



**CITY OF PITTSBURG
AGENDA
SEPTEMBER 21, 2026**

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

**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

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	• Jelani Killings

FOR HOUSING AUTHORITY

Housing Authority Member	• S.L. Floyd
Housing Authority Member	• Annie Hill Herring

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 City Council also sits as the Board of Directors of several other City agencies.

Remote participation for Council meetings will be available via [Zoom](https://us02web.zoom.us/j/89805544017)
<https://us02web.zoom.us/j/89805544017>

- Webinar ID: 898 0554 4017
- By phone: (669) 900-6833

Spanish audio link for active meetings - <https://pittsburgca.gov/SpanishInterpretation>

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

HOUSING AUTHORITY

HOUSING AUTHORITY CONSENT CALENDAR

1. Adopt a Motion Authorizing the Executive Director to Execute a Subordination Agreement with Village of Hope Pittsburg LLC and Related Parties for the 15-unit Transitional Age Youth Housing Project Located at 5305 Kirker Pass Road

On July 20, 2026, the Housing Authority approved a \$500,000 forgivable loan to Village of Hope Pittsburg LLC ("Village of Hope") to support the construction of a 15-unit Transitional Age Youth (TAY) housing project at 5305 Kirker Pass Road. Contra Costa County is providing additional financing for the project in an amount greater than the Housing Authority's \$500,000 loan and has requested that the Housing Authority subordinate its interest in the property to the County's loan. Approval of the Subordination Agreement will allow the County's financing to move forward while maintaining the Housing Authority's existing loan and regulatory requirements, subject to the terms of the agreement.

HOUSING AUTHORITY MEMBER REMARKS

ADJOURNMENT OF THE HOUSING AUTHORITY

CITY COUNCIL

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 - Cielo Supermarket
3. Employee of the Year and Pittsburg Pride Awards

PRESENTATIONS

4. Economic Development Update

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)

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)

PUBLIC HEARING

5. Adoption of a City Council Resolution Approving the 2025-2026 Community Development Block Grant Consolidated Annual Performance and Evaluation Report

The Housing and Community Development Act of 1974, as amended, requires all Community Development Block Grant (CDBG) entitlement jurisdictions to prepare and submit a Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD) by September 30th of each year. The CAPER is a "report card" that documents how well the City met its goals during the period of July 1, 2025, through June 30, 2026 (Program Year) in helping low- to moderate-income residents of Pittsburgh through various services and infrastructure improvements utilizing CDBG funds.

CONSIDERATION

6. Adoption of a City Council Resolution Amending the Master Fee Schedule

Staff recommends that the City Council adopt a Resolution updating the City's credit card and e-check processing fees in the Master Fee Schedule. The former \$1 credit card convenience fee will be replaced with a fee not to exceed 3.75% of the transaction amount for credit card transactions and up to \$2 for e-check payments. These changes will offset approximately \$450,000 in annual merchant costs currently absorbed by the City.

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

7. Minutes of September 8, 2026

8. Adoption of a City Council Resolution Amending the City's Conflict of Interest Code

Pursuant to the Political Reform Act (Act), local governments are required to conduct a biennial review of its Conflict of Interest Code (Code) to determine accuracy. As part of this year's biennial review, City staff has determined that the Code must be amended to reflect new, reclassified, and eliminated employee positions. Updating the Code will identify all of the designated positions that are required, by state law, to disclose financial interests.

9. Adoption of a City Council Resolution Accepting the Plans and Specifications and Awarding Project 4079 - Linscheid Drive Traffic Calming Phase II and Project 4088 - 2026/27 CDBG ADA Curb Ramp Installation

Project 4079 – Linscheid Drive Traffic Calming Phase II (Project 4079) consists of the installation of traffic calming improvements, including roundabouts, medians, striping, and pavement markings at the intersections of Linscheid Drive and Ramona Street and Manville Avenue and Madoline Street. Project 4088 – 2026/27 CDBG ADA Curb Ramp Installation (Project 4088) consists of the installation of an ADA-compliant curb ramp at the intersection of Mae Avenue and Ramona Street to improve accessibility and meet current Americans with Disabilities Act (ADA) requirements. To streamline project delivery and reduce overall administrative and construction costs, the two Projects were combined into a single construction contract for bidding and construction.

Adoption of this resolution will accept the Project plans and specifications and award a construction contract to Modernscapes Innovations for the construction of these combined Projects.

10. Adoption of a City Council Resolution Authorizing the Acceptance and Appropriation of Edward Byrne Memorial Justice Assistance Grant (JAG) Funds for Critical Incident Response Training Equipment

The Pittsburg Police Department has been awarded \$33,511 in Edward Byrne Memorial Justice Assistance Grant (JAG) funding to support the purchase of specialized scenario based training equipment. The Police Department is requesting City Council authorization to accept and appropriate the awarded grant funds and proceed with the purchase of the approved training equipment.

11. Adoption of a City Council Resolution Authorizing Execution of the First Amendment to the Consulting Services Agreement with Tanner Pacific, Inc. for Construction Management for Project 5067-Water Treatment Plant Filter Improvements and Hypochlorite Conversion Project

Project 5067-Water Treatment Plant (WTP) Filter Improvements and Hypochlorite Conversion (the "Project") is paramount to the City's ability to continue providing high-quality drinking water to residents. The Project includes installation of six new water filters, conversion of an existing gaseous

chlorine system to liquid hypochlorite (bleach), and upgrades to filter effluent pumping and underground WTP infrastructure. Due to the magnitude, complexity, and duration of the Project, continued construction management services are necessary to provide the technical expertise, staffing resources, and oversight required to successfully administer construction. The proposed First Amendment provides additional compensation for construction management services required as a result of this extended construction duration. The amendment will allow Tanner Pacific to continue providing the necessary construction inspection, contract administration, coordination, schedule and cost management, and technical support for the additional time required to complete the Project.

12. Adoption of a City Council Resolution Authorizing Execution of the Third Amendment to the Consulting Services Agreement with West Yost and Associates for Design of Project 5067 Water Treatment Plant Filter Improvements and Hypochlorite Conversion

Project 5067 Water Treatment Plant (WTP) Filter Improvements and Hypochlorite Conversion (Project) is paramount to the City's ability to continue providing high-quality drinking water to residents. The Project includes installation of six new water filters, conversion of an existing gaseous chlorine system to liquid hypochlorite (bleach), and upgrades to filter effluent pumping and underground WTP infrastructure. West Yost and Associates (West Yost) has been providing engineering services during construction of the Project. This Third Amendment will allow West Yost to continue to provide services such as submittal reviews, requests for information responses and design clarifications needed during the extended construction phase.

13. Adoption of a City Council Resolution Ratifying the Services Agreement with Mail Stream Corporation and Authorizing the City Manager to Execute the First Amendment to the Services Agreement

In July 2022, the City of Pittsburg entered into a services agreement with Mail Stream Corporation ("Mail Stream") for utility bill printing and mailing services ("Agreement"). The Agreement included an initial two-year term, with three one-year options, which were exercised in June 2024 and 2025. The proposed First Amendment to the Agreement ("Amendment") would memorialize the exercise of the first two one-year options, and authorize exercising the final one-year option, extending the Agreement term through June 30, 2027, and establishing a total not-to-exceed amount of \$868,122, inclusive of funds previously expended.

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)

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)

ADJOURNMENT TO OCTOBER 5, 2026

NOTICE TO PUBLIC

GENERAL INFORMATION CAN BE FOUND ON THE CITY CLERK'S [AGENDA WEBPAGE](#)

Agenda packets are published at least 72 hours in advance of a meeting on the City's website at <https://pittsburgca.portal.civicclerk.com/> and are also available in person in the City Clerk's Office, 65 Civic Avenue, during normal business hours. If any reports or documents, which are disclosable 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 should complete a Speaker's Card available at the dais. Submit the completed card to the City Clerk preferably before the meeting begins or before the item is called. Individuals may 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. Pursuant to the Brown Act, no action may be taken by the City Council on items not already 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.

LIVE MEDIA BROADCASTING

City Council meetings are webcast live on the City's website at www.pittsburgca.gov on the Agendas and Live Meetings page. Watch the live meeting on the City's YouTube channel (@CityofPittsburg94565) or via the City's webcast on Comcast Channel 24 Delta TV, AT&T U-Verse Channel 99 Delta TV.

Remote participation is available via [Zoom](#) - <https://us02web.zoom.us/j/89805544017>

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- By phone: (669) 900-6833

Remote Oral Public Comment - Speakers are asked to provide their name and city of residence for the record, although providing this is not required for participation. When the item is open for public comment, use the "Raise Hand" feature (or press *9 if connecting via telephone). When called, unmute your microphone and provide your comments.

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.

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 participants. 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 a 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 the meeting or provide the requested agenda format (28 CFR 35.102-35.104 ADA Title II).

TECHNOLOGY DISRUPTION, DECORUM, AND DISRUPTIVE BEHAVIOR

The Technology Disruption, Decorum, and Disruptive Behavior policy for City Council Meetings was adopted to comply with Senate Bill 707 (2025). Pursuant to the policy, standards of decorum require in-person and remote public participants are to address the City Council as a whole, not individual members or staff; comments must be about the subject matter jurisdiction of the legislative body or agenda item, as applicable. In the event of willful disruption, the legislative body may order the room cleared, or the disruptive individual removed in compliance with state law. In the event of a technological disruption affecting remote participation, an announcement will be made, a recess will be called, staff will attempt to restore service, and the meeting may be resumed even with ongoing technological disruption if the legislative body makes findings required by state law. The entire policy may be viewed on the City's website at www.pittsburgca.gov on the City Council page under City Council Policies.

City Council Agency/Liaison/Subcommittee Assignments as of March 26, 2026

OUTSIDE AGENCY BOARDS	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
ABAG	Dionne Adams / Jelani Killings (Alt.)	Standing	Annual		D. Gale
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)	1:30 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 / Arlene Kobata (Alt.)	Standing	4th Wednesday	4:00 PM	J. Samuelson
LIAISON	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
East Bay League of California Cities	Dionne Adams / Angelica Lopez (Alt.)	Standing	3rd Thursday		D. Gale
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
Mayor's Conference	Dionne Adams / Angelica Lopez (Alt.)	Standing	1st Thursday	6:30 PM	D. Gale
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Juan Banales (Alt.)	Standing	Quarterly		D. Gale
SUBCOMMITTEES	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
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	Dionne Adams & Jelani Killings	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	Angelica Lopez & Jelani Killings	Standing	As needed		K. Simonton
Public Safety	Juan Banales & Angelica Lopez / Arlene Kobata (Alt.)	Standing	1st Wednesday	5:30 PM	P. Galer

*Stipend of \$170 per month

** Stipend of 100 per month



**CIUDAD DE PITTSBURG
AGENDA
21 DE SEPTIEMBRE DE 2026**

**SALA DE SESIONES DEL AYUNTAMIENTO
65 CIVIC AVENUE, PITTSBURG, CA**

**REUNIÓN ORDINARIA
7:00 PM**

**CONSEJO MUNICIPAL
AUTORIDAD DE VIVIENDA
FUNDACIÓN DE ARTES Y COMUNIDAD DE PITTSBURG
COMPAÑÍA ELÉCTRICA DE PITTSBURG
DISTRITO II DE REDUCCIÓN DE PELIGROS GEOLÓGICOS DEL SUDOESTE DE
PITTSBURG
AGENCIA SUCESORA**

PRESIDIENDO

Alcalde/Presidente	• Dionne Adams
Vicealcalde/Presidente	• Angelica López
Miembro del Consejo/Miembro de la Junta	• Juan Antonio Banales
Miembro del Consejo/Miembro de la Junta	• Arlene Kobata
Miembro del Consejo/Miembro de la Junta	• Jelani Killings

PARA LA AUTORIDAD DE VIVIENDA

Miembro de la Autoridad de Vivienda	• S.L. Floyd
Miembro de la Autoridad de Vivienda	• Annie Hill Herring

Las reuniones ordinarias del Consejo Municipal de Pittsburg se llevan acabo el primer y el tercer lunes de cada mes a las 7:00PM. La Autoridad de Vivienda se reúne conjuntamente con el Consejo Municipal el tercer lunes de cada mes. El Consejo Municipal también actúa como junta directiva de varias otras agencias municipales.

La participación remota en las reuniones del Consejo estará disponible a través de
Zoom: <https://us02web.zoom.us/j/89805544017>

- ID del seminario web: 898 0554 4017
- Por teléfono: (669) 900-6833

Enlace de audio en español para reuniones activas -
<https://pittsburgca.gov/SpanishInterpretation>

7:00 PM - INICIO DE LA SESIÓN PÚBLICA ORDINARIA

LLAMADO AL ORDEN

LISTA DE ASISTENCIA

JURAMENTO DE LEALTAD

AUTORIDAD DE VIVIENDA

CALENDARIO DE CONSENTIMIENTO DE LA AUTORIDAD DE VIVIENDA

1. Adoptar una moción que autorice al Director Ejecutivo a ejecutar un acuerdo de subordinación con Village of Hope Pittsburg LLC y partes relacionadas para el Proyecto de Vivienda Juvenil de Transición de 15 unidades ubicado en 5305 Kirker Pass Road

El 20 de julio de 2026, la Autoridad de Vivienda aprobó un préstamo perdonable de \$500,000 a Village of Hope Pittsburg LLC ("Village of Hope") para apoyar la construcción de un proyecto habitacional de 15 unidades para jóvenes en edad transicional (TAY) en 5305 Kirker Pass Road. El condado de Contra Costa está proporcionando financiamiento adicional para el proyecto en un monto mayor que el préstamo de \$500,000 de la Autoridad de Vivienda y ha solicitado que la Autoridad de Vivienda subordine su interés en la propiedad al préstamo del condado. La aprobación del Acuerdo de Subordinación permitirá que el financiamiento del condado avance mientras se mantienen los requisitos existentes de préstamos y regulación de la Autoridad de Vivienda, sujetos a los términos del acuerdo.

COMENTARIOS DE MIEMBROS DE LA AUTORIDAD DE VIVIENDA

APLAZAMIENTO DE LA AUTORIDAD DE VIVIENDA

CONSEJO MUNICIPAL

PROCLAMACIONES

Las proclamaciones permanentes se publicaron como parte del orden del día. Dichas proclamaciones se publicarán en el sitio web y las redes sociales de la ciudad según corresponda.

2. Th!nk Pittsburg - Supermercado Cielo
3. Premios Empleado del Año y Orgullo Pittsburg

PRESENTACIONES

4. Actualización de Desarrollo Económico

INFORMES DEL COMITÉ

Los concejales pueden presentar un informe sobre sus asignaciones en los comités en este momento. (Véase la lista adjunta de comités especiales y otros organismos públicos en los que participan los concejales). (No se requiere ninguna acción).

COMENTARIOS DEL PÚBLICO

Los asistentes que deseen dirigirse al Consejo Municipal o a las Juntas Directivas de Agencias sobre asuntos no incluidos en el orden del día y sobre cualquier punto del Calendario de Consentimiento deberán completar una Tarjeta de orador disponible en la tribuna. Lea atentamente la tarjeta para completarla correctamente. Entregue la tarjeta completa a la Secretaria Municipal antes de que se trate el asunto de su interés, preferiblemente antes de que comience la reunión. Cada persona tendrá hasta tres minutos para dirigirse al Consejo, al menos que se conceda tiempo adicional para los portavoces. Antes de hablar, cada persona deberá indicar su nombre, empresa y ciudad de residencia en voz alta y clara. (No se requiere ninguna acción)

AUDIENCIA PÚBLICA

5. Adopción de una Resolución del Concejo Municipal que aprueba el Informe Anual Consolidado de Desempeño y Evaluación 2025-2026 para el Bloque de Desarrollo Comunitario

La Ley de Vivienda y Desarrollo Comunitario de 1974, según su enmienda, exige que todas las jurisdicciones con derecho a la Subvención Bloqueada para el Desarrollo Comunitario (CDBG) preparen y presenten un Informe Consolidado de Desempeño y Evaluación Anual (CAPER) al Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD) antes del 30 de septiembre de cada año. El CAPER es una "boleta de reportes" que documenta qué tan bien la Ciudad cumplió sus metas durante el periodo del 1 de julio de 2025 al 30 de junio de 2026 (Año del Programa) para ayudar a los residentes de ingresos bajos a moderados de Pittsburg mediante diversos servicios y mejoras en infraestructura utilizando fondos del CDBG.

CONSIDERACIÓN

6. Adopción de una resolución del Concejo Municipal que enmienda la Lista Maestra de Tarifas

El personal recomienda que el Concejo Municipal adopte una Resolución que actualice las tarifas de procesamiento de tarjetas de crédito y cheques electrónicos de la Ciudad en el Cuadro Maestro de Honorarios. La antigua comisión de \$1 por conveniencia con tarjeta de crédito será reemplazada por una tarifa que no exceda el 3.75% del monto de la transacción para transacciones con tarjeta de crédito y hasta \$2 para pagos con cheques electrónicos. Estos cambios compensarán aproximadamente \$450,000 en costos anuales para comerciantes que actualmente absorbe la Ciudad.

DECLARACIÓN DE CONFLICTO DE INTERESES

Los miembros del Consejo Municipal o de la Agencia Municipal pueden hacer cualquier declaración de conflicto de intereses relacionada con los elementos del Calendario de Consentimiento en este momento.

CALENDARIO DE CONSENTIMIENTO COMBINADO DEL CONCEJO MUNICIPAL, LA FUNDACIÓN DE ARTES Y COMUNIDAD DE PITTSBURG, LA COMPAÑÍA ELÉCTRICA DE PITTSBURG, DISTRITO II DE REDUCCIÓN DE PELIGROS GEOLÓGICOS DEL SUDOESTE DE PITTSBURG Y LA AGENCIA SUCESORA

7. Acta del 8 de septiembre de 2026
8. Adopción de una resolución del Concejo Municipal que modifica el Código de Conflicto de Intereses de la Ciudad

De acuerdo con la Ley de Reforma Política (Ley), los gobiernos locales están obligados a realizar una revisión bienal de su Código de Conflicto de Intereses (Código) para determinar su exactitud. Como parte de la revisión bienal de este año, el personal de la Ciudad ha determinado que el Código debe ser modificado para reflejar nuevas posiciones de empleados, reclasificadas y eliminadas. Actualizar el Código identificará todos los puestos designados que, por ley estatal, están obligados a revelar intereses financieros.

9. Adopción de una resolución del Concejo Municipal que acepta los planos y especificaciones y otorga el Proyecto 4079 - Fase II de Calmado del Tráfico de Linscheid Drive y el Proyecto 4088 - 2026/27 CDBG Instalación de la Rampa de Banqueta ADA

Proyecto 4079 – Fase II de Calmado del Tráfico de Linscheid Drive (Proyecto 4079) consiste en la instalación de mejoras para calmar el tráfico, incluyendo glorietas, camellones, rayas y señalización en el pavimento en las intersecciones de Linscheid Drive y Ramona Street y Manville Avenue y Madoline Street. Proyecto 4088 – 2026/27 CDBG Instalación de Rampas de Banqueta ADA (Proyecto 4088) consiste en la instalación de una rampa de banquetta conforme a la ADA en la intersección de Mae Avenue y Ramona Street para mejorar la accesibilidad y cumplir con los requisitos actuales de la Ley de Estadounidenses con Discapacidades (ADA). Para agilizar la entrega de los proyectos y reducir los costos administrativos y de construcción generales, los dos proyectos se combinaron en un solo contrato de construcción para licitación y construcción.

La adopción de esta resolución aceptará los planes y especificaciones del proyecto y otorgará un contrato de construcción a Modernscapes Innovations para la construcción de estos proyectos combinados.

10. Adopción de una resolución del Concejo Municipal que autoriza la aceptación y asignación de fondos de la Subvención de Asistencia para la Justicia Conmemorativa Edward Byrne (JAG) para equipo de entrenamiento en

respuesta a incidentes críticos

El Departamento de Policía de Pittsburg ha recibido \$33,511 en fondos de la Subvención de Asistencia para la Justicia Conmemorativa Edward Byrne (JAG) para apoyar la compra de equipo especializado de entrenamiento basado en escenarios. El Departamento de Policía solicita autorización al Concejo Municipal para aceptar y asignar los fondos otorgados y proceder con la compra del equipo de capacitación aprobado.

11. Adopción de una resolución del Concejo Municipal que autoriza la ejecución de la Primera Enmienda al Acuerdo de Servicios de Consultoría con Tanner Pacific, Inc. para la Gestión de la Construcción del Proyecto 5067 - Mejoras al Filtro de la Planta de Tratamiento de Agua y Proyecto de Conversión de Hipoclorito

Proyecto 5067 - Mejoras en el filtro de la planta de tratamiento de agua (WTP) y la conversión de hipoclorito (el "Proyecto") es fundamental para la capacidad de la ciudad de continuar proveyendo agua potable de alta calidad a los residentes. El proyecto incluye la instalación de seis nuevos filtros de agua, la conversión de un sistema existente de cloro gaseoso a hipoclorito líquido (cloro) y mejoras en el bombeo de filtros de efluentes y la infraestructura subterránea de WTP. Debido a la magnitud, complejidad y duración del Proyecto, los servicios continuos de gestión de construcción son necesarios para proporcionar la experiencia técnica, los recursos de personal y la supervisión necesarios para administrar exitosamente la construcción. La propuesta de la Primera Enmienda otorga compensación adicional por los servicios de gestión de construcción requeridos como resultado de esta prolongada duración de la construcción. La enmienda permitirá que Tanner Pacific continúe proporcionando la inspección de construcción necesaria, administración de contratos, coordinación, gestión de cronogramas y costos, y soporte técnico durante el tiempo adicional requerido para completar el Proyecto.

12. Adopción de una resolución del Concejo Municipal que autoriza la ejecución de la Tercera Enmienda al Acuerdo de Servicios de Consultoría con West Yost and Associates para el diseño del Proyecto 5067 Mejoras en el filtro de la planta de tratamiento de agua y conversión a hipoclorito

Las mejoras en el filtro de la Planta de Tratamiento de Agua (WTP) del Proyecto 5067 y la Conversión de Hipoclorito (Proyecto) son fundamentales para la capacidad de la Ciudad de continuar proveyendo agua potable de alta calidad a los residentes. El proyecto incluye la instalación de seis nuevos filtros de agua, la conversión de un sistema existente de cloro gaseoso a hipoclorito líquido (cloro) y mejoras en el bombeo de filtros de efluentes y la infraestructura subterránea de WTP. West Yost and Associates (West Yost) ha estado brindando servicios de ingeniería durante la construcción del proyecto. Esta Tercera Enmienda permitirá a West Yost continuar brindando servicios como revisiones de presentaciones, solicitudes de respuestas informativas y aclaraciones de diseño necesarias durante la fase extendida de construcción.

13. Adopción de una resolución del Concejo Municipal que ratifica el Acuerdo de Servicios con Mail Stream Corporation y autoriza al Administrador de la Ciudad a ejecutar la Primera Enmienda al Acuerdo de Servicios

En julio de 2022, la Ciudad de Pittsburg entro en un contrato de servicios con Mail Stream Corporation ("Mail Stream") para servicios de impresión y envío postal de facturas de servicios públicos (el "Contrato"). El Contrato incluía un plazo inicial de dos años, con tres opciones de prórroga de un año cada una, las cuales se ejercieron en junio de 2024 y 2025. La propuesta de Primera Enmienda al Contrato (la "Enmienda") formalizaría el ejercicio de las dos primeras opciones de un año y autorizaría el ejercicio de la última opción de un año, extendiendo así la vigencia del Contrato hasta el 30 de junio de 2027 y estableciendo un monto total máximo de \$868,122, incluyendo los fondos ya desembolsados.

