



**CITY OF PITTSBURG
AGENDA**

JULY 15, 2019

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

**CLOSED SESSION
6:00 P.M.**

**REGULAR MEETINGS
7:00 P.M.**

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

PRESIDING

**Juan Antonio Banales, Mayor/Chair
Jelani Killings, Vice-Mayor/Chair
Marilyn “Merl” Craft, Council Member/Board Member
Holland Barrett White, Council Member/Board Member
Shanelle Scales-Preston, Council Member/Board Member**

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

Pittsburg City Council 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.ci.pittsburg.ca.us. 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.

6:00 P.M. - CONVENE IN CLOSED SESSION

- 1 PUBLIC EMPLOYEE PERFORMANCE EVALUATION pursuant to Section 54957:

City Attorney
- 2 CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Section 54957.6:

Agency designated representatives: Stacy Shell

Unrepresented employee: City Attorney

7:00 P.M. - CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

- 3 Student Delegation for Sister City Shimonoseki
- 4 Summer Youth Program Report

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)

CITIZENS REMARKS

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)

HOUSING AUTHORITY

CONSENT CALENDAR

- 5 Minutes of June 17, 2019
- 6 Housing Disbursement List of June 30, 2019

HOUSING AUTHORITY MEMBER REMARKS

ADJOURNMENT OF THE HOUSING AUTHORITY to August 19, 2019

CITY COUNCIL MEETING

PUBLIC HEARING

- 7 Adoption of a City Council Resolution to Confirm the Engineer's Report, Diagram and Assessment and Levy the Annual Assessment for Landscaping & Lighting Assessment District 1988-01, Citywide (Fiscal Year 2019-20)

Landscaping and Lighting Assessment District 1988-01 ("88-01 District"), has been in existence since 1988 and the funds collected are necessary for the City to maintain the public desired level of lighting and landscaping throughout the City. Each year, prior to ordering the improvements and levying the assessments, the City Council holds a public hearing.

- 8 Adoption of a City Council Resolution to Confirm the Engineer's Report, Diagram and Assessment and Levy the Annual Assessment for Landscaping & Lighting Assessment District 1988-02, Oak Hills (Fiscal Year 2019-20)

Landscaping and Lighting Assessment District 1988-02, Oak Hills ("1988-02 District") has been in existence since 1988 and the funds collected are necessary for the City to maintain the public's desired level of lighting and landscaping in the Oak Hills area. Each year, prior to ordering the improvements and levying the assessments, the City Council holds a public hearing.

CONSIDERATION

- 9 Adoption of a Minute Order to Approve a City Council Recesses for August and September

Staff requests recesses be taken for the August 5, 2019 and September 2, 2019 Council Meetings to accommodate both staff and Council vacations. Both the recesses and the scheduled date are at the discretion of the City Council.

- 10 Adoption of a City Council Resolution Approving the First Amendment to the Consulting Services Agreement with Odin Systems, Inc. for the Freeway Security Network Project

In December 2017, the City contracted with Odin Systems, Inc. for equipment and services related to the Freeway Security Network Project, funded by a \$3.5 million grant. Conditions in the field required more work and equipment than was covered by the scope in the agreement. If approved, the resolution authorizes an amendment to the current Consulting Services Agreement to cover the additional work needed to complete the 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, AND SOUTHWEST PITTSBURG GHAD II CONSENT CALENDAR

11 Minutes of June 24, 2019 and July 1, 2019

12 Adoption of a City Council Resolution to Establish Salary Ranges for the Information Technology Analyst and Environmental Health Specialist Classification Series and Amend AFSCME-MPC Bargaining Unit

The City Manager, upon recommendation from the Director of Human Resources, has added the classification series of Information Technology Analyst and Environmental Health Specialist. In accordance with the City's Personnel Rules, the City Council is asked to establish the salary ranges.

13 Adoption of a City Council Resolution Designating a Voting Delegate at the League of California Cities Annual Conference in October 2019

The League of California Cities advises Council action no later than August 30, 2019 to appoint a voting delegate for the City of Pittsburg at their Annual Conference to be held October 16 - 18, 2019 in Long Beach, California.

14 Adoption of an Ordinance Approving a Zoning Map Amendment and Development Agreement Amendment Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA)

On July 1, 2019, the City Council held a public hearing on a request for approval of the Alves Ranch Project on a 57.81-acre site located along the north side of West Leland Road, south of State Route 4, at the intersection of Alves Ranch Road. Assessor's Parcel Nos. 093-460-001; 093-460-002; and 093-460-005. After closing the public hearing, the City Council adopted Resolution No. 19-13653 certifying a Final Supplemental Environmental Impact Report (SEIR) and adoption of associated California Environmental Quality Act (CEQA) findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP), and approving a General Plan Map Amendment, as well as Resolution No. 19-13654 approving an amended vesting tentative map and design review for the project. The City Council also introduced and waived further reading of an ordinance approving a zoning map amendment and development agreement amendment for the project. The ordinance is now being brought forward for City Council adoption.

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 REPORTS/REMARKS

Council Members may make brief announcements or informal comments at this time. Council members may ask questions for clarification from City staff, and make a report on their activities, including reports on committee assignments (see attached list of ad hoc committees and other public agencies in which Council members participate). (No Action Required)

ADJOURNMENT to August 19, 2019

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 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 take 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 citizens. 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 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.ci.pittsburg.ca.us on the Streaming Media page. Past meetings are also archived on that webpage. City Council meetings are also broadcast live on CCTV, Channel 24 also re-run at a later date. For more information, please contact the City Clerk's office at 252-4850.

City Council Outside Agency / Liaison / Sub-Committees Assignments - 2019

Updated February 4, 2019

<u>OUTSIDE AGENCY BOARDS</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
ABAG	Jelani Killings / Merl Craft Alternate	Standing	Annual	G. Evans
Delta Diablo**	Juan Banales / Shanelle Scales-Preston Alt.	Standing	2 nd Wednesday	F. McKinley
East Co. Co. County Habitat Conservancy	Juan Banales / Holland White Alternate	Standing	Monthly	K. Pollot
East County Water Management	Merl Craft / Holland White Alternate	Standing	Annual	F. McKinley
MCE Clean Energy Board	Shanelle Scales-Preston / Juan Banales Alt.	Standing	4 Per Year	D. Buchanan
TRANSPLAN / ECCRFFA	Juan Banales / Holland White Alternate	Standing	2 nd Thursday	J. Hecht
Tri-Delta Transit (2 reps)***	S. Scales-Preston & Merl Craft / Jelani Killings Alt.	Standing	Last Wednesday	J. Hecht
<u>LIAISON TO</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
East Bay League of Calif. Cities	Jelani Killings / Juan Banales Alt.	Standing	3 rd Thursday	*Rotational
Mayor's Conference	Juan Banales / Jelani Killings Alt.	Standing	1 st Thursday	G. Evans
School Districts Committee (2x2)	Holland White & Jelani Killings / Merl Craft Alt.	Standing	4 th Thursday even months	G. Evans
<u>SUBCOMMITTEES</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
CAC CDBG Subcommittee	S. Scales-Preston & Jelani Killings / Holland White Alt.	Standing	As needed	M. Aliotti
Camp Stoneman Anniversary Celebration	Merl Craft & Shanelle Scales-Preston	Ad Hoc	As needed	Evans/Simonton
CIP	Juan Banales & Jelani Killings	Ad Hoc	As needed	G. Evans
Community Services Subcommittee	Juan Banales & Holland White	Ad Hoc	As needed	G. Evans/M. Aliotti
Hills Committee	Juan Banales & Holland White / Merl Craft Alt.	Ad Hoc	As needed	G. Evans
Pittsburg Recognition Committee	Merl Craft / Juan Banales Alt.	Ad Hoc	As needed	J. Hecht
Economic Develop/Waterfront Subcommittee	Jelani Killings & Holland White / Juan Banales Alt.	Standing	Quarterly	K. Simonton
Finance Subcommittee	Jelani Killings & Juan Banales / Merl Craft Alt.	Standing	As needed	B. Farmer
Land Use Subcommittee	Juan Banales & Holland White / Merl Craft Alt.	Ad Hoc	As needed	K. Pollot
Pittsburg Arts & Community Foundation	Merl Craft & S. Scales-Preston / Jelani Killings Alt.	Standing	As needed	G. Evans
Pittsburg Police Activities League (PAL)	S. Scales-Preston & Holland White / Juan Banales Alt.	Standing	Monthly	B. Addington
Power Company Advisory	S. Scales-Preston & Holland White / Merl Craft Alt.	Standing	As needed	D. Buchanan
Sister City Committee	Holland White & Merl Craft / Jelani Killings Alt.	Ad Hoc	As needed	K. Simonton
Successor Agency Subcommittee	Merl Craft & Jelani Killings / S. Scales-Preston Alt.	Standing	As needed	M. Aliotti

*Rotational Staff as assigned by City Manager

**Stipend of \$209 per month

***Stipend of \$100 per month

COMMISSION/SUBCOMMITTEE MEETING SCHEDULE

Following is a tentative list of currently scheduled Commission meetings for the upcoming month. For further information, please visit our website at www.ci.pittsburg.ca.us and click on the CALENDAR link for meetings, dates, times and locations.

Commission	Tentative Meeting Dates
Planning Commission	2 nd and 4 th Tuesdays
Community Advisory Commission	1 st Wednesday

Planning Commission meetings are regularly held the second and fourth Tuesdays of the month in the Pittsburg City Hall Council Chambers.

Community Advisory Commission meetings are regularly held the first Wednesday of the month in the Pittsburg City Hall Council Chambers.

In addition to the Commission Meetings listed above, there are several Council Member Subcommittees that meet on an “as needed basis”. For a list of subcommittees that Council Members and staff are assigned to, please see the “Council Committee List” attached to the agenda.

Subcommittee Meetings that are anticipated to occur in the coming month vary. The meeting dates, times and locations for these meetings are yet to be determined. This information will be posted on the City’s website, www.ci.pittsburg.ca.us, as soon as it is determined. Please check the Calendar on the City’s website for information.

For further information, contact the City staff member assigned to that Commission or Subcommittee.

**CITY OF PITTSBURG
HOUSING AUTHORITY MEETING MINUTES**

DATE: June 17, 2019

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL/AGENCY MEMBERS

Juan Antonio Banales, Mayor/Chair
Jelani Killings, Vice-Mayor/Chair Council/Agency Member
Marilyn Craft, Council/Agency Member
Holland Barrett White, Council/Agency Member
Shanelle Scales-Preston, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Garrett Evans, Acting City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

CALL TO ORDER

Chair Banales called the meeting of the Housing Authority to order at 7:51 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Members Herring and Scales-Preston were absent and excused.

CONSIDERATION

3. Adoption of a Housing Authority Resolution for Approval of the Operating Budget Plan for Fiscal Year 2019-20 for the City of Pittsburg Housing Authority and Appropriation of Funds for Fiscal Year 2019-20

On motion by Vice Chair Killings, seconded by Member Craft to adopt and carried by the following vote:

AYES: Craft, Floyd, Killings, White, Banales
ABSENT: Herring, Scales-Preston

CONSENT CALENDAR

On motion by Vice Chair Killings, seconded by Member Craft to adopt and carried by the following vote:

AYES: Craft, Floyd, Killings, White, Banales
ABSENT: Herring, Scales-Preston

4. Minutes of May 20, 2019
5. Disbursement List of May 31, 2019

HOUSING AUTHORITY MEMBER REMARKS

There were no Housing Authority Member remarks.

ADJOURNMENT

The Housing Authority was adjourned at 7:59 P.M. to July 15, 2019.

Respectfully submitted,

Alice E. Evenson, Secretary

PITTSBURG HOUSING AUTHORITY
Disbursement List Summary
For the month of June 2019

VOUCHERS	Ck#	Amount	HAP ¹	VASH ¹	UR ²	Portability	Admin. Fee	TOTAL
	149046-149170	1,544,991.86	1,184,782.99	151,537.00	9,780.41	193,846.00	5,045.46	1,544,991.86
	60119001-60119487							-
	149171-149175	23,910.89	14,521.89	151.00	322.00	8,916.00	-	23,910.89
	61519001-61519017							-
	TOTAL	1,568,902.75	1,199,304.88	151,688.00	10,102.41	202,762.00	5,045.46	\$ 1,568,902.75

¹Housing Assistance Payment ²Veterans Affairs Supportive Housing ³Utility Reimbursement

ADMINISTRATIVE EXPENSES	Amount	Description	TOTAL
Paid to	\$ 52,112.39	Full Time salaries	\$ 52,112.39
City of Pittsburg	\$ -	Stipend	-
(6/19 Operating	-	Part Time salaries	-
		Overtime salaries	-
	3,581.28	Retirement	3,581.28
	7,220.62	Retirement-Pension bonds	7,220.62
	14,969.61	Health Insurance	14,969.61
	-	CalPERS Unfunded Liability - Non Sworn	-
	340.87	Additional CalPERS Pension Contribution	340.87
	134.87	Life Insurance	134.87
	1,465.11	Dental Insurance	1,465.11
	3,387.33	Workers Comp	3,387.33
	351.81	Unemployment Insurance	351.81
	174.85	Disability Ins.	174.85
	4,042.28	FICA	4,042.28
	1,121.89	Deferred Compensation	1,121.89
	974.25	Allocated Retiree/Med/Vac Buy-Bk/Empl Term	974.25
	600.00	Pension 115 Trust	600.00
	2,590.99	Retiree OPEB Costs	2,590.99
	108.26	Office Supplies	108.26
	-	Computer Software	-
	-	Textbooks	-
	74.50	Postage	74.50
	-	Misc Equip & Furniture < \$5,000	-
	-	Other Special Departmental Supplies	-
	1,014.34	Utilities (Gas, Electric & Water)	1,014.34
	148.61	Telephone - Regular	148.61
	-	Telephone - Other	-
	-	Membership Dues & Subscriptions	-
	-	Travel, Training, & Conference	-
	2,153.24	Insurance - Alloc Chgs	2,153.24
	-	Legal Fees	-
	-	Auditing Expense	-
	-	Settlement Hearing	-
	165.00	Other Contractual & Professional Service	165.00
	-	Advertising & Promotion	-
	2,058.76	Maintenance Agreements	2,058.76
	325.64	Maintenance & Repairs	325.64
	311.90	Equipment Rental	311.90
	2,375.00	Building Rental	2,375.00
	551.24	Fleet Maintenance Alloc Chgs	551.24
	1,629.24	Building Maintenance Alloc Chgs	1,629.24
	1,963.74	Information Systems Alloc Chgs	1,963.74
	-	Bad Debt Expense	-
	-	Other Fees	-
	4,642.75	Admin overhead paid to city	4,642.75
	-	Legal - Non Retainer/Non Reimbursable	-
	-	Capital Equipment & Furniture	-
	-	Misc Equip & Furniture < \$5,000	-
	-	Other Special Departmental Supplies - Rental	-
	-	Utilities (Gas, Electric, & Water) - Rental	-
	-	Advertising & Promotion - Rental	-
	-	Other Contractual & Professional Service - Rental	-
	145.00	Maintenance & Repairs - Rental	145.00
	-	Property Tax payment - Rental	-
	120.35	Other fees - Rental	120.35
	-	Lighting & Landscape Assessment - Rental	-
	-	CCCERA Interfund Loan Payback	-
	1,548.87	Transfer-Out to OPEB (Unfunded Liabilities)	1,548.87
TOTAL	112,404.59		112,404.59

VOIDED CHECKS & ADJUSTMENTS	Ck#	Amount	Reason	TOTAL
	60119371	(1,938.00)	ACH returned - tenant moved out	(1,938.00)
	149050	(229.00)	Check returned to Finance - tenant not entitled to receive June 2019 UR	(229.00)
				-
				-
				-
TOTAL		(2,167.00)		\$ (2,167.00)

NET of Issued and Voided \$ 1,679,140.34

Lawrence 7/21/19

Check Summary

June 1, 2019

Check Number	Check Date	Payee Tax ID	Payee	Amount
Housing Choice Voucher				
* 149046	6/1/19	*****6316	Alina D Arana	23.00
149047	6/1/19	*****2494	Amana K Cornish	27.00
149048	6/1/19	*****1508	Angela N Taylor	125.00
149050	6/1/19	*****2188	Antoine D Jackson	229.00
149051	6/1/19	*****8406	Ashley C Jackson	140.00
149052	6/1/19	*****2017	Ashley Davis	189.00
149054	6/1/19	*****0898	Burhan Nawabi	65.00
149056	6/1/19	*****5232	Danielle M Thomas	91.00
149057	6/1/19	*****2319	Delfonse A Lewis	149.00
149058	6/1/19	*****2521	Erica W Kelley	34.00
149059	6/1/19	*****3840	Eva Mangum	62.00
149060	6/1/19	*****0205	Jamaka E Davis	1.00
149061	6/1/19	*****4091	Joshua C Perez	52.00
149062	6/1/19	*****7253	Laneava S Blanks	217.00
149063	6/1/19	*****6319	Lanisha D Miller	39.00
149064	6/1/19	*****5201	Laquita Dillon	133.00
149065	6/1/19	*****6488	Luz S Edington	32.00
149066	6/1/19	*****3960	Lyniece N Eddins	148.00
149067	6/1/19	*****6385	Marcia Price	144.00
149068	6/1/19	*****7280	Mareece M Harrison	23.00
149069	6/1/19	*****5133	Mary P Grigsby	3.00
149071	6/1/19	*****8275	Mildred G Botello	99.00
149072	6/1/19	*****2674	Monika Smith	8.00
149073	6/1/19	*****3086	Montalabra T Perea	67.00
149074	6/1/19	*****9905	Nakisha Fountain	69.00
149075	6/1/19	*****3829	Nicole N Hodge	89.00
149076	6/1/19	*****8665	Nieza M Burrus	133.00
149077	6/1/19	*****4119	Pashenia D Sanders	168.00
149078	6/1/19	*****8278	Patrice Johnson	82.00
149080	6/1/19	*****6935	Samaiyah A Warren	140.00
149081	6/1/19	*****3403	Shanae V Washington	103.00
149082	6/1/19	*****1512	Shawn A Prince	37.00
149083	6/1/19	*****5981	Sherri L Pitts	87.00
149085	6/1/19	*****3542	Starr C Bronson	13.00

149087	6/1/19	*****4760	Totiona B Richardson	9.00
149089	6/1/19	*****8651	Zaoxin Rong	2,266.00
149090	6/1/19	*****5715	Latisha M Williams	168.00
149091	6/1/19	*****7435	Mary L Parker	155.00
149093	6/1/19	*****2890	Raquel E Miller	35.00
149094	6/1/19	*****0864	Rochelle Scurlock	22.00
149095	6/1/19	*****8623	Kimberly A Limas	164.00
149096	6/1/19	*****0164	Bobbie J Royston	109.00
149097	6/1/19	*****4208	Ono c Rothschild	266.00
149098	6/1/19	*****2184	Evelyn Smith	53.00
149099	6/1/19	*****5175	Mary C Johnson	41.00
149100	6/1/19	*****8612	Regina D Tucker	68.00
149101	6/1/19	*****0261	Verline Mason	18.00
149102	6/1/19	*****6527	Brandi N Davis	26.00
149103	6/1/19	*****5753	Kevin j Hernandez	231.00
149104	6/1/19	*****6015	Sherron A Camp	194.00
149105	6/1/19	*****9122	Nancy M Parrish	78.00
149106	6/1/19	*****5492	Michelle m Williams	2.00
149107	6/1/19	*****4842	Tyisha C Paulk	203.00
149108	6/1/19	*****7135	Michele N Nichols	57.00
149109	6/1/19	*****2879	Tieshia S Jones	168.00
149110	6/1/19	*****5626	Lashawn P Fields	65.00
149111	6/1/19	*****1903	Ebony D Loud	4.00
149112	6/1/19	*****3113	Mannah S Parrott	233.00
149113	6/1/19	*****4702	Tracey S Russell	19.00
149114	6/1/19	*****0248	Abdul A Wardak	51.00
149115	6/1/19	*****1015	Jessica D Parker	126.00
149116	6/1/19	*****5844	Daarina a Bey	38.00
149117	6/1/19	*****8122	Mikesha R Harp	58.00
149118	6/1/19	*****5298	Gloria F Nelson	19.00
149119	6/1/19	*****0903	Virgie r Gray	78.00
149120	6/1/19	*****6507	Melissa R Griffin	19.00
149121	6/1/19	*****3869	Charlene M Best	95.00
149122	6/1/19	*****1062	Lateefah S Camacho	203.00
149123	6/1/19	*****4721	Ebony N Manning	58.00
149124	6/1/19	*****2217	Camille A Lascano	203.00
149125	6/1/19	*****6571	Tasha S Sargent	76.00
149126	6/1/19	*****9229	Sonia M Guevara	124.00
149127	6/1/19	*****8078	Lisa E Gordon	17.00
149128	6/1/19	*****5288	Nicole m Magnus	19.00
149129	6/1/19	*****8511	Tantasha Y Dutye	178.00

149130	6/1/19	*****5083	Crystal j Houston	185.00
149131	6/1/19	*****1696	Angela M Varela	81.00
149132	6/1/19	*****3183	Sonja I Campos	66.00
149133	6/1/19	*****8818	Lisa n Macpheators	136.00
149134	6/1/19	*****6573	Hermajo L Hoskins	38.00
149135	6/1/19	*****3277	Stacie J Hogan	112.00
149136	6/1/19	*****9996	Crystal A Wyrick	74.00
149137	6/1/19	*****0840	Dalisha L Bernstine	101.00
149138	6/1/19	*****6953	Nathan Banks JR	25.00
149139	6/1/19	*****3841	Hangama Karimi	141.00
149140	6/1/19	*****1238	Ramonda A Carlos	36.00
149141	6/1/19	*****2730	Jolene L Carlos	205.00
149142	6/1/19	*****6995	Graciela Arroyo	23.00
149143	6/1/19	*****0195	Shanoria s Sasser	75.00
149144	6/1/19	*****7390	Masuda Nawabi	35.00
149145	6/1/19	*****1951	Vinisha D Thornton	246.00
149146	6/1/19	*****6483	Alicia C Guevara	29.00
149147	6/1/19	*****7822	Daudi K Edmond	48.00
149148	6/1/19	*****5758	Monique c Chaves	119.00
149149	6/1/19	*****7134	Gwendolyn T Banks	52.00
149150	6/1/19	*****1164	Michelle M Balestrieri	155.00
149152	6/1/19	*****9326	Western Addition Apartments, LLC	1,821.00
149153	6/1/19	*****9810	Housing Authority of the County of Alameda	1,819.22
149154	6/1/19	*****5951	Stoneman Apartments	35,641.00
149155	6/1/19	*****0339	Shanda Arnold	1,798.00
149156	6/1/19	*****3909	Ken Bartlett	2,525.00
149158	6/1/19	*****0849	Praveen Gupta	1,793.00
149159	6/1/19	*****0348	Hartz Property Management	1,471.00
149160	6/1/19	*****1057	Diamond Hillside Apartments	1,279.00
149161	6/1/19	*****0978	King County Housing Authority	1,168.27
149162	6/1/19	*****3848	Leticia Carasi Malasig	679.00
149163	6/1/19	*****3124	Dante McDonald	1,222.00
149164	6/1/19	*****2593	Ba Nguyen Thu Thi Ngo	3,476.00
149165	6/1/19	*****9182	Lorene Paysinger	1,791.00
149166	6/1/19	*****7243	Linda Phon	945.00
149167	6/1/19	*****4614	Vincenzo Signorino	1,481.00
149168	6/1/19	*****8191	Albert S Tam	1,376.00
149169	6/1/19	*****9322	Western Upper Haight Street Apartments, LLC	1,955.00
149170	6/1/19	*****0668	Guangyu Zhang	1,673.00
* 60119001	6/1/19	*****2626	9th Street Associates, LP	DD - ES 3,004.00

60119002	6/1/19	*****0229	Meerwais Abdiani	DD - ES	899.00
60119003	6/1/19	*****8167	ABJ Enterprises, Inc. dba Blue Line Property Management	DD - ES	8,786.00
60119004	6/1/19	*****6825	A Classey Corp. DBA: ACL Property Management	DD - ES	2,071.00
60119005	6/1/19	*****6232	Rosario Aguilar	DD - ES	783.00
60119006	6/1/19	*****5759	Rosa Aguirre	DD - ES	2,066.00
60119007	6/1/19	*****9530	Demetrius Alexander	DD - ES	1,761.00
60119008	6/1/19	*****9681	Dale Alvarez	DD - ES	1,675.00
60119010	6/1/19	*****0104	Cecilia Anderson	DD - ES	2,643.00
60119011	6/1/19	*****5255	Linda S Anderson	DD - ES	2,741.00
60119012	6/1/19	*****9111	Shawn Anderson	DD - ES	1,669.00
60119013	6/1/19	*****8701	Mariteresa Arenson c/o Select 1 Realty	DD - ES	1,735.00
60119014	6/1/19	*****0707	Sergeant or Sima Austin	DD - ES	1,513.00
60119015	6/1/19	*****4941	Shruti Motilal Ba-Harani	DD - ES	2,320.00
60119016	6/1/19	*****2764	Mel L. Banagan	DD - ES	1,719.00
60119017	6/1/19	*****4138	Carlos G. Barraza	DD - ES	808.00
60119018	6/1/19	*****5979	John Bedford	DD - ES	1,083.00
60119019	6/1/19	*****9093	Holly Beech	DD - ES	3,476.00
60119021	6/1/19	*****8614	Charles Bell and Camino Johnson-Bell	DD - ES	1,662.00
60119022	6/1/19	*****2521	Belmont Apartments	DD - ES	30,342.00
60119023	6/1/19	*****2521	Belmont Apartments	DD - ES	31,507.00
60119024	6/1/19	*****2521	Belmont Apartments	DD - ES	29,861.00
60119025	6/1/19	*****2521	Belmont Apartments	DD - ES	14,195.00
60119026	6/1/19	*****5996	Alex Benjamen	DD - ES	1,454.00
60119027	6/1/19	*****6465	Tennyson Berry	DD - ES	1,695.00
60119028	6/1/19	*****8634	Bethel Global Development LLC	DD - ES	1,742.00
60119029	6/1/19	*****2209	Gina Bhatia	DD - ES	2,891.00
60119030	6/1/19	*****7075	Som N Bhatia	DD - ES	3,624.00
60119031	6/1/19	*****0602	Pinakin Bhatt	DD - ES	2,386.00
60119032	6/1/19	*****8470	Joseph B. Bachir	DD - ES	1,626.00
60119033	6/1/19	*****3502	Black Diamond Management	DD - ES	1,034.00
60119034	6/1/19	*****5924	Steven Booras	DD - ES	2,265.00
60119035	6/1/19	*****1438	2018-2 IH Borrower LP	DD - ES	2,085.00
60119036	6/1/19	*****3037	Kelly Ann Bradford	DD - ES	1,451.00
60119037	6/1/19	*****5829	Brian Carter	DD - ES	1,310.00
60119038	6/1/19	*****7855	Mariya Briggs	DD - ES	2,822.00
60119039	6/1/19	*****6215	Janet Brown	DD - ES	1,389.00
60119040	6/1/19	*****7469	Jessica G. Platt	DD - ES	1,737.00

60119041	6/1/19	*****9783	Lauren H Brown	DD - ES	1,884.00
60119042	6/1/19	*****9954	Blue Sapphire Homes, Inc.	DD - ES	2,641.00
60119043	6/1/19	*****2142	Huong T. Bui	DD - ES	3,566.00
60119044	6/1/19	*****3187	Burga Family California Trust	DD - ES	1,946.00
60119047	6/1/19	*****3026	Jerome Busby	DD - ES	1,806.00
60119048	6/1/19	*****7349	Xuelong Cao	DD - ES	658.00
60119050	6/1/19	*****4042	Donnell I. Carson	DD - ES	1,875.00
60119051	6/1/19	*****5079	Castle Creek Company, Inc.	DD - ES	1,457.00
			Trust Account		
60119052	6/1/19	*****6869	Cora Ann Chambers	DD - ES	1,442.00
60119053	6/1/19	*****6228	Gayle Chamberlain	DD - ES	856.00
60119054	6/1/19	*****0398	Kan Chuen Chan	DD - ES	2,062.00
60119055	6/1/19	*****5571	P. M. Chaobal	DD - ES	2,600.00
60119056	6/1/19	*****9661	Chao Chen	DD - ES	1,702.00
60119057	6/1/19	*****1853	Hong Chen	DD - ES	4,625.00
60119058	6/1/19	*****8946	Jienlin Chen	DD - ES	2,185.00
60119059	6/1/19	*****0128	Ping Chen	DD - ES	2,209.00
60119060	6/1/19	*****2680	Sherry Chen	DD - ES	1,501.00
60119061	6/1/19	*****4714	Wenhua Chen	DD - ES	2,413.00
60119062	6/1/19	*****5473	Hwa-Yoong Chiu	DD - ES	2,400.00
60119063	6/1/19	*****3211	Ada Choi	DD - ES	2,176.00
60119064	6/1/19	*****2454	Chun Ok Choi	DD - ES	6,076.00
60119065	6/1/19	*****0310	City of Pittsburg Housing Authority	DD - ES	3,926.00
60119066	6/1/19	*****3591	Juan F. Clara	DD - ES	1,046.00
60119067	6/1/19	*****7054	Ping Cao	DD - ES	1,394.00
60119068	6/1/19	*****1362	College Park Housing Authority	DD - ES	805.80
60119069	6/1/19	*****9873	Angel Contreras	DD - ES	2,860.00
60119070	6/1/19	*****8060	Betty Conner	DD - ES	1,136.00
60119071	6/1/19	*****1814	Tonette Sharice Cooper	DD - ES	2,653.00
60119072	6/1/19	*****0855	Adolph Rudolph Cortesi III	DD - ES	1,572.00
60119073	6/1/19	*****5708	David Elmer Cortesi	DD - ES	2,110.00
60119075	6/1/19	*****0746	Contra Costa County Housing Authority	DD - ES	1,424.42
60119077	6/1/19	*****0746	Contra Costa County Housing Authority	DD - ES	1,619.28
60119079	6/1/19	*****0746	Contra Costa County Housing Authority	DD - ES	2,634.00
60119080	6/1/19	*****7194	Maria G. Costa	DD - ES	845.00
60119081	6/1/19	*****1944	Melonie C. Miles - Trustee Phillip Cotton and Freddie Cotton 2005 Trust	DD - ES	1,998.00
60119082	6/1/19	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	20,481.00
60119083	6/1/19	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	24,749.00

60119084	6/1/19	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	22,897.00
60119085	6/1/19	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	7,640.00
60119086	6/1/19	*****6569	Jeannette D. Crespo	DD - ES	2,443.00
60119087	6/1/19	*****7900	Patricia Crosby	DD - ES	1,400.00
60119088	6/1/19	*****3327	Jorge Robert Dagys Delevan Catty Leticia Pajoluk	DD - ES	1,899.00
60119089	6/1/19	*****6248	Justin Dailey	DD - ES	1,529.00
60119090	6/1/19	*****1622	Dam Quang To	DD - ES	19.00
60119091	6/1/19	*****8853	Antoinette Davis	DD - ES	1,700.00
60119092	6/1/19	*****2963	Audrey Davis	DD - ES	953.00
60119093	6/1/19	*****0396	Kesha E. Davis	DD - ES	1,107.00
60119094	6/1/19	*****8929	Kevin Davidson	DD - ES	1,200.00
60119095	6/1/19	*****4961	Paulette Davis	DD - ES	1,651.00
60119096	6/1/19	*****6115	Roshan M. Davis	DD - ES	1,448.00
60119097	6/1/19	*****9068	Jagdeep or Shashi Dayal	DD - ES	4,222.00
60119098	6/1/19	*****2031	Wayman Dea	DD - ES	2,274.00
60119099	6/1/19	*****8370	Charles Dellamore	DD - ES	1,328.00
60119100	6/1/19	*****5882	David De La Torre	DD - ES	1,353.00
60119102	6/1/19	*****1004	Brigitte P. Doan	DD - ES	7,163.00
60119103	6/1/19	*****3531	Anna Phuongnam Thi Do	DD - ES	2,066.00
60119104	6/1/19	*****9716	JoAnn or Larry Domina	DD - ES	1,137.00
60119105	6/1/19	*****6538	Linda Duong	DD - ES	937.00
60119106	6/1/19	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	3,819.00
60119107	6/1/19	*****0372	Doris Engle Family Ltd Partnership c/o Select 1 Realty	DD - ES	1,318.00
60119108	6/1/19	*****3757	Alma B Espiritu	DD - ES	1,705.00
60119109	6/1/19	*****6095	Rosario Espejo	DD - ES	1,105.00
60119110	6/1/19	*****8122	Gerardo M. Esquivel	DD - ES	1,142.00
60119111	6/1/19	*****6027	Jianxin Fang Jia Liu	DD - ES	4,209.00
60119112	6/1/19	*****3835	Michael Mao C/O Jing Feng	DD - ES	2,307.00
60119113	6/1/19	*****8236	Anthony Ferrell	DD - ES	1,749.00
60119114	6/1/19	*****3881	FFAH Marina Heights LLC	DD - ES	18,698.00
60119115	6/1/19	*****3881	FFAH Marina Heights LLC	DD - ES	17,577.00
60119116	6/1/19	*****3881	FFAH Marina Heights LLC	DD - ES	17,543.00
60119117	6/1/19	*****2790	Barbara J. Fierner	DD - ES	1,675.00
60119118	6/1/19	*****9447	Joseph Field	DD - ES	1,140.00
60119119	6/1/19	*****7691	Hernan Roberto Figueroa	DD - ES	601.40
60119121	6/1/19	*****0962	Tochia D. Brewster Fleeton	DD - ES	1,437.00

