

**CITY COUNCIL MEETING**  
**MINUTES**  
**JULY 6, 2021**

**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE IN HONOR OF THE US MILITARY TROOPS**

The City Council Meeting was held via Zoom videoconference and broadcast from the Pinole Council Chambers, 2131 Pear Street, Pinole, California. Mayor Martínez-Rubin called the Regular Meeting of the City Council to order at 5:08 p.m. and led the Pledge of Allegiance.

**2. ROLL CALL, CITY CLERK'S REPORT & STATEMENT OF CONFLICT**

**A. COUNCILMEMBERS PRESENT**

Norma Martínez-Rubin, Mayor  
Vincent Salimi, Mayor Pro Tem  
Devin Murphy, Council Member  
Anthony Tave, Council Member  
Maureen Toms, Council Member

**B. STAFF PRESENT**

Andrew Murray, City Manager  
Heather Iopu, City Clerk  
Alex Mog, Assistant City Attorney  
Legal Counsel, Stephanie Downs, Meyers Nave  
Hector De La Rosa, Assistant City Manager  
Tamara Miller, Development Services Director/City Engineer  
David Hanham, Planning Manager  
Roxanne Stone, Management Analyst  
Michael Laughlin, Interim Community Development Director

City Clerk Iopu announced the agenda had been posted on Friday July 2, 2021 at 4:00 p.m. All legally required notice was provided. Written correspondence had been received for agenda Items 5, 6A and 9A and the comments had been posted on the agenda section of the City website and distributed to the City Council and staff. A revised version of Item 7A had also been posted on the City website and distributed to the City Council after the posting of the meeting agenda.

Following an inquiry to the Council, the Council reported there were no conflicts with any items on the agenda.

Mayor Martinez-Rubin provided an overview of the changes to the public comment process as shown on the meeting agenda.

**3. CONVENE TO A CLOSED SESSION**

**Citizens may address the Council regarding a Closed Session** item prior to the Council adjourning into the Closed Session, by first providing a speaker card to the City Clerk.

**A. CONFERENCE WITH LABOR NEGOTIATORS**

Government Code § 54957.6

Agency designated representatives: City Manager Andrew Murray, Assistant City Manager Hector De La Rosa, and Assistant City Attorney Alex Mog

Employee organization: AFSCME, LOCAL 1, IAFF

City Clerk Iopu took the opportunity to welcome and recognize Management Analyst Roxanne Stone who would help facilitate the receipt of live public comments.

**PUBLIC COMMENTS OPENED**

Management Analyst Roxanne Stone reported there were no comments from the public for this item.

**PUBLIC COMMENTS CLOSED**

**4. RECONVENE IN OPEN SESSION TO ANNOUNCE RESULTS OF CLOSED SESSION**

At 7:15 p.m. Mayor Martinez-Rubin reconvened the meeting to open session and announced there was no reportable action from the Closed Session.

**5. CITIZENS TO BE HEARD (Public Comments)**

Citizens may speak under any item not listed on the Agenda. The time limit is 3 minutes and is subject to modification by the Mayor. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future Council meeting.

George Pursley, Pinole citizen, reported the Pinole Library was now completely open with full service. He identified the hours of operation and encouraged everyone to get the word out that the facility was now open.

Rafael Menis, Pinole citizen, was pleased the Pinole Library was open and could be used as a shared community space. He also recognized the City had made it through the Fourth of July holiday without any significant fires. He commended the Fire Department for its efforts but urged residents to avoid fireworks.

Debbie Long, Pinole citizen, thanked Fire Chief Wynkoop for meeting with her and her husband on the site where Galbreth and Rancho Roads met, at which time the Fire Chief had agreed that opening the easement for emergency access only would benefit the delivery of fire services and aid in the event of an evacuation. They had also discussed the creation of defensible space behind the Galbreth Road homes, and while the Fire Department had been given a budget to do this work it was not sufficient to complete everything the Fire Chief desired. She hoped as the City Council discussed Item 9A it would include a line item outlining Fire Chief Wynkoop's plans to provide defensible space, identify the associated costs, and possibly consider the allocation of the major share of American Rescue Plan Act (ARPA) funds towards those types of fire safety measures. She noted the City of Orinda had funded a project that allowed individuals to create defensible space on their properties and had provided for the pick-up and chipping of branches and tree debris, which was not typically handled by Republic Services. She asked the City Council to direct staff to look into a similar program for the City of Pinole.

Ms. Long also thanked the City Manager for having Appian Way cleaned from Michael to Sarah Drives and she hoped it would become routine maintenance. She further commented that in recent conversations with the City Manager, she had discovered the City Council did not have a policy to address questions that may be presented under the Citizens to be Heard portion of the meeting agenda. Previous City Councils had asked staff to get back to the individual with answers to any questions. If the current City Council did not have the same expectation, the comments received under Citizens to be Heard would be meaningless. She otherwise hoped as the City Council discussed Item 9A the discussion would not take place at 1:00 a.m. She also pointed out that Council member Murphy still had not provided a statement as to why he did not stand for the Pledge of Allegiance.

Anthony James, Pinole citizen, reported he and another individual had an accidental meeting with the Public Works Director by Bayfront Park at which time they had discussed a laundry list of concerns. Although he had requested a meeting out in the field to further discuss those concerns, the Public Works Director had refused to schedule a meeting. He detailed the numerous concerns he had with the condition of the City's parks and his frustration with the lack of maintenance.

Ms. Stone advised that the next speaker was using an older Zoom feature and had been unable to call into the meeting; Mayor Martinez-Rubin and City Clerk Iopu again identified the process for public participation including the submittal of written comments, and given the technical difficulties asked the next speaker to dial into the meeting to allow comments to be made.

Irma Ruport, Pinole citizen, reported that on Monday, July 12, 2021, the Food Bank would be at the Pinole Senior Center from 9:00 a.m. to 11:00 a.m. She expressed concern that Debbie Long continued to harass Council member Murphy and urged her to move on.

## **6. RECOGNITIONS / PRESENTATIONS / COMMUNITY EVENTS**

### **A. Proclamations**

1. Recognizing Development Services Director/City Engineer Tamara Miller on the Event of Her Retirement

The City Council read into the record the proclamation recognizing Development Services Director/City Engineer Tamara Miller for her tenure with the City of Pinole, wished her well on her retirement, and emphasized she would be missed.

Development Services Director/City Engineer Tamara Miller read a prepared statement into the record and thanked the City Council for the opportunity to serve the City of Pinole.

### **PUBLIC COMMENTS OPENED**

Rafael Menis Pinole citizen, congratulated Ms. Miller for her excellent work as the Development Services Director/City Engineer going above and beyond what had been called for including her engagement and interaction with the community; recognized Ms. Miller had pushed for the City's Mission Statement to include community involvement; and suggested it would be difficult for the City to replace her. He wished her well on her retirement.

### **PUBLIC COMMENTS CLOSED**

The City Council, City Manager Andrew Murray, Fire Chief Chris Wynkoop, and City Clerk Iopu thanked Ms. Miller for her years of service to the City of Pinole and wished her well on her retirement.

**B. Presentations / Recognitions**

**1. CalPERS Update by David Teykaerts, CalPERS Stakeholder Strategy Manager**

David Teykaerts, California Public Employees' Retirement System (CalPERS) Stakeholder Relations Manager, provided an extensive PowerPoint presentation on the CalPERS Pension Update for the City of Pinole and answered questions from the Council on the specifics of his presentation.

**PUBLIC COMMENTS OPENED**

Rafael Menis, Pinole citizen, asked for clarification regarding the steep drop in required contributions in the years shown in the PowerPoint presentation; what the new projections were in the model that saw an anticipated rise in contributions needed after the drop point; and the challenges CalPERS must face in terms of deciding where to invest. He commented CalPERS would have significant return from fossil fuel companies and questioned how CalPERS would balance the short-term fiduciary investment in fossil fuel investments with the long-term harm to the climate and negative impacts on future returns from such investments. He also questioned whether CalPERS would be able to exercise its influence in a timeframe that would not lead to reduced future rates of return due to those investments, and the actions of the companies in which CalPERS had invested.

**PUBLIC COMMENTS CLOSED**

Mr. Teykaerts acknowledged the balancing act of conflicting priorities between fiduciary obligation and trying to change from the inside track. He reported that CalPERS was closer to the ultimate outcome of moving away from fossil fuels and dirty coal, noting that nothing that CalPERS did individually would drastically change the world since everything operated within a grander, macro effort worldwide, and as such there were no easy answers. He also explained that the spike in the contribution charts was a result of some demographic change in the City and he would have to speak with the actuary to offer further clarification. He would submit that information to the City Manager when available.

The City Council thanked Mr. Teykaerts for his informational and educational presentation and looked forward to the submittal of a sustainability report.

**2. Presentation on East Bay Wildfire Protection, Vegetation Management Joint Powers Agency by Jon Kaufman, JPA Co-Chair**

Jon Kaufman, Co-Chair, East Bay Hills Wildfire Protection and Vegetation Management Joint Powers Agency (JPA) Formation Committee, provided a PowerPoint presentation on the JPA concept, a grassroots advocacy effort to create a regional agency to reduce wildfire threat throughout the East Bay. He answered questions from the City Council and identified the elected

officials who had endorsed the JPA concept and his hope Pinole elected officials would consider joining the list.

Mr. Kaufman also reported he had met with Contra Costa County Fire Chiefs to discuss the JPA concept but had not requested an endorsement since they were not elected officials and must be non-political. A budget for the JPA had not yet been determined, contributions would be welcome, grants from the State and from the Federal Emergency Management Agency (FEMA) would be sought, or a parcel tax could be considered on a future ballot of the electorate. He also clarified that Marin County was the only jurisdiction in the Bay Area that currently had a JPA for Wildfire Prevention. Once the JPA was in place, the actual vegetation management work was expected to be done by other than the associated Fire Departments. If a JPA was created, it would set standards to ensure the work was done properly and may implement projects that would use funds to hire people to do the work, which would require some expertise and he expected those people to be union members.

Mr. Kaufman also clarified the East Bay Regional Park District (EBRPD) would be a key member of a potential JPA given that much of the high risk land was within the EBRPD. He reported that two elected EBRPD members had endorsed the JPA concept.

Council members looked forward to more information on the concept of the JPA, on funding and scale if a JPA was enacted, encouraged engagement with the tribal communities, and sought a presentation to the Association of Bay Area Governments (ABAG).

Fire Chief Wynkoop added that the same presentation would be made to the County Executive Fire Chiefs in the next week or so and he looked forward to a robust discussion.

#### **PUBLIC COMMENTS OPENED**

Ms. Stone reported there were no public comments for this item.

#### **PUBLIC COMMENTS CLOSED**

Mr. Kaufman hoped a member of the City Council would request a Future Agenda Item to consider a draft resolution for the JPA similar to the resolution that had been presented to the City Council as part of the PowerPoint presentation.

The City Council thanked Mr. Kaufman for the presentation.

### **7. CONSENT CALENDAR**

*All matters under the Consent Calendar are considered to be routine and noncontroversial. These items will be enacted by one motion and without discussion. If, however, any interested party or Council member(s) wishes to comment on an item, they may do so before action is taken on the Consent Calendar. Following comments, if a Council member wishes to discuss an item, it will be removed from the Consent Calendar and taken up in order after adoption of the Consent Calendar.*

#### **PUBLIC COMMENTS OPENED**

Rafael Menis, Pinole citizen, expressed his support for Consent Item 7E, as shown. As to Item 7C, he understood per the resolution in the staff report that the City Council planned to have a full discussion on the need for a Continued Existence of a Local Emergency; however, given the time

constraints he did not see that conversation would happen during this meeting. He asked when that discussion would be scheduled.

#### PUBLIC COMMENTS CLOSED

Council member Toms referenced Item 7E and asked that the letter be modified to correct the reference to Doctor's Medical Center on Page 1, to read: *Doctor's Medical Centers in Pinole and San Pablo*.

Council member Murphy also spoke to Item 7E and asked that all Council members' names be included on the letter but Mayor Martinez-Rubin clarified that her name had appeared on the letter as the Mayor and as the representative of the City of Pinole. Independent of the City Council, Council members were welcome to submit their own letters in support of Measure X Funding for Fire and Emergency Services.

Council member Tave clarified with staff some of the vendor information shown in the List of Warrants as part of Item 7B, specifically for: NORCAL KENWORTH – BAY AREA for two sledge hauling trucks to haul sludge to the landfill and SWRO1 – SWRCB regarding revolving loan fund payments for the Pinole-Hercules WW Treatment Plant.

Mayor Martinez-Rubin added the City Council had been provided a revised version of Item 7A, which included a correction to the vote as shown on Page 5 for Item 9A.

- A. Approve the Minutes of the Meeting May 4, 2021
- B. Receive the June 12, 2021 – June 25, 2021 List of Warrants in the Amount of \$2,038,908.22 and the June 25, 2021 Payroll in the Amount of \$439,845.64.
- C. Resolution Confirming Continued Existence of Local Emergency **[Action: Adopt Resolution per Staff Recommendation (Casher)]**
- D. Placement of Liens for Delinquent Unpaid Waste Collection Charges Falling Delinquent Between January 2021 and April 2021 Considered at An Administrative Hearing on June 3, 2021 **[Action: Adopt Resolution per Staff Recommendation (Iopu)]**
- E. Council Letter of Support for Measure X Funding for Fire and Emergency Services. **[Action: Authorize Mayor to Sign Letter per Staff Recommendation (Wynkoop)]**
- F. Approve an Amendment to the Consulting Services Agreement with Quincy Engineering, Inc. for Preliminary Engineering Services to Advance the Replacement of the San Pablo Avenue Bridge Over Burlington Northern Santa Fe Railroad (CIP Project #RO1710) in an Amount not to Exceed \$49,800 **[Action: Adopt Resolution per Staff Recommendation (Miller)]**
- G. Approve an Amendment to the Contract and Issue a Task Order for CSG for Staff Augmentation for an Amount Not to Exceed \$100,000. **[Action: Adopt Resolution per Staff Recommendation (Murray)]**

- H. Approve an Amendment of The Consulting Services Agreement With Gray-Bowen-Scott for Project Management Services Through the End of FY 2022-23 for The Replacement of the San Pablo Avenue Bridge Over Burlington Northern Santa Fe Railroad (CIP Project #RO1710) in an Amount Not to Exceed \$164,500  
**[Action: Adopt Resolution per Staff Recommendation (Miller)]**

**ACTION: Motion by Council members Toms/Tave to Approve Consent Calendar Items A through H, subject to modification to Item 7E.**

<b>Vote:</b>	<b>Passed</b>	<b>5-0</b>
	<b>Ayes:</b>	<b>Martinez-Rubin, Salimi, Tave, Murphy, Toms</b>
	<b>Noes:</b>	<b>None</b>
	<b>Abstain:</b>	<b>None</b>
	<b>Absent:</b>	<b>None</b>

## **8. PUBLIC HEARINGS**

*Citizens wishing to speak regarding a Public Hearing item should fill out a speaker card prior to the completion of the presentation, by first providing a speaker card to the City Clerk. An official who engaged in an ex parte communication that is the subject of a Public Hearing must disclose the communication on the record prior to the start of the Public Hearing.*

- A. Approve the Comprehensive Design Review (DR-21-05) and CEQA Determination and a Disposition And Development Agreement, Loan Agreement and Regulatory Agreement Between the City of Pinole and Satellite Affordable Housing Associates for the Development of Thirty-Three Affordable Units At 811 San Pablo Avenue.  
**[Action: Conduct Public Hearing and Adopt Resolution per Staff Recommendation (De La Rosa)]**

Assistant City Manager De La Rosa presented the staff report.

Planning Manager David Hanham provided an overview of the discussions of the Planning Commission Ad Hoc Committee, June 28, 2021 Planning Commission public hearing, and the Planning Commission recommendation via a 5-1 vote to recommend the City Council approve the Comprehensive Design Review and California Environmental Quality Act (CEQA) determination. The Planning Commission also asked that the City Council consider allowing all compact parking spaces on-site and consider a more comprehensive plan for the San Pablo Avenue Corridor. He reported that the applicant, Satellite Affordable Housing Associates (SAHA), had recently provided additional design for four more parking spaces on the site.

## **PUBLIC HEARING OPENED**

Rafael Menis, Pinole citizen, understood that one of the major concerns of the Planning Commission was the adequacy of the parking and the Planning Commission had discussed having certain parking spaces assigned to specific units, and the fact some residents may not require parking for a vehicle due to inability or disinterest. He asked whether staff had any additional input on those topics of discussion. He also suggested there were several General Plan Policies that were relevant to the project and read into the record a number of policies within the Sustainability Element. He found the project met all of the conditions within the General Plan, in part because of the limited number of parking spaces and the reliance on public transit. He

noted however, that the Planning Commission had raised concerns with limited public transit given the pandemic had affected existing Western Contra Costa County Transit (WestCAT) routes, but he recognized that since the project was not yet started there would be sufficient time for the Council and the WestCAT Board to make adjustments. He added that Planning Commissioner Kurrent had sought a parking permit process for residents of adjacent roads that may be impacted by parking issues.

Jason (no last name provided), suggested the parking for the project was inadequate even with the additional four parking spaces the applicant had recently identified. He expressed concern that overflow parking would spill onto Meadow Avenue, a narrow street already at capacity, which may result in a safety hazard and prove difficult for emergency vehicles to access Meadow Avenue. He also found the project to be incompatible with the surrounding area and described it as a 50-foot monstrosity towering over existing single-story homes. He questioned the staff assessment that the project was located in a transit-oriented corridor, which he suggested was non-existent. He found the project to be too tall, with insufficient parking, on a too-small parcel, and suggested the project should be reduced in size. He also suggested that the Planning Commission recommendation for the consideration of permit parking for the Meadow Avenue neighborhood would create its own challenges.

#### **PUBLIC HEARING CLOSED**

Assistant City Manager De La Rosa, Planning Manager Hanham, and Interim Community Development Director Michael Laughlin responded to questions from the Council and clarified the project would consist of Very Low, Very, Very Low, and Extremely Low Income households. Staff had met with SAHA regarding their projects which in general were affordable housing projects that met the .5 percent ratio for parking. Not all of the residents would drive or would have a vehicle. Most of the SAHA projects staff had reviewed did not have issues with parking. Alternative transportation besides vehicle use would be provided and secured bicycle parking would be provided at the rear of the property, some of which would be sheltered. Electric bicycles could be considered as a future need. A handicapped parking space would be provided on-site outside of the lobby. Car sharing and encouraging the use of the Clipper® Card system could be considered, and a recommendation for SAHA to submit a Transportation Demand Management Plan could also be considered as a condition of approval along with a condition for transportation education and planning. As to a recommendation for solar, it was not required but SAHA could be asked whether solar could be accommodated.

Eve Stewart, Vice President of Real Estate Development, SAHA, explained that as part of the development standards for the project, the project would be required to be solar ready but pursuant to State law SAHA was not required to actually place solar on the building. In addition, pursuant to the site plans, two parking spaces had been dedicated for electric vehicle (EV) charging stations and more could be evaluated.

Staff clarified the requirements of the Housing Density Bonus Law. For this project, the applicant would provide a community garden area as well as other outdoor spaces for residents on the property. The project would not be constructed until 2024. The thirty-three (33) units would count towards the City's Regional Housing Needs Allocation (RHNA) for the 6th Cycle Housing Element. The City's Inclusionary Housing Ordinance was also clarified. The project was within the 50-foot height limit with no concession requested regarding height and setbacks. Given the building



orientation and since it met the height and zoning requirements, from staff's perspective there were no shadowing issues and the highest point of the property was at the rear.

Stephanie Downs, Meyers Nave, clarified, when asked, that there were no legal issues in terms of shadowing in that local neighbors had no legal right to sun versus shade.

Staff also clarified that all parking stalls would be located on-site with the additional parking spaces the applicant had recently identified to also be located on-site. There had been no consideration of parking stickers. The use of the City's Housing Fund for the project was further clarified.

In response to concerns with parking spilling over onto adjacent residential streets and the ability for emergency vehicle access to turn around on Meadow Avenue, Fire Chief Wynkoop advised he would have to review the plans to provide any substantive comments to the City Council.

In response to concerns with neighborhood compatibility, Ms. Stewart explained that SAHA had proposed the development to be in compliance with height and setback limits. Concessions requested were consistent with the Density Bonus Law regarding open space and parking, and SAHA had received positive feedback from an on-line open house and Planning Commission discussions. The building would consist of contemporary massing, would not be too modern, and there would be a nice street presence with a commercial looking frontage to fit in with the rest of the commercial character of the avenue. The building also stepped back on the upper stories and had moved the mass away from the public realm and towards the rear of the site. Positive comments had been received on the overall design and character of the building, but there had been a lot of discussion on the number of parking spaces.

