REGULAR MEETING OF THE
CONCORD CITY COUNCIL/CITY
COUNCIL SITTING AS THE LOCAL
REUSE AUTHORITY
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
TUESDAY, SEPTEMBER 25, 2018

The Concord City Council met in a regular meeting in the City Council Conference Room located at 1950 Parkside Drive at 6:00 p.m. on Tuesday, September 25, 2018, with Mayor Birsan presiding. All Councilmembers were present. The meeting was recessed and immediately reconvened in a closed session under Conference with Legal Counsel – Existing Litigation (Government Code Section 54956.9(d)(1)). Name of case: Darrell Graham v. City of Concord, WCAB Case No. ADJ9172753.

The meeting recessed at 6:25 p.m. to reconvene in regular session in the Council Chamber.

The Concord City Council/City Council Sitting as the Local Reuse Authority met in a regular meeting in the Council Chamber located at 1950 Parkside Drive at 6:30 p.m. on Tuesday, September 25, 2018, with Mayor Birsan presiding. The pledge of allegiance was led by Councilmember McGallian. 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 Ohringer, Edi Birsan

STAFF PRESENT: Valerie Barone, City Manager; Kathleen Trepa, Assistant City Manager; Susanne Brown, City Attorney; Joelle Fockler, City Clerk; Andrea Ouse, Director of Community and Economic Development; Justin Ezzell, Director of Public Works; Guy Bjerke, Director of Community Reuse Planning; John Montagh, Economic Development Manager; Jennifer Ortega, Community Relations Manager

MEMBERS OF THE PUBLIC WHO ADDRESS THE COUNCIL: Eduardo Torres, Tenants Together; Crystal Chandler, Concord; Dolores Ramos, Concord; Debra Bernstein, Monument Impact; Kristi Laughlin, Raise the Roof Coalition; Rhea Laughlin, First Five Contra Costa; Bob Lane, FAME; Nancy Castillo, Concord; Dan Helix, Concord; Tim Grayson, Concord; Angel Luevano, Todos Unidos; Fernando Campos, Concord; Dan Torres, Concord; Treston Shull, Laborers Local 324; Scott Wagner, Concord; Greg Feere, Antioch; Bill Whitney, Contra Costa Building Trades Council; Mike Bobosky, San Leandro

PUBLIC COMMENT PERIOD

Eduardo Torres, Tenants Together, spoke in support of the City Council adopting an unjust eviction ordinance.
Crystal Chandler, Concord, spoke of being evicted from her apartment.

Delores Ramos, Concord, spoke of being evicted from her apartment.

Debra Bernstein, Monument Impact, spoke of supporting tenants in Concord.

Kristi Laughlin, Raise the Roof Coalition, spoke of the code violations at the Parkside apartments, stated that the improvements could be made with tenants living there, and spoke in support of the City Council adopting an unjust eviction ordinance.

Rhea Laughlin, First Five Contra Costa, spoke of children and families suffering over unjust evictions.

Bob Lane, FAME, spoke in support of the City Council adopting an unjust eviction ordinance.

Nancy Castillo, Concord, spoke of being evicted from her apartment.

PRESENTATIONS

PROCLAMATION – League of Women Voters

Mayor Birsan presented Carole Woods, League of Women Voters, a proclamation declaring September 25, 2018, as “Voter Registration Day” in the City of Concord.

ANNOUNCEMENTS – none.

CITY COUNCIL CONSENT CALENDAR

APPROVAL OF MEETING MINUTES – June 26 and 27, 2018

A motion was made by Leone and seconded by Obringer to approve the minutes from the meetings of June 26 and 27, 2018. Motion passed by unanimous vote of the Council.

ADOPTION OF ORDINANCE NO. 18-8 – Animal Control

A motion was made by Leone and seconded by Obringer to adopt Ordinance No. 18-8 entitled, “An Ordinance Amending Concord Municipal Code Title 1 (General Provisions), Chapter 1.05 (General Provisions), Section 1.05.240 (Adoption of County Animal Control Ordinance.” Ordinance No. 18-8 was introduced on August 28, 2018, by reading of the title only and waiving further reading. Motion passed by unanimous vote of the Council.

ACCEPTANCE OF IMPROVEMENTS – Downtown Concord Bicycle Lane Improvements Project, Project No. 2277

A motion was made by Leone and seconded by Obringer to accept improvements for Downtown Concord Bicycle Lane Improvements project, Project No. 2277, Federal Project No. RPSTPL – 5135(052); direct the City Clerk to file a Notice of Completion; approve two construction change orders in the total amount of $123,749.29; and approve a related budget transfer of $123,749.29. Motion passed by unanimous vote of the Council.

APPROVAL OF SERVICES AGREEMENT – VMI, Inc. – Senior Center Audio System

A motion was made by Leone and seconded by Obringer to approve a Services Agreement with VMI, Inc. in the amount of $110,198.90 for replacement of the audio system, including equipment, installation, and training, at the Concord Senior Center; and authorize the
City Manager to execute the Agreement in a form acceptable to the City Attorney. Motion passed by unanimous vote of the Council.

APPROVAL OF PROFESSIONAL SERVICES AGREEMENTS – Pavement Engineering, Inc., Project Nos. 2453, 2458, 2459, 2443, 2444

A motion was made by Leone and seconded by Obringer to approve an Agreement for Professional Services with Pavement Engineering, Inc. in the amount of $198,495 to provide design engineering and related services for the Citywide Pothole & Base Repair Project FY 2018-2020 (Project No. 2453), and Citywide Arterial & Collector Maintenance Project (Project No. 2458); Agreement for Professional Services with Pavement Engineering, Inc. in the amount of $79,590 to provide design engineering and related services for Denkinger Road Pavement Rehabilitation (Project No. 2459); Agreement for Professional Services with Pavement Engineering, Inc. in the amount of $349,640 to provide design engineering and related services for Pavement Maintenance – Zone 3 (Project No. 2443) and Pavement Maintenance – Zone 4 (Project No. 2444); approve a related budget transfer of $200,000 to Project No. 2458 (from Pavement Repair – Zone 4 Project No. 2452); and authorize the City Manager to execute the agreements in a form acceptable to the City Attorney. Motion passed by unanimous vote of the Council.

RECEIVE AN UPDATE ON CITY COUNCIL AD HOC COMMITTEES

A motion was made by Leone and seconded by Obringer to receive the update on City Council Ad Hoc Committees. Motion passed by unanimous vote of the Council.

LOCAL REUSE AUTHORITY CONSENT CALENDAR

A motion was made by Leone and seconded by Obringer to adopt Local Reuse Authority Resolution No. 18-21 entitled, “A RESOLUTION APPOINTING EDWARD DEL BECCARO TO THE CAMPUS DISTRICT BLUE RIBBON COMMITTEE FOR THE CAMPUS DISTRICT VISIONING PROJECT AT THE FORMER CONCORD NAVAL WEAPONS STATION.” Motion passed by unanimous vote of the Council.

CITY COUNCIL CONSIDERATION ITEM

CONSIDERING SELECTION OF THE PREFERRED MASTER DEVELOPER – Former 58-acre United States Coast Guard Property

City Attorney Susanne Brown stated that after the meeting had started, she received a letter from Mr. Craig Anderson, an attorney representing Concord CGS Partners, consisting of USA Properties Fund, Signature Homes, Eden Housing, and the Foundation for Affordable Housing. Mr. Anderson stated he contacted the City to confirm his clients could actually speak with Councilmembers without violating the developer selection process. He corresponded with Mr. John Montagh, Ms. Valerie Barone, and Legal Secretary Lori Myers, and was told his clients meeting with Vice Mayor Obringer would not violate that process.

Vice Mayor Obringer announced that she had invited all four developers to meet with her. She met with those that took her up on the offer in separate meetings for approximately one hour each prior to the City Council meeting. Economic Development Manager John Montagh was present for those meetings.

Economic Development Manager John Montagh presented a report, explaining the project background and noting that the City received four developer submittals for its consideration as part of the developer selection process for the 58-acre US Coast Guard site. Mr. Montagh outlined the meeting process, explaining that each developer team had 20 minutes to present, and Council could ask each team questions after each presentation. After all
presentations and Council questions, a public comment period would be held, and Council then would consider the information and deliberate.

Mr. Montagh summarized Bridge Housing’s proposal and then introduced Bridge Housing who presented its proposal along with its partners Wheelock Street Capital, Pulte Homes, and KTGY Architects.

The City Council asked questions on the proposed buffer, community benefits, veterans’ and seniors’ needs, teacher housing, modular construction, financing for affordable housing, smart homes, common work spaces, rent control’s effect on the project, and labor agreements with the Building Trades Council.

Mayor Birsan called a recess at 8:20 p.m. The meeting resumed at 8:26 p.m.

