

**JOINT PINOLE CITY COUNCIL & SUCCESSOR AGENCY TO THE FORMER CITY
OF PINOLE REDEVELOPMENT AGENCY
MINUTES
MAY 5, 2015**

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

The Regular Pinole City Council Meeting and Special Meeting of the Successor Agency were held in the Pinole Council Chambers, 2131 Pear Street, Pinole, California. Mayor Murray called the meeting to order at 6 PM and led the Pledge of Allegiance.

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

A. COUNCIL MEMBERS PRESENT

Mayor Peter Murray
Council Member Phil Green
Council Member Debbie Long
Council Member Tim Banuelos.
Mayor Pro Tem Roy Swearingen

B. STAFF PRESENT

Belinda Espinosa, City Manager
Hector De La Rosa, Assistant City Manager
Benjamin T. Reyes, City Attorney
Dean Allison, Development Services Director
Neil Gang, Police Chief
Fire Chief, Rob Piper
Sandra Sato, Interim Finance Director
Patricia Athenour, City Clerk

City Clerk Athenour announced the agenda was posted on April 30, 2015 at 4:00 P.M. and all legally required notice was provided. Following an inquiry by the City Clerk, the Council members stated there were no conflicts on any item on the Agenda.

City Clerk Athenour entered the following items into the record, provided subsequent to the publication of the Agenda:

- Measure S Project List
- Draft Resolution
- Revised Spreadsheet
- PowerPoint Exhibit

City Clerk Athenour advised the City Council that Mayor Pro Tem Swearingen and Council Member Banuelos requested to be excused from the May 19, 2015 meeting. She asked the remaining three Council Members to confirm their attendance to insure a quorum.

3. CONVENE TO A CLOSED SESSION

At 6:05 p.m., Mayor / Chair Murray convened the Notice Closed session.

- A. CONFERENCED 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. CONFERENCED 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. CONFERENCED 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

At 7:16 p.m., Mayor / Chair Murray reconvened the meeting in open session. He reported there were no reportable actions from Closed Session.

5. RECOGNITIONS / PRESENTATIONS / COMMUNITY EVENTS

- A. Proclamations
Police Week – May 10 -16, 2015

Mayor Murray presented a proclamation, accepted by Chief Neil Gang and the following members of the Pinole Police Department recognizing Police Week in the City of Pinole.

Officer Jon Roberts,
Dispatcher Sky Russo
Officer Shawn Wells
Officer Angela Likos
Officer Eugene Lew

Chief Gang thanked the Council on behalf of all the men and women of the Police Department.

- B. Presentations / Recognitions
- C. Community Announcements and/or Events

Council Member Banuelos announced the upcoming 8th grade graduation activities, and reached out to the graduates parents to offer their assistance in preparing for the events. The Leadership Class has written a memo regarding their needs. Council Member Banuelos offered his email as a contact for volunteering. He noted there was a meeting scheduled on May 6th.

Jeff Rubin, Community Services Commission Vice-Chair announced the upcoming Community Service Day event on Saturday, June 13, 2015. He listed this year's projects, and said breakfast and lunch would be provided. Flyers are being circulated throughout town and on the City website, registration form on the rear side. Volunteers will get a free tee shirt.

6. CITIZENS TO BE HEARD (Public Comments)

The following speakers addressed the City Council:

Jack Meehan, Pinole citizen, re-addressed his presentation at the April 21 meeting regarding EBMUD's assertion of their exclusive right to distribute treated water in its district. He said the minutes clouded his message and he reiterated it to the Council and his encouragement for them to contact EBMUD asking that it be stated in writing, their exclusive rights to market treated water. Mr. Meehan also referenced EBMUD's ownership of a vast expanse of land outside the city limits, earmarked for a reservoir, and asked Council to inquire about their plans to build that reservoir.

Council Member Long provided a historical perspective from several years ago regarding EBMUD's assertion that they have the rights to the water after it is treated.

City Manager Espinosa responded that EBMUD would be present at the June 2nd Council meeting to discuss leakage and that she also advised them of our interest in discussing rights to treated water also.