SOLICITUD DEL CONCEJO PARA INCLUIR TEMAS EN FUTURAS AGENDAS

Los miembros del Consejo pueden solicitar que se consideren ciertos temas para futuras agendas. Un tema solo se incluirá en la agenda con el voto mayoritario y aparecerá junto con las recomendaciones del personal para su posterior consideración por parte del Consejo.

COMENTARIOS DE LOS MIEMBROS DEL CONCEJO

Los miembros del Consejo pueden hacer breves anuncios o comentarios informales en este momento. (No se requiere ninguna acción).

INFORMES/OBSERVACIONES DEL ADMINISTRADOR MUNICIPAL

El administrador municipal podrá realizar breves anuncios o comentarios informales en este momento e informar al Consejo sobre asuntos de interés. (No se requiere ninguna acción).

APLAZAMIENTO HASTA EL 5 DE OCTUBRE DE 2026

AVISO AL PÚBLICO

INFORMACIÓN GENERAL SE ENCONTRAR EN LA [PÁGINA WEB DE LA SECRETARÍA MUNICIPAL](#)

Los paquetes de agenda se publican al menos 72 horas antes de una reunión en el sitio web de la Ciudad en <https://pittsburgca.portal.civicclerk.com/> y también están disponibles en persona en la Oficina de la Secretaría Municipal, 65 Civic Avenue, durante el horario laboral normal. Si algún informe o documento, que sean registros públicos divulgables, se distribuye al Consejo Municipal menos de 72 horas antes de la reunión, esos informes o documentos estarán disponibles para inspección pública en la Oficina de la Secretaría Municipal y el día de la reunión en la Cámara del Consejo, en el área pública debajo del estrado.

TARJETA DE ORADOR

Los miembros del público que deseen dirigirse al Consejo Municipal deben completar una Tarjeta de Portavoz disponible en el estrado. Entrega la tarjeta completada a la Secretaría Municipal, preferiblemente antes de que comience la reunión o antes de que se trate el asunto de su interés. Se puede conceder hasta tres minutos para dirigirse al Consejo, salvo que se conceda tiempo adicional según lo previsto para los portavoces. No se permite a los oradores ceder su tiempo a otro orador. De acuerdo con la Ley Brown, el Consejo Municipal no podrá tomar ninguna acción sobre los puntos que no estén ya en la agenda. Sin embargo, el Consejo Municipal puede remitir tus comentarios o preocupaciones al personal o solicitar que el tema se incluya en una agenda futura.

MEDIOS DE TRANSMISIÓN

Las reuniones del Consejo Municipal se retransmiten en directo en la página web de la ciudad en www.pittsburgca.gov en la página de Agendas y Reuniones en Vivo. Mira la reunión en directo en el canal de YouTube de la Ciudad (@CityofPittsburg94565) o a través de la retransmisión por internet de Comcast Canal 24 Delta TV, AT&T U-Verse Canal 99 Delta TV.

La participación remota está disponible a través de [Zoom](#).

- ID del seminario web: 898 0554 4017
- Por teléfono: (669) 900-6833

Comentarios Públicos Orales Remotos - Se pide a los ponentes que faciliten su nombre y ciudad de residencia para el acta, aunque no es necesario hacerlo para participar. Cuando el asunto de tu interés esté abierto para comentarios públicos, utiliza la función "Levantar la mano" (o pulsa *9 si te conectas por teléfono). Cuando te llamen, desactiva el micrófono y deja tus comentarios.

AUDIENCIAS PÚBLICAS

Las personas que deseen intervenir en las Audiencias Públicas listadas en la agenda serán escuchadas cuando se abra la Audiencia Pública, salvo en los puntos previamente escuchados y cerrados para comentarios públicos. Tras el comentario público, el tema se cierra a comentarios públicos y se lleva al nivel del Consejo o Agencia para su discusión y acción. No se recibirán más comentarios del público salvo que el Consejo o la Agencia lo solicite. Existe un límite de 90 días para presentar un recurso ante el Tribunal Superior contra determinadas decisiones y órdenes administrativas de la ciudad que requieran una audiencia legal, la recepción de pruebas y el ejercicio de la discreción. El plazo de 90 días comienza en la fecha en que la decisión es definitiva (Sección 1094.6 del Código de Procedimiento Civil). Además, si impugnas una acción tomada por el Ayuntamiento en los tribunales, puede que la ley de California, incluida pero no limitada a la Sección 65009 del Código de Gobierno, te limiten a plantear solo aquellas cuestiones que tú o otra persona planteen en la audiencia pública, o en correspondencia escrita entregada al Ayuntamiento antes o durante la audiencia pública.

AVISO A PERSONAS CON DISCAPACIDAD VISUAL O AUDITIVA

En cumplimiento con la Ley de Estadounidenses con Discapacidades, la ciudad de Pittsburg proporcionará asistencia especial a los participantes con discapacidad. A petición, se pondrá a disposición una agenda para cualquier reunión en formatos alternativos apropiados. La Cámara del Consejo está equipada con amplificadores de sonido para uso de personas con discapacidad auditiva. Las unidades funcionan en conjunto con el sistema de sonido de la Cámara. Puede solicitar el amplificador de sonido a la secretaria municipal para uso personal durante las reuniones del Consejo. Si necesita asistencia especial para participar en una reunión, o solicita un orden del día con formato especial, por favor contacte con la Secretaría Municipal en el (925) 252-4850. La notificación 48 horas antes de la reunión permitirá a la Ciudad tomar medidas razonables para garantizar la accesibilidad a la reunión o proporcionar el formato de la agenda solicitado (28 CFR 35.102-35.104 ADA Título II).

DISRUPCIÓN TECNOLÓGICA, DECORO Y COMPORTAMIENTOS DISRUPTIVOS

La política de Disrupción Tecnológica, Decuento y Comportamiento Disruptivo para las Reuniones del Consejo Municipal fue adoptada para cumplir con el Proyecto de Ley del Senado 707 (2025). De acuerdo con la política, los estándares de decoro exigen que los participantes públicos presenciales y remotos se dirijan al Consejo Municipal en su conjunto, no a miembros individuales o empleados; los comentarios deben referirse a la jurisdicción del órgano legislativo o al punto del orden del día, según corresponda. En caso de interrupción intencionada, el órgano legislativo puede ordenar que se desaloje la sala o que se desaloje a la persona disruptiva en cumplimiento de la ley estatal. En caso de una interrupción tecnológica que afecte a la participación remota, se hará un anuncio, se convocará un receso, el personal intentará restablecer el servicio y la reunión podrá reanudarse incluso con la interrupción tecnológica en curso si el órgano legislativo emite conclusiones exigidas por la ley estatal. La política completa puede consultarse en la página web de la Ciudad en www.pittsburgca.gov en la página del Consejo Municipal bajo Políticas del Consejo Municipal.

ASIGNACIONES DEL CONCEJO MUNICIPAL A AGENCIAS, ENLACES Y SUBCOMITÉS (26 de Marzo 2026)

JUNTA DIRECTIVA DE AGENCIAS EXTERNAS	MIEMBRO(S) DEL CONSEJO	TIPO	FRECUENCIA	HORARIO	PERSONAL
ABAG	Dionne Adams / Jelani Killings (Alt.)	recurrente	Anual		D. Gale/M. Aliotti
Delta Diablo*	Jelani Killings / Arlene Kobata (Alt.)	recurrente	2do miércoles	4:30 PM	J. Samuelson
East Co. Co. County Habitat Conservancy	Arlene Kobata / Juan Banales (Alt.)	recurrente	4to lunes (Bi-Mensual)	1:30 PM	J. Davis
East County Water Management	Juan Banales / Jelani Killings (Alt.)	recurrente	Bi-Anual	1:00 PM	J. Samuelson
MCE Clean Energy Board	Arlene Kobata / Angelica Lopez (Alt.)	recurrente	3er jueves	6:30 PM	J. Davis
TRANSPLAN / ECCRFFA	Juan Banales / Dionne Adams (Alt.)	recurrente	2do jueves	6:30 PM	J. Samuelson
Tri-Delta Transit (2 reps)**	Angelica Lopez & Dionne Adams / Arlene Kobata (Alt.)	recurrente	4to miércoles	4:00 PM	J. Samuelson
ENLACE	MIEMBRO(S) DEL CONSEJO	TIPO	FRECUENCIA	HORARIO	PERSONAL
East Bay League of California Cities	Dionne Adams / Angelica Lopez (Alt.)	recurrente	3er jueves		D. Gale/M. Aliotti
Green Empowerment Zone	Arlene Kobata / Jelani Killings (Alt.)	recurrente	3er viernes (Bi-Mensual)	9:30 AM	J. Davis
Los Medanos Health Advisory Committee	Arlene Kobata & Dionne Adams	Ad Hoc	Según Sea Necesario	5:00 PM	D. Gale/M. Aliotti
Mayor's Conference	Dionne Adams / Angelica Lopez (Alt.)	recurrente	1er jueves	6:30 PM	D. Gale/M. Aliotti
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Juan Banales (Alt.)	recurrente	Trimestral		D. Gale/M. Aliotti
SUBCOMITÉS	MIEMBRO(S) DEL CONSEJO	TIPO	FRECUENCIA	HORARIO	PERSONAL
Community and Economic Development	Jelani Killings & Dionne Adams / Angelica Lopez (Alt.)	recurrente	2do jueves	5:30 PM	J. Davis
Data Center and Hydrogen	Jelani Killings & Juan Banales	Ad Hoc	Según Sea Necesario		J. Davis
Development Agreement	Dionne Adams & Jelani Killings	Ad Hoc	Según Sea Necesario		J. Davis
Finance Management	Dionne Adams & Juan Banales / Jelani Killings (Alt.)	recurrente	2do miércoles	5:30 PM	E. Adair
Infrastructure and Transportation	Juan Banales & Arlene Kobata / Dionne Adams (Alt.)	recurrente	4to jueves	5:30 PM	J. Samuelson
Tenant Protections	Juan Banales & Angelica Lopez	Ad Hoc	Según Sea Necesario		S. Bellafronte
Life Enrichment	Dionne Adams & Arlene Kobata / Jelani Killings (Alt.)	recurrente	3er miércoles	5:30 PM	K. Simonton
Pittsburg Arts and Community Foundation	Angelica Lopez & Jelani Killings	recurrente	Según Sea Necesario		K. Simonton
Public Safety	Juan Banales & Angelica Lopez / Arlene Kobata (Alt.)	recurrente	1er miércoles	5:30 PM	P. Galer

*Sueldo de \$170 por mes

** Sueldo de \$100 por mes



STAFF REPORT

MEETING DATE: September 21, 2026

TO: Chair and Governing Board Members

FROM: Darin E. Gale, Executive Director
John Funderburg, Assistant Director Community and Economic Development
Ishani Rasanayagam, Administrative Analyst II

SUBJECT: Adopt a Motion Authorizing the Executive Director to Execute a Subordination Agreement with Village of Hope Pittsburg LLC and Related Parties for the 15-unit Transitional Age Youth Housing Project Located at 5305 Kirker Pass Road

EXECUTIVE SUMMARY

On July 20, 2026, the Housing Authority approved a \$500,000 forgivable loan to Village of Hope Pittsburg LLC ("Village of Hope") to support the construction of a 15-unit Transitional Age Youth (TAY) housing project at 5305 Kirker Pass Road. Contra Costa County is providing additional financing for the project in an amount greater than the Housing Authority's \$500,000 loan and has requested that the Housing Authority subordinate its interest in the property to the County's loan. Approval of the Subordination Agreement will allow the County's financing to move forward while maintaining the Housing Authority's existing loan and regulatory requirements, subject to the terms of the agreement.

FISCAL IMPACT

Execution of the Subordination Agreement alone does not have any impact on the General Fund or Housing Successor Agency Fund.

The \$500,000 forgivable loan approved by the Housing Authority on July 20, 2026, ("HA Loan") will be provided by Housing Successor Agency fund balance, overseen by the Housing Authority. Subordination of the HA Loan to the County loan does mean the Housing Authority would be placed in a lower priority for repayment and the County would be repaid in full prior to the Housing Authority receiving any repayment if Village

of Hope goes bankrupt or faces foreclosure. However, it does not alter the normal payment terms of HA Loan Agreement.

RECOMMENDATION

Approve a motion authorizing the Executive Director to execute the Subordination Agreement with Village of Hope Pittsburg LLC and related parties for the 15-unit Transitional Age Youth (TAY) housing project located at 5305 Kirker Pass Road.

BACKGROUND

The City of Pittsburg actively seeks out community development opportunities to revitalize neighborhoods and develop viable urban communities by expanding decent, safe, and affordable housing opportunities for low- and moderate-income households. These initiatives are designed to foster stable living environments and ensure that municipal resources are strategically deployed to support project feasibility for underserved populations.

To address this gap, the developer, Village of Hope Pittsburg, LLC entered into a long-term ground lease with the Pittsburg Church of the Nazarene to utilize approximately 0.8 acres of vacant land situated along the western side of the parcel at 5305 Kirker Pass Road. While the property contribution secures the site footprint, upfront municipal infrastructure and regulatory costs present significant barriers to breaking ground. To overcome these initial capital hurdles associated with local development fees and to enable the successful build-out of a targeted, service-enriched micro-housing community, Hope Solutions requested financial assistance from multiple organizations and public agencies.

SUBCOMMITTEE FINDINGS

The forgivable loan was discussed at the Life Enrichment Subcommittee meeting on May 15, 2024, and approved by the Housing Authority Board on July 20, 2026. Loan subordination was not discussed, as the County had not informed the City or Village of Hope of the request until after Housing Authority Board approval.

STAFF ANALYSIS

This project represents a collaborative effort to address youth homelessness by establishing a 15-unit home community dedicated to Transition Age Youth (TAY) ages 18 to 24. Developed by Village of Hope Pittsburg, LLC and managed by Hope Solutions, the project is the construction of affordable housing paired with mandatory onsite wraparound supportive services, such as case management and mental health support, to help unhoused or at-risk young adults transition into independent living. The project has received all necessary land use entitlements and is currently applying for construction permits. The HA Loan itself is accompanied by a Tri-Party Agreement negotiated between the Housing Authority, Village of Hope Pittsburg LLC, and the

Pittsburg Church of the Nazarene that ensures the HA's \$500,000 loan remains securely tied to the land regardless of any future lease disruptions. Further, the \$500,000 forgivable loan has covered the developer's City engineering and building permit fees, meaning the City has already experienced significant benefit from the loan, which may be forgiven regardless.

As mentioned above, the Subordination Agreement establishes the priority of repayment in the event of default, and the County Loan would receive priority for repayment relative to the HA Loan. This is a common practice when multiple organizations fund a project, and as the County is providing a larger amount of financing, it is requesting that its loan have priority over the HA Loan and related security interest in the property. This does not mean the Housing Authority would not be repaid in the event of default, but would not be repaid until other debts have been fully settled, and may result in partial or no payment.

Approval of the Subordination Agreement will allow the County's additional financing to move forward and support the construction of the TAY housing project. The Housing Authority's previously approved loan and related requirements will remain in effect pursuant to the applicable loan documents.

The staff report and resolution approved on July 20, 2026, are attached for additional information regarding the project, the \$500,000 forgivable loan, and the associated loan documents.

ATTACHMENTS: Staff Report from July 20, 2026
Resolution 26-392 adopted on July 20, 2026
Subordination Agreement



STAFF REPORT

MEETING DATE: July 20, 2026

TO: Chair and Governing Board Members

FROM: Darin E. Gale, Executive Director
John Funderburg, Assistant Director, Community and Economic Development
Ishani Rasanayagam, Administrative Analyst II

SUBJECT: Adoption of a Housing Authority Resolution to: 1) Amend the Housing Authority Budget to Allocate and Appropriate Funds; and 2) Authorize the Executive Director to Execute a Forgivable Loan Agreement and Associated Transaction Documents with Village of Hope Pittsburg LLC to Support the Construction of Transitional Age Youth (TAY) Housing at 5305 Kirker Pass Road

EXECUTIVE SUMMARY

Village of Hope Pittsburg, LLC, a subsidiary of Contra Costa Interfaith Transitional Housing, Inc., operating as "Hope Solutions," has received entitlements to construct a 15-unit transition-age youth (TAY) housing project on property owned by Church of the Nazarene, located at 5305 Kirker Pass Road (APN: 089-060-009). To assist with the construction of this affordable housing development, the Housing Authority of the City of Pittsburg ("Housing Authority") proposes to provide a loan in an amount not to exceed \$500,000. The loan proposes to carry a 0% interest rate over a 20-year term, and may be forgiven in two equal tranches on the 10th and 20th anniversaries of loan disbursement, contingent upon the developer maintaining compliance and continuing to operate the project as a dedicated youth housing facility. The loan would be funded by Housing Successor Agency funds, and would cover municipal development fees. Staff is also requesting Housing Authority approval of a corresponding budget amendment allocating and appropriating \$500,000 in Housing Successor Agency funds, to be encumbered concurrently with execution of the loan documents.

FISCAL IMPACT

The \$500,000 forgivable loan will be provided by Housing Successor Agency fund

balance, overseen by the Housing Authority. To facilitate the loan, a corresponding budget amendment allocating and appropriating \$500,000 of Housing Successor Agency funds is also requested, to be encumbered concurrently with execution of the loan documents. Sufficient fund balance exists within the Housing Successor Agency to accommodate this appropriation without impact to other planned Housing Successor Agency activities.

RECOMMENDATION

Adopt a Resolution amending the Housing Authority budget to allocate and appropriate funding for the forgivable loan and authorizing the Executive Director to execute a loan agreement and associated transaction documents with Village of Hope Pittsburg LLC to support the construction of transitional-age youth (TAY) housing at 5305 Kirker Pass Road.

BACKGROUND

The City of Pittsburg actively seeks out community development opportunities to revitalize neighborhoods and develop viable urban communities by expanding decent, safe, and affordable housing opportunities for low- and moderate-income households. These initiatives are designed to foster stable living environments and ensure that municipal resources are strategically deployed to support project feasibility for underserved populations.

Transition-age youth are defined as legally emancipated youth between the ages of 16 and 18 or young adults between 18 and 24 who are aging out of foster care, in state custody, or facing immediate homelessness, and represent a particularly vulnerable segment of the local unhoused population. Without targeted interventions, this demographic faces severe barriers to independent living, highlighting a critical regional need for dedicated supportive housing infrastructure that combines stable shelter with professional development.

To address this gap, the developer, Village of Hope Pittsburg, LLC entered into a long-term ground lease with the Pittsburg Church of the Nazarene to utilize approximately 0.8 acres of vacant land situated along the western side of the parcel at 5305 Kirker Pass Road. While the property contribution secures the site footprint, upfront municipal infrastructure and regulatory costs present significant barriers to breaking ground. To overcome these initial capital hurdles associated with local development fees and to enable the successful build-out of a targeted, service-enriched micro-housing community, Hope Solutions requested financial assistance from the Housing Authority.

SUBCOMMITTEE FINDINGS

This item was presented to the Life Enrichment Subcommittee on May 15, 2024.

STAFF ANALYSIS

This project represents a collaborative effort to address youth homelessness by establishing a 15-unit home community dedicated to Transition Age Youth (TAY) ages 18 to 24. Developed by Village of Hope Pittsburg, LLC and managed by Hope Solutions, the project constructs affordable housing paired with mandatory onsite wraparound supportive services, such as case management and mental health support, to help unhoused or at-risk young adults transition into independent living. The project has received all necessary land use entitlements and is currently applying for construction permits.

As the developer does not own the land, to secure the loan a Tri-Party Agreement has been negotiated between the Housing Authority, Village of Hope Pittsburg LLC, and the Pittsburg Church of the Nazarene. This agreement will ensure that the City's \$500,000 Leasehold Deed of Trust, the Regulatory Agreement, and all municipal property encumbrances remain securely tied to the land regardless of any future lease disruptions.

The \$500,000 forgivable loan would cover the developer's City engineering and building permit fees. As mentioned above, the loan carries 0% interest over a 20-year term, and is forgiven in two equal tranches on the 10th and 20th anniversaries of the loan disbursement contingent upon the developer maintaining compliance and continuing to operate the project as a dedicated youth housing facility. Any unauthorized transfer or operational default immediately halts forgiveness and accelerates the debt at a 12% default interest rate.

As required, the developer has annexed the site into the City's Lighting and Landscaping District, the Public Safety Community Facilities District (CFD), and the Contra Costa County Fire Protection District CFD to pay its share of the local emergency services it may utilize.

ATTACHMENTS: Resolution

- Deed of Trust and Security Agreement
- Loan Agreement
- Promissory Note
- Regulatory Agreement
- Tri-Party Agreement

BEFORE THE GOVERNING BOARD OF THE HOUSING AUTHORITY
OF THE CITY OF PITTSBURG

In the Matter of:

Amending the Housing Authority Budget to)
Appropriate Funds and Authorizing the)
Execution of a Loan Agreement and)
Associated Transaction Documents)
With Village of Hope Pittsburg LLC for the)
Construction of Transitional Age Youth)
Housing at 5305 Kirker Pass Road)

RESOLUTION NO. 26-392

WHEREAS, Transition Age Youth (TAY), defined as legally emancipated youth between 16 and 18 or young adults between 18 and 24 who are aging out of foster care, in state custody, or facing immediate homelessness, represent an exceptionally vulnerable segment of the local unhoused population requiring targeted supportive housing infrastructure; and

WHEREAS, the developer, Village of Hope Pittsburg LLC, a subsidiary of the Contra Costa Interfaith Transitional Housing, Inc., operating as "Hope Solutions," is proposing to construct a 15-unit community dedicated to transition-age youth paired with mandatory onsite wraparound supportive services; and

WHEREAS, the project utilizes approximately 0.8 acres of underutilized land owned by the Pittsburg Church of the Nazarene located at 5305 Kirker Pass Road (APN: 089-060-009); and

WHEREAS, Hope Solutions has requested financial assistance from the Housing Authority of the City of Pittsburg ("Housing Authority") to overcome initial capital barriers associated with local development fees, and to enable the successful build-out of this service-enriched micro-housing community; and

WHEREAS, the Housing Authority proposes to provide a forgivable loan in an amount not to exceed \$500,000 to cover City engineering and building permit fees; and

WHEREAS, the Housing Authority further proposes to allocate and appropriate \$500,000 in Housing Successor Agency funds through a corresponding budget amendment to support the issuance and encumbrance of said forgivable loan; and

WHEREAS, said loan carries a 0% interest rate over a 20-year term and will be forgiven in two equal tranches on the 10th and 20th anniversaries of loan disbursement, contingent upon the developer maintaining compliance and continuing to operate the project as a dedicated youth housing facility; and

WHEREAS, a Tri-Party Agreement secures the Pittsburg Church of the Nazarene's explicit fee-title consent to anchor the security instruments, a Regulatory Agreement, and all required municipal assessment district encumbrances to the land; and

WHEREAS, the developer has agreed to annex the site into the City's regional assessment districts, including the City's Lighting and Landscaping District, the City's Public Safety Community Facilities District (CFD), and the Contra Costa County Fire Protection District CFD.

