



**CITY OF PITTSBURG
AGENDA**

NOVEMBER 17, 2025

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

**SPECIAL MEETING
PLANNING COMMISSION APPEAL
5:30 PM**

**CLOSED SESSION
6:00 PM**

**REGULAR MEETING
7:00 PM**

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

PRESIDING

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

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

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

AUDIENCE REMARKS

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

5:30 PM - SPECIAL MEETING FOR PLANNING COMMISSION APPEAL

1. Public Hearing on an Appeal of the Planning Commission's Denial of a Use Permit for the Baby Yale Academy and City of the Lord Zion Cumberland, AP-25-0054 (UP)

On August 12, 2025, the Planning Commission adopted Resolution No. 10277, denying an application filed by Lita Reeves requesting Use Permit approval to establish "Religious Assembly", "Day Care, General", and "Office, Business, and Administrative" uses within an existing multi-tenant commercial building located at 640, 650, and 670 Cumberland Street. The site is located within the Pedestrian Commercial (CP) Zoning District in Old Town Pittsburg, Assessor's Parcel No. 085-171-004.

On August 20, 2025, Lita Reeves, pursuant to Pittsburg Municipal Code (PMC) Section 18.18.060, filed an appeal of the Planning Commission's determination.

6:00 PM - CONVENE IN CLOSED SESSION

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION - Pursuant to Section 54957
City Attorney
3. CONFERENCE WITH LABOR NEGOTIATORS - Pursuant to Section 54957.6
City Designated Representatives: Julie Mares, MRG, LLC
Unrepresented Employee(s): City Attorney
4. CONFERENCE WITH LABOR NEGOTIATORS - Pursuant to Section 54957.6
City designated representatives: Maria Aliotti, Jennifer Brizel, Jordan Davis
Employee organizations: Pittsburg Police Managers Group
Unrepresented employees: Senior Executive Team

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

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

5. Inspire Pittsburg - People Who Care
6. National Homeless Awareness Month

PRESENTATIONS

7. Presentation by Contra Costa Health on the Coordinated Outreach Referral, Engagement (C.O.R.E.) Program
8. Update from Contra Costa County Fire Department

CITY MANAGER REPORTS/REMARKS

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

PUBLIC COMMENTS

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

COMMITTEE REPORTS

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

CONSIDERATION

9. Adoption of a City Council Minute Order to Appoint Candidates to the Planning and Community Advisory Commissions

There is currently one (1) vacancy on the Planning Commission and one (1) vacancy on the Community Advisory Commission. Each term will be effective through February 28, 2028.

10. Introduce and Waive First Reading of an ordinance to Adopt by Reference the 2025 California Building Code, Residential Code, Electrical Code, Fire Code, Wildland-Urban Interface Code, Mechanical Code, Plumbing Code, Historical Building Code, Green Building Standards Code, Existing Building Code, and Energy Code with State of California and Local Amendments

The California Building Standards Code is published every three years and amends the California Code of Regulations, Title 24. These codes are commonly referred to as the California Building Code (Codes) and include building, plumbing, mechanical, electrical, fire, wildland-urban interface, energy, residential, historical, green standards, and existing building.

11. Introduction and Waiving of the First Reading of an Ordinance to Amend Pittsburg Municipal Code 2.04.020 to Increase City Council Salary

The ordinance, if adopted, would increase the City Council salary to an amount authorized by state law, effective after the November 2026 election.

12. Adoption of a City Council Resolution Authorizing Execution of a Consulting Services Agreement with Sandis Civil Engineers Surveyors Planners for Design of Project 2052- Delta De Anza Multimodal Trail Safety Improvements

Project 2052 - Delta De Anza Multimodal Trail Safety Improvements (Project) is the construction of safety and operational enhancements to the Delta De Anza Trail within the Pittsburg City limits and Bay Point. Adoption of this Resolution will authorize the City Manager to execute a Consulting Services Agreement (Agreement) with Sandis Civil Engineers Surveyors Planners (Sandis) for design of the Project.

13. Adoption of a City Council Resolution Appointing Darin Gale as City Manager and Authorizing the Mayor to Execute the Employment Agreement

Earlier this year, former City Manager Garrett Evans announced his retirement from the City of Pittsburg. The City Council appointed Assistant City Manager Maria Aliotti as Interim City Manager and retained an executive recruiting firm to conduct a recruitment for a permanent City Manager. This item is to appoint Mr. Gale as City Manager and authorize the Mayor to execute the Employment Agreement.

