

SPECIAL MEETING OF THE
CONCORD CITY COUNCIL/CITY
COUNCIL SITTING AS THE LOCAL
REUSE AUTHORITY AND
PLANNING COMMISSION
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
MONDAY, FEBRUARY 5, 2018

The Concord City Council and Planning Commission met in a special meeting in the Council Chamber located at 1950 Parkside Drive at 6:30 p.m. on Monday, February 5, 2018, with Mayor Birsan presiding. The pledge of allegiance was led by Councilmember Hoffmeister. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

COUNCILMEMBERS PRESENT: Laura Hoffmeister, Ron Leone, Tim McGallian, Carlyn Obringer, Edi Birsan

PLANNING COMMISSIONERS
PRESENT: Dominic Aliano, Ray Barbour, John Mercurio, Mark Weinmann, Jason Laub

STAFF PRESENT: Valerie Barone, City Manager; Susanne Brown, City Attorney; Kathleen Tropa, Assistant City Manager; Joelle Fockler, City Clerk; Guy Bjerke, Director of Reuse Planning; Andrea Ouse, Director of Community and Economic Development; Laura Simpson, Planning Manager

MEMBERS OF THE PUBLIC
WHO ADDRESSED THE COUNCIL: Tim Carr, Concord; Kenji Yamada, Concord; Hope Johnson, Concord

JOINT STUDY SESSION

OVERVIEW OF PRELIMINARY INFRASTRUCTURE AND UTILITY SYSTEMS FOR THE CONCORD REUSE PROJECT SPECIFIC PLAN AND A DISCUSSION OF SMART CITIES AND SUSTAINABILITY

Due to the unexpected absence of Community Reuse Planner Joan Ryan, Director of Community Reuse Guy Bjerke presented an overview of the Area Plan Utilities Summary, Books 1, 2, and 3, and a summary of the next steps, including: City staff's initiation of its review of the infrastructure and utility systems; renewing discussions with regional agencies; and environmental analysis on the project. Mr. Bjerke reported that staff will continue to bring updates to the City Council and Planning Commission over the next year, and the Infrastructure and Master Plan will be incorporated into the preparation of the Draft Specific Plan.

Mr. Bjerke introduced Rachel Flynn, FivePoint, who introduced Angelo Obertello with CBG, who presented an infrastructure overview of the framework plan; utilities, including: sanitary sewer, potable water, recycled water, stormwater management, electrical, gas, and telecom; and infrastructure key elements.

Councilmember Leone inquired about trenches and asked if all utilities will be underground and if utilities will go over or under the canal.

Vice Mayor Obringer asked if the East Bay Regional Park District was aware of the suggested tank location, why a big piece of infrastructure was being placed next to the earthquake fault and about the fault activity; requested more information on the effect of the stormwater system on surrounding neighborhoods; and asked about the size of the electrical substation, the reason for the proposed location, and the proposed design.

Councilmember McGallian inquired if the substation could be located near the sports complex.

Councilmember Hoffmeister asked about potential substation site A and if it sits outside of the base property, if it would be similar in size to the substation near Pine Hollow, and if the monopoles would cross Willow Pass Road. She inquired about the placement of the potable water tank in relation to the recyclable water and if it would come from Central Contra Costa Sanitary District's (CentralSan) plant, if the water tanks and pump stations were designed the same as the current design, and if water would be discharged into creeks.

Vice Chair Barbour asked about making recycled water into potable water, if detention basins would be networked together, if retention basins were planned; and if PG&E would furnish lines to houses and install meters on homes.

Commissioner Weinmann asked if the regulator for natural gas would be co-located where the substation is.

Councilmember McGallian spoke about how to approach the ownership issue between the City and CentralSan, asked about flood concerns around Kinne Road, and asked how the proposed grading plan would impact the flood plains.

Chair Laub asked about geothermal, net zero emissions, and the agreement mechanism with the other districts. He requested elaboration on the substation at Avila Road and its challenges and feasibility.

