

**SPECIAL MEETING
PINOLE CITY COUNCIL / REDEVELOPMENT AGENCY
AUGUST 12, 2009**

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE IN HONOR OF THE US MILITARY TROOPS

The Special Pinole City Council Meeting / Redevelopment Agency Board of Directors was held at the Pinole Community Room located at 2131 Pear Street, Pinole, California. Mayor Fujita called the meeting to order at 4:05 PM. Mayor Fujita led the flag salute and Pledge of Allegiance.

2. ROLL CALL, CITY CLERK/SECRETARY'S REPORT & STATEMENT OF CONFLICT

A. COUNCIL MEMBERS PRESENT

Roy V. Swearingen, Council Member
Peter Murray, Council Member was absent / excused
Debbie Long, Mayor Pro Tem
Virginia Fujita, Mayor

B. STAFF PRESENT

Belinda Espinosa, City Manager / Executive Director
Benjamin Reyes, City Attorney
Stephanie Downs, Redevelopment Agency Legal Counsel
Michelle Fitzer, Human Resources Director/Asst to the City Manager
Dean Allison, Public Works Director
Richard Loomis, Finance Director
Mary Drazba, Economic Development Director
Patricia Athenour, City Clerk/Agency Secretary

City Clerk Athenour announced that the agenda was posted on Thursday, July 2, 2009 at 3 P.M. All legally required notice was provided. She asked the Council and Redevelopment Board of Directors whether there were any conflicts with any items on the agenda. None were reported.

3. CONVENE TO A CLOSED SESSION (4-6 PM)

At 4:07 p.m., Mayor Fujita convened the Noticed Closed Session

- A. Pursuant To Government Code §54956.8, The Redevelopment Agency Board of Directors Will Meet To Confer With Real Property Negotiator, Mary Drazba, Regarding Property: Pinole Shores Business Park, Developer: Panattoni Development Company. Location: 806 San Pablo Avenue, Pinole

At 6:20 p.m., Mayor Fujita adjourned the Closed Session and announced there were no reportable actions. She called a brief recess and reconvened the workshop portion of the meeting at 6:42 p.m.

3. **CITIZENS TO BE HEARD** (Public Comments – Agency Board and City Council)

Bill Low, Pinole citizen addressed the Council regarding the need for sidewalks on Meadow and E. Meadow, citing a safety hazard exists. Citizens use the street for pedestrian access. He said the City has a 12' ROW, and suggested using Agency funds to install sidewalks, or as alternative to lien the property owners for later reimbursement. He also reported that a residence at 843 Meadow installed a gravel driveway, causing gravel to be tracked onto the street. He said the Municipal Code does not permit gravel and dirt to be placed in the street.

Irma Rupert, Pinole citizen, reported on a meeting with Mr. Buckley (East Bluff Apartments) and representatives from the City. She expressed concern that Buckley denied police reports and statistics and was told it was illegal to produce them. She wanted to go on record to request the records and statistics and find out at the August 18 Council presentation whether dissemination was illegal.

4. **WORKSHOP / STUDY SESSION ITEM**

- A. Presentation of the FY 2009-2014 Capital Improvement Program
[Council Report No. 2009-120 Action: Provide Direction to Staff (Allison)]

Dean Allison, Public Works Director, opened the workshop. He summarized the projects completed in FY 2008/09 and the current summer 2009 construction projects, all totaling \$2.3 million.

He discussed revenue assumptions, including a recommendation to fund the state take away with Housing Set-Aside Funds, and said that the assumption included sales of Agency land/property sales to fund portions of the CIP. Other funding assumptions include RDA Tax Increment, RDA- Housing, Measure J (\$225,000 annually), Measure S, Prop 1B, American Recovery & Reinvestment Act, Measure WW, Sewer Enterprise and grants. The CIP categories included Economic Development/Housing, Infrastructure, Parks & Open Space, Citywide Beautification, Pinole Senior Village, and Other Projects. The presentation included the project selection process and the effects on the budget by selecting capital replacement, replacing an asset with a new one, which decreases maintenance costs v. constructing new capital assets that increase maintenance costs. Economic Development staff use the Implementation Plan, adopted the prior week, as a vision and strategy plan for development of their portion of the CIP and Public Works staff use approved master plans as their guiding documents.