Bob Kopp, Pinole citizen, addressed Council and the public to encourage the use of the Save Mart / Lucky cards which provides three percent of purchases to the City. He also presented a check from Lucky to the City Manager. Mr. Kopp also updated Council on the status of the non-profit organization he founded and the assistance provided by City Attorney Reyes. He said his formal status would be finalized in a year and that donors would be able to write off a donation for twenty-seven months.

Jim Tillman, Pinole citizen, reported on his comments at the April 28th EBMUD board meeting and responses received from President Mellon and Board Member McIntosh regarding broken pipes in Pinole. He was referred to staff member, Chris Dodge who said there are over 100,000 miles of pipes in their system. Tillman also discussed the water recycling information on EBMUD's website, stating it was for industry, parks and golf courses, but nothing for residents. He said he was working on a water conservation system, and would file a request for recycled water.

7. CONSENT CALENDAR

Council Member Green removed Item 7C. Citizen Jim Tillman also requested to speak on that item.

ACTION: Motion By Council Members Long/Banuelos, The City Council Approved the Consent Calendar A, B and D.

Vote: Passed 5-0
Ayes: Banuelos, Green, Long, Murray, Swearingen
Noes: None
Abstain: None
Absent: None

- A. Approved the Minutes of the Meeting of April 21, 2015
- B. Received the April 18, 2015 – May 1, 2015 List of Warrants and the April 24, 2015 Payroll in the Amount of \$331,339.96
- C. 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)]
Removed For Discussion
- D. Adopted **Resolution 2015-34**, 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 On June 2, 2015

Without removing the item 7D from the Consent Calendar, Council Member Long raised a question to insure that the monies for extending the new left turn lane at the proposed Gateway project would not be funded from the Landscape and Lighting District. Mr. De La Rosa confirmed that was correct.

Items Removed from the Consent Calendar

- A. 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)]

Council Member Green spoke to the existing traffic problem in the area on Pinole Valley Road as well as a parking problem and requested further discussions to resolve some of those problems. He identified about 100 cars parked daily along Henry, on the Kaiser Site and adjacent areas for "Park N Ride"/carpooling uses. He said there was nothing in the Gateway Plan to address that issue. He favored bringing it back to find a solution to that problem. He said further review would not delay the project because of the hold for the State approval of the Long Range Property Management Plan.

Mayor Murray said the issues he raised are existing conditions and the dynamics of the center are separate; constructing the center is not going to change the habit of those parking there now.

Council asked staff questions regarding on-site and employee parking at both the new center and Kaiser. Mr. De La Rosa said it had been reviewed and addressed. The City has an adopted parking ordinance that addresses both employee and guest parking to be met on-site. Dr. Lee's conceptual plan requires 26 stalls; he will either need to reduce the size of the building or apply for a variance. Staff said the street parking is related to Collins School and bus stop parking. A solution to reduce parking would be through the elimination of street parking. The developer is not responsible for existing conditions and any solution is the City's responsibility. Elimination of the bus stops would achieve that, but may not be a feasible option. He said Kaiser does monitor their parking lots and issue warnings to those violating the use of the parking lot.

City Manager Espinosa suggested setting a time limit on the street parking.

Council Member Green discussed WestCat's bus scheduling and the increased use by the community. Elimination of the bus stops was not an option that the community would look at favorably. He felt it was the City's job to encompass the problem into a new development to fit the needs of the community.

Council Member Long said these conversations should include WestCat representatives. She said WestCat has also created the problem by reducing bus stops, and should be part of the solution. Perhaps it means installing a new bus stop in a different location, and she suggested the property across from Pinole Valley High School, which could also accommodate parking. Further brainstorming is necessary.

Council Member Green mentioned that the City should consider lowering the price of the Gateway property in order for the development to pencil out with smaller footprint and more onsite parking.

Mr. De La Rosa said the legislation burdens the City to sell at the maximum value possible and the maximum value has been determined by an appraisal at \$3.7 million, is the price the City negotiated and was the value submitted as part of the Long Range Property Management Plan (LRPMP).

Mayor Murray said it was not feasible for the City to give a discount to create parking, and the City would have to pay the difference between the sale price and market rate to the State.