60119122	6/1/19	*****5773	Alexander Flowers	DD - ES	1,342.00
60119123	6/1/19	*****1547	HomeForward (Housing Authority of Portland)	DD - ES	1,737.55
60119124	6/1/19	*****4032	Fox Creek Apartments	DD - ES	22,808.00
60119125	6/1/19	*****4032	Fox Creek Apartments	DD - ES	9,027.00
60119126	6/1/19	*****0284	Monica Fraga	DD - ES	846.00
60119127	6/1/19	*****6894	Rejois O. Frazier or Leroy Myers	DD - ES	1,722.00
60119128	6/1/19	*****6265	Mr. Darren Fuller	DD - ES	1,381.00
60119129	6/1/19	*****8997	Fan Fuller	DD - ES	450.00
60119130	6/1/19	*****9634	Gialene Gaines	DD - ES	1,750.00
60119131	6/1/19	*****8306	Bao Wen Gao	DD - ES	2,343.00
60119132	6/1/19	*****6981	Adraine Gardner	DD - ES	2,140.00
60119133	6/1/19	*****4278	Antoinette L Garcia	DD - ES	1,345.00
60119134	6/1/19	*****7036	David Gardner	DD - ES	2,081.00
60119135	6/1/19	*****0785	Rupesh Garg Samantha Garg	DD - ES	2,091.00
60119136	6/1/19	*****2931	William H. Gardiner	DD - ES	2,051.00
60119137	6/1/19	*****5111	Gateway Apartments	DD - ES	3,928.00
60119138	6/1/19	*****5298	Parvindokht Ghaboulidashti	DD - ES	1,103.00
60119139	6/1/19	*****2770	Eva Gholson	DD - ES	2,900.00
60119140	6/1/19	*****1145	Vernon or Eva Gholson	DD - ES	2,627.00
60119141	6/1/19	*****5958	Jacqueline Gill	DD - ES	1,695.00
60119142	6/1/19	*****8187	Sukpran Gill	DD - ES	1,493.00
60119143	6/1/19	*****6084	Gold A and S LLC	DD - ES	2,507.00
60119144	6/1/19	*****3032	Jesse Gonzaga	DD - ES	2,184.00
60119145	6/1/19	*****2367	Ting Gong	DD - ES	2,251.00
60119146	6/1/19	*****6940	Frances Greene	DD - ES	2,800.00
60119147	6/1/19	*****4872	Rodney Green	DD - ES	1,176.00
60119148	6/1/19	*****3361	Rupinder Grewal	DD - ES	1,448.00
60119149	6/1/19	*****7325	Patricia Gridley	DD - ES	1,025.00
60119150	6/1/19	*****6305	Italo Grossi	DD - ES	1,570.00
60119151	6/1/19	*****6721	Amparo Guardado Cesar Q. Guardado	DD - ES	930.00
60119152	6/1/19	*****0940	Krystle Guan	DD - ES	4,229.00
60119153	6/1/19	*****5987	Bob Gunson Real Estate C/O Julie Hang	DD - ES	1,307.00
60119154	6/1/19	*****5267	Abhilash Gupta	DD - ES	3,365.00
60119155	6/1/19	*****7930	Donald R. Watson, Sr.	DD - ES	633.00
60119156	6/1/19	*****2314	Nicole Hackett	DD - ES	1,305.00
60119157	6/1/19	*****6176	Asharfun Nisha Hafiz	DD - ES	1,108.00
60119158	6/1/19	*****0457	Jeffrey Paul Hagler	DD - ES	3,612.00
60119159	6/1/19	*****9827	Delores Jane Hall	DD - ES	1,532.00
60119160	6/1/19	*****6228	David L Hart	DD - ES	1,803.00

60119161	6/1/19	*****1769	Lawrence Harrold	DD - ES	7,286.00
60119162	6/1/19	*****7423	Delta Hawaii Garden Apartments LLC	DD - ES	4,052.00
60119163	6/1/19	*****5859	Chuanhu He	DD - ES	1,810.00
60119164	6/1/19	*****6728	David T. Hennigan	DD - ES	16,472.00
60119165	6/1/19	*****3097	Silvester C. Henderson	DD - ES	3,943.00
60119166	6/1/19	*****5221	Anna Hernandez	DD - ES	1,635.00
60119167	6/1/19	*****2157	Elias Herrera	DD - ES	1,792.00
60119168	6/1/19	*****3423	Sally Lea Hickman	DD - ES	1,493.00
60119169	6/1/19	*****1603	Marva Hill	DD - ES	507.00
60119170	6/1/19	*****6255	Carl E. Hoard II	DD - ES	1,661.00
60119171	6/1/19	*****7386	Hanh Huu Hoang	DD - ES	2,789.00
60119172	6/1/19	*****5654	Havy S Hoag	DD - ES	2,585.00
60119173	6/1/19	*****4106	Albert Ho	DD - ES	1,784.00
60119174	6/1/19	*****2084	Annie Ho The Annie Ho Living Trust	DD - ES	1,161.00
60119175	6/1/19	*****8576	Joyce Ann Hoffman	DD - ES	1,452.00
60119176	6/1/19	*****7451	Gloria H. Holbrook	DD - ES	1,521.00
60119177	6/1/19	*****4543	Ronald G. Holmes	DD - ES	1,134.00
60119178	6/1/19	*****2768	Invitation Homes	DD - ES	2,099.00
60119179	6/1/19	*****5700	Tony Ho	DD - ES	1,261.00
60119180	6/1/19	*****9956	Cheng Huang	DD - ES	2,899.00
60119181	6/1/19	*****1535	Fanny Kao Huang	DD - ES	2,223.00
60119182	6/1/19	*****8816	Ming Zin Huang	DD - ES	2,755.00
60119183	6/1/19	*****7984	Tao Huang	DD - ES	6,009.00
60119184	6/1/19	*****9084	Nancy Xiu Zhen Hu	DD - ES	2,353.00
60119185	6/1/19	*****6229	Thinh Trieu Huynh	DD - ES	2,000.00
60119186	6/1/19	*****0778	IGreen House Inc.	DD - ES	1,360.00
60119187	6/1/19	*****4320	IH2 Property West, L.P.	DD - ES	1,420.00
60119188	6/1/19	*****7951	IH5 Property West LP	DD - ES	2,904.00
60119189	6/1/19	*****7013	Eugene G. Imperato	DD - ES	1,468.00
60119190	6/1/19	*****8323	Keyee Investment LLC	DD - ES	531.00
60119191	6/1/19	*****1017	LaShon D Irving	DD - ES	1,951.00
60119192	6/1/19	*****0911	Mario Isidro	DD - ES	1,955.00
60119193	6/1/19	*****6821	Michael or Kay Isola	DD - ES	967.00
60119194	6/1/19	*****4913	Jabbarr Love	DD - ES	1,321.00
60119195	6/1/19	*****2036	Brandi Jackson C/O Perry Realty Team	DD - ES	2,120.00
60119196	6/1/19	*****5120	Deepika Sameer Jain	DD - ES	3,227.00
60119197	6/1/19	*****4910	Sameer Jain	DD - ES	4,384.00
60119198	6/1/19	*****3307	Vishal S. Jain	DD - ES	2,034.00
60119199	6/1/19	*****1349	Jason Le	DD - ES	2,441.00

60119200	6/1/19	*****6917	Jian Xing Zhang	DD - ES	1,499.00
60119201	6/1/19	*****5506	Jason K. Johnson	DD - ES	2,951.00
60119202	6/1/19	*****8569	Ronita Johnson	DD - ES	1,431.00
60119203	6/1/19	*****8867	James Jones	DD - ES	1,963.00
60119204	6/1/19	*****2434	Sharon Jones	DD - ES	1,756.00
60119205	6/1/19	*****9670	Cheryl D Joseph	DD - ES	2,131.00
60119206	6/1/19	*****4905	Mostaeen B Jouya	DD - ES	2,148.00
60119207	6/1/19	*****3526	JPH Investment Trust	DD - ES	2,493.00
60119208	6/1/19	*****5647	Om Parkash Kalra	DD - ES	3,183.00
60119209	6/1/19	*****8425	Wei Kang	DD - ES	4,097.00
60119210	6/1/19	*****1731	Deepinder Kaur	DD - ES	2,244.00
60119211	6/1/19	*****7429	Navkirandeep Kaur	DD - ES	2,436.00
60119212	6/1/19	*****6180	K. E. M. Group LLC	DD - ES	1,899.00
60119213	6/1/19	*****9411	Anthony Keslinke	DD - ES	1,502.00
60119214	6/1/19	*****2578	Faraz Ali Khan	DD - ES	1,627.00
60119215	6/1/19	*****0839	Alan T. Kilpatrick	DD - ES	441.00
60119216	6/1/19	*****0888	KW Kirker Creek, LLC	DD - ES	2,910.00
60119217	6/1/19	*****7475	Qi Yun Kuang	DD - ES	6,825.00
60119218	6/1/19	*****8506	Simon Kailiang Kuang	DD - ES	1,658.00
60119219	6/1/19	*****9316	Zdzislaw Kujawa	DD - ES	1,337.00
60119220	6/1/19	*****2585	Daniel Kwan	DD - ES	3,325.00
60119221	6/1/19	*****6229	Simon Chuen-Sang Kwong	DD - ES	980.00
60119222	6/1/19	*****8326	Thomas LaFleur	DD - ES	1,487.00
60119223	6/1/19	*****6520	Shirley Manly-Lampkin	DD - ES	1,032.00
60119224	6/1/19	*****7975	Peter C. Larsen	DD - ES	1,449.00
60119225	6/1/19	*****2401	Kevin Lassair Terrilyn Lassair	DD - ES	1,954.00
60119226	6/1/19	*****4732	Latif, LLC	DD - ES	2,582.00
60119227	6/1/19	*****0938	Ingrid Lau	DD - ES	1,803.00
60119228	6/1/19	*****9373	Delphia M. or Clarence Lawson	DD - ES	1,093.00
60119229	6/1/19	*****2293	LCSTAR, LLC	DD - ES	6,574.00
60119230	6/1/19	*****0984	Dao Tran Le	DD - ES	550.00
60119231	6/1/19	*****8548	Jack Wai Lee	DD - ES	2,046.00
60119232	6/1/19	*****1755	Siu Wan Windytiti Lee	DD - ES	1,506.00
60119233	6/1/19	*****2527	Steven Lee	DD - ES	1,131.00
60119234	6/1/19	*****5289	Yuhjen Juang Lee	DD - ES	1,750.00
60119235	6/1/19	*****1860	Lena Le	DD - ES	989.00
60119236	6/1/19	*****3782	Joseph C. Lerma	DD - ES	811.00
60119237	6/1/19	*****3555	Yiping I. and Frederic Leroudier	DD - ES	1,785.00
60119238	6/1/19	*****3410	John M. Leung	DD - ES	3,578.00
60119239	6/1/19	*****3743	May Leung or Rodney Chen	DD - ES	3,476.00

60119240	6/1/19	*****2110	Peter Leung	DD - ES	2,551.00
60119241	6/1/19	*****5185	Fortunee Lichaa	DD - ES	935.00
60119242	6/1/19	*****3386	James J. Busby and Irvin Deutcher a Partnership DBA Crestview Apartments	DD - ES	631.00
60119243	6/1/19	*****0416	Faqiang Li	DD - ES	1,069.00
60119244	6/1/19	*****8871	Jie Li	DD - ES	2,066.00
60119245	6/1/19	*****7827	Jinhuan Li	DD - ES	1,524.00
60119246	6/1/19	*****9346	Joshua Li	DD - ES	1,486.00
60119247	6/1/19	*****5495	Jian S Lin	DD - ES	1,665.00
60119248	6/1/19	*****2649	Tim Lindstrom c/o AAA Property Management	DD - ES	1,154.00
60119249	6/1/19	*****3881	Vivian Y Li	DD - ES	989.00
60119251	6/1/19	*****0050	Wei Min Li	DD - ES	1,712.00
60119252	6/1/19	*****9003	Ying Hong Li	DD - ES	1,490.00
60119253	6/1/19	*****0198	Belkis Zhong Li	DD - ES	2,894.00
60119254	6/1/19	*****1646	Paul Long	DD - ES	1,952.00
60119255	6/1/19	*****1474	Los Medanos Village Apartments	DD - ES	21,539.00
60119256	6/1/19	*****7531	Tony or Yvonne Louie	DD - ES	1,393.00
60119257	6/1/19	*****1790	Valerie Love	DD - ES	900.00
60119258	6/1/19	*****5602	Marshall & Sonya Lowe	DD - ES	1,116.00
60119259	6/1/19	*****0153	Ariston Laurito Loyola	DD - ES	1,074.00
60119260	6/1/19	*****7720	Jose Loza	DD - ES	693.00
60119261	6/1/19	*****2354	Andrew Kin Lui	DD - ES	4,165.00
60119262	6/1/19	*****4658	Wei Liu Guangxin Frank Liu	DD - ES	1,871.00
60119263	6/1/19	*****7843	The Entrust Group, Inc. FBO Theodore Lum IRA (acct #34892)	DD - ES	2,051.00
60119264	6/1/19	*****1821	Curtis H. Lundberg	DD - ES	546.00
60119265	6/1/19	*****1596	Kenneth Luong	DD - ES	1,583.00
60119266	6/1/19	*****1494	Xiangwen Lu	DD - ES	2,764.00
60119267	6/1/19	*****2147	Chi Vien Ly	DD - ES	1,607.00
60119268	6/1/19	*****5430	Kiet A. Ly	DD - ES	1,805.00
60119269	6/1/19	*****4009	Yolanda McDonald	DD - ES	825.00
60119270	6/1/19	*****6525	Madelyn Ann Massey Trustee of the 2017 Massey Family Trust	DD - ES	1,640.00
60119271	6/1/19	*****5865	Rakesh Madra	DD - ES	4,343.00
60119272	6/1/19	*****5605	Robert Madson Lisa Swafford	DD - ES	1,855.00
60119273	6/1/19	*****2191	Radha Mahesram	DD - ES	1,939.00
60119274	6/1/19	*****7358	Mahnoor Tariq	DD - ES	2,276.00
60119275	6/1/19	*****4372	Jennifer Leung Ma	DD - ES	3,256.00
60119276	6/1/19	*****1989	Jeff Mann	DD - ES	4,133.00

60119277	6/1/19	*****5378	Glenn Marshall	DD - ES	2,500.00
60119278	6/1/19	*****2875	Marla Y Harrison	DD - ES	302.00
60119279	6/1/19	*****9206	Demetria d Mason	DD - ES	2,411.00
60119280	6/1/19	*****6768	Matrixone Realty	DD - ES	1,032.00
60119281	6/1/19	*****5255	Helen McCarthy	DD - ES	1,946.00
60119282	6/1/19	*****3048	Rita J. McCrystle	DD - ES	648.00
60119283	6/1/19	*****7174	Samuel McCree	DD - ES	1,239.00
60119284	6/1/19	*****6494	Dorothy McDonald	DD - ES	2,055.00
60119286	6/1/19	*****1152	Janice K McLean	DD - ES	1,214.00
60119287	6/1/19	*****4675	Meadow Glen Apartments	DD - ES	1,907.00
60119288	6/1/19	*****9866	Tatung Mei	DD - ES	3,564.00
60119289	6/1/19	*****4316	Joel Mejia	DD - ES	603.00
60119290	6/1/19	*****5245	Jinyu Meng	DD - ES	2,239.00
60119291	6/1/19	*****4885	Sabine Menzel	DD - ES	5,250.00
60119292	6/1/19	*****0133	Mercedes P. Johnson	DD - ES	614.00
60119293	6/1/19	*****7793	Dennis Meyer	DD - ES	1,946.00
			Kinetic Real Estate/ Marelise Navaroo		
60119294	6/1/19	*****8272	Hector Meza	DD - ES	1,376.00
60119295	6/1/19	*****9885	Andrew S Miloslavich	DD - ES	1,681.00
60119296	6/1/19	*****7437	Perchak Properties for Carol Miller	DD - ES	1,946.00
60119297	6/1/19	*****9782	Maryann Miller	DD - ES	1,194.00
60119298	6/1/19	*****2618	Carlos J Miranda	DD - ES	764.00
60119299	6/1/19	*****0772	Hassan Mirabedi	DD - ES	7,623.00
60119300	6/1/19	*****6741	Gwendolyn Mitchell	DD - ES	1,840.00
60119301	6/1/19	*****7083	Ronnie Eric Moffett Estate	DD - ES	2,066.00
60119302	6/1/19	*****6340	Moe Mojaddidi	DD - ES	3,000.00
60119303	6/1/19	*****0985	Rodney Montgomery or Sharon Montgomery	DD - ES	1,631.00
60119304	6/1/19	*****4676	Erik L Morris	DD - ES	2,131.00
60119305	6/1/19	*****3624	Diane Morin	DD - ES	1,790.00
60119306	6/1/19	*****3642	Eva Munn	DD - ES	1,173.00
60119307	6/1/19	*****8820	Brien Brothers, LLC C/O Mynd Management, IC.	DD - ES	1,637.00
60119308	6/1/19	*****0105	Ehsan Nabkel	DD - ES	2,911.00
60119309	6/1/19	*****9276	Fariba Naji	DD - ES	2,000.00
60119310	6/1/19	*****6234	Shinder Paul Narabut	DD - ES	7,110.00
60119311	6/1/19	*****0054	NC Associates, Inc.	DD - ES	14,189.00
60119312	6/1/19	*****9180	Michael Nelson	DD - ES	2,600.00
60119313	6/1/19	*****5257	Guy Nesbeth	DD - ES	2,994.00
60119314	6/1/19	*****1072	Dominic Y Ng	DD - ES	3,300.00
60119315	6/1/19	*****3604	Knowland Ging Ng	DD - ES	4,749.00

60119316	6/1/19	*****8594	Patrick Ng Mike Perry, Property Manager	DD - ES	1,716.00
60119317	6/1/19	*****0738	Hieu Nguyen	DD - ES	2,169.00
60119318	6/1/19	*****7154	Huy Quang Nguyen	DD - ES	2,419.00
60119319	6/1/19	*****8307	Mai Thi Thanh Nguyen	DD - ES	1,918.00
60119320	6/1/19	*****4366	Quyen Nguyen	DD - ES	1,900.00
60119321	6/1/19	*****8241	Tieu Nguyen	DD - ES	1,629.00
60119322	6/1/19	*****2660	Nichole Nicholson	DD - ES	1,495.00
60119323	6/1/19	*****7265	Ernest Nichols III	DD - ES	3,354.00
60119324	6/1/19	*****6497	Peter Niloufari	DD - ES	5,105.00
60119325	6/1/19	*****9886	Northstar Financial Group, LLC	DD - ES	749.00
60119326	6/1/19	*****8129	Kevin Nord Nord Investment Real Estate	DD - ES	1,350.00
60119327	6/1/19	*****0056	Richard A Norte	DD - ES	2,603.00
60119328	6/1/19	*****2286	North State Financial, Inc.	DD - ES	1,501.00
60119329	6/1/19	*****7171	New Way Management Services, Inc.	DD - ES	19,948.00
60119330	6/1/19	*****1194	Jennifer Odei	DD - ES	1,448.00
60119331	6/1/19	*****5572	Dwight J Owens	DD - ES	652.00
60119332	6/1/19	*****7606	Juanita Olayo	DD - ES	1,397.00
60119333	6/1/19	*****4543	Esosa A. Omokaro	DD - ES	1,846.00
60119334	6/1/19	*****0588	Orange County Housing Authority	DD - ES	2,307.42
60119335	6/1/19	*****3741	Sandra L Ortiz	DD - ES	1,840.00
60119336	6/1/19	*****1081	Chinenye Osuagwu	DD - ES	2,328.00
60119337	6/1/19	*****9139	Olubukola Amoke Oyebade	DD - ES	2,450.00
60119338	6/1/19	*****3324	Mutlu Ozer	DD - ES	1,807.00
60119339	6/1/19	*****4083	Pacific Living, LLC	DD - ES	1,877.00
60119340	6/1/19	*****7811	Hemangini & Vijendra Patel	DD - ES	2,400.00
60119341	6/1/19	*****0885	Kokila Patel	DD - ES	1,023.00
60119342	6/1/19	*****8684	Virendra M. Patel	DD - ES	2,001.00
60119343	6/1/19	*****8047	Jason Pauline	DD - ES	1,351.00
60119344	6/1/19	*****1939	Paula D. Williams	DD - ES	2,224.00
60119345	6/1/19	*****3189	Loycell Peacock	DD - ES	1,284.00
60119346	6/1/19	*****5165	Scott Pease	DD - ES	1,334.00
60119347	6/1/19	*****3278	Maria Del Carmen Perez	DD - ES	263.00
60119348	6/1/19	*****8225	Shiv Pertab	DD - ES	2,805.00
60119349	6/1/19	*****4893	Cong Thi Pham	DD - ES	2,575.00
60119350	6/1/19	*****0958	Pittsburg Park Apartments	DD - ES	3,747.00
60119351	6/1/19	*****1097	Marianne Head Bay Point Orphans Fund, LLC	DD - ES	4,224.00
60119352	6/1/19	*****7605	Portofino Apartments	DD - ES	7,894.00
60119353	6/1/19	*****8826	Prime Metropolis Properties, Inc.	DD - ES	3,758.00
60119354	6/1/19	*****2849	IH5 Property West, LP	DD - ES	2,235.00

60119355	6/1/19	*****3398	Marples Property Management	DD - ES	3,312.00
60119356	6/1/19	*****4650	A. Meadows Property Management	DD - ES	1,209.00
60119357	6/1/19	*****6551	Parks Properties	DD - ES	1,765.00
60119358	6/1/19	*****7789	Stokley Properties LLC Harbor	DD - ES	2,268.00
60119359	6/1/19	*****8055	Property Upsurge, Inc.	DD - ES	9,598.00
60119360	6/1/19	*****0782	Amjad Qaqish	DD - ES	783.00
60119361	6/1/19	*****9542	Sam or Sonia Quinones	DD - ES	1,798.00
60119362	6/1/19	*****4029	Amos Radford	DD - ES	1,451.00
60119363	6/1/19	*****1034	Kuljit P Raju	DD - ES	1,302.00
60119364	6/1/19	*****2261	Paramjit K. Raju	DD - ES	3,030.00
60119365	6/1/19	*****3452	Christopher Ramirez	DD - ES	1,846.00
60119366	6/1/19	*****8489	Enrique or Stacy Ramirez	DD - ES	548.00
60119367	6/1/19	*****2162	Erika Ramirez	DD - ES	1,902.00
60119369	6/1/19	*****2283	Rohini Ram	DD - ES	2,146.00
60119370	6/1/19	*****6068	David Raughton	DD - ES	1,712.00
60119372	6/1/19	*****8337	RayCaro Inc.	DD - ES	3,026.00
60119373	6/1/19	*****8227	Croskey Real Estate, Inc.	DD - ES	1,855.00
60119374	6/1/19	*****6703	Amerasia Real Estate Fund LLC	DD - ES	5,242.00
60119375	6/1/19	*****7083	Reliant - Woods Grove, LP	DD - ES	12,240.00
60119376	6/1/19	*****7349	Eric Franklin Remson	DD - ES	1,090.00
60119378	6/1/19	*****9321	Roger Riley	DD - ES	1,901.00
60119379	6/1/19	*****4809	Robert W. Daniels	DD - ES	2,416.00
60119380	6/1/19	*****6917	Ronald D. Shelly or Julie Crowder	DD - ES	934.00
60119381	6/1/19	*****0694	Jason Ruffin	DD - ES	2,374.00
60119382	6/1/19	*****4579	Elvira Ruiz	DD - ES	1,578.00
60119383	6/1/19	*****5248	Constance Russell	DD - ES	1,079.00
60119384	6/1/19	*****3011	Alicia Saucedo	DD - ES	1,218.00
60119385	6/1/19	*****7615	Gregory Paul Schulz	DD - ES	1,091.00
60119386	6/1/19	*****9954	Richard M. Sciortino	DD - ES	890.00
60119387	6/1/19	*****7031	Jacqueline Selinger	DD - ES	1,507.00
60119388	6/1/19	*****5346	Young Sook Seroy	DD - ES	1,724.00
60119389	6/1/19	*****1446	Mohinder Sharma	DD - ES	999.00
60119390	6/1/19	*****7239	Shailesh & Bela Patel	DD - ES	2,832.00
60119391	6/1/19	*****4900	Paul Shatswell	DD - ES	1,493.00
60119392	6/1/19	*****1370	James Shipe, c/o Richard Grijalva, East Cty Brokers	DD - ES	2,795.00
60119393	6/1/19	*****5981	Yihui Shi	DD - ES	1,721.00
60119394	6/1/19	*****7789	Siena Court Apartments	DD - ES	10,434.00
60119395	6/1/19	*****7396	Sierra Pacific Properties Peppertree Apartments	DD - ES	4,319.00

60119396	6/1/19	*****7396	Sierra Pacific Properties Woodland Hills Apartments	DD - ES	11,243.00
60119397	6/1/19	*****6650	Frank M. Siino	DD - ES	468.00
60119398	6/1/19	*****8035	Joseph Michael Siino	DD - ES	1,531.00
60119399	6/1/19	*****5399	Gloria Silva	DD - ES	734.00
60119400	6/1/19	*****8407	Marc J. Simpson	DD - ES	973.00
60119401	6/1/19	*****3639	Raman Singh	DD - ES	2,121.00
60119402	6/1/19	*****6058	Son Singh	DD - ES	1,525.00
60119403	6/1/19	*****0700	Crystal Situ	DD - ES	1,505.00
60119404	6/1/19	*****3853	Lakesha Michelle Smith Lionel R Smith	DD - ES	1,975.00
60119405	6/1/19	*****4970	Molly Smith	DD - ES	1,870.00
60119406	6/1/19	*****9092	Sherritta M Smith	DD - ES	1,004.00
60119407	6/1/19	*****2032	Cinthia Sosa	DD - ES	1,649.00
60119408	6/1/19	*****6977	Angela E. Robinson-Spencer	DD - ES	2,000.00
60119410	6/1/19	*****5343	Deborah Steppe	DD - ES	1,390.00
60119411	6/1/19	*****1601	George W. Stephens	DD - ES	1,661.00
60119412	6/1/19	*****5308	R R Rentals	DD - ES	1,700.00
60119414	6/1/19	*****1808	Jezzy Sukaemi	DD - ES	2,518.00
60119415	6/1/19	*****7479	Ms. Li Su	DD - ES	2,599.00
60119416	6/1/19	*****8534	Suma Aryaei	DD - ES	2,553.00
60119417	6/1/19	*****1235	Summit Venture Group, LLC	DD - ES	2,418.00
60119418	6/1/19	*****6168	Kamaljeet Surila	DD - ES	1,470.00
60119419	6/1/19	*****0399	Joyce Hui Sy	DD - ES	5,955.00
60119420	6/1/19	*****1242	Hamed Tafaghodi Alexis Tafaghodi	DD - ES	1,367.00
60119421	6/1/19	*****6765	TAH 2018-1 Borrower, LLC	DD - ES	2,000.00
60119422	6/1/19	*****3190	Sha Sha Teng	DD - ES	2,456.00
60119423	6/1/19	*****9166	Ms. Natasha Terry	DD - ES	2,282.00
60119424	6/1/19	*****2164	Quyen Minh Thai	DD - ES	1,800.00
60119425	6/1/19	*****9314	Silvia Thein and Ada Choi	DD - ES	632.00
60119426	6/1/19	*****7191	Tequila Nashannon Thornton	DD - ES	1,161.00
60119427	6/1/19	*****4049	ChingJen Tong	DD - ES	1,503.00
60119428	6/1/19	*****1405	Lourdes or Raymond Tovar	DD - ES	1,787.00
60119429	6/1/19	*****2094	Raphael Minhtuyen Tran	DD - ES	2,825.00
60119430	6/1/19	*****1327	Thuy Tran	DD - ES	1,245.00
60119431	6/1/19	*****6165	Thanh Van Trinh	DD - ES	1,506.00
60119432	6/1/19	*****1650	Ms. Wendie Hue Trinh	DD - ES	2,493.00
60119433	6/1/19	*****3572	Nhan Chi Truong	DD - ES	978.00
60119434	6/1/19	*****5313	Sean Thuyet Truong	DD - ES	1,290.00
60119435	6/1/19	*****9321	Van Truong	DD - ES	1,493.00
60119436	6/1/19	*****8392	Xavier Van Truong	DD - ES	5,928.00

60119437	6/1/19	*****5553	David Tseng	DD - ES	3,207.00
60119438	6/1/19	*****4582	Lidia Valladares	DD - ES	2,165.00
60119439	6/1/19	*****0250	Victor D Valenzuela	DD - ES	1,585.00
60119440	6/1/19	*****3371	Gary D. Vasconcellos	DD - ES	1,056.00
60119441	6/1/19	*****8457	Sareena Lata Velu	DD - ES	2,223.00
60119442	6/1/19	*****9682	Nuno G Vieira	DD - ES	3,684.00
60119443	6/1/19	*****2720	Stephen Cordell Wafer	DD - ES	1,071.00
60119444	6/1/19	*****2768	Huan Rong Wang	DD - ES	1,366.00
60119445	6/1/19	*****6924	Lining Wan	DD - ES	1,827.00
60119446	6/1/19	*****6945	Wei Wang	DD - ES	1,697.00
60119447	6/1/19	*****1634	Yu Ruo Wang	DD - ES	2,165.00
60119448	6/1/19	*****7593	Ms. Brigitte Warren C/O Perry Realty Team	DD - ES	2,450.00
60119449	6/1/19	*****5502	Mildred Lucille Washington	DD - ES	1,996.00
60119451	6/1/19	*****4384	Wenyng Chang	DD - ES	2,162.00
60119452	6/1/19	*****5295	Holly Wen	DD - ES	1,205.00
60119453	6/1/19	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	4,762.00
60119455	6/1/19	*****7867	Ms Adrienne Wilson C/O Gabe Essoe	DD - ES	1,758.00
60119456	6/1/19	*****5057	Kathleen and John Wilson	DD - ES	1,275.00
60119457	6/1/19	*****8702	Kathy D. Williams	DD - ES	2,796.00
60119458	6/1/19	*****5480	Tasia La Vonda Williams	DD - ES	2,378.00
60119459	6/1/19	*****5026	Windeler Development Group, Inc.	DD - ES	1,245.00
60119460	6/1/19	*****1769	Alan York Lun Wong Alan York Lun Wong	DD - ES	1,233.00
60119461	6/1/19	*****1862	Danny Ching-Yam Wong	DD - ES	1,979.00
60119462	6/1/19	*****1157	Har Pan Wong	DD - ES	6,622.00
60119463	6/1/19	*****6356	Joanne Wong	DD - ES	1,825.00
60119464	6/1/19	*****1060	Kinney Ming Wong	DD - ES	1,300.00
60119465	6/1/19	*****5451	Mei-Yuk Yu Wong Vincent Wong	DD - ES	2,600.00
60119466	6/1/19	*****1853	WR Properties, Inc.	DD - ES	5,415.00
60119467	6/1/19	*****3962	Hong Wu	DD - ES	1,413.00
60119468	6/1/19	*****3698	Zhang Jin Wu	DD - ES	3,240.00
60119470	6/1/19	*****2651	Sheree Wynn	DD - ES	2,094.00
60119471	6/1/19	*****5388	Jian Ai Xuan	DD - ES	1,940.00
60119472	6/1/19	*****3880	Ping Ping Xu Keming Wang	DD - ES	3,585.00
60119473	6/1/19	*****2366	Karl Yick C/O Teresita D. Pereira	DD - ES	1,199.00
60119474	6/1/19	*****6779	Sally Yip	DD - ES	1,813.00

60119475	6/1/19	*****6210	Yong Qiang Lu	DD - ES	1,777.00
60119476	6/1/19	*****6178	Chris Kui You	DD - ES	2,394.00
60119477	6/1/19	*****7622	Yee Yue Cheung	DD - ES	1,230.00
60119478	6/1/19	*****7029	Ming Yu	DD - ES	1,772.00
60119479	6/1/19	*****8664	Mohammad Zalmayyar	DD - ES	2,154.00
60119480	6/1/19	*****7638	Jielu Zhao	DD - ES	1,650.00
60119481	6/1/19	*****2940	Wei Bin Zhang or Gao Wei	DD - ES	1,731.00
60119482	6/1/19	*****3259	Xirong Zhao	DD - ES	1,804.00
60119483	6/1/19	*****4367	Xiang Yang Zheng	DD - ES	2,400.00
60119484	6/1/19	*****3830	Joy Yi Zhou	DD - ES	2,456.00
60119485	6/1/19	*****7805	Shengguo Zhu	DD - ES	4,456.00
60119486	6/1/19	*****6132	Ying Zhu	DD - ES	4,996.00
60119487	6/1/19	*****4651	Weijie Zhang	DD - ES	1,247.00

