



CITY COUNCIL
Cameron Sasai, Mayor
Anthony Tave, Mayor Pro Tem
Norma Martínez-Rubin,, Council Member
Devin T. Murphy Council Member
Maureen Toms Council Member

PINOLE CITY COUNCIL SPECIAL MEETING AGENDA

October 14, 2025

5:00 PM

Attend in Person: PINOLE CITY COUNCIL CHAMBERS - 2131 PEAR STREET

OR

Attend VIA ZOOM TELECONFERENCE – Details provided below

How to Submit Public Comments:

In Person:

Attend meeting at the Pinole City Council Chambers, fill out a yellow public comment card and submit it to the City Clerk.

Via Zoom:

Members of the public may submit a live remote public comment via Zoom video conferencing. Download the Zoom mobile app from the Apple Appstore or Google Play. If you are using a desktop computer, you can test your connection to Zoom by clicking [here](#). Zoom also allows you to join the meeting by phone.

From a PC, Mac, iPad, iPhone or Android:

<https://us02web.zoom.us/j/89335000272>

Webinar ID: 893 3500 0272

By phone: +1 (669) 900-6833 or +1 (253) 215-8782 or +1 (346) 248-7799

- Speakers will be asked to provide their name and city of residence, although providing this is not required for participation.
- Each speaker will be afforded up to 3 minutes to speak (subject to modification by the Mayor)
- Speakers will be muted until their opportunity to provide public comment.

When the Mayor opens the comment period for the item you wish to speak on, please use the “raise hand” feature (or press *9 if connecting via telephone) which will alert staff that you have a comment to provide and press *6 to unmute. To comment with your video enabled, please let the City Clerk know you would like to turn your camera on once you are called to speak.

Written Comments:

All comments received **before 3:00 pm the day of the meeting** will be posted on the City’s website on the agenda page ([Agenda Page Link](#)) and provided to the City Council prior to the meeting. Written comments will not be read aloud during the meeting. **Email comments to comment@pinole.gov** Please indicate which item on the agenda you are commenting on in the subject line of your email.

OTHER WAYS TO WATCH THE MEETING

LIVE ON CHANNEL 26. They are retelecast the following week. The Community TV Channel 26 schedule is published on the city's website at www.pinole.gov.

VIDEO-STREAMED LIVE ON THE CITY'S WEBSITE, www.pinole.gov and remain archived on the site for five (5) years.

If none of these options are available to you, or you need assistance with public comment, please contact the City Clerk, Heather Bell at (510) 724-8928 or hbelle@pinole.gov.

Americans With Disabilities Act: In compliance with the Americans With Disabilities Act of 1990, if you need special assistance to participate in a City Meeting or you need a copy of the agenda, or the agenda packet in an appropriate alternative format, please contact the City Clerk's Office at (510) 724-8928. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection on the City Website at www.pinole.gov. You may also contact the City Clerk via e-mail at hbelle@pinole.gov.

Ralph M. Brown Act. Gov. Code § 54950. In enacting this chapter, the Legislature finds and declares that the public commissions, boards and councils and the other public agencies in this State exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly. The people of this State do not yield their sovereignty to the agencies, which serve them. The people, in delegating authority, do not give their public servants the right to decide what is good for the people to know and what is not good for them to know. The people insist on remaining informed so that they may retain control over the instruments they have created.

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

2. LAND ACKNOWLEDGMENT

Before we begin, we would like to acknowledge the Ohlone people, who are the traditional custodians of this land. We pay our respects to the Ohlone elders, past, present, and future, who call this place, Ohlone Land, the land that Pinole sits upon, their home. We are proud to continue their tradition of coming together and growing as a community. We thank the Ohlone community for their stewardship and support, and we look forward to strengthening our ties as we continue our relationship of mutual respect and understanding.

3. ROLL CALL, CITY CLERK’S REPORT & STATEMENT OF CONFLICT

An official who has a conflict must, prior to consideration of the decision: (1) publicly identify in detail the financial interest that causes the conflict; (2) recuse himself /herself from discussing and voting on the matter; and (3) leave the room until after the decision has been made, Cal. Gov’t Code § 87105.

4. 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. PLEASE SEE THE COVERSHEET OF THE AGENDA FOR INSTRUCTIONS ON HOW TO SUBMIT PUBLIC COMMENTS

5. WORKSHOP ITEM

A. Finance Workshop

6. ADJOURNMENT to the Regular City Council Meeting of October 21, 2025 in Remembrance of Amber Swartz.

I hereby certify under the laws of the State of California that the foregoing Agenda was posted on the bulletin board at the main entrance of Pinole City Hall, 2131 Pear Street Pinole, CA, and on the City’s website, not less than 72 hours prior to the meeting date set forth on this agenda.

Heather Bell, CMC

City Clerk

POSTED: October 10, 2025 at 3:00 pm



CITY COUNCIL REPORT

5.A.

DATE: OCTOBER 14, 2025
TO: MAYOR AND COUNCIL MEMBERS
FROM: Kelcey Young, City Manager, 5107248933, kelcey.young@pinole.gov
SUBJECT: FINANCE WORKSHOP

RECOMMENDATION

- Staff recommends the following three strategies for polling and future agenda items:
 1. Bond Program for infrastructure
 2. Parcel Tax for Public Safety and/or
 3. Special Tax for Public Safety
- Determine which strategies council would like placed on a future agenda for further exploration
- Determine which strategies council would like us to include in the polling

BACKGROUND

There are ongoing financial concerns that will need to be addressed in the next few years in order to keep the current service level. There are also additional infrastructure needs that need to be addressed.

