

From: [Rafael Menis](#)
To: [Comment](#)
Subject: Item 3a- performance evaluation
Date: Tuesday, March 5, 2024 2:43:43 PM

***** EXTERNAL MESSAGE *****

I think Heather Bell has continued to do a good job as city clerk, as have her assistants. They have provided needed information quickly and accurately, and have been helpful with any issues that occurred.

Thanks, Rafael Menis

From: [Rafael Menis](#)
To: [Comment](#)
Subject: Citizens to be Heard, March 5th 2024 Council meeting
Date: Monday, March 4, 2024 8:45:20 PM

*** EXTERNAL MESSAGE ***

Greetings Mayor, Council, Staff and Members of the Public,

My name is Rafael Menis, and I am a resident of Pinole. I wish I could address the council in person today, but as I am traveling to attend the Planning Commissioner's Academy, I have sent my comments in writing instead.

While the Contra Costa County wastewater data is an imperfect proxy for current covid levels in Pinole, given as was discussed at the last meeting our wastewater treatment plant is not set up to monitor covid levels, it's one of the closer metrics we have to get a sense of the region as a whole. Sewershed 88 shows a slight increase, and sewershed 1688 shows a continued decrease for the week of 2-24-24. You can find this information at

<https://covid.cdc.gov/covid-data-tracker/#wastewater-surveillance>.

New hospitalizations with Covid-19 declined slightly to 6.6 per 100,000 in Contra Costa for the week of 2-24-24, remaining at the low level. You can find this information at

https://covid.cdc.gov/covid-data-tracker/#maps_new-admissions-county. I would continue to recommend wearing n-95 or other protective masks of similar quality in crowded indoor spaces.

Finally, today is election day! If you are registered to vote, you should have received a ballot by mail, and you can fill that out and mail it (if postmarked on or before March 5th), drop it off at a ballot box before 8 PM on March 5th at city hall (2131 pear street), or drop it off at any polling place. In Pinole, those are Shannon elementary school (685 Marlesta Rd), Pinole Valley Community Church (2885 Pinole Valley Rd), and the Pinole Senior Center (2500 Charles Ave). If you are not registered to vote, you can cast a provisional ballot at any of those voting sites if you are eligible to vote and not registered. You can find more information at

<https://www.contracostavote.gov/elections/how-to-vote/in-person-voting/>.

Please vote!

Thanks, Rafael

From: [Rafael Menis](#)
To: [Comment](#)
Subject: Item 9E- Q2 investment report, 3-5 council meeting
Date: Tuesday, March 5, 2024 12:07:49 AM

*** EXTERNAL MESSAGE ***

I have 2 questions related to item 9E.

First, it looks like the vast majority of the city's funds in money market savings and mutual funds (non-pension investment fund) have a yield of 4.91 and 4.99 respectively, but because the average is a simple average the yield reported for those categories is lower (page 89). Is that a GAAP requirement, or is there some other reason? It would seem to be clearer as a weighted average.

Second, for the 115 trust portfolio summary the investment category Mutual Funds-Equity continues to have a markedly lower yield than any other investment (page 90) (compare to the same category in the 2023-2-21 agenda packet item 9D, page 59), and unlike other investments has a higher market value than book value. What's the reasoning behind the proportion of funds allocated to the Mutual Funds-Equity category?

Thanks, Rafael Menis

From: [Rafael Menis](#)
To: [Comment](#)
Subject: Item 9F, 3-5-24 agenda
Date: Tuesday, March 5, 2024 12:10:30 AM

*** EXTERNAL MESSAGE ***

I have one question for item 9F. On page 107, it states "this Agreement shall not be subordinated in priority to any lien (other than those pertaining to taxes or assessments), encumbrance, or other interest in the Property or the Project with the written consent of the City."

Shouldn't "with" read "without" there?

