

Bay Point Municipal Advisory Committee



Charles Tremaine, 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, December 4, 2012

1. Call to Order/Roll Call/Pledge of Allegiance

Council members Corbin, Kopitar, Mason, Tremaine and Zumwalt were present.
Councilman Stevenson absent
Councilwoman Garcia arrived at 7:07pm

Others present: Mr. Ed Diokno of Supervisor Glover's office, Officer Eric Brewer of Calif. Highway Patrol, Deputy Ken Marchese of the Sheriff's Dept., Mrs. Maureen Toms of Contra Costa County, Mrs. Tina Gonzalez of Golden State Water Co., Mrs. Rossana Peniche from Craig Communications (PG&E/Shell Pond Project), Mr. Edward Solomon and Mr. Dominguez of Contra Costa County, and Ms. Leslie-Anne Palaroan from Habitat for Humanity.

Pledge of Allegiance: led by Mrs. Tina Gonzalez

2. Approval of December 4, 2012 Agenda

Chairman Tremaine stated the following changes needed to be made to the agenda:
Item 6c, MAC Annual Report and Item 7d, and Election of new officers tabled to February's meeting.

Councilwoman Zumwalt asked to remove Item 8e, Keller Canyon Report, until such time as the committee meets again next year.

Councilwoman Mason stated she had nothing to report on schools and asked to remove Item 8d, School Report, for this month too.

Motion made by Councilwoman Mason to approve the December 4, 2012 agenda with above mentioned changes. Seconded by Councilman Corbin. Motion carried 5 – 0; Council Members Corbin, Kopitar, Mason, Tremaine, and Zumwalt voting “yes”; Council Members Garcia and Stevenson absent.

3. Consent items

- a. Approval of monthly Recording Secretary invoice for \$120.00**
- b. Approval of Record of Actions of November 6, 2012**

Ms. Giles stated there was a correction made to the Record of Actions on pg. 8, 2nd paragraph to read Mr. Marlo Shelton, not Mr. Marlo Pitre.

Motion made by Councilwoman Mason to approve Consent Items with above mentioned correction of Record of Actions. Seconded by Councilwoman Zumwalt. Motion carried 5 – 0; Council Members Corbin, Kopitar, Mason, Tremaine, and Zumwalt voting “yes”; Council Members Garcia and Stevenson absent.

4. Public Comments:

None

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

a. Contra Costa County Sheriff’s Department – Deputy Marchese

Deputy Marchese distributed copies and reviewed the statistics for the month of November including, 3 stolen vehicles, 9 for possession of and 2 for sale of drugs, 15 warrant arrests, 9 batteries, and 1 evading a police officer. He stated there were 16 residential burglaries which are up from last month; but to be expected this time of year. Deputy Marchese stated auto burglaries are down, only 3.

Deputy Marchese stated the Sheriff’s annual Christmas Party is coming up on Saturday, December 15th, here at the Community Center, 4:00pm – 7:00pm. He encouraged Bay Point residents to come with their kids, have a great turkey dinner, and receive some really nice gifts for the kids. Deputy Marchese stated if anyone wanted to volunteer at the event to contact him or come early that day.

Councilwoman Kopitar reported there are still speeding cars coming down Mota; her sister’s car was hit over the Thanksgiving Holiday, and if not for hitting her sister’s car it would have gone into their Riverside house where her daughter & grand-daughters were.

Deputy Marchese stated Riverside is a popular street in Shore Acres for people to use on their way to work, but they also watch it because it is also used by people who are doing things they’re not supposed to be doing; kind of a back way. He stated he was aware of

the stop signs that people run through; that the one in front of Mariner's Cove is the worst. Deputy Marchese stated he would pass the information along to the graveyard shift to try to drive up Riverside/Mota more often.

Councilwoman Kopitar asked who she should talk to about speed bumps. She stated it had been a hit-and-run incident, but through finding pieces of the car they figured out what kind of car it was, drove around and found the vehicle, and shared the information with CHP.

b. California State Highway Patrol – Officer Eric Brewer

Officer Brewer shared DUI statistics for November; 15 arrests, 8 DUI arrests, 1 felony arrest driving a stolen car; of those 2 were Bay Point residents, one was from Richmond, one from Napa, one from Concord, one from Antioch, and one from Pittsburg. He stated those numbers are down from the last few months. Officer Brewer stated they investigated 7 traffic collisions, and he has been working on Riverside Drive and written about 30 citations, including 7 today; he knows about the problem and “is all over it”.

Councilwoman Zumwalt stated the same problem occurs at Pomo where she lives.

Officer Brewer stated it's hard to catch speeders there, but he sits on Evora and gives citations, probably catching those who might also speed on Pomo. He stated there's just no way the radar trailer is going to happen.

Officer Brewer stated regarding speed bumps you have to contact Public Works, the Traffic Engineer Section. He stated it's been his experience however, that the criteria for getting them is very narrow, and he hasn't seen it happen yet.

c. Supervisor Federal Glover's General Report – Mr. Ed Diokno

- Mr. Diokno stated Bay Point's 1st Creek Clean-up will be on March 2nd. He stated this was put together by elements from the Bay Point Code group, including the county's Flood Control and the non-profits Habitat for Humanity and the Watershed Project out of West County.

Mr. Diokno stated the group will target Willow Creek that runs down the middle of the block between Bay View and Mountain View. He stated it is a large project, to circle the date as this is an opportunity for church groups, youth groups with kids no younger than 14 years old (it is slightly dangerous), and businesses to give back to the community. Mr. Diokno stated they are very excited about this project.

- Mr. Diokno stated the Supervisor's Gang Task Force is also sponsoring a symposium this December 17th at the East County Boys & Girls Club in Pittsburg. He stated the title of the program is 'Gangs, Girls, and Human Trafficking'. Mr. Diokno stated it will present a different view of girl gang members, many of whom are being turned into prostitutes to benefit the gang. He Stated they represent a renewable source of

income with less risk than drug trafficking; in fact human trafficking is the greatest source of illicit income after the drug trade. Mr. Diokno stated it runs 9:30am – 12:30pm and interested individuals and agencies can register at the Supervisor’s website. He stated it is recommended for groups that work with youth.

- Mr. Diokno stated the next Code Enforcement meeting will be Wednesday, January 2nd at 10:30am at Supervisor’s office.
- Mr. Diokno stated next month Supervisor Glover will begin his next four-year term as our representative. He stated because the appointments to the Bay Point MAC ends at the same time his current term ends, all members of the MAC will have to reapply for their posts. Mr. Diokno stated a packet is being mailed to not just MAC members but to all members of the county’s advisory boards who were appointed by the supervisor. He stated the packet will explain the process and include an application form if you wish to apply; will interview all applicants by February.

Mr. Diokno stated this also means other members of the community who want to serve on the Bay Point MAC or any of the Advisory Committees can pick up an application form at our office and apply.

Mr. Diokno stated because of the re-application period and the next regular MAC meeting isn’t until February, it is thought to be best that the election of MAC officers be held in at the February meeting instead of tonight’s meeting as originally planned.

Councilwoman Mason asked if there would be notification in the newspaper about applications for a MAC position, and Mr. Diokno stated yes, they had to notice it publicly.

Councilwoman Zumwalt asked if the application would include the officers positions and duties, and Mr. Diokno stated that would be a good idea, and they will do that.

d. Golden State Water Company – Mrs. Tina Gonzalez

Mrs. Tina Gonzalez shared the Bay Point Operations & Maintenance Report for November, including: Flushing – 51,000 gallons, for water quality; Meters – no stuck or damaged meters and changed out 33 that were over 20 yrs. old; Valve Maintenance – almost completed with the valve maintenance hydrant program, exercised 4 valves; Service leaks – 7 repaired and replaced 5; Hydrants – 1 gasket changed. She stated the Sycamore project is finished. Mrs. Gonzalez stated in November they have their Operation Goble program where statewide Golden State Water Co. gives away over 7,000 turkeys, and in Bay Point 205 turkeys were donated; 50 to the Ambrose Center’s Seniors and the rest to SparkPoint.