City Manager Murray understood there would not be a need for overflow parking onto residential areas given that was not typical of the clientele to be served; however, if there was he understood residential parking already occurred along the adjacent streets including Meadow Avenue. As long as people were parking in normal parking spaces, he did not see it would exacerbate any safety issues since there was already parking along the curb.

Fire Chief Wynkoop confirmed that emergency vehicle access would not be impeded.

In response to the Mayor, Ms. Stewart acknowledged the importance of accessing the outdoors but explained that private balconies had not been added to the design since it added cost to the buildings and since they were serving low income households and needed to keep costs down to ensure rents were kept affordable for a minimum of 50 years. There were also concerns with equity and having some units with balconies and others not, and balconies tended to be used for storage which may result in other issues. A shared landscape area would be provided on the first floor.

On the discussion, Planning Manager Hanham advised that a condition could be added that prior to issuance of a building permit, SAHA shall submit a Transportation Demand Management Plan (TDMP) to the City for review and approval. As to the parking, the applicant had submitted a revised site plan and it could be conditioned to be reviewed and approved by staff showing the additional parking spaces, as proposed, as part of the project. He also clarified that the Building Code required the building to be wired for solar and the applicant had clarified that solar would be provided on the building.

Council member Toms asked for an additional condition to pre-wire for EV chargers and the bicycle storage at the rear to also be pre-wired for EV charging stations. She otherwise thanked SAHA for going all-electric on the project.

Council member Murphy thanked SAHA for the project which would benefit the community. He clarified with Ms. Stewart the open space area would be on the ground level adjacent to the community room and asked whether solar had been considered in the parking area to shade parked vehicles.

Ms. Stewart stated that SAHA was open to options for solar and had discussed solar on the rooftop but could also look at the parking area, although there were challenges since the stanchions could limit the number of parking spaces, which would have to be evaluated and the solar parking canopies could be quite high and there may be some aesthetic issues. The current plan was to place the solar array on the rooftop. In terms of the requested concessions, she clarified the project was eligible for four concessions pursuant to State law. The challenges for the project were feasibility and she described the project as barely at the financial feasibility threshold.

Council member Murphy found that outdoor space was a large priority for the demographic the project planned to serve and he urged the priority of open space.

Ms. Downs restated the agenda item to approve the Comprehensive Design Review and Disposition and Development Agreement (DDA) and she asked the City Council to approve both items. She also advised that there were deadlines looming for the project and SAHA was trying to obtain Veterans' financing from the State. Given the tight timeline, it was important the project be approved at this time.

Council member Toms suggested as a compromise for the open space versus parking issue, SAHA consider alternative dual use pavement and if there was clearly not a demand for those parking spaces it could be expanded into open space which had been done for another project.

Planning Manager Hanham advised the recommendation could be considered as part of the TDMP.

**ACTION: Motion by Mayor Martinez-Rubin/Mayor Pro Tem Salimi to adopt a resolution approving Comprehensive Design Review (DR-21-05) and CEQA Determination And A Disposition And Development Agreement, Loan Agreement And Regulatory Agreement Between The City Of Pinole And Satellite Affordable Housing Associates For The Development Of Thirty-Three Affordable Units At 811 San Pablo Avenue, subject to an added condition that prior to issuance of a building permit Satellite Affordable Housing Associates submit a Transportation Demand Management Plan (TDMP) to the City of Pinole for review and approval.**

<b>Vote:</b>	<b>Passed</b>	<b>5-0</b>
	<b>Ayes:</b>	<b>Martinez-Rubin, Salimi, Tave, Murphy, Toms</b>
	<b>Noes:</b>	<b>None</b>
	<b>Abstain:</b>	<b>None</b>
	<b>Absent:</b>	<b>None</b>

Given the time constraints and ability to have a thorough discussion, Mayor Martinez-Rubin asked Legal Counsel whether a public hearing item could be continued to a future meeting of the City Council.

Ms. Downs confirmed that Item 8B could be continued and the public hearing notice continued to the next regular meeting of the City Council.

Mayor Martinez-Rubin offered a motion, seconded by Mayor Pro Tem Salimi to continue Item 8B to the next meeting of the City Council.

Council member Tave asked that the motion be modified with Items 8B and 9A both continued to the next meeting. Mayor Martinez-Rubin accepted the modification to her motion.