Commissioner Aliano was interested in knowing how the reclaimed water was going to be used and the association with CentralSan. He also asked about Marin Clean Energy's (MCE) involvement.

Commissioner Mercurio stated he had heard that the Contra Costa Water District (CCWD) planned to put the canal into a pressurized pipe and asked about the probability.

Vice Mayor Obringer asked when the Infrastructure Master Plan would be completed.

Mayor Hoffmeister asked if there would be formalized MOUs or MOAs between the City and CCWD, CentralSan, or the school district.

Director Bjerke then presented an overview of the Area Plan – Climate Action/Sustainability, a broad concept of a Smart City, a look at climate action in the Area Plan, and explained future proofing the Plan in order to anticipate how current trends and technologies may change the life of existing, as well as new residents, within Concord over the life of the Plan's implementation.

Mark Luckhardt, FivePoint and Pierre Maillot, Bosch, spoke about the FivePoint approach to smart and sustainable development, which included district heating and cooling, distributed energy microgrid, water resources, smart communities, smart mobility, and community life.

Commissioner Aliano asked if the presenters have heard of big belly trash collectors, if the proposed technology will be compatible with what currently exists, and would the City be able to offer the ability to choose electrical providers in the future.

Councilmember Hoffmeister asked if geothermal recovery systems can trigger earthquakes and if the Central Utility Plants (CUP) and photovoltaic (PV) stations will be located near the substation, how the infrastructure to support wireless facilities fits into the plan, if any thought had been given to how to integrate the option for homeowner products for rainwater storage and reuse into the Plan, if rooftop gardens were possible, and how the energy from solar is saved for use in the evening and night hours.

Vice Mayor Obringer felt net zero energy concepts should be a goal. She asked about the percentage mandated for rooftop solar installation, emphasized forward thinking, asked about when sensors would be embedded for autonomous vehicles, and spoke of concerns about planning for future drought conditions. She suggested looking into how Lucid Energy; out of Portland, OR, creates hydropower from drinking water. She asked about the platform manager, and if FivePoint would privately own the fiber optic network.

Vice Chair Barbour asked about responsibility for maintenance of the solar panels, solar panel batteries, and how geothermal would work for residential.

Commissioner Weinmann asked who manages, analyzes, owns, and maintains the Platform system; how other locations have driven behavior toward the mobility vision; and if buildings will be designed according to LEED standards.

Councilmember McGallian spoke of concerns over the costs and standards for longevity and what the financial impact will be to the City.

Commissioner Mercurio asked how deep into the land the bores need to be for geothermal and for the definition of micro mobility solution.

Chair Laub asked if the offloads from PV and geothermal could reduce the size of the substation, if the use of private companies for reclaimed water was an option, and what type of services Bosch provides to other projects.

Councilmember Hoffmeister asked about geothermal biofields, if smart technology was being explored for buses, and if the transfer station capacity has been confirmed.

Councilmember Leone asked about free public wifi, adjustable brightness for streetlights, and electricity produced from pedestrians walking on the sidewalk. He liked Vice Mayor Obringer's idea about hydropower from drinking water pipes and would like to hear more about it. He asked if there is a water table on the site to be used for a recharge program and if there are minerals and oil under the ground.

Vice Mayor Obringer asked about plans for a shuttle that circulates every seven minutes or less.

Mayor Birsan asked about the privacy of the data stream and the possibility of having the smart technology turned off so residents can be off the grid.

Mayor Birsan called a recess at 10:10 p.m. The meeting resumed at 10:25 p.m.

Mayor Birsan opened a public comment period on the infrastructure and utility systems.

Tim Carr, Concord, asked about the size and depth of the detention ponds.

Kenji Yamada, Concord, asked how the maximum capacity of a stormwater basin is calculated.

Hope Johnson, Concord, asked the Council to be mindful of the land involved if the City turns over title of the infrastructure, shared concerns about the PG&E substation being located near the campus, asked if someone from the labor organizations could make a presentation about how they could be involved with the smart cities, and spoke in support of minimizing light pollution.

