

CALL TO ORDER

Mayor Schroder called the closed session meeting to order at 5:30 p.m. in the Senior Center Lounge at 818 Green Street, Martinez. All members were present except Councilmember Menesini who was excused.

I. CLOSED SESSION

- A. PUBLIC EMPLOYMENT pursuant to Section 54957 of the California Government Code.
Title: Chief of Police Interview.

II. RECONVENE - PLEDGE OF ALLEGIANCE - ROLL CALL

Mayor Schroder called the Regular meeting of the City Council to order at 7:05 p.m. at the Senior Center Hall. He stated that Council met in closed session and there was nothing to report.

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

EXCUSED: Michael Menesini, Councilmember.

PRESENTATION(S)/PROCLAMATION(S)

III. NEIGHBORHOOD ISSUES AND CONCERNS

3,600 Questionnaires Mailed; 43 Total Questionnaires Returned.

Mayor Schroder welcomed the residents to the meeting and introduced City Manager Don Blubaugh. Mr. Blubaugh explained the process for the evening and introduced staff: Police Chief Dave Cutaia, Tom Simonetti, Dave Scola, Jeff Taylor, Dave Lusty, Karen Majors, Tim Tucker, Albert Lopez, Joann Tool, Lianne Marshall, and explained the responsibilities of each department. Staff and residents broke into groups to discuss issues and concerns.

Mayor Schroder reconvened the meeting at 8:15 p.m.

PUBLIC COMMENT

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

An unidentified speaker thanked the Council and staff for the meeting, which gave residents the opportunity to interact with staff and resolve their issues.

Another unidentified speaker suggested the Council find a better way to inform the community of these meetings. Mayor Schroder explained that a 1% response is about average for a direct mailing. He agreed that perhaps sandwich board signs like the ones Pleasant Hill uses would be helpful.

There was a brief discussion of possible ways to improve communication between the citizens and the staff and Council, including the City's newly revamped website.

An unidentified speaker questioned the status of redevelopment for the downtown which the Council explained.

Paul Wilson requested that staff reports remain on the website for a longer period of time. Staff agreed to review the policy and extend the time if necessary.

Dick Duncan recommended that a more proactive program be set in place for revitalizing the downtown, so the residents can see that progress is being made.

Mike Alford urged the City to use some of the monies from its reserves to make needed improvements to the downtown, swimming pool, sidewalks, etc. He expressed concern about seniors and the disabled being able to access the downtown, and he noted that most of the benches in the downtown area have been taken away. Mayor Schroder explained that reserves are held for emergencies, noting that in the past it has been as low as \$1600. He also noted that some of the reserves have been used for paving projects, and he explained why the pool repairs were being delayed.

Mayor Schroder also reported that the Bay Conservation and Development Commission would soon be considering funding for the City to remove the old pier, and hopefully it will be done before the end of this year.

An unidentified speaker expressed concerns regarding pool and park maintenance, especially whether there were ulterior motives in postponing needed repairs. The Council mentioned that maintenance and repairs have been done as needed, except that now the County Health Department had stricter requirements. Catherine Hern, Parks Commissioner, explained the goals of the Commission regarding the pool and funding for the repairs. She also noted that the City has limited park maintenance staff.

An unidentified speaker also agreed that the City should use some of the reserves to fix the pool and remove the old pier, as well other repairs. Mayor Schroder noted that the City has committed a lot of money to capital projects throughout the City. He also indicated that some consideration is being given to the possibility of a bond issue.

Councilmember Ross noted there have been some good solutions and improvements made when the City works together.

An unidentified speaker spoke on vacant store fronts and ways to provide incentives to new businesses. Mayor Schroder noted that some of the vacancies are due to the relocation of some

County offices into the new building. He also noted that rents in the downtown were already very low. Councilmember Ross commented on the demographics necessary to bring in new businesses, as well as the infrastructure support.

Marta Van Loan questioned staff's interaction with downtown business owners, to which Assistant City Manager for Community and Economic Development Karen Majors responded by giving a brief summary on the City's marketing strategy.

An unidentified speaker expressed concerns on Section 8 housing. Mayor Schroder clarified that he was referring to high density, not lower income housing. He also discussed the possibility of an inclusionary housing ordinance. Vice Mayor Kennedy discussed County housing programs.

