

Bay Point Municipal Advisory Committee



Sterling Stevenson, Chair

Federal Glover, District V Supervisor

*Debra Giles, Administrative Support
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Respectfully submitted by: Debra Giles

*The Bay Point Municipal Advisory Committee serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

Record of Actions

7:00 pm

Tuesday, October 5, 2010

Council Members Garcia, Kopitar, Stevenson, Tremaine, and Zumwalt were present.
Council Members Magleby and Mason were absent.

Others present: Ed Diokno of Supervisor Glover's office, Maureen Toms of County Redevelopment, Lt. Fernandez of the Sheriff's Dept., Brad Klock of General Chemical, and Ben Helber of Habitat for Humanity.

1. Call to Order / Pledge of Allegiance led by Tina Gonzalez of Golden State Water Company.

2. Approval of October 5, 2010 Agenda

Councilwoman Zumwalt suggested removing Councilwoman Magleby's name from the Chamber of Commerce report in item 8, during her absence from the Council.

Chairman Stevenson requested moving items 7b and 7c to 8, as he would just report on them and no action was needed.

Motion made by Councilwoman Garcia to approve the October 5, 2010 agenda with the changes of removing Councilwoman Magleby's name from the Bay Point Chamber of Commerce report, and moving items 7b and 7c to Committee Reports, #8. Seconded by Councilwoman Zumwalt. Motion carried 5 – 0; Council Members Garcia, Kopitar, Stevenson, Tremaine and Zumwalt voting "yes"; Council Members Magleby and Mason absent.

3. Consent items

- a. Approval of monthly Recording Secretary invoice - \$120.00**
- b. Approval of Record of Actions of September 7, 2010**

Motion made by Councilwoman Zumwalt to approve the Consent Items. Seconded by Councilman Tremaine. Motion carried 5 – 0; Council Members Garcia, Kopitar, Stevenson, Tremaine and Zumwalt voting “yes”; Council Members Magleby and Mason absent.

4. Public Comments:

Resident Mark Sullivan stated just at the end of June people normally get a letter from the fire protection division of the Fire Department regarding tall weeds & grass in their front yards. He stated he had received one and taken it very seriously; cut his grass, trimmed his trees, and rented a truck to haul it all to the dump. Mr. Sullivan stated the vacant property next to him had 8 foot tall weeds and grass, and trees they had cut down piled up against his property; and so he began calling the fire district regarding this fire hazard, called every week since then, and they finally came last week but all they did was cut the grass but left in large flammable piles and also left the other tree debris stacked up against his property. He stated this has been stressful for him since before the 4th of July, as he had been out one night putting out a fire with his hose. Mr. Sullivan stated as he drives around Bay Point he sees many other properties in the same condition, even large lots like the one on Port Chicago, they had never been weed abated. He stated he wonders how many properties were abated, how many properties had been fined, and how many properties had been fined but then never abated, or never abated properly, and where are the Fire officials to check on all this. Mr. Sullivan stated maybe some of the MAC members could check it out for themselves and see what could be done about this situation.

Mr. Ben Helber of Habitat for Humanity stated that they, along with the Contra Costa County Department of Conservation and Development, the U.S. Department of Housing and Urban Development, the Dean and Margaret Leshner Foundation (the program sponsor), and Bank of America (the house sponsor), are very pleased to announce the welcome of the Valdez family to their new home, 32 Bay View; a part of the Neighborhood Stabilization Program (NSP). He stated they are having a dedication for this property Saturday, Oct. 23rd, at 10:00am, and all the Council Members are invited to join them. Mr. Helber stated he would also like to update them on their other projects throughout Bay Point; El Rincon is nearing completion of all their off-site work, the public street is now in, they have started foundation work and will be pouring the foundation probably next week; they also have 9 re-hab projects in Bay Point, one of which is the Bay View home. Mr. Helber also stated all this work can't be done without volunteers and encouraged anyone looking for volunteer opportunities to contact the Habitat for Humanity East Bay at www.habitateb.org. He also stated for anyone interested they are also holding home buyer workshops, one right here at Ambrose Center on Oct. 16th.

5. Agency Reports. The MAC received the following reports:

a. Contra Costa County Sheriff's Department – Lt. Victor Fernandez

Lt. Fernandez distributed copies and reviewed the statistics for the month of September, including comparisons from last month and the same time last year.

