



JOINT PINOLE CITY COUNCIL & REDEVELOPMENT AGENCY AGENDA

TUESDAY,
October 20, 2009
6:00 P.M.

2131 Pear Street, Pinole, California

Virginia Fujita, Mayor/Chair
Debbie Long, Mayor Pro Tem / Vice Chair
Tim Banuelos, Council Member / Board Member
Peter Murray, Council Member/ Board Member
Roy Swearingen, Council Member / Board Member

Public Comment: The public is encouraged to address the City Council or Agency Board on any matter listed on the agenda or on any other matter within its jurisdiction subject to the rules of decorum described in Council Resolution 2008-74. If you wish to address the City Council or Agency Board, please complete the card provided at the rear entrance to the Council Chambers and hand the card to the City Clerk/Secretary. City Council or Agency Board will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council or Agency Board will hear public comment on matters **not** listed on the agenda during Citizens to be Heard, Agenda Items 6.

Americans With Disabilities Act: In compliance with the Americans With Disabilities Act of 1990, if you need special assistance to participate in a City Meeting or you need a copy of the agenda, or the agenda packet in an appropriate alternative format, please contact the City Clerk's Office at (510) 724-8928. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service. Assisted listening devices are available at this meeting. Ask the City Clerk if you desire to use this device.

Note: Staff reports are available for inspection at the Office of the City Clerk, City Hall, 2131 Pear Street during regular business hours, 8:00 a.m. to 4:30 p.m. Monday – Thursday. You may also contact the City Clerk via e-mail at pathenour@ci.pinole.ca.us

COUNCIL/REDEVELOPMENT AGENCY MEETINGS ARE TELEVISED LIVE ON CHANNEL 26. They are retelecast the following Thursday at 6:00 p.m. The Community TV Channel 26 schedule is published on the City's website at www.ci.pinole.ca.us. City Council/Redevelopment Agency meetings are video-streamed live on the City's website, and remain archived on the site for six months.

Ralph M. Brown Act. G.C. § 54950. *In enacting this chapter, the Legislature finds and declares that the public commissions, boards and councils and the other public agencies in this State exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly. The people of this State do not yield their sovereignty to the agencies, which serve them. The people, in delegating authority, do not give their public servants the right to decide what is good for the people to know and what is not good for them to know. The people insist on remaining informed so that they may retain control over the instruments they have created.*

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

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

An official who has a conflict must, prior to consideration of the decision: (1) publicly identify in detail the financial interest that causes the conflict; (2) recuse himself /herself from discussing and voting on the matter; and (3) leave the room until after the decision has been made, Cal. Gov't Code § 87200.

3. CONVENE TO A CLOSED SESSION

Closed Sessions are held in the Council Caucus/Community Meeting Room located at 2131 Pear Street, Pinole, California. Topics at Closed Session may include, but are not limited to License Permit Determinations, Conference with Real Property Negotiators, Conference With Legal Counsel (Existing & Anticipated Litigation), Liability Claims, Threat to Public Service/Facilities, Labor Negotiation, Public Employee Appointment, Evaluation or Discipline or Release, and Case Review/Planning, Report Involving Trade Secret, Hearings, and Charge Involving Information Protected By Federal Law. Any matters not concluded by 7 P.M. May Be Held Over To the End of the Business Portion of This Agenda Or Continued To The Next Meeting.

- A. Pursuant To Government Code Government Code §54956.8, The Redevelopment Agency Board of Directors Will Meet To Confer With Real Property Negotiator, Mary Drazba, Regarding Property Known As The Pinole Vista Shopping Center, Located on 1400-1500 Fitzgerald Drive, Pinole
- B. Pursuant To Government Code Government Code §54956.8, The Pinole City Council Will Meet To Confer With Real Property Negotiator, Mary Drazba, Regarding Property Known As The Pinole Post Office, Located on 2101 Pear Street, Pinole

4. RECONVENE IN OPEN SESSION TO ANNOUNCE RESULTS OF CLOSED SESSION

5. RECOGNITIONS

- A. Proclamations / Certificates
 - 1. Certificate of Appreciation to Daniel Prast for Creek Clean Up Project
- B. Presentations
 - 1. Distribution of the Funds from the 2009 Northern California Cruisers Classic Car Show
 - 2. Update on the Public Safety Bead Mosaic Mural Project by the Pinole Artisans [**Council Report No. 2009-161; Action: Receive Report & Select Preferred Options (Carbahal)**]
 - 3. Report on the American Cancer Society Relay for Life Race Event by Julie Oshiro, Event Coordinator

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

Citizens may speak under any item not listed on the Agenda. The time limit is 3 minutes and is subject to modification by the Chair/Mayor. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council or Agency Board may direct staff to investigate and/or schedule certain matters for consideration at a future Agency meeting.