Funding sources were presented. Restricted funds, not General Funds, fund the 2009-2014 CIP, proposed at \$69,252,000.

Public Works Director Allison led a project-by-project discussion. Ms. Drazba presented the economic development, and redevelopment projects, outlined in the exhibit, totaling \$7,257,908 in FY 2009/10. She informed the Council that the sale of the Pinole Senior Village is anticipated as a future funding source, but a value had not yet been determined.

Economic Development programs funded in the CIP include projects and programs such as the First Time Homebuyer Loan Program, Residential Rehabilitation, Commercial Rehabilitation Program, Business Relocation and Job Incentive Program, promotional events and marketing. The First Time Homebuyers Program was reactivated after many years of stagnation, with the lower housing prices in the economic downturn. The two residences on Maiden Lane and the

Heritage Park cottages, once completed, would comply with the affordable housing standards set by ABAG and State Housing & Community Development (HCD). She expressed concern with meeting our affordable housing numbers relative to HCD. No funding had been identified for the rest of the projects.

Council Member Swearingen recommended adding a category entitled “collaboration with other agencies”.

Infrastructure (Buildings and Facilities)

Public Works Director Allison presented. The solar panel project is the largest project programmed in this category at nearly four million dollars. Other projects in this category include Bank of Pinole and Post Office maintenance, re-roofing program, annual building rehabilitation, and renovations of Tiny Tots and the Alex Clark Room.

Streets / Sidewalks

Public Works Director Allison demonstrated the substantial cost savings by rehabilitating roadways early (\$.30/sq. ft.) vs. repairing them in later years (\$3 sq. ft). He stressed that it was critical to invest in roadway maintenance, and noted there was a funding gap of approximately \$425,000.

Public Works Director Allison reviewed list, project-by-project. The total programming for street/sidewalk projects outside the Agency project area was \$300,000, which would be funded by Measure J money, and budgeted every other year.

He updated Council on the Simas Avenue Rehabilitation project, awarded at the last meeting, and stated that the contractor, Joe Carone, met the low bid price with the rubberized asphalt.

Forty thousand was being programmed annually for sidewalks repair and ADA upgrades and \$105,000 over three years for potholes. Allison advised Council that a contractor would perform a survey to identify where the fixes would be made.

Mayor Pro Tem Long questioned the \$30,000 estimate for a survey, and asked whether staff could perform the survey. Allison explained that Measure J grant funds pay for outside firms to perform this service and the City would not be reimbursed if City staff performed the survey.

Mayor Fujita asked whether Mr. Low’s request would be addressed with the sidewalk repair program.

Mr. Allison said that a portion of the funds could be programmed for sidewalk installation, but the entire city should be reviewed to determine the location, as there are several areas without sidewalks. He also showed an exhibit of a sidewalk grinder, which could repair minor lifting at approximately \$100 per section of sidewalk, and that cost would be borne by the City in the sidewalk repair program. Council discussion ensued about sidewalk repair and at the end recommended that our staff review and mark the sidewalks or designate the scope of the services for the sidewalk survey contractors.

Public Works Director Allison recommended establishing a sidewalk maintenance plan this year, and that repair would be the homeowner's responsibility. Staff would bring a policy for Council consideration later this year.

Mr. Low addressed Council to object to homeowners assuming responsibility for cost responsibility objected to that, stating that the area is not the property owners land.

Storm Drains

A Sewer Master Plan is required in Year 2 (FY 2010/11) of the CIP. A total of \$580,000 was programmed for storm drains in the five year plan Staff provided a visually presentation of pipe linings.

No action was taken at the workshop. Council provided the following direction to Council:

Line H-10 Add \$50,000 to address Council Member Swearingen's recommendation for collaboration with other agencies.

Line RD-15 Originally programmed \$50,000 in Marketing and Branding in FY 2010/11 – direction to split into \$25,000 in FY 09/10 and 10/11.

Line PO-21 Remove funding for Skate Park from Agency and move to WW funding source.

5. ADJOURNMENT

At 9:05 p.m., Mayor Fujita adjourned the Special Meeting to the Special City Council Meeting of August 13, 2009 and in memory of the fallen US Armed Service members and Pinole citizen Amber Swartz.

Submitted by:

Patricia Athenour, MMC
City Clerk

APPROVED BY CITY COUNCIL / AGENCY BOARD: