

CALL TO ORDER

The meeting was called to order at 5:30 p.m. with Councilmembers DeLaney, Ross, Vice Mayor Kennedy, and Mayor Schroder present except Councilmember Menesini who was excused.

CIP WORKSHOP -- *Five-Year Capital Improvement Program (CIP) for Fiscal Years 2006/07 to 2010/11.*

Presentation made by City Engineer Tim Tucker. He discussed projects and funding allocations listed in Attachment 1; reviewed accomplishments and goals in the 5-year CIP; discussed proposed changes to the current year budget. Projects reviewed included: General Plan Update, Virginia Hill Medians, Hwy 4 at Alhambra Avenue Beautification, Hillside Drive Emergency Access, Downtown Street Lighting, Alhambra Creek Silt Removal, Old Train Depot, Railroad Quiet Zone, Senior Center Roof and Floor, Main Street Preliminary Streetscape Plan, Bike/Pedestrian Projects, Drainage Projects, Intermodal Facility, Marina, Parks, Public Buildings, Streets, Traffic Signals, and Water System.

Councilmember DeLaney asked how the cost estimate for the General Plan Update was determined, and Mr. Tucker said other cities were surveyed that had recently done General Plan Updates. Councilmember DeLaney asked whether the Beautification Fund would be adequate for the Virginia Hills Median project, and whether there would be funds remaining. Mr. Tucker reviewed the minimal improvements proposed. Councilmember DeLaney also asked whether the downtown street lighting would be year-round, and Mr. Tucker said he thought it would be.

Mayor Schroder asked what "Zone 5" money referred to, and Mr. Tucker explained that it refers to one of the drainage areas in the City, paid for by and used to mitigate projects that create more impervious surfaces.

Councilmember DeLaney asked about the General Fund money to be allocated for a museum at the old train station. Community Development Director Richard Pearson reviewed the history of the proposed project for the site, indicating he thought it best to use it for other functions as well as a museum. Councilmember DeLaney expressed concern about the total cost involved in renovating the building without a clear purpose in mind. Mr. Pearson acknowledged that a new design, environmental review, and cost estimate need to be developed for the site.

Mayor Schroder asked if allocating the money would free the federal grant money for the City's use, and Mr. Pearson discussed the process involved to obtain the funding from the Transit District, scheduled to be allocated in equal installments over a 3-year period. Vice Mayor Kennedy asked if the current museum space would be available for other use, once the new museum is finished. Mayor Schroder commented on the original county plans for the site, noting that the historical society would probably use both locations. The Council discussed possible themes/uses for the old train station renovation.

Councilmember DeLaney asked about the security of the funding for phase 3 of the Intermodal project. Mr. Pearson discussed the requirements for an updated environmental analysis and appraisal by March, with funds to be available this fiscal year. Councilmember DeLaney commented on questions she has had from the public about parking north of the railroad tracks. Mr. Pearson explained that it would be more expensive to build structured parking rather than what is proposed. He confirmed that a past City Council had approved the project in the late 1990s. Mayor Schroder noted that the Pleasant Hill BART station had similarities to what is proposed for Martinez.

Councilmember Ross asked, and Mr. Tucker confirmed there would be a ceremony to recognize the improvements at Waterfront Park, once the weather gets better.

Mayor Schroder mentioned that the old SP station is a project worth investing in, but he asked for a review of the City's agreements with the historical society and/or the Willows Theater. Vice Mayor Kennedy asked if the parking lot area was owned by the City. Mr. Tucker confirmed it was. Mayor Schroder reminded the Council that there is a pipeline underground in that area.

Councilmember Ross commented on the need for upkeep of the streetscape on Talbert Street. After brief discussion, Mr. Tucker said it could be added to the project at the direction of Council.

Councilmember DeLaney asked about the use of Texaco settlement money for Economic Development projects, such as the amphitheatre. Councilmember Ross expressed concern as well. Mayor Schroder expressed support for additional allocations for amphitheatre improvements.

Mayor Schroder suggested the Council decide whether Texaco settlement money should be held in a separate reserve account from the General Fund reserve.

Councilmember DeLaney commented that the cultural facilities fees are projected to have an ending balance of \$148,586 by the end of fiscal year 2010, and perhaps some of that could be put toward the amphitheatre. Mr. Tucker noted that the impact fee amounts are projected, not definite. After further discussion, staff agreed to review related budget allocations for cultural facilities and Economic Development projects before the February 7th meeting.

Meeting adjourned at 6:37 p.m.

RECONVENE - PLEDGE OF ALLEGIANCE - ROLL CALL

Regular meeting reconvened at 7:00 p.m. with all members present.