Housing Choice Voucher	HAP	1,378,628.99
	UR	9,156.41
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	565.96
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	0.00
	All Payments	\$1,388,351.36

Check Summary

June 1, 2019

Check Number	Check Date	Payee Tax ID	Payee	Amount
VASH				
149049	6/1/19	*****6041	Anthony L Johnson	20.00
149053	6/1/19	*****0064	Ayaanna R Ireland	110.00
149055	6/1/19	*****5756	Christopher Smith	107.00
149070	6/1/19	*****5735	Michael Wimmer	170.00
149079	6/1/19	*****7726	Quamie Golliday	83.00
149084	6/1/19	*****2665	Stacy Smith	14.00
149086	6/1/19	*****2982	Timothy P Harrington	1.00
149088	6/1/19	*****7845	Troy Mills	31.00
149092	6/1/19	*****3447	David S Loesch	88.00
149151	6/1/19	*****9325	JOW & AAW, LLC	3,173.00
149153	6/1/19	*****9810	Housing Authority of the County of Alameda	3,237.69

149156	6/1/19	*****3909	Ken Bartlett		383.00
149157	6/1/19	*****0331	Fairfield Housing Authority		126.80
60119009	6/1/19	*****4636	Felipe Amarante	DD - ES	1,487.00
60119020	6/1/19	*****7492	Adrienne Kelly Belton	DD - ES	1,060.00
60119045	6/1/19	*****8860	Joe Burns	DD - ES	1,200.00
60119046	6/1/19	*****8764	William Joseph Burgoyne	DD - ES	746.00
60119049	6/1/19	*****2513	Clara Beatriz Cardenas	DD - ES	1,550.00
60119074	6/1/19	*****0746	Contra Costa County Housing Authority	DD - ES	14,069.40
60119075	6/1/19	*****0746	Contra Costa County Housing Authority	DD - ES	10,398.11
60119076	6/1/19	*****0746	Contra Costa County Housing Authority	DD - ES	11,676.20
60119077	6/1/19	*****0746	Contra Costa County Housing Authority	DD - ES	9,022.24
60119078	6/1/19	*****0746	Contra Costa County Housing Authority	DD - ES	11,013.96
60119079	6/1/19	*****0746	Contra Costa County Housing Authority	DD - ES	8,902.94
60119082	6/1/19	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	7,109.00
60119083	6/1/19	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	4,148.00
60119084	6/1/19	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	7,421.00
60119085	6/1/19	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	2,715.00
60119101	6/1/19	*****9507	Olga M. Disney	DD - ES	1,135.00
60119106	6/1/19	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	603.00
60119114	6/1/19	*****3881	FFAH Marina Heights LLC	DD - ES	803.00
60119115	6/1/19	*****3881	FFAH Marina Heights LLC	DD - ES	2,131.00
60119116	6/1/19	*****3881	FFAH Marina Heights LLC	DD - ES	1,821.00
60119120	6/1/19	*****8096	Robert Fitzstephens Rob Fitzstephens	DD - ES	1,602.00
60119125	6/1/19	*****4032	Fox Creek Apartments	DD - ES	445.00
60119137	6/1/19	*****5111	Gateway Apartments	DD - ES	3,314.00
60119154	6/1/19	*****5267	Abhilash Gupta	DD - ES	1,730.00
60119164	6/1/19	*****6728	David T. Hennigan	DD - ES	2,059.00
60119250	6/1/19	*****1547	Paul Livson	DD - ES	3,126.00
60119285	6/1/19	*****6342	James & Diana Gail McDonald c/o Yolanda McDonald	DD - ES	1,500.00
60119325	6/1/19	*****9886	Northstar Financial Group, LLC	DD - ES	4,977.00
60119356	6/1/19	*****4650	A. Meadows Property Management	DD - ES	446.00
60119368	6/1/19	*****7228	Ramsey Horton	DD - ES	1,542.00
60119371	6/1/19	*****2414	Tanya Nicole Ray	DD - ES	1,938.00
60119373	6/1/19	*****8227	Croskey Real Estate, Inc.	DD - ES	1,780.00
60119374	6/1/19	*****6703	Amerasia Real Estate Fund LLC	DD - ES	4,946.00
60119375	6/1/19	*****7083	Reliant - Woods Grove, LP	DD - ES	2,646.00

60119377	6/1/19	*****2935	RICHMOND HOUSING AUTHORITY	DD - ES	3,270.74
60119394	6/1/19	*****7789	Siena Court Apartments	DD - ES	824.00
60119409	6/1/19	*****3465	Ramzi D Srouji	DD - ES	1,891.00
60119413	6/1/19	*****0437	Suisun City Housing Authority	DD - ES	867.42
60119429	6/1/19	*****2094	Raphael Minhtuyen Tran	DD - ES	1,776.00
60119450	6/1/19	*****4563	Isidoro Weitzman	DD - ES	2,045.00
60119453	6/1/19	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	2,163.00
60119454	6/1/19	*****9380	Tracy J. Whitehead	DD - ES	2,249.00
60119466	6/1/19	*****1853	WR Properties, Inc.	DD - ES	1,700.00
60119469	6/1/19	*****2556	Drewcillia Wyatt	DD - ES	1,247.00

VASH

HAP	151,537.00
UR	624.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	4,479.50
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$156,640.50

Grand Total

<u>6/1/19 Check Run</u>		HAP	1,530,165.99
		UR	9,780.41
HAP (Regular)	\$ 1,184,782.99	Damage Claim	0.00
HAP (VASH)	151,537.00	Vacancy Claim	0.00
HAP (Port-In)	180,896.00	Administrative Fee	5,045.46
HAP (Port-Out)	12,950.00	FSS Escrow Account	0.00
Utility Reimbursement	9,780.41	Shelter Plus Security Deposit	0.00
Admin Fee	5,045.46	Other	0.00
Total	<u>\$ 1,544,991.86</u>	All Payments	\$1,544,991.86

John
5/30/19

DD - 1,462,514.88 +
CKS — 82,476.98 +
1,544,991.86

PWO 5/30/19

Check Summary

June 15, 2019

Check Number	Check Date	Payee Tax ID	Payee	Amount
Housing Choice Voucher				
* 149171	6/15/19	*****2764	Jonathan D Bell	227.00
149172	6/15/19	*****0046	Letta D Christian	95.00
149173	6/15/19	*****5951	Stoneman Apartments	874.00
149174	6/15/19	*****1714	Yoway Wilson Tong	1,725.00
149175	6/15/19	*****0668	Guangyu Zhang	2,889.00
* 61519001	6/15/19	*****0707	Sergeant or Sima Austin	DD - ES 241.00
61519002	6/15/19	*****2521	Belmont Apartments	DD - ES 5,085.00
61519003	6/15/19	*****1814	Tonette Sharice Cooper	DD - ES 36.00
61519004	6/15/19	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES 1,232.00
61519005	6/15/19	*****7691	Hernan Roberto Figueroa	DD - ES 744.60
61519007	6/15/19	*****5120	Deepika Sameer Jain	DD - ES 483.00
61519008	6/15/19	*****6102	Maria Lara	DD - ES 1,608.00
61519009	6/15/19	*****3782	Joseph C. Lerma	DD - ES 205.00
61519010	6/15/19	*****1989	Jeff Mann	DD - ES 1,757.00
61519011	6/15/19	*****4316	Joel Mejia	DD - ES 280.00
61519012	6/15/19	*****0054	NC Associates, Inc.	DD - ES 1,719.00
61519013	6/15/19	*****7265	Ernest Nichols III	DD - ES 68.00
61519014	6/15/19	*****7171	New Way Management Services, Inc.	DD - ES 1,455.00
61519015	6/15/19	*****6784	Lowde Y. Perkins	DD - ES 468.55
61519016	6/15/19	*****8055	Property Upsurge, Inc.	DD - ES 867.74
61519017	6/15/19	*****3871	Maridel P Santos	DD - ES 1,700.00

Housing Choice Voucher		HAP	23,437.89
		UR	322.00
		Damage Claim	0.00
		Vacancy Claim	0.00
		Administrative Fee	0.00
		FSS Escrow Account	0.00
		Shelter Plus Security Deposit	0.00
		Other	0.00
		All Payments	\$23,759.89

Check Summary

June 15, 2019

Check Number	Check Date	Payee Tax ID	Payee	Amount
VASH				
61519006	6/15/19	*****6728	David T. Hennigan	DD - ES 151.00

VASH		HAP	151.00
		UR	0.00
		Damage Claim	0.00
		Vacancy Claim	0.00
		Administrative Fee	0.00
		FSS Escrow Account	0.00
		Shelter Plus Security Deposit	0.00
		Other	0.00
		All Payments	\$151.00

Grand Total

<u>6/15/19 Check Run</u>		HAP	23,588.89
		UR	322.00
HAP (Regular)	\$ 14,521.89	Damage Claim	0.00
HAP (VASH)	151.00	Vacancy Claim	0.00
HAP (Port-In)	8,916.00	Administrative Fee	0.00
HAP (Port-Out)	-	FSS Escrow Account	0.00
Utility Reimbursement	322.00	Shelter Plus Security Deposit	0.00
Admin Fee	-	Other	0.00
Total	\$ 23,910.89	All Payments	\$23,910.89

0 * *

DD-18,100.89+
CKS-5,810.00+
23,910.89+*

ym 6/11/19
pwr 6/11/19

Payment History List

June 5, 2019

		Payee										
Check Date	Check #	Account #	Payee	Tenant	Agcy	Prgm Type	VMS Date	Amount	Voided	Cleared		
06/01/2019	60119371	***-**-2414	Tanya Nicole	Carrera, Tiffany	1	4 HAP	06/01/2019	\$1938.00	☐	☐		
06/05/2019	60119371	***-**-2414	Tanya Nicole	Carrera, Tiffany	1	4 HAP	06/01/2019	-\$1938.00	☐	☐		

\$0.00

Direct Deposit returned
tenant moved out

Payment History List

June 11, 2019

		Payee		Tenant	Agcy Prgm Type			VMS Date	Amount Voided Cleared		
Check Date	Check #	Account #	Payee								
06/01/2019	149050	***-**-2188	Antoine D	Jackson,	1	3	UR	06/01/2019	\$229.00	☐	☐
06/10/2019	149050	***-**-2188	Antoine D	Jackson,	1	3	UR	06/01/2019	-\$229.00	☐	☐

\$0.00

CK returned to Finance
tenant not entitle to
receive June '19 UR



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Confirm the Engineer's Report, Diagram and Assessment and Levy the Annual Assessment for Landscaping & Lighting Assessment District 1988-01, Citywide (Fiscal Year 2019-20)

MEETING DATE: July 15, 2019

EXECUTIVE SUMMARY

Landscaping and Lighting Assessment District 1988-01 ("88-01 District"), has been in existence since 1988 and the funds collected are necessary for the City to maintain the public desired level of lighting and landscaping throughout the City. Each year, prior to ordering the improvements and levying the assessments, the City Council holds a public hearing.

FISCAL IMPACT

The District will collect \$3,040,779.32 in assessments, \$105,000 in Measure J contributions, and \$1,119,523.68 in General Fund contributions (\$32,693.21 in general benefit cost plus \$1,086,830.47 gap funding), and \$28,020 fund balance carryover, for a total of \$4,293,323 in FY 2019-20. This includes school district subsidies of \$59,842.98, City assessments of \$64,254.88, Housing Authority assessments of \$3,841.64, and unpaid assessments of \$5,789.54 for properties identified by the State Board of Equalization. The Public Works Department estimates that the City will expend \$4,293,323.00 during FY 2019-20 to manage the District. Without the District, the General Fund would be responsible for the entire amount.

RECOMMENDATION

City Council adopt a resolution confirming the diagram and assessments and levying the annual assessment for the 88-01 District, for FY 2019-20.

BACKGROUND

On May 6, 2019, the City Council approved Resolution 19-13628, directing the Engineer of Work, Richard Abono, to file an annual report for Fiscal Year 2019-20 in accordance with the Landscaping and Lighting Act of 1972.

On June 1, 2019, the Engineer of Work filed the annual report with the City Clerk. All interested persons were referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the district.

On June 3, 2019, the City Council adopted Resolution 19-13639 approving the Engineer's Report and declared its intent to order improvements in the 88-01 District, for FY 2019-20. That resolution also set this evening's meeting as the public hearing on this matter.

SUBCOMMITTEE FINDINGS

This item was not brought before a subcommittee.

STAFF ANALYSIS

FY 2019-2020 is the thirty-second fiscal year of the District's operation. For each parcel of land in the 88-01 District, the report recommends assessments, which, when combined with a contribution from the General Fund, are sufficient to fund the projected FY 2019-20 costs for operation, maintenance, servicing, replacement and installation of District improvements. The recommended assessments are proportional to the Engineer's estimates of relative benefits received by each parcel from the 1988-01 District improvements.

In 2008, the City Council directed the use of City funds to pay assessments on parcels owned by the City, Pittsburg Unified School District and Mt. Diablo Unified School District. These subsidies for public agency owned parcels were paid each year and remain in effect through FY 2019-20. The Engineer's Report attached to this staff report has been revised from the report previously provided to the City Council in order to clarify this fact.

The Public Works Department implemented maintenance level reductions in the past by eliminating feature planting bed areas, reducing water usage by using recycled water and implementing a Central Irrigation Control System. Staff also cut maintenance costs by reducing part-time labor and using additional custody alternative and community services labor, installing/upgrading LED illuminated street name signs at major intersections and using LED's for City streetlights to reduce power costs.

These strategies have been effective at reducing maintenance costs and preventing a large increase in the General Fund subsidy even with added responsibilities of additional median landscaping and parks. Without the 88-01 District, the General Fund would be responsible for the entire amount.

ATTACHMENTS: Engineer's Report
 Resolution

Report Prepared By: Gina Haynes, Senior Civil Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In The Matter Of:

Confirming the Engineer's Report, Diagram)
And Assessments and Levying the Annual)
Assessments for Landscaping and Lighting)
Assessment District 1988-01, Citywide for)
Fiscal Year 2019-20)

RESOLUTION NO. 19-

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, California Streets and Highways Code § 22500 et seq., also known as the Landscaping and Lighting Act of 1972 ("1972 Act"), authorizes the creation of assessment districts to perform certain functions, including the installation, construction, and maintenance of landscaping, lighting, and park and recreational facilities; and

WHEREAS, in accordance with the 1972 Act, the City of Pittsburg created the Citywide Landscaping and Lighting District 1988-01 ("88-01 District") for the purpose of performing certain functions, including the improvement and maintenance of the landscaping and lighting of City parks and facilities, medians, rights of way and streets; and

WHEREAS, Pursuant to Chapter 3 of the 1972 Act, the City Council directed the Engineer of Work for the 88-01 District to prepare and file an annual report for FY 2019-20; and

WHEREAS, the Engineer of Work filed his annual report on June 1, 2019, and the City Council adopted Resolution 19-13639 approving the Engineer's Report and declaring its intent to levy and collect assessments 88-01 District for FY 2019-20. The City Council also set a public hearing to be held on July 15, 2019, in the meeting place of the City Council, City Hall, 65 Civic Avenue, Pittsburg. A notice of the hearing was given in the time and manner required by law; and

WHEREAS, at the public hearing, the City Council afforded to every interested person an opportunity to protest the annual report either in writing or orally.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1. The City Council hereby finds and determines that the above recitals are true and correct and have served as the basis, in part, for the findings and actions of the City set forth below.

Section 2. The Council orders the improvements, generally described as landscaping and lighting installation, maintenance and repair, described in detail in the Report, and orders the levy and collection of the assessment for the FY 2019-20.

Section 3. The Council hereby confirms the diagram and increased Assessment for the 88-01 District on file with the City Clerk.

Section 4. City staff is hereby directed to collect the Assessment described in the Report for FY 2019-2020 from each record owner of a parcel within the 88-01 District.

Section 5. The City Clerk shall certify the adoption of this Resolution.

Section 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 15th day of July 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk

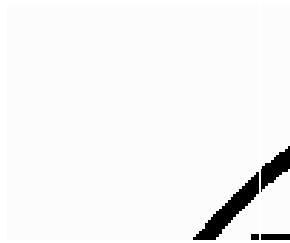
**City of Pittsburg
Contra Costa County, California**

ENGINEER'S REPORT

***CITY OF PITTSBURG
LANDSCAPING & LIGHTING
ASSESSMENT DISTRICT 1988-01***

FISCAL YEAR 2019-20

June 1, 2019



Prepared By:

**Richard Abono
City Engineer
City of Pittsburg, California**

EXHIBIT "A"

Landscaping & Lighting Assessment District 1988-01

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CITY OF PITTSBURG
CITYWIDE LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT 1988-01

FISCAL YEAR 2019-20

The undersigned respectfully submits the enclosed Engineer's Report as directed by the City of Pittsburg.

Dated: _____

By _____
Richard D. Abono, PE
RCE No. C65440

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached, was filed with me on the _____ day of _____,

Alice E. Evenson, City Clerk
City of Pittsburg
Contra Costa County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Pittsburg, Contra Costa County, on the _____ day of _____ 2019.

Alice E. Evenson, City Clerk
City of Pittsburg
Contra Costa County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached was filed with the County Auditor of the County of Contra Costa, on the _____ day of _____ 2019.

By _____

Richard D. Abono, City Engineer

SECTION I: INTRODUCTION

In June 1988, the City Council confirmed the Engineer's Report, ordered improvements and levying the first annual assessment for Landscaping and Lighting District 1988-01. The assessment was originally set at \$69.24 per benefit factor, increased to \$77.18 per benefit factor in Fiscal Year (FY) 1990-01, and was affirmed by voters in the 1996 General Election.

This report is for Fiscal Year 2019-20, the thirty-second fiscal year of the District's operation. For each parcel of land in the District, the report recommends assessments, which, when combined with a contribution from the general fund, are sufficient to fund the projected FY 2019-20 budget for operation, maintenance, servicing, replacement and installation of District improvements.

The Citywide Landscaping and Lighting Assessment District 1988-01 includes all of the incorporated City of Pittsburg, except Oak Hills Landscaping and Lighting Assessment District 1988-02 (located along West Leland Road and Bailey Road). The assessment diagram depicting the boundaries of District 1988-01 is on file in the Office of the City Clerk of the City of Pittsburg, and is incorporated herein.

For FY 2007-08 and all years thereafter, the City increased the assessment for a residential land use, (City category codes 01, 21, 22, 23, 24, 25 and 29), for a total assessment of \$102.18 per benefit factor. All other parcels including commercial, institutional, industrial, churches and non-profit will continue to pay the current assessment of \$77.18 per benefit factor. In accordance with Proposition 218, the City conducted a mailed ballot election for the assessment increase.

SECTION II: ENGINEER'S REPORT

PREPARED PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

LANDSCAPING AND LIGHTING DISTRICT 1988-01
FY 2019-20

This Preliminary Engineer's Report for the Pittsburg Landscaping and Lighting Assessment District 1988-01 is submitted, pursuant to Resolution 19-13628 of the Pittsburg City Council and under the provisions of the Landscaping and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500). I, Richard D. Abono, the duly appointed Engineer of Work, Assessment Engineer for the Citywide Landscaping and Lighting District 1988-01, submit the following Report consisting of Section I and Section II consisting of the following five (5) parts:

PART A: DESCRIPTION OF IMPROVEMENTS

This part describes the improvements in the District. For a more detailed description of the improvements, refer to the listing of improvements incorporated within this report.

PART B: ESTIMATE OF COST AND REVENUE

This part contains an estimate of the costs to maintain the assets of the District that are supported by the assessment revenues proposed for FY 2019-20. The estimate of cost and revenue are on file in the Office of the City Clerk of the City of Pittsburg and are incorporated herein.

PART C: METHOD OF APPORTIONMENT OF ASSESSMENT

This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefit to be received.

PART D: ASSESSMENT DISTRICT DIAGRAM

This part incorporates a Diagram of the District showing the exterior boundaries of the District, and the boundaries of Landscaping and Lighting District 1988-02 which is also located within the 1988-01 District boundaries. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Contra Costa for the fiscal year when this Report was prepared.

PART E: PROPERTY OWNER LIST & ASSESSMENT ROLL

This part contains a list of the Assessor Parcel numbers of Contra Costa County, and the net amount to be assessed upon the benefited lands within the District for FY 2019-20. The Assessment Roll is filed in the Office of the Pittsburg City Clerk and incorporated in this Report by reference. The list is keyed to the records of the Contra Costa Assessor Parcel Map Numbers.

PART A: DESCRIPTION OF IMPROVEMENTS

The Pittsburg Landscaping and Lighting Assessment District 1988-01 provides for the levy and collection of assessments to pay for maintenance of parks, street trees and the landscaping along public rights-of-way, in street median islands and around public buildings, in neighborhood and community parks, as well as sidewalk repair related to street tree damage and maintenance and utility bills. Other incidental costs included in District operations are the cost of preparation of the report, cost payable to the County for collection of assessments, cost for compensation of any engineer or attorney employed to render services and any cost associated with any elections held for the approval of a new or increased assessment.

Street Lights

The street lighting system includes all street lights within the public right-of-way, easement, and public parks. There are a total of 4,283 street lights of which 1,973 are City owned and 2,232 are PG & E owned within the 1988-01 Citywide Landscaping and Lighting District.

Street Trees

Maintenance of all street trees located within the public right-of-way or a street tree maintenance easement.

Concrete

Replacement of sidewalks damaged by street trees and/or sidewalks adjacent to city owned property.

Landscaping

Maintenance and servicing of public parks and facilities, medians, right-of-ways and feature planning areas which are located within the District and described in Tables 1, 2, 3, and 4 of this Report. Improvements include but are not limited to trimming, pruning, weeding, fertilizing, irrigation, trash removal, sprinkler repair, plant replacement and other necessary maintenance programs.

Table 1 Parks & Facilities

Marina Center ; 340 Marina Blvd	Riverview Park ; 2 River Park Drive
City Hall ; 65 Civic Avenue	Marina Walk Park ; 200 West 7 th St
Santa Fe Linear Park ; Columbia to Harbor Street	Riverview Park 4 River Park Drive
Central Harbor ; Pittsburg Marina	Community Youth Center ; 60 Civic Ave
Mariner Walk Park -Herb White Way	De Anza Park ; East Trident Drive
City Park ; Civic and Railroad Avenues	Environmental Center ; 2581 Harbor Street
Small World Park ; 2551 Harbor Street	California Seasons Park ; 1951 Seasons Way
Highlands Ranch Park ; Rangewood Drive	Stoneman Park North ; 790 West Leland Road
Sr. Citizens' Center ; 300 Presidio Ln	Americana Park ; 110 Salinas Ct
Stoneman Park South (undeveloped); 2255 John Henry Johnson Parkway	Hillsdale Park ; 2240 Daffodil Drive
Woodland Hills Park ; 315 Alta Vista	Buchanan Park ; 4150 Harbor Street
Highlands Park ; 4215 St. Paul Circle	Central Park/POSCO ; East of Columbia Street @ Central Avenue
East Bay M.U.D. Trail ; EBMUD R/W Railroad Ave to East City Limits	Village At New York Landing ; 240 Pebble Beach Loop
Stoneman Trailhead ; John Henry Johnson Parkway	Harbor Street Trailhead ; Harbor Street @ EBMUD Right-of-Way
Oakhills Park ; Southwood and Woodhill Drives	Heritage Plaza ; 120 East 4 th Street
8th Street Linear Park ; Harbor to Herb White Way	John Buckley Square ; Railroad Ave/5 th Street/6 th Street & Black Diamond St.
Columbia Street Linear Park ; Pittsburg/ Antioch Highway to Central Ave	

Table 2 Medians

East Third Street; Marina Boulevard to East Street	Marina Boulevard; Bayside Drive to East Third Street
Harbor Street; East Third Street To Stoneman Avenue	Power Avenue; Andrew Avenue to West Catamaran Circle
Civic Avenue; Davi Street to Railroad Avenue	Railroad Avenue; East Fifth Street to South City Limits
Range Road; Willow Pass Road to Southerly Terminus	East Leland Road; Railroad Avenue to Century Boulevard
Century Boulevard; East Leland Road to Somersville Road	Loveridge Road; Buchanan Road to State Route 4
Gladstone Drive; Loveridge Road To Arlington Circle	Meadowbrook Avenue; Stoneman Avenue to Fallenleaf Way
Ventura Drive; At Buchanan Road	McFaul Drive; At Buchanan Road
McDermott Avenue; At Buchanan Road	Suzanne Drive; At Buchanan Road
Santa Anna Drive; At Buchanan Road	Inverness Drive; At Buchanan Road
Campbell Drive; At Buchanan Road	Railroad Avenue; At Buchanan Road
West Buchanan Road; Railroad Avenue to Crestview Drive	Bailey Road; West Leland Road to State Route 4
Capitola Place; Capitola Drive to Cumberland Street	Loveridge Road; North of Hwy 4
Ventura Drive; S/O Buchanan Rd	San Marco Blvd; Highway 4 to South Terminus
Meadows Avenue; S/O Buchanan Rd	West Leland Road Extension-Southwood Drive to San Marco Blvd.
West Tenth Street: Railroad Avenue to Beacon Street	

Table 3 Rights-of-Way

George Lowy Marina	Central Waterfront Basin III
East Third Street ; Marina Boulevard To East Street Tree Wells	Historical District (Railroad Ave); East Eighth to East Third Streets
Marina Boulevard (South Side); Bayside Drive to West Street	Marina Boulevard ; At East Fifth Street (Lapori Building Parking Lot)
PG&E Berm (West Side); Perimeter of Bayside Knolls	Bayside Drive (West Side); Marina Boulevard to River Park Drive
East Sixth Street ; At Railroad Avenue Parking Lot	East Third Street ; @ Marina Boulevard Parking Lot
Harbor Street ; East Side Between School Street and Army Street	Harbor Street ; East Santa Fe Avenue to East Third Street
Central Harbor Parkway ; Launch Ramp and Parking Lot	Willow Pass Road ; Dory Road to West City Limits
Railroad Avenue ; California Avenue to East Tenth Street	Polaris Drive ; East Catamaran Circle to Trident Drive
Power Avenue (North Side); At River Run Subdivision	Range Road ; Willow Pass Road to Southerly Terminus
East Catamaran Circle (East Side)	Frontage Road ; Burton Avenue to Dover Way
Range Road ; Northerly Terminus to West Leland Road	Railroad Avenue (West Side); Frontage Road to Alvarado Avenue
West Leland Road ; Burton Avenue to San Marco Blvd.	East Leland Road ; (South Side) At Leland Court and At Stoneridge Drive
East Leland Road ; (North Side) At Freed Circle	Buchanan Road (North Side); Harbor Street to Ventura Drive
Loveridge Road ; Stoneman Avenue to Ventura Drive	Buchanan Road (South Side); Quercas Lane to East City Limits
Stoneman Avenue ; At Harbor Street	Cumberland Street ; E 3 rd to E 8 th St
E. Eighth St ; Harbor to Cumberland Sts	Railroad Ave ; N/E Corner of E 17 th St
Capitola Pl ; Capitola Dr to Cumberland	Willow Avenue @ Bailey Road
California Ave ; East of Loveridge Road	Ventura Drive ; @ Buchanan Road
Railroad Ave & Buchanan Rd ; N/W Corner	West 8th St ; Mitigation Project @ Herb White Way
Pittsburg-Antioch Hwy ; Mitigation Project @ Kirker Creek	California Ave ; East of Loveridge Road
North Parkside Drive ; @ Cannery Ave	San Marco Blvd ; S/O Highway 4
Railroad Avenue (East Side) California Avenue to Victory Avenue	Alves Ranch Road ; south of West Leland Road

Table 4 Feature Planting Bed Areas

Fisherman Monument; East Third Street At Railroad Avenue	Raised Planter Beds; Railroad Avenue at East Third Street
City Hall Planter Beds; 65 Civic Avenue	Fishing Boat Monument; Marina Boulevard at East Third Street
Small World Park Entry Sign; Harbor Street	Leland Road and Railroad Avenue; All Corners
Buchanan Park Entrance; Harbor Street	Buchanan Park Sign and Planter; Harbor Street
East Leland Road; Easterly City Limits	Veterans & Stoneman Memorial; Small World Park (Harbor Street)
City Park Entrance Sign; Railroad Ave	City Park Memorial; Railroad Avenue
Small World Park Feature Areas; Pond, Railroad Track & Circular Beds	Marina District Sign; East Eighth Street and Railroad Avenue
Plaza Fountain; East Fifth Street @ Black Diamond Street	Muniz Plaza; West Side Railroad Ave Between E. Third & E. Fourth Streets
Marina Boulevard; At E. Fourth Street	Marina Center; 340 Marina Boulevard
Harbor Street; At Presidio Lane	Pelican Loop Entry; @ Marina Blvd
Harbor Street Trailhead;	Railroad Avenue; at Seventeenth Street
East Leland Road; @ Easterly City Limit	Railroad Ave @ East Fifth St; Steel Worker Statue
Meadows Avenue; S/O Buchanan Rd	Oakhills South Entry Monument; Woodhill Drive
San Marco Blvd; S/O Highway 4	Oakhills Unit 5; Oakpoint Drive
Railroad Avenue; At Alvarado Avenue	

PART B ESTIMATE OF COST

A. Projected Revenue and Expense FY 2018-19

Fund Balance, July 1, 2018		\$181,680
Assessment Posted to Roll	\$2,896,398	
Less Refunds	0	
Other Revenue	\$8144	
Projected General Fund Contribution	\$998,507	
Projected Measure C	\$105,000	
Projected Expense July 2018-June 2019	less (\$4,132,843)	
Collection Cost July 2018-June 2019	<u>less (\$28,866)</u>	
Projected Fund Balance, June 30, 2019		\$28,020
Less Set Aside Reserves of		

B. Estimate of Cost FY 2019-20

Street Light Operation & Maintenance

Energy	\$ 360,000.00	
Reserve for New Lights	-0-	
Rate Increases	-0-	
Repair & Equipment Maintenance	\$ 411,726.00	
Total Street Light O & M		\$ 771,726

Landscaping Operation & Maintenance

Maintenance, Repair, Materials, Supplies, Water Contracts, Etc. for Parks and Facilities	\$ 1,934,789	
Maintenance, Repair, Materials, Supplies, Water Contracts, Etc. for Medians & Rights-of-Way	\$ 644,930	
Contingency for Maintenance, Repair & Replacement of Vehicles and Equipment	\$ 237,532	
Total Landscaping O & M		\$ 2,817,250

Street Trees & Concrete Repair

Maintenance & Replacement of Trees & Equipment	\$ 491,414	
Concrete Repair	\$ 61,147	
Total Repair & Replacement		\$ 552,561.00

Administration

\$151,786.00

TOTAL COSTS		\$ 4,293,323.00
LESS OTHER REIMBURSEMENTS		
LESS FUND BALANCE (as of June 30, 2019)		(\$28,020.00)
LESS ESTIMATED GENERAL FUND CONTRIBUTIONS	(GAP FUNDING)	
(\$1,086,830.47)		
LESS MEASURE C FUNDS		(\$105,000.00)
LESS GENERAL BENEFIT		<u>(\$32,693.21)</u>
NET COST AND TOTAL AMOUNT TO BE ASSESSED (1)		\$3,040,779.32

(1) This amount includes the General Fund subsidy for Public School Parcels (\$59,842.98), General Fund contributions for City assessments (\$64,254.88), General Fund subsidy and General Fund contributions for the Housing Authority assessments (\$3,841.64) State Board of Equalization/Post Office Properties \$4,789.54).

TABLE 5. TOTAL ASSESSMENTS BY LAND USE CATEGORY

Category Code	Land Use Category (From Table 1)	Parcel Count	Benefit Factors	Assessment
01	Single Family Residential	16,421	16,421.00	\$1,677,897.78
21	2 Units, Residential	285	424.08	\$43,331.40
22	3 Units, Residential	19	42.24	\$4,316.04
23	4 Units, Residential	68	199.27	\$20,361.92
24	Combo With More Than 1 Residence	17	39.95	\$4,082.00
25	Multi-Family, 5 or More Residences	50	2,691.23	\$274,989.72
29	Condos, Co-ops, Clusters	396	297.00	\$30,349.44
	Total Residential	17,202	20,056.84	\$2,059,124.34
25/60	Multi-Family/Commercial	2	126.15	\$12,890.02
	Total Mixed Use	2	126.15	\$12,890.02
39	Vacant Commercial & Institutional	79	807.63	\$62,333.40
50	Developed Industrial	159	4,191.08	\$323,468.46
59	Vacant Industrial	63	935.71	\$72,218.34
60	Developed Commercial & Institutional	377	6,012.83	\$464,071.66
71	Churches	54	216.00	\$16,670.90
85	Parking Lots	50	352.73	\$27,223.74
90	Non-Profit Organizations	9	36.00	\$2,778.48
	Total Commercial, Institutional, Industrial, Churches, Parking Lots and Non-Profit	791	12,551.98	\$968,764.96
	Totals	18,049	32,830.04	\$3,040,779.32

PART C-METHOD OF APPORTIONMENT OF ASSESSMENT

1. CALCULATION OF ASSESSMENT AND ASSESSMENT OF NEW PARCELS

The City Engineer has proposed/developed an equitable method for distributing the costs of maintaining the City lighting, landscaping and parks. That method:

1. Determines the relative benefit received by each parcel based on type and intensity of land use;
2. Derives a numerical expression to determine the special benefit (benefit factor);
3. Determines the costs for maintenance of the District improvements;
4. Derives an **actual** cost per unit of benefit (unit cost) by dividing the total estimated costs (based on actual maintenance costs) to cover all District cost by the total benefit factors; and
5. Derives an **applied** assessment for each parcel based on an assessment per benefit factor of \$102.18 for residential parcels and \$77.18 for commercial, institutional, churches, parking lots and non-profit parcels.
6. Analyzes the actual costs per unit benefit for each parcel and the applied assessment for each parcel and calculates a City General Fund subsidy for all uses between actual District costs and applied assessment.

