

CALL TO ORDER

Mayor Schroder called the meeting to order at 6:30 p.m. with all members present. He noted that the Conference with Labor Negotiators was canceled.

CLOSED SESSION

- A. CONFERENCE WITH LABOR NEGOTIATORS pursuant to Section 54957.6 of the California Government Code.

Agency Designated Representatives: Philip Vince, City Manager; Alan Shear, Asst. City Manager, and Fran Buchanan, IEDA.

Employee Organization: Laborers International Union of No. American, Local #324; Martinez Police Non-Sworn Employees Association; and Martinez Police Officers Association.

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to California Government Code Section 54956.8.

Property: 330 and 360 Ferry Street.

Agency Negotiators: Philip Vince, City Manager; Alan Shear, Asst. City Manager; Veronica Nebb, Sr. Asst. City Attorney; Dave Scola, Public Works Director, and Michael Chandler, Sr. Management Analyst.

Negotiating Parties: City of Martinez and NorCal Courts and Universal Sports Academy.
Under Negotiation: Conditions of lease.

Item A--Conference with Labor Negotiators.

PUBLIC COMMENT (limited to closed session items)

There being no public comments, the Council adjourned to closed session in the City Manager's Office.

RECONVENE - PLEDGE OF ALLEGIANCE - ROLL CALL

Meeting reconvened at 7:15 p.m. Mayor Schroder announced that closed session was held, and Item A--Conference with Labor Negotiators was canceled; with respect to Conference with Real Property Negotiators, direction was given to the City's negotiators.

PRESENT: Lara DeLaney, Councilmember, Michael Menesini, Councilmember, Mark Ross, Councilmember, Janet Kennedy, Vice Mayor, and Rob Schroder, Mayor.

EXCUSED: None.

ABSENT: None.

PRESENTATION(S)

- A. Proclamation proclaiming November 4, 2011 as "Martinez Day of Remembrance."

Proclamation presented to MaKayla and Bryanna Shields; they commented on the Alzheimer's Association and their work in helping families who struggle with this disease. The girls indicated that for the last 8 years they have celebrated their birthdays by raising funds for the Alzheimer's Association. This year MaKayla, Bryanna, and several friends will celebrate their 13th birthday fundraiser party with a Martinez Memory Ride and Scavenger Hunt.

- B. Proclamation proclaiming November 2011 as "National Hospice/Palliative Care Month.

Proclamation presented to Kathy Kavanagh and Christine Diberidino. They announced the Hospice of the East Bay 25th Annual Tree of Lights on Saturday, November 20, encouraged all to attend, and expressed their appreciation to the Council and the City. Ms. Diberidino stated that they will be collecting food for the Contra Costa/Solano Food Bank, blankets, and sleeping bags and encouraged everyone to give this season.

- C. Bond Oversight Committee Annual Update from City Treasurer Carolyn Robinson and presentation on Measure H projects.

City Treasurer Carolyn Robinson provided a summary from the last meeting on October 19th. All the members of the Committee signed the Ethics Policy, which was pending. Finance Manager Cathy Spinella provided a report on the Measure H funds as of June 30 and all the expenditures yet to be finalized for the library and pool projects. Ms. Robinson also discussed the final \$15 million dollar bond which will be addressed next spring. As part of the bylaws of the Committee, they were required to change the makeup of the Committee. As the pool and library are about to finish, the members that represented those entities came off, one was replaced and the other switched to member-at-large. The final item the Committee discussed, which is required in the bylaws, was the Annual Report. The Committee reviewed the Annual Report and approved the year's expenditures, confirming that it was spent in accordance to the language that was on the ballot.

Treasurer Robinson provided an annual fiscal report reviewing the \$15 million dollars, the first series of bonds, what has been done in Phase I and design only for projects in Phase II. A PowerPoint presentation was shown depicting the completed projects, projects in progress, and future projects. Ms. Robinson reviewed the following projects: the Hidden Lakes Park School-Age Playground, completed; the Highland Avenue and Nancy Boyd Parks tree replacement projects, completed; the Rankin Park Aquatic Center, completed; the Martinez Library Renovation, completed; Rankin Park, under construction; Holiday Highlands Park, under construction; Nancy Boyd Park, design being finalized; Cappy Ricks Park, design being finalized; Hidden Valley Park, design finalized; and Waterfront Park, design finalized.

Councilmember DeLaney asked about the new makeup of the Committee, which Ms. Robinson reviewed. Councilmember DeLaney complimented the work of Ms. Robinson and the Committee.

Ms. Robinson further informed the Council, as required by the bylaws, that the bond proceeds were only use for the purposes specified in the bond measure.

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

Doug Stewart, Martinez Pacheco Outreach Team, provided statistical information for the month of October. He informed the public that rather than calling him about homeless people in neighborhoods, people should contact the police. Mayor Schroder asked about the City's work on motor homes; Mr. Stewart stated that the new policies were effective, although the City is still more RV-friendly than other cities. Mayor Schroder announced that Doug Stewart will be honored by Diablo Magazine on December 6, at the Orinda Theater; they will be awarding Threads of Hope to those individuals that help the community. In response to Councilmember Ross, Mr. Stewart stated that he could use blankets, jackets, socks, tarps, gas cards, and food cards.

Gary Freitas expressed his appreciation to the Council for proclaiming November 4th as Martinez Day of Remembrance.

Mike Alford suggested that the City try to bring health clinics to Martinez since there is a large senior community. He questioned the upcoming evaluation of the City Manager, which concerned him since in his and others' estimations, Mr. Vince is one of the best leaders the City has had.

McKayla Shields, President of Briones 4H; Bryanna Shields, Vice President of Briones 4H; and Taylor, webmaster for Briones 4H; expressed interest in performing community service and helping to raise funds for the homeless. Mayor Schroder suggested they meet with Doug Stewart.

CONSENT CALENDAR

MOTION WAIVING READING OF TEXT OF ALL RESOLUTIONS AND ORDINANCES.

1. Motion approving City Council Minutes of October 19, 2011. [M.Cabral]
3. Motion accepting the Bond Oversight Committee fiscal year 2010-11 annual report, as outlined in the bylaws of the Committee. [C.Spinella&T.Tucker/16.17.17]
4. Motion accepting Check Reconciliation Register dated 10/26/2011. [C.Spinella/2.1.1]
5. Motion receiving and filing AB1600 Report (Impact Mitigation Fees) for fiscal year ending June 30, 2011. [C.Spinella&T.Tucker/02.01.00]
7. Motion accepting the Financial Report for First Quarter Fiscal Year 2011-12. [2.10.00]

Councilmember Ross requested that Item #6 be pulled and Councilmember DeLaney requested that Item #2 be pulled from the Consent Calendar.

On motion by Lara DeLaney, Councilmember, seconded by Janet Kennedy, Vice Mayor, to approve Items #1, Items #3 through #5, and Item #7 of the Consent Calendar.
Motion unanimously passed 5 - 0.

2. Motion rejecting Claim against the City by Jocelyn Brown-Davis, #11-26. [M.Cabral]

Councilmember DeLaney requested to know if staff could provide a report on the status on these type of trip-and-fall claims and their financial implications.

On motion by Michael Menesini, Councilmember, seconded by Lara DeLaney, Councilmember, to approve rejecting Claim against the City by Jocelyn Brown-Davis, #11-26.
Motion unanimously passed 5 - 0.

6. Motion receiving and filing the Comprehensive Annual Financial Report (CAFR) for Fiscal Year ended June 30, 2011. [C.Spinella/2.1.0]

Councilmember Mark Ross thanked staff for their diligent work on the financial report.

Tim Krish, audit partner for Maze and Associates, noted that the City received an unqualified opinion, which is the highest level of assurance that auditors can provide to an entity; this speaks very highly of the City and staff.

Councilmember Menesini commended staff for their hard work and diligence in performing the Council's instructions. Mayor Schroder also thanked the staff for their success in a difficult year. Councilmember DeLaney agreed that the City's budget was healthy but stated that the City should continue to be prudent because revenue is not increasing at the same rate as expenditures.

On motion by Mark Ross, Councilmember, seconded by Lara DeLaney, Councilmember, approve receiving and filing the Comprehensive Annual Financial Report (CAFR) for Fiscal Year ended June 30, 2011. Motion unanimously passed 5 - 0.

PUBLIC HEARING(S)

CITY MANAGER

8. City Manager Comment(s)/Update(s)/Report(s).

City Manager Phil Vince updated the Council on the Historic Train Station restoration, indicating that staff is waiting on Southern Pacific to provide a flag person to move forward with the completion of the roof replacement. Mr. Vince stated that staff is still working with the Martinez Historical Society and the Martinez Arts Association to put together use agreements for use of that facility. He further stated that staff is waiting for the appraisal for 610 Court Street, paid for by Southport, so that they can move forward with the surplus of the building. Mr. Vince announced the Joint Meeting for the General Plan Update on November 9th.

CHIEF OF POLICE

9. Chief of Police Comment(s)/Update(s)/Report(s).

Captain Eric Ghisletta reported that the suspect causing school threats was arraigned today (November 2) on 14 felony counts, bail set at \$350,000. Captain Ghisletta announced that the Department will be working with the School District on Thursday (tomorrow) for a School Safety Forum to be held at the Martinez Junior High at 6:30 p.m.

Councilmember Ross commended the Police Department for their effort and knowledge and skills on this case. Councilmember Menesini agreed that he was pleased with how the Police Department worked with the School District, and how the Department had allayed the fears and concerns of families and children; and added that he was anxious to see how the new policies would unfold.

