

CALL TO ORDER

Mayor Schroder called the meeting to order at 5:37 p.m. in the Council Chambers, with all members present except Councilmember Avila Farias.

CLOSED SESSION

A. Pursuant to California Government Code Section 54957:

PUBLIC EMPLOYMENT - Title: City Manager

There being no public comment, the Council adjourned to the City Manager's Office.

**Councilmember Avila Farias arrived at 6:10 p.m.*

RECONVENE - PLEDGE OF ALLEGIANCE - ROLL CALL

The meeting reconvened at 7:00 p.m. in the Council Chambers. Mayor Schroder noted that a Closed Session was held regarding Public Employment, Title--City Manager, and instructions were given to staff and the recruiter.

PRESENT: AnaMarie Avila Farias, Councilmember, Lara DeLaney, Councilmember, Debbie McKillop, Councilmember, Mark Ross, Councilmember, and Rob Schroder, Mayor.

EXCUSED: None.

ABSENT: None.

Mayor Schroder announced that the City has received a request from the applicant and other groups as well as individuals to continue the public hearing regarding Pine Meadows to a meeting in the future, which may be on January 21, 2015. Mayor Schroder stated he will approve the request, with consensus of the Council, to which they agreed

Mayor Schroder stated that those who wish to address the Council on the issue may do so under public comment; however, it will not be part of the record for the upcoming public hearing.

PRESENTATION(S)

A. Presentation on California First Property Assessed Clean Energy (PACE).

Jonathan Kevles, Senior Director of Renewable Funding, showed a video describing California First, which provides financing of renewable energy upgrades. Mr. Kevles reviewed what PACE is, which is a financing mechanism that can pay for an assortment of energy efficiency, renewable energy, and water conservation measures with no upfront costs to homeowners, repayment appearing as a line-item on property tax bills, and typically transferable to a new owner. Mr. Kevles reviewed eligible projects, i.e., solar PV panels and inverters, solar hot water, HVAC replacement and window replacement, etc. He explained PACE financing, who qualifies, financing terms and that interest paid is tax deductible, much like a mortgage. He noted that this

is an opportunity for homeowners who do not qualify under traditional financing. Mr. Kevles also provided his contact information as 510.350.3709 or jkegles@renewfund.com and provided informational brochures.

Councilmember Ross asked if roofing projects would be eligible. Mr. Kevles said yes, provided they meet the applicable criteria, as well as insulation and solar projects. He also confirmed that multiple eligible products could be included in one application. In response to a further question from Councilmember Ross regarding tax deductions, Mr. Kevles indicated he would have to research and report back.

Councilmember DeLaney asked about seismic retrofit of unreinforced masonry buildings, and Mr. Kevles noted that the law had recently been changed to include that as well, but he acknowledged that California First is not yet able to accommodate them.

Councilmember DeLaney also asked about undergrounding utilities, which Mr. Kevles explained would not be eligible because it is usually a multi-household project.

In response to a question from Councilmember Avila Farias, Mr. Kevles discussed a federal program implemented at the State level, the mortgage credit certificate program, which is used to assist first time homebuyers with retrofitting costs. Councilmember Avila Farias also asked about target areas, which Mr. Kevles reviewed.

**PUBLIC COMMENT (COMPLETE SPEAKER CARD AND GIVE TO CLERK)
Reserved only for those requesting to speak on items not listed on the Agenda.**

Mayor Schroder again announced that the Council has continued the public hearing regarding the Pine Meadows Project to January 21, 2015. He also noted that the request for continuance developed about four hours before this meeting.

Brian Lindbloom provided flyers announcing the spring classes for CERT training. He encouraged the public and the Council to participate in the classes. He also provided an update on the program stating that 153 persons have taken the classes this year, with 101 graduates and 70+ who have volunteered to serve.

Bill Harbin requested that the sidewalks around the City that are lifted be ground down. Mayor Schroder noted that the Infrastructure Committee would be meeting soon and will discuss the issue, although he pointed out that sidewalk maintenance is the responsibility of the property owner.

