

Please note – Meeting to be held at the Senior Center,  
2727 Parkside Circle. Open Session – 7:00 p.m.

**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](http://www.cityofconcord.org)



**ANNOTATED AGENDA**  
**Regular Meeting of the**  
**Concord City Council**

Tuesday,  
July 26, 2016

5:30 p.m. - Closed Session

Concord Senior Center  
Dianda Room  
2727 Parkside Circle

7:00 p.m. - Open Session

Concord Senior Center  
Wisteria Hall  
2727 Parkside Circle

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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 - 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 Jonathan 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 Police Management Association.

Unrepresented Units: Executive, Management & Confidential Employees

**ACTION: Closed Session held.**

- b. Conference with Legal Counsel - Existing Litigation  
Government Code Sections 54956.9(a), (d)(1)  
Four Cases:
  - a. Name of Case: Julie Flowers v. City of Concord (WCAB No. ADJ7444755)
  - b. Name of Case: Tiffany Leftwich-Barraco v. City of Concord (WCAB No. ADJ8925771)
  - c. Name of Case: Matthew Rose v. City of Concord (WCAB No. ADJ9770823)
  - d. Name of Case: Cindy Stoddard v. City of Concord (WCAB Nos. ADJ8676633 and ADJ8676635)

**ACTION: Closed Session held.**

- 4. **RECESS TO OPEN SESSION – at 7:05 p.m.**
- 5. **OPENING**

**Roll Call – Councilmember Helix absent**

**Pledge to the Flag – Vice Mayor Leone**

**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.

Paul Poston, Concord, asked about the timing of development for three cluster village areas proposed for the Naval Weapons Station Project.

Dr. Harmesh Kumar, Concord, spoke of fairness and equality in the election process at the local level.

Jason Francis, Concord, spoke of the Bicycle and Pedestrian Plan, and requested sidewalk on Parkside Drive between Concord Boulevard and Willow Pass Road and a crosswalk and 4-way stop at Euclid Avenue and Parkside.

7. **PRESENTATIONS - none**

8. **ANNOUNCEMENTS**

- a. **Announcing** - a recruitment for applicants to the new Community Advisory Committee for the Local Reuse Authority; and setting Friday, September 23, 2016 at 5 p.m. as the deadline for receipt of applications by the City Clerk. Recommended by the City Clerk.

**ACTION: Mayor Hoffmeister announced a recruitment for applicants to the new Community Advisory Committee for the Local Reuse Authority, and set Friday, September 23, 2016, at 5 p.m. as the deadline for receipt of applications by the City Clerk.**

9. **CITY COUNCIL CONSENT CALENDAR**

The public is entitled to address the City Council on items appearing on the Consent Calendar before or during the City Council's consideration of the 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** - award of two contracts for the Traffic Signal and Related Improvements at Various Locations Project, Project Nos. 2285 and 2293, Federal-Aid Project No. HSIPCML-5135(043): (1) a construction contract in the amount of \$1,724,241 to W. Bradley Electric, Inc. of Novato, CA for installation of traffic signals at three intersections Treat Blvd./San Miguel Rd., Oak Grove Rd./Smith Lane, and Oak Grove Rd./Sierra Rd. and modification to existing traffic signal systems at 10 other signalized intersections; and (2) a Professional Services Agreement with S&C Engineers, Inc. of Oakland, CA in the amount of \$164,691 for construction management, inspection and \$20,977 of material testing services (\$185,668 total); and authorize the City Manager to execute the agreements. (Highway Safety Improvement Program (HSIP), Congestion Mitigation and Air Quality (CMAQ), Measure J; and Gas Tax) Recommended by the Director of Community and Economic Development.

The Project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act Guidelines Section 15301 – Existing Facilities. The Project has been determined by Caltrans to be categorically excluded as defined by the National Environmental Policy Act (NEPA) as described in 23 CFR 771.117(c): activity (c)(27).

**ACTION: Construction contract in the amount of \$1,724,241 awarded to W. Bradley Electric, Inc. for installation of traffic signals at three intersections and modification to existing traffic signal systems at 10 other signalized intersections; a Professional Services Agreement with S&C Engineers in the amount of \$164,691 for construction management**

**and inspection and \$20,977 for material testing services for a \$185,668 total agreement amount approved; City Manager authorized to execute the contract and agreement.**

- b. **Considering** – a three-year professional services agreement with Public Financial Management Asset Management LLC (PFM) for the management of the City of Concord's investments. (General Fund) Recommended by the Director of Finance.

