

Bay Point Municipal Advisory Committee



Debra Mason, Chair
Federal Glover, District V Supervisor

Debra Giles, Administrative Support
3105 Willow Pass Road
Bay Point, CA 94565

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, March 1, 2011

Council Members Garcia, Kopitar, Mason, and Zumwalt were present.

Council Members Magleby, Stevenson, and Tremaine absent.

*Councilman Stevenson arrived at 7:45pm

Others present: Mr. Ed Diokno of Supervisor Glover's office, Mrs. Maureen Toms of County Redevelopment, Officer Eric Brewer of the Highway Patrol, Lt. Gwen Brady of the Sheriff's Dept., Ms. Billilee Balangan, and Ms. Adelina Huerta, from the Transportation Division of the Contra Costa County Public Works Department, Ms. Jesse Golden of Opportunity Junction, and Mr. Paul Buddenhagen from County Employment and Human Services.

1. Approval of March 1, 2011 Agenda

Motion made by Councilwoman Garcia to approve the March 1, 2011 agenda. Seconded by Councilwoman Kopitar. Motion carried 4 – 0; Council Members Garcia, Kopitar, Mason, and Zumwalt voting "yes"; Council Members Magleby, Stevenson, and Tremaine absent.

2. Consent items

- a. Approval of monthly Recording Secretary invoice - \$120.00**
- b. Approval of Record of Actions of February 1, 2011**

Motion made by Councilwoman Zumwalt to approve the Consent Items. Seconded by Councilwoman Garcia. Motion carried 4 – 0; Council Members Garcia, Kopitar, Mason, and Zumwalt voting "yes"; Council Members Magleby, Stevenson, and Tremaine absent.

4. Public Comments:

Ms. Antonette Dumpir introduced herself as the manager from the new Chase Bank, very

proud to be a part of the community, and was here to announce the opening of a new Chase branch on Bailey Road, by Safeway, where the old Blockbuster used to be. She stated if anyone was interested or had questions she would be leaving business cards on the table in the back of the room.

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

a. Contra Costa County Sheriff's Department – Lt. Gwen Brady

Lt. Gwen Brady stated she didn't have a lot to report but was available to answer any questions or concerns. She stated what she did have was a brochure about the Crime Free Multi-Housing Program that the Sheriff's Department was looking at implementing in the Bay Point community; giving the apartment complexes in the area an opportunity to do some things to help keep the public safe. She also distributed her new business cards.

b. California State Highway Patrol – Officer Eric Brewer

Officer Eric Brewer stated that in the month of February the CHP issued 111 citations in Bay Point for various violations; including 13 traffic collisions; and 21 arrests for DUI.

Officer Brewer stated the radar trailer is now broken and he does not anticipate it being repaired any time soon. He stated the county however, has a radar trailer in the Public Works Dept., and he was personally going to make the phone calls to get it down here.

There was a discussion regarding the time and location of placing the radar trailer.

There was also a discussion regarding bicyclists being allowed to travel on the Hwy. 4 between Port Chicago and Willow Pass Rd. on the Concord side. Officer Brewer stated it is legal but he doesn't recommend it at all; and pedestrians are not allowed at all.

c. Redevelopment Staff Report – Maureen Toms

Ms. Maureen Toms reported on:

· **MOU between Redevelopment, County, and City of Pittsburg**

Ms. Maureen Toms stated they are ready to take the MOU between the Redevelopment Agency, the County, and the City of Pittsburg to both the Board of Supervisors and the Board of Supervisors acting as the Redevelopment Agency for the Bailey Road Improvement Project. She stated this is a necessary part before the project can go out to bid; estimating going out to bid in May or June, and construction to take a little over a year to complete.

· **Transportation Division looking at some Grant Opportunities**

Ms. Toms stated there are some Grant opportunities the Transportation Division is looking into including; planning grants through Cal-Trans, and exploring some opportunities for the Bay Point area.

· **Governors proposal of eliminating Redevelopment**

Ms. Toms stated regarding the Governor's proposal to eliminate Redevelopment, there was a Bill forwarded last week about how that would occur. She stated they

have been following legislative hearings, and heard from some senators and assembly-members about how problematic it would be to lose Redevelopment; so they are really watching closely the process.

There was a discussion regarding Bailey Road, how badly tore-up it is right now; how it is included in the Bailey Road Improvement Project, improving the roads ability to handle the many heavy trucks; funding of it; and funding of continued repair after the improvement.

d. Supervisor Federal Glover General Report – Ed Diokno

- Mr. Ed Diokno stated the Council had missed a good meeting of the East County MAC's, held Saturday at the San Joaquin Yacht Club in Bethel Island. He stated among the presentation subjects was the Delta Science Center, which is now open for tours, about the problem of non-native plant life in the Delta, Animal Services, and an update on the inmate reentry initiative.

Mr. Diokno stated the reports from the different MAC's show that there is good exchange of ideas among the MAC's; for instance, Byron borrowed the idea from Bethel Island to distribute door knob signs to its residents who need assistance in time of emergency, and Knightsen wants to borrow Bethel Island's idea of reflective addresses for residents so that firefighters can easily find homes in the dark in those rural areas.

- Mr. Diokno shared "Congratulations!" on everyone's efforts regarding Gateway HS. He stated the Mt. Diablo Unified School District has decided not to close any Bay Point schools, including Gateway High School. He stated the Supervisor sent a letter to the School Board members and thanks all of those who also sent letters and supported Gateway when it was proposed that it be closed for budgetary reasons. Mr. Diokno stated unfortunately, two schools were closed but they were in Concord, and to stay tuned, as further closures may be necessary. He stated he would try to keep Council posted on that front.

- Mr. Diokno stated that as they know, by far and away, the Bay Point MAC receives the largest amount of funding of all the MAC's in the county from the Keller Canyon Mitigation Fund; and in the past most of that amount was used for paying the cost of printing and mailing the newsletter to residents. He stated with the Bay Point MAC's newsletter now being posted on the Internet, the MAC is saving thousands of dollars.

Mr. Diokno stated Supervisor Glover would like the Bay Point MAC to come up with a plan on how it proposes spending, or not spending, the balance of their budget. He stated the chair can appoint 2 – 3 members to form the committee to meet between now and the April MAC meeting to present the plan for further discussion by the rest of the MAC. Mr. Diokno stated the Supervisor would like the MAC to present this plan as a recommendation for his approval; that he is looking for ideas from the MAC because it is almost certain to have a smaller slice of the Keller fund

next fiscal year. He stated if they would like, they could use the Supervisor's conference room for a meeting of this ad hoc committee.

Chairwoman Mason stated they would use the Budget committee as there were no Redevelopment Funds to talk about; Members Zumwalt, Stevenson, and Mason would meet.

6. Presentations Presentations were made by:

a. Paul Buddenhagen – Spark Point Project

Mr. Paul Buddenhagen stated he was pleased to have the opportunity to speak about their Spark Point Center, to be located where the Service Integration Team, Family Service Center is now. He stated the idea behind this is an United Way initiative, partially funded by the United Way, to create a center where people can come to get help; i.e. create a budget, financial coaching, getting mainstreamed into financial institutions, work on their credit, reduce debt, job training, job development, and a match to savings program (economic development services). Mr. Buddenhagen stated there were about 9 partners working together on this, some non-profits and some government agencies.

Mr. Buddenhagen stated it was an effort for them to think about, as budgets get cut and our community struggles with the recession, how can we figure out ways to maximize services for these folks and pickup some of the slack in some of the services being offered out there. He stated their goal is to have the center open by the end of March.