The assessment method asserts that: 1) all assessable parcels in the District benefit from the improvements because they are similarly distributed throughout the district; 2) the benefit for each property varies according to the use of the property and the intensity of that use, and for a given intensity of use, similar land uses will derive similar benefits; 3) the subsidy currently provided by the City is based on the actual maintenance cost to the District; 4) the subsidy currently provided to both residential and non-residential property is consistent with the goals of the community and City Council by offering a larger subsidy to commercial and industrial uses to increase economic development and generate and/or maintain jobs in the City; 5) The general benefit for the public at large is far less than the amount the City is currently contributing.

Newly developed areas within Citywide Landscaping and Lighting District 1988-01 will be assessed if a final map has been recorded and the parcel has been created by the date established by the County Assessor's Office for inclusion on the Assessment Roll. Vacant residential parcels are currently not assessed; therefore, an assessment will be levied once a structure is declared final by the Engineering Department, Building Division.

The establishment of the LLAD and its assessment methodology occurred prior to passage of Proposition 218. The provisions of Proposition 218 require that all parcels, including those that are owned by any agency (local, state or federal) that benefit from the improvements within the District cannot be exempt from assessments *"unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."* Proposition 218 also requires that all

existing, new or increased assessments shall comply with the provisions of Proposition 218. Therefore, as a result, the following changes were made in 2008 to make the assessment consistent with state law.

1. Assessment of Public Parcels

The City committed to subsidize 100% of the assessments to be levied on public school parcels in the City of Pittsburg. The subsidy for the public school parcel assessment is \$59,842.98. In addition, the General Fund will also pay the City assessments, which totals \$64,254.88, Housing Authority assessments totaling \$3,841.64. This public parcel list included in the Lighting and Landscaping District 88-01 includes but is not limited to the following agencies; City of Pittsburg, Contra Costa County, EBMUD, Contra Costa County Fire Protection District, BART, and the State of California.

2. GENERAL BENEFIT STREET LIGHTING AND PARK MAINTENANCE AND OPERATIONS

The City may only assess property owners for that portion of the costs which provide a special and direct benefit to the properties located within the boundaries of the District. General benefits are not assessable, and the City must fund that portion of the improvements which provides a general benefit to the public at large with some other funding source, such as the general fund. The 1972 Act does not specify a formula or method to use when determining the amount of general versus special benefit. The Engineer of Work is responsible for conducting the general versus special benefit analysis and then making a recommendation to the City Council, which makes the final determination. The general benefit analysis is summarized below.

Street Lighting

The City recognizes that a portion of the maintenance, operation and servicing of the City's street lights on arterial streets that are funded by the District provides a general benefit to the public at large. Therefore, the City contribution to the District for any general benefits incurred by the maintenance, operation and services on arterial roadways is estimated to be 3% of the operation and maintenance cost. This estimate was derived by determining the percentage of arterial roadway included in the district and multiplying that by the percent benefit assumed for traffic operations. This amount totals \$23,151.78 for this FY 2019-20

Park Maintenance

The District provides operation and maintenance for approximately 250 acres of City owned neighborhood and community parks, open space and recreation facilities. For the purpose of calculating general benefit, it was assumed that casual park use by non-residents (park users not participating in a scheduled program) is de minimus because of the local nature of park use and the condition and popularity of parks in adjacent communities. Therefore, the general benefit derived for park and facility operation and maintenance is based solely on programs currently offered by the Pittsburg Recreation

Department. It was estimated that 24% of the park area and facilities in the District have recreation programs offered. Based on data sampled, 15% of the participants registered for these programs for this year are non-residents. Lastly, it was estimated that 14% of the yearly daylight hours are being used by recreation programs offered by the Recreation Department. Therefore, the estimated general benefit for operation and maintenance for parks and facilities is .5%. This amount totals \$9,541.43 for FY 2019-20. For FY 19-20 the general benefit is less than 1% of the total cost to maintain the District. This amount totals \$32,693.21 and will be paid out of the General Fund. It is anticipated that the general benefit will remain consistent each fiscal year and will be reassessed in 4 years to determine if any significant changes in estimates exist.

TABLE 6 LAND USE CATEGORIES

Category Code*	Land Use Category Description
00	Non-assessable Parcels Including: Undeveloped Residential Parcels, Non-buildable Parcels, District Open space, Parks, Playgrounds, etc.
01	Single Family Residential
21	Two Units, Residential
22	Three Units, Residential
23	Four Units, Residential
24	Combinations With More Than One Residence
25	Multi-Family Residential, Five or More Units
29	Condo, Co-Op, Cluster, P.U.D. Attached
39	Vacant Commercial and Institutional
50	Developed Industrial
59	Vacant Industrial
60	Developed Commercial and Institutional
71	Churches
85	Parking Lots
90	Nonprofit Organizations

*Category Codes Were Created for the Purpose of this Assessment District.

CONTRA COSTA COUNTY USE CODES

Page 1 of 2

<u>Use Code</u>	<u>Description</u>
1	Residential
10	Vacant, unbuildable
11	Single family, 1 residential on 1 Site and Duets w/o minor common areas
12	Single family, 1 residential on 2 or more sites
13	Single family, 2 or more residential on 1 or more sites
14	Single family on other than single family land
15	Miscellaneous improvements, 1 or more site, incl. trees and vines
16	Single family attached residence, townhouses, duets
17	Vacant, 1 site (includes PUD sites)
18	Vacant, 2 or more sites
19	Single family detached res. with major common area (pool, tennis, clubhouse, or other amenities), Cluster Homes
2	Multiple
20	Vacant
21	Duplex
22	Triplex
23	Fourplex
24	Combinations; e.g., single and a double
25	Apartments, 5-12 units, inclusive
26	Apartments, 13-24 units, inclusive
27	Apartments, 25-59 units, inclusive
28	Apartments, 60 units or more
29	Condos, cooperatives (-1 Single Family) (-2 Rossmoor)
3	Commercial
30	Vacant
31	Commercial stores (not supermarkets)
32	Small grocery stores (7-11, mom and pop, quick-stop)
33	Office buildings
34	Medical; dental
35	Service stations; car washes; bulk plants; mini lube
36	Auto repair
37	Community facilities; recreational; swim pool association
38	Golf courses
39	Bowling alleys
4	Commercial
40	Boat Harbors
41	Supermarkets (not in shopping centers)
42	Shopping centers (all parcels include vacant for future shopping Center
43	Financial buildings (insurance and title companies, banks, savings And loans)
44	Motels, hotels, and mobile home parks
45	Theaters
46	Drive-in restaurants (hamburger, taco, etc.)
47	Restaurants (not drive-in; inside service only)
48	Multiple and commercial; miscellaneous improved
49	New car auto agencies

5	Industrial
50	Vacant Land
51	Industrial Park (with structures)
52	Research and Development, with or without structures
53	Light industrial
54	Heavy industrial
55	Mini-warehouse (public storage)
56	Miscellaneous improvements, including trees & vines on light or heavy industrial
59	Pipeline rights-of-way
6	Land
61	Rural, residential improved; 1 to 10 acres
62	Rural, with or without miscellaneous structures, 1 to 10 acres
63	Urban acreage, 10 to 40 acres
64	Urban acreage, more than 40 acres
65	Orchards, vineyards, row crops, irrigated pastures, 10 to 40 acres
66	Orchards, vineyards, row crops, irrigated pastures, over 40 acres
67	Dry farming, grazing and pasturing, 10 to 40 acres
68	Dry farming, grazing and pasturing, over 40 acres
69	Agricultural preserves
7	Institutional
70	Convalescent hospitals and rest homes
71	Churches
72	Schools & colleges, public or private, with or without improvements
73	Hospitals, with or without improvements
74	Cemeteries, mortuaries
75	Fraternal and service organizations, group homes, shelters
76	Retirement housing complex
77	Cultural uses (libraries, museums)
78	Parks and playgrounds
79	Government-owned, with or without buildings (federal, state, city, BART)
8	Miscellaneous
80	Mineral rights (productive/nonproductive)
81	Private roads
82	Pipelines and canals
83	State board assessed parcels
84	Utilities, with or without buildings (not assessed by SBE)
85	Public and private parking
86	Taxable municipally-owned property
87	Common area parcels in PUD's (open spaces, recreational facilities)
88	Mobile home
89	Other; split parcels in different Tax Code Areas

For residential parcels, the measure of the intensity of land use is based on the number of dwelling units on a parcel. Multiple dwelling unit residences receive increased benefits as the number of units on a parcel increases. However, the incremental benefit per unit decreases as the number of units increase. In other words, a single family home's Benefit Factor is 1.00, a condominium's benefit factor is 0.75, a four-plex's Benefit Factor is 2.95. A four-plex does not have four times the special benefit of a single family home, but its benefit is larger than that of a single family home. Each additional unit in a residential complex adds benefit, but less benefit than the previous unit added.

4. Commercial and Industrial Benefit

For nonresidential parcels, the intensity of use is based on the parcel's area and its frontage along public streets. Benefits from District improvements are estimated to rise with increasing parcel area and frontage. Once again, however, the incremental benefit per unit of area or frontage decreases with increasing parcel size or frontage.

Two separate land use categories are used for nonresidential parcels; "industrial" and "commercial/institutional". These two nonresidential categories are further divided according to whether a parcel is developed or vacant. The assessment methodology estimates that the benefit to a vacant parcel is fifty (50) percent of the benefit to a developed one. Parking lots are defined as vacant commercial/institutional parcels and are thus assessed at the fifty (50) percent benefit level.

5. Mathematical Benefit Calculation

The total benefit estimate for a given benefit measure can be calculated from formulas determined by the Engineer of Work that closely estimate the special benefit. Those formulas, charts denoting benefit given parcel use and size, and sample calculations are on pages 17 through 28 of this document.

6. Assessment Calculation

After estimating the special benefits received by each parcel, the assessments are calculated. A parcel's assessment is determined by multiplying that parcel's benefit factors times the applied assessment per benefit factor. The applied assessment per benefit factor is \$102.17 for residential uses and \$77.18 for all others.

Cost estimates for FY 2019-20 operation, maintenance, and administration of the District are listed in Section II Part B, above. The assessment amount for each benefit factor for residential and other is determined as follows:

A. ACTUAL ASSESSMENT PER BENEFIT FACTOR:

ALL USES

Total Cost to Maintain the District	\$ 4,293,323
Divided By	
Total Benefit Factors	32,830.04
Equals	
Actual Assessment Per Benefit Factor	\$130.77
To Cover All District Cost Based on Current Maintenance Cost	

B. APPLIED ASSESSMENT PER BENEFIT FACTOR:

RESIDENTIAL:

Total Amount to Be Assessed	\$2,059,124.34
Divided By	
Total Benefit Factors	20,151.91
Equals-Assessment Per Benefit Factor Residential	\$102.18
(Shortfall from Actual Cost \$28.59 per benefit factor)	

COMMERCIAL, INSTITUTIONAL, INDUSTRIAL, CHURCHES AND NON-PROFIT ("OTHER")

Total Amount to Be Assessed:	\$968,764.96
Divided By	
Total Benefit Factors	12,551.98
Equals	
Assessment Per Benefit Factors (Other)	\$77.18
(Shortfall from Actual Cost \$53.59 per benefit factor)	

C. CITY SUBSIDY PER BENEFIT FACTOR

RESIDENTIAL

(\$130.77 minus \$102.18)	\$28.59 per benefit factor
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COMMERCIAL, INSTITUTIONAL, INDUSTRIAL, CHURCHES AND NON-PROFIT ("OTHER")

(\$130.77 minus \$77.18)	\$53.59 per benefit factor
--------------------------	----------------------------

For each land use category, Table 5 summarizes the number of parcels, the subtotal benefit factors and the applied assessment per benefit factor. The applied assessment for a residential land use, (City category codes 01, 21, 22, 23, 24, 25 and 29), is \$102.18 per benefit factor and all other parcels including commercial, institutional, industrial, churches and non-profit will pay \$77.18 per benefit factor. This amount is still

less than the actual assessment per benefit factor to cover all District costs based on actual maintenance costs (which equals \$130.77). Therefore, the City will continue to subsidize residential uses by \$28.59 per benefit factor and non-residential by \$53.59 per benefit factor. This is consistent with the goals of City Council and the community to encourage economic development and create and/or maintain jobs in the City of Pittsburgh.

The resulting assessments for each parcel are listed on the assessment roll, on file in the Office of the City Clerk of the City of Pittsburgh. This list is available for review.

B: CALCULATION OF MULTI-FAMILY RESIDENTIAL ASSESSMENT

The assessment for each parcel with a multi-family residential building is determined by multiplying the Unit Assessment (\$102.18) by the parcel Benefit Factor. The parcel's Benefit Factor is determined by the number of dwelling units on the parcel. The Engineer uses one of two formulas for the Benefit Factor Calculation, B_1 or B_2 (below). B_1 is used to calculate the benefit for twenty-five (25) or fewer residential units and B_2 is used for parcels with more than twenty-five residential units.

Below are 1) The formulas used to calculate the Benefit Factors, and 2) Examples of the calculation.

Using these formulas, tables showing the number of residential units and the corresponding Benefit Factors have been constructed (see Appendix "A".)

Residential Benefit Factor calculation uses either:

$$\begin{aligned} \text{Formula } B_1 &= RO \times M + (S_1 \div 2) \times M^2 && \text{or} \\ \text{Formula } B_2 &= RO \times MB + (S_1 \div 2) \times MB^2 + RB \times (M-MB) + (S_2 \div 2) \times (M-MB)^2; \end{aligned}$$

where

$$\begin{aligned} M &= \text{Number of Dwelling Units} \\ MB &= 25 \\ RO &= 0.75 \\ RB &= 0.60 \\ S_1 &= -0.006 \\ S_2 &= -0.00038 \end{aligned}$$

where,

$$\begin{aligned} B_1 &= \text{benefit for a parcel with benefit measure falling within the first line segment of incremental benefit curve} \\ B_2 &= \text{benefit for a parcel with benefit measure falling within the second line segment of incremental benefit curve} \\ M &= \text{benefit measure (eg, number of dwelling units on a parcel)} \end{aligned}$$

- MB = value of benefit measure at the point where two line segments meet (eg, number of dwelling units on a parcel)
- RO = incremental benefit at benefit measure of 0 (ie, the y-intercept for incremental benefit curve) (eg, SFR/dwelling unit)
- RB = incremental benefit at point where the two line segments meet (eg, dwelling unit number or parcel area or parcel frontage)
- S_1 = slope of first line segment of incremental benefit curve (eg, dwelling unit number or parcel area or parcel frontage)
- S_2 = slope of second line segment of incremental benefit curve (eg, dwelling unit number or parcel area or parcel frontage)

Substituting the above numbers for the letters, the formulas may be simplified to read:

$$\begin{aligned}
 B_1 &= RO \times M + (S_1 \div 2) \times M^2 \\
 B_1 &= 0.75M - (0.006 \div 2) \times M^2 \\
 B_1 &= 0.75M - 0.003 \times M^2 \\
 \\
 B_2 &= RO \times MB + (S_1 \div 2) \times MB^2 + RB \times (M-MB) + (S_2 \div 2) \times (M-MB)^2 \\
 B_2 &= 0.75 \times 25 - (0.006 \div 2) \times 625 + 0.60 \times (M-25) - (0.00038 \div 2) \times (M-25)^2 \\
 B_2 &= 18.75 - (0.003) \times 625 + 0.60 \times (M-25) - 0.00019 \times (M-25)^2 \\
 B_2 &= 18.75 - 1.875 + (0.60 \times M) - 15 - 0.00019 \times (M-25)^2 \\
 B_2 &= 1.875 + 0.60M - 0.00019 \times (M-25)^2
 \end{aligned}$$

Calculation examples are on the next page.

EXAMPLE 1. Find the Benefit Factors for a residential complex with sixteen (16) units.

16 units are less than twenty-five, so Formula B_1 " $RO \times M + (S_1 \div 2) \times M^2$ " is used. That formula has been simplified for this example.

$$\begin{aligned}
 B_1 &= 0.75M - 0.003 \times M^2 \\
 M &= 16 \\
 B_1 &= (0.75)(16) - (0.003)(16^2) \\
 B_1 &= 12 - 0.768 \\
 B_1 &= 11.232 \text{ Benefit Factors}
 \end{aligned}$$

The Assessment Amount = Benefit Factors Times the Unit Assessment
The Assessment Amount = $11.232 \times \$102.18 = \$1147.69 = \$1147.70$

EXAMPLE 2. Find the Benefit Factors for a residential complex with one hundred

twenty units.

120 units are more than 25, so Formula B_2 ($RO \times MB + (S_1 \div 2) \times MB^2 + RB \times (M-MB) + (S_2 \div 2) \times (M-MB)^2$) is used. That formula has been simplified for this example.

$$\begin{aligned} B_2 &= 1.875 + 0.60M - 0.00019 \times (M-25)^2 \\ M &= 120 \\ B_2 &= 1.875 + 0.60 \times 120 - 0.00019 \times (120-25)^2 \\ B_2 &= 1.875 + 72 - 0.00019 \times 9025 \\ B_2 &= 73.875 - 1.71475 \\ B_2 &= 72.160 \text{ Benefit Factors} \end{aligned}$$

The Assessment Amount = Benefit Factors Times the Unit Assessment
The Assessment Amount = $72.160 \times \$102.18 = \$7,373.31 = \$7,373.32$

**APPENDIX A-
Residential Benefit Factors**

Number Of Units	Benefit Factors	Number Of Units	Benefit Factors	Number Of Units	Benefit Factors
2	1.488	54	34.115	106	64.228
3	2.223	55	34.704	107	64.797
4	2.952	56	35.292	108	65.366
5	3.675	57	35.880	109	65.934
6	4.392	58	36.468	110	66.502
7	5.103	59	37.055	111	67.070
8	5.808	60	37.642	112	67.637
9	6.507	61	38.229	113	68.204
10	7.200	62	38.815	114	68.770
11	7.887	63	39.401	115	69.336
12	8.568	64	39.986	116	69.902
13	9.243	65	40.571	117	70.467
14	9.912	66	41.156	118	71.032
15	10.575	67	41.740	119	71.596
16	11.232	68	42.324	120	72.160
17	11.883	69	42.907	121	72.724
18	12.528	70	43.490	122	73.287
19	13.167	71	44.073	123	73.850
20	13.800	72	44.655	124	74.413
21	14.427	73	45.237	125	74.975
22	15.048	74	45.819	126	75.537
23	15.663	75	46.400	127	76.098
24	16.272	76	46.981	128	76.659
25	16.875	77	47.561	129	77.220
26	17.475	78	48.141	130	77.780
27	18.074	79	48.721	131	78.340
28	18.673	80	49.300	132	78.900
29	19.272	81	49.879	133	79.459
30	19.870	82	50.458	134	80.018
31	20.468	83	51.036	135	80.576
32	21.066	84	51.614	136	81.134
33	21.663	85	52.191	137	81.692
34	22.260	86	52.768	138	82.249
35	22.856	87	53.345	139	82.806
36	23.452	88	53.921	140	83.362
37	24.048	89	54.497	141	83.918
38	24.643	90	55.072	142	84.474
39	25.238	91	55.647	143	85.029
40	25.832	92	56.222	144	85.584
41	26.426	93	56.796	145	86.139
42	27.020	94	57.370	146	86.693
43	27.613	95	57.944	147	87.247
44	28.206	96	58.517	148	87.800

45	28.799	97	59.090	149	88.354
46	29.391	98	59.662	150	88.906
47	29.983	99	60.235	151	89.459
48	30.574	100	60.806	152	90.010
49	31.166	101	61.378	153	90.562
50	31.756	102	61.948	154	91.113
51	32.347	103	62.519	155	91.664
52	32.936	104	63.089	156	92.214
53	33.526	105	63.659	157	92.764

Number Of Units	Benefit Factors	Number Of Units	Benefit Factors	Number Of Units	Benefit Factors
158	93.314	210	121.372	262	148.403
159	93.863	211	121.902	263	148.913
160	94.412	212	122.431	264	149.422
161	94.961	213	122.960	265	149.931
162	95.509	214	123.488	266	150.440
163	96.057	215	124.016	267	150.948
164	96.604	216	124.544	268	151.456
165	97.151	217	125.071	269	151.963
166	97.698	218	125.598	270	152.470
167	98.244	219	126.124	271	152.977
168	98.790	220	126.650	272	153.483
169	99.335	221	127.176	273	153.989
170	99.880	222	127.701	274	154.495
171	100.425	223	128.226	275	155.000
172	100.969	224	128.751	276	155.505
173	101.513	225	129.275	277	156.009
174	102.057	226	129.799	278	156.513
175	102.600	227	130.322	279	157.017
176	103.143	228	130.845	280	157.520
177	103.685	229	131.368	281	158.023
178	104.227	230	131.890	282	158.526
179	104.769	231	132.412	283	159.028
180	105.310	232	132.934	284	159.530
181	105.851	233	133.455	285	160.031
182	106.392	234	133.976	286	160.532
183	106.932	235	134.496	287	161.033
184	107.472	236	135.016	288	161.533
185	108.011	237	135.536	289	162.033
186	108.550	238	136.055	290	162.532
187	109.089	239	136.574	291	163.031
188	109.627	240	137.092	292	163.530
189	110.165	241	137.610	293	164.028
190	110.702	242	138.128	294	164.526

191	111.239	243	138.645	295	165.024
192	111.776	244	139.162	296	165.521
193	112.312	245	139.679	297	166.018
194	112.848	246	140.3195	298	166.514
195	113.384	247	140.711	299	167.011
196	113.919	248	141.226	300	167.506
197	114.454	249	141.742	301	168.002
198	114.988	250	142.256	302	168.496
199	115.523	251	142.771	303	168.991
200	116.056	252	143.284	304	169.485
201	116.590	253	143.798	305	169.979
202	117.122	254	144.311	306	170.472
203	117.655	255	144.824	307	170.965
204	118.187	256	145.336	308	171.458
205	118.719	257	145.848	309	171.950
206	119.250	258	146.360	310	172.442
207	119.781	259	146.871	311	172.934
208	120.312	260	147.382	312	173.425
209	120.842	261	147.893	313	173.916

Number Of Units	Benefit Factors	Number Of Units	Benefit Factors	Number Of Units	Benefit Factors
314	174.406	366	199.382	418	223.330
315	174.896	367	199.852	419	223.780
316	175.386	368	200.322	420	224.230
317	175.875	369	200.791	421	224.680
318	176.364	370	201.260	422	225.129
319	176.852	371	201.729	423	225.578
320	177.340	372	202.197	424	226.027
321	177.828	373	202.665	425	226.475
322	178.315	374	203.133	426	226.923
323	178.802	375	203.600	427	227.370
324	179.289	376	204.067	428	227.817
325	179.775	377	204.533	429	228.264
326	180.261	378	204.999	430	228.710
327	180.746	379	205.465	431	229.156
328	181.231	380	205.930	432	229.602
329	181.716	381	206.395	433	230.047
330	182.200	382	206.860	434	230.492
331	182.684	383	207.324	435	230.936
332	183.168	384	207.788	436	231.380
333	183.651	385	208.251	437	231.824
334	184.134	386	208.714	438	232.267
335	184.616	387	209.177	439	232.710
336	185.098	388	209.639	440	233.152
337	185.580	389	210.101	441	233.594

338	186.061	390	210.562	442	234.036
339	186.542	391	211.023	443	234.477
340	187.022	392	211.484	444	234.918
341	187.502	393	211.944	445	235.359
342	187.982	394	212.340	446	235.799
343	188.461	395	212.864	447	236.239
344	188.940	396	213.323	448	236.789
345	189.419	397	213.782	449	237.118
346	189.897	398	214.240	450	237.556
347	190.375	399	214.699	451	237.995
348	190.852	400	215.156	452	238.432
349	191.330	401	215.614	453	238.870
350	191.806	402	216.070	454	239.307
351	192.283	403	216.527	455	239.744
352	192.758	404	216.983	456	240.180
353	193.234	405	217.439	457	240.616
354	193.709	406	217.894	458	241.052
355	194.184	407	218.349	459	241.487
356	194.658	408	218.804	460	241.922
357	195.132	409	219.258	461	242.357
358	195.606	410	219.712	462	242.791
359	196.079	411	220.166	463	243.225
360	196.552	412	220.619	464	243.658
361	197.025	413	221.072	465	244.091
362	197.497	414	221.524	466	244.524
363	197.969	415	221.976	467	244.956
364	198.440	416	222.428	468	245.388
365	198.911	417	222.879	469	245.819

Number Of Units	Benefit Factors	Number Of Units	Benefit Factors	Number Of Units	Benefit Factors
470	246.250	522	268.143		
471	246.681	523	268.554		
472	247.111	524	268.956		
473	247.541	525	269.375		
474	247.971	526	269.785		
475	248.400	527	270.194		
476	248.829	528	270.603		
477	249.257	529	271.012		
478	249.685	530	271.420		
479	250.113	531	271.828		
480	250.520	532	272.113		
481	250.967	533	272.520		
482	251.394	534	272.926		
483	251.820	535	273.332		
484	252.246	536	273.738		

485	252.671	537	274.143		
486	253.096	538	274.548		
487	253.521	539	274.952		
488	253.945	540	275.356		
489	254.369	541	275.760		
490	254.792	542	276.163		
491	255.215	543	276.556		
492	255.638	544	276.968		
493	256.060	545	277.370		
494	256.482	546	277.772		
495	256.904	547	278.173		
496	257.325	548	278.574		
497	257.746	549	278.975		
498	258.166				
499	258.587				
500	259.006				
501	259.426				
502	259.844				
503	260.263				
504	260.681				
505	261.099				
506	261.516				
507	261.933				
508	262.350				
509	262.766				
510	263.182				
511	263.598				
512	264.013				
513	264.428				
514	264.842				
515	265.256				
516	265.670				
517	266.083				
518	266.496				
519	266.908				
520	267.320				
521	267.732				

C: CALCULATION OF COMMERCIAL ASSESSMENTS

The assessment for each parcel with a commercial use building is determined by multiplying the Unit Assessment (\$77.18) by that parcel's Benefit Factors. The parcel's Benefit Factors are determined by its area and street frontage. The formula for calculating a parcel's Benefit Factors is a detailed formula which places frontage and area on a curve corresponding to a special benefit factor rating. Separate formulas are used for calculating the number of benefit factors earned by the parcel's frontage and by its area.

Below are the formulas used to calculate the Benefit Factors for frontage and for area, and an example of the calculation.

In the following formulas and example, please note:

F = Actual Parcel Frontage X .75

A = Parcel Area (In Acres)

B = Benefit Factor

FB₁ Frontage Benefit Formula 1 (when frontage is ≤ 230')

$$FB_1 = 0.062 \times F - (0.0002391304 \div 2) \times F^2$$

FB₂ Frontage Benefit Formula 2 (when frontage is > 230')

$$FB_2 = 7.935 + 0.007 \times (F-230) - (0.0000022472 \div 2) \times (F-230)^2$$

AB₁ Area Benefit Formula 1 (when parcel area is ≤ 1.25 acres)

$$AB_1 = 28.0 \times A - (21.6 \div 2) \times A^2$$

AB₂ Area Benefit Formula 2 (when parcel area is > 1.25 acres)

$$AB_2 = 18.125 + 1.0 \times (A - 1.25) - (0.012903226 \div 2) \times (A-1.25)^2$$

EXAMPLE Find the assessment for an inside lot; 75' x 100'

Step 1. Define the parameters:

F = 75' (Actual Parcel Frontage) X .75 (Multiplier)

A = 75' x 100' = 7500 square feet ÷ 43,560 = 0.172 acre
(1 Acre = 43,560 square feet)

Step 2. Calculate frontage benefit factors using Formula FB₁: (frontage is < 230')

$$FB_1 = 0.062 \times F - (0.0002391304 \div 2) \times F^2$$

$$\begin{aligned}
F &= 56.25' \\
FB_1 &= 0.062 \times 56.25 - 0.0001195652 \times 56.25^2 \\
FB_1 &= 3.49 - 0.0001195652 \times 3164 \\
FB_1 &= 3.49 - 0.369 \\
FB_1 &= 3.121 \text{ Benefit Factors}
\end{aligned}$$

Step 3. Calculate area benefit factors using Formula AB₁ (area is < 1.25 acres)

$$\begin{aligned}
AB_1 &= 28.0 \times A - (21.6 \div 2) \times A^2 \\
A &= 0.172 \text{ acre} \\
AB_1 &= 28.0 \times 0.172 - 10.8 \times 0.172^2 \\
AB_1 &= 4.816 - 10.8 \times 0.030 \\
AB_1 &= 4.816 - 0.324 \\
AB_1 &= 4.492 \text{ Benefit Factors}
\end{aligned}$$

Step 4. Find the total Benefit Factors earned by the parcel.

$$\begin{aligned}
\text{Benefit Factors} &= FB_1 + AB_1 \\
\text{Benefit Factors} &= 3.121 + 4.492 = 7.613 \text{ Benefit Factors}
\end{aligned}$$

Step 5. Determine the Landscaping and Lighting Assessment.

$$\begin{aligned}
\text{Assessment} &= \text{Unit Assessment Times Benefit Factors} \\
\text{Assessment} &= \$77.18 \times 7.613 = \$587.58
\end{aligned}$$

The above example assumes the parcel is developed. If the parcel is not developed, the Assessment is 50% of the above figure.

EXCEPTIONS

Individually-owned parcels and common area parcels of commercial and industrial condominiums are assigned a proration of the area and frontage, if applicable, to accommodate for the common area parcel.

D. CALCULATION OF INDUSTRIAL ASSESSMENTS

The assessment for each parcel with an industrial use building is determined by multiplying the Unit Assessment (\$77.18) by that parcels Benefit Factors. The parcel's Benefit Factors are determined by its area and street frontage. The formula for calculating a parcel's Benefit Factors is a detailed formula which places frontage and area on a curve corresponding to a predetermined benefit factor rating. Separate formulas are used for calculating the number of benefit factors earned by the parcel's frontage and by its area.

Below are the formulas used to calculate the Benefit Factors for frontage and for area and an example of the calculation.

In the following formulas and example, please note:

F = Actual Parcel Frontage X .75

A = Parcel Area (In Acres)

BF = Benefit Factor

FB₁ Frontage Benefit Formula 1 (when frontage is ≤ 1,000')

$$FB_1 = 0.026 \times F - (0.000017 \div 2) \times F^2$$

FB₂ Frontage Benefit Formula 2 (when frontage is > 1,000')

$$FB_2 = 17.5 + 0.009 \times (F-1000) - (0.0000032 \div 2) \times (F-1000)^2$$

AB₁ Area Benefit Formula 1 (when parcel area is ≤ 5.32 acres)

$$AB_1 = 14.75 \times A - (2.678572 \div 2) \times A^2$$

AB₂ Area Benefit Formula 2 (when parcel area is > 5.32 acres)

$$AB_2 = 40.565 + 0.5 \times (A - 5.32) - (0.007032 \div 2) \times (A-5.32)^2$$

EXAMPLE Find the assessment for an inside lot; 250' x 400'

Step 1. Define the parameters:

F = 250' (Actual Parcel Frontage) X .75 (Multiplier)

A = 250' x 400' = 100,000 square feet ÷ 43,560 = 2.30 acres
(1 Acre = 43,560 square feet)

Step 2. Calculate frontage benefit factors using Formula FB₁: (frontage is < 1,000')

$$FB_1 = 0.026 \times F - (0.000017 \div 2) \times F^2$$

$$F = 187.5'$$

$$FB_1 = 0.026 \times 187.5 - 0.0000085 \times 187.5^2$$

$$FB_1 = 0.026 \times 187.5 - 0.0000085 \times 35,156$$

$$FB_1 = 4.875 - 0.299$$

$$FB_1 = 4.576 \text{ Benefit Factors}$$

Step 3. Calculate area benefit factors using Formula AB₁ (area is < 5.32 acres)

$$AB_1 = 14.75 \times A - (2.678572 \div 2) \times A^2$$

$$A = 2.30 \text{ acres}$$

$$AB_1 = 14.75 \times 2.30 - 1.339286 \times 2.30^2$$

$$AB_1 = 14.75 \times 2.30 - 1.339286 \times 5.29$$

$$AB_1 = 33.925 - 7.085$$

$$AB_1 = 26.8402 \text{ Benefit Factors}$$

Step 4. Find the total Benefit Factors earned by the parcel.

$$\text{Benefit Factors} = FB_1 + AB_1$$

$$\text{Benefit Factors} = 4.576 + 26.8402 = 31.4162 \text{ Benefit Factors}$$

Step 5. Determine the Landscaping and Lighting Assessment.

$$\text{Assessment} = \text{Unit Assessment Time Benefit Factors}$$

$$\text{Assessment} = \$77.18 \times 31.4162 = \$2,424.70$$

The above example assumes the parcel is developed. If the parcel is not developed, the Assessment is 50% of the above figure.