APPOINTMENTS TO COMMISSIONS AND/OR AGENCIES

10. Consider an appointment to the Contra Costa County Council on Aging for a two year term. [M.Cabral/5.7.1]

On motion by Rob Schroder, Mayor, no second required to approve appointment Cordis Jones to the Contra Costa County Council on Aging for a two-year term. Motion unanimously passed 5 - 0.

CITY COUNCIL

11. Council Subcommittee Reports.

Mayor Schroder suggested that Alhambra Highlands Ad Hoc Committee should meet in the near future.

12. City Council Comments.

Councilmember Mark Ross requested the Clerk to schedule the Alhambra Highlands Ad Hoc Committee to meet as soon as possible; he requested a status report on the train quiet zone. City Manager Vince stated that only the preliminary study report was budgeted by Council, and no further direction was given; however, he would bring the report back. Councilmember DeLaney indicated that there was approximately \$110,000 in mitigation funds that could be used. Councilmember Ross shared his Halloween story.

Councilmember Michael Menesini urged all those with extra candy to donate it to Foster a Dream located on Escobar Street.

Vice Mayor Janet Kennedy thanked Cal Pac Credit Union and the Sunday's Farmers Market for the Trunk and Treat. Vice Mayor Kennedy reported that last week her house was flocked with Flamingos--a new fundraiser created by the Alhambra Softball Team.

Mayor Rob Schroder also shared his Halloween story.

ADJOURNMENT

Adjourned at 8:18 p.m. to a Joint City Council/Planning Commission Meeting on November 9, 2011 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 – 12/7/11

CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL

PRESENT: Lara DeLaney, Councilmember, Mark Ross, Councilmember, Janet Kennedy, Vice Mayor, and Rob Schroder, Mayor.
EXCUSED: Michael Menesini, Councilmember.
ABSENT: None.

PLANNING COMMISSION:

PRESENT: Donna Allen, Commissioner; Harriett Burt, Commissioner; Kimberley Glover, Commissioner; Sigrid Waggener, Commissioner; Jim Blair Commissioner; Jeffrey Keller, Vice Chair.
EXCUSED: Paul Kelly, Commissioner; Rachael Ford, Chair.
ABSENT: None.

DISCUSSION Downtown Matters: Presentation and discussion of the results of the Downtown Matters workshops and tours.

Mayor Schroder opened the meeting and welcomed all those present. He indicated that the presentation and discussion of tonight's meeting is on a process that started several months ago called Downtown Matters. Mayor Schroder depicted his involvement in the process, and turned the meeting over to City Manager Philip Vince.

City Manager Philip Vince began his presentation with "how did we get here," including a review of the early stages of the General Plan process. He stated that Planning Manager Terry Blount was able to receive a grant for \$10,000 to initiate the process. Mr. Vince discussed inquiries he made to find someone to assist with the General Plan Task Force. He also reviewed funding issues for state and local government, and he indicated that Susan Moeller was highly qualified and highly recommended.

Susan Moeller provided more information on herself, her background and her experience. Ms. Moeller and Contractor Planner Dina Tasini gave a PowerPoint presentation, providing an overview of the Downtown Matters process, how it differed from the Specific Plan process, and what the intent was. She also summarized the content of the four workshops: 1) Transforming Suburban Downtowns, 2) New Realities in the 21st Century, 3) the Art and Science of Placemaking, and 4) Making It Happen: New Opportunities for Downtown Martinez.

Ms. Moeller concluded the presentation with action steps and strategies for the future. Mayor Schroder said he was impressed with Livermore's process and the results, as well as the idea of refreshing the Specific Plan and the discussion of public places, especially flex space.

Councilmember Ross said he was encouraged by the participation in the process. He also was appreciative of the concept of becoming intelligently more urban. He commented on the Main Street Plaza in Redwood City and asked how the funding was acquired and whether

redevelopment played a part. Ms. Moeller said yes, redevelopment was a part for some cities, which she acknowledged was probably not an option at this point; but she discussed other sources and leveraging funds for maximum benefit. Councilmember Ross asked, and Ms. Moeller confirmed that in Redwood City there was a definite concern about preserving historic buildings.

Vice Mayor Kennedy expressed concern about the need to connect the downtown and the Marina, and she asked if there had been a discussion about how the businesses operate, types of businesses and merchandising. Ms. Moeller said it had not been a specific topic, and she acknowledged there might be challenges in attracting new businesses. Vice Mayor Kennedy expressed appreciation for the efforts of Main Street Martinez in events such as Halloween activities, New Years, etc. She commented on the decrease in county agencies/employees and how that could affect the downtown. Ms. Moeller discussed similarities with Redwood City and ways to attract customers to come at different times rather than just weekday business hours. She also commented on the lack of attention to ways to attract new businesses, which is a vital component. She discussed the necessity for ongoing relationships with the downtown stakeholders, such as the County, the School District and Shell.

