

COUNCIL MEMBERS
Laura M. Hoffmeister, Mayor
Ronald E. Leone, Vice Mayor
Edi E. Birsan
Timothy S. Grayson
Daniel C. Helix

Civic Center
1950 Parkside Drive
Concord, CA 94519
www.cityofconcord.org



ANNOTATED AGENDA
Regular Meeting of the
Concord City Council/City Council Sitting as the Successor
Agency to the Concord Redevelopment Agency/City Council
Sitting as the Concord/Pleasant Hill Health Care District

Tuesday,
June 7, 2016

5:30 p.m. – Closed Session

Closed Session:
City Council Conference
Room (Wing A)
1950 Parkside Drive

6:30 p.m. – Open Session

Open Session:
City Council Chamber
1950 Parkside Drive

Information for the public on participation at Council meetings can be found on the back of the Speaker Identification Card located near the Council Chamber entrance. Should you have any questions after consulting the Speaker Identification Card, please contact the City Clerk prior to the Council meeting.

AGENDIZED ITEMS – The public is entitled to address the City Council on items appearing on the agenda before or during the City Council's consideration of that item. Each speaker will be limited to approximately three minutes.

CLOSED SESSION

1. OPENING

Roll Call – all present

2. PUBLIC COMMENT

Public Comment at Closed Session is limited to Closed Session Items on the Agenda.

None.

3. CLOSED SESSION

- a. Conference with Labor Negotiators pursuant to Government Code Section 54957.6.
City Negotiators: Valerie Barone, City Manager; Jovan Grogan, Deputy City Manager; and Jonathon Holtzman, Esq. of Renne, Sloan, Holtzman & Sakai

Employee Organizations: Administrative, Technical & Clerical Representation Unit and Field & Operations Representation Unit of International Brotherhood of Teamsters Local 856; Professional Representation Unit of OPEIU Local 29; Peace Officer Representation Unit of Concord Police Officers' Association and Police Managerial Representation Unit of the Police Management Association

Unrepresented Units: Executive, Management & Confidential Employees

ACTION: Closed session held.

4. RECESS TO OPEN SESSION – at 6:50 p.m.

5. OPENING – at 7:05 p.m.

Roll Call – all present

Pledge to the Flag – Councilmember Grayson

6. PUBLIC COMMENT PERIOD

This is a fifteen minute Public Comment Period for items within the City Council's subject matter jurisdiction that are not on this agenda. Each speaker will be limited to approximately three minutes. State law prohibits the City Council from acting at this meeting on any matter raised during the Public Comment Period.

Doug and John Scott Senz, Pleasant Hill, presented the Mayor with a photo of members of the Concord High School Boys Golf Team who participated in the Mayor's Cup held in May.

Stephanie Emmerich, Concord, submitted a petition to get permit parking on Red Oak Drive.

Randy Arter, Concord, spoke of traffic problems in his neighborhood and requested assistance solving the problems and permit parking on Red Oak Drive.

Casilda Gonzales, Concord, spoke of people driving dangerously on Bates Avenue and Spring Drive and Annalisa Drive and Commercial Circle.

George Fulmore, Concord, spoke of the funding and timing for Capital Improvement Projects at Ellis Lake and Meadow Homes Parks and on Walters Way and requested budget details, including staff time costs, for the projects.

Carlyn Obringer, Concord, invited the public to the Concord 4th of July events, which start at 8 a.m. with the Stars and Stripes 5K Run & Walk/Kids Fun Run followed by a pancake breakfast sponsored by the Concord Diablo Rotary then a parade at 10 a.m. Starting at 4 p.m. the third annual 4th of July Festival will be held at Mt. Diablo High School with a kids carnival, food booths, vendor exhibits, and live entertainment on stage featuring Stung: The Police Tribute. The day will conclude with a 9 p.m. fireworks display.

Marianne Moore, Richmond, summarized the Ensuring Opportunity Campaign to End Poverty in Contra Costa, which is a cross-sector initiative that engages local elected officials, social sector organizations, businesses, labor, local government, faith-based, academia and the philanthropic sector in a collective effort to eliminate poverty in our community, and spoke of community based solutions regarding housing issues. She advised the Council and community of a Concord Housing Forum, Raise the Roof, to be held on Saturday, June 25, from 9 a.m. – 12:30 p.m. at St. Bonaventure Church.

7. PRESENTATIONS

- a. **Presentation** - to Doug Stewart, Central County Homeless Outreach, proclaiming June 7, 2016, "Doug Stewart Day" in the City of Concord. Introduction by Mayor Hoffmeister.

ACTION: Mayor Hoffmeister presented Doug Stewart a proclamation declaring June 7, 2016, as "Doug Stewart Day" in the City of Concord.

- b. **Presentation** - by Guy Bjerke, Director, Community Reuse Planning, on the status of the Community Reuse Project.

ACTION: Guy Bjerke, Director of Community Reuse Planning, presented an update on the status of the Community Reuse Project.