EXCEPTIONS

Each industrial parcel that has an area greater than seventy-six (76) acres are assigned, for purposes of assessment, an acreage of 76 acres, this being the point before the parcel area formula curve goes downward. Without such an assignment, the assessment for these parcels would have been less than for parcels of a smaller size.

PART E: ASSESSMENT DIAGRAM DESCRIPTION

The boundary of District 1988-01 coincides with the City of Pittsburg boundary, except that the Oakhills District 1988-02 is not included in District 1988-01. Also depicted on the diagram are the book limits for the Contra Costa County Assessor's Parcel Map Books.

The Contra Costa County Assessor's Parcel Maps are hereby incorporated by reference into this report. The County Assessor's Maps shall govern for all details concerning the lines and dimensions of lots or parcels. The County Assessor's Parcel Number is hereby adopted as the distinctive number identifying each parcel for purposes of this assessment.

PART F: PROPERTY OWNER LIST AND ASSESSMENT ROLL

The assessment roll is a computerized list of each parcel within the District. The list includes the assessment number (Assessor's Parcel Number), owner of record, situs address, category code and the assessment for each parcel. This roll may be examined in the Office of the City Clerk of the City of Pittsburg.

***ASSESSMENT DIAGRAM FOR THE
CITY OF PITTSBURG
LANDSCAPING & LIGHTING
ASSESSMENT DISTRICT 1988-01

IS ON FILE IN THE
OFFICE OF THE CITY CLERK***



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Confirm the Engineer's Report, Diagram and Assessment and Levy the Annual Assessment for Landscaping & Lighting Assessment District 1988-02, Oak Hills (Fiscal Year 2019-20)

MEETING DATE: July 15, 2019

EXECUTIVE SUMMARY

Landscaping and Lighting Assessment District 1988-02, Oak Hills ("1988-02 District") has been in existence since 1988 and the funds collected are necessary for the City to maintain the public's desired level of lighting and landscaping in the Oak Hills area. Each year, prior to ordering the improvements and levying the assessments, the City Council holds a public hearing.

FISCAL IMPACT

Landscaping and Lighting District 88-02 collects \$34,259.20 annually in revenue and interest for the Oak Hills area. The Public Works Department estimates that it will expend \$37,298 during Fiscal Year 2019-20 in managing the district. The City contribution to the District for general benefits incurred by the operation of higher wattage street lighting on the arterial roadway is estimated to be \$663 or 6.6% of the streetlight operation and maintenance cost for FY 2019-20. The additional \$2,375.80 from reserves will be used to cover the gap between revenue and expenses.

Without the District, the General Fund would be responsible for the entire cost of maintaining the improvements located within the Oak Hills area.

RECOMMENDATION

City Council adopt a resolution confirming the diagram and assessments and levy the annual assessment for the 1988-02 District for FY 2019-20.

BACKGROUND

On June 6, 1988, the City Council confirmed the Engineer's Report, ordered improvements and levied the first annual assessment for the 1988-02 District, Oak Hills. Since then the funds collected annually by this district go to support the City's landscaping and lighting operations in the Oak Hills area.

On May 6, 2019, the City Council adopted Resolution 19-13629, directing the Engineer of Work, Richard Abono, to file an annual report for Fiscal Year 2019-20 in accordance with the Landscaping and Lighting Act of 1972. That report has been prepared and is on file in the Office of the City Clerk.

On June 3, 2019, by adoption of Resolution 19-13640 the City Council approved the Engineer's Report and declared its intent to order improvements in landscaping and the 1988-02 District for FY 2019-20. That resolution also set this evening's meeting as the public hearing on this matter.

SUBCOMMITTEE FINDINGS

This item was not brought before a subcommittee.

STAFF ANALYSIS

FY 2019-20 is the thirty second year of the District's operations. The funds collected are necessary for the City to maintain its current level of lighting and landscaping in the Oak Hills area.

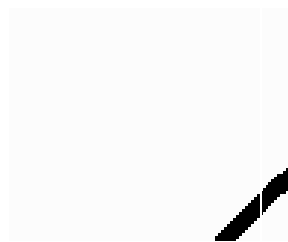
There have been no changes made in the formula or benefit factor value approved last year.

ATTACHMENTS: Resolution
 Engineer's Report

Report Prepared By: Gina Haynes, Senior Civil Engineer

**City of Pittsburg
Contra Costa County, California**

***ENGINEER'S REPORT FOR THE
CITY OF PITTSBURG
LANDSCAPING & LIGHTING
ASSESSMENT DISTRICT 1988-02
AND THE
LEVY OF THE ANNUAL ASSESSMENT
FOR THE 2019-20 FISCAL YEAR***



Prepared By:

**Richard D. Abono
City Engineer
City of Pittsburg**

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CITY OF PITTSBURG
OAKHILLS LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT 1988-02

FISCAL YEAR 2019-20

The undersigned respectfully submits the enclosed Engineer's Report as directed by the City of Pittsburg.

Dated: _____

By _____
Richard D. Abono, PE
RCE No. C65440

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached, was filed with me on the _____ day of _____,

Alice E. Evenson, City Clerk
City of Pittsburg
Contra Costa County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Pittsburg, Contra Costa County, on the _____ day of _____ 2019.

Alice E. Evenson, City Clerk
City of Pittsburg
Contra Costa County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached was filed with the County Auditor of the County of Contra Costa, on the _____ day of _____ 2019.

By _____

Richard D. Abono, City Engineer

INTRODUCTION

This Engineer's Report for the Pittsburg Landscaping and Lighting Assessment District 1988-02 is being submitted pursuant to Resolution 19-13629 of the Pittsburg City Council, under the provisions of Part 2, Division 15 of the California Streets and Highways Code, Sections 22500 through 22679 (The Landscaping and Lighting Act of 1972).

The boundaries of the Assessment District are depicted on the Assessment Diagram on file in the office of the City Engineer. Landscaping and Lighting District 1988-02 (Oak Hills) is separate and distinct from Landscaping and Lighting District 1988-01 (Citywide).

This report is for Fiscal Year (FY) 2019-20, the thirty-second fiscal year of the District's operation. For each parcel of land in the District, this report recommends assessments sufficient to fund the projected Fiscal Year 2019-20 budget for operation, maintenance, servicing, replacement and installation of District improvements. These recommended assessments are proportional to the Engineer's estimates of relative benefits received by each parcel from District improvements.

This report is based upon the report that the City Council commissioned, for the formation of the District, FY 1988-89 and subsequent reports prepared for Fiscal Years 1989-90 through 2019-20 inclusive. The method of assessment and diagram (incorporated herein by this reference) are based upon the 2019-20 Engineer's Report for Landscaping and Lighting District 1988-02 and the 2019-20 FY projected budget.

II. DESCRIPTION OF IMPROVEMENTS

Pittsburg's "Landscaping and Lighting Assessment District 1988-02" provides for the levy and collection of assessments to pay for the following types of improvements:

1. Street Lights

Maintenance of eighty three (83) street lights. A list of street light locations is on file with the City Clerk.

2. Street Trees

Maintenance all street trees within the District.

3. Concrete

Replacement of sidewalks damaged by street trees.

4. Landscaping

Maintenance of facilities, rights-of-way and medians.

5. Future Capital Improvements

- a. Removal and replacement of damaged or unhealthy trees and plants located on eroded slope areas;
- b. Stabilization and soil replacement of eroded slopes;
- c. Installation of a neighborhood entry feature.

Landscape Improvement Locations

Oakhills Drive Right-of-Way
West Leland Road to Southwood Drive

West Leland Road Right-of-Way
Oakhills Drive to Westerly Terminus

Oakhills Pump Station
1703 Bridgeview Street (Corner of Southwood Drive)

III. ESTIMATE OF COST

A. PROJECTED REVENUE & EXPENSE, FY 2018-19

	Fund Balance, June 30, 2018		\$34,940
	Projected Revenue, 2018-19		
	Assessments Posted to Roll	\$ 33,959	
	Interest Income	\$ 100	
	Other	\$ 205	
	General Benefit	\$ 663	
	Subtotal Projected Revenue, 2018-19		<u>\$ 34,927</u>
	Less Projected Expense, 2018-19		\$
(35,175)			
	Projected Balance, June 30, 2019		\$ 34,692

B. ESTIMATE OF COST, 2019-20 FY

The following cost estimates for operation, maintenance and administration of the District for FY 2019-20 are provided by the City of Pittsburgh:

STREET LIGHT		
Operation and Maintenance	\$	10,100
LANDSCAPING		
Maintenance and Repair	\$	
23,589		
ADMINISTRATION	\$.....	
Collection Costs	\$	3,609
TOTAL COST	\$	37,298
LESS CONTRIBUTION FROM RESERVE FUND		\$
(2,375.80)		
LESS GENERAL BENEFIT	\$	(663)
LESS INTEREST INCOME FY 2019-20	\$	(300)
NET COST AND TOTAL AMOUNT TO BE ASSESSED	\$	33,959.20

IV. ASSESSMENT METHOD

Estimated costs and expenses for FY 2019-20 are apportioned to each parcel on the basis of relative benefits estimated to be received by the parcel from District improvements. This apportionment constitutes the recommended assessment amount for each parcel, listed in the assessment roll.

Benefits from the District are enjoyed by all assessable parcels in the District. The degree of benefit is estimated from the type and intensity of land use for each parcel, which determined the number of pedestrians generated the extent of street light illumination and increased security, and the enhanced aesthetics and enjoyment from maintenance of landscaped areas and street trees. It is reasoned that, for a given intensity of use, similar land uses will derive similar benefits.

The City may only assess property owners for that portion of the costs which provide a special and direct benefit to the properties located within the boundaries of the District. General benefits are not assessable, and the City must fund that portion of the improvements which provides a general benefit to the public at large with some other funding source, such as the general fund.

V. GENERAL BENEFIT

The 1972 Act does not specify a formula or method to use when determining the amount of general versus special benefit. The Engineer of Work is responsible for conducting the general versus special benefit analysis and then making a recommendation to the City Council, which makes the final determination. The general benefit analysis is summarized below.

Street Lighting

The City recognizes that a portion of the City's street lights on West Leland Road (9 street lights), an arterial street that is included in the District, provides a general benefit to the public at large. Therefore, the City contribution to the District for general benefits incurred by the operation of higher wattage street lighting on this arterial roadway is estimated to be \$663 or 6.6% of the electrical cost for FY 2019-20. This estimate was derived by determining a per wattage rate for all street lighting in the district and multiplying that by the additional wattage required to operate these 9 street lights located along the arterial roadway.

Of the 443 parcels in the District 440 are used as residences, two are open space (non-assessable) and one City owned pump station. Benefits to family residences and the City Pump Station are estimated to be uniform throughout the District. Therefore, each residential parcel and the City's pump station are assessed an equal amount, simply calculated by dividing the District's net cost of the improvements by the number of assessable parcels (440).

The assessment amount for each assessable parcel is determined as follows:

Net Amount to Be Assessed	\$ 33,959.20
Assessment Per Parcel (\$33,959.20/440)	\$ 77.18

VI. ASSESSMENT ROLL DESCRIPTION

The assessment roll is a computerized list of each parcel within the District. The list includes the assessment number (Assessor's Parcel Number), owner of record, situs address and the assessment amount for each parcel. The list is on file in the Office of the City Engineer.

VII. ASSESSMENT DIAGRAM DESCRIPTION

The Assessment Diagram is on file in the Office of the City Engineer and shows the boundary for Landscaping and Lighting Assessment District 1988-02 (Oak Hills).

The Contra Costa County Assessor's Parcel Maps are hereby incorporated by reference into this report. The County Assessor's Maps shall govern for all details concerning the lines and dimensions of lots or parcels. The County Assessor's Parcel Number is hereby adopted as the distinctive number identifying each parcel for purposes of this assessment.

***ASSESSMENT ROLL FOR THE
CITY OF PITTSBURG
LANDSCAPING & LIGHTING
ASSESSMENT DISTRICT 1988-02
FISCAL YEAR 2019-20
IS ON FILE IN THE
OFFICE OF THE CITY ENGINEER***

***ASSESSMENT DIAGRAM FOR THE
CITY OF PITTSBURG
LANDSCAPING & LIGHTING
ASSESSMENT DISTRICT 1988-02
FISCAL YEAR 2019-20
IS ON FILE IN THE
OFFICE OF THE CITY ENGINEER***

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In The Matter Of:

Confirm the Engineer's Report, Diagram)
And Assessments and Levy the Annual)
Assessments for Landscaping and Lighting)
Assessment District 1988-02, Oak Hills)
for Fiscal Year 2019-20)

RESOLUTION NO. 19-

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, California Streets and Highways Code § 22500 et seq., also known as the Landscaping and Lighting Act of 1972 ("1972 Act"), authorizes the creation of assessment districts to perform certain functions, including the installation, construction, and maintenance of landscaping, lighting, and park and recreational facilities; and

WHEREAS, in accordance with the 1972 Act, the City of Pittsburg created the Oak Hills Landscaping and Lighting District 1988-02 ("1988-02 District") for the purpose of performing certain functions, including the improvement and maintenance of the landscaping and lighting of facilities, medians, rights of way and streets; and

WHEREAS, Pursuant to Chapter 3 of the 1972 Act, the City Council directed the Engineer of Work for the 1988-02 District to prepare and file an annual report for Fiscal Year 2019-20; and

WHEREAS, the Engineer of Work filed his annual report on June 1, 2019, and the City Council adopted Resolution 19-13640 approving the Engineer's Report and declaring its intent to levy and collect assessments 1988-02 District for FY 2019-20. The City Council also set a public hearing to be held on July 15, 2019, in the meeting place of the City Council, City Hall, 65 Civic Avenue, Pittsburg. A notice of the hearing was given in the time and manner required by law; and

WHEREAS, at the public hearing, the City Council afforded to every interested person an opportunity to protest the annual report either in writing or orally.

NOW, THEREFORE, the City Council finds and determines as follows:

- Section 1. The City Council hereby finds and determines that the above recitals are true and correct and have served as the basis, in part, for the findings and actions of the City set forth below.
- Section 2. The City Council orders the improvements, generally described as landscaping and lighting installation, maintenance and repair, in detail in the Engineer's Report, and orders the levy and collection of the assessment for FY 2019-20.
- Section 3. The City Council hereby confirms the diagram and Assessment for the 1988-02 District on file with the City Clerk.

Section 4. City Staff is hereby directed to collect the assessment described in the Report for fiscal year 2019-20 from each record owner of a parcel of property within the 1988-02 District.

Section 5. The City Clerk shall certify the adoption of this Resolution.

Section 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 15th day of July, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a Minute Order to Approve City Council Recesses for August and September

MEETING DATE: August 5, 2019

EXECUTIVE SUMMARY

Staff requests recesses be taken for the August 5, 2019 and September 2, 2019 City Council Meetings to accommodate both staff and City Council vacations. Both the recesses and the scheduled dates are at the discretion of the City Council.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

By Minute Order, approve recess of the City Council on the August 5, 2019 and September 2, 2019 meeting.

BACKGROUND

The City Council historically takes a recess throughout the year to allow for both staff and City Council vacations.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The City Council typically recesses the meeting during the week of July 4. This year, staff determined there was sufficient need to hold that July 1 meeting. Recessing the August 5 meeting would allow vacations. As summer vacations wrap up, September is a busy month for the City and staff. Schools resume, and the first week encompasses the Labor Day

holiday followed by the Seafood Festival. These recesses would allow for accommodation of both staff and City Council.

Report Prepared By: Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Approving the First Amendment to the Consulting Services Agreement with Odin Systems, Inc. for the Freeway Security Network Project

MEETING DATE: July 15, 2019

EXECUTIVE SUMMARY

In December 2017, the City contracted with Odin Systems, Inc. for equipment and services related to the Freeway Security Network Project, funded by a \$3.5 million grant. Conditions in the field required more work and equipment than was covered by the scope in the agreement. If approved, the resolution authorizes an amendment to the current Consulting Services Agreement to cover the additional work needed to complete the project.

FISCAL IMPACT

If authorized by City Council, the City Manager will execute agreement amendment number one to increase the Consultant's budget for completion of the Freeway Security Network Project by \$413,485 for a new total compensation of \$2,238,885. There is sufficient remaining grant funds to accommodate the increase. The work to be performed, equipment installed and invoices for the Project are authorized by Caltrans, the grant funding agency, prior to the City issuing payments. The project will be cost-neutral to the City.

RECOMMENDATION

City Council adopt the attached resolution approving and authorizing execution of the First Amendment to the Consulting Services Agreement with Odin Systems, Inc. for the Freeway Security Network Project.

BACKGROUND

On May 16, 2016, the City Council approved Resolution 16-13188 to approve the 2016 Security Camera Project and allocate \$100,000 in City funds for installation of video cameras for police to view activities on State Route 4.

To date, the City's cameras and license plate readers on State Route 4 have captured millions of images of license plates of vehicles and resulted in arrests and recovery of stolen vehicles. The City's system has also directly aided investigations by other police departments, Contra Costa County Sheriff's Department and California Highway Patrol.

In May 2017, the State Department of Transportation (Caltrans) agreed to provide \$3.5 million for a regional project to expand the program and install cameras and other technology along State Route 4 and U.S. Highway 80. California Highway Patrol, Contra Costa County Sheriff's Office, Contra Costa County District Attorney's Office, Caltrans, and police in Pittsburg, Antioch, Hercules, Pinole, Richmond and San Pablo, signed a Memorandum of Understanding to work together to install a regional Freeway Security Network.

On December 18, 2017, the City Council approved Resolution 17-13401 authorizing the City Manager to execute an agreement for equipment and services with Odin Systems, Inc. for the Freeway Security Network Project.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The City's Consulting Services Agreement with Odin Systems for \$1,825,400 included the purchase and installation of camera equipment and construction of digital infrastructure to transmit data to the Pittsburg Police Department.

As the project progressed, conditions in the field required additional equipment and services at a total cost higher than was initially calculated, including some work already undertaken by the vendor. Caltrans has approved a revised scope of work for Odin Systems to complete the project that includes additional services and equipment, including future work and equipment at a cost that is within the \$3.5 million grant amount.

If approved, the resolution will amend the current Consulting Services Agreement between the City and the Consultant to reflect changes in the total compensation and scope of work in order to complete the project.

ATTACHMENTS: Resolution
 Consulting Services Agreement
 Amendment One with Attachment

Report Prepared By: Fritz McKinley, Assistant City Manager / Director of Public Works
 Jill Hecht, Director of Community Development

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the First Amendment to the)
Consulting Services Agreement with)
Odin Systems, Inc. for the Freeway)
Security Network Project)

RESOLUTION NO. 19-

The Pittsburgh City Council DOES RESOLVE as follows:

WHEREAS, on December 18, 2017, the City Council approved Resolution 17-13401 authorizing the City Manager to execute a Consulting Services Agreement (Agreement) for equipment and services with Odin Systems, Inc. for the Freeway Security Network Project; and,

WHEREAS, conditions in the field required additional equipment and services at a cost higher than was initially calculated, including some work already undertaken by the Consultant; and

WHEREAS, the Project completion requires additional services and equipment, including future work and equipment, to be provided by the Consultant in a manner consistent with the Agreement; and

WHEREAS, City and Consultant desire to amend Section 2 and Exhibit A of the Agreement to reflect changes in total compensation and scope of work for the Agreement; and

WHEREAS, this First Amendment is consistent with Section 8.2 of the Agreement which requires any amendment to the Agreement to be only by writing signed by City and Consultant.

NOW, THEREFORE, the City Council of the City of Pittsburgh finds and determines as follows:

Section 1. Findings and Determinations

The City Council hereby finds and determines that the above recitals are true and correct and have served as the basis, in part, for the findings and actions of the City set forth below.

Section 2. Direction

The City Council hereby approves and authorizes the City Manager to execute Amendment One to the Consulting Services Agreement between the City of Pittsburgh and Odin Systems, Inc., effective December 18, 2017.

Section 3. Certification

The City Clerk shall certify the adoption of this Resolution.

Section 4. Effective Date

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 15th day of July, 2019, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF PITTSBURG AND
Odin Systems, Inc.
(general services)**

THIS Agreement ("Agreement") for consulting services is made by and between the City of Pittsburg ("City") and Odin Systems, Inc. ("Consultant") (together referred to as the "Parties") as of December 18, 2017 (the "Effective Date").

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A, and incorporated herein, at the time and place and in the manner specified therein.

- 1.1 Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2020 or the date the Consultant completes the services specified in Exhibit A, whichever occurs first, unless the term of the Agreement is otherwise terminated or extended, as referenced herein.
- 1.2 Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement according to the standards observed by a competent practitioner of the profession in which Consultant is engaged.
- 1.3 Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, requests in writing the reassignment of any such persons to ensure Consultant performs services in accordance with the Standard of Performance, Consultant shall, immediately upon receiving City's request, reassign such persons.
- 1.4 Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided herein above and to satisfy Consultant's obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay Consultant a sum not to exceed One Million Eight Hundred Twenty-Five Thousand Four Hundred dollars (\$1,825,400) as set forth in Exhibit B, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under this Agreement. This dollar amount is not a guarantee that the City will pay that full amount to the Consultant, but is merely a limit of potential City expenditures under this Agreement.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant.

Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 Invoices. Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information, unless waived by the City Manager, or his or her designee:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder;
- The Consultant's signature.

2.2 Monthly Payment. City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall pay undisputed invoices that comply with the above requirements within 30 days from the receipt of the invoice.

2.3 Final Payment. Consultant shall submit its final invoice within 60 days of completing its services. Consultant's failure to submit its final invoice within this 60 day period shall constitute Consultant's waiver of any further billings to, or payments from, City.

2.4 Reimbursable Expenses. Reimbursable expenses, if any, are specified in Exhibit B and included in the total compensation referenced in Section 2. Expenses not listed in Exhibit B are not chargeable to, or reimbursable by, City.

2.5 Payment of Taxes. Consultant is solely responsible for the payment of all federal, state and local taxes, including employment taxes, incurred under this Agreement.

- 2.6 **Authorization to Perform Services.** The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of a written authorization from the City Manager, or his or her designee.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement

Section 4. INSURANCE REQUIREMENTS. Before beginning any services under this Agreement, Consultant, at its own cost and expense, shall procure the types and amounts of insurance specified herein and maintain that insurance throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid or proposal. Consultant shall be fully responsible for the acts and omissions of its subcontractors or other agents.

- 4.1 **Workers' Compensation.** Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant in the amount required by applicable law. The requirement to maintain Statutory Workers' Compensation and Employer's Liability Insurance may be waived by the City upon written verification that Consultant is a sole proprietor and does not have any employees and will not have any employees during the term of this Agreement.

4.2 **Commercial General and Automobile Liability Insurance.**

- 4.2.1 **General requirements.** Consultant, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than \$2,000,000 per occurrence and \$4,000,000 aggregate, combined single limit coverage for risks associated with the work contemplated by this Agreement.

- 4.2.2 **Minimum scope of coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition) covering any auto (Code 1), or if Consultant has no owned autos, hired (code 8) and non-owned autos (Code 9). No endorsement shall be attached limiting the coverage.

- 4.2.3 **Additional requirements.** Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

- a. The Commercial General and Automobile Liability Insurance shall cover on an occurrence basis.
- b. City, its officers, officials, employees, agents, and volunteers shall be covered as additional insureds for liability arising out of work or operations on behalf of the Consultant, including materials, parts, or equipment furnished in connection with such work or operations; or automobiles owned, leased, hired, or borrowed by the Consultant. Coverage can be provided in the form of an endorsement to the Consultant's insurance at least as broad as CG 20 10 11 85, or both CG 20 10 10 01 and CG 20 37 10 01.
- c. For any claims related to this Agreement or the work hereunder, the Consultant's insurance covered shall be primary insurance as respects the City, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess of the Consultant's insurance and non-contributing.
- d. The policy shall cover inter-insured suits and include a "separation of Insureds" or "severability" clause which treats each insured separately.
- e. Consultant agrees to give at least 30 days prior written notice to City before coverage is canceled or modified as to scope or amount.

4.3 **Professional Liability Insurance.**

4.3.1 **General requirements.** Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than \$1,000,000 per occurrence or claim covering the Consultant's errors and omissions.

4.3.2 **Claims-made limitations.** The following provisions shall apply if the professional liability coverage is written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work.

- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant must purchase an extended period coverage for a minimum of five (5) years after completion of work under this Agreement.
- d. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

4.4 **All Policies Requirements.**

4.4.1 **Submittal Requirements.** Consultant shall submit the following to City prior to beginning services:

- a. Certificate of Liability Insurance in the amounts specified in this Agreement; and
- b. Additional Insured Endorsement as required for the General Commercial and Automobile Liability Policies.

4.4.2 **Acceptability of Insurers.** All insurance required by this Agreement is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.3 **Deductibles and Self-Insured Retentions.** Insurance obtained by the Consultant shall have a self-insured retention or deductible of no more than \$100,000.

4.4.4 **Wasting Policies.** No policy required herein shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

4.4.5 **Waiver of Subrogation.** Consultant hereby agrees to waive subrogation which any insurer or contractor may require from Consultant by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Consultant, its employees, agents, and subcontractors.

4.4.6 Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein, and Consultant shall ensure that City, its officers, officials, employees, agents, and volunteers are covered as additional insured on all coverages.

4.4.7 Excess Insurance. If Consultant maintains higher insurance limits than the minimums specified herein, City shall be entitled to coverage for the higher limits maintained by the Consultant.

4.5 Remedies. In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option: 1) obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement; 2) order Consultant to stop work under this Agreement and withhold any payment that becomes due to Consultant hereunder until Consultant demonstrates compliance with the requirements hereof; and/or 3) terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

5.1 General Requirement. To the fullest extent permitted by law, Consultant shall indemnify, defend with counsel acceptable to City, and hold harmless City and its officers, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all liability, loss, damage, claims, expenses, and costs, including without limitation, attorney's fees, costs and fees of litigation, (collectively, "Liability") of every nature arising out of or in connection with Consultant's performance of the services under this Agreement, or its failure to comply with any of its obligations contained in this Agreement, or its failure to comply with any applicable law or regulation, except such Liability caused by the sole negligence or willful misconduct of City.

Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damage or claims for damages whether or not such insurance policies shall be determined to apply.

5.2 PERS Indemnification. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City

for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Section 6. STATUS OF CONSULTANT.

- 6.1 Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City.
- 6.2 Consultant Not an Agent.** Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

- 7.1 Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder. Consultant shall also, to the extent required by the California Labor Code, pay not less than the latest prevailing wage rates as determined by the California Department of Industrial Relations.
- 7.3 Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have, and will maintain at their sole cost and expense, all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid business licenses from City.
- 7.4 Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, genetic information, marital status, sex, sexual orientation, gender or gender identity, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. Consultant shall comply with all applicable

federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

7.5 Registration and Monitoring. Consultant shall be currently registered with the Department of Industrial Relations and qualified to perform public work consistent with Labor Code section 1725.5, except in limited circumstances as referenced in Labor Code section 1771.1(a). Additionally, Consultant is hereby notified that this Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

7.6 Prevailing Wage Rates. In accordance with California Labor Code Section 1771, not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the services described in Exhibit A are to be performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work as provided in the California Labor Code must be paid to all workers engaged in performing the services described in Exhibit A. In accordance with California Labor Code Section 1773.2, the City has obtained the general prevailing wages in the locality in which the services described in Exhibit A are to be performed for each craft or type of work needed to be as published by the State of California Department of Industrial Relations, Division of Labor Statistics and Research, a copy of which is on file in the City's General Services Department and shall be made available on request. Contractor must comply with all applicable laws and regulations that apply to wages earned in performance of the services described in Exhibit A. Contractor assumes all responsibility for such payments and shall defend, indemnify and hold the City harmless from any and all claims made by any worker, governmental agency or other third party with regard thereto.

The Consultant and any subcontractors engaged in performance of the services described in Exhibit A shall comply with Labor Code Section 1775, which establishes a penalty per day for each worker engaged in the performance of the services described in Exhibit A that the Consultant or any subcontractor pays less than the specified prevailing wage.

In accordance with Labor Code Section 1776, the Consultant and each subcontractor engaged in performance of the services described in Exhibit A shall keep accurate payroll records showing the name, address, social security number, work, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed in performance of the services described in Exhibit A. Such

records shall be in kept, maintained and made available in accordance with the requirements of Labor Code Section 1776.

Section 8. TERMINATION AND MODIFICATION.

- 8.1 **Termination.** Upon ten days' prior written notice, City may cancel this Agreement at any time and without cause upon such written notification to Consultant. In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.
- 8.2 **Amendments.** The parties may amend this Agreement only by a writing signed by the parties hereto.
- 8.3 **Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the City Manager, or his or her designee. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the City Manager, or his or her designee.
- 8.4 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant, including but not limited to the provisions of Section 5, shall survive the termination of this Agreement.
- 8.5 **Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:
- 8.5.1 Immediately terminate the Agreement;

- 8.5.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;
- 8.5.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or
- 8.5.4 Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.
- 8.5.5 The remedies mentioned in this Agreement are not exclusive of any other right, power or remedy permitted by law. The City's failure or delay in exercising any remedy shall not constitute a waiver of such remedy or preclude the further exercise of City's rights.

Section 9. KEEPING AND STATUS OF RECORDS.

- 9.1 **Records Created as Part of Consultant's Performance.** All final versions of reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement, and the City may use, reuse or otherwise dispose of the documents without Consultant's permission. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential drafts and will not be released to third parties by Consultant without prior written approval of City.
- 9.2 **Consultant's Books and Records.** Consultant shall maintain any and all records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement. All such records shall be maintained in accordance with generally accepted accounting principles and shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Pursuant to Government Code Section 8546.7, the Agreement may be subject to the

- 10.8 Notices.** Any notice, demand, request, consent or approval that either party is required to give the other pursuant to this Agreement, shall be in writing and may be given by either (i) personal service, or (ii) certified United States mail, postage prepaid, return receipt requested,. Notice shall be effective upon personal delivery or delivery to the addresses specified below, as reflected on the receipt of delivery or return receipt, as applicable.

Consultant : Odin Systems, Inc.
6642 Merchandise Way
Ste 200
Diamond Springs, CA 95619
Att. Dustin Saylor

City: City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
ATTN: City Manager

- 10.9 Professional Seal.** Where applicable in the determination of the City Manager, or his or her designee, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility."

- 10.10 Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibits A and B represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral. To the extent there are any inconsistencies between this Agreement, the Exhibits, and Consultant's proposal, the Agreement shall control. To the extent there are any inconsistencies between the Exhibits and the Consultant's Proposal, the Exhibits shall control.

Exhibit A Scope of Services
Exhibit B Compensation Schedule

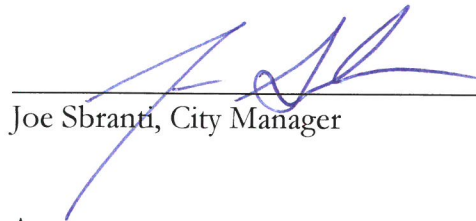
- 10.11 Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.
- 10.12 Construction of Agreement.** Each party hereto has had an equivalent opportunity to participate in the drafting of the agreement and/or to consult with

legal counsel. Therefore, the usual construction of an agreement against the drafting party shall not apply hereto.

10.13 No Third Party Beneficiaries. This Agreement is made solely for the benefit of the parties hereto, with no intent to benefit any third parties.

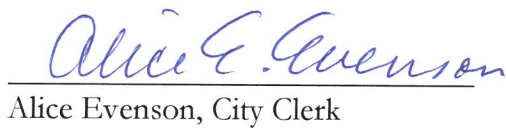
The Parties have executed this Agreement as of the Effective Date.

CITY OF PITTSBURG



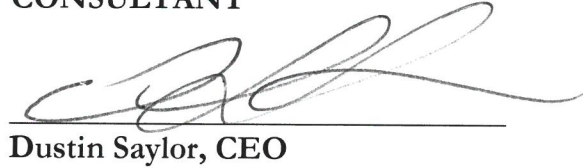
Joe Sbranti, City Manager

Attest:



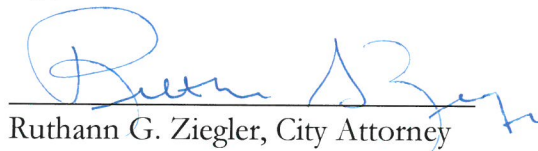
Alice Evenson, City Clerk

CONSULTANT



Dustin Saylor, CEO

Approved as to Form:



Ruthann G. Ziegler, City Attorney

EXHIBIT A
SCOPE OF SERVICES

EXHIBIT B
COMPENSATION SCHEDULE

5/25/2017

Contra Costa County District Attorney's Office
900 Ward Street
Martinez, California 94553
(925) 957-8712

Attn: Mary Knox

Job Name: Contra Costa Freeway Camera Project

Dear Mary.

