Regular Meeting
February 2, 2011
Martinez, CA

CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL

Mayor Schroder called the meeting to order at 7:11 p.m. in the Council Chambers.

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

PRESENTATION(S)/PROCLAMATION(S)

A. City Treasurer Carolyn Robinson, Bond Oversight Committee Update.

City Treasurer Carolyn Robinson provided an update of the Bond Oversight Committee meeting of January 19, 2011, including a status report on the progress of the Library Project, and a status report on the progress of the Pool Project. She reported that a priority list has been developed for Phase II, which includes park work, tennis court repairs, and basketball court repairs.

Treasurer Robinson reviewed Measure H funds: total income to date is $15,158,440.37; expenses to date are $1,530,617.77; current balance is $13,627,822.60.

Councilmember DeLaney asked for the completion date for the library project which was provided as June 2011. The Council thanked Treasurer Robinson for her report.

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 spoke on the marijuana dispensary issue, stating that it is wrong to bring it into Martinez. He suggested that the City bring other businesses that will bring revenue and employment into the unincorporated area of Pacheco that will soon be annexed into the City. Mayor Schroder noted that the Council would discuss that Item at the meeting of February 16.

CONSENT CALENDAR

MOTION WAIVING READING OF TEXT OF ALL RESOLUTIONS AND ORDINANCES.

1. Motion accepting Check Reconciliation Register dated 01/20/11, 01/21/11, and 01/27/11. [C.Spinella/02.1.1]

2. Motion adopting the following ordinances: [D.Tasini/M.Chander/C.Simon/1.229]

A. Ordinance No. 1361 C.S. amending the Martinez Municipal Code by adding Chapter 22.21 (Planned Unit Districts) relating to the adoption of new zoning regulation for existing planned development annexed from Contra Costa County; and

B. Ordinance 1362 C.S. Prezoning parcels covering approximately 111 acres in the North Pacheco Annexation area to a combination of R-1.5 (residential, 1500 square feet per unit; 10,000 square feet minimum parcel size); R-3.5 (residential 3500 square feet per unit; 4000 square feet minimum parcel size); M-GF/SC (government facilities/service commercial; M-SC/LI (mixed use service commercial/service commercial); OS (open space) and P-1 (planned unit development).

3. Resolutions directing the City Engineer to prepare the Engineer Reports and Assessment Diagrams for the following Landscaping and Lighting Assessment Districts: [T.Tucker]

A. Resolution No. 007-11 directing1979-3 (LL-2) (Village Oaks Terrace) for Fiscal Year 2011-12. [10.02.34]

B. Resolution No. 008-11 directing1981-3 (Muir Station Park) for Fiscal Year 2011-12. [10. 02.15]

C. Resolution No. 009-11 directing 1983-3 (Vista Oaks) for Fiscal Year 2011-12. [10.02.22]

D. Resolution No. 010-11 directing 1988-1 (Center Martinez) for Fiscal Year 2011-12. [10.02.31]

E. Resolution No. 011-11 directing 1994-1 (Creekside) for Fiscal Year 2011-12. [10.02.36]

F. Resolution No. 012-11 directing 1997-1 (Brittany Hills) for Fiscal Year 2011-12. [10.02.37]

G. Resolution No. 013-11 directing 2000-2 (Terra Vista) for Fiscal Year 2011-12. [10.02.40]

H. Resolution No. 014-11 directing 2001-1 (Alhambra Estates) for Fiscal Year 2011-12. [10.02.41]

On motion by Mark Ross, Councilmember, seconded by Lara DeLaney, Councilmember, to approve Items #1, #2, and #3 of the Consent Calendar. Motion unanimously passed 5 - 0.

PUBLIC HEARING(S)

CITY MANAGER

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

City Manager Phil Vince commented that they continue to work on the budget, labor negotiations, and await the outcome of the State budget.

CHIEF OF POLICE

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

Chief of Police Gary Peterson noted that he too was working on the budget, and on a case about which he had informed the Council earlier.

APPOINTMENTS TO COMMISSIONS AND/OR AGENCIES

CITY COUNCIL

6. Discuss and adopt a resolution authorizing the City Manager to expend up to $10,000 to create a lease agreement for use of the Zocchi Building by the California Sports Complex for use of the building as described in their proposal to the City, contingent on the results of a peer review seismic report paid by the applicant. [M.Austin/5.23.00]

Mitch Austin, Recreation Manager, presented the staff report. He discussed the proposals received in response to the RFP, and the process of evaluating the proposals. He summarized the negotiations with the California Sports Center (CSC), and explained what the Council was being asked to do. He also noted that Universal Sports was staff's second choice and hoped that the Council would consider them if an agreement could not be reached with CSC.

Dan Middleton, President of California Sports Center, gave a PowerPoint presentation summarizing the timeline, proposal, and what would be included in the facility, a listing of some of CSC's business partners, and an investment strategy.

Councilmember Ross asked for a clarification of some of the cost and benefit estimates, which Mr. Middleton provided. Councilmember Ross also asked if this was the first facility designed by CSC, and Mr. Middleton replied that it was. Councilmember Menesini asked whether current youth leagues would be invited to the facility. Mr. Middleton replied that current youth leagues as well as leagues of adults and off-season sports would be invited, and CYL was already on the schedule. Councilmember Menesini asked for estimates on the prices for the leagues, which Mr. Middleton provided.

Councilmember DeLaney expressed concerns of some of the residents as to the accuracy of some of the numbers, and asked how the facility would compete with the new similar facility in Hayward. Mr. Middleton replied that the facility was far enough away for it not to be a problem. Councilmember DeLaney also asked for more details on the investment strategy, especially regarding contributions from the City. Mr. Middleton stated that the lease agreement would need to be finished before loans and contributions could be negotiated, and the estimates were created without any expectation of contribution from the City. He also explained the cost and structural analyses that would take place before confirming that the project could go forward.

Vice Mayor Kennedy asked about the scheduling and how often the community would be able to use the space, and Mr. Middleton gave an overview. Vice Mayor Kennedy also asked for a clarification of the changes in the proposed length of the lease, the management of the funds used for construction, and how the lease agreement would be negotiated over time. Mr. Austin

noted that the Economic Development Subcommittee would be brought in to discuss the lease agreement. Mayor Schroder asked if CSC would be willing to consider a letter of intent, as opposed to a lease agreement, for the purpose of soliciting loans and contributions, and Mr. Middleton replied that that was a possibility. Councilmember Ross noted that it would be problematic for the City to pay for the analysis and retrofit of the building when it would need to be tailored to CSC's needs and not useful for other projects.

John Cowee, Architect, discussed some of the issues that were already apparent with the stability of the building. He also noted that many of the possible investors had already indicated they would provide loans, but the funds could not be released until there was a lease or letter of intent from the City.

Skip Ray, Universal Sports, noted that while their proposal was less ambitious, it would cost less money and could move forward more quickly. Thomas Sparacino noted that their project would be more focused on local leagues and families. Glen Salling reiterated these points. Mr. Ray gave a brief overview of their proposal.

Mayor Schroder asked about their position on financing the seismic retrofit. Mr. Ray stated that their original proposal had been for Universal Sports and the City each to pay half, but they were open to wait and negotiate what was fair with both the retrofit and the lease. Mayor Schroder asked Public Works Director Dave Scola about the retrofit requirements for the building, and Mr. Scola discussed some of the factors involved, noting that the planned use of the building would mean a stricter requirement.

Mayor Schroder opened the Item for public comment.

Mike Alford commended the energy, investment, and commitment to the community that Universal Sports had put into their proposal, and encouraged the Council to take hold of the opportunity and accept the offer.

Tim Griffith, DVC Softball, stated that he thought an indoor-sports facility would be more economical, especially since fields would have to be maintained by the City.