Mark Thomson urged the audience to speak regarding Pine Meadows. He was glad hear to that the City responded to the concerns of the residents about the drug problems on Pacheco Blvd.

Kristin Henderson welcomed Councilmember McKillop and suggested that a school be placed at the Pine Meadows Golf Course site. She also noted that "Latinos in 20th Century California" will be on the agenda of the State Office of Historic Preservation, recognizing the region and the development. She asked about making comments about the General Plan update at a regular meeting and whether they would become part of the public hearing record. Senior City Attorney Veronica Nebb clarified that written comments can be submitted in advance of a hearing to become part of the public record.

John Deal wanted to publicly thank Chief Ghisletta and the Police Department for taking the time to meet with the residents on Pacheco and appreciated their presence and help with the drug problems. He said he has noticed a big difference.

Jaime Fox stated that his comments were primarily directed to the vesting final map. He presented some renderings on Pine Meadows and what is present and what will be developed. He wanted to know if it was possible to keep about one-half of the space as open space. He suggested that perhaps a soccer field or something similar could be a condition of approval for the development.

Heather Ramamurthy spoke on the Pine Meadows project with respect to the tree preservation ordinance with the trees on the property. She noted that in 2013 redwood trees were designated an endangered species and that tree removal permits can be denied.

Richard Verrilli congratulated the Council and Mayor on their election and re-election. He also questioned why the public hearing was continued without ever being opened. He thought the continuance should have been publicly discussed before a decision was made.

Robin Houdashell stated that she spoke to many residents and has heard comments from both sides, those who oppose and those that support the Deans' project. She requested that perhaps a group can meet with the City Council, property owner and developer during the continuance period to come up with a better solution.

An unidentified male speaker expressed his concern about the street sweeper not working and the amount of leaves that collected. He understands that the repairs have been made, and he expressed hope that some temporary plan can be put in place if it happens again.

Douglas Van Raam showed products made from cannabis, and asked the City to purchase the golf course and plant cannabis and produce these products. He gave the products and information to Councilmember McKillop.

Rhonda Beatty-Gallo spoke against the development of Pine Meadows project, which she claimed is not right for the community. She stated her husband is in support of the project; he feels it is smart growth, but she is right and he is wrong.

Kerri Kelmer read a letter from Jim Blinkenstaff, Chair of the Mt. Diablo Sierra Club, requesting that the Council defer and continue their decision regarding the Pine Meadows development, for further consideration of CEQA impacts.

Corrine Alfandari spoke against the Pine Meadows Project, which she stated would bring more congestion and traffic problems.

Vic (last name not stated) spoke against the development of Pine Meadows and urged the Council to save the open space. He suggested that perhaps a compromise could be made with a community center or soccer field and perhaps only 40 to 50 homes.

Mike Alford stated that he was late at yesterday's meeting because he didn't want to see former Councilmember Menesini step down. He indicated that open space does not belong to the City or the residents; they don't pay the taxes or the bills to run the golf course. He noted that Pine Meadows is private property; it belongs to the Deans and they have the right to do what they want with it.

Tim Platt stated that open space and park land are valuable. Ms. Dean has agreed to meet with them; and he asked that a staff person and Councilmember be appointed to discuss this matter with his group.

Ramon Lopez stated that he was opposed to changing the General Plan designation for Pine Meadows, as it will negatively affect the residents in the area.

As a long-time resident, Shirley Wheeler stated that increased development is not the right thing for this community; open space should be preserved.

Barbara Kapsalis requested that a garbage can receptacle be placed at the bus stop by the hospital. She indicated she spoke to Tim Tucker about the Cascarra Canyon properties and some solutions to the traffic issues. Mr. Tucker was able to paint the curb red between Terrace Drive and Shell Avenue; he also proposed a "do not block the driveway" sign, which should be helpful. She offered her congratulations to the elected officials.

Mitchell Smith spoke about the Home Energy Renovation Opportunity or HERO (part of the PACE program). He noted that this program is a financing mechanism that will help homeowners with renewable energy and water conservation measures. Mr. Smith urged the Council to adopt this policy in order to assist homeowners.