Mayor Pro Tem Swearingen said the City had spent nearly a year on this project and held community meetings and agreed this is the desired project and cannot start changing the content now. He said it was a subject that perhaps the City should discuss, but was not part of this development plan.

Council Member Banuelos agreed with Mayor Pro Tem Swearingen, stating it was a completely separate issue.

Mayor Murray said if the Council wished to address street parking on this stretch of Pinole Valley Road separately, he was willing to agendaize the matter at a future meeting.

Jim Tillman, Pinole citizen, agreed with Council Member Green's comments and said the City did not need parking issues similar to Pinole Valley Shopping Center. He suggested that the Police should perform parking enforcement onsite and have the owners pay for the service. He also assumed that people from Collins School will park at the center. Tillman expressed his

concern with alcohol sales, that he said was not yet reviewed by Alcohol Beverage Control (ABC) yet, and the location of Sprout's to Collin's Elementary could set a bad example for children to see public drinking. He said he thought there was an ordinance prohibiting alcohol within 1000 feet of a school. He said that people can petition the ABC to deny the license

Mayor Murray explained that the liquor license was an offsite premise license and did not constitute or allow drinking on the premise. It was the same type as issued to Target, Safeway, Lucky's and Trader Joe's.

Anthony Gutierrez, Pinole resident, concurred with Council Member Green's comments regarding parking problems, and said he thought part of it should be a Park N Ride site. He said the City should also not just maximize the price, but also best use. He said there was no guarantee that the LRMPP would be completed by July.

Jeff Rubin, Pinole citizen, watched the meetings and heard all the same objections that are heard on every development proposed in the City. He said he had never experienced a parking problem in this City, even when there are functions occurring. He informed the Council he drove by the subject site and the current Pinole Lanes, at 1:30 and 4 pm yesterday and that lot that will be part of the future Gateway Center was empty. He also said that liquor is sold at Trader Joe's and high school students walk down Pinole Valley Road and there are no inebriated people in the parking lot there. People have chastised the City for years regarding the vacant site, and now there are complaints about developing it. Rubin asked the City Attorney needed to explain the process for reconsideration.

City Attorney Reyes said reconsideration of an action requires someone from the majority side to request reconsideration at the following meeting, and that has not been done on this matter.

Mayor Murray requested a motion.

Mayor Pro Tem Swearingen asked for clarification, referencing page 11, regarding the Maintenance Director on this project handling the median and frontage costs along Pinole Valley Road and Henry. He stated that it appeared to be an overlap with the Pinole Landscape and Lighting District (LLAD).

Mr. De La Rosa said the City has a Landscaped and Lighting District (LLAD), of which the City is considered the maintenance director. This City has required the developer to partake in the LLAD and pay their fair share assessment. The developer is also responsible to maintain all the plant material and landscaping inside their property. There was no overlap.

ACTION: Motion by Council Members Swearingen / Banuelos, the Council Waived Second Reading and Adopted Ordinance 2015-01, and Approved the Development Agreement for the Gateway Shopping Center Project, Pinole Valley Road.

Vote:	Passed	4-0
	Ayes:	Banuelos, Long, Murray, Swearingen
	Noes:	Green
	Abstain:	None
	Absent:	None

Mayor Murray directed staff to add the following topic as a future agenda item:

Discussion regarding the parking issues in the area along Pinole Valley Road and Tennent and notice all property owners along Tennent, and also invite West Cat to attend, and further to look at properties along Pinole Valley in the area of Pinole Valley High for a possible Park N Ride site.

There was Council consensus to add it as a future agenda topic.

8. PUBLIC HEARINGS

There were no Public Hearings

9. OLD BUSINESS

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

Belinda Espinosa, City Manager, presented Council Report 2015-34 into the record. She entered a revised attachment, a draft Resolution, and Power Point exhibits into the record. She asked the Council to consider approval of the Measure S 2014 Project List contained in the draft Resolution. Using the slides as a presentation outline, Ms. Espinosa reviewed the Guiding Principles for Measure S spending, the proposed projects in the 5-Year Plan, and discussed cash flow priorities. She said that collection of Measure S 2014 began in April, and as cash comes available, the first priorities will include funding for the Skate Park, the roof and HVAC at the Senior Center.