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of the Housing Authority of the City of Pittsburg hereby authorizes the City Manager to execute the Loan Agreement for the Village of Hope Transition-Age Youth housing project; and

BE IT FURTHER RESOLVED that the Governing Board of the Housing Authority of the City of Pittsburg hereby authorizes a budget amendment allocating and appropriating \$500,000 in Housing Successor Agency funds for the purpose of funding the forgivable loan described herein; and

BE IT FURTHER RESOLVED that the Governing Board of the Housing Authority of the City of Pittsburg hereby authorizes the Executive Director to execute the associated transaction documents, including the Regulatory Agreement and Tri-Party Agreement.

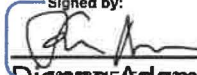
PASSED AND ADOPTED by the Governing Board of the Housing Authority of the City of Pittsburg at a regular meeting on the 20th day of July 2026 by the following votes:

AYES: Banales, Floyd, Herring, Killings, Kobata, Adams

NOES: None

ABSTAINED: None

ABSENT: Lopez

Signed by:

Dionne Adams, Chair

ATTEST:


Alice E. Evenson, Agency Secretary

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

Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
Attn: Deputy Director – Housing & Community Improvement

No fee document pursuant to
Government Code Section 27383 and 27388.1

**SUBORDINATION AGREEMENT
(Village of Hope)**

This Subordination Agreement (the "Agreement") is dated [_____, 2026], and is by and among the COUNTY OF CONTRA COSTA, a political subdivision of the State of California (the "County"), the HOUSING AUTHORITY OF THE CITY OF PITTSBURG, a public body corporate and politic, (the "Housing Authority") and VILLAGE OF HOPE – PITTSBURG, LLC, a California limited liability company (the "Borrower"), with reference to the following facts:

RECITALS

- A. Defined terms used but not defined in these recitals are as defined in the County Loan Agreement.
- B. The Pittsburg Church of the Nazarene, a California nonprofit religious corporation (the "Church") owns that certain real property located at 5305 Kirker Pass Road in the City of Pittsburg, County of Contra Costa, State of California, as more particularly described in Exhibit A (the "Property"). Borrower is leasing the Property from the Church for a term of 55 years pursuant to a ground lease agreement dated December 15, 2023, as amended by that certain First Amendment to Ground Lease dated July 15, 2025, and that certain Second Amendment dated as of July 8, 2026 (collectively, the "Ground Lease"), and thereby has a leasehold interest in the Property for the term of the Ground Lease (the "Leasehold Interest"). A memorandum of ground lease will be recorded against the Property in the Office of the Recorder of the County of Contra Costa that provides notice of the existence of the Ground Lease (the "Memo of Ground Lease"). Borrower intends to construct one (1) auxiliary building and fifteen (15) housing units on the Property, seven (7) of which are for rental to extremely low and very low income households (the "Improvements"). Together, (i) the Leasehold Interest, and (ii) Borrower's fee interest in the Improvements are the "Development."
- C. The County has agreed to provide a loan to Borrower comprised of One Million Four Hundred Fifty-Six Thousand Three Hundred Forty-Three Dollars (\$1,456,343) in HOME Funds and (ii) One Million Seven Hundred Seventy Thousand Nine Hundred Fifty-Eight

Dollars (\$1,770,958) in Measure X Funds, for a total loan amount of Three Million Two Hundred Twenty-Seven Thousand Three Hundred One Dollars (\$3,227,301) (the "County Loan").

- D. The Housing Authority has agreed to provide a loan to Borrower comprised of Five Hundred Thousand Dollars (\$500,000) (the "Housing Authority Loan"). The Housing Authority Loan is evidenced the following documents: (i) a Promissory note executed by Borrower, dated July 20, 2026 (the "Housing Authority Note"), (ii) a Deed of Trust with Assignment of Rents dated as of July 20, 2026 (the "Housing Authority Deed of Trust"), (iii) Regulatory Agreement and Declaration of Restrictive Covenants dated July 20, 2026 ("Regulatory Agreement"), (iv) Tri Party Agreement and Property Owner's Written Consent dated July 20, 2026 ("Tri Party Agreement") and (v) Loan Agreement by and between the Housing Authority of the City of Pittsburg and Village of Hope – Pittsburg, LLC dated July 20, 2026 ("Loan Agreement") between the Housing Authority and Borrower recorded against the Property concurrently herewith.
- E. The County Loan is evidenced by the following documents: (i) a Development Loan and Grant Agreement between the County and Borrower dated [_____, 2026] (the "County Loan Agreement"), (ii) a promissory note executed by Borrower dated [_____, 2026] for the benefit of the County in the amount of the County Loan (the "County Note"), (iii) a Deed of Trust with Assignment of Rents, Security Agreement, and Fixture Filing dated [_____, 2026] among Borrower, as trustor, Old Republic Title Company, as trustee, and the County, as beneficiary, recorded against the Property concurrently herewith securing the County Loan (the "County Deed of Trust"), and (iv) a Regulatory Agreement and Declaration of Restrictive Covenants dated [_____, 2026], between the County and Borrower recorded against the Property concurrently herewith (the "County Regulatory Agreement"). All documents executed by Borrower in connection with the County Loan, including, but not limited to, the County Loan Agreement, the County Note, the County Regulatory Agreement, and the County Deed of Trust are collectively referred to as the "County Loan Documents".
- F. As a condition to making the County Loan, the County requires that the County Deed of Trust be unconditionally and at all times remain a lien or charge upon the Property, prior and superior to all the rights of the Housing Authority under the Housing Authority Deed of Trust, and that the Housing Authority specifically and unconditionally subordinate the Housing Authority Deed of Trust to the lien or charge of the County Deed of Trust.
- G. It is to the mutual benefit of the parties that the County makes the County Loan and the Housing Authority and Borrower agree to the subordination in favor of the County.

NOW, THEREFORE, for valuable consideration and to induce the County to make the County Loan, the parties agree as follows:

AGREEMENT

- 1.1 The County Deed of Trust will unconditionally be and at all times remain a lien or charge on the Property prior and superior to the Housing Authority Deed of Trust.

- 1.2 This Agreement is the whole agreement with regard to the subordination of the Housing Authority Deed of Trust to the lien or charge of the County Deed of Trust.
- 1.3 The parties agree to cooperate with each other and perform any acts and execute, acknowledge and deliver any additional agreements, documents, or instruments that may be reasonably necessary or desirable to carry out the provisions or to effectuate the purpose of this Agreement, including, without limitation, execution, acknowledgment, delivery and recordation of any document necessary to clear title to the Property after a foreclosure under the County Deed of Trust, or a transfer of the Property by an assignment or a deed in lieu of foreclosure under the County Deed of Trust.
- 1.4 The Housing Authority further declares, agrees, and acknowledges for the benefit of the County, that:
- 1.4.1 The County, in making disbursements of the proceeds of the County Loan, is under no obligation or duty to, nor has County represented that it will, see to the application of such proceeds by the person or persons to whom the County disburses such proceeds, and any application or use of such proceeds for purposes other than those provided for in the County Loan Documents will not defeat the subordination made in this Agreement in whole or in part;
- 1.4.2 The Housing Authority intentionally and unconditionally subordinates all of its rights, titles and interests in and to the Property that result from the Housing Authority Deed of Trust, to the lien or charge of the County Deed of Trust upon the Property and understands that in reliance upon, and in consideration of, this subordination, specific loans and advances are being and will be made by the County and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this subordination; and
- 1.4.3 The Housing Authority consents to the County Loan and the execution and delivery by Borrower to the County of the County Loan Documents.
- 1.5 If any term of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions will continue in full force and effect unless the rights and obligations of the parties have been materially altered or abridged by such invalidation, voiding or unenforceability.
- 1.6 No alteration or variation of the terms of this Agreement is valid unless made in writing by the parties.
- 1.7 This Agreement may be executed in multiple originals, each of which is deemed to be an original, and may be signed in counterparts.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

COUNTY:

COUNTY OF CONTRA COSTA, a political
subdivision of the State of California

APPROVED AS TO FORM:

THOMAS L. GEIGER
County Counsel

By: _____
John Kopchik
Director, Department of Conservation
and Development

By: _____
Liliana Garcia
Deputy County Counsel

HOUSING AUTHORITY:

HOUSING AUTHORITY OF THE CITY OF
PITTSBURG, a public body corporate and
politic

APPROVED AS TO FORM:

By: _____
Darin E. Gale
Executive Director

By: _____
Donna Mooney
Housing Authority Attorney

BORROWER:

VILLAGE OF HOPE – PITTSBURG, LLC,
a California limited liability company

By: CONTRA COSTA INTERFAITH
TRANSITIONAL HOUSING, INC.,
a California nonprofit public benefit corporation,
d/b/a Hope Solutions
its sole member and manager

By: _____
Name: Deanne Pearn
Its: Chief Executive Officer

STATE OF CALIFORNIA)
)
COUNTY OF _____)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Name: _____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The land referred to is situated in the County of Contra Costa, City of Pittsburg, State of California, and is described as follows:

BEING A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29 TOWNSHIP 2 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN AND A SUBDIVISION OF PARCEL A AS SHOWN ON PARCEL MAP WAIVER PMW 88-01 FILED IN BOOK 14198, AT PAGE 255, CONTRA COSTA COUNTY RECORDS AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF KIRKER PASS ROAD, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A QUITCLAIM DEED DATED FEBRUARY 18, 1987 FROM NORTHERN CALIFORNIA DISTRICT CHURCH OF THE NAZARENE TO FIRST CHURCH OF THE NAZARENE OF PITTSBURG, FILED ON FEBRUARY 18, 1987, BOOK 13455 OR PAGE 24;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT OF WAY LINE, NORTH 81°27'07" EAST, A DISTANCE OF 59.39 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL A; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE FROM A RADIAL LINE WHICH BEARS NORTH 89°51'01" WEST, ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 70.00 FEET, SOUTHEASTERLY 83.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°21'44";

THENCE ALONG A REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET, SOUTHEASTERLY 27.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°23'17";

THENCE SOUTH 10°10'32" WEST, A DISTANCE OF 25.46 FEET;

THENCE SOUTH 21°10'57" EAST, A DISTANCE OF 144.00 FEET;

THENCE SOUTH 26°22'22" EAST, A DISTANCE OF 30.83 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL A;

THENCE ALONG SAID SOUTH LINE, SOUTH 63°37'38" WEST, A DISTANCE OF 155.92 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF KIRKER PASS ROAD, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID PARCEL A;

THENCE FROM A RADIAL LINE WHICH BEARS SOUTH 77°03'15" WEST, ALONG A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1440.00 FEET, NORTHERLY 337.43 FEET ALONG SAID CURVE AND EASTERLY RIGHT OF WAY LINE OF KIRKER PASS ROAD, THROUGH A CENTRAL ANGLE OF 13°25'34" TO

THE POINT OF BEGINNING.

PER PARCEL MAP WAIVER, PARCEL 1, PMW 25-03, RECORDED NOVEMBER 14, 2025,
INSTRUMENT NO. 2025- 0127999

APN: 089-060-009



Proclamation

2026 EMPLOYEE OF THE YEAR BOBBY JOAQUIN

WHEREAS, the success of the City of Pittsburgh depends upon the dedication, professionalism, integrity, and commitment of its employees who work diligently to provide exceptional public service to our community; and

WHEREAS, the City recognizes that outstanding employees exemplify the highest standards of public service through their leadership, innovation, collaboration, customer service, and commitment to the City's mission, vision and values; and

WHEREAS, each year the City honors an employee whose contributions have significantly enhanced the quality of services provided to residents, businesses, visitors, fellow employees; and

WHEREAS, Bobby Joaquin, serving as Lead Public Works Superintendent in the Public Works Department, has demonstrated exceptional dedication, professionalism, and a steadfast commitment to excellence; and

WHEREAS, Bobby Joaquin has consistently gone above and beyond the normal scope of responsibilities by demonstrating outstanding initiative, fostering positive working relationships, providing exemplary service and contributing meaningfully to the success of the City and the well-being of the community.

WHEREAS, the accomplishments and contributions of Bobby Joaquin reflect the very best traditions of public service and serve as an inspiration to others throughout the organization.

NOW, THEREFORE, I, Dionne Adams, on behalf of the City Council of the City of Pittsburgh, do hereby proclaim **Bobby Joaquin** as **Employee of the Year** for outstanding service, exemplary dedication and significant contributions to the City of Pittsburgh and its residents.



Dionne Adams, Mayor



Proclamation

PITTSBURG PRIDE AWARD JOY WALKER

***WHEREAS,** Joy Walker began her career with the City of Pittsburgh as a Recreation Intern in 1980 while she was still in high school. She has continued employment with the Recreation Department serving in various positions touching the lives of the youth and seniors in our community; and*

***WHEREAS,** due to her efforts, dedication and kind heart the seniors have access to activities and programs that keep them healthy, active and engaged; and*

***WHEREAS,** the Pittsburgh Pride Award is presented to Joy Walker in recognition of her outstanding demonstration of the values that define the spirit and excellence of the City of Pittsburgh; and*

***WHEREAS,** through her actions and dedication, she exemplifies the principles of:*

P for Partnership by building strong relationships and working collaboratively to serve our community.

R for Respect by treating others with dignity, professionalism, and compassion.

I for Integrity by acting honestly, ethically, and responsibly.

D for Dedication by demonstrating commitment, accountability, and pride in public service.

E for Excellence by pursuing continuous improvement, innovation, and exceptional service.

***NOW, THEREFORE, I, Dionne Adams,** on behalf of the City Council of the City of Pittsburgh, am honored to present the **Pittsburg Pride Award** to **Joy Walker** for her commitment to these values that strengthens our organization, enhances the services we provide, and makes a lasting positive impact on our employees, residents, and community.*



Dionne Adams, Mayor



STAFF REPORT

MEETING DATE: September 21, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
John Funderburg, Assistant Director Community and Economic Development
Ishani Rasanayagam, Administrative Analyst II

SUBJECT: Adoption of a City Council Resolution Approving the 2025-2026 Community Development Block Grant Consolidated Annual Performance and Evaluation Report

EXECUTIVE SUMMARY

The Housing and Community Development Act of 1974, as amended, requires all Community Development Block Grant (CDBG) entitlement jurisdictions to prepare and submit a Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD) by September 30th of each year. The CAPER is a “report card” that documents how well the City met its goals during the period of July 1, 2025, through June 30, 2026 (Program Year) in helping low-to moderate-income residents of Pittsburg through various services and infrastructure improvements utilizing CDBG funds.

FISCAL IMPACT

There is no impact on the General Fund or any City enterprise funds. The CDBG program is federally funded, and a portion of an entitlement jurisdiction's allocation may be spent on program administration, covering activities and associated staffing expenses.

RECOMMENDATION

Staff recommends the City Council open the public hearing, consider the 2025-2026 CAPER, receive testimony, close the public hearing, consider the public comments, and adopt a Resolution approving the 2025-2026 CAPER for submission to HUD.

BACKGROUND

HUD regulations require the City to report on the CDBG activities and programs undertaken during the previous Program Year by September 30th of each calendar year. Program Year activities for Fiscal year (FY) 2025-2026 were approved on July 7, 2025, by Resolution 25-14640, and are memorialized in the 2025-2026 Annual Action Plan.

The CAPER provides a concise summary of the CDBG funding available and expended. During FY 2025-2026, these monies funded activities and programs that address priority needs and specific objectives identified in the Contra Costa Consortium 2025-2030 Consolidated Plan (2025-2030 Consolidated Plan) and those that met national objectives and community development goals.

As required, the CAPER includes specific program narratives and assessments of annual performance and progress in meeting the goals and objectives of the 2025-2030 Consolidated Plan. In addition, the CAPER provides the number of people assisted with CDBG funds in the Program Year, the amount of funds budgeted and used for approved activities and programs, and actions by the City to affirmatively further local and Contra Costa County Consortium objectives.

SUBCOMMITTEE FINDINGS

The CAPER for fiscal year 2025-2026 was presented to the Life Enrichment Subcommittee meeting on August 19, 2026, for review prior to City Council consideration.

STAFF ANALYSIS

The preparation of the CAPER consists of an analysis of the year-end reports submitted by the various subrecipients. These reports provide a summary of each subrecipient's goal accomplishments, any problems encountered, and success stories. The City utilized its CDBG funds to assist low to moderate income residents. The targeted total persons or households to be served were 5,692 during the Program Year. The year-end total number of persons or households actually served was 9,143. CDBG funds allow the City to create a more livable, better functioning, and attractive community for its residents.

Activities undertaken during the Program Year consist of the following:

- \$103,819 expended by six organizations funded under the Public Services category. Public Service activities included: programs providing dental and medical care to low-income residents and individuals experiencing homelessness; hot meals and food assistance to low-income individuals and families; and community-based health and supportive services, such as free dental care, primary and preventative healthcare, food distribution and meal programs, and assistance to individuals and families experiencing food insecurity

and other economic hardships. A total of 3,657 low-income residents were served, and over 1,600 meals were provided.

- \$107,039 was expended towards Economic Development activities that provided job training and placement, along with programs that assist micro-enterprises. A total of 35 people received job training and 1 person was placed in an administrative position. In addition, 18 people opened and expanded childcare services.
- \$279,954 in CDBG funding was used for the installation of ADA ramps. The project was successfully completed on time and within budget, without any implementation challenges. The project included the construction of 34 ADA ramps in HUD-designated census tract locations.
- \$78,052 was awarded for Roadway Safety Improvement projects. These funds, along with funding received from other sources, were used to improve traffic safety along Linscheid Drive.
- \$130,419 was expended for Program Administration and Planning.

Three housing rehabilitation loans were granted under the Housing Rehabilitation Loan Program in FY 2025–2026, and all three projects were successfully completed within the fiscal year. In addition, one project carried forward from FY 2024–2025 was completed during FY 2025–2026 after the homeowner experienced challenges with the originally selected contractor and selected a new contractor to complete the work. However, a different source of funds was used for the Housing Rehabilitation Loan Program.

The CAPER public comment period opened on September 4, 2026, and will end September 21, 2026, with the closing of this public hearing item. Copies of the draft 2025-2026 CAPER were made available for review online on the City's website, and interested parties were encouraged to send comments on the draft 2025-2026 CAPER during the comment period.

If approved, staff will submit the 2025-2026 CAPER on or prior to September 30, 2026.

ATTACHMENTS: Resolution
Draft CAPER

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the 2025-2026 Community)
Development Block Grant Consolidated)
Annual Performance and Evaluation Report)

RESOLUTION NO. 26-

WHEREAS, the Housing and Community Development Act of 1974, as amended, requires all Community Development Block Grant (CDBG) entitlement jurisdictions to prepare and submit a Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD) by September 30th of each year; and

WHEREAS, the CAPER is a “report card” that documents how well the City met its goals during the period of July 1, 2025, through June 30, 2026 (Program Year) in helping low-income residents of Pittsburgh with a variety of services and infrastructure improvements utilizing CDBG funds; and

WHEREAS, the CAPER provides a concise summary of the CDBG funding available and expended in the Program Year; and

WHEREAS, these monies funded activities and programs that address the priority needs and specific objectives identified in the Contra Costa Consortium 2025-2030 Consolidated Plan (2025-2030 Consolidated Plan) and those that met the national objectives and community development goals; and

WHEREAS, the CAPER consists of specific program narratives, an assessment of annual performance, and an assessment of progress toward meeting goals and objectives contained in the 2025-2030 Consolidated Plan; and

WHEREAS, the CAPER provides the number of people assisted with CDBG funding in the Program Year, amount of funds budgeted and expended for approved activities and programs, and actions by the City to affirmatively further local and Contra Costa County Consortium objectives; and

WHEREAS, the City complied with public participation requirements by soliciting comments and holding a public hearing on September 21, 2026; and

WHEREAS, the City will submit a final version of the CAPER, incorporating all public comments received to HUD on or before September 30, 2026.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Pittsburgh hereby approves the 2025-2026 CAPER and authorizes submission to HUD.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 21st day of September 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

2025-2026
Community Development
Block Grant
Consolidated
Annual Performance
and Evaluation Report



City of Pittsburgh
65 Civic Avenue
Pittsburg, CA 94565

Duns Number: 1979275128

SUBMITTED TO HUD ON SEPTEMBER 30, 2026

Public Review and Comment Period:

September 04– September 21, 2026

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This Consolidated Annual Performance and Evaluation Report (CAPER) covers the accomplishments under the Community Development Block Grant (CDBG) program for the period of July 1, 2025 to June 30, 2026 (Program Year). It is the City's goal to utilize CDBG funds to improve the quality of life for Pittsburgh residents; especially the low and moderate income population.

Activities undertaken during the Program Year consists of the following:

- \$103,819 was expended by Six (6) agencies funded under the Public Services category. The Public Service activities included programs providing dental and medical care to low-income residents and individuals experiencing homelessness, hot meals and food assistance to low-income individuals and families, and community-based health and supportive services. Services included free dental care, primary and preventative healthcare, food distribution and meal programs, and assistance to individuals and families experiencing food insecurity and other economic hardships. A total of 3,657 low income residents were served and over 1,600 meals were served.
- \$107,039 was expended by three (3) organizations funded under Economic Development. Activities included the provision of job training and placement along with programs that assist micro-enterprises. Under this category, 35 people received job training and 1 was placed in an administrative position. In addition, 18 persons opened and expanded childcare services
- \$358,006 was expended towards Infrastructure and Public Facilities improvements.

In FY 2025–2026, the Engineering Department was awarded \$279,954 in CDBG funding for the installation of ADA ramps. The project was successfully completed on time and within budget, without any implementation challenges. The project included the construction of 34 ADA ramps in HUD-designated census tract locations.

In addition, \$78,052 was awarded for Roadway Safety Improvement projects. These funds, along with funding received from other sources, were used to improve traffic safety along Linscheid Drive.

In FY 2025–2026, three Housing Rehabilitation Loans were approved under the City's Housing Rehabilitation Loan Program. All three projects were successfully completed within the fiscal year. In addition, another project was carried over from FY 2024–2025 after the homeowner encountered challenges when the selected contractor was unable to complete the work. The project was successfully completed with a different contractor. It should be noted that another funding source was used for this program.

\$130,419 was expended for Program Administration and Planning.

The City utilized its CDBG funds to assist low to moderate income residents. The targeted total persons or households to be served were 5,692 during the Program Year. The year-end total number of persons or households actually served were 9,143. Additionally, the goal was to serve 1,600 meals, but 2,183 meals were actually provided. CDBG funds allow the City to create a more livable, better functioning, and attractive community for its residents.