Mr. Buddenhagen stated the United Way is committed to help getting these centers opened throughout the Bay Area, and another part of this that he is especially excited and proud about is the focus made at the Bay Point site to really engage and work with the community, so that whatever is developed is relevant and has meaning to people; so they have a resident group of about 12 people whom Debra Mason and Eva Garcia have helped very much with, culminating in a 3 day summit next month at LMC. He stated one of their hopes is that people will have energy to do things that they think will help the community, from starting Little League to whatever people can dream up, using Spark Point as a place to meet, think, share, network, and work on things to make our community better.

There was a discussion regarding outreach to community to inform them of this service, and how they will start slow in March, and then reach out more in June when they have things working smoother and have a Director on board. There was also a discussion about funding.

Lt. Brady stated she wanted them to know that the Sheriff's Department is on board and would help out as they could in making things better in the community.

b. Jesse Golden – Opportunity Junction

Ms. Jesse Golden stated that along with the services she has talked about before, there was something special being offered in Bay Point that she wanted to share, and then we could all help spread the word about it. She stated Opportunity Junction has been around for 10 years now, and has about 200 applicants for the intensive training spots, 20 available, and they give them computer job skills as well as skills for being in the workforce. Ms. Golden stated there is an adjunct to that program because they have all these trained people, and because they pay them for up to 4 months for experience, they are always looking for businesses or organizations that might need temporary office workers, or permanent workers. She stated they also have their drop-in technology center, now 2 since they have Rosanna working out of the Career Center, the only places offering free ongoing computer classes; and also English as a second language classes.

Ms. Golden stated the main thing she wanted to introduce is their newest program, offered through the Career Center here at Ambrose. She introduced Rosanna Penniche, the Career Development Counselor to speak on the new program being offered.

Ms. Rosanna Penniche stated she was glad to be here, seeing new people and connecting with more people. She stated they are excited to be offering Career Counseling; assistance with support services, partnering with East Bay Works, and partnering with anyone they can to bring more services to the community free of charge. Ms. Penniche stated as the Career Counselor she is proud to part of something new that is going to continue to grow, providing services in Spanish as well as English, and teaching computer and English classes.

Ms. Golden directed everyone's attention to the flyers available on all the services on the back table.

Mr. Diokno stated he just wanted to point out that Opportunity Junction does a fantastic job, and that county is the largest user of graduates of their program, and it is also a Keller Canyon sponsored organization; even though they are based in Antioch they are serving Bay Point residents too.

Ms. Golden stated that Bay Point is a target area for them in terms of recruiting more folks, even allocating funds for the job training program to assist if someone has a transit issue in getting to their program, so as to help them get to their program in Antioch.

Ms. Penniche stated that if anyone knows of any events going on they would like to know so they can be there, doing outreach and letting people know what's available.

7. Items for Discussion and/or Action

a. Bella Vista Infrastructure Study – Maureen Toms

Ms. Toms of Redevelopment stated about a year ago they entered into a contract with the Public Works Department to do a study of the neighborhood known as the Bella Vista neighborhood, on the south side of Willow Pass Road between Madison and Loftus. She

stated there are a number of infrastructure deficiencies in that neighborhood similar to the deficiencies that were in the North Broadway area.

Ms. Toms stated she wanted to go over the study, 'hot off the press', with the MAC; First basically a history of the divisions; and then where Public Works did an inventory of all the pavement conditions, storm drain conditions, lighting, and vehicle and pedestrian circulation conditions. She stated they took a look at where some of the roadways might benefit from a turn-around, and where potential street connections might occur.

Ms. Toms stated the next section of the study includes the recommendations; and many of the recommendations include bringing everything up to today's standards. She stated that for some areas they would require further meetings with the public and they just don't think it is the time to do it now because of the costs associated with the implementation of these recommendations and not foreseeing being able to pay for this project in the near future. Ms. Toms stated they may be able to knock off pieces of the improvements little by little if grant funds come in for specific issues. She stated one of the pieces they left open was improvements to Madison Ave., as it is a beautifully tree covered street that is sub-standard in width, but in order to bring it up to standard they would have to take a really good look and see what their priorities are, and what the neighbors priorities are, as far as retaining the trees or maintaining parking; but again doesn't see a point in doing that right now and stirring up a lot of controversy when they are not in a position to do a project right now anyways.

Ms. Toms pointed out the 'phasing' pages, and how they would have to be done in such a manner to work out properly in the end. She stated they will hang on to the study, that it has been laid out so they can really use it as a resource, to gather the information when they do grant applications, and try to do pieces as the opportunities come along. Ms. Toms stated the timetable is all tied to funding, and as everyone is aware, there is no funding, rather they are looking at various grant applications as they become available.

b. Approval of BPMAC Annual (2010) Board Report

*Councilman Stevenson arrived at meeting.

Councilwoman Zumwalt stated there was a paragraph at the end of the report that discusses Councilwoman Magleby's health and she didn't feel it should be a part of the report, that it was a personal item, and should not be put before the Board of Supervisors as a part of their report.

Councilwoman Kopitar stated she agreed with removing above mentioned paragraph.

Ms. Toms stated she had emailed a correction regarding the Redevelopment Agency actually funding one of the newsletters.

After a short discussion it was determined that Chairwoman Mason would make the corrections and get it back to Supervisor Glover's office.

Motion made by Councilwoman Zumwalt to approve 2010 Annual Report with the changes that were discussed. Seconded by Councilwoman Kopitar. Motion carried 5 – 0; Council Members Garcia, Kopitar, Mason, Sterling, and Zumwalt voting “yes”; Council Members Magleby and Tremaine absent.

c. Restaurant toy incentive standards – Chairwoman Mason

Chairwoman Mason stated she brought the information about restaurant toy incentive standards last month to share and see if it was something the Council would like the Supervisor to pursue.

Mr. Diokno stated there was a part of yesterday’s meeting about legislative efforts by the MAC’s, and he wasn’t sure if this fit in with that; where it says the MAC’s should not indulge in legislative efforts pro or con, that is only the purview of the Board of Supervisors.

Councilwoman Zumwalt stated that they could make a recommendation to Supervisor Glover, and Mr. Diokno agreed. She also asked Chairwoman Mason to outline what the model might be.

Chairwoman Mason stated what they have done in unincorporated areas is for fast food places, would not be allowed to offer the toys with unhealthy meals, they would have to instead offer low-fat and low-sugar content; instead of using it to lure kids into eating their high-fat content foods. She stated that kids are getting Type II Diabetes at an alarming rate and is the first generation of kids that are not supposed to live as long as their parents. Chairwoman Mason stated it is social marketing, especially in communities like ours.

Mr. Diokno stated if it gets to that point you could also write as individuals to the legislative sub-committee of the Board of Supervisors, who looks at these matters, and they are the ones who recommend positions for the Board to take; so that it is on their radar, and he could keep you up to date when it gets to that point.

Councilwoman Garcia stated that she personally didn’t want to be a part of that; when it comes to the supervisor and involving the MAC.

Councilwoman Zumwalt stated perhaps they could just ask the Supervisor to look into this; and Mr. Diokno agreed.

d. Welcome to Bay Point Sign – Councilman Stevenson

Councilman Stevenson stated he had contacted Ms. Toms to find out what the requirements were going forward with the Bay Point sign, and she informed him that there were some steps for them to take, one being “we” draft a letter to the Water District and get their permission to replace the sign that is already there.

Chairwoman Mason questioned his use of “we”, as she thought this was the Chamber of Commerce’s project.

There was a lengthy discussion regarding the MAC’s involvement with the Chamber in working on the Welcome to Bay Point sign; the consensus being it was the Chamber of Commerce’s project, brought before the MAC for their opinion and input only; that past Record of Actions would be studied to see if any action had been taken to directly involve the MAC with the sign.

Councilman Stevenson stated the letter to the Contra Costa Water District had been drafted by the Chamber of Commerce.

Ms. Toms stated East Bay Mudd was the property owner, and they just needed authorization from the property owners any time a building permit is issued.

Councilwoman Zumwalt clarified then that the Chamber of Commerce had sent a letter to East Bay Mudd and they are just waiting to hear back from them.

Councilman Stevenson stated no, that there was more to it than that because they are asking for dimensions of the sign and other things; and they are working on that.

e. Adopt a Road – Councilman Stevenson

None

f. Possible closure of Gateway High School – Councilman Stevenson

Councilman Stevenson stated that although the closure issue of Gateway has been resolved, there is always the possibility of closures, depending on how the voters vote at the next election. He stated the School Superintendent had mentioned formulating a committee to look into the High Schools in the District, and he suggests someone from the MAC be on that committee as well as being on the other School District committee; and that he would try to meet next month with the Superintendent and see about the High School committee.

g. Update on Willow Pass Sidewalk Project - Billilee Balangan

Ms. Billilee Balangan introduced herself and Ms. Adelina Huerta, from the Transportation Division of the Contra Costa County Public Works Department, and stated this was a follow-up of the February 1st presentation where they talked about receiving \$500,000.00 of Proposition 1B funds and the possibility of a Phase II project along Willow Pass Road. She reviewed that Phase I is moving right along, with opening of bids today and should be happening in the next few months.

Ms. Banagan reviewed the different alternatives discussed at last month’s meeting:

- ~ Sidewalk gap closure project – by new Walgreens
 - ~ Sidewalk gap closure project – by Fire Station
 - ~ Sidewalk gap closure project – by Port Chicago Hwy.
 - ~ Surface treatment on street pavement
- And a side additional proposal offered to the community
- ~ Upgrading existing traffic lights to LED lights

Ms. Banagan stated the MAC had asked them to narrow it down to 2 alternatives to focus on from their discussions last month and return, and she was here today to bring those before the MAC. She stated there was a lot of interest last month given to:

- 1) Sidewalk gap closure alternative near the Walgreens site – installing curb ramps to meet ADA requirements, modifying existing driveways, and connect sidewalk gap from Manor to the Pittsburg unit; a \$640,000.00 project.
- 2) Sidewalk gap closure alternative with mainly curb ramp improvements all along Willow Pass Road on the west side of Bailey Rd., and at the island at the Port Chicago/Willow Pass Rd. intersection; a \$420,000.00 project.

Ms. Banagan also shared a graph put together to answer Councilman Tremaine’s question last month about the cost of putting off the surface treatment of Willow Pass Road, which indicated that in 3 – 4 years from now the roadway would have lived 75% of its life (overlay project done 10 years ago), and after that point it will continue to wear, and in 20 – 22 years from now would need to do a full reconstruction of the road. She stated spending \$1.00 on pavement preservation within the next 2 – 3 years eliminates or delays spending 6 – 14 times that on rehabilitation or reconstruction later down the line.

Ms. Banagan stated the street pavement condition is not so bad, and looking good for the most part, so they hadn’t considered this as an alternative, more as just an answer to a question from the last meeting.

Ms. Banagan asked for an action by the MAC on this item, between the alternatives, as they have a deadline of June 2013 to spend the \$500,000.00, to do a Phase II project, and they really want to get started developing this project.

There was a lengthy discussion regarding Councilmember’s preferences and possible funding for some alternatives through grants (maybe CDBG).

Motion made by Councilwoman Kopitar to Alternative 1, the Sidewalk gap closure project near Walgreens. Seconded by Councilwoman Mason. Motion carried 2 – 2; Council Members Kopitar and Mason voting “yes”; Council Members Garcia and Zumwalt voting “no”; Councilman Stevenson abstaining; and Council Members Magleby and Tremaine absent.