She listed the primary changes in the Revised Measure S Funding Plan and read them into the record. She said the project list was developed from Council, citizen and staff input, and explained that the projects would be included in the respective budget documents each year for approval and appropriation. Ms. Espinosa was available for questions.

Mayor Murray commented that he expected to see more funding for City facilities.

Mr. De La Rosa referred the Council to the spread sheet, which contained the unallocated funds, and said if there was an emergency situation, those unallocated funds were available for use. He said in FY 2018/19 and 2019/20, staff budgeted for roof replacement, based on the roofing report and City Hall painting was budgeted in FY 2017-18 and 2018-19, in order not to deplete all funds and to build a small residual.

Council Member Banuelos asked if the project costs allowed for inflation, and Ms. Espinosa responded not in the project costs, but inflation was built in to the staffing costs.

Council Member Green referred to the \$86,000 for PCTV, and asked if that was going to augment the existing PCTV budget, and made reference to the PEG fees going toward PCTV.

Mr. De La Rosa said the \$55,000 subsidy would be continued and this would be additional funding in order to upgrade from an analog to a digital system.

Ms. Espinosa said the franchise fee is deposited in the General Fund. The \$55,000 is the difference from the amount they raise from contracts and other fundraising to make the budget whole.

Council Member Long stated that she wanted everyone aware that Measure S 2006 and Measure S 2014 funds are not comingled with one another or with the regular General Fund monies. The funds put in the reserves are justifiable to insure there are sufficient monies for cash flow for the projects. She said the maintenance of City facilities should have high funding priority, and more discussion is needed regarding elimination of two firefighters, reducing from fourteen to twelve, as she did not remember the Council having the discussion.

Council Member Green concurred with her regarding the fire fighters.

Mr. De La Rosa summarized the discussion which occurred at one of the initial workshops and provided to Council regarding the Measure S 2006 deficit and dipping into the reserves, It was then stated that the Fire Department had two vacant positions which would save \$200,000 if left unfilled and then transferring the Fire Chief to the General Fund budget and from that point forward we would need to balance the budget, so that was the reason staff moved forward with reduction of the fire department composition.

Council Member Long said the topic required further discussion

Mayor Murray said if a change was to be made, it would be in the budget and not here.

Council Member Long said no decision was being made. Although we may approve Measure S 2014, a decision was not being made tonight to definitively eliminate the two unfilled positions.

Ms. Espinosa said a decision must be made on the staffing composition and said the budget was the correct place.

Council Member Long comments on the Measure S 2014 Project List are bulleted below:

- Questioned the change from a part-time to a full-time Public Works Project Manager, with the balance of the funding to come from the General Fund.

Ms. Espinosa discussed the reasons to retain full-time staffing. Council Member Long said she was not a proponent to hire full-time initially, and preferred a more conservative approach, adding additional hours later, as necessary.

Discussion ensued on this issue. Mayor Murray asked the length of time to recruit and hire for this type of position. His concern was that the Public Works Director will soon be consumed with the treatment plant upgrade, and he supported getting a person hired.

Mr. De La Rosa said the recruitment would take three to four months and anticipated bringing a person on board in July or August.

Council Member Long said she it was unlikely the pant upgrade would commence in July, and the wrong message was being sent to the citizens, hiring new staff before any projects are underway.

Mayor Pro Tem Swearingen said they need a qualified person to perform the duties and retaining a qualified person on a part-time basis was unlikely, and any additional training required could not be performed in twenty hours per week.

Council Member Green did not support a full time project manager at this time. He also asked a deficit as allowed in the Measure S funds.

Mr. De La Rosa responded to Council Member Green and explained the difference between accounting vs. budgeting, regarding Measure S.

Council Member Long continued her comments:

- Regarding the Pinole Library, suggested funding a special program or piece of equipment. She questioned whether there was any type of budget that might accumulate in a few years to show that the City does support their services.

Ms. Espinosa suggested library funding could come from the annual remainder in FY 2017-18.