Table 1 - Accomplishments - Program Year

Goal	Category	Funding	Outcome				
AH-3: Maintain and Preserve Affordable Housing	Affordable Housing		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Homeowner Housing Rehabilitated	3	1	Household Housing Unit	33.33 %
CD-1: General Public Services	Non-Housing Community Development		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public service activities other than Low/Moderate Income Housing Benefit	3380	7689	Persons Assisted	227 %
CD-3: Youth	Non-Housing Community Development		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public service activities other than Low/Moderate Income Housing Benefit	0	0	Persons Assisted	0 %
CD-6: Economic Development	Non-Housing Community Development		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Jobs created/retained	1	1	Jobs	100.00 %
			Businesses assisted	20	22	Businesses Assisted	110.00 %
CD-7: Infrastructure and Accessibility	Non-Housing Community Development		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	0	0	Persons Assisted	0 %
H-2: Homeless Prevention and Services (Non-Shelter)	Homeless		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Homelessness Prevention	0	0	Persons Assisted	0 %

Table 2 - Accomplishments - Strategic Plan to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
AH-1: Increase Affordable Rental Housing Supply	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	0	0	
AH-1: Increase Affordable Rental Housing Supply	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0	
AH-2: Increase Affordable Supportive Housing	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	0	0	
AH-2: Increase Affordable Supportive Housing	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0	

AH-3: Maintain and Preserve Affordable Housing	Affordable Housing	CDBG: \$ / Successor Agency: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	4	40%
AH-3: Maintain and Preserve Affordable Housing	Affordable Housing	CDBG: \$ / Successor Agency: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0	
CD-1: General Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3,657	7,323	200%
CD-2: Non-Homeless Special Needs	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	
CD-3: Youth	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	
CD-4: Fair Housing	Non-Housing Community Development	CDBG: \$	Other	Other	45	47	313%
CD-5: Tenant/Landlord Counseling	Non-Housing Community Development	CDBG: \$	Other	Other	45	33	104%
CD-6: Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	21	26	124%
CD-6: Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	14	16	114%
CD-7: Infrastructure and Accessibility	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,190	2,190	100%

CD-8: Administration	Non-Housing Community Development	CDBG: \$ / Successor Agency: \$	Other	Other	\$130,419	\$130,419	100%
H-1: Permanent Housing for the Homeless	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	
H-1: Permanent Housing for the Homeless	Homeless	CDBG: \$	Other	Other	0	0	

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The 2025-2030 Consolidated Plan identifies a list of housing and community development needs. A Strategic Plan was produced to establish the priority of needs and objectives specific to Pittsburgh. The objectives are intended to meet the identified priority needs. There were three priority needs category identified in the 2025-2030 Consolidated Plan:

- **Affordable Housing** – It is a priority to maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods.
- **Access to Healthy Food and Self-Sufficiency** – It is a priority to improve access to healthy and affordable food and support programs that promote self-sufficiency and economic stability for lower-income households.
- **Healthcare and Mental Health Services** – It is a priority to improve access to healthcare services, with a focus on mental health services, particularly for low-income and underserved residents.

The purpose of addressing a community's non-housing needs, in addition to its housing needs, is to help create more livable, better functioning, and more attractive communities by integrating economic, physical, environmental, community, and human development programs in a comprehensive and coordinated fashion so that families and communities can thrive while working together.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	1,065
Black or African American	247
Asian	506
American Indian or American Native	11
Native Hawaiian or Other Pacific Islander	62
Total	1,891
Hispanic	2,033
Not Hispanic	3,641

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Limited English Proficiency (LEP) – In order to better serve Pittsburgh's LEP residents, the City has a Language Assistance Plan (LAP) to encourage and support the involvement and participation of LEP persons in HUD-funded programs and activities.

Pittsburg is a diverse community, with approximately 43% of residents identifying as Hispanic or Latino and approximately 20% identifying as Asian. In addition, approximately 49.8% of Pittsburgh residents age five and older speak a language other than English at home, and approximately 32% of the City's population is foreign-born. Filipino residents represent a significant portion of the City's Asian population.

The City continues to take steps to provide meaningful access to City and HUD-funded programs for residents with limited English proficiency. As part of the CAPER, Consolidated Plan, and Annual Action Plan processes, the City provides public hearing notices in English, Spanish, and Tagalog. The City also provides Spanish interpretation for City Council meetings upon request.

The City will continue to monitor demographic and language data and provide language assistance as appropriate to ensure that LEP residents have meaningful opportunities to participate in HUD-funded programs and activities.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	706,527	699,283
Other	public - state	150,000	89,934

Table 2 - Resources Made Available

Narrative

The subrecipients fully utilized the funds allocated to them. There were some minor balances remaining at the end of the fiscal year for a few subrecipients due to challenges they experienced during the year, such as staff turnover.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Pittsburgh	100	100	City

Table 3 – Identify the geographic distribution and location of investments

Narrative

The City leverages Federal, State, and local resources to the greatest extent feasible to assist with the needs identified in the 2025-2030 Consolidated Plan.

The City's Police Department received the following grants which enables the City to carry out a wide range of community development activities directed toward revitalizing neighborhoods and developing viable urban communities by providing a suitable living environment for low- and moderate-income households.

- CHP Cannabis Tax Grant - \$52,000
- Office of Traffic Safety - \$150,000
- US Department of Justice Assistance - JAG - \$37,029
- Board of State and Community Corrections – Officer Wellness and Mental Health Grant Program - \$62,485
- Tobacco - \$687,963 - funds one Police Officer for tobacco enforcement for a period of 36 months

The City's Environmental Services Division received a \$16,037 grant to support the administration of the Local Enforcement Agency (LEA). The funding covered staff time, equipment, and training. Additionally, the division received an award of \$348,960 through the Clean California Community Enhancement Program (CCEP), administered by the California Department of Transportation. The funding supported a youth and veteran employment program, through which 5 youth and 6 veterans were hired, as well as community beautification efforts.

The Division also secured \$29,516 in new grant funding for the CalRecycle Used Oil and Beverage Container Recycling Grant projects. There are also remaining funds from grants received in the previous fiscal year for the other projects listed.

CalRecycle Used Oil	\$10,737
CalRecycle SB 1383 OWR4	\$141,900
CalRecycle Beverage Container Recycling Grant	\$19,143
US EPA Brownfield Multipurpose	\$840,000
Delta Conservancy Climate, Access, Resilience (CAR) Grant	\$3,544,395
DTSC Energy Efficiency & Conservation Block Grant Program	\$534,437
DOE Energy Efficiency & Conservation Block Grant Program	\$128,000
BAAQMD Charge! Program	\$121,000
MCE & CCTA EV Charger Rebates	\$39,000

The following projects were started/ completed during the FY 2025 – 2026:

- Frontage, completed during 2025 - Construction of a Class I trail on Frontage Road and Dover Way to the end of the existing pedestrian trail at Chelsea Way. Project will include the installation of pathway swales and bioretention features.
- Premier Fields, under construction and expected to be completed soon - Construction of one multi-purpose fields that will serve as a regional draw for the economic benefit of residents. Design will include sport field lighting, landscaping and irrigation, site furnishings, tree planting, and restrooms. Project also includes

- a parking lot, paved and unpaved walkways and trails circling the facility, and a pick-up and drop-off area for visitors.
- Central Harbor Boat Launch, under construction and expected to be completed in this fiscal year - Project 5704 Central Harbor Park (CHP) and Boat Launch Facilities (BLF). Upgrades include improved ADA paths, restroom replacements, parking lot improvements with security cameras, fish cleaning station, shade structure, public fire pits, and picnic tables. Project is located north of Marina Blvd adjacent to the Pittsburg Yacht Club.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Pittsburg's 5-Year Capital Improvement Program (CIP) is a multi-year planning instrument for construction of new facilities and infrastructure, and for the expansion, rehabilitation, or replacement of existing City-owned assets. The 5-Year CIP is developed by City Staff and is adopted by the City Council as a guide for prioritization of various projects to accomplish community goals. The CIP is updated regularly to reflect changing priorities and funding availability, and to remove projects that have been completed.

This 5-Year CIP for Fiscal Year (FY) 2025/26 through FY 2029/30 includes 53 current or new projects with a total estimated cost of \$276,909,599 for the benefit of the residents of Pittsburg, and projects proposed by Pittsburg Power Company at the Island Energy facility on Mare Island in Vallejo. Each of the proposed projects meets one or more of the following criteria:

- Elimination of potentially hazardous or unsafe conditions and potential liability
- Replacement of high-maintenance, inefficient or ineffective infrastructure
- Improvement to and/or creation of new services to the public
- Compliance with regulatory requirements and mandates
- Stimulation of the local economy and elimination of blighted conditions
- Compliance with the City of Pittsburg General Plan
- Preservation of existing assets

The schedule and prioritization of CIP projects are based on available funding, public benefit, and funding restrictions. Staff has solicited comments from department management and other City staff to evaluate projects proposed for inclusion in the CIP. All of the projects on the list have been evaluated and ranked. Funding that is proposed for the projects listed are according to their priority ranking or available funding. Staff obtains funding projections and available funding for current and future projects from the City's Finance Department and applies them to the CIP accordingly. These projects will receive further evaluation in the next 5-Year CIP update planned for FY 2026/27.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 4 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	5	3
Number of households supported through Acquisition of Existing Units	0	0
Total	5	3

Table 5 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In an effort to produce affordable housing, Pittsburg is part of the HOME Consortium with Contra Costa County. The purpose of the HOME program is to expand the supply of decent, safe, sanitary, and affordable housing for very low and low-income households. HOME funds may be used for projects to acquire, rehabilitate, and construct housing for lower-income households in the Consortium area. HOME funds cannot be used for half-way houses or student housing. HOME funds are typically only eligible for new HOME projects. Except in rare circumstances, it is not permissible to invest additional HOME funding during the HOME affordability term into a project that has previously been awarded funds. The HUD HOME term for new construction projects is 20 years and up to 15 years for acquisition/rehabilitation projects.

Goals:

1) Increase Affordable Rental Housing Supply. Expand housing opportunities for extremely low-income, very low-income, and low-income households by increasing the supply of decent, safe, and affordable rental housing.

The Atchison Mixed-Use Development Project continues to be one of the larger affordable housing developments in Pittsburg. The development consists of 202 residential units and 13,669 square feet of commercial space. Of the 202 residential units, 100 units are designated for very low-income households earning up to 50% of the Area Median Income (AMI), 100 units are designated for low-income households earning up to 70% of AMI, and the remaining two units are designated for property managers. The development offers studio, one-bedroom, and two-bedroom apartments and continues to provide a significant number of affordable housing opportunities for low- and very low-income households in the City. Current listings show rents ranging from approximately \$1,773 to \$2,260, depending on unit size and availability.

The City is preparing to issue a Request for Proposal (RFP) for the Bliss Avenue Development. This RFP includes that 25% of the 300 residential units be restricted to be affordable units.

The City is also partnering with HOPE Solutions on the construction of the Village of HOPE, a 15-unit transitional housing project for Transitional Aged Youth (TAY) ages 18–24. The Pittsburg Housing Authority Board approved a forgivable loan using Housing Successor Agency funds to support the project at a regularly scheduled City Council meeting on July 20, 2026. Construction is expected to begin in September 2026.

Accessory Dwelling Units (ADUs), are a growing strategy in Pittsburg to expand the supply of affordable housing. ADUs can be built on existing single-family properties, either as detached units, garage conversions, or additions to the main home. For low-income families, ADUs can provide an affordable rental option in established neighborhoods, often at lower costs than traditional apartments. They also create opportunities for homeowners to generate rental income, which can help stabilize household finances and prevent foreclosure or displacement. By increasing the number of smaller, more affordable housing units within the community, ADUs can play a key role in addressing Pittsburg's housing shortage and supporting families with limited incomes.

2) Increase Affordable Supportive Housing Supply. Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with HIV/AIDS, veterans, and the homeless, by increasing appropriate and supportive housing.

Discuss how these outcomes will impact future annual action plans.

The City currently has a dedicated Coordinated Outreach Referral and Engagement (CORE) team. Managed by the County, CORE is a critical program that provides direct outreach and engagement services to unsheltered individuals. This program has a team of two staff members who are specifically assigned to serve the Pittsburg community. These staff members are available Monday through Friday, from 8:00 AM to 4:00 PM, ensuring consistent and reliable support for individuals in need. Their presence during these hours allows them to engage

directly with the community, providing essential outreach services, connecting people with resources, and addressing urgent needs as they arise. Building on the program's success in 2023-2024 and 2024-2025, the City is using funds from the 2021 and 2022 PLHA entitlement to support a three-year contract with the CORE Program.

A portion of the Bliss Avenue project is designed to benefit low-income residents by increasing access to affordable housing. This initiative will provide housing options for individuals and families of various income levels; from those who may struggling to find affordable places to live to those who are able to afford market rate housing but do not want the maintenance responsibilities. By focusing on creating sustainable, quality homes, the project aims to address the housing needs in our community. The Bliss Avenue project not only helps residents secure stable, affordable housing but also contributes to the overall revitalization of the area, fostering a more inclusive and supportive neighborhood for all.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3,232	0
Low-income	301	0
Moderate-income	103	0
Total	3,636	0

Table 6 – Number of Households Served

Narrative Information

Fortunately, Pittsburg has its own Housing Authority that can help in meeting the needs for affordable housing. HUD requires that extremely low income (ELI) families make up at least 75% of the families admitted to the housing Choice Voucher (HCV) program during any given fiscal year. ELI families are those with annual income at or below 30% of the federal poverty level. Priority for housing is ranked as follows:

- Veterans who are residents of Pittsburg
- Employed citizens of Pittsburg
- Veterans who are nonresidents of Pittsburg
- Non Veterans/ Non Residents

Pittsburg believes in a regional approach when addressing the community's housing needs. Pittsburg continues to foster relationships with various agencies in the county and provide these resources to the community.

1. Home Match - Helps homeowners with extra rooms connect with home seekers who need an affordable place to live, creating a win-win situation

2. **Catholic Charities of the East Bay** - Rooted in compassion and human dignity for all, Catholic Charities of the East Bay works with youth, children, and families to promote self-sufficiency, strengthen families and pursue safety and justice

3. **Destination Home** - Provides permanent supportive housing for chronically homeless, disabled individuals. Participants of the project receive a safe, permanent place to live as well as wrap-around services to help stabilize their lives. Case management, assistance enrolling in mainstream benefits and services, and access to peer support groups are all part of a larger continuum of services that allow individuals to work through many of the issues that led to their homelessness while simultaneously moving toward a more sustainable future

4. **Pacific Community Services, Inc.** - a housing agency offering a range of supportive services including foreclosure prevention counseling, homeownership education, tenant and landlord rights information, homeless referrals, money management guidance, home management, and property care and maintenance

5. **Eden Council for Hope and Opportunity** - Promote equitable access to housing and offer support services to prevent homelessness and ensure permanent housing, fostering fairness and opportunities for all.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City continues to participate in the countywide effort to assist the homeless population by funding services that take proactive steps to implement the Continuum of Care strategy for the homeless. Pittsburg has a dedicated Coordinated Outreach Referral and Engagement (CORE) team. CORE teams served as an entry point into the coordinated entry system for unsheltered persons and work to identify, engage, stabilize and house chronically homeless individuals and families. They provide basic needs, supplies, counseling, benefits assistance, linkages to healthcare, shelter placement, and referrals and transportation to CARE Centers. The CORE staff have built trusting relationships with hard to reach clients. CORE staff have been able to link people to services and continue to coach and educate individuals and families on health, safety and sanitation. CORE teams also established connections with agencies to coordinate services and work together to support the homeless population. These partnerships helped to get individuals and families access to health, mental health, and dental services; connect individuals and families to shelters, and drug and detox programs. The CORE team also oversees an intake program, where every unsheltered individual they encounter is processed into a database. This database plays a crucial role in tracking and documenting the homeless

population within the area. HUD relies on this information to assess the scope of homelessness in each county, which in turn directly influences the allocation of funding for homelessness services.

The City has its own homeless team which includes staff from various departments including the City Manager's Office, Police Department, Engineering, Public Works, Community and Economic Development, City Attorney's Office and Community Services. This team meets monthly to discuss current issues that are affecting its residents and businesses and the homeless population and sets strategies that can help the community as a whole. Police officers that are in direct contact with the homeless population provide food vouchers, clothing and in some cases, vouchers for lodging at a local motel. The Police Department also has a Mental Health Evaluation Team (MHET) staff to assist individuals who may be experiencing mental health crises.

The City is collaborating with Hope Solutions on the Village of Hope project at the Church of the Nazarene, Pittsburg property, offering a fully forgivable loan to support the initiative. This project plans to construct 15 housing units specifically for Transition Age Youth (TAY), providing critical support and stable housing for young adults transitioning out of foster care or facing homelessness. The project is set to commence in fiscal year 2026-2027.

Addressing the emergency shelter and transitional housing needs of homeless persons

St. Vincent De Paul RotaCare Clinic – CDBG funds were used to support the RotaCare Clinic operated at the St. Vincent De Paul facility in Pittsburg. The clinic provides free medical care to low-income and uninsured residents who may otherwise have limited access to healthcare. In addition to providing medical services, the St. Vincent De Paul facility also serves as a daytime resource for homeless families, providing a safe place during the day and connecting individuals and families with supportive services and other community resources.

Loaves & Fishes is a CDBG-funded feeding program that provides hot meals for families. They offer breakfast and lunch at five dining hall locations across Contra Costa County. In addition to meals, these facilities also provide pantry essentials and fresh produce.

The Bay Compassion -The City also provides resources to the Shower Program conducted by the Bay Church, in partnership with St. Vincent de Paul, New Destiny Church, and Loaves and Fishes. This is a weekly event where the unhoused can receive a shower with free toiletries, new clothes, a haircut, and a free meal.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Contra Costa County's Coordinated Entry System (CES) allows service providers to efficiently and effectively connect people to interventions which aim to rapidly resolve their housing crisis. CES aims to help consumers with fewer roadblocks and fewer vulnerabilities obtain housing with short-term supports while connecting the highest needs, most vulnerable persons in the community to available housing and supportive services. CES is comprised of a variety of programs to serve those at-risk of homelessness, currently homeless, and formerly homeless people now housed in permanent supportive housing. The goal of CES is to move people from access points, and for those with higher needs, to housing services. The CES has a prevention/diversion screening tool to be used by Contra Costa Crisis Center (2-1-1) and other crisis service entry points into our system to identify clients on the brink of homelessness and connect them to prevention and mainstream services. Clients are connected to prevention providers throughout the County.

AB 109 - Reentry: The CoC has two discharge plans for former inmates, the Reentry Strategic Plan and Realignment Plan. The Reentry Strategic Plan focuses on: 1) housing-focused discharge planning prior to release; 2) formalized pre-release planning that identifies service needs and connects prisoners with community-based service providers; and 3) enrollment in public benefits at least 90 days prior to release. Realignment Plan provides: 1) pre-release "reach-in" assessments, case management and referrals to housing resources, and 2) individualized treatment plans for mental health/substance abuse issues, linked with housing services, training, substance abuse treatment & childcare. Under AB109, probationers have five days upon prison release to report to their Probation Officer (PO) to review their probation orders. At their initial meeting, the PO determines whether the individual received "custody" mental health services and/or was released with a 30 day supply of psychotropic medications. POs may then offer the individual a referral to Mental Health Services to be assessed for their voluntary continuation of medications and need for focused forensic case management services. There is also coordination with the Parole and Community Team (PACT), comprised of service providers, police & the California Department of Corrections Regional Parole Board, to link newly released ex-offenders with resources like housing, education, employment, job training, substance abuse treatment & childcare.

The St. Vincent de Paul's RotaCare is a free medical clinic and received \$17,662 of CDBG funds. This free medical clinic is staffed with a team of volunteer medical professionals including physicians, pharmacists, pharmacy technicians, nurses, health educators, bi-lingual translators, social workers, receptionists and administrative assistant. They provide medical care and preventative services to uninsured and low income residents of Pittsburg. They directly

improved availability and access to health services and reduced health disparities for low income and underserved residents. A total of 394 people were assisted during this Program Year. Similarly, CDBG funds were also awarded to Dentists on Wheels to provide free dental services to low-income and underserved residents in the community. The program helps individuals who may otherwise have difficulty accessing dental care by providing basic dental screenings, preventive care, and other essential dental services at no cost to eligible residents.

Continuation

Countywide Discharge Coordination Policy FOSTER CARE: When foster youth age out of the foster care system, the County links them to the Independent Living Skills Program (ILSP) transition supports. ILSP includes workshops that prepare youth for emancipation (money management, education, computer skills, home management, and social skills), employment assistance, non-McKinney-Vento housing and retention services, and an individualized transition plan out of foster care. In addition, foster youth can elect to remain in foster care or return to care after emancipation (but before turning 21) to receive a two-year housing subsidy, which can be used in a market rate unit, student housing, or congregate living. This is a State program that all foster youth and former foster youth are able to access. HEALTH CARE: Hospital discharge protocol, adopted by the CoC and by all hospitals in the County, states: 1) Hospitals will not discharge people who are not ambulatory or not capable of caring for themselves; 2) prior to discharge, the hospital will seek a pre-discharge assessment from a Healthcare for the Homeless (HCH) nurse; 3) the HCH nurse will assess the viability of a respite placement and make a recommendation accordingly; 4) prior to discharge, the hospital will ensure that a patient has an appointment for follow-up medical care; 5) the hospital will discharge the patient with enough medications and/or supplies for at least 7 days; and 6) the hospital will ensure that the patient leaves with all of their belongings and is appropriately clothed. ALCOHOL AND OTHER DRUGS SERVICES 1.) AOD works in partnership with the Behavioral Health Benefits Unit to enroll clients in Medi-Cal immediately upon release from a facility. 2.) AOD works to reduce the early termination rate among formerly incarcerated individuals in Substance Use Disorder (SUD) treatment. Coupled with training, AOD continues to adapt program policies and procedures which support successful engagement of this population while adhering to regulatory State mandates. AOD continues to assist and encourage providers to develop/form/create linkages/agreements/MOUs with primary care and mental health and housing for provision of services to AOD clients. A Housing Specialist is available at the Discovery House by the Homeless program to help clients prepare housing arrangements before discharge and support long-term recovery. MENTAL HEALTH: Clients treated by the County Behavioral Health Division are regularly reviewed for readiness and prepared for discharge into environments that provide stepped-down levels of care. The Department holds a weekly Bed Committee where all institutionalized consumer's discharge plans are prepared. Discharge planning responsibilities fall to the Clinic managers for those consumers currently receiving services and to the Mental Health Transition Team (consisting of managers, a psychiatrist, RNs, clinicians and peer providers) for those patients not otherwise connected to the County system. State hospitals discharge to Institutes for Mental Disease (IMD)/Skilled Nursing Facilities (SNF) and not to HUD CoC funded programs. Persons

discharged from IMDs/SNFs are placed in Crisis Residential/Transitional Residential Services (CR/TRS), and those discharged from Acute Inpatient Facilities (AIFs) are released to appropriate settings, such as the Respite Center at the County's Adult Emergency Shelter. Those exiting CR/TRS are discharged to independent, shared or supported (e.g. Board & Care) housing. State Mental Health Services Act (MHSA) funds also pay for 79 housing units for homeless discharges with severe mental illness. RESPITE CENTER - Philip Dorn Respite Center in our neighboring city of Concord is a twenty-four (24) bed shelter for homeless adults who are leaving the hospital and have health care needs that cannot be met in the emergency shelter environment. This is a collaborative project with Health Care for the Homeless and local hospitals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The most significant barrier to decreasing the duration of homelessness for individuals and families is the limited availability of affordable housing.

