



CITY OF PITTSBURG AGENDA

OCTOBER 6, 2025

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**CLOSED SESSION
5:30 PM**

**REGULAR MEETING
7:00 PM**

**CITY COUNCIL
PITTSBURG ARTS AND COMMUNITY FOUNDATION
PITTSBURG POWER COMPANY
SOUTHWEST PITTSBURG GEOLOGIC HAZARD ABATEMENT DISTRICT II
SUCCESSOR AGENCY**

PRESIDING

**Jelani Killings, Mayor/Chair
Dionne Adams, Vice-Mayor/Chair
Angelica Lopez, Council Member/Board Member
Juan Antonio Banales, Council Member/Board Member
Arlene Kobata, Council Member/Board Member**

**FOR HOUSING AUTHORITY:
S.L. Floyd, Housing Authority Member
Annie Hill Herring, Housing Authority Member**

Pittsburg City Council regular meetings are held the first and third Mondays of each month at 7:00 p.m. The Housing Authority meets in conjunction with the City Council on the third Monday of each month. The Pittsburg City Council meets regularly in the Council Chamber at 65 Civic Avenue, unless otherwise noted above. The City Council also sits as the Board of Directors of several other City agencies. The stipends for all agency members conform to state statutes governing compensation amounts. All other Agencies meet on an as needed basis and will be listed above if applicable. Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except from noon to 1:00 p.m. and City holidays). The agenda and reports are also located on the City's website at www.pittsburgca.gov. Additionally, if any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

AUDIENCE REMARKS

The Audience Remarks period is for the public to comment on any items scheduled to be heard during the Closed Session portion of the meeting, if applicable.

5:30 PM - CONVENE IN CLOSED SESSION

1. PUBLIC EMPLOYMENT Pursuant to Section 54957
City Manager

7:00 PM - CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

The standing proclamation(s) were published as part of the agenda. The proclamation(s) will be posted on the City's website and social media accounts as appropriate.

2. Inspire Pittsburg - Pittsburg Italian American Club
3. National Italian-American Heritage Month
4. National Breast Cancer Awareness Month
5. National Arts and Humanities Month
6. California Clean Air Day

PRESENTATIONS

7. The Friends of Isola delle Femmine
8. Presentation on Temporary Outdoor Food Vendors

CITY MANAGER REPORTS/REMARKS

The City Manager may make brief announcements or informal comments at this time and brief the Council on items of interest. (No Action Required)

PUBLIC COMMENTS

Members of the audience who wish to address the City Council or Agency Boards on issues that are not scheduled for the agenda and on any items listed as part of the Consent Calendar should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. (No Action Required)

COMMITTEE REPORTS

Council Members may make a report on their committee assignments at this time. (see attached list of adhoc committees and other public agencies in which Council members participate). (No Action Required)

COMBINED CITY COUNCIL AND PITTSBURG POWER COMPANY PUBLIC HEARING

9. Adoption of a City Council Resolution Authorizing the City Manager to Execute the Economic Development Incentive Agreement with Cielo Supermarket Pittsburg, Inc. for the Highland Square Shopping Center and Adopting the Economic Development Subsidy Report and Adoption of a Pittsburg Power Company Resolution Authorizing the Transfer of Funds to Finance the Economic Development Incentive Agreement

The Highland Square Shopping Center serves as the primary neighborhood commercial center for Pittsburg residents who live along Buchanan Road. The 58,000-square-foot commercial anchor space has been vacant since 2019, and remains vacant due to the COVID-19 Pandemic and economic market factors surrounding big-box retail spaces. In 2024, Cielo Supermarkets ("Cielo") began negotiations to lease approximately 25,000 square feet of the anchor space to open a supermarket and approached the City seeking financial assistance. Staff is proposing an incentive package totaling \$120,000. Pursuant to state law, the amount of the incentive in relation to the overall \$6.2 million project is low and does not trigger prevailing wages.