8. ANNOUNCEMENTS – none.

9. CONSENT CALENDAR

Adoption of the Consent Calendar may be made by one motion of the City Council, provided that any Councilmember, individual or organization may request removal of an item from the Consent Calendar for separate consideration. If a request for removal of an item from the Consent Calendar has been received, the Mayor may defer action on the particular item and place the same on the regular agenda for consideration in any order s/he deems appropriate.

- a. **Considering** - approval of the minutes from the meetings of March 22 and 28, 2016. Recommended by the City Clerk.

This item was pulled from consideration by the City Clerk.

- b. **Considering** - approval of the Second Amendment to Lease Agreement with the First 5 Contra Costa Children and Families Commission for the Use of the Monument Community First 5 Center. Recommended by the Director of Parks and Recreation.

ACTION: Second Amendment to Lease Agreement with the First 5 Contra Costa Children and Families Commission for use of the Monument Community First 5 Center approved.

- c. **Considering** – adopting Resolution No. 16-35 authorizing the City Manager to negotiate and enter into compensation agreements with affected taxing entities regarding distribution of net proceeds from four former Concord Redevelopment Agency real properties that are now held by the City for future development. (No Financial Impact) Recommended by the Director of Community and Economic Development.

ACTION: Resolution No. 16-35 adopted.

- d. **Considering** – authorizing a license agreement to allow Pacific Plaza Imports, Inc. the temporary right to park up to 15 vehicles at the City of Concord Civic Center Parkside Drive parking lot. Recommended by the Director of Community and Economic Development.

ACTION: License agreement with Pacific Plaza Imports, Inc. authorizing the temporary right to park up to 15 vehicles at the City of Concord Civic Center Parkside Drive parking lot approved.

- e. **Considering** – approval of a budget transfer in the amount of \$34,000 for the Local Government Electric Vehicle (EV) Fleet Project, Project No. 2193 (General Fund) Recommended by the Director of Community and Economic Development.

ACTION: Budget transfer in the amount of \$34,000 for the Local Government Electric Vehicle (EV) Fleet Project, Project No. 2193, approved.

- f. **Considering** - adopting Resolution No. 16-33 approving and authorizing the execution and delivery of various documents related to the sale of the Virginia Lane Apartments and the defeasance and redemption of related bonds. (No Financial Impact) Recommended by the Director of Community and Economic Development.

This item was pulled from the Consent Calendar by Concord resident George Fulmore.

ACTION: Resolution No. 16-33 adopted.

- g. **Considering** - authorizing the City Manager to pursue either the potential formation of a Joint Powers Authority (JPA) or the negotiation of a Memorandum of Understanding (MOU) for the regional regulation of taxicab services within Contra Costa County. (No Financial Impact) Recommended by the Chief of Police.

ACTION: Resolution No. 16-42 adopted.

- h. **Considering** – adopting (1) Resolution No. 16-779S directing and authorizing the Successor Agency to the Concord Redevelopment Agency to implement the approved Long Range Property Management Plan; and (2) Resolution No. 16-34 authorizing the City of Concord to accept certain real properties pursuant to the approved Long Range Property Management Plan. (No Financial Impact) Recommended by the Director of Community and Economic Development.

ACTION: Resolution Nos. 16-779S and 16-34 adopted.

10. CONSIDERATION ITEMS

The public is entitled to address the City Council on items appearing on the agenda before or during the City Council's consideration of that item. Each speaker will be limited to approximately three minutes.

Councilmember Grayson left the meeting at 7:55 p.m.

- a. **Receiving** - report on actuarial analysis of the City Proposed Other Post-Employment Benefits (OPEB) **Report by Karan Reid, Director of Finance.**

ACTION: Report heard; public comment given; report on actuarial analysis of the City Proposed Other Post-Employment Benefits (OPEB) received.

- b. **Considering** – adopting Resolution No. 16-41 for the Countywide Imposition of One Half of One Percent Sales Tax to Fund Transportation Improvements in Contra Costa and Conditionally Amend the Growth Management Program in the Measure J Transportation Expenditure Plan to match that found in the 2016 Proposed Transportation Expenditure Plan. **Report by Ray Kuzbari, Transportation Manager.**

Neither the TEP nor the Resolution of Support is a “project” within the meaning of CEQA, including under 14 C.C.R. Section 15378 and 15352, and Public Utilities Code Section (180206(b)).

ACTION: Report heard; public comment given; Resolution No. 16-41 adopted by the following vote:

AYES: Birsan, Helix, Leone, Hoffmeister NOES: None ABSENT: Grayson

- c. **Considering** – adopting Resolution No. 16-36 authorizing PG&E to resume the revised version of the Community Pipeline Safety Initiative (formerly known as the Pipeline Pathway Project) in order to protect the integrity of natural gas transmission pipelines and to provide adequate access to crisis response crews in the event of an emergency or natural disaster. (General Fund) **Report by Justin Ezell, Public Works Director.**

ACTION: Report heard; opportunity for public comment given; Resolution No. 16-36 adopted by the following vote:

AYES: Birsan, Helix, Leone, Hoffmeister NOES: None ABSENT: Grayson

- d. **Considering** – review and approval of the proposed disposition process of four properties held by the City for future development as directed in the Long Range Property Management Plan. (No Financial Impact) **Report by John Montagh, Economic Development and Housing Manager.**

ACTION: Report heard; opportunity for public comment given; proposed disposition process of four properties held by the City for future development as directed in the Long Range Property Management Plan reviewed and approved by the following vote:

AYES: Birsan, Helix, Leone, Hoffmeister NOES: None ABSENT: Grayson

11. PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the public hearing is opened, except on public hearing items previously heard and closed to public comment. After the public has commented, the item is closed to further public comment and brought to the Council level for discussion and action. Further comment from the audience will not be received unless requested by the Council. No public hearing shall commence after 10 p.m. unless approved by majority vote of the City Council.

