REGULAR MEETING OF THE
CONCORD CITY COUNCIL
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
TUESDAY, NOVEMBER 27, 2018

The Concord City Council met in a regular meeting in the Council Chamber located at 1950 Parkside Drive at 6:00 p.m. on Tuesday, November 27, 2018, with Mayor Birsan presiding. The pledge of allegiance was led by Vice Mayor Obringer. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

COUNCIL MEMBERS PRESENT: Laura Hoffmeister, Ron Leone, Tim McGallian, Carlyn Obringer, Edi Birsan (Councilmember Hoffmeister arrived at 6:20 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; Scott Sanders, Interim Director of Information Technology; Scott Conn, IT Network and Operations Manager; Brenda Kain, Housing Manager; John Montagh, Economic Development Manager; Sophia Sidhu, Housing Program Analyst; Ryan Pursley, Chief Building Official

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Hector Barragan, Monument Coalition; George Fulmore, Concord; Lamar Anderson, Concord; Glen Zamania, Concord; Bob Lane, Raise the Roof; Eduardo Torres, Tenants Together; Zuleika Godinez, Ensuring Opportunity; Kevin Michael; Blaine Carter, Concord; Betty Galbadon; Wali Fedaie, Concord; Cindy Izquierdo, Concord; Rex Mattson, El Dorado Hills; Andi Wise, Concord; Patricia Aguilar, ACCE; Dolores Ramos, Concord; David Kreutzinger, Concord; Azucena Torres, Concord; Sreenivas Ramireddy, Concord; Sherry Davis, Vallejo; Kenji Yamada, Concord; Jima Monson, Concord; Neal Popp, Lafayette; John Sullivan, Concord; James Bouquin, Concord; Odbulia Sanchez, Concord; Blanca Colin, Concord; Vicky Davidson, CA Nurses Association; Reed Robertson, Concord; Ali Uscilka, Healthy and Active Before 5; Raz Moghbil, Concord; Jeff Weil, Alarmo; David Mills, Martinez; George Sun, Brentwood; Will Dominic, Bay Area Regional Health Inequities Initiative; Rebecca Auerbach, Concord; Susan Jeong, Contra Costa County Planning Advisory Council for Early Care and Education; William Colin, Monument Impact; Laura Nakamura, Concord; Donna Walton, Concord; Jorge de Sousa, Danville; Jim Yan, Concord; Marianne Callahan, Concord; Nicole Zapata, Concord; John De Sousa, Danville; Noura Khouri, Concord; JJ Malleine; Debra Berstein, Monument Impact; Rhovy Lyn Antonio, California Apartment Association; Kristi Laughlin, Concord; Zach Lou; Dave Thompson,
Concord; Dennis Gremer, Concord; Ajit Kaushal, Concord; Francisco Torres, Pittsburg

PUBLIC COMMENT PERIOD

Hector Barragan, Monument Coalition, spoke in opposition of Cardenas Market locating in the Monument area.

George Fulmore, Concord, spoke in opposition to the Retail Engagement Program.

Lamar Anderson, Concord, spoke about research he conducted 10-15 years ago in the City of Richmond.

PRESENTATIONS – none.

ANNOUNCEMENTS – none.

CITY COUNCIL CONSENT CALENDAR

APPROVAL OF MINUTES – August 28, September 4, and September 11, 2018

A motion was made by Obringer and seconded by McGallian to approve the minutes of the August 28, September 4, and September 11, 2018, City Council meetings. Motion passed by the following vote of the Council:

AYES: Leone, McGallian, Obringer, Birsan
NOES: None
ABSENT: Hoffmeister

APPROVAL OF AGREEMENT FOR PROFESSIONAL SERVICES – Management Partners

A motion was made by Obringer and seconded by McGallian to approve an Agreement for Professional Services with Management Partners not to exceed the amount of $49,900 to provide Capital Improvement Program review services; and authorize the City Manager to execute the agreement in a form acceptable to the City Attorney. Motion passed by the following vote of the Council:

