



CITY OF PITTSBURG
AMENDED AGENDA

JANUARY 20, 2026

CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA

CLOSED SESSION
6:00 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.

6:00 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
2. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Section 54956.9(d)(2)
Number of cases: one

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

3. Presentation from Los Medanos College on Economic Impact Report

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.

4. Th!nk Pittsburg - Paulo's Sausage
5. Martin Luther King Jr. Day
6. Human Trafficking Awareness Month

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)

HOUSING AUTHORITY

HOUSING AUTHORITY CONSENT CALENDAR

7. Minutes of August 18, 2025
8. Adoption of a Housing Authority Resolution Approving the 2026 Utility Allowance Schedule

The US Department of Housing and Urban Development (HUD) requires housing authorities to review allowances for tenant-furnished utilities and other services annually, and determine a utility allowance schedule (Schedule). Pursuant to 24 CFR Section 982.517(4)(c), this Schedule must be revised whenever there is an increase of ten percent or more in the utility rates since the last revision of the Schedule. The Housing Authority of the City of Pittsburgh (Housing Authority) has revised the Utility Allowance Schedule for 2026 (the "2026 UA Schedule") to reflect a ten percent increase in utility rate costs.

9. Adoption of a Housing Authority Resolution Approving the Transfer of Unclaimed Funds to the Housing Authority of the City of Pittsburgh Pursuant to California Government Code Section 50053

Staff identified outstanding Housing Authority of the City of Pittsburgh (Housing Authority) checks that remained unclaimed for more than three years. Pursuant to California Government Code Section 50053, these funds may now be considered the property of the Housing Authority.

HOUSING AUTHORITY MEMBER REMARKS

ADJOURNMENT OF THE HOUSING AUTHORITY

CITY COUNCIL

COMBINED CITY COUNCIL AND PITTSBURG POWER COMPANY CONSIDERATION

10. Adoption of a City Council Resolution to Accept Grant Funds from The Barack Obama Foundation for Use As Part of the My Brother's Keeper Pittsburg Initiative

The City of Pittsburg has been awarded \$25,000 in grant funding from The Barack Obama Foundation to create programming and support related to improving opportunity outcomes for boys and young men of color in the areas of post-secondary education or job training completion. This resolution will authorize acceptance of the grant and amend the FY 2025-26 Miscellaneous Grants Fund budget.

11. Adoption of a City Council Resolution for Consideration to Hire a CalPERS Retired Annuitant in Accordance with Government Code Sections 7522.56, 21221(h) and 21224

The intent of this report is to provide City Council with sufficient information to approve a resolution delegating authority to the City Manager to appoint Steve Albanese as a retired annuitant to serve as the Interim Chief of Police during the executive recruitment process, and waiving the 180-day waiting period as allowed by law.

12. Adoption of Pittsburg Power Company Resolutions Authorizing the Executive Director to: 1) Negotiate and Execute a Contract with the Contra Costa Workforce Development Board to Receive Workforce Opportunity and Investment Act Funds for Calendar Year 2026; 2) Execute an Agreement with Open Opportunities, Inc. for Case Management and Day-to-Day Supervision of the Future Build Pre-Apprenticeship Program; and 3) Execute a Second Amendment to the Consulting Services Agreement with Dunbar & Associates for Administrative and Oversight Services

Pittsburg Power Company (PPC) administers the Future Build Pre-Apprenticeship Training Program, a regional workforce development initiative that provides low-income East Contra Costa County residents with hands-on, community-based construction and solar installation training. To support Future Build's operations for calendar year 2026, staff is requesting PPC Governing Board authorization to execute a contract with the Contra Costa Workforce Development Board (WDB) to receive \$300,000 in Workforce Innovation and Opportunity Act (WIOA) grant funds, as well as authorization to execute a consultant agreement with Open Opportunities, Inc. (OOI) for program delivery and case management services, and the Second Amendment to the Consulting Services Agreement with Dunbar & Associates (D&A) to support program oversight, grant compliance, and partner coordination. These actions would ensure adequate resources to continue Future Build programming through calendar year 2026.

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

13. Minutes of December 15, 2025

14. Adoption of a City Council Minute Order to Amend the 2026 City Council Committee Assignments

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 City Council. The committee assignments adopted on December 15, 2025 is being amended.

15. Adoption of a City Council Minute Order to Re-Appoint an Incumbent to the Mosquito and Vector Control District

The seat on the Contra Costa Mosquito & Vector Control District is a re-appointment to this County Board.

16. Adoption of a City Council Resolution Authorizing an Agreement with BKF Engineers, Inc. for the Design of Project 3039 Pittsburg-Antioch Highway Widening

Project 3039 – Pittsburg-Antioch Highway Widening (Project) will widen the Pittsburg-Antioch Highway by expanding the segment between Loveridge Road and the eastern City limits at Arcy Lane from two to four lanes. Adoption of this resolution will authorize the City Manager to execute a Consulting Services Agreement (Agreement) with BKF Engineers, Inc. for the design of the Project.