Mayor Birsan closed the public comment period.

Councilmember Hoffmeister requested a conversation with CentralSan about the pros and cons of service on the project, asked if there is a better location for the PV site, inquired about the water tank capacity and number of tanks, and spoke to residential use of solar on rooftops.

Vice Mayor Obringer would like to explore the boundaries with CentralSan and felt it was important to take advantage of solar technology.

Vice Chair Barbour spoke of committing to a GoMentum station and including it in the land use.

Commissioner Mercurio spoke in support of rooftop solar being maximized and keeping the current sewer system boundary.

Councilmember McGallian spoke of exploring the boundaries with CentralSan and felt solar should be maximized.

Chair Laub spoke of putting the PG&E substation east of Willow Pass Road, spoke in support of the second alternative for the sewer system, and spoke in support of including additional conduits for future growth.

Councilmember Hoffmeister spoke of exploring the location of the PG&E substation.

Mayor Birsan asked about the consequences of moving the boundary with CentralSan and spoke about the location of the PG&E Substation.

Councilmember Leone suggested putting the PG&E substation where the Police Officers Association (POA) range is and building a new range.

Mayor Birsan opened a public comment period on Smart Cities.

Hope Johnson, Concord, spoke of data collection and individual privacy, incorporating greenery and the trees that Concord is known for, supported including economically challenged communities in the new technology, and suggested using new technology to update the City's website.

Kenji Yamada, Concord, asked about loss of energy in transmission, why concentrated solar was not included onsite, and commented on data collection and individual privacy.

Mayor Birsan closed the public comment period.

Vice Mayor Obringer spoke of data collection and privacy rights, the importance of taking into consideration the work and ideas from ARUP, and proposed the City of Concord host a Smart City Mobility conference to bring national attention to the project.

Councilmember Leone spoke of implementing an ordinance for data collection and privacy rights and safeguarding the system from hacking.

Councilmember McGallian spoke of data collection and privacy rights, supports hosting a Smart City Mobility conference, and prefers the City retain control and do the build out of the conduit and fiber.

Councilmember Hoffmeister spoke of planning around the unknowns of autonomous vehicles and striking the right forecasting needs, smart bus technology, data collection and privacy rights, and the expense of operations and maintenance on appliances with the more enhanced technology.

Commissioner Weinmann spoke of water resources and the homeowner having the option of keeping grey water, beware of the bleeding edge of technology, the potential services, policies and best practices for data privacy regulations, switching behavior of mobility, and suggested reviewing plans on a regular basis to ensure future proofing.

Commissioner Mercurio spoke of seeing the envisioned world class community and islanding capability for power.

Chair Laub spoke of the high quality of the ARUP memo and suggested exploring rooftop farms.

Vice Chair Barbour shared his excitement about the possibilities and spoke about windows and skins of buildings generating electricity.

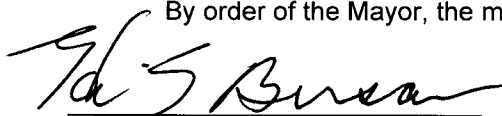
Commissioner Aliano spoke in support of taking measures to preserve potable water, protecting private information, and shared his concerns about not adding so much technology that it increases housing costs.

Mayor Birsan would like to explore adding a solar park, spoke to connecting the entire city and using the new technologies on projects within the current city, and supported sponsoring a Smart City conference.

CORRESPONDENCE

- a. Email from Gary Luttjohann and Katherine Dan-Luttjohann dated 1/29/18
- b. City of Concord PowerPoint Presentation on Infrastructure and Utility Systems
- c. FivePoint/CBG PowerPoint Presentation on Infrastructure
- d. City of Concord PowerPoint Presentation on Emerging Trends, Technologies, and Smart Cities
- e. FivePoint/Bosch PowerPoint Presentation on Building Smart & Sustainable Communities

By order of the Mayor, the meeting was adjourned at 11:30 p.m.



EDI E. BIRSAN
MAYOR


JOELLE FOCKLER, MMC
CITY CLERK