- a. **Considering** – adopting Resolution No. 16-011 authorizing the Executive Director to disburse funds and execute all attendant documents and agreements for Fiscal Year 2016/17 funding on behalf of the Concord/Pleasant Hill Health Care District and amending the grant process to a two-year cycle followed by a three-year cycle. (Concord/Pleasant Hill Health Care District Funds) **Report by Brenda Kain, Program Manager.**

ACTION: Report heard; public comment taken; Resolution No. 16-011 adopted by the following vote:

AYES: Birsan, Helix, Leone, Hoffmeister NOES: None ABSENT: Grayson

- b. **Considering** – introducing Ordinance No. 16-4 approving and adopting a Development Agreement by and between the City of Concord and Swift Realty Partners, LLC, regarding the development of property located in downtown Concord described as Assessor's Parcel Numbers: 126-103-001, 126-103-016, and 126-103-107. **Report by John Montagh, Economic Development and Housing Manager.**

Exempt from CEQA pursuant to Public Resources Code Section 21065, 14 Cal. Code Regs. Sections 15060(c)(2), 15060(c)(3), 15061(b)(3) and 15378.

ACTION: Report heard; opportunity for public comment given; Ordinance No. 16-4 introduced by reading of the title only and waiving further reading by the following vote:

AYES: Birsan, Helix, Leone, Hoffmeister NOES: None ABSENT: Grayson

- c. **Considering** – adopting Resolution Nos. 16-37, 16-38, 16-39, and 16-40 confirming the Assessment Diagrams and levying the annual assessments for the Downtown Landscape Maintenance District, Pine Hollow Estates Landscape & Lighting Maintenance District, Landscape & Lighting Maintenance District No. 3, and the Citywide Street Lighting Assessment District for Fiscal Year 2016/17. **Report by David Boatwright, Senior Administrative Analyst.**

ACTION: Report heard; opportunity for public comment given; Resolution Nos. 16-37, 16-38, 16-39, and 16-40 adopted by the following vote:

AYES: Birsan, Helix, Leone, Hoffmeister NOES: None ABSENT: Grayson

12. **CORRESPONDENCE**

Correspondence received at the City Council meeting will be listed here on the Annotated Agenda.

- a. Petition for Neighborhood Permit Parking – Red Oak Drive
- b. Photos of rubber on pavement at Bates Avenue and Sprig Drive and Annalisa Drive and Commercial Circle
- c. Flyer for Raise the Roof! Event
- d. Concord Reuse Project Implementation Schedule – Draft – dated 6/6/16
- e. Retiree Healthcare Plan PowerPoint Presentation
- f. CCTA 2016 Transportation Expenditure Plan PowerPoint Presentation
- g. Community Pipeline Safety Initiative PowerPoint Slide
- h. Former Successor Agency Properties PowerPoint Presentation
- g. Benched Correspondence – Letters from Bike East Bay and Bike Concord, Item No. 10.b
- h. Benched Correspondence Received – Council Reports, Councilmember Birsan

13. **REPORTS AND ANNOUNCEMENTS**

Closed Session Announcements – **none.**

City Manager or Staff Reports – **none.**

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

14. **ADJOURNMENT at 10:10 p.m.**

Next Meeting: Regular Meeting
Date: 6/14/2016 - 6:30 p.m.

ADA NOTICE AND HEARING IMPAIRED PROVISIONS - The Council Chamber is equipped with Easy Listener Sound Amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the Easy Listener Phonic Ear Personal Sound Amplifier from the City Clerk for personal use during Council meetings.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

The following is a list of regular **Council Committee** meeting dates. Most meetings are held in the Garden Conference Room, 1950 Parkside Drive, Concord. **NOTE: Meetings are subject to change or cancellation. For latest information and committee agendas please call 671-3158.**

Committee	Chair/Member	Meeting Time
Policy Development & Internal Operations	Hoffmeister/Leone	2 nd Thursday at 5:30 p.m.
Housing & Economic Development	Leone/Helix	4 th Monday at 5:30 p.m.
Infrastructure & Franchise	Helix/Birsan	2 nd Monday at 5:30 p.m.
Recreation, Cultural Affairs & Comm. Svc.	Grayson/Hoffmeister	3 rd Wednesday at 5:30 p.m.
Youth & Education	Birsan/Grayson	3 rd Monday at 5:30 p.m.