Mayor Schroder reported on the CIP workshop held prior to the meeting.

PRESENTATION(S)/PROCLAMATION(S)

PUBLIC COMMENT (COMPLETE SPEAKER CARD AND GIVE TO CLERK)

Marta Van Loan congratulated the newly elected Council. She also expressed appreciation for the street improvements on Marina Vista, especially for the lighting.

Rich Verrilli requested that the Council set a policy against woodburning on "Spare the Air" Days, in consideration of those with respiratory problems. On behalf of the Bay Area Air Quality Management District, Councilmember Ross said the District hopes to strengthen the woodburning regulations in the near future.

Councilmember Menesini suggested a public safety program on the impacts.

CONSENT CALENDAR

1. *Motion approving City Council Minutes of December 13, and December 20, 2006, January 4, and January 10, 2007. [M.Cabral]*
2. *Motion rejecting claim(s) against the City by Mary Staudt, Claim #06-15. [M.Cabral]*
3. *Motion approving Check Reconciliation Register(s) dated 12/14/06, 12/18/06, 12/21/06, and 01/04/07. [C.Heater/2.1.0]*
4. *Motion approving Revenue Summary and Expenditure Summary for October and November 2006. [C.Heater/2.1.0]*
5. *Motion introducing an ordinance amending designated chapters of Title 2, Administration and Personnel, of the Martinez Municipal Code to conform to current practice with respect to City Manager appointment of department heads; and receive and file the City organization chart that identifies department heads pursuant to provisions of the ordinance. [D.Blubaugh/04.01.00]*
6. *Resolution No. 001-07 approving the Final Map for Subdivision No. 9111 "Villa Del Sol," and authorizing the City Manger to execute the Subdivision Improvement Agreement. [T.Tucker/09.02.01]*
7. *Resolution No. 002-07 amending Section 5.1 of the Civil Service Rules as recommended by the Civil Service Commission to discontinue posting of Eligible Lists. [M.Chandler/04.05.03]*

8. *Resolution No. 003-07 authorizing destruction of files and/or records specifically pertaining to the City Clerk's and City Manager's Department. [M.Cabral/40.10.01]*
9. *Resolution No. 004-07 establishing the Senior Management Analyst job classification, salary range, and amending the Management Compensation Plan to allow flexing from Management Analyst to Senior Management Analyst. [L.Marshall/40.05.01]*

There was no public comment on the Consent Calendar.

On motion by Janet Kennedy, Vice Mayor, seconded by Lara DeLaney, Councilmember approving Consent Calendar Items 1-9. Motion unanimously passed 5 - 0.

PUBLIC HEARING(S)

ORDINANCE(S)

10. *Introduce an ordinance of the City Council of the City of Martinez repealing Ordinance No. 1311 C. S., Determining and Declaring the Need for a Redevelopment Agency. [H.Stern/23.01.00]*

City Attorney Jeff Walter presented the staff report, explaining the background and options available to the Council.

Councilmember Ross reviewed the history, including the advisory vote in support of redevelopment, enactment of the original ordinance, subsequent referendum by the people, issues of concern to the public, and options before the Council.

Mayor Schroder opened public comment on the item.

Rich Verrilli confirmed that the item before the Council tonight was recession of the original ordinance. He was opposed to that action, in view of the turmoil that it will create. He encouraged the Council to let the people vote on the issue. He questioned whether eminent domain restrictions would be effective.

Dr. Robert Barker commented on the narrow margin by which the advisory vote passed. He asked the Council to consider the needs of all the citizens, even the 49% opposed to redevelopment. He expressed concern about eminent domain and impacts on the City's infrastructure.

David Piersall expressed concern that Martinez is one of the few cities in the area that has not improved its downtown. He acknowledged that the downtown could benefit from redevelopment, but he agreed with Mr. Verrilli that it would be best to let the people vote on the matter.

Mike Alford agreed there should be a vote of the people, to see whether the taxpayers and residents will agree with the Council.

Tim Platt commented on the divisiveness of the issue. He suggested redevelopment should be discarded altogether and a more unifying solution found to fund revitalization of the City. If not, he urged that the matter be put before the voters.

Paul Wilson expressed concern that no information was being given about the size of the redevelopment agency area, what the agency will accomplish, and impacts on private property owners. He urged the Council to find another solution, not just changing one part of the ordinance and re-enacting it.

Ken Kincade noted that redevelopment will be a tool to allow rapid growth, but he questioned whether putting more people in the downtown would benefit the City. He agreed the people should be allowed to vote on the issue.