There was an even longer discussion regarding the need of the MAC to take action on this matter in order not to lose the opportunity of spending the \$500,000.00; other alternatives from last meeting; Councilmember’s preferences; additional clarification regarding possible grant opportunities for specific issues i.e. curb ramp improvements through CDBG grants; possibly attaching comments to the PG&E remediation project to

include mitigation funds for area around the Willow Pass/Port Chicago intersection, to get those improvements paid for as there is a nexus between impacts to that intersection and the improvements; review of process to involve community in deciding use of Proposition 1B funds; review of consensus of ideas during last meeting; and the busy pedestrian traffic at Kevin/Willow Pass needing attention also.

New motion made by Councilman Stevenson to approve Alternative 1, the Sidewalk gap closure project near Walgreens, with the understanding that county will continue to look for grants to complete the other projects that the Council would like to see happen on Willow Pass Road. Seconded by Councilwoman Kopitar. Motion carried 3 – 2; Council Members Kopitar, Mason and Stevenson voting “yes”; Council Members Garcia and Zumwalt voting “no”; and Council Members Magleby and Tremaine absent.

8. Committee Reports The MAC received the following reports:

a. Code Enforcement – Councilmen Stevenson and Tremaine

Councilman Stevenson stated that he misunderstood the meeting time and missed the beginning of the meeting, but the interesting thing he heard was Caltrans has some kind of sensor operating in Richmond that detects when someone is using a spray when painting graffiti; the problem is enforcing it.

Mr. Diokno stated to add to that, Ms. Siegfried had asked about acquiring paint for painting over graffiti, and Tim Argenti of Allied Waste, who was present at the meeting, said he would look into getting the left over paint acquired by his company; mix it all up and it comes out tan or grey; and donate it to the volunteers.

Councilman Stevenson stated there was a woman complaining about the trash from the garbage trucks and the mess and stench it was creating.

Mr. Diokno stated he would share the woman’s information with Councilman Stevenson and also that from that discussion their office is going to try to meet with Caltrans, BART, Keller Canyon, and county staff to discuss the litter in the area and on the BART fences; try to mediate that.

There was a discussion regarding the trash being left is by illegal haulers and not the Keller Canyon carriers; and regardless of whom, it needs to be cleaned up.

Councilman Stevenson stated Pittsburg Public Works is going to start their project on resurfacing Bailey Road which will cause the garbage trucks to be re-routed; exiting at San Marcus Blvd. and going down Leland, and going out the same direction.

There was a discussion about funds to mitigate road wear; it being a newer road and built to withstand more; and it being Pittsburg’s project.

Councilman Stevenson stated the last thing was more complaints about Taqueria El

Grullense, and Code also objecting to them having longer hours. He stated there are also complaints about the noise from the Beat Shop on Willow Pass Rd.

b. CAP – Chairwoman Mason

Councilwoman Kopitar stated the CAP meeting was at Criterion Catalyst, that they would like to be on next month's agenda, and that they had given a pretty big report about the business having opened another plant and will be cutting back their Bay Point employees by 40%. She stated some of their other plants are being closed so at least this one is staying open, partially because they haven't had any reportable incidents in 2 years. She also reported that Henkel is doing well, better than this time last year, and Lt. Brady had given a presentation on the same program she reported on here tonight.

9. Members' Reports

None

10. Correspondence.

Chairwoman Mason reviewed list of correspondence including;

- Letters from Golden State Water Company

11. Future Agenda Items.

- a. Garbage Company Presentation of Services
- b. Criterion Catalyst – Alvin Lim
- c. Welcome to Bay Point sign - Stevenson
- d. PG&E/Shell Pond clean-up project – Tracy Craig
- e. PG&E coming to speak on our underground gas lines
- f. Bay Point Clean-up date - Garcia
- g. Update on Newsletter deadline dates - Garcia

12. Meeting adjourned in memory of Matt Miller and Jeanette Manning; to the meeting scheduled for Tuesday, April 5, 2011, 7:00pm, at Ambrose Community Center's 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.