- Requested a list of job duties / job description reviewed and approved by the Council for the Fire Training Officer and the Public Works Project Manager.
- Full analysis of IS Department functions before approving any funding listed under the City Hall functional area, and more specifically addressed the line item for additional IS support in FY 2018-19.

Mr. De La Rosa responded briefly about the need for further discussion and direction from Council on the types of integrated technology that might be best for the City, referring to cloud vs. server based storage, before they could fully analyze technology needs.

Ms. Espinosa said she was recommending adding \$30,000 to the budget to perform the IT analysis.

Mayor Murray suggested that Council could review options for solutions, but not micro manage the process.

- Questioned the deficit from the contract with Hercules to provide Police dispatch services budgeted in Measure S. It was a former obligation and to find another funding source.

Ms. Espinosa responded that the City executed a two-year contract with a \$100,000 fee reduction. The first year was funded from vacancies and savings in the Police budget. This year staff proposed funding it in Measure S.

Council Member Green said when he voted on the contract, the Chief said there was money in his budget.

Mayor Pro Tem Swearingen commented that part of the intent of Measure S was to pay for items/services that did not bottom line.

Mayor Murray said this item warrants further discussion and will be held over.

- The 4th of July fireworks were determined not to be a high priority of the public at one of the Measure S Study Sessions and discussion should be held to determine whether there is a better place to spend the money.
- Requested an explanation of "Class" software

Mr. De La Rosa explained it was software used for Recreation registration and would no longer be supported, so they need to migrate to a new software program.

- Requested a staff report and approval of a Policy to address field use before resodding the soccer fields.
- Advise the public what additional services would be provided by the addition of one more Public Works Maintenance worker
- Clarification regarding the projects proposed under Emergency Preparedness Project in FY 2018-19, and suggested it should be moved up sooner, but did not support if it were just an update to the Alex Clark Room

Mayor Pro Tem Swearingen forwarded his comments:

- In support of repairing the soccer fields as soon as possible, in order to get some use from the fields this year. He said they are in a dangerous condition and should be addressed as soon as possible.
- Also forwarded a request from the Chamber regarding the feasibility of funding approximately - \$8,000 - \$10,000 for an Expo in the 2016/17 Measure S budget

Mayor Murray suggested it be funded from the General Fund.

Anthony Gutierrez, Pinole citizen, thanked staff for taking a valiant attempt at the spending plan. He said Council Member Long was discussing an enterprise system in lieu of piecemeal IT systems, and discussed his familiarity with a system in the past. Gutierrez also said he did not see anything in the Project List regarding reopening Station 74 or developing the recently acquired property on Pinole which was the conversion property for Station 74. He asked what is being done to prevent undesirable occurrences at that site.

Mr. De La Rosa responded that the conversion site, adjacent to Pinon Park, in the plan submitted to the State Parks, stated to remain as open space. The only issues that would negatively affect neighboring properties would be addressed with pruning and weeding.

Mayor Murray responded to Gutierrez's question regarding opening Station 74, and said that was better suited for the General Fund discussion.

Council Member Green raised a question, asking if the General Fund reserve fund was only from Measure S, and not from calculating any additional revenues derived from better economic conditions.

Ms. Espinosa responded that this was the most conservative approach and estimate; the numbers will increase in upcoming years, also from increased sales tax and property tax.

Council Member Green said he believes the reserve numbers are underestimated. He did not think there should be a \$146,000 contribution to the reserves this year.

Mr. Gutierrez asked where the Measure S 2006 was listed.

Mr. De La Rosa said the Council's direction was not to include Measure S 2006. The direction was that Measure S 2006 reserves could be used for the payment of the PERB complaint, if necessary.

The items omitted from the Measure S 2014 Project List for follow up and discussion, include:

- \$100,000 funding for the shortfall from the Hercules dispatch contract
- Information Technology issued raised by Council Member Long
- Consider a Field Use Policy before contacting for resodding the soccer fields.
- Identify task list/job description for PW Project Manager and Fire Battalion Chief
- Discuss PW Project manager initially as a p/t position at the onset

In response to a question raised by Mayor Murray regarding when Public Works Director Allison would be committed to overseeing the Water Pollution Control Plant upgrade, staff responded that it would likely be at the end of FY 2015/16 (June 2015) and the bid should be awarded toward the end of calendar year 2015..