An unidentified male speaker spoke in favor in keeping Pine Meadows as open space and building a community center instead of 99 houses.

Another male speaker spoke against the Pine Meadows development, where a large number of similar houses will be grouped together, and the community will lose more of its uniqueness.

**Council recessed for 10 minutes at 8:21 p.m. and returned to the dais with all members present.*

CONSENT CALENDAR

A. Motion waiving reading of text of all Resolutions and Ordinances.

PUBLIC HEARING(S)

1. Public hearing to consider approving a) a Resolution to approve a Mitigated Negative Declaration and Mitigation Monitoring Program and adopt findings pursuant to the California Environmental Quality Act; and b) a Resolution to approve a General Plan Amendment to i) amend the Hidden Lakes Specific Plan Area to delete Section 32.32 and ii) amend Land Use Map 1 to change the land use designation from OS/R Open Space and Recreation, Permanent to R-0-6 units for a 25.9 acre parcel located at 451 Vine Hill Way - The Meadows/Pine Meadows. [D.Tasini/09.03.12]

Item continued to January 21, 2015 or later.

CITY MANAGER

2. Consider waiving parking meter fees in downtown starting Wednesday, December 24, 2014 through Monday, January 5, 2015.

Acting City Manager Alan Shear presented the staff report, stating that he would like to make a correction to the proposal to the waiver of the parking meter fees starting Wednesday, December 24th and ending Sunday, January 4th so that on Monday the parking meter fees will go back into effect.

Councilmember DeLaney noted that in the past the Council has approved the entire week. She recommended waiving the parking meter fees from Monday, December 22nd through Sunday, January 4th.

On motion by Lara DeLaney, Councilmember, seconded by AnaMarie Avila Farias, Councilmember, to approve waiving parking meter fees in downtown starting Monday, December 22, 2014 through Sunday, January 4, 2015. Motion unanimously passed 5 - 0. Yes: AnaMarie Avila Farias, Councilmember; Lara DeLaney, Councilmember; Debbie McKillop, Councilmember; Mark Ross, Councilmember; Rob Schroder, Mayor.

3. City Manager Comment(s)/Update(s).

Acting City Manager Alan Shear announced that on Friday the Holiday Frolic event begins downtown. Friday evening, beginning at 5:30 p.m., will be the lighting of the Tree of Spirits at Court and Pine and at 6:30 p.m. the Children's Light Parade will start here at City Hall. Mr. Shear also acknowledged Public Works staff for the Christmas Tree and the decor.

Councilmember DeLaney requested to know what the contingency plans were for the snow park if it rains. Mr. Shear stated that he did not know if there were plans, but they would get the word out as soon as possible.

Councilmember Avila Farias suggested instead of cancelling the parade if it rains, perhaps they could move it to Saturday.

CHIEF OF POLICE

4. Chief of Police Comment(s)/Update(s).

Interim Chief Eric Ghisletta thanked the Council for adjourning in memory of retired Officer Dan Lynch. He noted that memorial services will be held on Thursday, December 11th from 11:00 a.m. to 3:00 p.m. at the Walnut Creek Elks Lodge.

APPOINTMENTS TO COMMISSIONS AND/OR AGENCIES

CITY COUNCIL

5. Council Subcommittee Reports.

Mayor Schroder and Councilmember Avila Farias reported out on the Housing & Economic Subcommittee meeting held on December 1st.

Mayor Schroder discussed the unreinforced masonry ordinance background and requirements.

Public Works Director Dave Scola reviewed statistics on the number of properties affected, how many are in compliance, and only 7 who still need to take action.

Acting City Manager Alan Shear discussed the letter that will be sent to the affected owners, detailing their options before the August 2015 deadline for compliance.

Councilmember DeLaney expressed concern that a previous report had indicated that it was expected all would be in compliance by the August deadline. Mayor Schroder explained that was the hope, but now they are looking specifically at each property's status. Councilmember DeLaney suggested that the fee waivers be cancelled for any noncompliant properties.

Councilmember Avila Farias noted that the letter from the City is intended to explain in advance the options facing the remaining property owners, so as to avoid any last-minute crises.

