



**JOINT PINOLE CITY COUNCIL &  
SPECIAL MEETING OF SUCCESSOR  
AGENCY TO THE FORMER CITY OF  
PINOLE REDEVELOPMENT AGENCY  
AGENDA**

**TUESDAY  
MAY 5, 2015**

**6:00 P.M.**

**2131 Pear Street, Pinole, California**

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**Peter Murray, Mayor  
Roy Swearingen, Mayor Pro Tem  
Phil Green, Council Member  
Debbie Long, Council Member  
Tim Banelos, Council Member**

**Public Comment:** The public is encouraged to address the City Council 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 2014-67. If you wish to address the City Council, please complete the gold card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council 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, and on the City Website at [www.ci.pinole.ca.us](http://www.ci.pinole.ca.us). You may also contact the City Clerk via e-mail at [pathehour@ci.pinole.ca.us](mailto:pathehour@ci.pinole.ca.us)

COUNCIL 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](http://www.ci.pinole.ca.us). City Council 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'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 § 87105.*

**3. CONVENE TO A CLOSED SESSION**

**Citizens may address the Council regarding a Closed Session item prior to the Council adjourning into the Closed Session, by first providing a speaker card to the City Clerk.**

*Closed Sessions are held in the Council Caucus/Community Meeting Room located at 2131 Pear Street, Pinole, California.*

- A. CONFERENCE WITH LABOR NEGOTIATOR - Pursuant to GC §54597.6  
City Labor Negotiators: Belinda Espinosa, City Manager; Hector De La Rosa, Assistant City Manager; and Labor Negotiator Bruce Heid, IEDA  
Employee Organizations: Local 1 and AFSCME

**JOINT CITY COUNCIL / SUCCESSOR AGENCY BUSINESS**

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Pursuant to Government Code §54956.8  
Property Location: 2361 San Pablo Avenue, Pinole CA 94564  
Bank of Pinole building / APN No. 401-162-003  
City Negotiator: Belinda Espinosa, City Manager and  
Hector De La Rosa, Assistant City Manager  
Negotiating Parties: Jason Sterlino and Angelo Dalo  
Under Negotiation: Price & Terms
- C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Pursuant to Government Code §54956.8  
Property Location: 2361 San Pablo Avenue, Pinole CA 94564  
Bank of Pinole building / APN No. 401-162-003  
City Negotiator: Belinda Espinosa, City Manager and  
Hector De La Rosa, Assistant City Manager  
Negotiating Parties: Kris Kaiser  
Under Negotiation: Price & Terms

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

**5. RECOGNITIONS / PRESENTATIONS / COMMUNITY EVENTS**

- A. Proclamations  
Police Week – May 10 -16, 2015
- B. Presentations / Recognitions
- C. Community Announcements and/or Events

## 6. CITIZENS TO BE HEARD (Public Comments)

*Citizens may speak under any item not listed on the Agenda. The time limit is 3 minutes, and is subject to modification by the 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 may direct staff to investigate and/or schedule certain matters for consideration at a future Council 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 Council member(s) wishes to discuss a consent item, it will be removed from the Consent Calendar and taken up in order after the last item on the Consent Calendar.*

- A. Approve the Minutes of the Meeting of April 21, 2015
- B. Receive the April 18, 2015 – May 1, 2015 List of Warrants and the April 24, 2015 Payroll in the Amount of \$331,339.96
- C. Adopt and Waive Second Reading of Ordinance 2015-01, Approving the Development Agreement for the Gateway Shopping Center Project, Pinole Valley Road [**Council Report No. 2015-32; Action: Waive Second Reading & Adopt Ordinance (De La Rosa)**]
- D. Initiating Proceedings, Preliminarily Approving The Annual Assessment Report And Declaring Its Intention To Levy And Collect Assessments For The Pinole Valley Road Landscape And Lighting Assessment District For Fiscal Year 2015/2016 and Setting the Public Hearing on June 2, 2015 [**Council Report No. 2015-33; Action: Adopt Resolution Setting the Public Hearing (Allison)**]

## 8. PUBLIC HEARINGS

## 9. OLD BUSINESS

- A. Approve Measure S 2014 Projects [**Council Report No. 2015-34; Action: Adopt Resolution Per Staff Recommendations (Espinosa)**]

## 10. NEW BUSINESS

### SUCCESSOR AGENCY BUSINESS ITEMS

- A. Authorizing The Issuance Of Refunding Bonds, Approving The Form Of Indenture In Connection Therewith And Authorizing Actions Related Thereto [**Successor Agency Report No. 2015-01; Action: Adopt Resolution Per Staff Recommendations (De La Rosa & Downs)**]
- B. Approve The Administrative Budget For Pinole Successor Agency For FY 2015-16 - July 2015 Through June 2016 (12 Months) [**Successor Agency Report No. 2015-02; Action: Adopt Resolution Per Staff Recommendations (Sato)**]

**11. REPORTS & COMMUNICATIONS**

- A. Mayor Report
  - 1. Announcements
- B. Mayoral & Council Appointments
- C. City Council Committee Reports
  - 1. Update On WCCIWMA Current Board Issues **(Murray)**
- D. Council Requests For Future Agenda Items
- E. City Manager Report / Department Staff
  - 1. Report on City Wide Roof Analysis [**Oral Report; Action: Adopt Receive Report (De La Rosa)**]
- F. City Attorney Report

**12. ADJOURNMENT** to the Regular City Council Meeting of May 19, 2015 in remembrance of Amber Swartz.

I hereby certify under the laws of the State of California that the foregoing Agenda was posted on the bulletin board at the main entrance of Pinole City Hall, 2131 Pear Street Pinole, CA, and on the City's website, not less than 24 hours prior to the meeting set forth on this agenda.

**POSTED: April 30, 2015 at 4:00 P.M.**

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**Patricia Athenour, MMC**  
**City Clerk**