CHRONICALLY HOMELESS: The County's 2026 point-in-time count estimated that 2,260 people are staying in shelter beds or living outdoors on an average night in Contra Costa, compared to 2,118 in 2025, an increase of 6.7% or 142 people. On the night of the 2026 point-in-time count, there were 44 unsheltered people in Pittsburg compared to 73 in 2025.

Of the unsheltered population in Contra Costa County, 60% are between the ages of 25 - 54 and 60% are males and 3% are veterans. 95% of the unhoused were from adult only households and 54% are chronically homeless.

The City is partnering with Hope Solutions on the Village of Hope project at the Pittsburg Church of the Nazarene by providing a fully forgivable loan. This initiative aims to build 15 housing units designed for Transition Age Youth (TAY), providing essential support and stable housing for young adults transitioning out of foster care or experiencing homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority does not own any public housing. Instead, it provides rental subsidy to the maximum extent allowable through the Housing Voucher Program, also known as Section 8. Funding is awarded by the Federal government, through the Department of Housing and Urban Development, to subsidize low-income families with their rent and utilities. The number of families the Housing Authority is able to assist is determined by the annual contract contribution

awarded. Factors in determining the number of units available to assist eligible families are based on average housing assistance payments and fair market rents established by HUD. With this in mind, for FY 202-2026, the Housing Authority (HA) received \$21,449,097. The HA is authorized 1,140 vouchers, with 185 allocated to Veterans Affairs Supportive Housing (VASH). These funds were used to subsidize 980 Section 8 recipients.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority counsels clients who are interested in becoming homeowners by sharing information on the Homeownership Voucher Program. Eligible candidates are provided monthly mortgage subsidy upon the purchase of their first home. The Housing Authority uses its normal voucher program payment standard schedule to determine the amount of subsidy. The housing assistance payment (HAP) is the lesser of either the payment standard minus the total tenant payment or the family's monthly homeownership expenses minus the total tenant payment. The Housing Authority may make the HAP payment directly to the family or to the lender. In the fiscal year 2024-2025, the Housing Authority launched a pilot program to promote self-sufficiency among Section 8 residents, helping them transition out of the program and into home ownership. This program was implemented in FY 2025–2026, with workshops held by CDBG subrecipients, including ECHO, Renaissance Entrepreneurship Center, Opportunity Junction, and St. Vincent de Paul. The workshops provided participants with information about available resources, upcoming training opportunities, employment services, and other programs designed to support workforce development and economic self-sufficiency.

Actions taken to provide assistance to troubled PHAs

The Housing Authority, operating the rental subsidy program, was a high performer during the Program Year. Therefore, no actions were taken.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The provision of adequate and affordable housing is an important goal of the City. As a result, the City has proactively implemented a variety of programs, incentives, and development standards to encourage the development, maintenance, and improvement of affordable housing. The City offers incentives for on-site compliance as outlined in City's Municipal Code Section 18.86.060. Incentives include:

- Allowing affordable units to be at most 10 percent smaller in square footage than market rate units.

- Allowing ownership units to be constructed on smaller lots.
- Allowing affordable units to have a fewer number of bathrooms and have different interior design, finishes, and features than market rate units in the same residential development.
- A reduction in off-street parking requirements for affordable units provided that the development is located downtown or within walking distance, generally ½-mile of transit facilities.
- Deferment of parkland, traffic mitigation, and other City fees.
- Provides for a density bonus for affordable housing projects.

In addition, to provide an incentive for the development of larger family units (four or more bedrooms), developers are offered credit toward the inclusionary requirement of one and one-quarter per larger family unit. On November 15, 2004, the City Council adopted Ordinance No. 04-1229 adding Chapter 18.86, Inclusionary Housing, to the Municipal Code. The Inclusionary Housing Ordinance contains minimum requirements for provision of affordable units within developments. The purpose of the City's Inclusionary Housing Ordinance is to establish minimum requirements, incentives, and alternative measures by which to ensure the provision of safe, decent, and affordable housing for all segments of the City's population, regardless of household income. This ordinance is only enforced on for sale units and not on rental housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City is committed to taking action to address obstacles to meeting underserved needs. Special needs groups such as elderly/frail elderly, persons with disabilities, and persons who are victims of domestic violence live throughout the city. Given that these special needs populations have various obstacles to accessing housing and services, Pittsburg will continue to provide CDBG funds for housing rehabilitation activities, public facility/infrastructure improvements, and public service activities that improve the quality of life for special needs groups.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Facts about Lead Poisoning in Contra Costa County:

More than 800 children with elevated blood lead levels have been identified in Contra Costa. Most of these children have been identified in the last eleven years because of routine screening.

- 475 children had lead levels between 10 - 14 µg/dL
- 161 children had lead levels between 15 - 19 µg/dL
- 158 children had lead levels between 20 - 44 µg/dL
- 6 children had lead levels of 45 µg/dL or higher
- About 46% of the children are from the Richmond/San Pablo area
- Another 26% of the children are from the Pittsburg/Antioch area

- 10% are from the Concord area.
The rest live throughout the County, in areas as diverse as El Cerrito, Crockett, Brentwood, and San Ramon.

More than 63% of lead-poisoned children in Contra Costa have been under the age of 3 years. Most are one- and two-year olds.

Who's at Risk and Why?

- Low income children
Nationwide data show that young children in publicly assisted programs such as MediCal are at much higher risk for lead poisoning.
- Children living in old, deteriorating housing
Lead-based paint is still the major source of childhood lead poisoning.
More than half of Contra Costa cases have been linked to lead-based paint.
Statewide percentages are even higher.
- Children of any income living in older housing that is being renovated or repainted
Activities that disturb lead-based paint and create lead dust are very dangerous, especially for young children. They can also harm adults, including workers and owner-occupants engaged in do-it-yourself projects.

There are over 97,000 housing units built before 1960 in Contra Costa.

Because Contra Costa has experienced such rapid housing growth, percentages of old housing have declined overall. Older housing is not evenly distributed, and even within a community there are areas where the high-risk older housing is more concentrated. (State and federal agencies recommend targeted screening of all young children, regardless of income, in communities where > 27% of housing was built before 1960.)

The City will continue to protect residents from lead-based paint hazards in housing funded with CDBG funds by conforming to HUD regulations 24 CFR Part 35. This regulation addresses the need to reduce or eliminate lead-based paint hazards in federally owned housing and housing receiving Federal funds. The City requires its subrecipients to agree to include requirements for compliance with this regulation. The City requires that recipients of homeowner rehabilitation funds sign HUD's Notification for Lead Based Paint and that any abatement required be included in the home's repairs.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Pittsburg employs a variety of strategies to help alleviate poverty in the city, including efforts to stimulate economic growth and job opportunities, and to provide residents with the skills and abilities required to take advantage of those opportunities. Pittsburg uses a portion of its CDBG funds to provide grants to non-profit organizations to operate the Public Service programs that serve the low- income population including the homeless in the community.

In particular, the City believes in funding economic development programs such as Contra

Costa Child Care Council (CoCoKids), Opportunity Junction's Job Training and Placement, and Renaissance Entrepreneurship Center, which play instrumental roles in reducing the number of persons below the poverty line. This is done by providing the participants the resources needed to obtain the skills and training needed to be competitive in the job market or become qualified business owners.

Outside of CDBG funding, the City also funds the Future Build program, a pre-apprenticeship program providing East County residents with 16+ weeks of training in the building trades and solar theory, construction, and installation.

The Housing Authority created a pilot program aimed at promoting self-sufficiency among Section 8 residents, helping them transition out of the program and into homeownership. The City will collaborate with organizations to offer training and education that will improve the participants skillset, providing an opportunity to obtain a job or higher paying job. In addition, the City will collaborate with an organization to provide training in money management, eliminating credit card debt, saving for a down payment, and more.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Contra Costa County Consortium was formed by the County of Contra Costa and the cities of Antioch, Concord, Pittsburg and Walnut Creek to develop a collaborative approach to administering and implementing the goals and objectives of the respective CDBG programs. The Contra Costa County Consortium members coordinate consolidated Planning efforts and have developed a streamlined process for applying for CDBG/HOME/ESG funds that allow applicants to complete one application for multiple jurisdictions and, once funded, complete one periodic performance report for all funding jurisdictions. This joint effort has eased the administrative burden for subrecipients and allows jurisdictions to easily share information. Furthermore, the Contra Costa County Consortium established a multiple-year funding cycle that has greatly reduced the time spent on completing and reviewing applications for both subrecipients and CDBG/HOME staff respectively.

Each entitlement jurisdiction in the Contra Costa County Consortium completes its own annual planning and allocation process, including preparation and completion of its Annual Action Plan and CAPER. These planning efforts have a high degree of coordination with the Contra Costa County Consortium members working together to closely align CDBG allocations, helping to maximize funding and to ensure collaboration between agencies.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Contra Costa County Consortium jurisdictions work on strategies and actions designed to overcome identified impediments and eliminate problems of housing discrimination. The Contra Costa Interagency Council on Homelessness (CCICH) works with local jurisdictions, public and private agencies, the interfaith community, homeless advocacy groups, and other community

organizations to help the CoC to alleviate homelessness. The majority of the City's goals and objectives within the 2025-2030 Consolidated Plan and Annual Action Plan are met through activities that are carried out by subrecipients that are primarily public and private agencies within the County, including non-profit organizations. There is ongoing concern about the long-term capacity of the non-profit community during these severe budgetary times and their ability to comply with often complex Federal regulations and requirements in implementing federally funded programs. Pittsburg will continue to support these agencies by providing technical assistance, helping to establish collaboration between agencies and with funding, when possible.

Pittsburg works closely with public and private affordable housing providers as well as with Contra Costa County's Public Health, Behavioral Health and Homeless Services departments, and various agencies to coordinate the allocation of funds to best meet the needs of the City's low to moderate income residents and the special needs population. This coordination leverages CDBG funds to maximize their impact.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Contra Costa County Consortium is required to conduct an Analysis of Impediments to Fair Housing Choice (AI) and to periodically review that analysis and update it as necessary. Each AI is reassessed and reevaluated with each consolidated plan. Together, the members of the Contra Costa County Consortium have collaborated to jointly plan for the housing and community development needs of the County as a whole.

The purpose of an AI is to review conditions in the jurisdictions that may impact the ability of households to freely choose housing and to be treated without regard to race, ethnicity, religion, gender, national origin, source of income, age, disability, or other protected status. The AI reviews the general state of fair housing, the enforcement of fair housing law, efforts to promote fair housing, access to credit for the purpose of housing, and general constraints to the availability of a full range of housing types. An AI also examines the affordability of housing in the jurisdiction with an emphasis on housing affordable to households with annual incomes classified as low income and less. Low income is defined as equal to or less than 80 percent of the adjusted Area Median Income as most recently published by HUD.

The AI not only identifies impediments to fair housing choice, but also makes recommendations to overcome the effects of those impediments and will serve as the basis for fair housing planning, providing essential information to staff, policy makers, housing providers, lenders, and fair housing advocates, and assisting with garnering community support for fair housing efforts. The most recent AI was completed and approved the Contra Costa County Consortium in June 2019.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City continues its monitoring of subrecipients and projects to ensure compliance with program and comprehensive planning requirements. The City performs on-site monitoring of CDBG subrecipients. Monitoring efforts are coordinated for subrecipients that are jointly funded by other jurisdictions within the Contra Costa County Consortium. The City works directly with the other jurisdictions to analyze which subrecipients need to be monitored and the Contra Costa County Consortium takes a tag team approach in conducting the on-site monitoring to minimize duplicative efforts. The purpose of the monitoring is to ensure the activities and programs achieve their approved objectives in a manner which is consistent with Federal regulations. If there is a lack of performance or the subrecipient does not meet goals, the City will continue site visits and investigate further until a resolution is reached.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Consistent with Federal requirements, a draft of the CAPER document was prepared and made available online on the City's website. A notice informing the public of the availability of the draft CAPER was published in English, Spanish and Tagalog in the East County Times on September 4, 2026. The notice was also displayed on the City's website during the public review period. Copies of the notices are attached to this report.

No comments were received during the comment period of September 04 through September 21, 2026 and during the City Council meeting on September 21, 2026.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no changes to Pittsburg's program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 7 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.					

Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				
Other.	0				

Table 8 – Qualitative Efforts - Number of Activities by Program



STAFF REPORT

MEETING DATE: September 21, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
Sara Bellafronte, Assistant to the City Manager

SUBJECT: Adoption of a City Council Resolution Amending the Master Fee Schedule

EXECUTIVE SUMMARY

Staff recommends that the City Council adopt a Resolution updating the City's credit card and e-check processing fees in the Master Fee Schedule. The former \$1 credit card convenience fee will be replaced with a fee not to exceed 3.75% of the transaction amount for credit card transactions and up to \$2 for e-check payments. These changes will offset approximately \$450,000 in annual merchant costs currently absorbed by the City.

FISCAL IMPACT

If approved, the City would be relieved of an estimated \$450,000 annual cost charged to various City Funds.

RECOMMENDATION

Staff recommends that the City Council adopt the resolution amending the Master Fee Schedule.

BACKGROUND

A master fee schedule is a consolidated document adopted by City Council that lists all the fees a city charges for its various services, permits, licenses, and other activities. Typical fees in the Master Fee Schedule include building and planning fees (permits, plan checks, inspections, zoning applications), business license fees, park and recreation fees (facility rentals, program registration), public works fees (encroachment permits, engineering review), city clerk fees (document copies, records requests),

administrative fees tied to specific programs or services, as well as utility rates.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

In 2016, through Resolution 16-13269, the City adopted a \$1 credit card fee to partially offset the cost of credit card processing payments and merchant fees charged by third-party vendors. The City collected \$1 on all credit card transactions, and paid out the actual aggregated cost of all credit card processing fees charged by banks and payment vendors annually. As demonstrated by the table below, the cost to the City for this service has increased over time to an average \$450,000 annually due to misalignment of cost charged by third-party vendors to provide credit card processing services and the \$1 fee adopted.

Fiscal Year	Credit Card Processing Fee Collected by City	Actual Credit Card Processing Fee Paid by City	Cost to City
2021/22	\$106,435	\$375,037	\$268,602
2022/23	\$111,861	\$462,601	\$350,740
2023/24	\$112,079	\$453,826	\$341,747
2024/25	\$116,326	\$492,799	\$376,473
2025/26	\$120,930	\$631,318	\$510,388

On average, the effective fee across all departments is approximately 3.75%, but when excluding high-fee, low-value transactions, the average fee is 3.25%. To recoup these costs, the proposed Master Fee Schedule amendment is to set all payment processing fees to a maximum of 3.75% of the payment amount for credit card transactions and \$2 for e-check payments. For payments, the City's contracted third-party payment vendors will collect the actual processing cost whenever possible. If this is not feasible, the City will charge the fee directly, up to 3.75% for credit card payments and up to \$2 for e-checks. These fees will appear as separate charges.

The proposed removal of the \$1 credit card processing fee and shift to direct charge by third-party payment vendors aligns with current practices in other jurisdictions and represents a fair cost recovery approach. The proposed action directly demonstrates fiscal sustainability by shifting the cost burden of credit card processing from the City to the customer and by collecting the actual cost of processing where applicable, promoting equitable cost recovery for services provided.

ATTACHMENTS: Resolution

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Amending the Master Fee Schedule)
Regarding Credit Card and E-check)
Processing Fees)

RESOLUTION NO. 26-

WHEREAS, under the police power granted by Article XI, Section 7 of the California Constitution, cities may impose fees, charges, and rates for certain municipal services; and

WHEREAS, in 2016, through Resolution 16-13269, the City adopted a \$1 credit card convenience fee per transaction to partially offset the cost of credit card processing payments charged by third-party payment vendors. The cost to City has increased over time to an average \$450,000 annually due to misalignment of cost to provide credit card payment services and the \$1 fee adopted; and

WHEREAS, on average, the effective credit card processing fee across all departments and payment vendors is approximately 3.75%; and

WHEREAS, fees, charges, and deposits do not exceed the estimated reasonable cost of providing the service for which the fee, charge or deposit is collected.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby amends the Master Fee Schedule to replace the \$1 credit card convenience fee per transaction with a fee of up to 3.75% of the transaction amount per transaction and up to \$2 for e-check payments per transaction.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 21st day of September 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

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

DATE: September 8, 2026

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

CITY COUNCIL/AGENCY MEMBERS

Dionne Adams, Mayor/Chair
Angelica Lopez, Vice-Mayor/Chair
Juan Antonio Banales, Council/Agency Member
Arlene Kobata, Council/Agency Member
Jelani Killings, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

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

Mayor Adams called the regular meeting to order at 7:02 P.M. in the Council Chamber at City Hall, 65 Civic Avenue Pittsburg, CA.

ROLL CALL

All Members were present.

PLEDGE OF ALLEGIANCE

Mayor Adams led the Pledge of Allegiance.

PROCLAMATIONS

1. Rose Winter and the Winter Auto Group
2. Think Pittsburg – Harvey Auto Group
3. 9/11 25th Year Anniversary
4. National Hispanic Heritage Month

Prior to presentations, City Manager Gale provided remarks regarding the incident that left an officer injured. He thanked Officer Sanchez for his hard work as well as thanked all the officers who stepped in to provide aid and acted heroically to ensure everyone was safe. He also thanked the community for the outpour of support that was shown for the Police Department. He invited Chief Galer to say a few words.

Chief Galer also thanked the community for the outpour of support that had been shown to the Police Department. He noted he was proud to lead and work with officers who take their oath seriously to protect and serve the Pittsburg community.

PRESENTATIONS

5. Pittsburg Library

Lynn Dougherty provided comments.

6. Capital Improvement Program Update

Pauline Johnson provided comments.

COMMITTEE REPORTS

Member Kobata attended the Infrastructure and Transportation Subcommittee and the Public Safety Subcommittee meetings.

Mayor Adams attended the Life Enrichment Subcommittee meeting.

Prior to public comments Mayor Adams acknowledged the difficult and emotional circumstances affecting the community, expressed support for the injured Pittsburg Police officer, their family, and the Police Department, and recognized residents' concerns regarding City decisions and their desire for greater transparency, information, and opportunities for public participation. Mayor Adams noted the City's efforts to strengthen community engagement through a community advisory process and reiterated the importance of maintaining a safe and respectful environment for residents, staff, Police Department personnel, and Councilmembers. Mayor Adams also stated that, due to legal requirements, she is unable to participate in or comment on certain matters related to the data center. Mayor Adams emphasized the importance of continuing City business, including infrastructure, public safety, wildfire preparedness, and commission appointments, while encouraging respectful civic engagement and participation.

PUBLIC COMMENTS

The following speakers provided public comments regarding the Data Center:

Lynn Dougherty
Ryan Diermer
Tamilarsi Chandra
Jennifer Sherwood
Teresa Martin
David Manly
Judy Dudziak
Anthony Johnson
Kasey Howell
Agustin Aleman
Genevieve Green
Austin Duffy
Jessica Rojas

Anjel Logan

Marty Perez, Pittsburg provided comments regarding the Data Center, the clearing of the Chamber at the August 17th City Council Meeting and Council's support for the union strike.

Pauline Johnson, Pittsburg provided remarks regarding the Data Center, Meeting Minutes and thanked Police Department for their service.

Cynthia Cardinale, Pittsburg provided remarks about the Union members that attended the August 3rd City Council meeting.

Coco, Pittsburg provided comments about the subcommittee list attached to the agenda, noting there is no time or place for these meetings. Also provided comments about the clearing of the Chamber at the August 17th City Council Meeting.

Lynn Dougherty provided comments about the Minutes of the August 17th Council meeting. Consent item #8

Tamilarasi Chandra, Pittsburg provided remarks about the clearing of the Chamber on August 17 and the Minutes of that meeting. Consent item #8

The following speakers provided public comments via Zoom:

Leticia Preciado provided remarks for Officer Sanchez. She noted that Spanish translation should be available on Zoom and made comments about the Data Center and its proximity to a school.

Angelica F. provided comments about the Data Center Advisory Committee and the lack of transparency.

Iztaccuauhtli Hector Gonzalez, Pittsburg provided remarks for Officer Sanchez. He encouraged the community to stay involved and speak up.

Two (2) speaker cards in opposition of the Data Center were received. They did not wish to speak.

Cynthia Cardinale, Pittsburg left written comment regarding the Data Center Advisory Committee.

CONSIDERATION

7. Appointment by Motion of Candidates to Various Commission and Committee Vacancies

On motion by Vice Mayor Lopez, seconded by Member Killings, to appoint Makayla Cunningham to the Housing Authority Governing Board and adopted unanimously.

On motion by Vice Mayor Lopez, seconded by Member Kobata, to appoint Morriah Crose, Virginia Galvez, and Harold Thompson to the Youth Advisory Commission and adopted unanimously.

On motion by Member Kobata, seconded by Member Banales, to appoint Sue McDaniel as the Alternate to the Library Commission and adopted unanimously.

On motion by Member Banales, seconded by Member Killings, to appoint Contra Costa County Transportation Authority Committee and adopted unanimously.

CONFLICT OF INTEREST STATEMENT

There were no Conflict of interest Statements.

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

On Motion by Member Killings, seconded by Member Banales and adopted unanimously.

8. Minutes of August 3, 2026, August 17, 2026 Special Meeting and August 17, 2026 Regular Meeting
9. Adoption of a City Council Resolution to Approve Payment for East Bay Regional Communications System Authority Service
10. Adoption of a Pittsburg Power Company Resolution Approving the 2026 Wildfire Mitigation Plan and Directing Staff to File the Wildfire Mitigation Plan with the Office of Energy Infrastructure Safety

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Council Member Kobata requested a future agenda item presentation regarding Air Quality and Fees associated with the Data Center.

On motion by Member Kobata, seconded by Mayor Adams and adopted unanimously.

City Manager Gale noted for the records that this presentation would not be scheduled for the next Council meeting, but at a future date.

COUNCIL MEMBER REMARKS

Member Kobata Provided remarks about the Police incident and thanked them for their service.

Vice Mayor Lopez sent thoughts and prayers to Officer Sanchez and thanked the Police Department for their service.

Member Banales sent thoughts and prayers to Officer Sanchez and thanked the community for their support.

Mayor Adams informed the community that the Marina Community center would be open as a cooling stations during the expected heatwave.

CITY MANAGER REPORTS/REMARKS

City Manager Gale provided comments on the Farmers market. He also noted that the recruitment for commissioners would be ongoing until vacancies were filled. Lastly, he thanked Engineering staff for the CIP update and the Police Department and School District for their partnership on improvements during drop off and pick at Pittsburg High School.

ADJOURNMENT

The meeting adjourned at 9:02 A.M. to September 21, 2026.

Respectfully submitted,

Alice E. Evenson, City Clerk



STAFF REPORT

MEETING DATE: September 21, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
Melaine Venenciano, Director of City Clerk Services

SUBJECT: Adoption of a City Council Resolution Amending the City's Conflict of Interest Code

EXECUTIVE SUMMARY

Pursuant to the Political Reform Act (Act), local governments are required to conduct a biennial review of its Conflict of Interest Code (Code) to determine accuracy. As part of this year's biennial review, City staff has determined that the City's Code must be amended to reflect new, reclassified, and eliminated employee positions. Updating the City's Code will identify all of the designated positions that are required, by state law, to disclose financial interests.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

Adopt the amended Code.