**ACTION: Motion by Mayor Martinez-Rubin/Mayor Pro Tem Salimi to continue Items 8B and 9A to the next meeting of the City Council scheduled for July 20, 2021.**

<b>Vote:</b>	<b>Passed</b>	<b>4-1</b>
	<b>Ayes:</b>	<b>Martinez-Rubin, Salimi, Tave, Toms</b>
	<b>Noes:</b>	<b>Murphy</b>
	<b>Abstain:</b>	<b>None</b>
	<b>Absent:</b>	<b>None</b>

- B.** Amending Definition of "Offices, Business and Professional" in Section 17.22.020(F)(40) of the Pinole Municipal Code And Chapter 11. Definitions, in the Three Corridors Specific Plan. **[Action: Conduct Public Hearing and Introduce Ordinance per Staff Recommendation (Hanham)]**

The item was continued to July 20, 2021.

## **9. OLD BUSINESS**

- A.** Council Member Requests for Additional Appropriations in Fiscal Year (FY) 2021-22 **[Action: Discuss, Provide Direction and Adopt Resolution per Staff Recommendation (Guillory)]**

The item was continued to July 20, 2021.

## **10. NEW BUSINESS**

None

## **11. REPORTS & COMMUNICATIONS**

- A.** Mayor Report

- 1.** Announcements

Mayor Martinez-Rubin asked everyone to remain calm and adhere to public health guidance related to masking and social distancing.

B. Mayoral & Council Appointments  
None

C. City Council Committee Reports & Communications  
None

D. Council Requests for Future Agenda Items

Mayor Martinez-Rubin requested a future agenda item to have the draft resolution of the East Bay Wildfire Hills Protection and Vegetation Management JPA to be reviewed by staff and come back to the City Council for discussion at a future meeting. Consensus given.

Mayor Martinez-Rubin requested a future agenda item for staff to prepare an ordinance related to fireworks akin to what Contra Costa County had developed and bring it back to the Council for discussion. Consensus given.

Mayor Martinez-Rubin requested a future agenda item to prepare a proclamation in recognition of Friends of Pinole Creek Watershed's celebration of its 20<sup>th</sup> anniversary. Consensus given.

Mayor Martinez-Rubin requested a future agenda item for Friends of Pinole Creek Watershed to make a presentation on a new project "Engaging the Community to Protect Pinole Creek Watershed, an assessment of trash impacts to promote a thriving ecosystem." Consensus given.

Mayor Pro Tem Salimi requested a future agenda item to have presentations considered during Special City Council meetings to allow the City Council to conduct its regular business in an effort to avoid long meetings.

Mayor Martinez-Rubin recommended staff come back with a menu of options (alternative ways for presentations) that could be considered rather than presentations as part of City Council meetings, and Mayor Pro Tem Salimi was open to any options that saved time and did not require the City Council to extend its meetings to the early morning hours.

Council member Murphy suggested the City Council Procedures be explored again given challenges with the current process with insight from the City Manager and the Mayor to collaborate with the City Council to change its procedures.

Mayor Martinez-Rubin advised the City Council would have a discussion with the City Manager on procedures and City Manager Murray clarified the future agenda item was to review and discuss the City Council Meeting Procedures where the City Council may consider changes. Consensus given.

Council member Tave requested a future agenda item for a workshop or Special Meeting on the request for additional appropriations in Fiscal Year (FY) 2021-22 (Item 9A) given this was the second meeting the item had been continued.

Mayor Martinez-Rubin pointed out that Item 9A had already been continued to the July 20 City Council meeting. She suggested they get through that and take it from there.

Council member Murphy requested a future agenda item for a presentation from President Stephen Baiter of the East Bay Economic Development Alliance and former Director of the Contra Costa Workforce Development Board. Consensus given.

E. City Manager Report / Department Staff

None

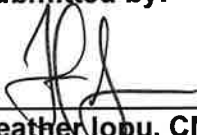
F. City Attorney Report

None

**12. ADJOURNMENT** to the Regular City Council Meeting of July 20, 2021 in Remembrance of Amber Swartz.

At 11:00 p.m. Mayor Martinez-Rubin adjourned the meeting to the Regular City Council Meeting of July 20, 2021 in Remembrance of Amber Swartz.

**Submitted by:**

  
\_\_\_\_\_  
Heather Iopu, CMC  
City Clerk

**Approved by City Council: September 7, 2021**

