SPECIAL MEETING OF THE
CONCORD CITY COUNCIL/CITY
COUNCIL SITTING AS THE LOCAL
REUSE AUTHORITY
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
TUESDAY, OCTOBER 30, 2018

The Concord City Council met in a special joint meeting in the Council Chamber located at 1950 Parkside Drive at 6:00 p.m. on Tuesday, October 30, 2018, with Mayor Birsan presiding. The pledge of allegiance was led by Councilmember Leone. 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 (Councilmember Hoffmeister arrived at 6:05 p.m.)

STAFF PRESENT: Valerie Barone, City Manager; Susanne Brown, City Attorney; Kathleen Trepa, Assistant City Manager; Joelle Fockler, City Clerk; Andrea Ouse, Director of Community and Economic Development; Guy Bjerke, Director of Community Reuse Planning; Steve Voorhies, Director of Parks and Recreation; Justin Ezell, Director of Public Works; Joan Ryan; Coleman Frick, Associate Planner; Jessica Gonzalez, Assistant Planner

MEMBERS OF THE PUBLIC WHO Addressed THE COUNCIL: Aram Hodess, Martinez; Dan Torres, Concord; Jennette Borcic, Pittsburg; Hope Johnson, Concord; Tim Carr, Concord

CITY COUNCIL CONSENT CALENDAR

ADOPT RESOLUTION NO. 18-71 – Ouimet Driveway

The item was pulled from the Consent Calendar by Councilmember McGallian, who stated that he preferred Ouiment Place to Ouimet Driveway.

Mayor Birsan opened a public comment period, and upon receiving no comment, closed the public comment period.

A motion was made by McGallian and seconded by Leone to adopt Resolution No. 18-71 entitled, “A Resolution Naming the Entry Driveway Leading from Salvio Street into the Todos Santos Parking Center as “Ouiment Place.” Motion passed by unanimous vote of the Council.

CITY COUNCIL SITTING AS THE LOCAL REUSE AUTHORITY STUDY SESSION

PRESENTATION BY THE NAVY ON THE CONCORD NAVAL WEAPONS STATION (CNWS) CLEAN-UP EFFORTS

Director of Community Reuse Planning Guy Bjerke introduced Alan Lee, Base Closure Manager, BRAC PMO West, and Marc Smits, PE, BRAC Environmental Coordinator, BRAC PMO West, who presented an overview of Concord’s environmental cleanup program, the Hunters Point Naval Shipyard Status, and information on the City of Concord topics of interest, including:
• Work conducted by Tetra Tech EC (TtEC) at the Naval Weapons Station (NWS) Concord;
• Similarities/Differences between work conducted at Hunters Point and NWS Concord;
• Procedures to ensure data reliability; and
• Schedule for completion of cleanup activities.

PRESENTATION BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA); DEPARTMENT OF TOXIC SUBSTANCE CONTROL; AND REGIONAL WATER QUALITY CONTROL BOARD ON THEIR OVERSIGHT ROLE IN THE CNWS CLEAN-UP EFFORTS

Mr. Smits introduced John Chesnutt, EPA, who reviewed the Environmental Protection Agency’s role as a regulatory agency.

Charlie Ridenour, Department of Toxic Substances Control (DTSC), explained that the DTSC has authority over toxic substances including solvents, metals, toxic metals, and explosives.

Max Shahbazian, Regional Water Quality Control Board, described their role at Concord NWS is to provide lead regulatory oversight for petroleum/fuel sites, surface water, wetlands, and stormwater. In addition, they provide joint regulatory oversight with the U.S. EPA and DTSC for soil and groundwater investigation and cleanup activities. As a result of the oversight at the Hunters Point Shipyard, the Water Board implemented third party oversight and monitoring and additional duplicate sampling for future projects.

The Council asked clarifying questions about the certification required prior to transfer of land, the decision to still use TetraTech and if other options exist, details of providing oversight and quality control, responsibility for clean up after land transfer, the third party providing oversight of cleanup, when and how the seed process is used, any record of jet fuel spills, the Keller Canyon investigation, ground water cleanup, what happens to the materials cleaned up, how grading would impact the toxins, and who pays to monitor fenced off areas not yet cleaned.

Council members shared disappointment that the California Department of Public Health was not invited to sit on the panel and wanted to know more about lessons learned and a timeframe for cleanup.

Mayor Birsan recessed the meeting at 8:44 p.m. The meeting resumed at 8:55 p.m.

Mayor Birsan opened a public comment period.

Aram Hodess, Martinez, inquired how the property transfers are going to occur.

Dan Torres, Concord, stated that he was proud of the Council for this vetting process.

Jennette Borcic, Pittsburg, inquired where the contaminated soil would go.

Hope Johnson, Concord, stated that follow-up is necessary on how the specific processes are being applied.

Anonymous, asked if home wells have been tested for contamination, how the dirt underneath an underground lake would be tested, and why all of the land is not cleaned up to the same standard.

Tim Carr, Concord, inquired about a road being built from Panoramic Road to Willow Pass and the clean-up required for it.
Mayor Birsan closed the public comment period.

The Councilmembers requested:

- a summary in writing that compares the differences between the CNWS and Hunters Point projects;
- to have a contractor other than TetraTech do the clean-up;
- to include third party sampling;
- to explore further potential spills in the refueling areas and path of travel;
- to have the Mayor submit a letter in support of the Water Board’s request of a second review;
- a summary of RAB meetings and more information about what is going to Keller Canyon and the clean-up process in Director of Reuse Planning Bjerke’s quarterly reports;
- updates with the panel in the future; and
- a one or two percent retest and another test five years later.

CORRESPONDENCE

a. PowerPoint Presentation – Study Session: Naval Weapons Station Concord Environmental Cleanup Program
b. PowerPoint Presentation – Water Boards Concord NWS Cleanup Study Session
c. Letter on newspaper submitted by Jena Gibson

ADJOURNMENT

By order of the Mayor, the meeting was adjourned at 9:42 p.m.

EDI E. BIRSAN
MAYOR

JOELLE FOCKLER, MMC
CITY CLERK