6. City Council Comments.

Councilmember AnaMarie Avila Farias reminded everyone that the Posadas will be held on Saturday at 1:30 p.m. at the John Muir Historic Site.

Councilmember Debbie McKillop stated that this was her first meeting and it was a very enjoyable experience. She further stated that it was unfortunate that many people came out for the public hearing, but she was glad they were still able to express themselves.

Councilmember Lara DeLaney asked if there was any information on who has purchased the former Bank of America. Acting City Manager Shear stated that he does not know, but he will try to find out.

Mayor Rob Schroder wished both Councilmember DeLaney and his wife Suzanne a very happy birthday.

ADJOURNMENT

Adjourned at 8:40 p.m. to a Regular City Council Meeting on December 17, 2014 at 7:00 p.m. in the Council Chambers, 525 Henrietta Street, Martinez, California.

Approved by the City Council,

Rob Schroder, Mayor

Mercy G. Cabral, Deputy City Clerk –1/13/15

CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL

Mayor Rob Schroder called the meeting to order at 8:25 a.m. at Contra Costa Community College District, 500 Court Street, 5th Floor, Conference Room, Martinez.

PRESENT: AnaMarie Avila Farias, Councilmember, Lara DeLaney, Councilmember, Debbie McKillop, Councilmember, Mark Ross Councilmember, and Rob Schroder, Mayor.

EXCUSED: None.

ABSENT: None.

PUBLIC COMMENT (COMPLETE SPEAKER CARD AND GIVE TO CLERK)

Reserved only for those requesting to speak on items not listed on the Agenda.

There being no comments made, the Council adjourned to closed session.

CLOSED SESSION

- A. With respect to an item of business to be discussed in closed session pursuant to Cal. Government Code Section 54957.

PUBLIC EMPLOYMENT - Title: City Manager

PUBLIC EMPLOYMENT APPOINTMENT - Title: City Manager

The City Council interviewed applicants for the City Manager position with the assistance of Bob Murray of Murray and Associates and Jim Jakel City consultant.

** Recessed at 12:00 for lunch and reconvened at 1:00 p.m. with all members present.*

CITY COUNCIL COMMENTS

No comments were made.

ADJOURNMENT

Adjourned at 3:00 p.m. to a Regular City Council Meeting on December 17, 2014 at 7:00 p.m. in the Council Chambers, 525 Henrietta Street, then to a Special Meeting on December 18, 2014 at 3:00 p.m. in the Martinez City Library, 740 Court Street, Martinez, California

Approved by the City Council,

Rob Schroder, Mayor

Mercy G. Cabral, Deputy City Clerk –1/13/15

CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL

Mayor Rob Schroder called the meeting to order at 3:00 p.m. at the Martinez Library, 740 Court Street, Conference Room, Martinez.

PRESENT: AnaMarie Avila Farias, Councilmember, Lara DeLaney, Councilmember, Debbie McKillop, Councilmember, Mark Ross Vice Mayor, and Rob Schroder, Mayor.

EXCUSED: None.

ABSENT: None.

PUBLIC COMMENT (COMPLETE SPEAKER CARD AND GIVE TO CLERK)

Reserved only for those requesting to speak on items not listed on the Agenda.

There being no comments made, the Council adjourned to closed session.

CLOSED SESSION

- A. With respect to an item of business to be discussed in closed session pursuant to Cal. Government Code Section 54957.

PUBLIC EMPLOYMENT - Title: City Manager

PUBLIC EMPLOYMENT APPOINTMENT - Title: City Manager

The City Council interviewed two finalists for the City Manager position. Council gave direction to Bob Murray, recruiter, and Jim Jakel, consultant.

CITY COUNCIL COMMENTS

No comments were made.

ADJOURNMENT

Adjourned at 6:00 p.m. to a Regular Meeting on January 21, 2015 at 7:00 p.m. in the Council Chambers, 525 Henrietta Street, Martinez California.

Approved by the City Council,

Rob Schroder, Mayor

Mercy G. Cabral, Deputy City Clerk –1/13/15