BACKGROUND

Section 18730 of Title 2 of the California Code of Regulations contains the terms of a standard Conflict of Interest Code, which may be adopted and incorporated by reference as the City's Code.

Government Code Section 87200 et seq. requires members of the City Council, Planning Commissioners, City Manager, City Attorney, City Treasurer and other public officials who manage public investments to disclose certain financial interests annually. The City's Code identifies all other employee positions that participate in the making of

governmental decisions. These designated positions are required to disclose certain financial interests under state law.

A public official or employee has a conflict of interest under the Act when all of the following occur:

- The official makes, participates in making, or uses their official position to influence a governmental decision;
- It is reasonably foreseeable that the decision will affect the official's economic interest;
- The effect of the decision on the official's economic interest will be material; and
- The effect of the decision on the official's economic interest will be different than its effect on the public generally.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

Upon review, City staff determined that the City's Code should be amended in order to accurately reflect the addition, reclassification, and elimination of certain employee positions. Organizational structure requires amending the City's Code to accurately identify and designate employee positions that are subject to state financial disclosure requirements.

The City's Code must designate all officials and employees of, and consultants to, the agency who make or participate in making governmental decisions that could cause conflicts of interest. These individuals are required by the City's Code to file statements of economic interests and to disqualify themselves when conflicts of interest occur. The disclosure required under a conflict of interest code for a particular designated official or employee should include only the kinds of personal economic interests they could significantly affect through the exercise of their official duties.

The attached Resolution adopts the Fair Political Practices Commission's standard Conflict of Interest Code and amends the City's Code with an updated list of designated positions and identifies the disclosure categories to reflect the City's current organizational structure.

ATTACHMENTS: Resolution
2026 Conflict of Interest Code
Conflict of Interest Code - Redlined

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Amending the City's Conflict of)
Interest Code _____)

RESOLUTION NO.26-

WHEREAS, the Political Reform Act requires the City of Pittsburg to conduct a biennial review its Conflict of Interest Code (Code) to determine whether or not the Code must be amended; and

WHEREAS, Section 18730 of Title 2 of the California Code of Regulations contains the terms of a standard Code which may be adopted and incorporated by reference as the City's Code; and

WHEREAS, upon review, City staff determined that the City's Code must be amended in order to accurately reflect the addition, reclassification, and elimination of certain employee positions; and

WHEREAS, the City's organizational structure requires amending the City's Code to accurately identify and designate employee positions that are subject to state financial disclosure requirements.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby adopts the amended Conflict of Interest Code.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 21st day of September 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

2026 CONFLICT OF INTEREST CODE
Adopted on September 8, 2026

DESIGNATED POSITIONS

As part of the City of Pittsburgh Conflict of Interest Code, the positions set forth below are deemed designated. These positions shall be presumed to make or participate in the making of decisions which foreseeably have a material effect on a financial interest and shall thus be required to file a Form 700 with the City Clerk's Office.

ELECTED AND APPOINTED COMMISSIONERS

Designated Positions

Disclosure Category

STATUTORY FILERS

Council Members	I
Planning Commissioners	I
City Manager/Executive Director	I
City Attorney	I
City Treasurer	I

NON-STATUTORY FILERS

City Clerk	I
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**COMMISSIONS/COMMITTEES
(COMMUNITY ADVISORY, ENHANCED INFRASTRUCTURE
FINANCING DISTRICT, HOUSING, MEASURE M)**

Appointed Commissioners	I
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CONSULTANTS

(Regardless of Department or Agency)	I
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CITY OF PITTSBURG POSITIONS

Classification

Disclosure Category

Accountant I	I
Accountant II	I
Accounting Supervisor	I
Administrative Analyst I	II
Administrative Analyst II	II
Administrative Coordinator	I
Administrative Specialist	I
Assistant City Clerk	I
Assistant City Manager	I
Assistant Director of Finance	I
Assistant Director of Public Works - Operations	I
Assistant Director, Community & Economic Development	I
Assistant Director, Public Works - Engineering	I

Assistant Engineer	I
Associate Engineer	I
Assistant to the City Manager	II
Assistant Planner	I
Associate Planner	I
Chief Building Official	I
Chief of Police	I
Code Enforcement Supervisor	I
Building Inspector	I
Community Outreach Coordinator	I
Community Engagement Officer	I
Construction Inspector I/II	I
Crime Analyst	I
Deputy Chief Information Systems Officer	I
Deputy Director, Information Technology Operations	I
Deputy General Manager, Pittsburg Power Company	I
Development Services Coordinator	I
Development Services Supervisor	I
Director of City Clerk Services	I
Director of Community & Economic Development	I
Director of Community Services	I
Director of Finance	I
Director of Human Resources	I
Director of Public Works/City Engineer	I
Director of Recreation	I
Economic Development Manager	I
Engineering Technician I/II	I
Environmental Health & Safety Officer	I
Equipment Shop Supervisor	II
Executive Assistant	II
Executive Assistant to the Chief of Police	II
Finance Division Manager	I
Financial Analyst	I
Geographical Information Systems (GIS) Administrator	I
Harbormaster	I
Housing Manager	I
Housing Program Analyst I	I
Housing Program Analyst II	I
Human Resources Analyst	I
Human Resources Specialist	II
Information Technology Analyst I	I
Information Technology Analyst II	I
Information Technology Manager	I
Laboratory Supervisor	I
Lead Public Works Superintendent	I
Paralegal	I
Payroll Supervisor	I
Permit Center Supervisor	I
Planning Manager	I
Police Captain	I

Police Lieutenant	I
Police Records Supervisor	I
Power Company Manager	I
Principal Civil Engineer	I
Principal Planner	I
Property and Evidence Supervisor	I
Public Works Superintendent	II, III
Public Works Supervisor	I
Recreation Supervisor	I
Revenue Operations Supervisor	I
Senior Administrative Analyst	I
Senior Civil Engineer	I
Senior Building Inspector	I
Senior Construction Inspector	I
Senior Financial Analyst	I
Senior Housing Program Analyst	I
Senior Human Resources Analyst	I
Senior Information Technology Analyst	I
Senior Planner	I
Traffic Engineer	I
Utility Superintendent	II
Water Treatment Plant Superintendent	I
Water Treatment Plant Supervisor	I

PITTSBURG POWER COMPANY POSITIONS

Executive Director	I
Power Company Manager	I
Financial Analyst	I

SOUTHWEST PITTSBURG GEOLOGIC HAZARD ABATEMENT DISTRICT II POSITION

Executive Director	I
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SUCCESSOR AGENCY POSITION

Executive Director	I
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DISCLOSURE CATEGORIES

As part of the Conflict of Interest Code of the City of Pittsburgh, the designated positions described in Exhibit A are assigned to one or more of the following disclosure categories. Each holder of a designated position shall file an annual statement (Form 700) disclosing that individual's interest in investments, business positions, real property, and income, designated as reportable under that category to which the office or position is assigned as follows:

An investment, business position, interest in real property, or income is reportable if the business entity in which the investment or business position is held, the interest in real property, or the income or source of income may foreseeably be affected materially by any decision made or participated in by the holder of the designated position, or by virtue of the designated position held by that individual.

Designated Employees in Category “I” must report:

All investments, business positions in, and income from sources located in or doing business in the City and all interests in real property located in the City, including property located within a two-mile radius of the City or any property owned or used by the City of Pittsburgh.

Designated Employees in Category “II” must report:

All investments, business positions in, and sources of income of the type which provide services, supplies, materials, machinery or equipment of the type utilized by the City of Pittsburgh.

Designated Employees in Category “III” must report:

All investments, business positions in, and sources of income which are subject to the regulatory, permit or licensing authority of the City of Pittsburgh.

Disclosure by Consultants

Consultants shall be included in the list of designated employees and shall disclose pursuant to the broadest disclosure category (Category I) in the Conflict of Interest Code subject to the following limitation:

The City Manager may determine in writing that a particular consultant, although a “designated position,” is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements in this section. The written determination shall include the basis for this determination and shall be maintained as a public record to the same extent as other disclosures made under the Conflict of Interest Code.

2026 CONFLICT OF INTEREST CODE
Adopted on September 8, 2026
EXHIBIT A
DESIGNATED POSITIONS

As part of the Conflict of Interest Code of the City of Pittsburgh, the positions set forth below are deemed designated. These positions shall be presumed to make or participate in the making of decisions which foreseeably have a material effect on a financial interest and shall thus be required to file a Form 700 with the City Clerk's Office.

ELECTED AND APPOINTED COMMISSIONERS

ELECTED AND APPOINTED COMMISSIONERS

<u>Designated Positions</u>	<u>Disclosure Category</u>
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STATUTORY FILERS:REQUIRED BY STATUTE:

Council Members	
Planning Commissioners	
City Manager	
City Attorney	
City Clerk	
City Treasurer	

NON-STATUTORY FILERS:

City Clerk	
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COMMUNITY ADVISORY COMMISSIONS/COMMITTEES
(COMMUNITY ADVISORY, ENHANCED INFRASTRUCTURE FINANCING
DISTRICT, HOUSING, MEASURE M)

Appointed Commissioners	
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CONSULTANTS

(Regardless of Department or Agency)	
--------------------------------------	--

ENHANCED INFRASTRUCTURE
FINANCING DISTRICT

Appointed Commissioner	
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HOUSING COMMISSION

Appointed Commissioners	
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MEASURE M OVERSIGHT

Appointed Commissioners	
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PITTSBURG POWER COMPANY

Executive Director	
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Director of Power	
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Power Company Manager	I
Administrative Analyst	II, III
Administrative Officer	I

**SOUTHWEST PITTSBURG GEOLOGIC
HAZARD ABATEMENT DISTRICT II**

Executive Director	I
General Manager	I

SUCCESSOR AGENCY

Executive Director	I
Development Manager	I
Administrative Analyst	II

CITY OF PITTSBURG EMPLOYEE POSITIONS

<u>Classification</u>	<u>Disclosure Category</u>
Accountant I	I
Accountant II	I
Accounting Supervisor	I
Administrative Analyst I	II
Administrative Analyst II	II
Administrative Coordinator	I
Administrative Specialist	I
Administrative Officer	I
Assistant City Clerk	I
Assistant City Engineer	I
Assistant City Manager	I
Assistant Director of Finance	I
Assistant Director of Public Works - Operations	I
Assistant Director, Community & Economic Development	I
Assistant Director, Public Works - Engineering	I
Assistant Director, Public Works - Utilities	I
Assistant Engineer	I
Associate Engineer	I
Assistant to the City Manager	II
Assistant Planner	I
Associate Planner	I
Building Inspection Supervisor	I
Chief Building Official	I
Chief of Police	I
City Engineer	I
Code Enforcement Supervisor	I
Combination Building Inspector	I
Community Outreach Coordinator	I
Community Relations Manager Engagement Officer	I
I	
Construction Inspector I/II	I

Crime Analyst	I
Deputy Chief Information Systems Officer	I
Deputy City Clerk	I
Deputy Director, Information Technology Operations	I
Deputy General Manager, Pittsburg Power Company	I
Development Services Coordinator	I
Development Services Supervisor	I
Director of City Clerk Services	I
Director of Community & Economic Development	I
Director of Community Services	I
Director of Finance	I
Director of Human Resources	I
Director of Public Works/City Engineer	I
Director of Recreation	I
Economic Development Manager	I
Engineering Technician I/II	I
Environmental Affairs Manager	I
Environmental Health & Safety Officer	I
Equipment Shop Supervisor	II
Executive Assistant	II
Executive Assistant to the Chief of Police	II
Finance Division Manager	I
Financial Analyst	I
Geographical Information Systems (GIS) Administrator	I
Harbormaster	I
Housing Manager	I
Housing Program Analyst I	I
Housing Program Analyst II	I
Human Resources Analyst	I
Human Resources Specialist	II
Information Technology Analyst I	I
Information Technology Analyst II	I
Information Technology Manager	I
Laboratory Supervisor	I
Lead Public Works Superintendent	I
Paralegal	I
Payroll Supervisor	I
Permit Center Supervisor	I
Planning Manager	I
Police Captain	I
Police Lieutenant	I
Police Records Supervisor	I
Police Services Administrator	I
Power Company Manager	I
Principal Civil Engineer	I
Principal Planner	I
Property and Evidence Supervisor	I
Public Works Superintendent	II, III
Public Works Supervisor	I
Purchasing Analyst	I

Recreation Supervisor	I
Revenue Operations Supervisor	I
Senior Administrative Analyst	I
Senior Civil Engineer	I
Senior Combination Building Inspector	I
Senior Construction Inspector	I
Senior Financial Analyst	I
Senior Housing Program Analyst	I
Senior Human Resources Analyst	I
Senior Information Technology Analyst	I
Senior Planner	I
Traffic Engineer	I
Utility Superintendent	II
Utility Supervisor	I
Water Treatment Plant Superintendent	I
Water Treatment Plant Supervisor	I

PITTSBURG POWER COMPANY POSITIONS

Executive Director	I
Director of Power	I
Power Company Manager	I
Administrative Analyst	II, III
Administrative Officer	I

SOUTHWEST PITTSBURG GEOLOGIC HAZARD ABATEMENT DISTRICT II POSITIONS

Executive Director	I
General Manager	I

SUCCESSOR AGENCY POSITIONS

Executive Director	I
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DISCLOSURE CATEGORIES

As part of the Conflict of Interest Code of the City of Pittsburgh, the designated positions described in Exhibit A are assigned to one or more of the following disclosure categories. Each holder of a designated position shall file an annual statement (Form 700) disclosing that individual's interest in investments, business positions, real property, and income, designated as reportable under that category to which the office or position is assigned as follows:

An investment, business position, interest in real property, or income is reportable if the business entity in which the investment or business position is held, the interest in real property, or the income or source of income may foreseeably be affected materially by any decision made or participated in by the holder of the designated position, or by virtue of the designated position held by that individual.

Designated Employees in Category "I" must report:

All investments, business positions in, and income from sources located in or doing business in the City and all interests in real property located in the City, including property located within a two-mile radius of the City or any property owned or used by the City of Pittsburgh.

Designated Employees in Category “II” must report:

All investments, business positions in, and sources of income of the type which provide services, supplies, materials, machinery or equipment of the type utilized by the City of Pittsburgh.

Designated Employees in Category “III” must report:

All investments, business positions in, and sources of income which are subject to the regulatory, permit or licensing authority of the City of Pittsburgh.

Disclosure by Consultants

Consultants shall be included in the list of designated employees and shall disclose pursuant to the broadest disclosure category (Category I) in the Conflict of Interest Code subject to the following limitation:

The City Manager may determine in writing that a particular consultant, although a “designated position,” is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements in this section. The written determination shall include the basis for this determination and shall be maintained as a public record to the same extent as other disclosures made under the Conflict of Interest Code.



STAFF REPORT

MEETING DATE: September 21, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
John Samuelson, Public Works Director/City Engineer
Tina Tan, Assistant Engineer

SUBJECT: Adoption of a City Council Resolution Accepting the Plans and Specifications and Awarding Project 4079 - Linscheid Drive Traffic Calming Phase II and Project 4088 - 2026/27 CDBG ADA Curb Ramp Installation

EXECUTIVE SUMMARY

Project 4079 – Linscheid Drive Traffic Calming Phase II (Project 4079) consists of the installation of traffic calming improvements, including roundabouts, medians, striping, and pavement markings at the intersections of Linscheid Drive and Ramona Street and Manville Avenue and Madoline Street. Project 4088 – 2026/27 CDBG ADA Curb Ramp Installation (Project 4088) consists of the installation of an ADA-compliant curb ramp at the intersection of Mae Avenue and Ramona Street to improve accessibility and meet current Americans with Disabilities Act (ADA) requirements. To streamline project delivery and reduce overall administrative and construction costs, the two Projects were combined into a single construction contract for bidding and construction.

Adoption of this resolution will accept the Project plans and specifications and award a construction contract to Modernscapes Innovations for the construction of these combined Projects.

FISCAL IMPACT

The anticipated total expenditure for Project 4079 and Project 4088 is \$380,419, which includes design, construction award, contingency, and construction support services. Funding will be provided through the Community Development Block Grant (CDBG), with \$366,833 allocated to Project 4079 and \$10,000 allocated to Project 4088, as previously approved through the FY 2026/27 CDBG Annual Action Plan. Additional funding comes from Measure J funds currently allocated to Project 4079.

Updated CIP Project Sheets for Project 4079 and 4088 are attached to this Staff Report.

RECOMMENDATION

City Council adopt Resolution, accepting the Project plans and specifications and authorizing the City Manager to execute a construction contract with Modernscapes Innovations for a total amount not to exceed \$249,767 for the construction of Project 4079 and Project 4088.

Staff recommends that the City Council allocate a construction contingency in the amount of \$75,000 for any unanticipated costs and contract change orders.

Staff further recommends that the City Engineer be authorized to approve contract change orders for both projects in a total amount not to exceed 50% of the construction contingency and the City Manager be authorized to approve change orders in an amount not to exceed the approved Project budget.

BACKGROUND

On April 6, 2026, City Council adopted Resolution No. 26-14756, awarding a construction contract to the lowest responsive, responsible bidder, Modernscapes Innovations in the amount of \$143,559 and allocating an additional \$100,000 from Measure J to Linscheid Drive Traffic Calming Phase I.

On July 20, 2026, City Council adopted Resolution No. 26-14802, accepting Linscheid Drive Traffic Calming Phase I as complete and authorized the City Engineer to file a Notice of Completion.

On May 18, 2026, City Council adopted Resolution No. 26-14775, approving the Community Development Block Grant (CDBG) FY 2026/27 Annual Action Plan and the CDBG recommendation authorizing funding in the amount of \$366,833 for Project 4079 and \$10,000 for Project 4088.

On July 11, 2026, staff advertised a single construction contract for Projects 4079 and Project 4088; Modernscapes Innovations was the lowest responsive, responsible bidder with a base bid amount of \$249,767.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee meeting.

STAFF ANALYSIS

The Linscheid Drive corridor has a history of traffic safety complaints, particularly at the intersections of Linscheid Drive and Madoline Street and surrounding intersections. In

response, City staff developed a multi-phased traffic calming plan. Phase I constructed the first roundabout at Linscheid Drive and Madoline Street using FY 2025/26 CDBG funding in the amount of \$280,236. The community responded positively to these improvements, leading to additional CDBG funding for Phase II.

Projects 4079 and 4088 were combined to improve project delivery, reduce administrative costs, and attract more competitive bids. Project 4079 includes installation of raised medians, pavement markings, and roundabouts at key intersections to reduce vehicle speeds, minimize conflict points, and improve overall traffic operations. Project 4088 improves pedestrian accessibility by installing an ADA-compliant curb ramp at the intersection of Mae Avenue and Ramona Street, ensuring compliance with ADA standards.

Sealed bids for these combined Projects were opened on August 26, 2026. Nine bids were received ranging from \$249,767 to \$428,974. The lowest bid from Modernscapes Innovations was below the engineer's estimate. It has been confirmed for accuracy, completeness, and conformance with bidding requirements.

Staff is recommending a higher than usual contingency amount to allow the City to add additional project scope to the Projects if necessary to fully utilize CDBG funds allocated to these Projects.

ATTACHMENTS: Resolution
4079 CIP Project Sheet
4088 CIP Project Sheet

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Accepting the Plans and Specifications,)
And Awarding Project 4079 – Linscheid)
Drive Traffic Calming Phase II and)
Project 4088 – 2026/27 CDBG ADA)
Curb Ramp Installation)

RESOLUTION NO. 26-

WHEREAS, Project 4079 – Linscheid Drive Traffic Calming Phase II (Project 4079) consists of the installation of traffic calming improvements, including roundabouts, medians, striping, and pavement markings at the intersections of Linscheid Drive and Ramona Street and Manville Avenue and Madoline Street; and

WHEREAS, Project 4088 – 2026/27 CDBG ADA Curb Ramp Installation (Project 4088) consists of the installation of an ADA-compliant curb ramp at the intersection of Mae Avenue and Ramona Street to improve accessibility and meet current Americans with Disabilities Act (ADA) requirements; and

WHEREAS, to streamline project delivery and reduce overall administrative and construction costs, the two Projects were combined into a single construction contract for bidding and construction; and

WHEREAS, on May 18, 2026, City Council adopted Resolution No. 26-14775, approving the Community Development Block Grant (CDBG) FY 2026/27 Annual Action Plan and the CDBG recommendation authorizing funding in the amount of \$366,833 for Project 4079 and \$10,000 for Project 4088; and

WHEREAS, on July 17, 2026, staff advertised a single construction contract for Projects 4079 and 4088; and

WHEREAS, on August 26, 2026, nine construction bids were received and Modernscapes Innovations was the lowest responsive, responsible bidder with a base bid in the amount of \$249,767.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburgh hereby accepts the plans and specifications, awards a construction contract to Modernscapes Innovation in the amount \$249,767, authorizes a contingency in the amount of \$75,000, authorizes the City Engineer to approve contract change orders in an amount not to exceed 50% of the contingency, and authorizes the City Manager to approve change orders for an amount not to exceed the approved project budget.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 21ST day of September 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

Project Title:

Project #:

Linscheid Drive Traffic Calming**4079**

Project Category: Roadway Infrastructure

Location: Intersection of Linscheid Dr and Madoline St

Project Manager: T. Tan

Project Priority: 1A - Essential

Project Status: Construction

Est. Completion Date: 2026/27

Description/Justification:

The project encompasses three intersections near Linscheid Drive with the primary goal of improving pedestrian safety and preventing vehicular speeding. The project was split up into two phases. The first phase constructed a traffic circle at the intersection of Linscheid Drive and Madoline Street. The scope included the installation of a roundabout, striping, and signage. The second phase of this project is expected to be completed by the end of FY 2027, will take place at the intersections of Linscheid Drive and Ramona Street, and Manville Avenue and Madoline Street. Improvements include, but are not limited to, the installation of roundabouts, medians, striping and pavement markings.

Supplemental Information:

Measure J funds from project 2019 - BART Pedestrian & Bicycle Connectivity were allocated to this project to complete the construction phase of Phase I (one roundabout at Linscheid/Madoline Street). Unspent Measure J funds will return to source.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
1101	Staff Time	\$ 1,326	\$ 29,904	\$ 16,000					\$ 47,230
2122	Design	\$ 184,404							\$ 184,404
2281	Construction		\$ 143,559	\$ 350,833					\$ 494,392
2372	Administrative Overhead								
TOTAL		\$ 185,730	\$ 173,463	\$ 366,833					\$ 726,026
PROJECT FUNDING		Prior	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
233	CDBG	\$ 202,184	\$ 78,052	\$ 366,833					\$ 647,069
204	Measure J		\$ 100,000						\$ 100,000
Unfunded									
TOTAL		\$ 202,184	\$ 178,052	\$ 366,833					\$ 747,069

Project Title:

Project #:

2026/27 CDBG ADA Curb Ramp Installation Project

4088



Project Category:	Roadway Infrastructure
Location:	Linscheid Drive
Project Manager:	T. Tan
Project Priority:	1C – Essential
Project Status:	New
Est. Completion Date:	2026/27

Description/Justification:

This project consists of the construction of curb ramp(s) required in conjunction with the Linscheid Drive Traffic Calming Project.

Supplemental Information:

Funding Source: HUD CDBG Grant. Project will be combined and bid with Project 4079-Linscheid Drive Traffic Calming Project.