CONSIDERATION

10. Adoption of a City Council Resolution Authorizing Execution of a Reimbursement Agreement with East Contra Costa Regional Fee and Financing Authority for Project 2019 – BART Pedestrian and Bicycle Connectivity

The East Contra Costa Regional Fee and Financing Authority (ECCRFFA) supports the establishment and administration of a uniform regional development fee program that funds and implements regional road improvement projects in the East County area. This resolution will authorize the execution of a Reimbursement Agreement between ECCRFFA and the City of Pittsburg to fund the design phase for Project 2019 – BART Pedestrian and Bicycle Connectivity (Project).

CONFLICT OF INTEREST STATEMENT

City Council/Agency Members may make any conflict of interest declarations pertaining to Consent Calendar items at this time.

**COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY
FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG
GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR**

11. Minutes of September 15, 2025
12. Adoption of a City Council Resolution Authorizing Execution of Consulting Services Agreement with Raney Planning & Management, Inc. for California Environmental Quality Act (CEQA) Analysis and Permitting for Project 3038 - West Leland Road Extension Phase II

Project 3038 - West Leland Road Extension Phase II (Project) is the construction of an extension of West Leland Road, from Santa Teresa Drive to Avila Road, to enhance traffic circulation. The Project requires analysis of environmental impact under California Environmental Quality Act (CEQA) and permitting for construction. Adoption of this Resolution will authorize the City Manager to execute a Consulting Services Agreement (Agreement) with Raney Planning & Management, Inc. for CEQA analysis and permitting for the Project.

13. Adoption of a City Council Resolution Authorizing Execution of the First Amendment to the General Services Agreement with Operational Technical Services for Specialty Temporary Staffing Services at the Water Treatment Plant

The Water Treatment Plant has two vacant positions in the Water Quality Lab. The City entered into a General Services Agreement (Agreement) with Operational Technical Services (OTS) for specialty temporary staffing services and needs to execute a First Amendment to increase the compensation to extend the services while regular staff recruitment is completed.

14. Adoption of a City Council Resolution Authorizing the City Manager to Execute the First Amendment to the Agreement for Services with Cinquini and Passarino, Inc. for Enhanced Infrastructure Financing District Legal Map and Description Services and Allocating Funds

The Enhanced Infrastructure Financing District (EIFD) formation process requires the creation of a legal map and description of the parcels that will comprise the district. In January 2025, the City entered into an agreement with Cinquini and Passarino, Inc. ("Consultant") to provide these services (the "Agreement"). The Consultant has completed these services and delivered a complete set of signed documents, which will be used for filing the approved district with the State Board of Equalization (BOE). Due to unforeseen additional research required to prepare the documents, an amendment to the Agreement to increase the total compensation by \$16,954 (the "First Amendment") is proposed.

15. Adoption of a City Council Resolution Accepting Project 2227 – Traffic Signal Improvements as Complete and Authorizing the City Engineer to File a Notice of Completion

Project 2227 – Traffic Signal Improvement (Project) upgraded traffic signal hardware at 35 signalized intersections throughout the City. This resolution will accept the project as complete and authorize the City Engineer to file a Notice of Completion.

16. Adoption of a City Council Resolution Authorizing the City Manager to Accept a Community Grant from the United States Environmental Protection Agency and Enter into a Grant Agreement

The City was selected for a \$959,752 federal earmark through the House Appropriations Committee and is eligible for receipt of grant funds through the administering party, the United States Environmental Protection Agency (US EPA) under the Safe Drinking Water State Revolving Fund Community Grants Program. The grant-funded project will identify and install alternative power technology to supplement the energy consumption of the City's Water Treatment Plant (WTP) with off-grid, less expensive energy.

17. Adoption of a City Council Resolution Accepting Project 2028 – Crestview Drive Safety Improvements as Complete and Authorizing the City Engineer to File a Notice of Completion

Project 2028 – Crestview Drive Safety Improvements (Project) installed pavement markings, raised medians, and pedestrian crossings at six intersections throughout the City. This resolution will accept the construction contract as complete and authorize the City Engineer to file a Notice of Completion.

18. Adoption of a City Council Resolution Approving Expenditures for City Representatives' Travel to China

The City received an invitation from The Chinese People's Association for Friendship with Foreign Countries (the "Conference Host"), inviting City representatives to travel to Hangzhou, China, to attend the 7th China-US Sister Cities Conference from October 25 through October 27, 2025.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Council Members may request items to be considered for future agendas. An item will only be brought forward with a majority vote and will appear on a future agenda with staff recommendations for further Council consideration.

