBuyer Agency that highlighted both Pinole's FTHB program and the properties.
- An open house was conducted on June 20th.

To date, 29 people have expressed interest in the homes and one family has gone through the BMR pre-qualification process. First Home will continue to rigorously market the properties. Their goal is to have both of these units closed by the end of August. The marketing flyer is attached to this report.

- **PINOLE SWIM CENTER SEASON ENDING THREE WEEKS EARLY THIS SUMMER**

Due to the City's financial constraints and ongoing efforts to reduce the Swim Center operating budget, the Swim Center will close three weeks early this summer. The last open day will be Sunday, August 16, 2009. This keeps the Swim Center open for the regular season for the Seals Swim Team and other activities such as swim lessons. It does reduce the days available for lap swim, rec swim and family swim. Any questions may be directed to Amy Wooldridge, Recreation Director, at (510) 724-9062.

- **NEW ON-SITE AFTER SCHOOL CARE PROGRAM AT SHANNON ELEMENTARY**

The Pinole Recreation Department is opening on-site after school care at Shannon Elementary starting this Fall 2009 after school every day until 6:00 pm. This program will be fully cost-recovery with registration fees for up to 35 students covering the staffing and supply costs. Through collaboration with the West County school district, the usage of a classroom, playground and restrooms are being provided to the City at no charge. This new program came about as a direct request from Shannon's Principal Frank Bianchi.

The Community Services Commissioners are meeting quarterly with each Pinole school principal and Mr. Bianchi expressed a specific desire for the City to provide after school care

at Shannon since there was none available. Other principals have requested this as well and feel that there is not enough after school care available for their families. The Shannon after school care is a pilot program and if successful, staff hopes to replicate it at other Pinole schools. For information, please contact Joanna Altman, Youth Services Coordinator, at (510) 724-9004 or youth@ci.pinole.ca.us

- **WEST NILE VIRUS SEASON OFFICIAL: DEAD BIRD TESTS POSITIVE FOR WEST NILE VIRUS IN CONTRA COSTA COUNTY**

A dead Western scrub jay found in Alamo has tested positive for West Nile virus, the first positive dead bird documented in Contra Costa County this year. The bird was reported on June 28 and confirmed positive on July 8. Earlier this year, eleven mosquito samples tested positive for the virus, but the bird confirmed positive this week is the first evidence of West Nile virus transmission in the county this season.

Residents are urged to take the following precautions:

- DEFEND yourself against mosquitoes by using a repellent with an effective active ingredient such as DEET, Picaridin or Oil of Lemon Eucalyptus. Make sure to follow label directions.
- DRAIN all sources of standing water that may support mosquito-breeding habitats. Residential sources can be a big producer of mosquitoes in Contra Costa County.
- DOOR and window screens should fit tight and be in good repair. This will prevent mosquitoes from entering your home.
- DO vaccinate your horses. Horses are highly susceptible to West Nile virus – approximately half of the horses that get WNV die or have to be euthanized.
- DAWN and DUSK are times to avoid being outdoor since this is when mosquitoes are most active.
- DRESS appropriately by wearing long sleeves and pants when outdoors and mosquitoes are present.
- DEAD birds should be reported to 877-WNV-BIRD (877-968-2473) or online at www.westnile.ca.gov. Not all birds will be picked up and tested, but reporting dead birds provides important information for mosquito control efforts.

Contra Costa Mosquito & Vector Control District is located at 155 Mason Circle in Concord. Call the District to report mosquito problems at (925) 771-6195, or visit their office between 8:00 a.m. and 4:30 p.m. to get FREE mosquito fish for ornamental ponds or horse troughs.

- **SEWER RATE INCREASE PUBLIC MEETING**

A public meeting was held on July 9 at the Senior Center to discuss the proposed sewer rate increase. A small group of citizens participated in the meeting and an informal discussion. This was the second public meeting held on this issue.

- **PRAXAIR MEETING**

The County hosted a meeting on the PraxAir project on July 8 in the City Council Chambers. The meeting was well attended and numerous speakers made presentations in support and in opposition to the project. These included citizens and members of various non-profit agencies. City Council has requested that the PraxAir consider holding another public meeting in Pinole for more of a question and answer format. The City was granted additional time to respond to the EIR. The new date is July 28. The City's response letter is scheduled for consideration at the July 21 City Council meeting.

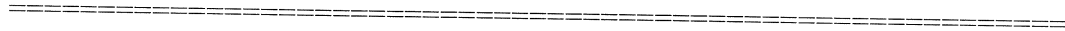
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SURPLUS COMPUTERS

SURPLUS COMPUTERS approximately 30 TO BE GIVEN AWAY TO THE FIRST interested parties to call this telephone #510-724-1815 and leave your name and will call you and put your name on the list.

REQUIREMENTS:

You must be Pinole resident (only one per family).
Computers have no hard drives and are given as is.



PLEASE FILL OUT THIS APPLICATION:

NAME: _____

ADDRESS: _____

TELEPHONE: _____

Email: _____

Mail it to: 2646 Appian Way, #29; Pinole CA 94564
Or you can email to: Irma at: abogado10@aol.com
or Sean at: rebelsenator@gmail.com

Or contact Irma Ruport (510) 724-1815 or Sean Duckworth (510) 685-4669

TWO BRAND NEW BELOW MARKET PRICED HOMES

THESE BMRS SIT IN A BEAUTIFUL SECLUDED NEW DEVELOPMENT CONVENIENTLY LOCATED NEAR CITY CENTERS, SHOPPING AND THE BAY.

- Gorgeous kitchen with stainless steel appliances
- Granite countertops
- Hardwood floors
- Spacious living room
- Family room with a fireplace
- 2 car garage
- Master Bedroom with spacious walk-in closet & master bath

609 MAIDEN LANE, PINOLE- \$370,000 (APPRAISED VALUE: \$470,000)



- Four bedroom
- Two and one half bath
- Over 2,200 square feet of living space

FINANCING FOR BOTH PROPERTIES: Incomes may not exceed \$107,150 for a 4 person household, \$115,700 for a 5 person household, and \$124,300 for a 6 person household. Eligible buyers may receive a Down Payment Assistance loan up to \$30,000 at a 0% interest shared appreciation loan. Eligible buyers may also receive the WISH grant from the Federal Home Loan Bank. WISH is a matching funds grant that will contribute \$3 for every \$1 dollar that the borrower puts in. The grant is capped at \$15,000 and is forgiven after 5 years. To learn more about these opportunities, please contact First Home Inc at 415-561-5600 x125 or email us at info@myhomegateway.com.

620 MAIDEN LANE- \$390,000 (APPRAISED VALUE: \$490,000)

- 5 bedroom
- 3 bathroom
- Almost 2,300 square feet of living space

This is a Deed restricted property meaning that the sales price will be set by the City of Pinole for the next 45 years. The pricing has been set based on Area Median Incomes and appreciates accordingly. There is a 1% commission for these properties by the City of Pinole. All applicants MUST be first time homebuyers and adhere to the guidelines set by the city. To learn the specific guidelines and for any other information please contact First Home Inc @ 415-561-5600 x 125 or email info@myhomegateway.com.



For more information please contact:
First Home Inc @ 415-561-5600
x125