PROJECT FINANCING		CURRENT		PROPOSED					
PROJECT EXPENDITURES		Prior	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
1101	Staff Time			\$ 1,000					\$ 1,000
2281	Construction			\$ 9,000					\$ 9,000
TOTAL									\$ 10,000
PROJECT FUNDING		Prior	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
233	CDBG			\$ 10,000					\$ 10,000
TOTAL				\$ 10,000					\$ 10,000



STAFF REPORT

MEETING DATE: September 21, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
Phil Galer, Chief of Police
James Terry, Lieutenant

SUBJECT: Adoption of a City Council Resolution Authorizing the Acceptance and Appropriation of Edward Byrne Memorial Justice Assistance Grant (JAG) Funds for Critical Incident Response Training Equipment

EXECUTIVE SUMMARY

The Pittsburg Police Department has been awarded \$33,511 in Edward Byrne Memorial Justice Assistance Grant (JAG) funding to support the purchase of specialized scenario based training equipment. The Police Department is requesting City Council authorization to accept and appropriate the awarded grant funds and proceed with the purchase of the approved training equipment.

FISCAL IMPACT

The total cost of the training equipment is \$36,401.61. The City of Pittsburg has been awarded \$33,511 in JAG grant funding. Amount of \$2,890.61 in excess of grant award will be covered by the Pittsburg Police Department's General Fund existing budget.

RECOMMENDATION

Staff recommends City Council approval of the attached resolution authorizing the acceptance and appropriation of \$33,511 in awarded JAG grant funds towards the purchase of the Unit Solutions Training Package.

BACKGROUND

The Pittsburg Police Department continually evaluates its training programs and equipment to ensure officers are prepared to respond effectively to a wide range of public safety incidents. Scenario-based training provides officers with an opportunity to

practice decision-making, communication, coordination, and response tactics in controlled and repeatable training environments.

The Police Department applied for JAG funding to enhance its existing training capabilities through the acquisition of specialized equipment that allows instructors to create more realistic and adaptable training scenarios. The Department has since been awarded \$33,511 for this purpose.

The equipment will be incorporated into the Department's ongoing training program and used to prepare personnel for complex, high risk incidents that require a coordinated law enforcement response. The equipment can be used in a variety of training environments and allows instructors to tailor exercises to specific training objectives and evolving public safety needs.

SUBCOMMITTEE FINDINGS

This item was presented to and supported by the Public Safety Subcommittee.

STAFF ANALYSIS

The Pittsburgh Police Department continually works to ensure officers are prepared to respond safely and effectively to critical incidents. The proposed equipment will enhance the Department's scenario-based training by providing officers with realistic opportunities to practice decision-making, communication, coordination, and response tactics in a controlled training environment.

The equipment will be incorporated into the Department's ongoing training program and used to prepare personnel for a variety of high risk and rapidly evolving public safety incidents. Therefore, it is staff's recommendation that City Council adopt the resolution accepting and appropriating \$33,511 in JAG Grant funds for the purchase of critical incident response training equipment.

ATTACHMENTS: Resolution
Unit Solutions Quote

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing the Acceptance and)
Appropriation of Edward Byrne)
Memorial Justice Assistance Grant)
Funds for Critical Incident Response)
Training Equipment)

RESOLUTION NO. 26-

WHEREAS, the Pittsburgh Police Department has been awarded \$33,511 in Edward Byrne Memorial Justice Assistance Grant (JAG) funds to support the purchase of specialized scenario-based training equipment; and

WHEREAS, the training equipment will enhance the Police Department's ability to provide realistic and adaptable training focused on decision-making, communication, coordination, and response to critical incidents; and

WHEREAS, the total cost of the Unit Solutions Training Package is \$36,401.61, of which \$33,511 will be funded through the JAG Grant and the remaining \$2,890.61 will be funded through the Pittsburgh Police Department's existing General Fund budget; and

WHEREAS, the Pittsburgh Police Department desires to incorporate the equipment into its ongoing training program to enhance officer preparedness for a variety of high risk and rapidly evolving public safety incidents.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburgh hereby authorizes the acceptance of \$33,511 in Edward Byrne Memorial Justice Assistance Grant funds for the purchase of the Unit Solutions Training Package and authorizes the City Manager or designee to take all actions necessary to administer the grant and effectuate the purchase on behalf of the City.

BE IT FURTHER RESOLVED that the City Council of the City of Pittsburgh hereby amends the fiscal year 2026-27 Miscellaneous Grants Fund Budget by increasing estimated revenues and appropriations by \$33,511, each.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 21st day of September 2026, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk



OFFICIAL QUOTE

Customer Name:

Contact: James Terry
Phone:
Email: jeterri@pittsburgca.gov
Address: 65 Civic Avenue
City, State, Zip Code: Pittsburg, CA, 94565

Dated As: 8.14.26
Purchase Order #:

About Vendor:

Company Name: UNIT Solutions
Address: 12023 Aneta St.
City, State, Zip Code: Culver City, CA 90230

Contact: Cody Snider
Phone: 610.308.9061
Email: csnider@unitsolutions.com

Ship To:

Name: James Terry
Address: 65 Civic Avenue
City, State, Zip Code: Pittsburg, CA, 94565

Phone: 925.584.4911

DETAILS	QTY.	UNIT PRICE	Total
UNIT Solutions Agency Starter Kit, MK14 Incl Holosun Reflex,, TLR-1, and Primary Arms SLDx	1	\$20,920.00	\$20,920.00
Laser Ammo Agency Add-On	1	\$3299.00	\$3,299.00
Laser Ammo - CQB in a Box Target System	3	\$2300.00	\$6,900.00
UNIT Solutions UNIT9 Laser Barrel	8	\$215.00	\$1,720.00

Additional Notes:

The UNIT4™ training rifles and magazines are covered from all defects in material and workmanship in the product that occur during the 5- year warranty period.

The following are not covered by the warranty: Damages, deterioration or malfunction resulting from: an accident, act of nature, abuse, misuse, neglect, modification or failure to follow the instructions provided in the Operator's Manual.

SUBTOTAL	\$32,839.00
TAX	\$3,037.61
SHIPPING	\$525.00
TOTAL	\$36,401.61

(Signatures of Authorized
Person)



STAFF REPORT

MEETING DATE: September 21, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
John Samuelson, Director of Public Works/City Engineer
Gina Haynes, Assistant Director of Public Works-Engineering

SUBJECT: Adoption of a City Council Resolution Authorizing Execution of the First Amendment to the Consulting Services Agreement with Tanner Pacific, Inc. for Construction Management for Project 5067-Water Treatment Plant Filter Improvements and Hypochlorite Conversion Project

EXECUTIVE SUMMARY

Project 5067-Water Treatment Plant (WTP) Filter Improvements and Hypochlorite Conversion (the "Project") is paramount to the City's ability to continue providing high-quality drinking water to residents. The Project includes installation of six new water filters, conversion of an existing gaseous chlorine system to liquid hypochlorite (bleach), and upgrades to filter effluent pumping and underground WTP infrastructure. Due to the magnitude, complexity, and duration of the Project, continued construction management services are necessary to provide the technical expertise, staffing resources, and oversight required to successfully administer construction. The proposed First Amendment provides additional compensation for construction management services required as a result of this extended construction duration. The amendment will allow Tanner Pacific to continue providing the necessary construction inspection, contract administration, coordination, schedule and cost management, and technical support for the additional time required to complete the Project.

FISCAL IMPACT

The proposed amendment would increase the compensation in the Agreement by \$2,076,527.21 for a total not-to-exceed amount of \$5,760,757.21 and would be funded by the existing Project budget.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution authorizing the City Manager to execute the First Amendment to the Agreement with Tanner Pacific, Inc.

BACKGROUND

On November 6, 2023, Tanner Pacific, Inc. submitted a proposal to the City Engineer to provide construction management services for the Project during the design and construction phases, at an estimated cost of approximately \$3,684,230 based on anticipated duration from November 1, 2023, through September 30, 2026. This budget was consistent with the anticipated project duration at the time of issuance of the Request for Proposal (RFP).

The City's Construction Management RFP identified an anticipated construction duration of 24 to 30 months. However, the subsequently advertised construction contract established a contract duration of 1,300 calendar days, resulting in a construction period substantially longer than the duration used to establish the original construction management budget.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

Project 5067 is the largest capital improvement project ever undertaken by the City. Tanner Pacific, Inc. has played an integral role in supporting the Project's construction management services. The firm's extensive technical expertise in water treatment facilities, combined with its skilled construction management team provided for this project, has provided valuable support to City staff and project stakeholders.

The remaining budget is insufficient to provide the level of construction management and inspection services necessary through the current anticipated construction contract completion date. The extended construction duration, resulting in part from design changes and modifications made during the early stages of the Project, has increased the duration of construction management and inspection services beyond what was anticipated when the original Agreement budget was established.

The proposed First Amendment provides the additional funding necessary to maintain the appropriate level of construction management and inspection services throughout the current construction schedule. The amendment also incorporates funding for additional services authorized by the City after the original budget was established, including labor compliance monitoring and partnering facilitation.

The requested budget is based on the current anticipated project completion date of February 28, 2028, and the level of effort presently anticipated to support the project through completion.

ATTACHMENT: Resolution
Draft First Amendment

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing Execution of a First Amendment)
To the Consulting Service Agreement with)
Tanner Pacific, Inc. for Construction)
Management for Project 5067-Water)
Treatment Plant Filter Improvements and)
Hypochlorite Conversion Project)

RESOLUTION NO. 26-

WHEREAS, Project 5067-Water Treatment Plant Filter Improvements and Hypochlorite Conversion Project (Project) consists of construction of dual media filters, hypochlorite conversion, replacement of deteriorated piping and installation of new piping; and

WHEREAS, on November 6, 2023, Tanner Pacific, Inc. submitted a proposal to the City Engineer to provide construction management services for the Project during the design and construction phases, at an estimated cost of approximately \$3,684,230 based on anticipated duration from November 1, 2023, through September 30, 2026; and

WHEREAS, the City negotiated with Tanner Pacific a First Amendment to the Agreement to maintain the current level of construction management and inspection services through the current anticipated construction contract completion date, at a cost of \$2,076,527.21; and

WHEREAS, staff recommends that the City Council authorize the City Manager to execute a First Amendment to the Agreement with Tanner Pacific, Inc. increasing compensation by \$2,076,527.21 for a revised total not-to-exceed amount of \$5,760,757.21.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Pittsburgh hereby authorizes the City Manager to execute the First Amendment to the Consulting Services Agreement with Tanner Pacific, Inc for \$2,076,527 for a revised total not to exceed amount of \$5,760,757.21.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 21st day of September 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**FIRST AMENDMENT TO
CONSULTING SERVICES AGREEMENT BETWEEN
CITY OF PITTSBURG AND
TANNER PACIFIC, INC.**

**Relating to: Project 5067
Water Treatment Plant Filtration Improvements and Hypochlorite Conversion**

THIS First Amendment to the Principal Agreement made and entered into on November 6, 2023, hereafter referred to as Agreement, between Tanner Pacific, a California corporation, therein referred to as Consultant, and the City of Pittsburg, a municipal corporation, therein referred to as City, is made and entered into on this 22nd day of September 2026.

WHEREAS, the parties entered into an Agreement for construction management services relating to Project 5067 Water Treatment Plant Filtration Improvements and Hypochlorite Conversion; and

WHEREAS, due to the magnitude, complexity, and duration of the project, continued construction management services are necessary to provide the technical expertise, staffing resources, and oversight required to successfully administer construction, and the parties desire to extend the term, add services, and increase the compensation amount accordingly.

NOW, THEREFORE, Consultant and City do mutually agree as follows:

1. Term. Section 1.1 of the Agreement term is hereby amended to read as follows: The term of this Agreement shall begin on the Effective Date and shall end on December 30, 2028, or the date 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

2. Compensation. Section 2 of the Agreement is hereby amended to read as follows: City hereby agrees to pay Consultant a sum not to exceed Five Million Seven Hundred Sixty Thousand Seven Hundred Fifty-Seven Dollars and Twenty-One Cents (\$5,760,757.21), 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.

3. Exhibit A Scope of Services. Exhibit A is hereby amended to include Attachment 1 of this First Amendment.

4. Exhibit B Compensation Schedule. Exhibit B is hereby amended to include Attachment 2 of this First Amendment.

5. Integration. This First Amendment contains the entire agreement between the parties with respect to its subject matter and supersedes whatever oral or written understanding they may have had prior to the execution of this First Amendment. This First Amendment shall not be amended or modified except by a written agreement executed by each of the parties. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Consultant shall perform all duties, obligations and conditions required under the Agreement.

6. Inconsistencies. In the event of any conflict or inconsistency between the provisions of this First Amendment and the Agreement, the provisions of this First Amendment shall control in all respects.

7. Ambiguities. The parties have each carefully reviewed this First Amendment and have agreed to each term of this First Amendment. No ambiguity shall be presumed to be construed against either party.

8. Counterparts. This First Amendment may be executed by the parties in one or more counterparts all of which collectively shall constitute one document and agreement.

9. Authority. The person signing this First Amendment for Consultant hereby represents and warrants that he or she is fully authorized to sign this First Amendment on behalf of Consultant.

IN WITNESS WHEREOF, the parties have entered into this First Amendment on the day and year first hereinabove appearing.

CONSULTANT:

TANNER PACIFIC, a corporation in the State of California

By: _____
William Tanner, CEO

CITY:

CITY OF PITTSBURG, a municipal corporation of the State of California

By: _____
Darin Gale, City Manager

APPROVED AS TO FORM:

By: _____
Donna Mooney, City Attorney

EXHIBIT A
SCOPE OF SERVICES

The scope of the Agreement was based on a service period of 30 months. Circumstances led to a longer construction period, which requires Consultant to provide additional construction management services through the duration of the project, now scheduled to finish in February 2028.

Consultant shall perform additional services in labor compliance monitoring and partnering facilitation.

EXHIBIT B
COMPENSATION SCHEDULE



STAFF REPORT

MEETING DATE: September 21, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
John Samuelson, Director of Public Works/City Engineer
Sharon Paz, Administrative Analyst II

SUBJECT: Adoption of a City Council Resolution Authorizing Execution of the Third Amendment to the Consulting Services Agreement with West Yost and Associates for Design of Project 5067 Water Treatment Plant Filter Improvements and Hypochlorite Conversion

EXECUTIVE SUMMARY

Project 5067 Water Treatment Plant (WTP) Filter Improvements and Hypochlorite Conversion (Project) is paramount to the City's ability to continue providing high-quality drinking water to residents. The Project includes installation of six new water filters, conversion of an existing gaseous chlorine system to liquid hypochlorite (bleach), and upgrades to filter effluent pumping and underground WTP infrastructure. West Yost and Associates (West Yost) has been providing engineering services during construction of the Project. This Third Amendment will allow West Yost to continue to provide services such as submittal reviews, requests for information responses and design clarifications needed during the extended construction phase.

FISCAL IMPACT

The Third Amendment will increase the Consultant Services Agreement (Agreement) amount by \$481,880.81 to a total not to exceed amount of \$6,578,899.81. Funding for this Amendment will be provided by existing Project funds and no additional funding is needed.

RECOMMENDATION

City Council authorize the City Manager to execute the Third Amendment to the

Agreement with West Yost for additional design services.

BACKGROUND

On September 19, 2022, City Council adopted Resolution No. 22-14175 authorizing an Agreement between the City and West Yost for Project design in the amount of \$2,840,437.00.

On July 1, 2024, City Council adopted Resolution No. 24-14505 authorizing the First Amendment to the Agreement with West Yost, adding scope and increasing the maximum compensation to \$5,148,019.

On August 18, 2025, City Council adopted Resolution No. 25-14667 authorizing the Second Amendment to the Agreement with West Yost extending the term to December 30, 2028, adding scope, and increasing the maximum compensation to \$6,097,019.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

West Yost was selected for design of the Project based on their experience with the design of other water treatment facilities, their staff expertise, and previous history of providing high-quality services to public entities.

The level of effort for design engineering support during construction continues to be greater than expected with additional submittal reviews, requests for information responses and design clarifications. The increase in scope and compensation is necessary for the Project's successful completion.

ATTACHMENTS: Resolution
Third Amendment

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing Execution of the Third)
Amendment of the Consulting Services)
Agreement with West Yost and)
Associates for Design of Project 5067)
Filter Improvements and Hypochlorite)
Water Treatment Plant Conversion)

RESOLUTION NO. 26-

WHEREAS, Project 5067 Water Treatment Plant Filtration Improvements and Hypochlorite Conversion (Project) includes the installation of six new water filters, conversion of an existing gaseous chlorine system to liquid hypochlorite (bleach), and upgrades to filter effluent pumping and underground plant infrastructure; and

WHEREAS, on September 19, 2022, City Council adopted Resolution No. 22-14175 authorizing a Consulting Services Agreement ("Agreement") between the City and West Yost and Associates ("West Yost") for design of the Project in the amount of \$2,840,437.00; and

WHEREAS, on July 1, 2024, City Council adopted Resolution No. 24-14505 authorizing the First Amendment to the Agreement with West Yost for design of the Project, adding scope, and increasing the maximum compensation to \$5,148,019; and

WHEREAS, on August 18, 2025, City Council adopted Resolution No. 25-14667 authorizing the Second Amendment to the Agreement with West Yost extending the term to December 30, 2028, adding scope, and increasing the maximum compensation to \$6,097,019; and

WHEREAS, the level of effort for design engineering support during construction continues to be greater than expected with additional submittal reviews, requests for information responses and design clarifications. The increase in scope and compensation to \$6,578,899.81 is necessary for the Project's successful completion.

WHEREAS, the existing project budget has sufficient funds for the \$481,880.81 increase in compensation. No new funding is requested.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburgh hereby authorizes the City Manager to execute the Third Amendment to the Agreement with West Yost, increasing the Agreement by \$481,880.81 for a total not to exceed amount of \$6,578,899.81.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 21st day of September 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**THIRD AMENDMENT TO
CONSULTING SERVICES AGREEMENT BETWEEN
CITY OF PITTSBURG AND
WEST YOST AND ASSOCIATES, INC.**

**Relating to: Project 5067
Water Treatment Plant Filtration Improvements and Hypochlorite Conversion**

THIS Third Amendment to the Principal Agreement made and entered into on September 22, 2026, hereafter referred to as Agreement, between West Yost and Associates, a California corporation, therein referred to as Consultant, and the City of Pittsburg, a municipal corporation, therein referred to as City, is made and entered into on this 22nd day of September 2026.

WHEREAS, the parties entered into an Agreement for engineering design services for Project 5067 Water Treatment Plant Filtration Improvements and Hypochlorite Conversion; and amended the same on June 14, 2024 ("Third Amendment"), and on August 18, 2025 ("Second Amendment"), and;

WHEREAS, the parties desire to reduce some service levels and increase others such as additional submittal reviews, requests for information (RFI) responses and design clarifications, and increase the compensation amount accordingly.

NOW, THEREFORE, Consultant and City do mutually agree as follows:

1. Compensation. Section 2 of the Agreement is hereby amended to read as follows: City hereby agrees to pay Consultant a sum not to exceed Six Million Five Hundred Seventy-Eight Thousand Eight Hundred Ninety-Nine Dollars and Eighty-One Cents (\$6,578,899.81), 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.

2. Exhibit A Scope of Services. Exhibit A is hereby amended to include Attachment 1 of this Third Amendment.

3. Exhibit B Compensation Schedule. Exhibit B is hereby amended to include Attachment 2 of this Third Amendment.

4. Integration. This Third Amendment contains the entire agreement between the parties with respect to its subject matter and supersedes whatever oral or written understanding they may have had prior to the execution of this Third Amendment. This Third Amendment shall not be amended or modified except by a written agreement executed by each of the parties. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Consultant shall perform all duties, obligations and conditions required under the Agreement.

5. Inconsistencies. In the event of any conflict or inconsistency between the provisions of this Third Amendment and the Agreement, the provisions of this Third Amendment shall control in all respects.

6. Ambiguities. The parties have each carefully reviewed this Third Amendment and have agreed to each term of this Third Amendment. No ambiguity shall be presumed to be construed against either party.

7. Counterparts. This Third Amendment may be executed by the parties in one or more counterparts all of which collectively shall constitute one document and agreement.

8. Authority. The person signing this Third Amendment for Consultant hereby represents and warrants that he or she is fully authorized to sign this Third Amendment on behalf of Consultant.

IN WITNESS WHEREOF, the parties have entered into this Third Amendment on the day and year first hereinabove appearing.

CONSULTANT:

WEST YOST AND ASSOCIATES, INC., a
corporation of the State of California

By: _____
Greg Chung, Principal-In-Charge

CITY:

CITY OF PITTSBURG, a municipal
corporation of the State of California

By: _____
Darin Gale, City Manager

APPROVED AS TO FORM:

By: _____
Donna Mooney, City Attorney

EXHIBIT A

SCOPE OF SERVICES

Task 008. Project Management Services

Original Budget and Amendment 2: \$211,419.80 Spent: \$100,015.03

The average spending rate has been about \$4,400. At that spending rate, it is estimated the cost to complete this task will be an additional \$96,800 for a revised budget total of \$196,815.03. A reduction of \$14,604.77 is proposed for this task.

Task 008 Deliverables

- Progress reports and invoices: One (1) electronic copy per month

Task 009. Conformed Drawings

Original Budget and Amendment 2: \$115,167.80 Spent: \$121,052.19

This task is complete. An increase of \$5,884.39 is requested for this task to cover actual costs incurred for a revised budget total of \$121,052.19.

Task 009 Deliverables

- All deliverables have been provided.

Task 010. Pre-Construction Meeting

Original Budget and Amendment 2: \$10,363.40 Spent: \$4,535.70

This task is complete. A reduction of \$5,827.70 is proposed for this task for a revised budget total of \$4,535.70.

Task 010 Deliverables

- All deliverables have been provided.

Task 011. SCADA Programming

Original Budget and Amendment 2: \$386,976.50 Spent: \$272,558.44

This task is ongoing. Approximately \$220,000 is needed to complete this task; therefore, an increase of \$105,581.94 is requested for a revised budget total is \$492,558.44. The extended startup schedule of six months and additional coordination efforts for the chemical facilities have been more than originally budgeted. Also, development of the control narratives for the chemical facilities required more effort than originally anticipated. The original assumption was that the existing chemical control narratives could be used without significant modification but after review, more work was required than originally estimated.

Task 011 Deliverables

- Control narratives
- Final copies of the programs

Task 012. Submittal Review

Original Budget and Amendment 2: \$769,839.90 Spent: \$826,234.30

This task is ongoing. It is currently over budget by \$56,394.40. Based on Contractor information, an additional 30 submittals, 15 resubmittals and 25 O&M Manuals will need to be reviewed to complete this task. The level of effort is estimated at \$1,700 per submittal/resubmittal and \$2,500 per O&M Manual. However, with Bill Faisst helping on O&M manual reviews, the level of effort is reduced to \$1,250 per O&M manual. The projected cost for future submittal review is \$107,750. An increase of \$164,144.40 is requested to complete this task for a revised budget total of \$933,984.30.

Task 012 Deliverables

- Submittal Review Comments: One (1) electronic copy per submittal.