Council Member Long said she could possibly support the PW Project Manager as a full-time position if the job description encompassed a larger range of services, to which further discussion is necessary.

City Manager Espinosa said she could be prepared to discuss the job duties for the two new positions on June 2nd.

ACTION: Motion by Council Members Banuelos / Swearingen, The City Council Approved the Measure S Project List, with the items omitted above.

Vote:	Passed	5-0
	Ayes:	Banuelos, Green, Long, Murray, Swearingen
	Noes:	None
	Abstain:	None
	Absent:	None

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)]**

Hector De La Rosa, Assistant City Manager presented Successor Agency Report 2015-01 into the record, stating the Agency has \$32 million in outstanding bonds and an opportunity to refund at a lower interest rate, saving two to five million dollars over the next years to the taxing agencies; the City would receive 19%. He requested authorization to issue the refunding bonds and approval of the indenture as well as all authorized actions to allow the sale of the bonds. With Council approval, staff would move forward with Oversight Board approval on May 6th and send off to the State Department of Finance (DOF) for review. He said Financial Advisor Eric Scriven was present to answer any questions.

Board Member Swearingen said he calculated that was \$96,000 savings per year to the City, plus savings to other taxing agencies.

Eric Scriven, NHA Financial Services, informed the Council of the immediate steps to issue the refunding. He said during the next sixty days they will be considering the merits of a private placement vs. a public offering. If it is determined that a public offering brings more savings,

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staff will come back to the Successor Agency with a statement at or before July 16th when the confirmation from the DOF is received. If the State takes the full sixty-five days for review, he expects the refunding to close in August. Mr. Scriven also discussed the merits for taking the savings over eight years v. upfront. It is either a uniform savings solution or a front loaded savings solution and in conversations with Mr. De La Rosa, he thought the front loaded option might be preferred to receive the savings up front in the first several years to put the money to use in the budget. Scriven said there was no downside to refunding.

Anthony Gutierrez responded to a question raised by Council Member Long and said it was a high probability that the same bond holders would buy the bonds. He asked how and when we lock in the interest rate and the length of the lock. He asked whether the City could elect not to see if rates rise.

Mr. Scriven said the lock is not part of the equation. When we have DOF approval, the bonds would be ready to sell the following day. He confirmed if the rates were too high, it is the City's prerogative not to sell.

ACTION: Motion By Board Members Swearingen / Green, The City Council Adopted Successor Agency Resolution 2015 - 05, Authorizing The Issuance Of Refunding Bonds, Approving The Form Of Indenture In Connection Therewith And Authorizing Actions Related Thereto

Vote: Passed 5-0
Ayes: Banuelos, Green, Long, Murray, Swearingen
Noes: None
Abstain: None
Absent: None

- 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)]

Sandra Sato, Interim Finance Director presented Successor Agency Report 2015-02 into the record. We are limited to \$250,000 in administrative costs so there is not much discretion in this budget.

ACTION: Motion By Board Members Swearingen/ Banuelos, The City Council Adopted Successor Agency Resolution 2015 - 06, Approved The Administrative Budget For Pinole Successor Agency For FY 2015-16 - July 2015 Through June 2016 (12 Months)

Vote: Passed 5-0
Ayes: Banuelos, Green, Long, Murray, Swearingen
Noes: None
Abstain: None
Absent: None

11. REPORTS & COMMUNICATIONS

A. Mayor Report

1. Announcements
 - a. Ribbon Cutting for Pinole Middle School Soccer field attended by four council members. Council Member Long said Dr. Harter extended thanks to Pinole staff for insuring the City could honor the commitment by going to the DOF to get that expenditure approved.
 - b. Bay Park Community resident Carol Anderson's 100 year birthday celebration

B. Mayoral & Council Appointments

There were no Council appointments.

C. City Council Committee Reports

Council Member Green announced the passing of former Raider, Roy Hubbard.