Steve Thurston noted that indoor sports facilities are in high demand, and there are very few of them in the region. He also stated that he doubted how much money outside teams would actually be bringing into the City. He stated that he supported Universal Sports' proposal because it would be used more by the residents of Martinez.

Kevin O'Leary expressed fear that with CSC's proposal, the fees would be too high and would not be affordable by local teams. He also noted that a lot of out-of-town teams tended to stay in Pleasant Hill hotels instead of in Martinez.

Mike Neu, DVC baseball, agreed with the great need for fields and facilities. He suggested other facilities for the City to use as examples, such as Manteca and Twin Creek. He noted that Martinez would be a good central location for tournaments.

Scott Alstad thanked the Council for working on developing sports facilities, and thanked CSC and Universal Sports for presenting their proposals. He agreed that it is important for the City to have some kind of recreation facility.

Phillip Ciaramitaro, Community Initiatives of Martinez and Sustainable Martinez, stated that he appreciated young people who wanted to stay and invest in the community and thanked the City for supporting them. He added that he supported Universal Sports for investing money and their community spirit in the City.

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

Mayor Schroder asked Mr. Austin about the Subcommittee's recommendation, and Mr. Austin stated that it was unanimously in favor of California Sports Center. Vice Mayor Kennedy stated that while both proposals had their merits, she would like to have both if possible, perhaps if the Delta Research Center project did not succeed, it would come down to who would be able to bear the costs involved. Councilmember DeLaney agreed that the proposals were both compelling. She added that she had some second thoughts with regard to the high costs involved with CSC's proposal and the fact that Hayward was opening a similar facility. She noted that having a facility focused on serving the community was something she had not thought of before, and it was an important factor. Councilmember DeLaney stated that the local proposal currently felt more comfortable. Mayor Schroder stated that from his experience having children involved in sports, the idea of a local facility was a powerful one. He noted that while he also wanted the economy to be stimulated by out-of-town visitors, he was leaning toward the Universal Sports proposal.

Councilmember Ross commended Universal Sports on their passion, and stated that he would like to see a proposal that merged the best points of both. He noted that he had some questions with regards to the figures Mr. Middleton had put forward. He stated that not having seen a more detailed proposal from Universal Sports, he was leaning toward California Sports Center. City Manager Philip Vince stated that the agenda had been changed at the last minute to include Universal Sports so that the Council could consider an alternative, and clarified that their proposal was very detailed. Councilmember Ross asked for more details on the building's needs and noted how important it was that the building be safe. He suggested that both organizations come back and give a more detailed proposal to the Council.

Mr. Vince stated that the City could not afford to give much more time to the project, and Mr. Austin suggested that a continuance of just one month might be possible, since the Proposition 84 grant announcements will be made by then, so that the Council could consider which proposal would be a good fit for which location.

Councilmember Ross stated that he was willing to wait 30 days, although currently he would go with CSC's proposal. Councilmember Menesini stated that he was nervous about signing a 25-year agreement, and that he tended to favor the local proposal, but he wanted to see more details about the proposals, the financing, and the lease agreements. He agreed that a good facility would both bring people into the City and be affordable for local families, and that transparency and financial capability were both assets.

Mr. Scola briefly discussed some of the factors that would affect the seismic retrofit and analysis, and Mr. Vince mentioned the financing of the analysis. Mayor Schroder proposed that both organizations return as soon as the Prop 84 announcements were made to give a more detailed proposal. Mr. Scola reiterated that the facility would be made safe, but it could be done

in different ways for either of the proposals. Councilmember Menesini asked if the Council needed to authorize the use of the $10,000 at this meeting, Mayor Schroder stated it was not necessary. Councilmember Ross suggested that both organizations come up with a preliminary design and cost analysis, to apply to either building, before the next meeting.

Staff was directed to contact the State to confirm when the Proposition 84 grant announcements will be made. Item was continued to March for presentations by both California Sports and Universal Sports to include a more detailed proposal, with staff to include the seismic analysis.

7. Consider a resolution in opposition to the Administration's Proposal to abolish redevelopment agencies in California; and support a "sign on" letter issued by the League of California Cities to be signed by each member of the City Council. [M.Cabral/41.01.01]

Mayor Schroder explained both the letter and the Administration's Proposal. Councilmember Ross stated that he supported redevelopment agencies, but felt that the letter was too strongly worded. Councilmember DeLaney and Vice Mayor Kennedy expressed their support of the letter. Councilmember Ross noted that the State is in a fiscal crisis. Vice Mayor Kennedy expressed concern with the State taking power and money away from the local government. Councilmember Menesini expressed frustration with the State government cutting funds at the local level but not from State programs, but he added that the State is doing what it has always done. Councilmember Ross suggested some changes in wording to the letter, and the rest of the Council agreed.

Mayor Schroder opened the item for public comment.

Phillip Ciaramitaro stated that the Resolution did not reflect the will of the voters, who had voted against a redevelopment agency in the City.

Mike Alford stated that redevelopment would not work and the City should let it go. He suggested that the sports center could serve as encouragement to bring hotels, strip malls and other business into the City

Carolyn Hill agreed that the City needed to clean up the downtown and bring new business into the City, but insisted that the residents of Martinez do not want a redevelopment agency.

Kathi McLaughlin stated that redevelopment is a drain on local economies and draws funds away from where they are needed. She also noted that if the State's proposal failed, the loss to the School Districts would be devastating

Rich Verrilli expressed frustration that the Council was not listening to the residents who did not want redevelopment, and stated that it was not a good time to be interfering with parts of the Governor's proposal.

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

Vice Mayor Kennedy stated that the Council's action to sign the letter would not initiate redevelopment in Martinez, but would instead express opposition to the State's taking away authority from local governments, by removing redevelopment from other cities and counties which it had benefited. She stated that it is the State's responsibility to take care of their own budget without taking funds from local government. Councilmember DeLaney expressed her agreement with Vice Mayor Kennedy. Councilmember Menesini stated that he supported Governor Brown, but opposed the State's way of balancing their budget. Councilmember Ross stated that he supported the Resolution, and noted that the State government frequently takes funds promised to local governments in order to balance the budget.

On motion by Janet Kennedy, Vice Mayor, seconded by Lara DeLaney, Councilmember, Resolution No. 015-11 in opposition to the Administration's Proposal to abolish redevelopment agencies in California; and support a "sign on" letter issued by the League of California Cities to be signed by each member of the City Council as amended. Motion unanimously passed 5 - 0.

8. City Council Comments.

Councilmember Lara DeLaney reported out on her attendance at the League of California Cities Policy Committee meeting for the Employee Relations Committee on January 20th. She informed Council of the City's options and recommendations in regards to the City's pension costs with respect to employee contributions and the creation of a second tier for new employees and urged that the City should do both. Councilmember DeLaney stated that the financial implications of the pension liabilities to the City will be devastating in the future, if the issue is not addressed.

Vice Mayor Janet Kennedy stated that she attended, along with Councilmember Ross, the Regional Planning Committee at ABAG. Discussion took place on the Planned Development areas, and the relationship to schools, both in and outside the areas of transportation. Vice Mayor Kennedy reported that there was a presentation on "Hazard Mitigation and Disaster Preparedness" and requested that the presentation be repeated at a future Council meeting, with which Mayor Schroder agreed.

Mayor Rob Schroder requested that the Council be updated on 630 Court Street. He added that with regard to redevelopment, the incumbents in the City Council had been re-elected and were all pro-redevelopment.

ADJOURNMENT

Adjourned at 9:40 p.m. to a Regular Meeting on February 16, 2011 at 7:00 p.m. in the Council Chambers, 525 Henrietta Street, Martinez CA.

Approved by the City Council,

Rob Schroder, Mayor

Mercy G. Cabral, Deputy City Clerk 3/2/11