REVIEW AND ANALYSIS

A structural deficit of \$3.5 million annually is projected to start in FY 2029. Additionally, there is an estimated \$60 million dollar need for road rehabilitation, and \$60 million in additional infrastructure needs. The cost of public safety is also going to increase with additional equipment needs.

FISCAL IMPACT

There is no fiscal impact to holding this workshop.

ATTACHMENTS

- A. PPT Financial Revenue Workshop

FINANCE WORKSHOP

Special City Council Meeting

October 14, 2025



BACKGROUND

- As discussed in previous council meetings there are ongoing financial concerns that will need to be addressed in the next few years in order to keep the current service level
- There are additional infrastructure needs that need discussion of funding
- These include but are not limited to:
 - \$60 Million of road rehabilitation needs
 - \$60 Million of additional infrastructure need
 - Structural deficit of \$3.5 million starting in FY 2029
 - Ongoing public safety concerns

POTENTIAL REVENUE STRATEGIES

- Providing some potential revenue strategies
- Most of these strategies would need to go on the ballot for 2026
- Staff is currently looking for direction on which of these strategies to pursue including:
 - Future agenda items
 - Polling
 - 2-4 strategies for staff to focus on
- All of these would need to come back to Council as a future agenda item to be approved

PARCEL TAX

Special Tax for Police

- \$250 per parcel per year
- \$1.5 million annually
- Would maintain service level and add:
 - Two new officer positions
 - Fleet Program
- Could consider:
 - 2% annual inflator cap – this would reach \$305 by the end of 10 years would then be bringing in about \$2 million annually by the end of 10 years

BOND PROGRAM

Bond programs can be varied and are very scalable

- Voter Threshold: 2/3 approval (CA Constitution, Article XIII-A)
- Oversight: Independent Citizens Bond Oversight Committee (5–7 members)
- Transparency: Annual audits, project dashboards, and performance reports
- Sunset: 20-year term, with no renewal unless approved by voters

Bond Summary:

- Amount: \$20 million
- Type: General Obligation (Property Tax Based)
- Term: 20 years
- Interest Rate: 4.25% (conservative estimate)
- Estimated Annual Payment: \$1.52 million
- Total Payoff (Principal + Interest): \$30.5 million

BOND PROGRAM CONTINUED:

At \$1.52 million in annual debt service, the average property owner would contribute approximately:

- \$217 per parcel per year
- For about \$18 per month, the community can invest \$20 million in essential safety, street, and park improvements.

Category	Amount	Example Projects
Streets & Pavement Management	\$15,000,000	Street rehabilitation, pavement preservation
Public Safety & Facility Resilience	\$1,000,000	EOC equipment, vehicles, PS Building roofs
Parks & Recreation	\$1,000,000	Park restrooms, playgrounds, pool restoration/possible expansion
Infrastructure and CAAP	\$3,000,000	Upgrade public buildings including electrification and solar
Downtown & Community Vitality	\$1,000,000	Streetscape improvements, lighting, façade grants
Program Management & Issuance Costs	\$2,000,000	Bond issuance, construction management, contingency, project management

CANNABIS TAX OR REVENUE SHARE

Approved by Ballot (Tax)

- With 2-3 Dispensaries approx. \$200k-\$300k annually
- General election
- Or can be a special tax if desired

Approved by Ordinance Rev. Share

- With 2 Dispensaries approx. \$200K-\$300K annually
- Voted on by Council

CANNABIS TAX OR REVENUE SHARE

- The City of Pinole currently prohibits marijuana dispensaries and commercial marijuana cultivation under Pinole Municipal Code Sections 5.64.030 and 5.64.040
- Zoning would be necessary for establishing where facilities could be located
- Community engagement would be important for both options
- There are potential security concerns that will be discussed during the agenda item on October 21st.

SPECIAL SALES TAX OPTIONS:

Proposal: Establish a special 0.25% local sales tax

- Purpose: Generate approximately \$1.3 million annually
- Funding could be directed toward:
 - Infrastructure improvements
 - Public safety (Police services)
 - Parks and recreation enhancements
 - Would require a legislative exemption to move forward

Why Consider a Special Sales Tax

- Pinole's infrastructure, safety, and recreation needs exceed current General Fund capacity
- A 0.25% increase equals only 25¢ per \$100 spent locally
- Visitors contribute — spreading the impact beyond residents
- Provides a reliable, locally controlled revenue stream for community priorities

POTENTIAL BALLOT IMPLEMENTATION TIMELINES

Year	Key Milestone
2025- May 2026	Financial modeling, community engagement, engagement with financial firms, and polling
June 2026	Council approval of resolution and ballot language
Nov 2026	Target election date for voter consideration
2027	Bond issuance and first wave of capital projects (streets & safety)
2028–2032	Major infrastructure and facility projects implemented

ESTIMATED COSTS:

Item	Estimated Costs
Polling	\$50,000
Ballot (per measure)	\$14,000
Public Information	\$20,000

NEXT STEPS:

- Council to determine which items for staff to focus on
- Which items we should poll for
- Which items to bring back as future agenda items
 - *Cannabis is scheduled to be discussed at discussed at the Nov. 4th Council meeting*

COUNCIL RECOMMENDATIONS:

- Staff recommends the following three strategies for polling and future agenda items:
 - Bond Program for infrastructure
 - Parcel Tax for Public Safety and/or
 - Special Tax for Public Safety
- Determine which strategies you would like placed on a future agenda for further exploration
- Determine which strategies you would like us to include in the polling

THANK YOU QUESTIONS?

City of Pinole