Mayor Pro Tem Swearingen reported on his appointment to a WCCTAC Adhoc Committee tasked with compiling a list of transportation improvements needed between now and 2042. He said WCCTAC was taking an active role so this time West County would get our share of improvements. They are possibly looking at a ballot measure in 2016 to add a ½ sales tax.

1. Update On WCCIWMA Current Board Issues (**Murray**)

Council Member Green asked the City Attorney to opine whether he had a conflict on this matter. City Attorney Reyes explained that Council Member Green has stated he has a business relationship with Richmond Sanitary Service, but Reyes opined that no conflict exists since this report is regarding West Contra Costa Integrated Waste Management Authority (WCCIWMA) hiring an Executive Director.

Mayor Murray reported that the WCCIWMA Board search narrowed from six candidates to two and at the next meeting the two finalists would be presented to the Board.

He also reported that the Board will be discussing at the next two future meetings how the reserve funds from the original contract would be divided among the cities.

D. Council Requests For Future Agenda Items

Mayor Murray noted that the City Clerk had provided an updated Future Agenda Topics List and he noted the items that were identified as complete, and said he would review the remaining items to determine priority.

The following requests were received:

1. (Follow up only / not an Agenda item) Asked the City Manager to follow up with Todd Groves, WCCUSD and send him a request regarding the meeting request to Board Member Kronenberg and Dr. Harter as well as the Subcommittee meetings (Long)
2. Extend one more invitation to the new board members to present themselves at a future Council meeting (Murray)

3. (Follow up only / not an Agenda item) Make sure PW Director Allison is aware of a notice received from PGE regarding pipe work in the area of Appian and Michaels Ct. (Long)
4. Topic for discussion with EBMUD on June 2nd - Is there any way to detect water breaks in the lines to apprise EBMUD, and are they then obligated to repair them and compensate the City for the excess infiltration. (Long)
5. Agendize discussion/ report regarding the carpooling and buses stop locations along Pinole Valley Road (raised during Item 7C)

E. City Manager Report / Department Staff

1. Report on City Wide Roof Analysis [**Oral Report; Action: Adopt Receive Report (De La Rosa)**]

Hector De La Rosa, Assistant City Manager provided an exhibit to Council and presented an oral report on the roof inspection and analysis at City facilities. The report provided repair costs, replacement costs, and recommendation when they should be replaced.

De La Rosa highlighted the Senior Center roof, as it is the one in most dire need. He reported there were at least two sections in failed condition. A repair would cost \$2,500 but may not fully address the leakage, and recommended a new roof costing \$238,000. Two sections of asphalt roof are recommended for replacement at \$16,000. The handout provided a timeline for the Senior Center roof replacement, with an anticipated completion in February 2016.

Council Member Long said these were estimates, not bids. She requested more clarification on some of the terminology. She questioned whether tar and gravel is a more expensive product than a shingle roof. Lastly, she asked if it would be beneficial to find out if it was more feasible to do the structural change to a shingle roof, and discussed with Council whether it would be worth it to include that as an option in the bid.

Mayor Murray said the question should be directed by staff to the RCS, the roof evaluator.

Council Member Green asked if there was any discussion to consider a foam roof. Hector said he would discuss it with the consultant. No action was requested and Mr. De La Rosa said he would return with more information for awarding a contract at a future date.

F. City Attorney Report

City Attorney Reyes reported he could be attending the City Attorney Conference and would share new information with staff.

His also reported that his firm had represented San Bruno in the litigation against PG&E.

City Attorney Reyes also reported that the City of Emeryville prevailed in a court of appeal against the Department of Finance, and they will continue to receive Redevelopment Tax increment. He said his firm will also be taking an appeal on behalf of Union City on a similar matter.

12. ADJOURNMENT

At 10:57 p.m., Mayor Murray adjourned the Regular Council & Special Successor Agency meeting to the Regular City Council Meeting of May 19, 2015 in remembrance of Amber Swartz and Marv Hubbard.

Submitted by:

Patricia Athenour, MMC
City Clerk

APPROVED BY CITY COUNCIL / SUCCESSOR AGENCY BOARD: