



**CITY OF PITTSBURG  
AGENDA**

**APRIL 6, 2026**

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

**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**

<b>Mayor/Chair</b>	<b>• Dionne Adams</b>
<b>Vice-Mayor/Chair</b>	<b>• Angelica Lopez</b>
<b>Council Member/Board Member</b>	<b>• Juan Antonio Banales</b>
<b>Council Member/Board Member</b>	<b>• Arlene Kobata</b>
<b>Council Member/Board Member</b>	<b>• Jelani Killings</b>

**FOR HOUSING AUTHORITY**

<b>Housing Authority Member</b>	<b>• S.L. Floyd</b>
<b>Housing Authority Member</b>	<b>• Annie Hill Herring</b>

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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](http://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.

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

### **CALL TO ORDER**

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

### **PRESENTATIONS**

1. Youth and Government

### **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. Th!nk Pittsburg - Tandoori Pizza
3. National Sexual Assault Awareness Month
4. National Fair Housing Month

### **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)

### **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)

### **COMMITTEE REPORTS**

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

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

5. Adoption of a City Council Resolution Accepting the Plans and Specifications, Allocating Additional Funds, Amending Fiscal Year 2025-26 CIP Budget, and Awarding Project 4079-Linscheid Drive Traffic Calming Phase I

Project 4079-Linscheid Drive Traffic Calming Phase I (Project) is for the installation of one roundabout and striping and signage at the intersection of Linscheid Drive and Madoline Street. Adoption of this resolution will allocate additional funds, amend the CIP Budget, accept the Project plans and specifications, and award a construction contract to Modernscapes Innovations.

6. Adoption of City Council, Pittsburg Arts and Community Foundation, Pittsburg Power Company, SW Pittsburg Geologic Hazard Abatement District II and Successor Agency for the Redevelopment Agency of the City of Pittsburg Resolutions Amending the Fiscal Year 2025-26 Budget Based on Year-End Revenue and Expenditure Projections

Staff has completed a Mid-Year Review of the Fiscal Year 2025-26 budget and has determined that budget adjustments are necessary to meet year-end projections.

**CONFLICT OF INTEREST STATEMENT**

City Council/Agency Members may make any conflict of interest declarations pertaining to Consent Calendar items at this time.
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**COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR**

7. Minutes of March 16, 2026
8. Receive and File Report on the Review of Development Impact Fees Received by the City of Pittsburg Pursuant to Mitigation Fee Act

The Mitigation Fee Act, passed as Assembly Bill 1600 in 1987 (Government Code Sections 66000–66008), requires cities to justify and account for developer fees which they enact, increase or impose as a condition of new development for the purposes of financing “public facilities and improvements.” The Act also requires an annual review of the developer fees that have been collected and spent during the previous year. This report fulfills the Act's requirements.

9. Receive and File Annual Comprehensive Financial Report and Other Audit Reports for the Fiscal Year Ended June 30, 2025

The Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2025, has been completed and complies with the Government Accounting Standards Board (GASB) reporting requirements. The City has received an unqualified or “clean opinion” issued by the City’s auditing firm, Badawi & Associates.

10. Adoption of a City Council Resolution Accepting the Plans and Specifications, Allocating Additional Funds, Amending Fiscal Year 2025-26 CIP Budget, and Awarding Project 2043- Zone 7 Pavement Management Phase 1

Project 2043 - Zone 7 Pavement Management Phase 1 (Project) will rehabilitate streets within Pavement Management Zone 7 and increase their useful life. Various forms of pavement treatments will be utilized, such as crack seal, micro-surfacing, cape seal, three-layer treatment, base repair, and mill and overlay. Adoption of this resolution will allocate additional funds, amend the fiscal year (FY) 2025/26 CIP budget, accept the Project plans and specifications, and award a construction contract to American Pavement Systems, Inc.

11. Adoption of a City Council Resolution Authorizing the City Manager to Execute a Consulting Services Agreement with Raney Planning & Management, Inc. for Further Environmental Review for the Faria Development Project and Amending Fiscal Year 2025-26 Budget

The item would authorize the City Manager to execute a Consulting Services Agreement with Raney Planning & Management, Inc. for environmental review services to comply with the California Environmental Quality Act (CEQA) for the Faria Development Project, AP-25-0050, a proposed residential subdivision on a 606-acre site.

12. Adoption of a City Council Resolution Accepting the Public Improvements for Subdivision 8654, Tuscany Meadows Unit 1

All of the required in tract and off-site public improvements constructed for Subdivision 8654, a 95-single family home development east of Highlands Ranch also known as Tuscany Meadows Unit 1, are complete and ready to be accepted for continuous maintenance.

13. Adoption of a City Council Resolution Authorizing the City Manager to Execute a First Amendment to the Consulting Services Agreement with Placeworks Inc. for Preparation of the Pittsburg Municipal Code Title 18 and Zoning Map Updates and Amending Fiscal Year 2025-26 Budget

On May 6, 2024, the City Council adopted Resolution No. 24-14464 adopting the 2040 General Plan, setting forth a policy framework to guide the city’s long-term growth and development. As part of the implementation of the 2040 General Plan, the City must update the Pittsburg Municipal Code

(PMC) Development Title 18 and the City Zoning Map to be consistent with the 2040 General Plan. Staff recommends authorizing execution of the First Amendment to the consulting services agreement with Placeworks Inc. (Placeworks) to complete the PMC Title 18 and Zoning Map updates.

### **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 APRIL 20, 2026**

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

## **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](http://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](http://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](http://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 March 26, 2026**

<b>OUTSIDE AGENCY BOARDS</b>	<b>COUNCIL MEMBER(S)</b>	<b>TYPE</b>	<b>MEETS</b>	<b>TIME</b>	<b>STAFF</b>
ABAG	Dionne Adams / Jelani Killings (Alt.)	Standing	Annual		D.Gale/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
<b>LIAISON</b>	<b>COUNCIL MEMBER(S)</b>	<b>TYPE</b>	<b>MEETS</b>	<b>TIME</b>	<b>STAFF</b>
East Bay League of California Cities	Dionne Adams / Angelica Lopez (Alt.)	Standing	3rd Thursday		D.Gale/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 & Dionne Adams	Ad Hoc	As needed		D.Gale/M. Aliotti
Mayor's Conference	Dionne Adams / Angelica Lopez (Alt.)	Standing	1st Thursday	6:30 PM	D.Gale/M. Aliotti
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Juan Banales (Alt.)	Standing	Quarterly		D.Gale/M. Aliotti
<b>SUBCOMMITTEES</b>	<b>COUNCIL MEMBER(S)</b>	<b>TYPE</b>	<b>MEETS</b>	<b>TIME</b>	<b>STAFF</b>
Community and Economic Development	Jelani Killings & Dionne Adams / Angelica Lopez (Alt.)	Standing	2nd Thursday	5:30 PM	J. Davis
Data Center and Hydrogen	Jelani Killings & Juan Banales	Ad Hoc	As needed		J. Davis
Development Agreement	Jelani Killings & Dionne Adams	Ad Hoc	As needed		J. Davis
Finance Management	Dionne Adams, & Juan Banales / Jelani Killings (Alt.)	Standing	2nd Wednesday	5:30 PM	E. Adair
Infrastructure and Transportation	Juan Banales & Arlene Kobata / Dionne Adams (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 & Arlene Kobata / Jelani Killings (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	Juan Banales & Angelica Lopez / Arlene Kobata Alt.)	Standing	1st Wednesday	5:30 PM	S. Albanese

\*Stipend of \$170 per month

\*\* Stipend of 100 per month