Lt. Fernandez stated they had talked at last month's meeting about having some materials to share with residents, and he was able to get some different pamphlets, some good resources, and bring them tonight. He stated most of these can also be obtained at the Attorney General's website or the Sheriff's Department. Topics included Identity Theft, What is Suspicious, Burglary Prevention, Home Security, Auto Theft, etc.

Councilwoman Zumwalt suggested the websites for these information pamphlets be included in the next newsletter and also on Supervisor Glover's website, for interested residents.

Chairman Stevenson suggested these pamphlets also be made available to residents in the Ambrose Center lobby area.

There was a discussion regarding 'Self Initiated Contacts' made by Sheriff's Deputies, and also a discussion regarding abandoned stolen cars in Bay Point.

There was also a discussion regarding appropriate venues for dispersing safety information to residents including possibility of including it during Supervisor Glover's next Town Hall meeting.

Lt. Fernandez stated one other issue is that some of the pamphlets may or may not be generated in other languages.

b. Redevelopment Staff Report – Maureen Toms

Ms. Maureen Toms reported on:

· **Enterprise Zone**

Ms. Maureen Toms stated they are continuing to work on the Memorandum of Understanding with The City of Pittsburg, the County, and HCD up at the State. She stated they are hoping to do their final submittal to the State by the end of next week; not sure of the turn-around time for them reviewing it, but they anticipate sometime in November they should probably have some word on when they will have the final designation of the Enterprise Zone.

· **Energy Upgrade California Program**

Ms. Toms stated she has been working with staff from Supervisor Glover's office, the Workforce Development Board, and the other Economic Development Directors in East County on trying to get ready for the Energy Upgrade California Program. She stated this is a program where homeowners will be able to obtain rebates for energy upgrades in their homes, from a number of different sources i.e. federal funds, PG&E, and state funds. Ms. Toms stated they are anticipating these to be advertised later in the Fall, and what they are looking at is making sure that there are contractors in this area (Bay Point and East County) that are ready to do the work once the rebates are available. She stated the California Energy Commission is establishing a list of trained and certified contractors on their website. Ms. Toms stated she understands that this is just being kicked off, and there is a Bay Point contractor who is first on the list to become trained; they need to be trained in doing the up-front analysis, and then

after improvements are done, to verify that there will be cost and energy savings in the home, so that those upgrades would be eligible for the rebates.

Ms. Toms stated homeowners should be aware of the potential for doing upgrades to their homes; solar installation, windows, weather-stripping, etc. will have financial incentives to make improvements. She stated they have pushed this program back a little bit making sure they have contractors trained and certified so there are people available to do the work in our own community; state will be doing a media blitz when they are ready to kick-off this program.

There was a discussion regarding how the licensed plumbing and building contractors are contacted regarding this training, how the certified contractors will be listed on the Energy Commission's website, and also about including this information in the up-coming Newsletter.

- **County Budget**

Ms. Toms stated they are starting to get their budget numbers in and they don't look good. She stated they are looking at such a significant reduction in tax increment that they are looking at eliminating any programs that come from tax increment. Ms. Toms stated they still have the bond funds from when they sold bonds, but they are evaluating whether or not any of the bonds need to be reimbursed, because of the significant loss in assessed value and the take from the State. Ms. Toms stated they are trying to get a better picture of what they can do with the budget; if they need to make long term cuts, refund bonds, or if this is just a hurdle they need to get over for a year or two. She stated after the evaluation she will be contacting the MAC budget subcommittee by the end of next week to see about setting up a meeting to go over the numbers.

c. Supervisor Federal Glover General Report – Ed Diokno

- Mr. Ed Diokno of Supervisor Glover's Office stated the Joint MAC meeting last month was a success. He stated he thought they could all agree the chili verde was the best this side of the Willow Pass. Mr. Diokno stated there was useful information on illegal vendors, the County Re-entry Initiative, and the proposal that Ms. Toms just spoke on about pushing Green Building with contractors throughout the County, as presented by Workforce Development Board Director, Stephen Baiter.
- Mr. Diokno stated the grant-writing workshop was, as usual, packed. He stated it was good to see that there were a couple of Bay Point organizations and individuals taking advantage of this opportunity. Mr. Diokno stated it is just one of the Supervisor's attempts to help those organizations and agencies seek additional financial help in these dire budgetary times.
- Mr. Diokno stated lastly, all the planning for Supervisor Glover's Gang Summit is completed. He stated they're ready for launch for the October 9th event at Deer Valley High School in Antioch. Mr. Diokno stated the gang summit is for youth,

parents, educators, and community leaders who wish to know more about gangs and how to stop their influence on today's youth. He stated the Ambrose Teen Center will be sending a delegation as well as Riverview Middle School.

d. California State Highway Patrol

None

6. Presentations Presentations were made by:

a. Citizen of the Month Award – Councilwoman Garcia

Councilwoman Garcia awarded the Citizen of the Month Award with appreciation to Mrs. Janess Hanson, long time resident and community leader; one of the original members of the Bay Point Pride, the Traffic Committee and the still serving on the CAP

b. Tracy Craig, Craig Communications, update on PG&E's Shell pond and black area site

Ms. Tracy Craig stated she was here a year ago, and was back again with Mr. Bob Gray, Project Manager for PG&E to report with aid of Power Point presentation how the project was moving along including:

- A review of introduction to community of alternatives prior to meeting with the Department of Toxic Substances Control (DTSC) about removing the Shell Pond.
- Consensus of Bay Point residents preferring *all* of the impacted material at the bottom of the Pond being removed, recognizing the intense short-term impact associated with that; mainly increased truck traffic.
- This was the plan proposed to the DTSC; the plan that is still on the table; going through a lot of intense agency negotiations, i.e. Fish & Wildlife, Corps of Engineers, Contra Costa County, the Water Board, the Air Board, etc.
- Letter sent out in July regarding some pilot testing was done, and reassurance of continued public outreach planned for projects steps; knowing community support is necessary to have the project go through.
- 240,000 cubic yards of sediment to be removed from bottom of pond; predominantly by dredging it. Pilot test of dredging done to make sure it works, and it did.
- South end of pond too shallow to use dredge so they will let that part dry out and mix that sediment with some of cement so they can put that directly into a truck and take it to Keller Canyon; the preferred destination as it is only 5 miles round trip.
- Explanation of pumping sediment from boat into large bags where polymer is mixed in to make sediment settle, and water that comes through bag is tested for toxicity.
- Part of consideration for community is to control odors, as when the sediment dries it has a strong distinct odor.
- Conclusions from testing are that the hydraulic-dredging methodology does work and is the most cost effective to get all of the material out of the pond; and the polymer that is added to it does work to get the sediment to drop out; the cement is the best additive to the dryer areas; and the water toxicity tests of the water shows that it is not

toxic so they can recycle the water into the pond to keep using it in the process of the cleanup.

- PG&E recognizes this project does have a lot of short term impacts, so it is very important to let the community know what is going on; that is also what they heard from community besides wanting all the material removed from pond but also they want a robust community involvement and education program.
- Don't know for sure when the Draft Cleanup Plan will be out; end of this year or probably beginning of next year; including public comment period with public meetings; and working with variety of local groups to make sure the larger community, particularly Shore Acres and that area, to get the word out to people who might not necessarily come to some of these type of meetings.

There was a discussion about the timing of the project; maybe not doing it in the summer when the odor could be worse; that there are windows of time when it can be done because of endangered species issues and bird nesting out there at certain times. Also discussed were some methods being used to help control the odor for the duration of the project.

Also discussed was the land parcel owned by PG&E being wetlands (700 some acres out of the total 850 acres), and their working with East Bay Regional Park District and the Great California Delta Trail; but the impetus is not that for this project; rather a new Water Board regulation regarding mercury discharges into the delta.

There was a short discussion on the high carbon content of the sediment and the possibility of taking it to a generation facility to be burned for energy instead of taking it to the Keller landfill. Also discussed was the number of (70) and route the trucks would be taking.

c. Brad Klock, General Chemical at Bay Point update

Mr. Brad Klock stated he was here tonight to update the MAC on changes going on at General Chemical. He stated the primary operation at the Bay Point site has been with the electronic chemical division; 90% of Bay Point site is manufacturing electronic chemicals to supply the semiconductor industry. He stated back in March General Chemical sold the electronic chemical division to KMG Integration. Mr. Klock stated he was here to share how that was going to affect Bay Point:

- The big picture is there will be, in fact already are, reduced operations at Bay Point plant; announcement was made in February, made public and employees became aware of sale; deal actually closed the end of March.
- So for last 6 months General Chemical has not been selling electronic chemicals as KMG owns that business; what has been produced in Bay Point as General Chemical is sold to KMG who sells it to the rest of the world as theirs.
- Shared who KMG is; based out of Houston TX, involved with wood treatment as well as electronic chemicals (leaders in treatment of telephone poles and railroad ties). They also manufacture the ear tags you see on livestock that are treated with

pesticides. They are not a huge company but are a public company, whose stock has done fairly well this past year. Their primary growth strategy is through acquisition of stable chemical lines and businesses. More of KMG's background and business was detailed by Mr. Klock.

- Details shared about other manufacturing sites, products, and how sale affected them all and their relationships with each other.
- The Bay Point site operating now is still a General Chemical facility; KMG bought the electronic chemical business but did not buy the land or the buildings; technically they are now owners of the assets, the products and equipment; but they are General Chemical employees who run those.
- The portion of the plant when you first go through the gate is part of the water chemicals business; they produce alum, aluminum sulfate, used in treating drinking water; and that's the business Mr. Klock is now associated with.
- The electronic chemical portion of the Bay Point site are being reduced as KMG moves the operation to Colorado, negatively impacting the people who work here, some people already let go as their services are not longer needed; and this will continue through April. Down 30% in employees right now, and will go down another 30% between now and April, then should remain at that level for probably at least the next 5 years.

There was a discussion regarding there being no limitation on trucking of raw materials and there being less chemical transport from General Chemical plant through Bay Point, but that also means bad news as effecting employment negatively in Bay Point.

Mr. Klock stated he is continuing to work for General Chemical as the Director of Sales for the Water Chemicals business; good news for him as he didn't want to move from the area; but he does have to travel, fly a lot now. He stated he is learning a new business and it is pretty exciting; he intends on continuing to attend these meetings as best he can, stay involved with the CAP, and when able get back involved with the Bay Point Chamber of Commerce.

Mr. Diokno asked if they had been in contact with Workforce Development Board regarding retraining of employees who want to remain in area; and if Workforce Development could contact him.

Mr. Klock stated they could contact him and he would put them in touch with their HR Director.

7. Items for Discussion and/or Action

a. Discussion and approval of a Fall clean-up project Councilwoman Garcia

Councilwoman Garcia stated she was thinking of having the Fall Cleanup in November, maybe November 20th, from 8:00am – 12noon; before Thanksgiving

Chairman Stevenson asked if other members would volunteer to assist Councilwoman

Garcia with the Cleanup and Councilwoman Kopitar and Chairman Stevenson stated they would be there to help.

Councilwoman Garcia stated she had spoke with someone at the garbage company and would notify them when a date was chosen, and make the request in writing.

There was a short discussion regarding an announcement in the Newsletter to help get the word out to the public, but that will not be the only method to inform residents about the Cleanup date.

b. Update on Newsletter – Councilwoman Garcia

Councilwoman Garcia stated the deadline for submitting stories/articles has been pushed back to October 24th; that it still gives her plenty of time to get the Newsletter out. She stated since the Newsletter isn't going to be printed, it should take no time to just download it to the Supervisor's website; and for the few people who want a copy of the Newsletter, it is still enough time to do that too.

There was a discussion about suggested articles, including one to share what the MAC has been doing; they need to be written up and submitted to Councilwoman Garcia (via email), that she will translate them, but if there is an idea for an article, it needs to be already written when given to her. Chairman Stevenson and Councilwoman Kopitar agreed to get together and write up something to submit for the Newsletter about MAC activities.

Councilwoman Garcia stated the Newsletter would be out the first week of November.

c. Discuss standards for toys as incentives for food – Councilwoman Mason

Item tabled in Councilwoman Mason's absence

d. Update on the County's Adopt a Road program – Councilman Stevenson

Item tabled to next month

8. Committee Reports The MAC received the following reports:

• **Academic Performance Index – Stevenson**

Chairman Stevenson stated regarding the Academic Performance Index, he had initially emailed the Superintendent of MDUSD, and Councilwoman Zumwalt had called his attention to the Newspaper article reporting the most recent performance of the 3 elementary schools in our community, all but one performing lower than they did previously. He stated about 6 months ago he and Councilwoman Magleby had put together a meeting with Bay Point residents and the Superintendent because of the same problem. Chairman Stevenson stated he was going to have them come to the MAC meeting but it didn't seem like the best place to discuss the topic because of the time it

would take to allow everyone to respond and not just have the Superintendent speak.

Chairman Stevenson suggested that Mr. Diokno talk to Supervisor Glover to see whether or not he could put together a Town Hall meeting and have this be one of the subjects at that meeting, and have the school Superintendent appear to discuss the problem. He stated the article also spoke of a plan they were going to implement and he would like to know what the plan was and when they are going to implement it.

Councilwoman Zumwalt added that the Newspaper article reported that our 2 or three school were of 8 that were the lowest in the whole state, which was a huge concern to her; that if they don't get their scores up the state can come in and take them over. She stated this is something the Superintendent and not one of the school principles should come out and talk with the community about; answer some tough questions, including how many teachers are going through our school district and not staying.

Councilwoman Garcia stated what she really want to hear about is the plan; what is it that is going to turn around these bad scores. She stated if Delta View elementary can be one of the best schools in the district, why Shore Acres elementary can't be just as good. Councilwoman Garcia stated they have had 10 years to fix the problems, that she is tired of hearing the same excuses and problems, she wants to hear the solution.

Mr. Diokno stated he pass the message along to the Supervisor, however the schools aren't really in his purview; that he could ask the Superintendent, but can't make him. He stated the school gathering that had been organized months ago would seem to be a better organization to organize this event.

Councilwoman Zumwalt stated she didn't agree, that she believes there needs to be some clout behind; that if a county supervisor is asking the superintendent to come before the community it lends more to the importance.

Chairman Stevenson stated the other item he would request for the Supervisor's Town Hall meeting would be Public Safety, the issue we spoke on earlier.

Mr. Diokno stated that either one of those two subjects would occupy the whole meeting.

There was further discussion on what and where would be more appropriate, and if a School Board meeting wouldn't be the best venue, bringing along a large delegation of parents along with the MAC Board to the meeting to discuss with the people who are in charge of the schools; even asking to be placed on the agenda; that would be a good place to start and then follow up with meeting in Bay Point as before.

Mrs. Judy Dawson stated she has attended several school board meetings and this is exactly what they are for; to hear from people who are unhappy with the school district and what is going on with the schools. She stated they don't just have the superintendent's ear but the whole board is there; this is also election year for some of them. Mrs. Dawson stated that at the Chamber of Commerce luncheon a couple of

months ago the Superintendant was there with all of school principals, and they are all new people, something the superintendant did, having them come from other schools, wanting to bring new blood into the schools in Bay Point. She stated they were told they have their marching orders.

Councilwoman Zumwalt stated she would find out about getting on the School Board's agenda then notify the MAC members so they could all attend, a united force, along with inviting parents from a database of last school meeting that is on Councilwoman Magleby's computer.

Chairman Stevenson stated he would make contact with the Pastor from the church where the previous school meeting had been held and ask about setting up another date for a future meeting.

- **Update on the Welcome to Bay Point sign – Councilman Stevenson**
Councilman Stevenson stated he was meeting with the Bay Point Chamber of Commerce sub-committee about the sign tomorrow, and would report on it at the next meeting.
- **Code Enforcement – Councilmen Stevenson and Tremaine**
Nothing to report as Code meeting had been canceled.
- **Chamber of Commerce**
No report.
- **CAP – Councilwoman Kopitar**
Councilwoman Kopitar stated the meeting was held at General Chemical where they had a tour and also heard about the companies changes as reported earlier in this meeting.

9. Members' Comments

None

10. Correspondence.

Councilwoman Kopitar reported on the following correspondence:

- Multiple letters from Golden State Water Company

Correspondence was made available for viewing.

11. Future Agenda Items.

- a. Discuss interim Councilmember in Ms. Magleby's absence - Zumwalt
- b. Invite Fire Department to discuss weed abatement issues – Zumwalt
- c. Report on School District Meeting – Zumwalt
- d. Discuss and approve funds for December's meeting Open House - Zumwalt
- e. Tabled items

12. Adjourn to meeting scheduled for Tuesday, November 2, 2010, 7:00pm, at Ambrose Community Center Board Room.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2205(d) of the Contra Costa County Ordinance Code.