Councilmember DeLaney discussed her initial skepticism regarding the necessity for another look at the challenges with the City's downtown, and she acknowledged she had only participated in one of the workshops, but she was appreciative of the information gleaned from the process. She commented on the "Downtown Accomplishments", noting that there were more than what was on the list. She agreed that the wayfinding needs improvement, i.e. signage, public improvements in the downtown, and the possibility of more flexible space and/or outdoor dining. She expressed that the downtown is the heart of the community, and the advantages of developing a vision statement and a rendering of that vision.

Planning Commissioner Burt was appreciative of Ms. Moeller's positive outlook and the first real hope for a unified future. She expressed concern that the City not fall into the bad habits of the past but look at the whole picture to achieve common goals. Ms. Burt also discussed the impressions of a visitor to Martinez, both in the 1960s and more recently, and her comments about the many accomplishments. She agreed that a unified plan and mutual compromise would ensure greater success in the long run.

Planning Commissioner Alternate James Blair responded to Vice Mayor Kennedy's question about what it will take to keep the doors open later - as a business owner in the downtown; he commented on the need to attract more people to the downtown. He also discussed the dramatic demographic changes that are anticipated in the near future and the opportunities it presents for the City.

Commissioner Allen suggested that the schedule for showing the workshops should be included on the website and in the newspapers. She acknowledged her initial doubts that this process was even necessary, but she was impressed with the many simple things that can be implemented quickly. She noted that Lodi did not have redevelopment, but they developed a facade improvement program to assist business owners. She also discussed the need to develop a better partnership relationship with the major employers in the downtown. She was especially appreciative of the public outreach done by Ms. Moeller and her team.

Commissioner Glover said she was not able to attend the workshops, but she expressed appreciation for the presentation and the very useful information. She was excited about the possibilities.

Commissioner Waggener also expressed her appreciation for the level of expertise and the information about what has worked in other cities and could work in Martinez.

Commissioner Keller was very encouraged by the possibilities presented and the promising future.

Mayor Schroder opened public comment on the item.

Sally Sweetzer discussed a new marketing program called "Pop-up Hood" that could help meet the unique challenges of Martinez' small downtown area and traffic issue. Councilmember Ross echoed her comments and the possibilities for similar development in Martinez.

Mayor Schroder discussed an idea by Paul Craig to encourage artist spaces for lower rent in the downtown until more lucrative businesses can be attracted.

Mike Alford said it is time for the City to come together and work to implement these strategies - to dream and achieve the goals. He commented on new opportunities from businesses leaving other cities, as well as possibilities from the new annexation areas.

Linda Meza expressed her gratitude to Ms. Moeller for the process and the ideas that resulted. She commented on a documentary, "The Blood and the Stone," that showed how a small town held a blood drive, which unified the people under a common goal.

Seeing no further speakers, Mayor Schroder closed public comment on the item.

Mayor Schroder suggested that the City Manager review the specific actions to see which ones will work for Martinez.

Commissioner Burt said she wanted to be sure that these ideas be acted on and not stuck on a shelf and forgotten. She noted that the Planning Commission currently has time to review the Downtown Specific Plan and develop a unified vision.

Councilmember DeLaney agreed and also recommended that the City look at accomplishing short term implementation steps. She suggested that staff analyze the possibilities in terms of cost and viability.

Vice Mayor Kennedy suggested working on the signage and wayfinding.

Councilmember DeLaney suggested looking at the economic stimulus plan and extending the deadline and look at funds to dedicate to this purpose. Mayor Schroder said the deadline extension should be put on a future agenda.

Councilmember Ross agreed that the short-term projects should be easily achieved, and the community should be supportive of those accomplishments.

Councilmember DeLaney commented on the need to find new funding sources, such as the income from the new billboard as mentioned by Commissioner Allen.

Mayor Schroder indicated that State Senator Lois Wolk will be introducing a two year bill to help with funding for infrastructure improvements.

Commissioner Burt asked about her suggestion that the Planning Commission begin looking at implementation of the Downtown Specific Plan.

Commissioner Allen noted that the General Plan Update that is underway needs to include an economic element, so perhaps the Planning Commission and Council can help provide background information.

Councilmember Ross suggested having a workshop in January or February to discuss more specific steps.

Commissioner Burt recommended that Ms. Moeller facilitate again.

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

Mike Alford stated that this meeting was a good positive start, and money should be put aside to bring in private investors so the City can move forward together.

ADJOURNMENT

Adjourned at 9:17 p.m. to a Regular City Council Meeting on November 16, 2011, 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 – 12/7/11