COUNCIL MEMBER REMARKS

Council Members may make brief announcements or informal comments at this time. (No Action Required)
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ADJOURNMENT TO OCTOBER 20, 2025

NOTICE TO PUBLIC

GENERAL INFORMATION

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SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given up to three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled residents. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at (925) 252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.pittsburgca.gov on the Agendas and Live Meetings page. Past meetings and approved minutes are also archived on that webpage. Watch the live meeting via the City's webcast (www.pittsburgca.gov - Agendas and Live Meetings), on Comcast Channel 24 Delta TV, AT&T U-Verse Channel 99 Delta TV. Contact the City Clerk's office at (925) 252-4850 for more information

City Council Agency/Liaison/Subcommittee Assignments as of July 7, 2025

OUTSIDE AGENCY BOARDS	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
ABAG	Dionne Adams / Jelani Killings (Alt.)	Standing	Annual		G. Evans
Delta Diablo*	Jelani Killings / Arlene Kobata (Alt.)	Standing	2nd Wednesday	4:30 PM	J. Samuelson
East Co. Co. County Habitat Conservancy	Arlene Kobata / Juan Banales (Alt.)	Standing	4th Monday (Bi-Monthly)	2:00 PM	J. Davis
East County Water Management	Juan Banales / Jelani Killings (Alt.)	Standing	Bi-Annual	1:00 PM	J. Samuelson
MCE Clean Energy Board	Arlene Kobata / Angelica Lopez (Alt.)	Standing	3rd Thursday	6:30 PM	D. Buchanan
TRANSPLAN / ECCRFFA	Juan Banales / Dionne Adams (Alt.)	Standing	2nd Thursday	6:30 PM	J. Samuelson
Tri-Delta Transit (2 reps)**	Angelica Lopez & Dionne Adams / Jelani Killings (Alt.)	Standing	4th Wednesday	4:00 PM	J. Samuelson
LIAISON	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
East Bay League of California Cities	Jelani Killings / Dionne Adams (Alt.)	Standing	3rd Thursday		G. Evans
Green Empowerment Zone	Arlene Kobata / Jelani Killings (Alt.)	Standing	3rd Friday (Bi-Monthly)	9:30 AM	J. Davis
Los Medanos Health Advisory Committee	Arlene Kobata & Jelani Killings	Ad Hoc	As needed		M. Aliotti
Mayor's Conference	Jelani Killings / Dionne Adams (Alt.)	Standing	1st Thursday	6:30 PM	G. Evans
Pittsburg Police Activities League (PAL)	Arlene Kobata & Angelica Lopez / Dionne Adams (Alt.)	Standing	Monthly		S. Albanese
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Juan Banales (Alt.)	Standing	Quarterly		M. Aliotti
SUBCOMMITTEES	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
Community and Economic Development	Jelani Killings & Dionne Adams / Angelica Lopez (Alt.)	Standing	2nd Wednesday	5:30 PM	J. Davis
Development Agreement	Jelani Killings & Dionne Adams	Ad Hoc	As needed		J. Davis
Finance Management	Juan Banales & Jelani Killings / Dionne Adams (Alt.)	Standing	3rd Friday	5:00 PM	P. Rodrigues
Infrastructure and Transportation	Juan Banales & Dionne Adams / Angelica Lopez (Alt.)	Standing	4th Thursday	5:30 PM	J. Samuelson
Tenant Protections	Juan Banales & Angelica Lopez	Ad Hoc	As needed		S. Bellafronte
Life Enrichment	Dionne Adams & Angelica Lopez / Arlene Kobata (Alt.)	Standing	3rd Wednesday	5:30 PM	K. Simonton
Pittsburg Arts and Community Foundation	Angelica Lopez & Jelani Killings	Standing	As needed		K. Simonton
Public Safety	Arlene Kobata & Angelica Lopez / Jelani Killings (Alt.)	Standing	1st Wednesday	5:30 PM	S. Albanese

*Stipend of \$170 per month

** Stipend of 100 per month