William Wainwright commented on the divisiveness of redevelopment. He encouraged the Council not to repeal the ordinance, but to allow the people to vote. He also reviewed the many issues that have led to a lack of trust in the leadership of the City, and he questioned whether supporters of redevelopment have the City's best interests at heart. He expressed doubt that a new ordinance would be "essentially" different from the original one, and whether it would even be legal. He asked the Council to put their trust in the people.

Amanda Cordero expressed concern about the improper process being followed. She urged the Council to follow the law and allow a vote of the people.

Tracey Woodward noted that the issue has been voted on, with 51% approving redevelopment. He encouraged the Council to take the lead and devise a plan that will address the concerns of the people.

There being no further speakers, Mayor Schroder closed public comment.

Councilmember Menesini agreed that the existing ordinance has divided the town, and it should be rescinded. He applauded Councilmember Ross and others who have been working toward compromise. He was confident that the areas of disagreement could be resolved over time.

Vice Mayor Kennedy expressed concern that another vote of the people would cause further division. She noted that most cities in Contra Costa County already have benefited from redevelopment. She also disagreed with the comment that nothing has been done to improve the downtown in recent years, noting that the Downtown Specific Plan and Housing Element update were completed. She expressed support for rescinding the ordinance, mentioning the many areas that need the Council's attention.

Councilmember DeLaney said she originally wanted to put the matter to a vote, since the earlier one was only advisory. She suggested that addressing the issue of eminent domain in the original ordinance might have allayed the concerns of the public. She expressed confidence that if another vote is taken, redevelopment would be approved. She was supportive of rescinding the ordinance, and she suggested a citizen oversight committee be established.

Mayor Schroder discussed some of the challenges before the City - the unreinforced masonry ordinance, financial challenges, and some of the ways that redevelopment funding could be used. He was supportive of rescinding the ordinance, in order to find areas of compromise.

Councilmember Ross discussed the opportunity to improve the ordinance and seek compromise through the next year. He agreed that everyone's opinions should be respected and considered.

On motion by Mark Ross, Councilmember, seconded by Janet Kennedy, Vice Mayor to introduce an ordinance of the City Council of the City of Martinez repealing Ordinance No. 1311 C. S., Determining and Declaring the Need for a Redevelopment Agency. Motion unanimously passed 5 - 0.

The Council recessed briefly.

Item #11 was moved to the end of the agenda.

CITY MANAGER

12. *Comment(s)/Update(s)/Report(s).*

No comments made.

APPOINTMENTS TO COMMISSIONS AND/OR AGENCIES

13. *Resolution No. 005-07 amending City Council Standing Subcommittees and Ad Hoc Committees and appointing Councilmembers. [M.Cabral/41.02.00]*

Mayor Schroder reviewed the proposed Council Subcommittee assignments. Councilmember Menesini indicated he would support the Mayor's recommendations. Councilmember DeLaney said she would like to serve on the Downtown General and Revitalization Committee in the next round of assignments.

On motion by Rob Schroder, Mayor, to adopt Resolution No. 005-07 amending City Council Subcommittees and appointing Councilmembers. Motion unanimously passed 5 - 0.

CITY COUNCIL

11. *City Council Comments.*

Councilmember Menesini announced that he had submitted his resignation from the School Board. He requested that the City assist the School District and the Water District with drainage problems for an all weather football field at Alhambra High School. He suggested that perhaps this item should be forwarded to the School Liaison Subcommittee.

Councilmember Ross invited anyone wishing to discuss any air quality issues to contact him as chair of BAAQMD at (925) 372-3544 or mross@cityofmartinez.org.

Councilmember DeLaney commented on the importance of the earlier Council Five-Year Capital Improvement Workshop and encouraged residents to participate fully in the CIP process. She also requested that the study for a parking structure in 2007-08 be started in 2007, as well as some review of the parking rates, etc. Councilmember Menesini agreed that a new parking structure would be helpful, and he also suggested review of the one-way streets in the downtown.

Vice Mayor Kennedy suggested that the City recognize the many commission and committee members for their hard work by having some type of appreciation event. Councilmembers DeLaney and Menesini were supportive of the idea as well.

Mayor Schroder announced the Second Annual Bike Race on February 10th and asked Noralea Gipner to appeal for volunteers.

Noralea Gipner, Volunteer Coordinator for the criterium/tour race for "Martinez Celebrates Cycling" on February 10th, indicated that they are in desperate need of help and encouraged the public to assist as well as attend. She said she could be reached at 372-0642 or noralea@sbcglobal.net.

Mayor Schroder also stated that he will not be present at the next meeting.

ADJOURNMENT

Adjourned at 8:37 p.m. to a Regular City Council Meeting on February 7, 2007, 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 – 2/7/07