e. PG&E/Shell Pond – Ms. Tracy Craig

Mrs. Rossana Peniche stated there was nothing to report about the Pond Project but that

she wanted to come and introduce herself, a new member of Craig Communications. She stated she will be working closely with Ms. Tracy Craig on this project, and she just wanted the MAC and Bay Point community to know who she is, and she will be attending future meetings and giving updates

6. Presentations Presentations were made by:

a. Citizen of the Month Awards – Councilwoman Garcia

Councilwoman Garcia stated this has been a long time coming; this award is for someone who has served our community for many years with many thanks; and presented Certificate of Appreciation Award to:

- * Maureen Toms – serving as liaison for many years, and now, between county and our community in working with the MAC

b. Pittsburg/Bay Point Enterprise Zone – Mr. Edward Solomon

Mr. Edward Solomon, from Workforce Development Board of Contra Costa County, introduced himself and stated he serves as the Enterprise Zone Administrator Pittsburg/Bay Point. He also introduced Mr. Oscar Dominguez, Director of Contra Costa County Small Business Development Center (SBDC), whom he works very closely with.

Mr. Solomon defined an Enterprise Zone as a business incentive district; stating there are 42 current zones throughout California, designated by the Department of Housing and Community Development. He stated these 42 zones came into being when communities went through the application process to become an Enterprise Zone. Mr. Solomon stated from June 1st, 2012, Pittsburg/Bay Point Enterprise Zone came into being and will be in existence until June 1st, 2027.

Mr. Solomon gave a PowerPoint presentation including:

- Purpose of Zone is to encourage growth development by investing in the area through special tax incentives and credits (tax advantages)
- Businesses in Zone can apply for state tax credits, applied to future returns, amended onto previous returns, or carried over if not completely used within a certain tax year (reducing amount of state income tax paid, hopefully to be re-invested into that business)
- Businesses in Zone can claim hiring credit for employees who are determined “Qualified” employees
- Business expense deduction can be claimed on qualified property place (or equipment) in service, on or before expiration of the Enterprise Zone
- Enterprise Zone Website: www.wdbccc.com/economic-development/enterprise-zone

Mr. Solomon stated the key to having this help our community is to speak to businesses, let them know about the advantages available to be in this area; that aren’t available in Concord, Walnut Creek, or Antioch. He stated they will be doing a workshop in January

sponsored by SparkPoint who invited employers to come in and get a better understanding of Enterprise Zone and talk to them one on one. Mr. Solomon stated there will also be an official letter sent out the first of the year to every licensed business in Pittsburg and Bay Point indicating they are in an Enterprise Zone, and providing them with some information including website and phone numbers.

Mr. Oscar Dominguez, Director of Contra Costa County Small Business Development Center (SBDC), stated they are a part of the Workforce Development Board; part of a county system that exists to benefit the small business community throughout the county. He stated unlike the Enterprise Zone they are tasked to service the entire county; and are now a part of SparkPoint here in Bay Point.

Mr. Dominguez stated they work with the county Workforce Development Board to deliver low or no-cost management consulting to the small business community; from workshops to one-on-one advising, for new or existing businesses. He stated they are like the center spoke of a wheel of resources.

Mr. Dominguez states this relates to Bay Point as they are gearing up to reach out, bilingually, around opportunities for entrepreneurial training; offering workshops, classes, all kinds of advising to compliment the services that are already being offered here through SparkPoint and East Bay Works. He stated in addition to helping new business start, they want to help existing businesses here, targeting industrial, manufacturers, who are creating the most employment opportunities and make the most impact. Mr. Dominguez stated a lot of the small business owners are too busy, working long hours to attend workshops, so they are going out to them, knocking on doors, and offering one-on-one help too. He stated they want to serve this community more than they have in the past.

Councilwoman Zumwalt asked where they were targeting, and Mr. Dominguez stated they aren't targeting any specific geographical area; rather they try to work with partners to identify people who have the drive and hopefully some resources, and then help them find the best location for their type of business and get off to a good start.