One resident was concerned about litter and graffiti in some neighborhoods. The Council indicated there were ordinances addressing the problems, with limited staff to enforce them.

Dick Duncan urged housing development in the downtown and recommended ways to achieve this goal, especially noting there are many lots in the downtown that could be built on, if the City could minimize its fees.

An unidentified speaker questioned why McDonalds was not open on the weekends, and Mayor Schroder agreed, noting that it was market-driven. He was unsure that the City could do more than encourage or request McDonalds to open on the weekends. Councilmember Ross explained that the franchise owner feels it would not be profitable for him to open on Saturday and Sunday, and he has a 30-year lease on the property.

Mike Alford expressed appreciation for this type of meeting, where people are allowed to talk and problem-solve together. He also asked why the City does not approach popular businesses and offer free rent or some type of incentive to them. Vice Mayor Kennedy responded by saying that public funds cannot be used in that way, although a redevelopment agency could offer economic incentives.

Maryetta Faulk noted that she has rental property that is Section 8 housing, and she has never had a problem. Mr. Wilson commented on multi-family rental units (apartments) that will result from the goals of the Specific Plan related to housing. Ms. Faulk indicated that it was not the renters who were so much the problem but the property owners who do not take the responsibility to maintain their properties or enforce their renters to do so.

One other speaker expressed concern about out-of-town landlords who do not take care of their properties. She suggested that there be more education on housing issues.

Mayor Schroder closed public comment.

CONSENT CALENDAR

MOTION WAIVING READING OF TEXT OF ALL RESOLUTIONS AND ORDINANCES.

1. Motion rejecting a claim against the City by Pamela Perez, Claim #07-22. [M.Cabral]

2. Motion approving Check Reconciliation Registers dated 08/30/07. [C.Heater/02.01.01]
3. Resolution No. 086-07 approving an application to Metropolitan Transportation Commission for \$1.6 million grant for Transportation for Livable Communities for Marina Vista Streetscape Project, Phase 2. [R.Pearson/12.04.38]

Mayor Schroder opened public comment on Items #1-3.

Paul Wilson asked for clarification on the Marina Vista Streetscape project, and whether the property owners had been notified of the financial impacts on them from the project. City Engineer Tim Tucker explained that there had been a meeting at City Hall a couple years ago, noting that there would be some subsidies for the owners.

Seeing no further speakers, Mayor Schroder closed public comment on Items #1-3.

On motion by Janet Kennedy, Vice Mayor, seconded by Lara DeLaney, Councilmember, to approve Items #1-3 of the Consent Calendar. Motion unanimously passed 4 - 0. Yes: Lara DeLaney, Councilmember; Mark Ross, Councilmember; Janet Kennedy, Vice Mayor; and Rob Schroder, Mayor. Absent: Michael Menesini, Councilmember.

PUBLIC HEARING(S)

ORDINANCE(S)

CITY MANAGER

4. Comment(s)/Update(s)/Report(s). No comments made.

No comments made.

APPOINTMENTS TO COMMISSIONS AND/OR AGENCIES

CITY COUNCIL

5. City Council Comments.

Vice Mayor Kennedy expressed her appreciation to the residents who attended the meeting and to staff. She announced several events beginning with this weekend, Sidewalk Chalk Festival and Festa Italia; September 29th, the Shell Run for Education and September 28th, the Rotary and Kiwanis Pasta Feed and the Shell Clubhouse; October 6th Home Tour, Restaurant Tour, and MEF Bocce Tournament.

Councilmember Lara DeLaney reported out on her and Vice Mayor Kennedy's attendance at the League of California Cities Annual Conference in Sacramento last week. Councilmember DeLaney discussed her participation on the Resolution Committee and her attendance at workshops on updated redevelopment law.

Vice Mayor Kennedy commented on Housing funds that will become available and public safety and emergency preparedness workshops that she attended.

Councilmember Ross thanked staff and the public for their comments and participation tonight, noting their input will help the Council determine what is important. He commended Deputy City Clerk Mercy Cabral for her hard work also.

Mayor Schroder also expressed his appreciation to the public and staff. He requested that the meeting be adjourned in Memory of Claire Dolcini Guichard, a long-time teacher at Alhambra High School.

ADJOURNMENT

Adjourned at 9:30 p.m. in memory of Claire Dolcini Guichard, then to a Regular City Council Meeting on October 3, 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 – 10/3/07