17. Adoption of a City Council Resolution Authorizing the City Manager to Execute Consulting Services Agreement with Nichols Consulting Engineers, Chtd. for California Environmental Quality Act Analysis and Permitting for Project 3039 – Pittsburg-Antioch Highway Widening

Project 3039 – Pittsburg-Antioch Highway Widening (Project) will widen the Pittsburg-Antioch Highway by expanding the segment between Loveridge Road and the eastern City Limits at Arcy Lane from two to four lanes. As part of the design process, the Project requires analysis of environmental impacts under the California Environmental Quality Act (CEQA) and permitting for construction. Adoption of this resolution will authorize the City Manager to execute a Consulting Services Agreement (Agreement) with Nichols Consulting Engineers, Chtd. for CEQA analysis and permitting for the Project.

18. Adoption of a City Council Resolution Authorizing an Agreement with Francisco and Associates for Assessment Engineering and Consulting Services in the Landscaping and Lighting Assessment Districts

City of Pittsburg has two active Landscaping and Lighting Assessment Districts (LLAD), both formed in 1988 and affirmed by voters in 1996 in conformance with the Proposition 218 Omnibus Implementation Act. The assessment partially funds staff and materials to maintain streetlights, street trees, concrete repair for damage caused by street trees, and landscaping in parks, rights-of-way, and medians. The districts have experienced structural budget deficits due to inadequate assessment revenue and the general inflation of service costs over time. This resolution would authorize an agreement for consulting services to address the revenue shortfall.

19. Adoption of a City Council Resolution Establishing the Maximum Number of Condominium Conversions for Calendar Year 2026, in Accordance with Section 17.44.070 of the Pittsburg Municipal Code

Section 17.44.070 of the Pittsburg Municipal Code (PMC) limits the number of apartments (multifamily rental units) that can be converted annually to condominiums to an amount established by the City Council at the beginning of each calendar year. If approved by the City Council, the proposed resolution would establish the maximum number of condominium conversions for the year 2026.

20. Adoption of a City Council Resolution Authorizing the City Manager to Execute the First Amendment to the Consulting Services Agreement with NHA Advisors LLC

The City proposes to amend the Consulting Services Agreement (Agreement) with NHA Advisors LLC (NHA), extending the Agreement another five fiscal years, expiring June 30, 2030.

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 FEBRUARY 2, 2026

NOTICE TO PUBLIC

GENERAL INFORMATION

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SPEAKER'S CARD

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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

2026 City Council Agency/Liaison/Subcommittee Assignments as of December 15, 2025

OUTSIDE AGENCY BOARDS	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
ABAG	Dionne Adams / Jelani Killings Alternate	Standing	Annual		D. Gale/M. Aliotti
Delta Diablo*	Jelani Killings / Arlene Kobata Alternate	Standing	2nd Wednesday	4:30 PM	J. Samuelson
East Co. Co. County Habitat Conservancy	Arlene Kobata / Juan Banales Alternate	Standing	4th Monday Bi-Monthly	2:00 PM	J. Davis
East County Water Management	Juan Banales / Jelani Killings Alternate	Standing	Bi-Annual	1:00 PM	J. Samuelson
MCE Clean Energy Board	Arlene Kobata / Angelica Lopez Alternate	Standing	3rd Thursday	6:30 PM	J. Davis
TRANSPLAN / ECCRFFA	Juan Banales / Dionne Adams Alternate	Standing	2nd Thursday	6:30 PM	J. Samuelson
Tri-Delta Transit (2 reps)**	Angelica Lopez & Dionne Adams / Arlene Kobata Alternate	Standing	4th Wednesday	4:00 PM	J. Samuelson

LIAISON TO	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
East Bay League of California Cities	Dionne Adams / Angelica Lopez Alternate	Standing	3rd Thursday		D. Gale/M. Aliotti
Green Empowerment Zone	Arlene Kobata/ Jelani Killings Alternate	Standing	3rd Friday Bi-monthly	9:30 AM	J. Davis
Los Medanos Health Advisory Committee	Arlene Kobata & Dionne Adams	Ad Hoc	As needed		D. Gale/M. Aliotti
Mayor's Conference	Dionne Adams / Angelica Lopez Alternate	Standing	1st Thursday	6:30 PM	D. Gale/M. Aliotti
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Juan Banales Alternate	Standing	Quarterly		D. Gale/M. Aliotti

SUBCOMMITTEES	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
Community and Economic Development	Jelani Killings & Dionne Adams / Angelica Lopez Alternate	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 & Dionne Adams / Jelani Killings Alternate	Standing	3rd Friday	5:00 PM	E. Adair
Infrastructure and Transportation	Juan Banales & Arlene Kobata / Dionne Adams Alternate	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 Alternate	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 Alternate	Standing	1st Wednesday	5:30 PM	S. Albanese

*Stipend of \$170 per month

* ** Stipend of \$100 per month