7. CONSENT CALENDAR

All matters under the Consent Calendar are considered to be routine and noncontroversial. These items will be enacted by one motion and without discussion. If, however, any interested party or Board/Council member(s) wishes to discuss a consent item, it will be removed from the Consent Calendar and taken up immediately after adoption of the remainder of the Consent Calendar.

- A. Approve the Minutes of the October 6, 2009 Meeting
- B. Receive the October 3-9 and October 10-16, 2009 List of Warrants and Receive the October 16, 2009 Payroll in the Amount of \$427,745.57.
- C. Authorize Placement Of Liens For Unpaid Waste Collection Charges Between May and September 2009 [**Council Report No. 2009-162; Action: Adopt Resolution Per Staff Recommendation (Athenour)**]
- D. Authorize the Executive Director To Execute An Agreement with Urban Futures Inc. For An Annual Certification and Affordable Housing Compliance Review In An Amount Not to Exceed \$21,000 [**Agency Report No. 2009-61; Action: Adopt Resolution Per Staff Recommendation (Kuykendall)**]
- E. Authorize the Executive Director To Execute A Contract With Thomas York & Associates For Financial Review of Downtown Pinole Partner, LLC In An Amount Not To Exceed \$77,000 [**Agency Report No. 2009-62; Action: Adopt Agency Resolution Per Staff Recommendation (Drazba)**]
- F. Accept the Final Improvements and Direct Staff to File A Notice of Completion on the Slurry Seal Project – Contractor: American Asphalt [**Council Report No. 2009-163; Action: Adopt Resolution Per Staff Recommendation (Allison)**]
- G. Accept the Final Improvements and Direct Staff to File A Notice of Completion on the Sewer Rehabilitation Lining Project – Contractor: Pacific Liners [**Council Report No. 2009-164; Action: Adopt Resolution Per Staff Recommendation (Allison)**]
- H. Cancel the January 5, 2010 Council / Redevelopment Agency Board Meeting [**Council / Agency Report No. 2009-165; Action: Approve By Minute Order (Athenour)**]

8. REGULAR BUSINESS

Includes Public Hearings (to be held on or after 7:00 PM). Matters with **high public participation and/or high level of interest** will be conducted first.

PUBLIC HEARING

- A. Conduct a Public Hearing and Approve 2009-2014 Capital Improvement Program and the City and Agency FY 2009/10 Capital Budget and the City Enterprise Fund Budgets [**Agency/Council Report No. 2009-166; Action: Adopt Resolution Per Staff Recommendation (Loomis, Allison, Drazba, Wooldridge)**]
- B. Adopt a Resolution of Consideration to Terminate Authorization to Levy Special Tax and Issue Special Tax Bonds and to Thereafter Dissolve Community Facilities District No. 2007-01, Pinole Shores Business Park, and Schedule

Date, Time and Place for Public Hearing [**Agency / Council Report No. 2009-167; Action: Adopt Resolution Per Staff Recommendation (Drazba/Downs)**]

- C. Report Regarding Management & Leasing Fees With TKG Pinole LLC, For The Pinole Vista Shopping Center [**Agency Report No. 2009-63; Action: receive Report (Drazba)**]
- D. Authorize the City Manager/ Executive Director to /Amend Three (3) Professional Service Contracts and Execute One New Contract For Temporary Services to Perform the Vacant Assistant City Engineer Duties.
 - 1. Interim Assistant City Engineer Services with Cole Management Inc, NTE \$32,000,
 - 2. Amend Existing Construction Management Service Contracts with Hanna Associates NTE \$5,000, and with CSG Consultants NTE \$15,000
 - 3. Amend Existing Engineering Service Contract with RDG Associates NTE \$5,000

[**Council/Agency Report No. 2009-168; Action: Adopt Joint Agency/Council Resolutions Per Staff Recommendation (Allison)**]

9. OTHER POLICY ITEMS

10. ROUTINE REPORTS & COMMUNICATIONS

- A. Mayor / Chair Report
 - 1. Announcements
 - 2. Mayor's Task Force on Education
 - B. City Council / Agency Board Committee Reports
 - C. Council Requests For Future Agenda Items
 - D. City Manager / Executive Director Report
 - E. City Attorney Report
- 11. ADJOURNMENT** to the Regular Redevelopment Agency/City Council Meeting of November 3, 2009 and in memory of the fallen US Armed Service members and Pinole citizens Amber Swartz, Jean "Chickie" Miller, Dorothy Belle DeBeal and Raymond (Ray) Hininger.

POSTED: October 16, 2009 at 10:00 A.M.

Patricia Athenour, MMC
City Clerk / Agency Secretary

Any writings or documents provided to a majority of the City Council after distribution of the packet, regarding any item on this agenda will be made available for public inspection at the Administration Counter at City Hall located at 2131 Pear Street in a binder located outside the Council Chambers at 2131 Pear Street, available during normal business hours. (Pursuant to SB 343-effective July 1, 2008)