Councilwoman Mason stated she had gone through their 10 week program last year and started her Consulting business, and was wondering who she would talk to about getting the Enterprise Zone credits, and Mr. Solomon told her to give him a call.

7. Items for Discussion and/or Action

a. Successor Agency Report - Mrs. Maureen Toms

Mrs. Maureen Toms stated she wanted to give the MAC an update on what is going on with Successor Agency (formally the Redevelopment Agency) including:

- They are complying with state law adopted by state legislature in 2011; challenged in Supreme Court, who upheld part of the bill, AB26, which eliminated Redevelopment; and didn't uphold part of it, AB27, the Buy-In part of

the bill, which was deemed unconstitutional.

- In 2012 they have been working on complying with the state eliminating Redevelopment; not the easiest law to comply with.
- Because of the challenges the legislature was approached about doing some clean-up legislation; and AB1484 was adopted late June 2012 with the budget, giving them a number of other things to do to comply with the Disillusion Act.
- What they have been able to do is pay obligations, their debt service, i.e. the Bailey Road project.
- They are also claiming because of the large number of affordable housing in Bay Point, that their staff time and any consultants used to monitor those should be paid for; an obligation begun by Redevelopment. She stated it was approved for 2 of their pay periods, and then the upcoming pay period of Jan. – June was rejected by the Department of Finances; they have appealed that having found other jurisdictions are having that line item approved.
- It has been challenging working with the state's Department of Finance; they went from a small department to having to increase their staff to do the auditing for all of the 400 Redevelopment Agencies being dissolved at the same time.
- The Recognized Obligation Payment Schedule (ROPS) are adopted for periods of 6 months, so right now they completed their 3rd ROPS, Jan. – June, and had some things rejected, attended a Meet & Confer (appeal) meeting, and are waiting to see how that comes out.
- Turned in their Housing Asset Report in August 2012, which took a look at all properties owned by the former Redevelopment Agency; by statute anything housing related goes to the Housing Successor, to continue as affordable housing. Other property goes to the Successor Agency to be sold off or otherwise conveyed for public's good. She stated most property in Bay Point are for Housing, and they have made that argument, even if it is mixed use the overall use is for housing. Ms Toms stated the Department of Finance rejected a few items on the report, but not any specific properties, it was other assets they questioned.
- They are going through process now required by Assembly Bill passed in June called Due Diligence Review, with the Housing Fund, and should be getting that to the Oversight Board in December. She stated they are meeting with their Oversight Board this Thursday, open to the public, but very 'dry'.
- Will have non-housing fund, their Capital Fund audited probably in January or February.
- Fortunate to have an Oversight Board that is close to Bay Point; Supervisor Glover is on the Board.

Councilman Tremaine asked what was going to happen with the Orbisonia Heights project, and Mrs. Toms stated that right now they don't think there's a market for housing, but rather as the recovery of the housing market spreads out, that there will be a time when it will go forward as a project. She stated it will be more difficult because their funds are so limited to help for redevelopment; probably 1 – 2 years before they start aggressively looking for a developer.

Mrs. Toms stated she wanted to introduce Habitat for Humanity folks who are looking to

doing another development in Bay Point, on Pacifica Ave. She stated they have acquired a piece of property near Pacifica and Driftwood, with the DeAnza Trail running along the back of it. Mrs. Toms stated they will present what they are looking at developing it with, asking for input, and also looking for support for a General Plan Amendment request, if the Council is ready to support a request to study a General Plan change.

b. Habitat for Humanity 16 Homes – Ms. Leslie-Ann Palaroan/Mrs. Maureen Toms

Ms. Leslie Palaroan, a Neighborhood Revitalization Coordinator with Habitat for Humanity, introduced herself and Mr. Doug Stinson, VP for a real estate development.

Mr. Doug Stinson thanked the Council for the opportunity to present this new plan for development on a 2.4 acre site. He stated they were looking for the MAC to support recommending to the Board of Supervisors a General Plan study, and a letter from the MAC supporting their funding request.

Habitat homeowner, Tara, shared her and her family's positive experience in being chosen for, and successfully working towards being the owner of one of Habitat's El Rincon homes in Bay Point.

Ms. Palaroan reviewed past & present work being done in Bay Point in building, renovating, and community building and clean-up by Habitat for Humanity, and Mr. Stinson presented proposed Pacifica Ave. project (similar to El Rincon).

Ms. Toms clarified that supporting the requested study does not say "yes we approve this, we recommend approval"; rather it recommends to the Board of Supervisors that they authorize a study. She stated the Development Plan, the Rezoning, all of that would come back to the MAC; the Board of Supervisors requires authorization before they even entertain the question of a General Plan study.

After some discussion it was decided:

Motion made by Councilwoman Mason to approve recommending Supervisor Glover writes a Letter of Support for the Habitat for Humanity's Pacifica Ave. plan. Seconded by Councilman Corbin. Motion carried 6 – 0; Council Members Corbin, Garcia, Kopitar, Mason, Tremaine, and Zumwalt voting "yes"; Councilman Stevenson absent.

Motion made by Councilwoman Mason to approve recommending to the Board of Supervisors Habitat for Humanity's requested General Plan study. Seconded by Councilwoman Kopitar. Motion carried 6 – 0; Council Members Corbin, Garcia, Kopitar, Mason, Tremaine, and Zumwalt voting "yes"; Councilman Stevenson absent.

c. Budget Committee and MAC spending suggestions

Councilwoman Garcia distributed and reported on the budget committee's proposed budget for 2012 – 2013.

After a short discussion about correcting for meetings not being and held, and moving those monies to be used for possible future Joint MAC meeting, it was decided:

Motion made by Councilwoman Zumwalt to approve proposed MAC 2012 2013 budget with adjustment of holding balance for possible Joint MAC meeting. Seconded by Councilwoman Kopitar. Motion carried 6 – 0; Council Members Corbin, Garcia, Kopitar, Mason, Tremaine, and Zumwalt voting “yes”; Councilman Stevenson absent.

8. Committee Reports The MAC received the following reports:

a. CAP – Councilwoman Mason

Councilwoman Mason stated the meeting was at Henkel and they had a very nice and informative presentation by the Bay Area Quality Control folks.

Chairman Tremaine asked if they might be someone the MAC would benefit hearing from, and Councilwoman Mason stated it was an hour long presentation, but she was sure they could cut it down for them; it was very informative.

b. Code Enforcement – Chairman Tremaine

Chairman Tremaine stated Mr. Diokno covered most of what occurred at the Code meeting, which was the creek clean-up.

c. Adopt a Road – Councilman Stevenson

None

9. Members’ Reports

Councilman Corbin stated he had attended the Bay Point SparkPoint Vision, Community Listening session, which was a continuation of the revitalization of Bay Point through community members sharing concerns and ideas, broken down now into four categories; Youth & Education, Youth & Recreation, Bay Point Beautification, and the Bay Point All-in-One movement. He stated this effort is moving forward on revitalizing our community; it was inspirational, and much revolves around our youth.

Chairman Tremaine asked if this was an ongoing program that might be reported on regularly, and Councilman Corbin stated yes, and that he would be pleased to report on it as long as he is made aware of the meeting.

Chairman Tremaine stated that while he was out at the Library, the new Librarian has asked if she could prepare a report similar to what the water company does, as she doesn’t get off until 8:00pm on Tuesdays to attend the meeting. She would like to be able to report what is going on at the library, i.e. programs, new books, attendance, etc.

Chairman Tremaine stated

10. Correspondence.

Chairman Tremaine reviewed the correspondence and made available for public viewing:

- Letter from City of Pittsburg Planning Department – Notice of preparation for Environmental Impact report for the proposed ‘Tuscany Meadows’ project

Mr. Diokno stated that is a project at Moto and Leland, next to the freeway, for about 800 new homes. He stated it is coming before the Pittsburg Planning Commission on December 11th, is open to the public, or it will be available on the website the Friday before that.

11. Future Agenda Items.

- a. Elections
- b. Presentation regarding utilities going underground on Bailey Road

12. Adjourn to meeting scheduled for Tuesday, February 4, 2013, 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.