



CITY OF PITTSBURG
AMENDED AGENDA

DECEMBER 15, 2025

CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA

CLOSED SESSION
6:30 PM

REGULAR MEETING
7:00 PM

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

PRESIDING

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

6:30 PM - CONVENE IN CLOSED SESSION

1. HOUSING AUTHORITY CONFERENCE WITH LEGAL COUNSEL—
ANTICIPATED LITIGATION
Initiation of litigation pursuant to Section 54956.9(d)(4)
Number of cases: one

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

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

2. Think Pittsburg - Ramar Foods

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

3. Adoption of a City Council Minute Order for 2026 Council Member Committee Assignments and Updating the Fair Political Practices Commission Form 806 “Agency Report of Public Official Appointments”

In accordance with the City Council Policies and Procedures adopted on November 15, 2021, through Resolution No. 21-14013, the Mayor and Vice-Mayor shall appoint Council Members to standing and ad hoc committees and such appointments shall be adopted by the Council. Pursuant to Fair Political Practices Commission (FPPC) regulation 18702.5, Form 806 “Agency Report of Public Official Appointments” must be updated when there is a new appointment or a change in compensation for the appointed position(s).

4. Adoption of a City Council Resolution to Accept the Transportation Development Act (TDA) Article 3 Grant Funds and Allocate Local Matching Funds

The City has been awarded a Transportation Development Act (TDA) Article 3 Grant in the amount of \$113,130 to install rectangular rapid flashing beacons (RRFB) at six locations in the City. The attached resolution accepts the Metropolitan Transportation Commission (MTC) FY 2025/26 grant funds, authorizes the allocation of matching funds for Project 2045 - Walk-Smart Crosswalk Improvement Project (Project) and amends the fiscal year 2025/26 Capital Improvement Program budget by \$125,700.

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

5. Minutes of November 6, 2025, November 17, 2025 and December 1, 2025
6. Receive and File the Treasurer’s Report for the Quarter Ending September 30, 2025

An Investment Summary Report is provided to the City Council for review for each fiscal quarter. The report includes the combined detailed information of the City and the Successor Agency’s (Agency) investments, which are compliant with the City and Agency’s Investment Policies. This Treasurer’s Report is for fiscal quarter ending September 30, 2025.

7. Accept and File Special Tax and Bond Accountability Report (Senate Bill 165) for Fiscal Year 2024-25 for the Community Facilities District No. 2004-01 (San Marco), Community Facilities District 2005-1 (Public Safety Services), Community Facilities District 2005-2 (Vista Del Mar) Facilities Tax, Community Facilities District 2005-2 (Vista Del Mar) Services Tax, Community Facilities

District 2007-1 (Park Maintenance Services), Community Facilities District 2009-01 (San Marco), Community Facilities District 2016-1 (Maintenance of Project Facilities), Community Facilities District 2017-1 (Fire Protection and Emergency Services), and Community Facilities District 2021-1 (Tuscany Meadows)

Pursuant to Sections 50075.3 and 53411, the Director of Finance shall file a report, at least once a year, with the governing body in compliance with the reporting requirements relative to special taxes collected and bonds issued by the City.

8. Adoption of a City Council Minute Order to Approve a City Council Recess in January

Historically, the City Council takes a recess during the winter months to allow for both staff and Council vacations during the holiday season and to accommodate the City's Winter Closure.

9. Adoption of a Successor Agency Minute Order Approving the July 1, 2026 – June 30, 2027 Recognized Obligation Payment Schedule

The Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency) has prepared its Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2026 – June 30, 2027 (ROPS 26/27), pursuant to AB 26x1, also referred to as the "Dissolution Act".

10. Adoption of a City Council Resolution Accepting Project 3333, California Theatre Restroom Project as Complete and Authorize the City Engineer to File a Notice of Completion

Project 3333 – California Theatre Restroom (Project) is for the construction of an accessible backstage restroom for the California Theatre. This resolution will accept the construction contract as complete and authorize the City Engineer to file a Notice of Completion.

11. Adoption of City Council Resolution Approving the City of Pittsburg's 2026 Emergency Operations Plan

The City of Pittsburg has updated its Emergency Operations Plan (EOP) per the authority of the California Emergency Service Act (Chapter 7 of Division 1 Title 2 of the California Government Code), which conforms with the California Standardized Emergency Management System (SEMS) and meets the National Incident Management System (NIMS) to improve disaster response and recovery. Within the EOP is a reference to the Continuity of Operations Plan (COOP) to ensure essential services continue during emergencies. The City Council's adoption of the EOP and submission of a certified copy to the California Office of Emergency Services (Cal OES) are required for state and federal compliance.

12. Adoption of a City Council Resolution Authorizing the City Manager to Execute Agreements with Three Pre-qualified Consulting Firms for Building Plan Check Services from the On-Call List Adopted by Resolution No. 22-14046

The Building Division utilizes pre-qualified consulting firms from the on-call building plan check services list, adopted by City Council under Resolution No. 22-14046. Following a Request for Proposals (RFP) process, the top three consulting firms—4LEAF, Inc., TRB and Associates, Inc., and West Coast Code Consultants (WC3)—were selected from the pre-qualified list to provide building plan check services on an as-needed basis. This approach allows staff to handle overflow work efficiently and ensure timely plan review support to augment City operations.