Thanks, Rafael Menis

From: [Rafael Menis](#)
To: [Comment](#)
Subject: Item 12A, 3-5-24 agenda
Date: Tuesday, March 5, 2024 12:37:41 AM

*** EXTERNAL MESSAGE ***

I have several questions for this item. To start with, on page 191 it's stated that there should be a \$150,000 revenue decrease in sales tax based on trends and projections (which on page 190 is charged entirely to the main sales and use tax category). Is that the revenue decrease across all 3 sales tax categories (so \$50k each), or should there be additional decreases for the Measure S sales tax categories?

Second, there are quite a few funds that have significantly increased interest and investment income, and I'm curious as to why. Funds 150 general reserve, 200 gas tax, 203 public safety augmentation fund, 205 traffic safety fund, 206 supplemental law enforcement service fund, 214 solid waste fund, 215 measure C and J fund, 285 housing land held for resale, and 500 sewer enterprise fund all have interest and investment income over 150% of projected. Separately from that, there are some funds that have interest and investment income appearing from nothing projected (where NAN would probably be a more appropriate percentage than 0%)- fund 216 rate stabilization fund, fund 327 park Grants (Measure WW) (and how is there *any* interest and investment income on a negative fund balance), and fund 750 recognized obligation retirement fund. How are we getting interest and investment income there when we had none projected in the original budget?

Third, there are some expenditures and interest and investment income losses that seem odd. Fund 209 has an unpredicted general government expenditure of \$3419- why, and what is it for? Funds 213 Refuse management and 275 parkland dedication have losses in interest and investment funds- why, when most other funds have increases? In particular, how does the parkland fund with a fund balance of \$406, no revenue and no expenditures have a loss of \$293 in interest and investment income, wiping out most of the fund balance?

Thanks, Rafael Menis

From: abogado10@aol.com
To: [Heather Bell](#); [Roxane Stone](#); [Neil Gang](#); [Eric Casher](#)
Cc: [Devin Murphy](#); [Maureen Toms](#); [Cameron Sasai](#); [Anthony Tave](#)
Subject: Pinole City Council Meeting 03/05/24 - Closed Session - Item 4A
Date: Tuesday, March 5, 2024 1:53:56 PM

*** EXTERNAL MESSAGE ***

Good Evening Mayor, Council, Staff and Public;

First of all, I would like to say that my comments are not personal. However, this has been my experience with the city clerk in the past year or so. The following are some of the issues/performance that concern me and need a lot of improvement.

1. Public Records Request (PRA) have not been complete and questions/information not answered in its totality. When asked "Why not?" The answer has been we don't have them/no one knows where they are/or it is not my job but someone else's (like department heads).
2. Website/meetings/videos not on and posted either timely or not at all. I have an email I sent and it is not yet completed or posted for example meetings like Financial Subcommittee Meeting/Planning/TAPS/Historic Preservation Subcommittee - need updating this last year or so. I mentioned it this year and last year.
3. I brought this up at the Citizens to be Heard on 01/16/24 and comment from the city clerk she would be speaking to staff? I don't know what staff or whose responsibility it is to f/u.
4. One of my requests last year was to request (PRA) regarding projects with hours spent with staff/attorney fees/costs. Response we do not have them or maintain that information. I find it critical because you want to make sure that we follow the taxpayers money and how it is spent especially if you are going to ask for taxes to be passed in the future. Accountability!
5. Also "WHY" does the agenda come out a few days before the meeting especially when it is over 100'-900' pages to read. If this is a rules can you cite it for and if this can be improved for the betterment of Transparency for the city taxpayers. We might get more people engaged with our government which is our main goal for all of us to achieve and not leave anybody behind.
6. BTW the City Clerk's office has 3 additional staff members assisting city clerk and it seems to me that their is no reason "WHY" we have to be behind on this records maintenance/video/minutes on the website.

Overall, I just want to say we need a lot of improvement in this are and I hope we can work towards it this year.

thanks
irma ruport