AYES: Leone, McGallian, Obringer, Birsan
NOES: None
ABSENT: Hoffmeister

APPROVAL OF COMBINING TWO INFORMATION TECHNOLOGY MASTER SERVICES AGREEMENT VENDOR GROUPS INTO A SINGLE GROUP AND AUTHORIZING PAYMENT TO NETXPERTS IN THE AMOUNT OF $22,304.18

A motion was made by Obringer and seconded by McGallian to combine two Information Technology Master Service Agreement (MSA) vendor groups into a single group so all MSA vendors can supply products and/or services to the City of Concord; and authorize payment to NetXperts in the amount of $22,304.18. Motion passed by the following vote of the Council:

AYES: Leone, McGallian, Obringer, Birsan
NOES: None
ABSENT: Hoffmeister

APPROVAL OF A THREE-YEAR ENTERPRISE LICENSE AGREEMENT – SHI

A motion was made by Obringer and seconded by McGallian to renew a three-year Enterprise License Agreement with SHI in the amount of $628,087.70 over the three-year term for Microsoft software licenses associated with Microsoft Office, Outlook, Windows desktop and server operating systems, and other Microsoft applications used by City staff; authorize the increase of the annual contract amount by up to $75,000 for additional licenses that may be necessary during the course of the three years; and authorize the City Manager to execute the
agreement in a form acceptable to the City Attorney. Motion passed by the following vote of the Council:

AYES: Leone, McGallian, Obringer, Birsan  NOES: None  ABSENT: Hoffmeister

CITY COUNCIL CONSIDERATION ITEM

RESIDENTIAL RENT REVIEW AND MULTI-FAMILY PROGRAM UPDATES

Housing Program Analyst Sophia Sidhu presented a review of the Residential Rent Review Program, explaining affordable housing efforts, the background and summary of the Residential Rent Review Program, the program administration, landlord and tenant responsibilities, outreach for the program, and a summary of the program to date.

She introduced Chief Building Official Ryan Pursley, who presented a background, timeline, program enhancements, and outreach efforts on the Multi-Family Program. He reviewed the inspections conducted in FY 2017/18 and reported on the property conditions of inspected properties. Mr. Pursley described the next steps for the Rent Review and Multi-Family Program.

Following clarifying questions by the City Council, Mayor Birsan opened a public comment period.

Glen Zamania, Concord, spoke in opposition to the Rent Remediation Program.

Bob Lane, Raise the Roof, spoke in opposition to the Rent Remediation Program.

Eduardo Torres, Tenants Together, spoke in opposition to the Rent Remediation Program and in support of just cause eviction.

Zuleika Godinez, Ensuring Opportunity, spoke in opposition to the Rent Remediation Program and in support of rent control and just cause eviction.

Kevin Michael, spoke in opposition to the Rent Remediation Program and in support of rent control.

Blaine Carter, Concord, spoke in opposition to rent control.

Betty Galbadon, spoke in opposition to the Rent Remediation Program and in support of rent control.

Wali Fedaie, Concord, spoke in opposition to rent control.

Cindy Izquierdo, Concord, spoke of her experience with the Rent Remediation Program.

Rex Mattson, El Dorado Hills, spoke in opposition to rent control.

Andi Wise, Concord, spoke of her experience with the Rent Remediation Program and in support of rent control.

Patricia Aguiar, ACCE, spoke in support of rent control.

Dolores Ramos, Concord, spoke in support of rent control.

David Kreutzinger, Concord, spoke in opposition to rent control.

Azucena Torres, Concord, spoke of supporting children and families living in Concord.

Sreenivas Ramireddy, Concord, spoke in opposition to rent control.
Sherry Davis, Vallejo, as a former Concord resident, spoke in support of rent control.

Kenji Yamada, Concord, asked the Council if poor people should live in Concord.

Jima Monson, Concord, spoke in support of rent control and just cause eviction.

Neal Popp, Lafayette, spoke in opposition to rent control.

John Sullivan, Concord, spoke in opposition to rent control.

James Bouquin, Concord, spoke in support of rent control.