13. Adoption of a City Council Resolution Authorizing the City Manager to Execute a Lease Agreement with Kenneth Cooper

The City proposes to enter into a Lease Agreement (“Lease”) with Kenneth Cooper (“Lessor”) for the property located at 359 E. 12th Street, which adjoins the City’s Corporation Yard. The additional space (“Premises”) will be used to conduct activities and provide storage in support of the operations of the Public Works Department.

14. Adoption of a City Council Resolution Approving a Lease Agreement by and Between the City of Pittsburg and Approved Auto Center of Pittsburg

The City owns certain real property located at 2101 Railroad Avenue, also known as Contra Costa County Assessor’s Parcel Number 088-171-035 (Property). The City proposes to enter into a five (5) year lease agreement (Lease) with Approved Auto Center of Pittsburg (Lessee) with two 1-year options to extend (Option to Extend) for a total of seven (7) years.

15. Adoption of a City Council Resolution to Amend the Master Pay Schedule to Include Amendments to the Seasonal Salary Schedule and Previously Approved Positions and Compensation

Effective January 1, 2026, the California minimum wage will increase from \$16.50 per hour to \$16.90 per hour. As the seasonal salary schedule presently has wages below the minimum, the City is required to increase the salaries impacted by the State’s new minimum wage and amend the salary schedule to comply with CalPERS’ interpretation of the requirements of California Code of Regulations, Title 2, Section 570.5 by amending the single master pay schedule.

16. Adoption of a City Council Resolution Amending the 2025-2028 Senior Executive Team Salary and Benefits Schedule

An amendment to the Senior Executive Agreement was approved by City Council on July 21, 2025. The latest amendment included incentives paid to the Chief of Police. This item is a request to remove the Command College

incentive and replace it with a Peace Officer Standards and Training (POST) Executive Certificate as this incentive is earned in the capacity of a Police Chief.

17. Adoption of a City Council Resolution Authorizing the Mayor to Execute the Fifth Amendment to the Employment Agreement with the City Attorney

After conducting an evaluation by the City Council of the City Attorney's performance, the City Council and City Attorney have negotiated and agreed upon a Fifth Amendment to the Employment Agreement with the City Attorney and proposes to execute said Fifth Amendment to the Employment Agreement.

18. Adoption of City Council and Pittsburg Arts and Community Foundation Resolutions Authorizing the City Manager/Executive Director to Amend/Establish the Fiscal Year 2025/26 Budget

Staff has been reviewing the fiscal year (FY) 2025/26 budget and has determined that certain corrections are needed to appropriately reflect revenues received and pay for operations of various City programs. Finance worked with department staff who identified several additional operational needs necessitating budget amendments. Also, the Pittsburg Arts and Community Foundation seeks to establish its FY 2025/26 budget.

19. Adoption of a Pittsburg Arts and Community Foundation Resolution to Authorize the Executive Director to Execute an Agreement with Revision Publishing LLC Regarding the Railroad Book Depot and Terminate the Lease at 485 Railroad Avenue

The Pittsburg Arts & Community Foundation (PACF) seeks authorization to enter into an Agreement to sell certain assets of the Railroad Book Depot to Revision Publishing LLC for purposes of continuing to provide books to the community. In conjunction with the sale, and the buyer's commencement of operations at the same location, PACF shall terminate its lease of 485 Railroad Avenue.

20. Adoption of an Ordinance Amending 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.

21. Adoption 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 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.

22. **Adoption of a City Council Resolution Authorizing the City Manager to Negotiate and Execute the First Amendment to the Secured Promissory Note and the Cooperation Arrangement Between the City of Pittsburg and Pittsburg Land Holdings, LLC**

The City and Pittsburg Land Holdings, LLC (“PLH”) seek to amend the existing Secured Promissory Note (executed September 30, 2022) and implement a related Cooperation Arrangement or similar agreement to advance the development of the Pittsburg Technology Park Project. The amendments reflect: (1) the transfer of deed-restricted acreage back to the City; (2) a reduction in loan principal corresponding to that transfer and PLH’s existing right to forego purchase of any portion(s) of the real property; (3) adjustments to interest accrual and the deferral period generally corresponding the delays resulting from state approval processing and settlement agreement negotiations; and (4) clarifications regarding the reconveyance (“Put Right”) process. Adoption of the resolution will authorize the City Manager to negotiate and execute the First Amendment to the Promissory Note and the Cooperation Arrangement.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

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

COUNCIL MEMBER REMARKS

Council Members may make brief announcements or informal comments at this time. (No Action Required)

ADJOURNMENT TO JANUARY 20, 2026

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, as 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 City holidays). Full agenda packets are also located on the City's website at www.pittsburgca.gov. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will 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.

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	Jelani Killings & Angelica Lopez	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