**ACTION: A three-year Professional Services Agreement with Public Financial Management Asset Management LLC for the management of the City of Concord's investments approved.**

- c. **Considering** - award of site construction contract in the amount of \$112,600 to Pleasanton Engineering Contractors, Inc. of Pleasanton for Ellis Lake Park Restroom Building, Project No. 2351; authorize staff to utilize the available project contingency for contract change orders up to 10% of the amount of site construction contract; authorize the City Manager to execute the contract in a form acceptable to the City Attorney; and approve a related budget transfer. (Measure Q) Recommended by the Director of Community and Economic Development.

The project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act Guidelines Section 15303 – New Construction or Conversion of Small Structures.

**ACTION: Site construction contract awarded to Pleasanton Engineering Contractors, Inc. in the amount of \$112,600 for Ellis Lake Park Restroom Building, Project No 2351; staff authorized to utilize the available project contingency for contract change orders up to 10 percent of the amount of site construction contract; City Manager authorized to execute the contract in a form acceptable to the City Attorney; related budget transfer approved.**

- d. **Considering** - award of a construction contract for the Measure Q Pavement Project 3 – Walters Way and Detroit Ave/Monument Blvd Intersection (Project No. 2362) in the amount of \$623,333 to Granite Rock Company; authorize staff to utilize the available project contingency for contract change orders up to 10% of the contract amount; and, accept and appropriate CalRecycle grant funding (approx. \$7,000) into the project budget. (Measure Q Lease Revenue Bond) Recommended by the Director of Community and Economic Development.

This Project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act Guidelines Section 15301 – Existing Facilities.

**ACTION: Construction contract awarded to Granite Rock Company in the**

**amount of \$623,333 for the Measure Q Pavement Project 3 – Walters Way and Detroit Avenue/Monument Boulevard Intersection, Project No. 2362; staff authorized to utilize the available project contingency for contract change orders up to 10 percent of the contract amount; CalRecycle grant funding of approximately \$7,000 accepted and appropriated into the project budget.**

- e. **Considering** - designation of Voting Delegate and Alternate for the League of California Cities Annual Business Meeting scheduled for Friday, October 7, at noon, at the Long Beach Convention Center. Recommended by Mayor Hoffmeister.

**ACTION: Councilmember Birsan appointed as the City of Concord’s voting delegate and Councilmember Grayson as alternate to the League of California Cities Annual Business Meeting scheduled for Friday, October 7, at noon, during the League of California Cities Annual Conference to be held October 5-7, 2016.**

- f. **Considering** – adoption of Resolution No. 16-55 authorizing permit parking on Red Oak Drive in the City of Concord. Recommended by the Director of Economic Development.

The project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act Guidelines Sections 15303 – New Construction or Small Structures and 15305 – Minor Alterations in Land Use Limitations.

**ACTION: Resolution No. 16-55 adopted.**

## **10. CITY COUNCIL WORKSHOP**

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.

- a. **City of Concord Rental Housing Workshop**

**ACTION: Workshop held.**

## **11. CORRESPONDENCE**

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

- a. Rental Housing Workshop PowerPoint Presentation dated July 26, 2016
- b. PowerPoint Presentation entitled “Current Situation”
- c. PowerPoint Presentation entitled “Rent Control and Just Cause Protection Policies Work”
- d. PowerPoint Presentation entitled “Balanced Solutions for Today’s Rental Market”
- e. Benched Correspondence Received for Item No. 10.a – Rental Housing Workshop
- f. Letter signed by over 2500 representatives of Catholics United for Justice
- g. Comments submitted by Gabriele Monroe

## 12. REPORTS AND ANNOUNCEMENTS

Closed Session Announcements – **Staff recommended that the City Council Closed Session Item No. 3.a, Conference with Labor Negotiators pursuant to Government Code Section 54957.6 be continued to 3:30 p.m. on Wednesday, July 27, 2016, to be held in the City Council Conference Room, 1950 Parkside Drive.**

**Motion was made by Birsan and seconded by Leone to continue Closed Session Item No. 3.a to 3:30 p.m. on Wednesday, July 26, 2016, in the City Council Conference Room, 1950 Parkside Drive. Motion passed by the following vote of the Council:**

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

City Manager or Staff Reports - **none**

Council Reports - **none**

## 13. ADJOURNMENT – at 1:02 a.m.

Next Meeting: Regular Meeting

Date: 8/2/2016 - 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 <sup>nd</sup> Thursday at 5:30 p.m.  |
| Housing & Economic Development            | Leone/Helix         | 4 <sup>th</sup> Monday at 5:30 p.m.    |
| Infrastructure & Franchise                | Helix/Birsan        | 2 <sup>nd</sup> Monday at 5:30 p.m.    |
| Recreation, Cultural Affairs & Comm. Svc. | Grayson/Hoffmeister | 3 <sup>rd</sup> Wednesday at 5:30 p.m. |
| Youth & Education                         | Birsan/Grayson      | 3 <sup>rd</sup> Monday at 5:30 p.m.    |