We are pleased to submit for your consideration our proposal for the installation and implementation of the above-referenced project.

Site Survey/ Architecture:	\$ 40,200.00
Wireless Backbone/ Infrastructure:	\$ 899,913.24
Add Interstate 80 at Hilltop Overpass:	\$ 295,094.34
Add Interstate 80 at HWY 4:	\$ 295,094.34
Add HWY 4 at Hillcrest:	\$ 295,094.34
Grand Total for Entire Project	\$1,825,396.26

Exclusion and clarification sheet is attached for your review and is included to be part of this bid. Please note that our bid is firm for 30 days. Any additional requirements not shown, or not designated will be considered a change to the quotation and may require a price modification. We thank you for this opportunity to submit our proposal for this project. Please do not hesitate to call should you have any questions.

Sincerely,



CEO
Odin Systems, Inc.
dustin@odinsystems.com

Job Name: Contra Costa Freeway Camera Project

Inclusions/ Clarifications:

- Price based on the budgetary scope of work verbally requested and outlined in emails dating back 5/17/16.
- Pricing based on normal working hours.
- Pricing **includes** prevailing wage
- System design and price may vary after a mandatory comprehensive site survey has been conducted.
- As part of the project scoping, evaluation and deployment processes, contractor will evaluate its proposal and look for opportunities to reduce the cost of the original estimate, if possible, without compromising the quality and integrity of the proposed coverage areas.

I. Site Survey/ Architecture

- a. Provide three regular work weeks and seven days travel per-diem.*
 - i. Physical site assessments at all County and City communication locations
 - ii. Assessments of all proposed PD entity connectivity points onto the system
 - iii. FCC research and discussions with County tower administrators
 - iv. Finalization of infrastructure, network, and communications topology

2. Wireless Backbone / Infrastructure (Provide Labor, Materials and Equipment).

- i. Provide high-performance wireless network across the County
- ii. 300 Mbps full duplex and redundant scalable to 1+ GBPS backbone accommodating interconnectivity for currently planned camera locations and city entities. The backbone can accommodate multiple additional camera locations and city entities, which will need to be assessed, proposed separately at additional cost.
- iii. Provide firewall network security between camera systems of city entities.
- iv. Connecting entity designated cameras of San Pablo, El Cerrito, Martinez, Pittsburg and Antioch onto the backbone for high-speed video data sharing.
- v. Connecting currently proposed freeway camera (*please see add-ons*) locations onto the backbone and bringing video data back to Pittsburg PD for storage and video sharing.

- vi. Provide surveillance server and storage systems to be located at Pittsburg PD, which can accommodate up to 50 cameras integrated with Hawkeye.

1. Live Earth Subscription (a part of infrastructure).

- a. Provide Live Earth map based camera end user interface and high-speed Smart Client camera access for designated City entities, (Pittsburg, El Cerrito, San Pablo, Martinez, and Antioch).

i. 2017 Live Earth Sunshine Promotion:

- 1. *It is Live Earth's Policy that all User Accounts associated with a Subscription belong to the same Organization purchasing the Subscription.*
- 2. *Live Earth will temporarily revise its policy to allow the purchasing Organization to register User Accounts from multiple other Organizations in order to allow data sharing between cooperating Organizations and to allow each cooperating Organization to evaluate purchasing their own Subscription of Live Earth.*
- 3. *The Promotional Period ends one (1) year from Purchase Date. At the end of the first year, it will then be up to the shared agencies (El Cerrito, San Pablo, Antioch, Martinez OES) to purchase their own subscription.*
- 4. *In consideration of this Promotion, cooperating Organizations associated with each User Account agree to partner closely with Live Earth to shape the product roadmap by providing feedback, offering input and testing new features. Cooperating Organizations agree to partner with Live Earth to create a Case Study and Press Release for the mutual benefit of all parties. Cooperating Organizations also agree to allow the use of their logo in Live Earth and Odin Systems, Inc. marketing materials.*

1. Interstate 80 at Hilltop Overpass (Provide Labor, Materials and Equipment).

- a. Provide ALPR coverage of all WB and EB lanes of I80
- b. Provide 3 WB and 3 EB situational awareness 1080p fixed position and 1 WB and 1 EB Pan Tilt Zoom 1080p cameras all running at high frame rate.
- c. Transmit all Situational video data to the Wireless Backbone and onto Pittsburg PD for storage and video sharing.
- d. Transmit all ALPR data to the secure cloud for data sharing at a 5-year subscription.
- e. Provide aiming of ALPR cameras on the **same** day of equipment installation (with Vigilant).

2. Interstate 80 at Hwy 4 (Provide Labor, Materials and Equipment).

- a. Provide ALPR coverage of all WB and EB lanes of I80

- b. Provide 3 WB and 3 EB situational awareness 1080p fixed position and 1 WB and 1 EB Pan Tilt Zoom 1080p cameras all running at high frame rate.
- c. Transmit all Situational video data to the Wireless Backbone and onto Pittsburg PD for storage and video sharing
- d. Transmit all ALPR data to the secure cloud for data sharing at a 5-year subscription.
- e. Provide aiming of ALPR cameras on the **same** day of equipment installation (with Vigilant).

3. Highway 4 at Hillcrest Overpass (Provide Labor, Materials and Equipment).

- a. Provide ALPR coverage of all WB and EB lanes of Hwy 4
- b. Provide 3 WB and 3 EB situational awareness 1080p fixed position and 1 WB and 1 EB Pan Tilt Zoom 1080p cameras all running at high frame rate.
- c. Transmit all Situational video data to the Wireless Backbone and onto Pittsburg PD for storage and video sharing.
- d. Transmit all ALPR data to the secure cloud for data sharing at a 5-year subscription.
- e. Provide aiming of ALPR cameras on the **same** day of equipment installation (with Vigilant).

➤ **Hardware and Remote Maintenance After First Year.**

- **Live Earth** annual subscription @ normal policy with current add-ons.
 - **Renewal: \$ 136,060.00**
- **Odin Systems, Inc** Hardware, Service and Remote maintenance detail TBD.
 - **Renewal: \$ 115,500.00**
- **Hawkeye** annual renewal subscription.
 - **Renewal: \$ 1,850.00**

Exclusions:

1. Return trips if power is not finalized to Odin specifications
2. Providing constant 120vac to cameras and/or telecom.
3. Mounting, installation or programming of any network hardware not referenced above.
4. Unforeseen conditions.
5. Stamped or Engineered drawings.
6. Working not specifically referenced above.
7. Engineering fees.
8. Plan check fees.
9. Payment and performance bonds.
10. Permit fees.
11. Overtime.
12. CAD drawings.
13. Additional network conduit or cabling.
14. Additional power conduit or cabling.
15. Additional mounting equipment to be determined at towers and overpasses (site survey required).
16. Approvals from City, State, and County agencies.

17. Special insurance requirements not disclosed ahead of signing
18. Physical site leasing cost
19. Traffic Control Plans and Permits
20. Mounting poles for hardware if needed.
21. Special cranes or man lift equipment.



CERTIFICATE OF COMPLIANCE WITH LABOR CODE § 3700

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

CONSULTANT

By: _____

Title: CEO_____

2784987.1

FIRST AMENDMENT TO CONSULTING SERVICES AGREEMENT

This First Amendment ("First Amendment") to the "Consulting Services Agreement Between the City of Pittsburg and Odin Systems, Inc." ("Agreement") is made on July 16, 2019, ("Effective Dates") by and between the City of Pittsburg, a California municipal corporation ("City"), and Odin Systems, Inc., a California corporation ("Consultant").

WHEREAS, City and Consultant previously entered into the Agreement for consulting services dated December 18, 2017 and approved by the City Council on December 18, 2017; and

WHEREAS, Consultant has provided City with services pursuant to the Agreement and necessary for implementation of the Freeway Security Network Project, funded through a grant from Caltrans; and

WHEREAS, conditions in the field required additional equipment and services at a cost higher than was initially calculated, including some work already undertaken by Consultant; and

WHEREAS, Project completion requires additional services and equipment, including future work and equipment, to be provided by the Consultant in a manner consistent with the Agreement; and

WHEREAS, City and Consultant desire to amend Section 2 and Exhibit A of the Agreement to reflect changes in total compensation and scope of work for the Agreement;

WHEREAS, this First Amendment is consistent with Section 8.2 of the Agreement which requires any amendment to the Agreement to be only by writing signed by City and Consultant.

NOW, THEREFORE, the parties hereto agree as follows:

1. Recitals

The foregoing Recitals are true and correct and made a part hereof.

2. Section 2- Compensation

Sentence one, Paragraph one, Section 2 of the Agreement, "Compensation," is amended to read as follows:

"City hereby agrees to pay Consultant a sum not to exceed two million two hundred thirty-eight thousand nine hundred dollars (\$2,238,900) as set forth in Exhibit B, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under this Agreement."

3. Exhibit A – Scope of Work

Exhibit A for the Agreement is hereby amended to add services and equipment to be provided by Consultant set forth in Attachment 1 to this

Amendment.

4. Effect of this First Amendment

Except as expressly modified by this First Amendment, the Agreement shall continue in full force and effect according to its terms, and Consultant and City hereby ratify and affirm all their respective rights and obligations under the Agreement, including but not limited to Consultant's indemnification and insurance obligations. In the event of any conflict among this First Amendment and the Agreement, the provisions of this First Amendment shall govern.

5. Governing Law and Forum

This First Amendment shall be construed in accordance with the laws and judicial decisions of the State of California and venue for any legal or equitable action shall be in the County of Contra Costa.

6. Severability

If any term, condition, or covenant of this First Amendment is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this First Amendment shall not be affected thereby and the First Amendment shall be read and construed without the invalid, void or unenforceable provision(s).

7. Interpretation of First Amendment

The headings within this First Amendment are for the purpose of reference only and shall not limit or otherwise affect any of the terms of this First Amendment. The parties have had an equal opportunity to participate in the drafting of this First Amendment; therefore, the normal construction as against the drafting party shall not apply to this First Amendment.

8. Counterparts

This First Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, when taken together, shall constitute the same document.

WHEREFORE, the parties have executed this First Amendment as of the date set forth above.

CITY: THE CITY OF PITTSBURG,
a municipal corporation

CONSULTANT: ODIN SYSTEMS, INC.
a California Corporation

By: _____
Garrett Evans, City Manager

By: _____
Dustin Saylor, CEO

ATTEST:

Alice E. Evenson,
City Clerk

APPROVED AS TO FORM:

Donna Mooney, City Attorney

ODIN SYSTEMS INC.

6642 Merchandise Way
Unit 200
Diamond Springs, CA 95619

Statement

Date

6/12/19

Bill To

FSN Project
C/O City of Pittsburg

				Amount Due	Amount Enc.
				\$129,433.38	
Date	Description			Amount	Balance
12/31/18	Balance forward				0.00
01/21/19	INV #1538.			69,393.00	69,393.00
	--- Installation, 0.6 @ \$43,789.00 = 26,273.40 --- SOW: INSTALL GC PROVIDED MOUNTS ONE PER SITE. ALL MOUNTS ARE TO INSTALL AT RAD CENTERS PER PATH DATA SHEET PROVIDED BY ODIN SYS. INSTALL ONE 3' DISH AT EACH SITE. RUN TWO CAT 5 CABLES FROM RADIO EQUIPMENT TO DISH ODU. CAT 5 TO BE ZIP TIED IN ON TOWER AND INTERIOR CABLE TRAY UNLESS SPECIFIED BY ODIN SYS OR FACILITIES MANAGER. ALIGN DISH ON BOTH SIDES ONCE RADIO EQUIPMENT IS OPTIMIZED AND READY FOR PATH ALIGNMENT. ODIN WILL BE ONSITE FOR 2 DAY DURING INSTALLATION. LDS TO PROVIDE: 1 – 21' MAST TO INSTALL ON TO (E) ROOF TOP ANTENNA MOUNTING SYS 1 - TAM 3 MOUNTS FROM SITE PRO 1- TAM 3 LARGE LEG ADAPTERS 407 FT OF OUTDOOR RATED CAT 5 8 – SHIELDED CAT 5 CONNECTORS GROUNDING & MISC HARDWARE --- Installation, 0.6 @ \$36,384.00 = 21,830.40 --- SOW: INSTALL GC PROVIDED MOUNTS ONE PER SITE. ALL MOUNTS ARE TO INSTALLED AT RAD CENTERS PER PATH DATA SHEET PROVIDED BY ODIN SYS. INSTALL ONE 3' DISH AT EACH SITE. RUN TWO CAT 5 CABLES FROM RADIO EQUIPMENT TO				
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	0.00	21,984.90	0.00	107,448.48	\$129,433.38

ODIN SYSTEMS INC.

6642 Merchandise Way
Unit 200
Diamond Springs, CA 95619

Statement

Date

6/12/19

Bill To

FSN Project
C/O City of Pittsburg

				Amount Due	Amount Enc.
				\$129,433.38	
Date	Description			Amount	Balance
	DISH ODU. CAT 5 TO BE ZIP TIED IN ON TOWER AND INTERIOR CABLE TRAY UNLESS SPECIFIED BY ODIN SYS OR FACILITIES MANAGER. ALIGN DISH ON BOTH SIDES ONCE RADIO EQUIPMENT IS OPTIMIZED AND READY FOR PATH ALIGNMENT. ODIN WILL BE ONSITE FOR 2 DAYS OF INSTALLATION. LDS TO PROVIDE: 1 - 21' WALL MAST 1 - TAM 3 MOUNTS FROM SITE PRO 1- TAM 3 LARGE LEG ADAPTER 221 FT OF OUTDOOR RATED CAT 5 8 - SHIELDED CAT 5 CONNECTORS GROUNDING & MISC HARDWARE --- Installation \$0.00 --- SOW: INSTALL GC PROVIDED MOUNTS ONE PER SITE. ALL MOUNTS ARE TO INSTALLED AT RAD CENTERS PER PATH DATA SHEET PROVIDED BY ODIN SYS. INSTALL ONE 6' DISH AT EACH SITE. RUN TWO CAT 5 CABLES FROM RADIO EQUIPMENT TO DISH ODU. CAT 5 TO BE ZIP TIED IN ON TOWER AND INTERIOR CABLE TRAY UNLESS SPECIFIED BY ODIN SYS OR FACILITIES MANAGER. ALIGN DISH ON BOTH SIDES ONCE RADIO EQUIPMENT IS OPTIMIZED AND READY FOR PATH ALIGNMENT. LDS TO PROVIDE: 2 - TAM 3 MOUNTS FROM SITE PRO 320 FT OF OUTDOOR RATED CAT 5				
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	0.00	21,984.90	0.00	107,448.48	\$129,433.38

ODIN SYSTEMS INC.

6642 Merchandise Way
Unit 200
Diamond Springs, CA 95619

Statement

Date

6/12/19

Bill To

FSN Project
C/O City of Pittsburg

Amount Due	Amount Enc.
\$129,433.38	

Date	Description			Amount	Balance
	8 – SHIELDED CAT 5 CONNECTORS GROUNDING & MISC HARDWARE --- Installation, 0.6 @ \$35,482.00 = 21,289.20 --- SOW: INSTALL GC PROVIDED MOUNTS ONE PER SITE. ALL MOUNTS ARE TO INSTALL AT RAD CENTERS PER PATH DATA SHEET PROVIDED BY ODIN SYS. INSTALL ONE 3’ DISH AT EACH SITE. RUN TWO CAT 5 CABLES FROM RADIO EQUIPMENT TO DISH ODU. CAT 5 TO BE ZIP TIED IN ON TOWER AND INTERIOR CABLE TRAY UNLESS SPECIFIED BY ODIN SYS OR FACILITIES MANAGER. ALIGN DISH ON BOTH SIDES ONCE RADIO EQUIPMENT IS OPTIMIZED AND READY FOR PATH ALIGNMENT. LDS TO PROVIDE: 1 – 17’ MAST TO INSTALL ON TO (E) GANTRY SIGN 1 - TAM 3 MOUNTS FROM SITE PRO 1- TAM 3 LARGE LEG ADAPTERS 328 FT OF OUTDOOR RATED CAT 5 8 – SHIELDED CAT 5 CONNECTORS GROUNDING & MISC HARDWARE --- Installation \$0.00 --- SOW: INSTALL GC PROVIDED MOUNTS ONE PER SITE. ALL MOUNTS ARE TO INSTALLED AT RAD CENTERS PER PATH DATA SHEET PROVIDED BY ODIN SYS. INSTALL ONE 6’ DISH AT EACH SITE. RUN TWO CAT 5 CABLES FROM RADIO EQUIPMENT TO DISH ODU.				
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	0.00	21,984.90	0.00	107,448.48	\$129,433.38

ODIN SYSTEMS INC.

6642 Merchandise Way
Unit 200
Diamond Springs, CA 95619

Statement

Date

6/12/19

Bill To

FSN Project
C/O City of Pittsburg

				Amount Due	Amount Enc.
				\$129,433.38	
Date	Description			Amount	Balance
	CAT 5 TO BE ZIP TIED IN ON TOWER AND INTERIOR CABLE TRAY UNLESS SPECIFIED BY ODIN SYS OR FACILITIES MANAGER. ALIGN DISH ON BOTH SIDES ONCE RADIO EQUIPMENT IS OPTIMIZED AND READY FOR PATH ALIGNMENT. LDS TO PROVIDE: 2 - TAM 3 MOUNTS FROM SITE PRO 2- TAM 3 LARGE LEG ADAPTER 275 FT OF OUTDOOR RATED CAT 5 8 – SHIELDED CAT 5 CONNECTORS GROUNDING & MISC HARDWARE --- Installation \$0.00 --- SOW: INSTALL GC PROVIDED MOUNTS ONE PER SITE. ALL MOUNTS ARE TO INSTALL AT RAD CENTERS PER PATH DATA SHEET PROVIDED BY ODIN SYS. INSTALL ONE 3’ DISH AT EACH SITE. RUN TWO CAT 5 CABLES FROM RADIO EQUIPMENT TO DISH ODU. CAT 5 TO BE ZIP TIED IN ON TOWER AND INTERIOR CABLE TRAY UNLESS SPECIFIED BY ODIN SYS OR FACILITIES MANAGER. ALIGN DISH ON BOTH SIDES ONCE RADIO EQUIPMENT IS OPTIMIZED AND READY FOR PATH ALIGNMENT. LDS TO PROVIDE: 1 – 15’ MAST TO INSTALL ON TO (E) GANTRY SIGN 300 FT OF OUTDOOR RATED CAT 5 8 – SHIELDED CAT 5 CONNECTORS GROUNDING & MISC HARDWARE --- Note \$0.00				
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	0.00	21,984.90	0.00	107,448.48	\$129,433.38

ODIN SYSTEMS INC.

6642 Merchandise Way
Unit 200
Diamond Springs, CA 95619

Statement

Date

6/12/19

Bill To

FSN Project
C/O City of Pittsburg

				Amount Due	Amount Enc.
				\$129,433.38	
Date	Description			Amount	Balance
01/24/19	--- Tax: City of Pittsburg - CC @ 8.75% = 0.00 INV #1544. --- 40 Glacier to Kregor Peak --- Odin Backhaul Collection Node --- --- Nichol Knob to San Pablo PD --- Odin Backhaul Collection Node --- --- Kregor Peak to Cummings --- Odin Backhaul Collection Node --- --- Kregor Peak to Pittsburg PD --- Odin Backhaul Collection Node --- --- Cummings to Turquoise --- Odin Backhaul Collection Node --- --- Turquoise to Pearl Ridge --- Odin Backhaul Collection Node --- --- Pearl Ridge to Nichol Knob --- Odin Backhaul Collection Node, 1 @ \$425,362.25 = 425,362.25 --- --- Located on EB and WB hwy 4 --- ODIN- CLSRCAM-5, 1 @ \$6,454 = 6,454.00 --- Located on EB and WB I80 --- Tax: City of Pittsburg - CC @ 8.75% = 37,783.92 PMT #08049.			469,600.17	538,993.17
02/19/19				-369,268.34	169,724.83
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	0.00	21,984.90	0.00	107,448.48	\$129,433.38

ODIN SYSTEMS INC.

6642 Merchandise Way
Unit 200
Diamond Springs, CA 95619

Statement

Date

6/12/19

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FSN Project
C/O City of Pittsburg

				Amount Due	Amount Enc.
				\$129,433.38	
Date	Description			Amount	Balance
04/23/19	INV #1563. --- MIL-Y3XPCOBT \$0.00 --- --- MIL-Y3XPCODL \$0.00 --- --- MIL-Y3OIXPCOMIDL \$0.00 --- --- MIL-MIPPP-QUANTUM \$0.00 --- --- Reference Contract, 1 @ \$20,216.00 = 20,216.00 --- --- Note \$0.00 --- Tax: City of Pittsburg - CC @ 8.75% = 1,768.90			21,984.90	191,709.73
06/12/19	CREDMEM #1544. --- Odin Backhaul Collection Node \$-69,104.69 --- Tax: City of Pittsburg - CC @ 8.75% = -6,046.66			-75,151.35	116,558.38
03/11/19	CHP User LiveEarth- INV #1551. --- Liveearth, 2 @ \$1,000.00 = 2,000.00 --- Tax: City of Pittsburg - CC @ 8.75% = 0.00			2,000.00	118,558.38
03/11/19	HawkEye- INV #1553. --- Hardware, 1 @ \$10,000.00 = 10,000.00 --- --- Programming \$0.00 --- Tax: City of Pittsburg - CC @ 8.75% = 875.00			10,875.00	129,433.38
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	0.00	21,984.90	0.00	107,448.48	\$129,433.38

**CITY OF PITTSBURG
CITY COUNCIL MEETING MINUTES**

DATE: June 24, 2019

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburgh, CA 94565

CITY COUNCIL/AGENCY MEMBERS

Juan Antonio Banales, Mayor/Chair
Jelani Killings, Vice-Mayor/Chair Council/Agency Member
Marilyn Craft, Council/Agency Member
Holland Barrett White, Council/Agency Member
Shanelle Scales-Preston, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

Mayor Banales called the meeting of the City Council to order at 6:00 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburgh, CA.

ROLL CALL

All Members were present.

PLEDGE OF ALLEGIANCE

Chief Addington led the Pledge of Allegiance.

CITY MANAGER'S REMARKS

City Manager Evans stated there was nothing to report.

CITIZENS REMARKS

There were no citizens remarks for non-agenda items.

CONSIDERATION

1. Adoption of a City Council Resolution Adopting an Outdoor Flagpole Display Policy

The following spoke in support of the policy:

Savanna Bales, Pittsburgh

The following spoke against the policy:

Eren, Pittsburg
Durie Foster, Pittsburg
Sharon Brown, Bay Point

On Motion by Member Craft, seconded by Member White to adopt and carried by the following vote:

AYES: Craft, Scales-Preston, White, Banales
NOES: Killings

2. Adoption of a Resolution Declaring June LGBTQ Pride Month and Directing Staff to Fly the Rainbow Flag Throughout the Month of June at City Hall

The following spoke in support of the resolution:

Jack Rednour-Bruckman, Antioch
Robyn Kuslits, Concord
Joey D. Smith, Richmond
Marcella Khan, Pittsburg
Mary Burks, Pittsburg
Duane Smith, Pittsburg
Phyllis Gordon, Pittsburg

The following spoke against the resolution:

Keaooani Aquino, Pittsburg

Greg Logaburn, Pittsburg, asked that the POW/MIA flag be flown on the empty flagpoles.

On Motion by Member Craft, seconded by Member White to adopt and carried by the following vote:

AYES: Craft, Scales-Preston, White, Banales
NOES: Killings

COUNCIL MEMBER REPORTS AND REMARKS

Member White stated he believed it was Council's responsibility to push the human rights agenda forward, advancing the rights of the whole community. He thanked everyone for sharing their opinion and being here tonight.

Vice Mayor Killings stated he stood by his belief that the U.S. flag represents all. He will continue to press forward working for the good of the community. He thanked everyone for attending the meeting.

Mayor Banales stated he believes as a City we can stand tall today. He takes pride in the diversity of the city and believed a threshold was crossed today, where we can say we did the right thing.

ADJOURNMENT

The City Council meeting was adjourned at 7:27 P.M. to July 1, 2019.

Respectfully submitted,

Alice E. Evenson, City Clerk

City Clerk Note: Several emails were received prior to the Council Meeting. They are on file with the agenda packet.

**CITY OF PITTSBURG
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES**

DATE: July 1, 2019

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL/AGENCY MEMBERS

Juan Antonio Banales, Mayor/Chair
Jelani Killings, Vice-Mayor/Chair Council/Agency Member
Marilyn Craft, Council/Agency Member
Holland Barrett White, Council/Agency Member
Shanelle Scales-Preston, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

Mayor Banales called the meeting of the City Council to order at 7:00 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, CA after convening in Closed Session at 5:30 P.M. for the following items:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Section 54956.8):

Property: Harbor Street and Bliss Avenue (APN 088-171-037); Agency Negotiator: Garrett Evans and Maria Aliotti; Negotiating Parties: Raj Dhillon; Under Negotiation: Both price and terms of payment

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION FOR THE SUCCESSOR AGENCY; Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9:

One (1) case

3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION FOR THE SUCCESSOR AGENCY; Initiation of potential litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9:

One (1) case

Mayor Banales stated there was one reportable action taken in closed session. The City Council, as Successor Agency Board, voted unanimously to initiate legal proceedings against E. J. Phair Brewing Company for failure to make payments on its loan and lease.

ROLL CALL

All Members were present.

PLEDGE OF ALLEGIANCE

Chief Addington led the Pledge of Allegiance.

CITY MANAGER'S REMARKS

City Manager Evans announced upcoming events.

CITIZENS REMARKS

Geno Traversaro, Pittsburg, stated cars are being broken into and trash is being dumped on Solari and requested more cameras are needed between E. Santa Fe and E. 10th Street to combat these issues. He also stated he would like to see a skatepark and BMX track in close proximity to the BART station.

Tana Casimiro, Pittsburg, asked the Council to look into the recent rent increase at Siena Court apartments.

PITTSBURG ARTS AND COMMUNITY FOUNDATION

CONSIDERATION

4. Adoption of a Pittsburg Arts and Community Foundation Resolution to approve the Budget for Fiscal Year 2019-20 Appropriation of Funds for Fiscal Year 2019-20 and accept the 5-Year Financial Plan

Tom LaFleur, Pittsburg, stated the Foundation has tremendous potential. The bookstore is a great asset to our youth and our community, and he does not want to see less hours. The Foundation has done a great job in operating the California Theatre. The City should invest in the Foundation

On Motion by Member White, seconded by Member Craft to adopt with the five-year financial plan being brought back and carried unanimously.

PITTSBURG POWER COMPANY

PUBLIC HEARING

5. Adoption of a Pittsburg Power Company Resolution Approving Island Energy Fiscal Year 2019-2020 Annual Rate Case for Electricity and Natural Gas Retail Services on Mare Island

Chair Banales opened the Public Hearing. There being no one to speak to the item, Chair Banales closed the Public Hearing.

On Motion by Vice-Chair Killings, seconded by Member Scales-Preston to adopt and carried unanimously.

CITY COUNCIL

PUBLIC HEARING

6. Adoption of a Resolution Certifying a Final Supplemental EIR and Approving CEQA Findings, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program, and General Plan Map Amendment; Introduction and Waive First Reading of an Ordinance Approving a Zoning Map Amendment and Development Agreement Amendment; and Adoption of a Resolution Approving an Amended Vesting Tentative Map and Design Review for the Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA)

Mayor Banales opened the Public Hearing.

Robia Crisp, Attorney with Hanson Bridgett, on behalf of Discovery Builders, stated there were continued concerns with the project.

Durie Foster, Pittsburg, stated he did not think the City has properly addressed the traffic concerns or the lot sizes and also had concerns regarding Commercial space.

Bruce Ohlson, Pittsburg, thanked the developer for being cooperative and responsive in regard to the path through the development directly to the BART Station.

Beverly Davis, Pittsburg, echoed comments on traffic and commented the houses are too close together. She asked the Council to review zoning and maximum numbers of houses built.

Wolfgang Croskey, Pittsburg, had several concerns about the penalty for not including commercial; his belief that duet homes do not work; zoning with accessory dwelling units needs to be more than 10; and solar should be installed to meet upcoming standards.

Scott Roylance, William Lyon Homes, thanked staff for their work on the project and noted that solar is being installed on all homes.

There being no one to speak further to the item, Mayor Banales closed the Public Hearing.

On Motion by Mayor Banales, seconded by Vice-Mayor Killings to adopt the Resolution Certifying a Final Supplemental EIR and Approving CEQA Findings, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program, and General Plan Map Amendment to and carried unanimously.

On Motion by Mayor Banales, seconded by Vice-Mayor Killings to introduce and waive further reading of the ordinance approving a Zoning Map Amendment and Development Agreement Amendment and carried unanimously.

On Motion by Mayor Banales, seconded by Vice-Mayor Killings to adopt a Resolution Approving an Amended Vesting Tentative Map and Design Review for the Alves Ranch Project, AP-18-1348 and carried unanimously.

CONSIDERATION

7. Adoption of a City Council Resolution Authorizing an Application to the Statewide Park Development and Community Revitalization Program Grant Funds for the Buchanan Park Renovation Project

Bruce Ohlson, Pittsburg, was in support of the project and added that the homeless situation in the Kirker Creek watershed and Buchanan Park needed to be addressed.

On Motion by Member White, seconded by Vice-Mayor Killings to adopt and carried unanimously.

CONFLICT OF INTEREST STATEMENT

Member White stated he would recuse himself from Items 10 and 15 as the County is his employer.

Member Craft stated she would recuse herself from Items 10, 11, and 12 due to her financial interest.

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

Member Killings asked that Item 12 be pulled and considered separately.

Bruce Ohlson, Pittsburg, commented on Item 17 and his concern at three major intersections with a dedicated right turn lane, the dedicated bike lane and the dedicated through lane where the street sweeper needs to provide extra attention.

On Motion by Vice Mayor/Chair Killings, seconded by Member White to adopt without Item 12 and carried unanimously.

8. Minutes of June 17, 2019

9. Adoption of a Pittsburg Power Company Resolution to Approve the 2018 Annual Power Source Disclosure Report to the California Energy Commission

10. Adoption of a Pittsburg Power Company Resolution to Enter into a Contract with Contra Costa County Workforce Development Board for the Future Build's Cohort 16 and 17

11. Adoption of a Pittsburg Power Company Resolution for the 2019-2020 Consultant Agreement with Open Opportunities Incorporated

13. Adoption of a City Council Resolution to Amend the Master Pay Schedule as Required by California Public Employees' Retirement System

14. Adoption of a City Council Resolution Authorizing Negotiation and Execution of an Agreement between the City of Pittsburg and Peregrine Technologies

15. Adoption of a City Council Resolution Authorizing the City Manager to Execute an Agreement Between the City of Pittsburg and the Contra Costa County Office of the Sheriff Forensic Services Division

16. Adoption of a City Council Resolution to Authorize Execution of Contract with Quantum For Purchase of Video Camera Data Storage Infrastructure

17. Adoption of City Council Resolution to Approve a Contract Amendment No. 6 to the Delta Diablo Street Sweeping Contract

The following item was considered separately. Due to Member Craft's previously stated recusal on this item, she left the dais at this time.

12. Approving a City Council and Pittsburg Power Company Resolution Authorizing the City of Pittsburg to Enter into a Three-Year Agreement with Craft Community Care Center, Inc. Doing Business as Success Through Self Academy to Provide Youth Program

Wolfgang Croskey, Pittsburg, noted several potential issues with the contract. He questioned whether a bidding process took place, and was concerned about measurable data and goals, as well as the pool rent which looks like exclusive use for the entire summer. He also asked if Mount Diablo School District and Antioch Unified School District were also able to take part in STS activities.

Durie Foster, Pittsburg, stated he was also curious about the bid process and took issue with a 3 year contract. He would like a one year contract with measurable results. He also questions why the city was paying \$30,000 per year in utilities.

Dr. Beverly Davis, Pittsburg, stated STS is doing great work and that a 3 year contract provides consistency and certainty for students. She is a proponent of the path to college program at STS.

James Craft, Pittsburg, gave a quick background on STS partnering with the City and the School District beginning in 2009. He said they would be happy to provide data to the City as requested.

Delon Craft, Sr., Pittsburg, stated he has been teaching at the District for 15 years and is also the Academic Coordinator at STS providing mentoring, STEM lessons and Coding. He also commented on the STRIDE program that was recently introduced at STS.

Joshua Samuel, Antioch, stated he is an independent contractor working for STS. He noted the STRIDE program assesses the student's status academically and a custom curriculum is built around that child. He stated it closes the gaps and puts the students on a path where they can get to grade level.

Melvin Davis, Jr., Pittsburg, stated he is the new Executive Director of STS Academy. He appreciates the ability to give back to the community. He stated the STRIDE program helps measure how the students are doing.

Phyllis Gordon, Pittsburg, stated she is the President of the STS Board. She stressed the importance of STS to the youth in our community given that this organization is proactive rather than reactive and that funds from the City is money well spent.