Obdulia Sanchez, Concord, spoke of healthy, safe, and equitable communities for children.

Blanca Colin, Concord, spoke in support of rent control and just cause eviction.

Rian Taylor, Concord, spoke in opposition to rent control.

Jessie Wen, Concord, spoke in opposition to rent control.

Vicky Davidson, CA Nurses Association, spoke in support of rent control.

George Fulmore, Concord, spoke in support of rent stabilization.

Reed Robertson, Concord, spoke in support of rent control.

Ali Uscilka, Healthy and Active Before 5, spoke of healthy, safe, and equitable communities for children.

Raz Moghbel, Concord, spoke of the importance of quality care for children and in support of rent stabilization.

Jeff Weil, Alamo, spoke in opposition to rent control.

David Mills, Martinez, spoke in opposition to rent control.

George Sun, Brentwood, spoke in opposition to rent control.

Will Dominic, Bay Area Regional Health Inequities Initiative, spoke of housing stability and family health.

Rebecca Auerbach, Concord, spoke in opposition to the Rent Review Program.

Susan Jeong, Contra Costa County Planning Advisory Council for Early Care and Education, spoke of preschool teachers spending over 60 percent of their income on rent.

William Colin, Monument Impact, spoke in support of rent control.

Laura Nakamura, Concord, spoke in support of just cause eviction.

Donna Walton, Concord, spoke of exploring and considering other solutions besides the Rent Review Program.

Jorge De Sousa, Danville, spoke in opposition to rent control.

Jim Yan, Concord, spoke in opposition to rent control.
Marianne Callahan, Concord, spoke in support of rent control.
Nicole Zapata, Concord, spoke in support of rent control and just cause evictions.
John De Sousa, Danville, spoke in opposition to rent control.
Noura Khouri, Concord, spoke in support of housing as a human right.
JJ Malley, spoke in support of the Rent Review Program.
Debra Berstein, Monument Impact, spoke of the Rent Review Program not working.
Rhovy Lyn Antonio, California Apartment Association, spoke of the success of the Rent Review Program.
Kristi Laughlin, Concord, spoke of the Rent Review Program not working and in support of rent control and just cause eviction.
Zach Lou, spoke in support of rent control and just cause eviction.
Dave Thompson, Concord, spoke in support of rent control and just cause eviction.
Dennis Gremer, Concord, spoke of finding a balance between landlord and tenant.
Ajit Kaushal, Concord, spoke of finding a balanced solution.
Francisco Torres, Pittsburg, spoke in support of rent control.
Mayor Birsan closed the public comment period and called a recess at 9:27 p.m. The meeting resumed at 9:38 p.m.
The Councilmembers discussed the following Council suggestions:
- buildings with 20-28 units and built before 1996 be capped at a 10 percent rent increase per year and requiring up to 180-days notice of eviction, depending on how long tenant has lived in the unit;
- no increase in rent if the landlord is in default of repair required by the City;
- require at least one-year leases;
- make decisions by the Rent Review Panel binding;
- add just cause eviction;
- create a committee to explore this topic; and,
- explore a policy regarding relocation packages.
Motion made by McGallian and seconded by Obringer to continue this item until the December 11, 2018, Regular Council Meeting after Councilmember-elect Aliano is seated. Motion passed by the following vote of the Council:

AYES: Birsan, Hoffmeister, McGallian, Obringer
NOES: None
ABSTAIN: Leone

CORRESPONDENCE

a. Correspondence Received on Agenda item No. 6.a – Residential Rent Review and Multi-Family Program Updates
b. Rent Review and Multi-Family Program Updates PowerPoint Presentation
c. Petitions submitted by landlords in the City of Concord
d. Housing Stability and Family Health: An Issue Brief
e. Petitions submitted in opposition to the Cardenas Market
COUNCIL REPORTS

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

By order of the Mayor, the meeting was adjourned at 10:20 p.m.

EDI E. BIRSAN
MAYOR

JOELLE FOCKLER, MMC
CITY CLERK