Task 013. Respond to Requests for Information (RFIs)

Original Budget and Amendment 2: \$544,645.50 Spent: \$621,475.57

This task is ongoing and is over budget by \$76,830.07. The level of effort to review RFIs has been approximately \$1,400 per RFI. Based on Contractor information, an additional 50 RFIs are expected to complete this task. At \$1,400 per RFI, the projected cost for future RFIs is \$70,000. An increase of \$146,830.07 is requested to complete this task for a revised budget total of \$691,475.57.

Task 013 Deliverables

- RFI Responses: One (1) electronic copy per RFI

Task 014. Design Clarifications

Original Budget and Amendment 2: \$328,229.30 Spent: \$389,579.44

This task is ongoing and over budget by \$61,350.14. The Contractor continues to require design clarifications to be developed for most changes to the Contract Documents when the RFI process and final documentation through Record Drawing process would be more efficient. Also, the level of detail that the Contractor requires is more than what we have experienced on past projects.

It is estimated that an additional eight design clarifications will be needed to complete this task. Our level of effort for this task assumes that AutoCAD drawings will not be needed on all design clarifications and most design clarifications can be issued using Bluebeam or PDF markups. Based on this assumption, the level of effort is estimated at \$9,000 per design clarification with a projected cost for future design clarifications at \$72,000. An increase of \$133,350.14 is requested to complete this task for a revised budget total of \$461,579.44.

Task 014 Deliverables

- Design Clarifications: One (1) electronic copy with cover page and amended contract documents per design clarification

Task 015. Meetings

Original Budget and Amendment 2: \$193,532.80 Spent: \$140,482.64

The meeting effort has been approximately \$6,000 per month. Attendance at the weekly City and construction meetings will be reduced to one West Yost staff member and the duration of the meeting will be reduced to less than 30 minutes at each meeting. This will reduce the effort by \$2,000 per month, which will reduce the effort to \$4,000 per month. Therefore, the projected cost to complete this task is \$88,000. An increase of \$34,949.84 is requested for a revised budget total of \$228,482.64.

Task 016. Site Visits

Original Budget and Amendment 2: \$92,714.40 Spent: \$4,402.64

This task is ongoing. This task could be reduced based on the level of effort to date. We propose a reduction of this task by \$40,000 to \$52,714.00.

Task 016 Deliverables

- Site visit field notes

Task 017. Change Orders

Original Budget and Amendment 2: \$31,108.30 Spent: \$24,247.05

An additional \$24,000 is estimated to complete this task. Construction is approximately 50 percent complete and the additional effort for this task is assumed to be approximately the same for the second half of the project. Therefore, an increase of \$17,138.75 is requested for a revised budget total of \$48,247.05.

Task 017 Deliverables

- Change order comments

Task 018. Start-Up and Testing

Original Budget and Amendment 2: \$81,812.10 Spent: \$11,383.34

No reductions or increases are proposed for this task. The budget for this task remains at \$81,812.10.

Task 018 Deliverables

- Startup and Testing Plan Review Comments

Task 019. Final Punch List

Original Budget and Amendment 2: \$47,143.10

Spent: \$0.00

The Final Punch List task effort will be reduced to six West Yost team members spending 8 hours to conduct a site walk and provide comments in an excel spreadsheet provided by Tanner Pacific. The budget for this task is reduced to \$20,000.00.

Task 019 Deliverables

- Final Punch List

Task 020. Record Drawings

Original Budget and Amendment 2: \$93,762.90

Spent: \$20,797.47

Approximately \$21,000 has been spent on this task developing intermediate updated civil drawings. No reductions or increases are proposed for this task. The budget for this task remains at \$93,762.90.

Task 020 Deliverables

- Record Drawings: One (1) copy in AutoCAD format and one (1) copy in pdf format
- Civil Intermediate Set

Task 021. Permit Assistance and DDW Coordination

Original Budget and Amendment 2: \$17,329.20

Spent: \$18,559.54

This task is over budget by \$1,230.34. This task did not include updating the existing SOPs and updating the Operations Plan required more effort than originally estimated. An additional \$19,000 is estimated to complete this task. Construction is approximately 50 percent complete and the additional effort for this task is assumed to be approximately the same for the second half of the project. An increase of \$20,230.34 is requested for a revised budget total of \$37,559.54.

Task 021 Deliverables

- Application assistance

Task 022. Corrosion Control Analysis

Original Budget and Amendment 2: \$58,353.00

Spent: \$0.00

This task will be removed from the scope of work.

Task 022 Deliverables

- Draft and Final Technical Memorandum

Task 023. Additional Design Effort

Original Budget and Amendment 2: \$274,184.00

Spent: \$273,883.51

This task is complete. A reduction of \$300.49 is proposed for this task for a revised budget total of \$273,883.51.

EXHIBIT B
COMPENSATION SCHEDULE

Consultant shall perform services on a time and material basis in an amount not to exceed \$6,578,899.81. The chart below identifies the remaining tasks with related fees.

Task	Original Fee Plus Amendment 2	Current Spent (June 30, 2026)	Projected Cost-to-Complete	Additional Fee Requested	Revised Task Amount
8. Project Management	\$211,419.80	\$100,015.03	\$96,800.00	(\$14,604.77)	\$196,815.03
9. Conformed Documents	\$115,167.80	\$121,052.19	0.00	\$5,884.39	\$121,052.19
10. Pre-construction Meeting	\$10,363.40	\$4,535.70	0.00	(\$5,827.70)	\$4,535.70
11. SCADA Programming	\$386,976.50	\$272,558.44	\$220,000.00	\$105,581.94	\$492,558.44
12. Submittal Review	\$769,839.90	\$826,234.30	\$107,750.00	\$164,144.40	\$933,984.30
13. RFI Response	\$544,645.50	\$621,475.57	\$70,000.00	\$146,830.07	\$691,475.57
14. Design Clarifications	\$328,229.30	\$389,579.44	\$72,000.00	\$133,350.14	\$461,579.44
15. Meetings	\$193,532.80	\$140,482.64	\$88,000.00	\$34,949.84	\$228,482.64
16. Site Visits	\$92,714.40	\$4,402.64	\$48,311.76	(\$40,000.00)	\$52,714.40
17. Change Orders	\$31,108.30	\$24,247.05	\$24,000.00	\$17,138.75	\$48,247.05
18. Start-Up and Testing	\$81,812.10	\$11,383.34	\$70,428.76	\$0.00	\$81,812.10
19. Final Punch List	\$47,143.10	\$0.00	\$20,000.00	(\$27,143.10)	\$20,000.00
20. Record Drawings	\$93,762.90	\$20,797.47	\$72,965.43	\$0.00	\$93,762.90
21. Permit Assistance and DDW Coordination	\$17,329.20	\$18,559.54	\$19,000.00	\$20,230.34	\$37,559.54
22. Corrosion Control Analysis	\$58,353.00	\$0.00	\$0.00	(\$58,353.00)	\$0.00
23. Additional Design Services	\$274,184.00	\$273,883.51	\$0.00	(\$300.49)	\$273,883.51
Total	\$3,256,582.00	\$2,829,206.86	\$909,255.95	\$481,880.81	\$3,738,462.81



STAFF REPORT

MEETING DATE: September 21, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
Elena Adair, Director of Finance

SUBJECT: Adoption of a City Council Resolution Ratifying the Services Agreement with Mail Stream Corporation and Authorizing the City Manager to Execute the First Amendment to the Services Agreement

EXECUTIVE SUMMARY

In July 2022, the City of Pittsburg entered into a services agreement with Mail Stream Corporation ("Mail Stream") for utility bill printing and mailing services ("Agreement"). The Agreement included an initial two-year term, with three one-year options, which were exercised in June 2024 and 2025. The proposed First Amendment to the Agreement ("Amendment") would memorialize the exercise of the first two one-year options, and authorize exercising the final one-year option, extending the Agreement term through June 30, 2027, and establishing a total not-to-exceed amount of \$868,122, inclusive of funds previously expended.

FISCAL IMPACT

The fiscal year (FY) 2026-27 cost of the Agreement is estimated to be \$200,000. Funding for this amount is included in the Water Fund FY 2026-27 budget.

Ratification of the Agreement and the Amendment will establish a total not-to-exceed amount of \$868,122, of which the City has previously paid a total of \$668,122 for services provided.

RECOMMENDATION

City Council adopt a resolution ratifying the Services Agreement with Mail Stream Corporation and authorizing the City Manager to execute the First Amendment to the Services Agreement, extending the Agreement through June 30, 2027.

BACKGROUND

Mail Stream Corporation is located in Contra Costa County and has been providing utility bill printing and mailing services for the City since July 2022. On average, Mail Stream prints and mails over 20,000 utility bills each month, and sends delinquent notices as necessary.

Mail Stream guarantees delivery of printed materials to the post office within 48 business hours of printing. The company has consistently provided timely and professional service and has been responsive to the operational needs of City Utility Billing staff.

The original Agreement provided for an initial two-year term and three optional one-year extensions. The proposed First Amendment would exercise the remaining extension option and continue services through June 30, 2027.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The City relies on Mail Stream to perform the recurring, time-sensitive printing and mailing of utility bills and delinquency notices. These services are essential to the City's billing and revenue-collection operations and help ensure that customers receive accurate and timely account information.

When the Agreement began in July 2022, its average annual cost was approximately \$167,000. That amount included approximately \$122,000 for postage and \$45,000 for printing and related services. Since that time, Mail Stream has processed and mailed more than 20,000 utility bills per month while meeting its commitment to deliver printed materials to the post office within 48 business hours.

The City has paid a total of \$668,122 for services provided under the Agreement. Ratification will affirm the Agreement and the expenditures made for services received to date. Approval of the First Amendment will authorize the continuation of services through June 30, 2027, and establish a total not-to-exceed amount of \$868,122.

Extending the Agreement will avoid disruption to the City's utility billing operations while retaining a vendor that has demonstrated reliable performance and familiarity with the City's billing requirements. Funding for the estimated FY 2026-27 cost of \$200,000 is included in the adopted Water Fund budget.

Based on Mail Stream's performance, the operational importance of uninterrupted utility billing services, and the availability of budgeted funds, staff recommends that the City Council ratify the Agreement and authorize the City Manager to execute the First

Amendment.

ATTACHMENT: Resolution
Original Services Agreement
First Amendment to Services Agreement

MAIL STREAM CORPORATION SERVICE AGREEMENT

This Mail Stream Corporation Service AGREEMENT and the Mail Stream Corporation Terms and Conditions, attached hereto and incorporated herein (collectively the "AGREEMENT"), is entered into between Mail Stream Corporation and City of Pittsburg ("Customer"). Mail Stream Corporation guarantees service fee price protection for the duration of this AGREEMENT. Adjustments to the service prices stated in this AGREEMENT are limited to the contract renewal date.

This AGREEMENT shall continue in force for a period of two (2) years from the 1st day of the calendar month prior to the Commencement date with the option of three (3) - one (1) year extensions to the contract. Commencement Date: Date of signed and executed agreement (page 3 of 5).

Scope Of Work

- A) **Data Conversion.** The customer will provide Mail Stream with formatted billing statement, reminder letter, and subscriber activity data via FTP and Mail Stream will convert the data into the approved billing statement reminder letter, and subscriber activity formats. The customer is responsible for the accuracy of all data provided to Mail Stream.
- B) **Offset Printing.** Mail Stream will offset print a six month supply of the following items:
 - 1) Billing statement forms (shells).
 - 2) # 10 EPS Envelopes 1/0 (Black).
 - 3) # 9 EPS Envelopes 1/0 (Black).
- C) **Statement Processing.** Mail Stream will laser print billing statements, fold, insert, meter, sort, sack, tie or tray according to USPS regulations and deliver to the US Postal service Bulk Mail Entry Facility located in Concord CA.
- D) **Contract Pricing Details**
 - 1) **Monthly Statements - 15,000 - 18,000 Pieces Per Month / Multi Page**
 - a. Statement Stock with micro perf
 - b. # 10 EPS
 - c. # 9 EPS
 - d. Data Processing
 - e. Variable Data Print
 - f. Fold & Insert
 - TOTAL**

\$.172 per piece

2) **Past Due Letters — 200 — 400 pieces per week**

a. Letter Stock with micro perf

b. # 10 EPS

c. # 9 EPS

d. Data Processing

e. Variable Data

f. Insert 2 Piece

TOTAL

\$30 per piece

3) **Additional inserts as required**

a. 8 1/2 x 11 req. folding

\$0.045

b. 8 1/2 x 11 pre folded

\$0.045

c. 3.66 x 8 1/2 slip

\$0.045

4) **Estimated Postage Range**

Current Presort Postage Rate

Postage estimate is based solely on letter-sized pieces of mail (# 10 Envelope) weighing 1 oz. or a fraction of 1 oz. that qualify for USPS First Class postal meter rates.

5) **Postage Trust Account**

A Postage Trust Account will be established for pre-payment of postage. The customer will be billed during the last week of the month prior to the month of mailing based on estimates derived from the customer's Mailing Exports Log. Mail Stream will provide a monthly report detailing amounts received on account and postage used.

While monthly totals are substantially accurate, the quantities and schedules for the above documents are subject to variability.

6) **MLOC MASS**

A MLOC MASS service fee of \$0.02 will apply to each piece of presorted first class mail.

7) **Multi Page Statement**

Multi Page statement that requires hand processing will be charged at the rate of \$1.50 for each.

E) **Metered Mail Tracking.**

Mail Stream Corporation will assign an internal account number to digitally track mail metered for the City of Pittsburg. This account number and digital tracking serves to verify date and the volume of mail metered on any give-day.

F) **Completion Dates and Delivery to USPS.**

The Customer expects, and Mail Stream warrants, that billing statements will be completely processed, printed, inserted, metered, sorted, sacked, tied or trayed and delivered to the United States Postal Service within two (2) business days after receipt of the electronic data from the customer.

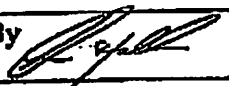
Mail Delivery Schedule:

- 1) Electronic data received on Friday, Saturday or Sunday – Statement processing will be completed and mail will be delivered to the USPS by Tuesday evening.
- 2) Electronic data received on Monday – Statement processing will be completed and mail will be delivered to the USPS by Wednesday evening.
- 3) Electronic data received on Tuesday – Statement processing will be completed and mail will be delivered on Thursday evening.
- 4) Electronic data received on Wednesday – Statement processing will be completed and mail will be delivered to the USPS by Friday evening.
- 5) Electronic data received on Thursday – Statement processing will be completed and mail will be delivered to the USPS by Friday evening.

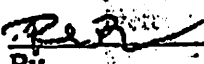
Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the Parties and their legal representatives, successors and assigns, except that the Parties to this Agreement are not authorized to assign their rights and duties hereunder without the written consent of the other party to this Agreement.

Mail Stream Corporation
125 Mason Circle, Suite K
Concord, CA 94520

Chris Hollman

By 
Printed Name
CEO
Title
07/07/2022
Date

City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

By 
Printed Name
Paul Rodriguez
Finance Director
Title
7/14/2022
Date

Mail Stream Corporation Terms and Conditions

1. **Terms.** This AGREEMENT shall become effective on the commencement date stated on the front side and shall remain in effect for an initial term Two (2) years from the first day of the calendar month following the Commencement Date with the option of three (3) – one (1) year extensions to the contract.
2. **Performance.** If Mail Stream Corporation fails to supply acceptable quality services to Customer, and Mail Stream Corporation has been given notice of such problems in writing and has been given at least 30 days to correct them, Customer has the right to terminate this AGREEMENT with thirty (30) days written notice.
3. **Confidentiality.** Mail Stream Corporation agrees to treat all information regarding Customer's mail as strictly confidential and shall not disclose this information to any third parties without the express written permission of Customer. Furthermore, upon termination of this Agreement, Mail Stream Corporation agrees to return to Customer any and all confidential information.

Mail Stream Corporation will treat as confidential all Customer information in its possession and will not reproduce, copy, duplicate, disclose or in any way treat the information supplied by Customer in any manner except as specified by this AGREEMENT.

4. **Applicable Law.** The laws of the State within which the services are to be provided shall govern the validity, construction and effect of this AGREEMENT. All Federal, State, County, Local or other excise, sales or use taxes will be paid by Customer. If any provision(s) contained herein is/are invalid under applicable law, it/they shall be ignored and the remainder of the AGREEMENT shall remain in force without being limited by any such invalid provisions.
5. **Entire AGREEMENT.** City of Pittsburg and Mail Stream Corporation agree to be bound by the terms of the AGREEMENT and further agree it is the complete and exclusive statement of the AGREEMENT between the parties, which supercedes all AGREEMENTS, proposal oral or written and other communications between the parties relating to the subject matter of this AGREEMENT. No amendment or modification to this AGREEMENT and no waiver of any provision shall be valid unless agreed to in writing and signed by both a duly authorized officer of City of Pittsburg and Mail Stream Corporation. If Customer issues a Purchase Order memorandum or other instrument it shall be for Customer's internal purposes only, and any and all terms and conditions contained therein, whether printed or written, shall not vary or add to the terms and conditions of this AGREEMENT.
6. **Time of Essence.** Time is of the essence with respect to each and every term and provision of this AGREEMENT.
7. **Insurance.** Mail Stream Corporation shall maintain in force during the entire term of the AGREEMENT, Workers' Compensation and Employer's Liability

Insurance in the amount of three million dollars (\$3,000,000.00) in accordance with the laws of the states having jurisdiction over Mail Stream Corporation's employees who are engaged in the Work.

8. **Indemnity.** Mail Stream Corporation shall indemnify, defend and hold harmless Customer its employees, officers, directors, subsidiaries, parents, and affiliates from and against any and all claims, demands, causes of action, damages, costs, and liability, including attorneys' fees and court costs, for injury to or death of persons or damage to or destruction of property resulting from any act or omission of Mail Stream Corporation, whether such act is active or passive. These indemnities shall survive the termination or conclusion of this AGREEMENT.
9. **Limitation of Liability.** Notwithstanding any other provision in this AGREEMENT to the contrary, neither party shall be liable in contract, tort, strict liability, warranty or otherwise, for any special, incidental or consequential damages, such as, but not limited to delay, disruption, loss of product, loss of anticipated profits or revenue, loss of use of equipment or system, non-operation or increased expense of operation of other equipment or systems, cost of capital, or cost of purchased or replacement equipment systems or power. These limitations survive the termination or conclusion of this AGREEMENT.
10. **Independent Contractor.** In the performance of services under this AGREEMENT, Mail Stream Corporation's relationship to Customer shall be that of an independent contractor and not an employee of Customer and Customer will have no liability to Mail Stream Corporation whatsoever on account of this AGREEMENT except for compensation of services and reimbursement for reasonable expenses. Mail Stream Corporation is not to be considered an agent or employee of Customer and is not entitled to participate in any pension plans, bonus, stock, medical, dental, group insurance, or similar benefits that Customer provides for its employees. Mail Stream Corporation is wholly responsible for all payroll taxes, deductions, withholdings, contributions, unemployment and disability insurance and similar matters required of employers under state and federal law in relation to Mail Stream Corporation's employees.
11. **Termination.** After the initial Two (2) year term either party may cancel this AGREEMENT by giving thirty (30) days written notice. In the event of early cancellation of this Agreement, Customer agrees to purchase all inventory of forms (shells), envelopes and other printed materials (not to exceed six (6) months inventory at any given time) at the contract prices listed in the Services Agreement.

**FIRST AMENDMENT TO
MAIL STREAM CORPORATION SERVICE AGREEMENT AND MAIL STREAM
CORPORATION TERMS AND CONDITIONS
BETWEEN
CITY OF PITTSBURG AND
MAIL STREAM CORPORATION**

THIS First Amendment to the Mail Stream Corporation Service Agreement and Mail Stream Corporation Terms and Conditions, executed on July 14, 2022, (the "Effective Date"), by and between the City of Pittsburgh, a municipal corporation ("City"), and Mail Stream Corporation, a California corporation ("Vendor"), is hereby made and entered into on this 21st day of September 2026.

WHEREAS, the Parties executed the Mail Stream Corporation Service Agreement and Mail Stream Corporation Terms and Conditions for Vendor to provide utility billing printing and mailing services for up to five years at specified prices; and

WHEREAS, the parties desire to amend the Principal Agreement to extend the term through June 30, 2027, and to establish a not-to-exceed amount of \$868,122.

NOW, THEREFORE, Vendor and City do mutually agree as follows:

1. Term. The second paragraph of the Mail Stream Corporation Service Agreement, and Section 1 of the Mail Stream Terms and Conditions, are hereby amended to read as follows:

The term of this Agreement shall begin on July 14, 2022, and shall end on June 30, 2027. Notwithstanding any other provision, the City has the right to terminate the Agreement on 30 days' notice without penalty.

2. Compensation. The following paragraph is hereby added to the Mail Stream Corporation Service Agreement to read as follows:

City hereby agrees to pay Vendor a sum not to exceed Eight Hundred Sixty-Eight Thousand One Hundred Twenty-Two Dollars (\$868,122) 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 Vendor, but is merely a limit of potential City expenditures under this Agreement.

3. Exhibit A. The Mail Stream Corporation Service Agreement is hereby amended to add Exhibit A, attached to this First Amendment as attachment 1.

4. Integration. This First Amendment contains the entire agreement between the parties with respect to its subject matter and supersedes whatever oral or written understanding they may have had prior to the execution of this First Amendment. This First Amendment shall not be amended or modified except by a written agreement executed by each of the parties. Except as specifically revised herein, all terms and

conditions of the Agreement shall remain in full force and effect, and Vendor shall perform all duties, obligations and conditions required under the Agreement.

5. Inconsistencies. In the event of any conflict or inconsistency between the provisions of this First Amendment and the Agreement, the provisions of this First Amendment shall control in all respects.

6. Ambiguities. The parties have each carefully reviewed this First Amendment and have agreed to each term of this First Amendment. No ambiguity shall be presumed to be construed against either party.

7. Counterparts. This First Amendment may be executed by the parties in one or more counterparts all of which collectively shall constitute one document and agreement.

8. Authority. The person signing this First Amendment for Vendor hereby represents and warrants that he or she is fully authorized to sign this First Amendment on behalf of Vendor.

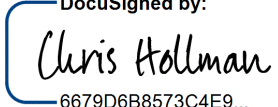
IN WITNESS WHEREOF, the parties have entered into this First Amendment on the day and year first hereinabove appearing.

VENDOR:

Mail Stream Corporation, a California corporation

CITY:

CITY OF PITTSBURG, a municipal corporation of the State of California

By:  6679D6B8573C4E9...
Chris Hollman, CEO

By: _____
Darin E. Gale, City Manager

APPROVED AS TO FORM:

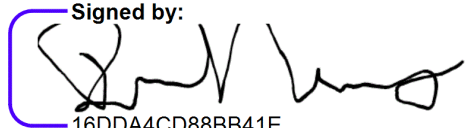
By:  16DDA4CD88BB41E...
Donna Mooney, City Attorney

EXHIBIT A
Compensation Schedule

Fiscal Year 2022-23 -	\$157,518
Fiscal Year 2023-24 -	\$166,377
Fiscal Year 2024-25 -	\$163,095
Fiscal Year 2025-26 -	\$181,132
Fiscal Year 2026-27 -	<u>\$200,000</u>
Total	\$868,122