Economic Development Manager Montagh summarized CGS Partners’ proposal and then introduced USA Properties Fund who presented the proposal along with partners Signature Homes, Eden Housing, Inc., Foundation for Affordable Housing, and TDA Investment Group.

The City Council asked questions about project labor agreements, the funding of the Concord Building Academy, integration with the Naval Weapons Station and BART projects, affordable housing for veterans and seniors, modular construction, financing for affordable housing, teacher housing, smart homes, common work spaces, and rent control’s impact on the project.

Economic Development Manager Montagh summarized DeNova Homes proposal and then introduced DeNova Homes who presented its proposal along with its partners JEMCOR Development Partners, CBG, Sentinels of Freedom, WHA Architecture and Planning, and KTGY Architecture and Planning.

The City Council asked questions about affordable housing for veterans and seniors, teacher housing, project labor agreements, vision of improvements to Willow Pass Park, timeframe for beginning construction, a proposed buffer, connectivity to BART, modular construction, financing for affordable housing, smart homes, common work spaces, and rent control’s impact on the project.

Mayor Birsan called a recess at 10:40 p.m. The meeting resumed at 10:46 p.m.

Economic Development Manager Montagh summarized Integral Communities proposals and then introduced Integral Communities who presented its proposal along with its partner EAH Housing.

The City Council asked questions about the number of units, project labor agreements, affordable housing for veterans and seniors, teacher housing, relocation of the little league fields, future funding of amenities, connectivity to BART, Section 8 HUD Housing, and the construction timeline.

Mayor Birsan opened a public comment period.

Dan Helix, Concord, spoke in support of DeNova Homes.

Tim Grayson, Concord, spoke of the Concord First Policy and in support of DeNova Homes.

Angel Luevano, Todos Unidos, spoke in support of DeNova Homes.

Fernando Campos, Concord, spoke in support of CGS Partners.
Dan Torres, Concord, spoke in support of local hire and DeNova Homes.

Treston Shull, Laborers Local 324, spoke in support of CGS Partners.

Scott Wagner, Concord, spoke of the Concord First Policy and in support of DeNova Homes.

Greg Feere, Antioch, spoke in support of DeNova Homes.

Bill Whitney, Contra Costa Building Trades Council, spoke in support of DeNova Homes.

Mike Bobosky, San Leandro, spoke in support of the project and using local labor.

Anonymous spoke of hosting a community meeting for the Holbrook, Sun Terrace, and East Sun Terrace neighborhoods and in support of a buffer.

Mayor Birsan closed the public comment period.

Following comments by the Council including the importance of homeownership opportunities, jobs, and housing needs, a motion was made by Hoffmeister and seconded by McGallian to select DeNova Homes as the preferred Master Developer for the 58-acre former Coast Guard property; and direct staff to begin formal negotiations for the property. Motion passed by unanimous vote of the Council.

CORRESPONDENCE

a. September 11, 2018, letter to Governor Brown Re; AB 2923 (Chiu) San Francisco Bay Area Rapid Transit: TOD Request to Veto
b. Rising Housing Costs and Re-Segregation in Contra Costa County handout submitted by Debra Bernstein
c. Written comments submitted by Geraldo Melgar, tenant of the 1886 Parkside Drive apartment complex
d. Benched correspondence from Bridge Housing on Agenda Item No. 10.a
e. Benched correspondence for Agenda Item No. 10.a
f. Developer Selection US Coast Guard Concord Site PowerPoint Presentation
g. Concord Coast Guard Partners, LLC PowerPoint Presentation (Bridge Housing)
h. USA Properties Fund PowerPoint Presentation
i. DeNova Homes PowerPoint Presentation
j. Integral Communities/EAH Housing PowerPoint Presentation
k. Letter from Craig Anderson
l. Small Business Boot Camp brochure submitted by the Sentinels of Freedom

COUNCIL REPORTS

Councilmembers shared information on events and activities in which they had participated since the last meeting and commented on items of interest.

Councilmember McGallian requested consensus to direct staff to prepare an urgency ordinance to prevent tenant termination or displacement of residents at the apartments on Parkside Drive while studying relocation assistance to be brought back to the October 9 meeting. There was not support from the Council.
ADJOURNMENT

By order of the Mayor, the meeting was adjourned at 12:35 a.m.

ÉDI E. BIRSAN
MAYOR

JOELLE FOCKLER, MMC
CITY CLERK