Tim Manly, Pittsburg, stated he was in full support of STS.

On Motion by Mayor/Chair Banales, seconded by Member Scales-Preston to adopt and carried by the following vote:

AYES: Killings, Scales-Preston, White, Banales
ABSENT: Craft [Recused]

Member Craft returned to the dais at this time.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

18. Consideration of a PACF Board Request for a Future Agenda Item Related to a 5-Year Strategic Action Plan for the Pittsburg Arts and Community Foundation

Ron Johnson, Pittsburg, stated he was glad to see there is finally going to be a strategic plan for the Foundation and offered his assistance in any way.

On Motion by Member White seconded by Vice Mayor/Chair Killings to return to the PACF subcommittee for further evaluation and approved unanimously.

COUNCIL MEMBER REPORTS AND REMARKS

Member Craft attended a Brownsfield workshop where ideas on repurposing areas was shared. She also attended the Tri Delta Board Meeting.

Member Scales-Preston, along with Member White, attended the PAL Board meeting to meet officers.

Vice Mayor Killings attended the Economic Development/Waterfront Subcommittee meeting and the summer kickoff at the Marina.

Mayor Banales thanked City staff for all of the hard work so far this year.

ADJOURNMENT

The City Council meeting was adjourned at 9:55 P.M. to July 15, 2019.

Respectfully submitted,

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Establish Salary Ranges for the Information Technology Analyst and Environmental Health Specialist Classification Series and Amend AFSCME-MPC Bargaining Agreement

MEETING DATE: July 15, 2019

EXECUTIVE SUMMARY

The City Manager, upon recommendation from the Director of Human Resources, has added the classification series of Information Technology Analyst and Environmental Health Specialist. In accordance with the City's Personnel Rules, the City Council is asked to establish the salary ranges.

FISCAL IMPACT

There are no fiscal impacts to establish the salary ranges of the Information Technology Analyst and Environmental Health Specialist classification series.

RECOMMENDATION

The City Council adopt a resolution to establish the salary ranges for the Information Technology Analyst I, II, Senior Information Technology Analyst and Environmental Health Specialist I/II and amend the AFSCME Management/Professional/Confidential bargaining agreement.

BACKGROUND

The Information Technology Manager has evaluated staffing needs of the division to provide information technology services to the City. Staff recommended adding three new classifications of Information Technology Analyst I, Information Technology Analyst II, and Senior Information Technology Analyst.

Staff conducted a salary survey of comparable classification specifications and staff recommended aligning the salary range of the proposed Information Technology Analyst I to the City's Utility Lineworker which is \$6,011 to \$7,307 per month. The Information

Technology Analyst II will be aligned with the Purchasing Analyst salary range of \$7,037 to \$8,553 per month. The Senior Information Technology Analyst will be aligned with the Senior Administrative Analyst salary range of \$7,809 to \$9,491 per month.

Additionally, the City has been recruiting for an Environmental Health Specialist since March and has not received an adequate number of qualified applications. Therefore, staff recommends creating an entry level class of Environmental Health Specialist I and combining it as a classification series with the existing Environmental Health Specialist classification specification as the journey level classification of Environmental Health Specialist II. Based on a market survey and staff recommendation, the Environmental Health Specialist I will be aligned internally with the salary range of the Administrative Analyst I of \$5,826 to \$7,081 per month and the Environmental Health Specialist II will be aligned with the Administrative Analyst II with a salary range of \$6,746 to \$8,199 per month. The City expects the creation of an entry level class and salary adjustment will help recruit more qualified applicants.

Human Resources notified AFSCME unit representatives of the proposed classification specifications and salary ranges. The union found the classification specifications and salary ranges to be acceptable and signed the attached side letter to the bargaining agreement. The new classifications will be represented by the AFSCME Management, Professional, Confidential unit.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

In accordance with the City's Personnel Rule 13.1, the City Council is asked to establish salary ranges. Salary ranges are set for each classification by the City Council.

Human Resources will be conducting promotional and open recruitments to fill the Information Technology Analyst I, II and Senior Information Technology level positions and continue the open recruitment to fill the Environmental Health Specialist I/II position.

ATTACHMENTS:

Resolution
Exhibit A: Classification Specifications
Exhibit B AFSCME MPC Side Letter of Agreement

Prepared by: Griselda Clift, Senior Human Resources Analyst

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution)
To Establish Salary Ranges for the)
Information Technology Analyst and)
Environmental Health Specialist)
Classification Series and Amend the)
AFSCME MPC Bargaining Agreement)

RESOLUTION No. 19-

The Pittsburgh City Council DOES RESOLVE as follows:

WHEREAS, the City Manager has established the class specifications of Senior Information Technology Analyst, Information Technology Analyst I, II, Environmental Health Specialist I and II; and

WHEREAS, the City's Personnel Rule 13.1 calls for the City Council to establish the salary ranges of classifications; and

WHEREAS, the salary range for the Senior Information Technology Analyst position shall be \$7,809 to \$9,491 per month. The Information Technology Analyst I position shall be \$6,011 to \$7,307 per month. The Information Technology Analyst II position shall be \$7,037 to \$8,553 per month; and

WHEREAS, the salary range for the Environmental Health Specialist I position shall be \$5,826 to \$7,081 per month. The Environmental Health Specialist II position shall be \$6,746 to \$8,199 per month; and

WHEREAS, the City Manager recommends the classification be placed in the AFSCME Management, Professional, Confidential Bargaining Agreement.

NOW, THEREFORE, the City Council finds and determines as follows:

- Section 1. The recitals set forth above are true and correct statements and are hereby incorporated.
- Section 2. The City Council approve the salary schedule and amendment to the AFSCME Management, Professional, Confidential Bargaining Agreement.
- Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 15th day of July 2019, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk

EXHIBIT A

CITY OF PITTSBURG
Established: 06/2019

INFORMATION TECHNOLOGY ANALYST I/II

*Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications **may not include all** duties performed by individuals within a classification. In addition, specifications are intended to outline the **minimum** qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.*

DEFINITION: Under immediate to general supervision, provides installation, maintenance and technical support services for City-wide information technology programs, computer platforms, including mobile systems, local area networks (LAN) and peripheral computer equipment; performs trouble shooting tasks for LAN systems; performs other duties as required.

DISTINGUISHING CHARACTERISTICS

The Information Technology Analyst job series represents professional staff positions responsible for implementation and participation in activities related to the acceptance, installation, and troubleshooting of local area networks, computers, and peripheral equipment. The Information Technology Analysts positions are flexibly staffed.

The **Information Technology Analyst I** is the entry level class in the professional Information Technology Analyst series. Positions in this class typically have some directly related work experience and work under immediate supervision while learning job tasks. The class is distinguished from the higher level by the performance of less than the full range of duties assigned to the higher level. Incumbents work under immediate supervision while learning job tasks, progressing to general supervision as procedures and processes of assigned area of responsibility are learned.

The **Information Technology Analyst II** is the full journey level class in the professional Information Technology Analyst series and is distinguished from the lower level class by the assignment of the full range of duties. Incumbents receive only occasional instruction or assistance as new, unusual or unique situations arise and are fully aware of the operating procedures and policies within the work unit.

SUPERVISION RECEIVED/EXERCISED:

The Information Technology Analyst I receives immediate supervision from the Information Technology Manager or his/her designee. The Information Technology Analyst II receives general supervision from the Information Technology Manager or his/her designee.

TYPICAL TASKS: *(includes but are not limited to the following):*

- Maintains the integrity and operability of the information technology and network infrastructure including back office servers, routers, switches, and phone system;

INFORMATION TECHNOLOGY ANALYST I/II

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assists in the analysis and troubleshooting of City-wide network problems related to computer and telephone networks.

- Participates in network administration; installs and configures new/existing servers; upgrades existing server; administers user accounts, groups' security, permissions, policies, and e-mail issues; monitors, maintains, and updates patches as scheduled; installs, upgrades, and configures network printing, directory structures, rights, security, and file services; assists in the resolution of network related problems.
- Provides network infrastructure support; configures and maintains network infrastructure including routers, switches, VLANs, and firewalls.
- Installs, configures, upgrades, troubleshoots, and repairs computers, computer components, software, and peripheral devices.
- Provides technical support to users including support via phone and email; responds to needs and questions of users concerning their access to network resources.
- Supports and responds to inquiries regarding specialized applications; coordinates issues with corresponding vendors/consultants.
- Trains users on basic software and hardware operation.
- Provides database support; assists with database projects for different departments.
- Utilizes various software applications; performs backups of critical data.
- Provides support for the audio/video system in the Council Chamber; assists with audio and video productions.
- Participates in technical documentation; creates and maintains technical documents including network layout, configuration, and instructions.

Information Technology Analyst II (In addition to those duties as previously outlined):

- Participates in the conceptualization and implementation of new technologies; researches, tests, and evaluates products/solutions.
- Interacts with vendors and generates purchasing quotes for a variety of equipment, peripherals, and supplies.
- Acts as a resource to inquiries and concerns regarding assigned area of expertise; monitors and controls assigned customer service functions.

INFORMATION TECHNOLOGY ANALYST I/II

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- Demonstrates a detailed understanding of applicable policies, procedures and work methods associated with assigned duties, and programs of work unit.

MINIMUM QUALIFICATIONS: *(The following are minimal qualifications necessary for entry into the classification)*

Information Technology Analyst I

Education and/or Experience:

A bachelor's degree in information technology or a related field and at least one (1) year of professional level experience performing technical support and information systems operations, troubleshooting and repair.

License/Certificate:

May require possession of, or ability to obtain, a valid Class C California driver's license.

Other Requirements:

Physically and mentally capable of performing the functions of the job, including but not limited to those summarized in Typical Tasks.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform typical tasks of the position)*

Knowledge of:

Knowledge of principles and practices of technology systems and design, analysis, relational databases, and programming techniques; internal operating system technology, computer operations and hardware, and network communications theory; principles and techniques of software and systems quality assurance and control organizational analysis; modern office procedures, methods, equipment various modern computer languages for business application; applicable software.

Ability to:

Ability to research, design, test, and implement technology systems related to area of assignment; analyze work papers, reports and special projects; identify and interpret technical and numerical information; observe and problem solve operational and technical issues and procedures; analyze problems related to area of assignment; identify and locate the source of the problem; diagnosis the problem and develop logical, reliable solutions; and design and initiate corrective actions; track service requests and trouble reports, and ensure problems are resolved; communicate technical issues to individuals with varying degrees of information technology knowledge; organize and manage multiple priorities and perform a variety of work assignments; sound judgment in recognizing scope of authority.

INFORMATION TECHNOLOGY ANALYST I/II

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Information Technology Analyst II: In addition to the Minimum Qualifications for the Information Technology Analyst I:

Education and/or Experience:

A bachelor's degree in information technology or a related field and at least three (3) years professional level information technology related work and/or functions in a capacity similar to the City's Information Technology Analyst I.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform typical tasks of the position)*

Knowledge of:

Knowledge of principles and practices of producing effective project and technical documentation; principles and practices of good teamwork; network operating system and network architecture, configuration, and protocols; client server technologies; database design, structure development, features, operations, programming, and data access principles; project management and work flow analysis; use operating system languages as defined by the area of assignment and perform systems level programming in a distributed, networked environment.

Ability to:

Ability to interface/integrate defined operating system(s) with software and other systems; evaluate existing and proposed systems and recommend upgrades and/or modifications; coordinate meetings effectively and facilitate outcomes; diagnose problems of a more complex nature; work independently and propose solutions to technical problems of the most complex nature.

SENIOR INFORMATION TECHNOLOGY ANALYST

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DEFINITION:

Under direction, performs complex, technical and professional level work in information technology functions, operations, and processes; serves as technical resource to staff; may assist in the organization, supervision, or review of technical and professional staff; performs other duties as required.

DISTINGUISHING CHARACTERISTICS

This classification functions at the advanced journey level and is distinguished from the next lower classification of Information Technology Analyst II by the performance of more varied and complex information technology duties. This level is responsible for multi-faceted or technically sophisticated assignments on a regular and continuing basis and works independently. Incumbents possess an expert knowledge of information technology infrastructure components such as servers, storage, databases, operating systems, telecoms, desktop computers, mobile devices, network technologies, multiple client platforms, and a high level of diagnostic skills and ability to identify and resolve highly complex problems related to hardware and software, evaluates new information technologies, prepares technical documentation, and maintains up-to-date knowledge of technology trends.

SUPERVISION RECEIVED AND EXERCISED

Receives general direction from the Information Technology Manager or his/her designee.

Exercises technical and functional supervision over lower level support and/or professional staff. May exercise direct supervision over staff as assigned.

TYPICAL TASKS: *(include but are not limited to the following):*

- Determines requirements, designs, builds, tests, implements, maintains and enhances complex technology and business systems.
- Monitors network to ensure performance, reliability and security.
- Analyzes, detects, identifies and corrects complex technical problems and deficiencies; integrates complex systems for interoperability over multiple platforms and technologies; evaluates and makes recommendations in response to requests

from departments related to systems development and/or the feasibility of computer applications.

- Manages projects involving multiple City departments.
- Maintains servers and related infrastructure; provides support for backup and recovery.
- Prepares and maintains system procedures and documentation; monitors systems and network resources; maintains and administers security systems and methodologies.
- Researches, plans, install, configures and maintains virtual infrastructure; monitors servers, storage and network to ensure continuous availability of applications; installs, configures and maintains virtual desktop environment.
- Participates in the strategic planning for and establishment of assigned objectives and performance standards; evaluates operations and activities in terms of over-all effectiveness; implements improvements and modifications as necessary; and adjusts over-all goals and objectives in response to changing directives and/or City needs and priorities.
- Develops, implements, and manages assigned operational systems and processes to maximize the effectiveness and responsiveness of assigned programs; acts as a technical resource to staff in a positive and supportive manner.
- Coordinates, monitors, and supports assigned program/operational team on a project to project or on-going basis; acts as a resource to staff, advises staff on the more complex issues of specific areas of responsibility; provides direction, guidance, and leadership to staff; may prepare performance evaluations.
- Manages, monitors, and coordinates the work of consultants; assists in the preparation of requests for proposals, reviews bids, interviews and selects consultants; manages workflow, communicates expectations and priorities, and monitors outcomes; may negotiate contracts.
- Implements and monitors assigned functions, activities and strategies to support the overall goals, objectives, and philosophy of the City and assigned work activities and projects; monitors timelines; produces and/or evaluates work products, methods, and procedures.
- Assists in conducting needs analysis; researches and recommends hardware and software systems and new technologies that meet user needs while providing a coordinated information systems approach throughout the City; conducts feasibility studies regarding system capability, equipment needs, time and cost constraints of proposed projects and products.

- Participates in the development and administration of the departmental budget as it relates to assigned functions; forecasts funding needs for equipment, materials, supplies, and other necessary resources; monitors approved expenditures; implements mid-year adjustments to expenditures as directed.
- Provides various reports on operations and activities.
- Serves as a positive and motivational team leader as well as an effective member of the team.
- Represents the City in public and official meetings with other cities, counties, government entities, professional groups, and vendors on I.T. matters.

MINIMUM QUALIFICATIONS: *(The following are minimal qualifications necessary for entry into the classification)*

Education and/or Experience:

A bachelor's degree in information technology, or a related field and at least five (5) years of progressively responsible professional level experience. A master's degree in a related area is desirable.

License/Certificate:

May require possession of, or ability to obtain, a valid Class C California driver's license.

Other Requirements:

Physically and mentally capable of performing the functions of the job, including but not limited to those summarized in Typical Tasks.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform typical tasks of the position)*

Knowledge of:

Principles and practices of computer operating systems, local area networks and data communications software and hardware and network technology and environment; technical and functional supervision and training; producing effective project and technical writeups; good team building and team leadership; project management and workflow analysis servers, server operations and operating systems; current internet standards and web usability and information architecture; relational and spatial databases, including database systems, structure, applications and operations; geographic information systems theory, technology, software platform and spatial problem solving; practices of customer service.

Ability to:

Manage complex projects and assignments; independently perform the most complex professional work in support of the City's network infrastructure, databases, hardware

and software and website; diagnose and propose solutions to technical problems of a more complex nature; assist in the development and monitoring of an assigned section budget; maintain and administer security systems and methodologies; train or instruct on-line users in the use of computer equipment and operating procedures; prepare a variety of reports and maintain accurate records and files; research, evaluate, and implement existing and new technologies, applications and methods in an effort to meet the needs of the City and end users; use sound judgment in recognizing scope of authority; maintain confidentiality as necessary; work a flexible schedule including occasional evening and weekend hours; and establish and maintain effective working relationships with those contacted in the performance of assigned duties.

ENVIRONMENTAL HEALTH SPECIALIST I/II

*Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications **may not include all** duties performed by individuals within a classification. In addition, specifications are intended to outline the **minimum** qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.*

DEFINITION:

Under immediate to general supervision performs a variety of responsible routine to difficult and complex environmental investigations, surveys, reviews and studies in connection with solid, liquid and hazardous materials management. Monitors compliance with state and local laws and regulation for the purpose of prevention of public health and environmental health hazards; performs other duties as required.

DISTINGUISHING CHARACTERISTICS:

The Environmental Health Specialist class series represents professional staff positions responsible for conducting a variety of environmental surveys and field investigations of solid waste disposal sites.

The **Environmental Health Specialist I** is the entry level class in the class series and works in a training capacity. This class is flexibly staffed with Environmental Health Specialist II. Incumbents are expected to advance to the higher level after gaining experience, demonstrating the required proficiency and in preparation for the State Registration Exam.

The **Environmental Health Specialist II** is the full journey level class in this series performing a full range of duties.

SUPERVISION RECEIVED/EXERCISED:

The **Environmental Health Specialist I** receives immediate supervision from assigned department head or designee. The **Environmental Health Specialist II** receives direction from the Department Head or designee and may exercise technical and functional supervision over professional, technical and office support staff.

TYPICAL TASKS: *(include but are not limited to the following)*

- Inspects solid waste management facilities
- Investigates complaints of environmental health concern;
- Assists in issuing permits or licenses for regulated facilities and activities;
- Prepares reports and other correspondence on inspections and records violations;
- Learns to and prepares surveys, reviews and studies;
- Takes samples of water, soil, food, beverages and other materials for laboratory tests;
- Advises or instructs individuals, businesses, institutions and public officials in the prevention and correction of nuisances and unsanitary conditions
- Plans, organizes and carries out research analysis and evaluates data and makes recommendations based on finding;
- May testify at hearings or depositions;

- May assist departments with review of plans for food facilities and public pools;
- May assist departments with performing inspections at food establishments, private dwellings, recreational and business establishments and worksites to determine compliance with legally established standards;
- Prepares written reports, memoranda and correspondence;
- Establishes positive working relationships with representatives of community organizations, state/local agencies and associations, City management and staff, and the public;

ENVIRONMENTAL HEALTH SPECIALIST II (in addition to those previously outlined):

- Conducts inspections to secure compliance with Federal, State and local sanitation laws and regulations governing solid waste management (landfills, transfer stations, tires, etc.), may include public nuisances, blight, toxic/hazardous waste materials, zoning, underground storage tanks, food handling establishments, sewage disposal systems, substandard housing, land use, swimming pools, marinas, recreational health facilities, water supply systems, and other areas
- Responds to solid waste issues and problems, including illegal garbage dumping, tire inspections, etc; recommends changes and provides instruction for deficiency and violation corrections; conducts special investigations in response to public complaints; confers with local officials on sanitation problems;
- Advises and assists with inspections of public and private recreational facilities and swimming pools; housing inspections to determine health and safety compliance with appropriate laws and standards; inspects facilities to minimize future health threats; take water, sewage, soil, and waste samples, interpreting data; interprets environmental health laws and regulations for the public; participate in the development of policies, procedures, regulations and ordinances related to an area of specialization; may review and comment on impact of proposed ordinances, legislation and regulations; investigate complaints and evaluates effectiveness of program operations; support City programs and activities related to housing, public works, and code enforcement;
- Determines problem areas, collects and analyzes data and recommends systemic solutions. Serves as subject matter resource to other professional staff providing specialized knowledge and recommending solutions to complex problems that are consistent with program goals;
- Provides technical program information and policy interpretations for the public business and professional representative and other agency staff; represents the department on program matters at meetings, commissions, committees, boards and public hearings;
- Coordinates inspections, special studies and permit reviews with pertinent staff and officials from separate jurisdictions, districts, state and federal agencies;
- Conducts special inspections of solid waste facilities relative to complaints; responds to the public regarding solid waste and hazardous waste issues;
- May perform biological testing, chemical analysis to study the effects of solid or liquid waste management and resource recovery proposals;

ENVIRONMENTAL HEALTH SPECIALIST I/II

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- Interprets provisions of laws and regulations and advises on methods of meeting and maintain compliance;
- Participates in the development of the division budget and various grant proposals; participates with the forecast of necessary funds for staffing, materials, services and supplies;
- Provides technical support to other departments, businesses and the general public on solid waste issues;
- Prepares and presents in-service and public education programs for business and civic groups, professional staff and civic officials;
- Other duties as assigned.

ENVIRONMENTAL HEALTH SPECIALIST I

MINIMUM QUALIFICATIONS: *(The following are minimal qualifications necessary for entry into the classification)*

Education and/or Experience:

A Bachelor's degree in environmental health or related field and a letter certifying eligibility to become an Environmental Health Specialist Trainee provided by the California Department of Public Health, Registered Environmental Health Specialist Program.

License/Certificate:

Possession of, or the ability to obtain, a valid class C California driver's license. Within 36 months of appointment must obtain a California certificate as Registered Environmental Health Specialist from the State of California Department of Public Health.

Other Requirements:

Physically and mentally capable of performing the functions of the job, including but not limited to those summarized in Typical Tasks.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform typical tasks of the position)*

Knowledge of:

Principles and practices of environmental health including sampling and analysis of varied specimens; state and local laws, rules, regulations, ordinances and codes relating to environmental health; solid waste/recycling contracts; effective public relations;

Ability to:

Make thorough routine inspections and investigations; analyze and evaluate the results of sampling studies; interpret laws, regulations, codes, ordinances; deal tactfully and effectively with members of the public and co-workers; keep accurate records; prepare and present clear and concise oral and written reports; follow oral and written instruction; work well under close supervision.

Skill to:

Operate an office computer and a variety of software applications.

Typical Physical Requirements:

Sit for extended periods; frequently stand and walk; crawl through various areas on hands and knees; stand, walk or crouch on narrow and slippery surfaces; climb ladders, stairs, and scaffolding; ability to lift and move objects weighing up to 25 lbs; corrected hearing and vision to normal range; verbal communication; use of office equipment, including computer, telephone, calculator, copiers, and fax; use of combustible gas meter, chlorine and PH spectrophotometer, and other applicable environmental monitoring and sampling devices.

Typical Working Conditions:

Work is usually performed in office, outdoor, and driving environments; some work is performed in varying temperatures and humidity; exposure to high levels of noise; some exposure to dust and odors; exposure to hazardous waste and materials; continuous contact with other staff and the public.

ENVIRONMENTAL HEALTH SPECIALIST II *(In addition to the previously outlined):*

MINIMUM QUALIFICATIONS: *(The following are minimal qualifications necessary for entry into the classification)*

Education and/or Experience:

A Bachelor's degree in environmental science or related field which meets the requirements for a certificate of registration as an Environmental Health Specialist in the State of California.

License/Certificate:

Possession of, or the ability to obtain, a valid class C California driver's license required. Possess and maintain proof of auto liability insurance. Possession of a valid and current Certificate of Registration as an Environmental Health Specialist issued by the State of California Department of Health Services.

Other Requirements:

Physically and mentally capable of performing the functions of the job, including but not limited to those summarized in Typical Tasks.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform typical tasks of the position)*

Ability to:

Perform detailed investigations and inspections, compile data and prepare clear concise reports; plan and organize work; interpret and apply a variety of solid waste, recycling and hazardous waste laws, regulations and procedures; prepare and present solid waste reports to the City Council, other governmental agencies, and local citizen groups; communicate clearly and concisely, both orally and in writing; and establish and maintain effective working relationships.

Amendment #2

To the Memorandum of Understanding
Between the City of Pittsburg and AFSCME MPC Unit
July 1, 2018 through June 30, 2020

This will confirm an understanding reached between the City of Pittsburg and the American Federation of State, County and Municipal Employees (AFSCME), MPC Unit.

18. Administrative Leave

Senior Information Technology Analyst and Geographic Information Systems Analyst receive a maximum of eighty (80) hours Administrative Leave each calendar year.

Exhibit A. Classification

Add new classifications:

- Environmental Health Specialist I
- Environmental Health Specialist II
- Information Technology Analyst I
- Information Technology Analyst II
- Senior Information Technology Analyst

Title changes to existing classifications:

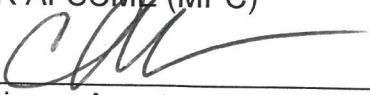
- Geographic Information Systems Coordinator changed to Geographic Information Systems Analyst
- Executive Secretary to Chief of Police changed to Executive Assistant to the Chief of Police

Exhibit B. Current Salary Range

1. The monthly salary range for employees in the classification below:

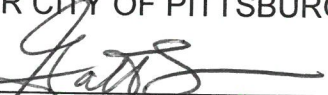
Classifications	Step A	Step B	Step C	Step D	Step E
Environmental Health Specialist I	5826	6117	6423	6744	7081
Environmental Health Specialist II	6746	7083	7437	7809	8199
Information Technology Analyst I	6011	6312	6628	6959	7307
Information Technology Analyst II	7037	7389	7758	8146	8553
Senior Information Technology Analyst	7809	8199	8609	9039	9491

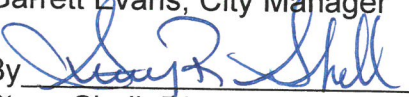
FOR AFSCME (MPC)

By 
Business Agent

Date: 20 Jan 2019

FOR CITY OF PITTSBURG

By 
Garrett Evans, City Manager

By 
Stacy Shell, Director of Human Resources



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Designating a Voting Delegate at the League of California Cities Annual Conference in October 2019

MEETING DATE: July 15, 2019

EXECUTIVE SUMMARY

The League of California Cities advises Council action no later than August 30, 2019 to appoint a voting delegate for the City of Pittsburg at their Annual Conference to be held October 16 - 18, 2019 in Long Beach, California.

FISCAL IMPACT

There is no fiscal impact associated with the proposed action.

RECOMMENDATION

Adopt the attached Resolution designating Vice Mayor Jelani Killings as the City of Pittsburg's voting delegate and Council Member Merl Craft as the alternate at the League of California Cities Annual Conference in October 2019.

BACKGROUND

In order to vote at the League of California Cities 2019 Annual Conference Annual Business Meeting in Long Beach, California, voting delegates and alternates must be designated by the City Council.

STAFF ANALYSIS

Vice Mayor Jelani Killings and Council Member Merl Craft are fully registered to attend the League of California Cities Annual Conference this year.

ATTACHMENTS: Resolution
Notice from League of California Cities

Report Prepared by: Amanda McVey, Deputy City Clerk

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution	)	
Designating a Voting Delegate at the	)	RESOLUTION NO. 19-
League of California Cities Annual	)	
Conference in Long Beach, California	)	
<u>October 16-18, 2019</u>	)	

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, in order to vote at the League of California Cities 2019 Annual Conference Annual Business Meeting in Long Beach, California, voting delegates and alternates must be designated by the City Council; and

WHEREAS, Vice Mayor Jelani Killings and Council Member Merl Craft are registered to attend the League of California Cities 2019 Annual Conference and Annual Business Meeting and should therefore be appointed the City of Pittsburg's voting delegate and alternate.

NOW, THEREFORE, the City Council of the City of Pittsburg, California, finds and determines as follows:

Section 1. Findings

- A. The recitals set forth are true and correct statements.
- B. Vice Mayor Jelani Killings is hereby appointed the City of Pittsburg's voting delegate and Council Member Merl Craft as the alternate at the League of California Cities 2019 Annual Conference and Annual Business Meeting in Long Beach.

PASSED AND ADOPTED by the City Council of the City of Pittsburg, at a regular meeting on the 15th day of July 2019, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

ATTEST:

Juan Antonio Banales, Mayor

Alice E. Evenson, City Clerk

Council Action Advised by August 30, 2019

June 10, 2019

TO: Mayors, City Managers and City Clerks

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference – October 16 - 18, Long Beach**

The League's 2019 Annual Conference is scheduled for October 16 – 18 in Long Beach. An important part of the Annual Conference is the Annual Business Meeting (during General Assembly), scheduled for 12:30 p.m. on Friday, October 18, at the Long Beach Convention Center. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity.

Please complete the attached Voting Delegate form and return it to the League's office no later than Friday, October 4. This will allow us time to establish voting delegate/alternate records prior to the conference.

Please note the following procedures are intended to ensure the integrity of the voting process at the Annual Business Meeting.

- **Action by Council Required.** Consistent with League bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. To register for the conference, please go to our website: www.cacities.org. In order to cast a vote, at least one voter must be present at the

Business Meeting and in possession of the voting delegate card. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the Voting Delegate Desk. This will enable them to receive the special sticker on their name badges that will admit them into the voting area during the Business Meeting.

- **Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the Business Meeting, they may *not* transfer the voting card to another city official.
- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

The Voting Delegate Desk, located in the conference registration area of the Sacramento Convention Center, will be open at the following times: Wednesday, October 16, 8:00 a.m. – 6:00 p.m.; Thursday, October 17, 7:00 a.m. – 4:00 p.m.; and Friday, October 18, 7:30 a.m.–11:30 a.m.. The Voting Delegate Desk will also be open at the Business Meeting on Friday, but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to the League's office by Friday, October 4. If you have questions, please call Darla Yacub at (916) 658-8254.

Attachments:

- Annual Conference Voting Procedures
- Voting Delegate/Alternate Form



Annual Conference Voting Procedures

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to League policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the League Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in his or her possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



CITY: _____

**2019 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM**

Please complete this form and return it to the League office by Friday, October 4, 2019. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

In order to vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

Name: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES.

OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____

Email: _____

Mayor or City Clerk _____
(circle one) (signature)

Date: _____ Phone: _____

Please complete and return by Friday, October 4, 2019

League of California Cities
ATTN: Darla Yacub
1400 K Street, 4th Floor
Sacramento, CA 95814

FAX: (916) 658-8240
E-mail: dyacub@cacities.org
(916) 658-8254



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of an Ordinance Approving a Zoning Map Amendment and Development Agreement Amendment Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA)

MEETING DATE: July 15, 2019

EXECUTIVE SUMMARY

On July 1, 2019, the City Council held a public hearing on a request for approval of the Alves Ranch Project on a 57.81-acre site located along the north side of West Leland Road, south of State Route 4, at the intersection of Alves Ranch Road. Assessor's Parcel Nos. 093-460-001; 093-460-002; and 093-460-005. After closing the public hearing, the City Council adopted Resolution 19-13653 certifying a Final Supplemental Environmental Impact Report (SEIR) and adoption of associated California Environmental Quality Act (CEQA) findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP), and approving a General Plan Map Amendment, as well as Resolution 19-13654 approving an amended vesting tentative map and design review for the project. The City Council also introduced and waived further reading of an ordinance approving a zoning map amendment and development agreement amendment for the project. The ordinance is now being brought forward for City Council adoption.

FISCAL IMPACT

One-time revenues related to construction permits and other development fees and exactions are anticipated with this project.

RECOMMENDATION

City Council move to adopt Ordinance No. 19-1470 approving a zoning map amendment and development agreement amendment for the Alves Ranch Project.

BACKGROUND

A public hearing for this item was held before the City Council on July 1, 2019. After the close of the public hearing, the City Council adopted Resolution 19-13653 certifying a Final SEIR and adoption of associated CEQA findings, Statement of Overriding Considerations,

and MMRP, and approving a General Plan Map Amendment, as well as Resolution 19-13654 approving an amended vesting tentative map and design review for the project.

Also on July 1, 2019, the City Council moved to introduce, waive further reading, and pass to second reading an Ordinance approving a zoning map amendment to rezone the site to PD (Planned Development) District and CC (Community Commercial) District and an amendment to the existing development agreement.

SUBCOMMITTEE FINDINGS

On November 7, 2017, the proposed project was discussed by the Land Use Subcommittee. The Subcommittee was generally supportive of the modifications proposed, including an amendment to the previous affordable housing requirement specified within the Development Agreement in exchange for reduced density, retail commercial acreage instead of office commercial, and prioritization of development of the commercial portion of the project.

STAFF ANALYSIS

After the City Council holds a public hearing and introduces an ordinance on a given matter, approval of the matter is formalized by City Council adoption of the ordinance by a majority vote at a meeting no fewer than five days after the public hearing. The ordinance becomes effective 30 days after the date of its adoption.

ATTACHMENTS:

1. Proposed Ordinance Approving a Rezoning and DA Amendment
2. Exhibit A to Ordinance – Rezoning Map
3. Exhibit B to Ordinance – PD Plan
4. Exhibit C to Ordinance – DA Amendment

Report Prepared By: Kristin Pollot, AICP, Planning Manager

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Ordinance Approving a Zoning Map)
Amendment and Development Agreement)
Amendment for the Alves Ranch Project,)
AP-18-1348 (RZ, DA)")

ORDINANCE NO. 19-1470

The City Council of the City of Pittsburg DOES ORDAIN as follows:

SECTION 1. Recitals.