CONFLICT OF INTEREST STATEMENT

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

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

14. Minutes of November 03, 2025

15. Adoption of a Pittsburg Power Company Resolution Authorizing the Executive Director to Execute a Professional Services Agreement with Robertson-Bryan, Inc. for Energy Market Analysis Services
Robertson-Bryan, Inc. (RBI) has previously provided Pittsburg Power Company (PPC) with on-call professional services related to power market pricing, power scheduling, delivery assessment in the California energy market, support for the development of new energy projects, and the expansion of PPC. PPC seeks to enter into a new agreement with RBI for a term of up to five years with a total compensation amount not to exceed \$200,000.

16. Resolution Approving the Application for and/or Execution of Grant Funds From the Ocean Protection Council Under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 Proposition 84, Prop 68, Environmental License Plate Funds, Once Through Cooling, Greenhouse Gas Reduction Fund, or General Funds

On June 17, 2025, staff submitted a single-jurisdiction application to the Ocean Protection Council's (OPC) Senate Bill (SB) 1 Grant Program to support development of the "City of Pittsburg Shoreline Adaptation Plan." ("Plan") This Plan builds on the County's regional work under SB 1, but focuses on Pittsburg's unique shoreline conditions, assets, and community needs, which may not be fully addressed in the broader approach. Although Pittsburg is outside San Francisco Bay Conservation and Development Commission's (BCDC) jurisdiction and not subject to SB 272 mandates, the City faces similar climate-related risks to those communities within BCDC's jurisdiction, including sea level rise and shoreline vulnerability. With a low-lying shoreline, environmental justice considerations, and an economy closely tied to waterfront assets, staff determined a tailored planning approach would better support future development and investment along the Pittsburg waterfront. On September 30, 2025, the OPC awarded the City \$400,000 to develop the Plan. The City would contribute \$25,000 from the Waterfront Enterprise Fund to support development. The OPC funding falls under Track 1, which covers the pre-planning, data collection, and planning phases. Upon successful completion of Track 1 and Council recommendation, the City would be eligible to apply for Track 2 funding to support implementation and construction of adaptation projects identified in the Shoreline Adaptation Plan.

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

To comply with the California Public Employees' Retirement System's (CalPERS) interpretation of the requirements of California Code of Regulations, Title 2, Section 570.5, the City will amend the single master pay schedule on the City's website representing all previously approved actions on the individual classifications of the pay schedule. The single master pay schedule will be submitted to the City Council for approval each time any single MOU or compensation plan is brought to the City Council for approval.

18. Adoption of a City Council Resolution to Approve the Master Joint Use Agreement between the City of Pittsburg and Pittsburg Unified School District

The City of Pittsburg (City) and the Pittsburg Unified School District (District) propose to enter into a Master Use Agreement for the joint use of each agency's facilities. Under the agreement, the District and the City will be permitted to use each other's facilities and active use areas for municipal recreational and educational purposes as long as the uses do not conflict with other events or activities.

19. Adoption of Two City Council Resolutions: (1) Authorizing the City Manager to Execute a Settlement Agreement with the Center for Biological Diversity; and (2) Requiring Subsequent Environmental Review under the California Environmental Quality Act for Potential Future Phases of the Pittsburg Technology Park Specific Plan

This is a request to adopt two resolutions: (1) authorizing the City Manager to execute a Settlement Agreement with the Center for Biological Diversity; and (2) requiring subsequent environmental review under the California Environmental Quality Act (CEQA) for potential future phases of the Pittsburg Technology Park Specific Plan.

20. Adoption of a City Council Resolution Declaring Property at 1000 Center Drive (APNs: 086-100-049; 086-100-050; 086-100-051; and 086-100-052) as Exempt Surplus Lands and Authorizing an Exchange Agreement with ADS III Holdings, LLC

The City of Pittsburg ("City") owns four undeveloped properties totaling approximately 2.86 acres (collectively, the "Property") across from City Hall, adjacent to the Richard E. Arneson Justice Center. The City and ADS III Holdings, LLC ("ADS"), an affiliate of Discovery Builders, Inc., propose to exchange this City-owned property for a newly constructed single-family home to be deed-restricted for affordable housing. The proposed exchange advances the City's affordable housing goals and facilitates the construction of a new Discovery Builders corporate headquarters in Pittsburg.

This action would declare the City's parcels as exempt surplus land under Government Code Section 54221(f)(1)(C) and authorize the City Manager to execute a property exchange agreement with ADS.

COUNCIL MEMBER REMARKS

Council Members may make brief announcements or informal comments at this time. (No Action Required)
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ADJOURNMENT TO DECEMBER 1, 2025

NOTICE TO PUBLIC

GENERAL INFORMATION

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SPEAKER'S CARD

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

PUBLIC HEARINGS

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

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

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

DISRUPTIVE CONDUCT

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

LIVE MEDIA BROADCASTING ADVISEMENT

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

City Council Agency/Liaison/Subcommittee Assignments as of October 9, 2025

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

*Stipend of \$170 per month

** Stipend of 100 per month