- A. On June 18, 2018, Mandy Leung of William Lyon Homes, Inc., filed Planning Application No. AP-18-1348, requesting approval of: 1) a zoning map amendment rezoning the site from a combination of RH-P (High Density Residential with a Master Plan Overlay) and CO-P (Office Commercial with a Master Plan Overlay) Districts to PD (Planned Development) and CC (Community Commercial) Districts; 2) a new vesting tentative map subdividing the 57.81-acre site to allow for the construction of a 346-unit, single family development as well as a 12-acre commercial site; and 3) design review of architectural and landscape plans. The project site is located along the north side of West Leland Road, south of State Route 4. Assessor's Parcel Nos. 097-700-001; 097-700-002; and 097-700-005.
- B. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan, the Pittsburg Municipal Code (PMC), and the City's Design Review and Development Guidelines adopted by Planning Commission through Resolution No. 9864.
- C. On November 25, 1996, the City Council adopted Resolution No. 96-8371, establishing procedures and requirements for considering, adopting and reviewing development agreements, pursuant to PMC section 18.44.020.
- D. In 2004, William Lyon Homes, Inc. and Alves Ranch, LLC, submitted a plan to develop approximately 293-acres as a residential and commercial subdivision, known as the Vista Del Mar development. The 2004 Vista Del Mar project anticipated approximately 1,100 housing units (spanning the north and south sides of West Leland Road), approximately 257,500 square feet of commercial floor space, an approximately 11.33-acre school/park site, approximately 117.68 acres of permanent hillside open space, associated landscaped buffers, public and private roadways, a detention basin, a water tank site, and a water pump station site (see Figure 1 below).
- E. On October 18, 2004, the City Council adopted Resolution No. 04-10168 certifying that the Final Environmental Impact Report (2004 FEIR) for the Vista Del Mar project (SCH # 2004012097) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

- F. On November 29, 2004, after having reviewed and considered the environmental documentation prepared for the Vista Del Mar project, the City Council adopted Resolution No. 04-10191, approving CEQA findings, adopting a Statement of Overriding Considerations, and a Mitigation and Monitoring and Reporting Program (MMRP) for the Vista Del Mar project.
- G. The original 2004 EIR addressed the environmental implications of a proposed comprehensive mixed-use development project occupying an approximately 293-acre site (2004 EIR project site) located south of State Highway 4 between the Oak Hills and San Marco subdivisions (both north and south of West Leland Road) in the City's Southwest Hills planning subarea. The development project addressed in the 2004 EIR consisted of a residential and commercial subdivision including a maximum of 1,100 housing units (537 single-family lots and courtyard houses south of West Leland Road, and 563 multi-family units north of West Leland Road), approximately 257,500 square feet of commercial floor space (also north of West Leland Road), an 11.3-acre school/park site, approximately 117.7 acres of permanent hillside open space, and associated landscaped buffers, public and private roadways (including an extension of West Leland Road through the site), detention basin site, water tank site, and water pump station site.
- H. On December 6, 2004, the City Council adopted Ordinance No. 04-1230, rezoning the portion of the project located north of West Leland Road (Alves Ranch site) to CO-P (Commercial Office with a Master Plan Overlay) and RH-P (High Density Residential with a Master Plan Overlay) Districts; however, no specific master plan/development plan was adopted at that time. On the same night, the Council also approved a Development Agreement (Ordinance No. 04-1231) for the full Vista Del Mar project allowing development for up to 540 medium and high-density residential units, and no more than 20 acres of business commercial development; and
- I. On May 13, 2005, the First Amendment to the Development Agreement, for minor changes related to parkland dedication or improvement obligations, was executed as an Administrative Agreement pursuant to and in compliance with Section 7.02 of the Development Agreement.
- J. On June 26, 2006, the Second Amendment to the Development Agreement, for minor changes generally relating to water improvements, parkland dedications fees and participation in the landscape and lighting districts, was executed as an Administrative Agreement pursuant to and in compliance with Section 7.02 of the Development Agreement.
- K. In August 2008, a master plan for development of the Alves Ranch site was proposed by the property owner and on January 20, 2009, the City Council adopted Ordinance No. 08-1312, approving the Alves Ranch Master Plan and an EIR addendum, which allowed for up to 560 housing units, a 0.6-acre recreational facility, and 221,500 square feet of commercial floor area on approximately 14 acres.

- L. On September 8, 2010, the Third Amendment to the Development Agreement, for minor changes related to the approved 2009 Master Plan, was executed as an Administrative Agreement pursuant to and in compliance with Section 7.02 of the Development Agreement.
- M. Since adoption of the Alves Ranch Master Plan, the project proposal for the site has been further refined based on current market conditions, as well as the desire of residents for additional retail commercial opportunities within the area of the City west of Bailey Road.
- N. On November 7, 2017, the proposed project was discussed by the Land Use Subcommittee. The Subcommittee was generally supportive of the modifications proposed, including an amendment to the previous affordable housing requirement specified within the development agreement in exchange for reduced density, retail commercial acreage instead of office commercial, and prioritization of development of the commercial portion of the project.
- O. On August 21, 2018, the Planning Commission held a public hearing to consider the project (which did not include a general plan map amendment or development agreement amendment at the time) and voted 3-1 to recommend approval of the proposed project.
- P. On September 4, 2018, prior to a public hearing before the City Council, the applicant requested the project be continued, in order to allow the developer to refine and bolster the environmental documentation.
- Q. Following that meeting, the applicant modified their planning application to include an amendment to the development agreement and a general plan amendment to ensure the general plan land use designations matched the proposed zoning.
- R. Pursuant to PMC section 17.16.100, an applicant may request that two or more applications for separate discretionary approvals, including zoning amendments under Title 18 of this Code, requested or required in conjunction with a project be consolidated.
- S. Pursuant to Resolution No. 96-8371, the City Council, upon recommendation of the Planning Commission, may approve a development agreement if it finds that: 1) the development agreement is consistent with the General Plan and any applicable specific plan; and 2) the agreement will promote the public health, safety, and general welfare.
- T. A Supplemental Environmental Impact Report (SEIR) was prepared for the proposed project.
- U. On May 28, 2019, the Planning Commission adopted Resolution No. 10121 recommending approval of the proposal in its entirety.
- V. On July 1, 2019, prior to introduction of this ordinance, the City Council adopted Resolution No. 19-13653 certifying that the Final EIR for the proposed project was

prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The Final EIR includes the Draft SEIR (by reference) and responses to all comments received on the Draft SEIR during the public review period. The resolution and certified Final EIR are incorporated herein by reference and are both available for review in the Planning Division located at 65 Civic Avenue, Pittsburg during normal business hours.

- W. On or prior to Friday, June 21, 2019, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.B and C, a "Notice of Public Hearing," for the July 1, 2019, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. Although not required, the notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the surrounding Nextdoor neighborhoods including: 1) Toscana; 2) Vista Del Mar; 3) Oak Hills South; 4) San Marco; and 5) San Marco Villas.
- X. On July 1, 2019, the City Council held a duly-noticed public hearing to introduce and waive first reading of an ordinance approving a zoning map amendment and development agreement amendment for the Alves Ranch Project.

SECTION 2. Findings.

- A. Based on the City Council staff report entitled, "Adoption of a Resolution Certifying a Final Supplemental EIR and Approving CEQA Findings, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program, and General Plan Map Amendment; Introduction and Waive First Reading of an Ordinance Approving a Zoning Map Amendment and Development Agreement Amendment; and Adoption of a Resolution Approving an Amended Vesting Tentative Map and Design Review for the Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA)," dated July 1, 2019, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the City Council finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The SEIR for the project was prepared in compliance with Public Resources Code section 21000 et seq. and the City Council has independently reviewed and considered the information contained therein.

Rezoning:

3. The proposed rezoning is consistent with the objectives, policies, general land uses, and programs specified in the General Plan, in that:

- a. The project will be developed on an infill site, thereby helping the City maintain a compact urban form (Goal 2-G-1).
- b. The project will provide higher-density single-family residential units in an area near public transit (Goal 2-G-4). The project site is within a half-mile distance of the Pittsburg/Bay Point BART Station and directly adjacent to two bus stops located near the intersection of Alves Ranch Road and West Leland Road.
- c. The project will expand Pittsburg's housing diversity by providing higher-density single-family development on smaller lots ranging from approximately 1,686 to 4,645 square feet, with a variety of traditional detached units, alley-loaded detached units, and attached "duet-style" units (Goal 2-G-5 and Housing Goal G-1).
- d. The project will utilize a Planned Development (PD) zoning, in part, to achieve a high-quality design outcome (Policy 2-P-5).
- e. The project will provide an 34,848-square-foot recreation area, complete with a bocce court, basketball court, BBQs, and seating areas as a community amenity within the planned development (Policy 2-P-6). A condition of approval will require the developer also install a covered seating area and waste receptacles.
- f. The project will pay its share of the costs for the construction of facilities needed to serve the development (Policy 3-P-1, 3-P-13, and 7-P-2). It will comply with conditions of approval requiring payment of the Facilities Reserve Charge, Local Traffic Mitigation Fee (LTMF), and Regional Transportation Development Impact Mitigation Fee (RTDIM) in accordance with the PMC.
- g. The project will be built in an area where public facilities and infrastructure are already available (Policy 3-P-1).
- h. The existing transportation system has adequate capacity to accommodate the proposed development (Policy 3-P-2). Residents of the proposed development will have multiple transportation options available to them as the site is located near BART, Tri-Delta Transit, and bicycle lanes.
- i. A traffic impact study was prepared as part of the project. An updated Trip Generation Analysis and revised Site Access and Circulation Assessment was prepared as part of the proposed project to ensure the proposed project is consistent with the previously prepared traffic impact study (Policy 3-P-5).
- j. The project will provide safe and contiguous routes for pedestrians and bicyclists (Policy 3-P-17, 7-P-34, and 7-P-40). While a Class II bicycle facility exists along the project frontage, as part of the proposed project,

the developer has proposed a combination of a Class I bicycle facility and temporary path along the southern boundary of the project site, connecting to existing sidewalks on either side. In addition, a condition of approval will require the developer provide a separate Class I trail at a point along the eastern boundary of the site, which will potentially connect to a future Class I trail across the vacant parcel to the east.

- k. The project will encourage walking as a regular means of transportation due to the site's proximity to various amenities (Goal 7-G-15). The project site is within a half-mile distance of BART, existing commercial opportunities along Bailey Road and San Marco Boulevard, Ray Giacomelli Park, and a future Mt. Diablo Unified School District school site. In addition, the project will designate an approximately 12-acre commercial parcel, which, when developed, will allow for additional commercial opportunities within walking distance of the proposed development, but also existing developments in the area, further encouraging walking as a means of transportation in the area.
- l. The project will provide an approximately 0.8-acre recreation area that is centrally located and within reasonable walking distance of all homes in the subdivision (Policy 8-P-2).
- m. The project will equitably share the costs associated with providing water and wastewater services to the subdivision through payment of the Pittsburg Facilities Reserve Charge (Policy 11-P-7 and 11-P-18).
- n. The project will provide sound walls adjacent to all homes along the northern perimeter of the site to help ensure interior noise levels do not exceed 45 dB CNEL (Policy 12-P-6).
- o. The project site being rezoned is vacant, underutilized, and deemed appropriate for residential use given its proximity to parks, transit, and commercial amenities (Housing Element Policy P-1.1 B).
- p. The project will provide market-rate housing and increase demand for economic activity in nearby shopping centers (Housing Policy P-1.2).
- q. The project will provide at least ten single-family homes with accessory dwelling units that will allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners (Housing Policy P-1.5).
- r. The project will help attain the City's Regional Housing Needs Allocation for moderate and above-moderate income households (Policy P-1.6).
- s. The project will comply with conditions of approval requiring construction of quality home designs to ensure future residents will enjoy an attractive living environment (Housing Goal G-5 and Policy P-5.1).

4. There is a community need for the proposed zoning change, in that the amendment will facilitate occupancy of a long-standing vacant site in accordance with the City's housing goals calling for development of a variety of housing types, densities, and prices to balance the City's housing stock and to meet Pittsburgh's regional fair share housing needs for people of all income levels. Providing 346 small-lot, market-rate and above residential units along with multiple accessory units which are determined to be affordable by design at the site will provide diverse housing options for residents and create an opportunity for more residents to utilize the Pittsburgh/Bay Point BART Station and other public transit opportunities.
5. The proposed zoning amendment will be in conformity with public convenience, general welfare, and good zoning practice, in that the amendment will facilitate development of a long-standing vacant site, which could help to eradicate existing problems that come with vacant sites, such as illegal dumping and loitering. Additionally, the proposed project will add additional residents to the area who may frequent the established and potential commercial uses envisioned in the area. In addition, the site's proximity to both the Pittsburgh/Bay Point BART Station and two existing bus routes presents an opportunity for more residents to utilize public transit opportunities.

Development Agreement:

6. The proposed development agreement amendment is consistent with the General Plan, specifically Housing Element Policy P-1.5, in that it will require the construction of ten accessory dwelling units which will allow extended families to live near each other, increase the City's affordable housing stock, and provide opportunities for homeowners to generate additional income, and General Plan policies 8-P-1, 8-P-2, 8-P-11, in that it requires payment of fees to help the City meet its park and recreation facility standards.
 7. The proposed development agreement will promote the public health, safety, and general welfare in that it requires the developer to pay requisite fees in place at the time the original Development Agreement was executed.
- B. The City Council Staff Report entitled, "Adoption of a Resolution Certifying a Final Supplemental EIR and Approving CEQA Findings, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program, and General Plan Map Amendment; Introduction and Waive First Reading of an Ordinance Approving a Zoning Map Amendment and Development Agreement Amendment; and Adoption of a Resolution Approving an Amended Vesting Tentative Map and Design Review for the Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA)," dated July 1, 2019, is referenced hereto as additional support for findings.

SECTION 3. Decision.

Based on the findings and the authority set forth above, the City Council hereby:

- A. Amends the Zoning Map, as referenced in Pittsburgh Municipal Code, Title 18 (Zoning Ordinance) section 18.04.020, to change the zoning of the properties described in section 1.A above, from a combination of 'CO-P' and 'RH-P' Districts, to 'CC' and 'PD' District as substantially presented in Exhibit A of this ordinance; and
- B. Adopt a PD Plan as substantially presented in Exhibit B of this Ordinance; and
- C. Approves a development agreement as substantially presented in Exhibit C of this Ordinance.

SECTION 4. Effective Date

This Ordinance shall be in full force and effective thirty (30) days after its adoption.

SECTION 5. Publication.

The City Clerk shall either (a) have this ordinance published once within 15 days after adoption in a newspaper of general circulation or (b) have a summary of the ordinance published twice in a newspaper of general circulation, once 5 days before its adoption and again 20 days after its adoption.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pittsburgh held on July 1, 2019, and was adopted and ordered published at a regular meeting of the City Council held on July 15, 2019, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

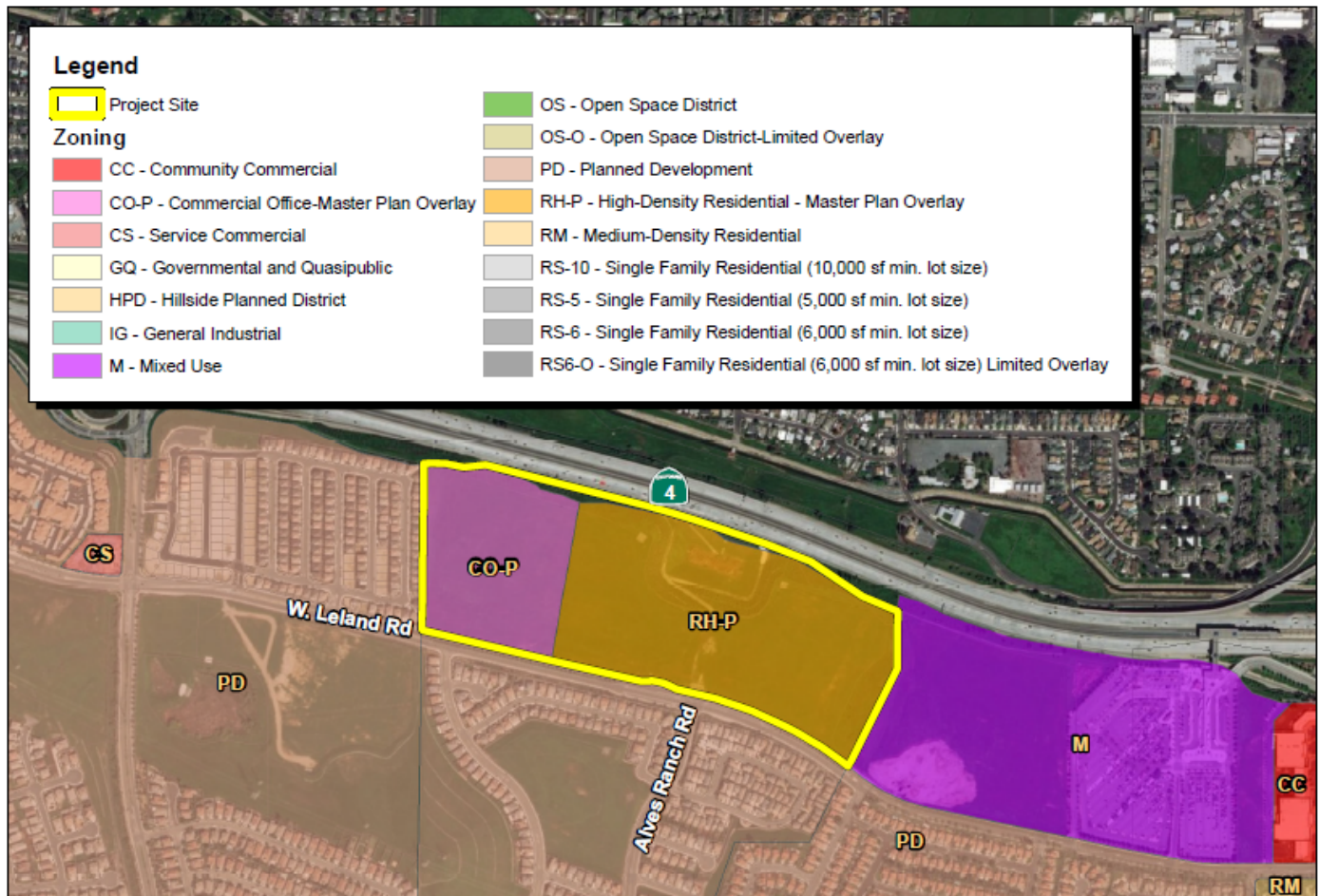
Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk

Exhibit A – City Council Ordinance No. _____ Zoning Map Amendment

Existing Zoning



Proposed Zoning

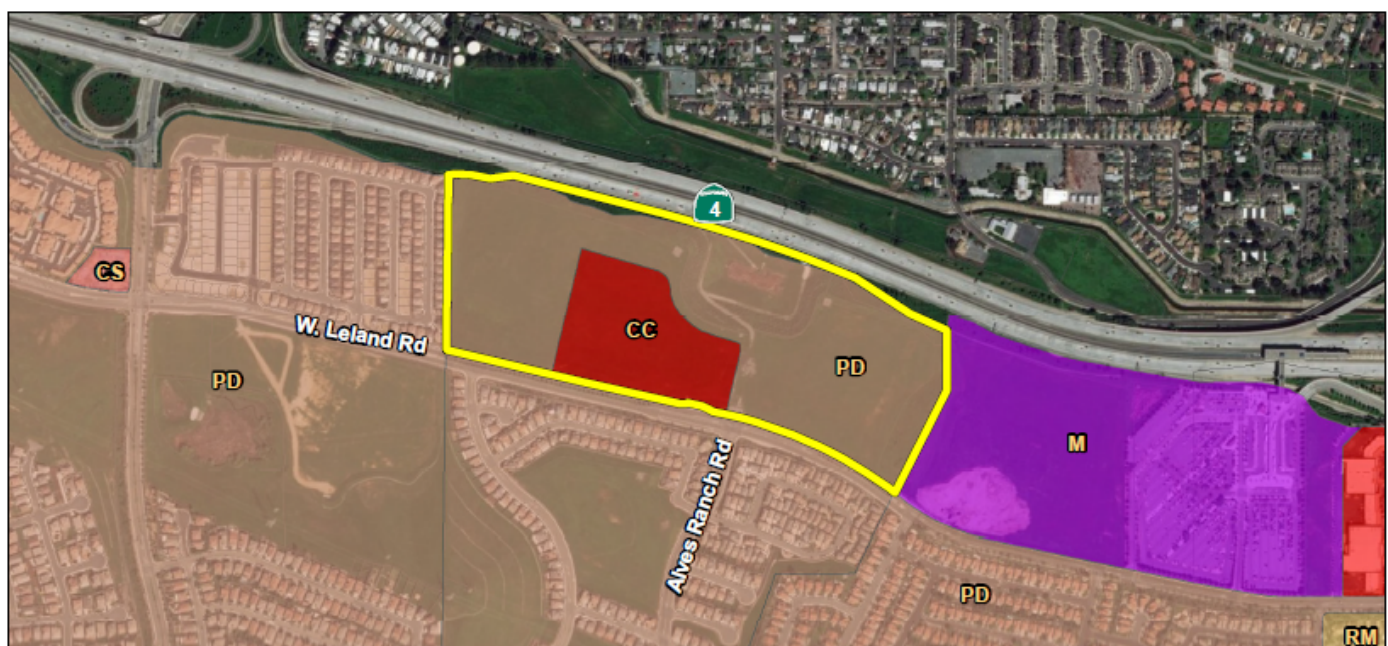


Exhibit B - City Council Ordinance No. _____
Planned Development (PD) Plan

Land Use Regulations

- A. The land uses allowed within Lots 1-346 as shown on Vesting Tentative Map (VTM) 9235 shall be the same as those allowed in the RS-4 (Single-Family Residential) District (Pittsburg Municipal Code [PMC] Chapter 18.50).
- B. The land uses allowed on Lots A-Q (with the exception of 'Lot H' and 'Lot M') as shown on VTM 9235 shall be limited to those uses identified on VTM 9235 and the approved project plans. All parcels identified as either 'Streets' or 'Alleys' on VTM 9235 shall be limited to use as a public or private street, alley, or driveway, as defined within the PMC.
- C. The land uses allowed within the area identified as 'Lot M' on VTM 9235 shall be the same as those allowed in the RS-4 (Single-Family Residential) District (Pittsburg Municipal Code [PMC] Chapter 18.50). Lot M shall also allow for construction of an electronic billboard, in accordance with the Development Agreement, pending approval by all regulatory agencies.

Development Regulations.

- A. Except as indicated below or expressly indicated within the approved development plan, all development regulations of the residential portions of the PD District shall be the same as those of the RM (Medium Density Residential) District. Use and development of the property shall also comply with Article 3 (Performance Standards) and Article 5 (Home Occupations) of PMC Chapter 18.50, and with the off-street parking requirements of PMC Chapter 18.78. The development regulations below shall not apply to non-residential parcels.

Residential Neighborhood A-1 and A-2 (Duets)	
Minimum Lot Area	1,600 square feet
Minimum Lot Width	27 feet
Minimum Front Yard Setback (fronting private "street")*	10 feet
Minimum Front Yard Porch Setback*	6 feet
Minimum Front Building-to-Building Separation (Paseo)	15 feet
Minimum Side Yard Setback (unattached side)	5 feet
Minimum Corner Side Yard Setback	8 feet
Minimum Rear Yard Setback (at garage elevation)	4 feet
Maximum Lot Coverage	Per approved development plan
Maximum Building Height	30 feet
Minimum Private Storage Area	--
Minimum Private Open Space	----

* Front yard setbacks shall be measured from the lot line directly adjacent to the main entry of the primary dwelling unit. Permitted building projections into yards pursuant to PMC section 18.80.010.

Exhibit B - City Council Ordinance No. _____
Planned Development (PD) Plan

Residential Neighborhood C (Single Family)	
Minimum Lot Area	2,000 square feet
Minimum Lot Width	30 feet
Minimum Front Yard Setback (fronting private "street")*	10 feet
Minimum Front Yard Porch Setback*	6 feet
Minimum Front Building-to-Building Separation (Paseo)	20 feet
Minimum Side Yard Setback	4 feet
Minimum Corner Side Yard Setback	8 feet
Minimum Corner Street Return Setback	4 feet
Minimum Rear Yard Setback (at garage elevation)	4 feet
Maximum Lot Coverage	Per approved development plan
Maximum Building Height	30 feet

* Front yard setbacks shall be measured from the lot line directly adjacent to the main entry of the primary dwelling unit. Permitted building projections into yards pursuant to PMC section 18.80.010.

Residential Neighborhood D-1 and D-2 (Single Family)	
Minimum Lot Area	2,000 square feet
Minimum Lot Width	30 feet
Minimum Front Yard Setback*	5 feet
Minimum Front Yard Porch Setback*	4 feet
Minimum Side Yard Setback	4 feet
Minimum Corner Side Yard Setback	5 feet
Minimum Rear Yard Setback	5 feet
Minimum Setback at Garage Elevation	5 feet
Maximum Lot Coverage	Per approved development plan
Maximum Building Height	30 feet

* Front yard setbacks shall be measured from the lot line directly adjacent to the main entry of the primary dwelling unit. Permitted building projections into yards pursuant to PMC section 18.80.010.

Exhibit C - City Council Ordinance No. _____
Planned Development (PD) Plan

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
Attention: City Clerk

(SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY)

**FOURTH AMENDMENT TO
DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF PITTSBURG, CALIFORNIA
AND
ALVES RANCH, LLC
AND
WILLIAM LYON HOMES, INC.**

**FOURTH AMENDMENT TO
DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF PITTSBURG, CALIFORNIA
AND
ALVES RANCH, LLC
AND
WILLIAM LYON HOMES, INC.**

THIS FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT (this “**Fourth Amendment**”) is entered into as of March __, 2018, between ALVES RANCH, LLC, a California limited liability company (“**Alves Ranch**”), WILLIAM LYON HOMES, INC., a California corporation (“**Lyon**”) (**Alves Ranch and Lyon are herein collectively referred to as “Developer”**), and the CITY OF PITTSBURG, a California municipal corporation (“**City**”), pursuant to California Government Code § 65864 *et seq.*

RECITALS

A. Effective January 5, 2005, Developer and City entered into that certain Development Agreement (recorded 2-25-05, instrument #2005-65303) for the Project; subsequently entered into that certain First Amendment to Development Agreement for the Project, which First Amendment was signed by the parties on May 13, 2005 and recorded in the Official Records of Contra Costa County on June 14, 2005 (recorded 6-14-05, instrument #2005-213402); subsequently entered into that certain Second Amendment to Development Agreement for the Project, which Second Amendment was signed by the parties on June 26, 2006 and recorded in the Official Records of Contra Costa County on August 10, 2006 (recorded 8-10-06, instrument #2006-253453); and subsequently entered into that certain Third Amendment to Development Agreement for the Project, which Third Amendment was signed by the parties on September 8, 2010 and recorded in the Official Records of Contra Costa County on two occasions – once on September 21, 2010 (recorded 9/21/10, instrument # 2010-199994) and again on October 8, 2010 (recorded 10/08/10, instrument # 2010-218997) (collectively, the “**Development Agreement**”), pursuant to which City granted Developer a vested right to develop the Project Site.

Exhibit C - City Council Ordinance No. _____
Planned Development (PD) Plan

B. On January 20, 2009, the Pittsburgh City Council adopted Ordinance No. 08-1312 approving the Master Plan for the Alves Ranch Development, including neighborhoods A-1, A-2, B, C, D, and E (the “Alves Ranch Master Plan”).

C. The purpose of this Fourth Amendment is to reflect certain minor changes to the Development Agreement relating to changing Recital I.3 to allow a change in the zoning classification from Commercial Office to Community Commercial, which Developer wishes to pursue consistent with applicable law; Recital J.3 to specify the Developer’s commitment to include a minimum of ten (10) affordable housing units; and Section 3.13 to modify the number of affordable housing units to be constructed, as well as to provide further specificity of the units’ sizes and amenities.

D. The Developer desires to change the zoning classification to provide the opportunity for potential development of a grocery store and other commercial projects.

E. Section 3.13(e) of the Development Agreement currently requires Alves Ranch to enter into an affordable housing agreement, subject to City Council approval, prior to approval of the first final map on the Alves Ranch Property or issuance of the first building permit on the Alves Ranch Property, whichever occurs first.

F. The parties desire to amend the Development Agreement to modify the obligations related to the number of affordable units to be included, due to changes in the affordable housing market and the parties’ intent to ensure a viable housing product for the Pittsburgh community.

G. This Fourth Amendment only involves minor changes which will not “substantially affect” the Project and is properly processed as an Administrative Agreement Amendment pursuant to and in compliance with Section 7.02(a) of the Development Agreement which authorizes the use of Administrative Agreement Amendments.

H. The City further finds that this Fourth Amendment is consistent with the provisions of State law and Resolution No. 89-7466 governing development agreements and that this Fourth Amendment will not be detrimental to the public health, safety, or general welfare of the community.

NOW, THEREFORE, in consideration of the promises, covenants, and provisions set forth herein, the receipt and adequacy of which consideration is hereby acknowledged, the parties agree as follows:

AGREEMENT

1. **Recitals.** The foregoing recitals are true and correct and hereby incorporated herein.

Exhibit C - City Council Ordinance No. _____
Planned Development (PD) Plan

2. **Defined Terms.** All capitalized terms not defined herein shall have the meanings ascribed to them in the Development Agreement.

3. **Recital I.** Recital I.3 of the Development Agreement is amended to add the following: “Notwithstanding the above, Developer may seek amendment of the applicable zoning to change the existing zoning of CO-P (Commercial Office-Master Plan Overlay) to CC (Community Commercial).”

4. **Recital J.** Recital J.3 of the Development Agreement is amended to delete the existing sentence in its entirety and replace it with “Developer’s commitment that the Project will include a minimum of ten (10) affordable housing units, as more particularly set forth in Section 3.13 of this Agreement.”

5. **Section 3.13.** Section 3.13 of the Development Agreement is amended to delete Sections 3.13 (a), (b), and (c) in their entirety and replace with the following:

“(a) **Alves Ranch Property.** To satisfy its affordable housing obligation for the Project, Alves Ranch shall provide a minimum of ten (10) affordable accessory dwelling units (“ADUs”). Location of all required ADU’s shall be finalized prior to the City’s approval of the first final subdivision map for the Alves Ranch Property. Each ADU shall be at least four hundred (400) square feet in size and contain a fully functional kitchen (including cabinets with countertop, one (1) refrigerator, one (1) four burner range with oven, one (1) sink with garbage disposal and electrical receptacles for small appliances), as well as at least two hundred (200) cubic feet of private storage space and a separate closet for the bedroom area. Upon City’s written request, Alves Ranch agrees to record restrictive covenants on these units on terms and conditions, subject to the written approval of the City Manager or his or her designee, running for up to 55 years.

(b) Intentionally omitted.

(c) Intentionally omitted.”

6. **Effect of this Fourth Amendment.** Except as expressly modified by this Fourth Amendment, the Development Agreement shall continue in full force and effect according to its terms, and Developer and City hereby ratify and affirm all their respective rights and obligations under the Development Agreement, including but not limited to Developer’s indemnification obligations as set forth in Section 9.01 of the Development Agreement. In the event of any conflict between this Fourth Amendment and the Development Agreement, the provisions of this Fourth Amendment shall govern.

7. **Binding Agreement.** This Fourth Amendment shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors in interest, and assigns of each of the parties hereto. Any reference in this Fourth Amendment to a specifically named party shall be deemed to apply to any successor, administrator, executor, or assign of such party who has acquired an interest in compliance with the terms of this Fourth Amendment or under law.

Exhibit C - City Council Ordinance No. _____
Planned Development (PD) Plan

8. Counterparts. This Fourth Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, when taken together, shall constitute the same document.

9. California Law. This Fourth Amendment shall be governed by and interpreted in accordance with the laws of the State of California.

10. Invalidity. Any provision of this Fourth Amendment that is determined by a court of competent jurisdiction to be invalid or unenforceable shall be deemed severed from this Fourth Amendment, and the remaining provisions shall remain in full force and effect as if the invalid or unenforceable provision had not been a part hereof.

11. Headings. The headings used in this Fourth Amendment are for convenience only and shall be disregarded in interpreting the substantive provisions of this Fourth Amendment.

IN WITNESS WHEREOF, this Fourth Agreement has been entered into by and between Developer and City as of the date and year first above written.

CITY:

CITY OF PITTSBURG,
a California municipal corporation

By: _____
Name: Garrett Evans
Title: City Manager

ATTEST:

By: _____
Name: Alice Evenson
Title: City Clerk

APPROVED AS TO FORM:

By: _____
Name: Donna Mooney
Title: City Attorney

DEVELOPER:

ALVES RANCH, LLC,
a California limited liability company

By: _____
Name: Gerald Alves
Title: Manager

WILLIAM LYON HOMES, Inc.,
a California corporation

By: _____
Name: _____
Title: _____

2938617.3

DRAFT