

**COUNCILMEMBERS**

Edi E. Birsan, Mayor  
Carlyn S. Obringer, Vice Mayor  
Laura M. Hoffmeister  
Ronald E. Leone  
Timothy A. McGallian

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  
Local Reuse Authority**

Tuesday,  
September 25, 2018

6:00 p.m. - Closed Session  
6:30 p.m. - Open Session

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 - none**

**3. CLOSED SESSION**

- a. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Government Code Section 54956.9(d)(1)  
Name of case: Darrell Graham v. City of Concord, WCAB Case N.  
ADJ9172753

**ACTION: Closed Session held.**

4. **RECESS TO OPEN SESSION**

5. **OPENING**

**Roll Call** – all present

**Pledge to the Flag** – Councilmember McGallian

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.

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.

7. **PRESENTATIONS**

- a. **Presentation** – to Carole Woods, League of Women Voters, proclaiming September 25, 2018, as "Voter Registration Day" in the City of Concord.  
**Introduction by Mayor Birsan.**

**ACTION: Presentation made.**

8. **ANNOUNCEMENTS - none**

**9. CITY COUNCIL/LOCAL REUSE AUTHORITY (LRA) CONSENT CALENDAR**

The public is entitled to address the City Council/LRA on items appearing on the Consent Calendar before or during the City Council's/LRA's consideration of the Consent Calendar. Adoption of the Consent Calendar may be made by one motion of the City Council/LRA, 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.

**CITY COUNCIL CONSENT CALENDAR**

- a. **Considering** – approval of the minutes from the meetings of June 26 and 27, 2018. Recommended by the City Clerk.

**ACTION: Minutes from the meetings of June 26 and 27, 2018, approved.**

- b. **Considering** – adoption of 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. Recommended by the City Clerk.

CEQA: Exempt/not a project per CEQA Guidelines Sections 15060(c), 15061(b)(2) and (3), 15273, 15321, 15378, and Public Resources Code Section 21065.

**ACTION: Ordinance 18-8 adopted.**

- c. **Considering** – acceptance of Improvements for Downtown Concord Bicycle Lane Improvements project, Project No. 2277, Federal Project No. RPSTPL-5135(052); directing the City Clerk to file a Notice of Completion; approval of two construction contract change order in the total amount of \$123,749.29; and approval of a related budget transfer of \$123,749.29 (Project funded by: Federal Statewide Transportation Improvement Program (STIP) Grant, State Gas Tax, Measure J Local, and Measure Q). Recommended by the Director of Community and Economic Development.

**ACTION: Improvements for Downtown Concord Bicycle Lane Improvements project, Project No. 2277, Federal Project No. RPSTPL-5135(052) accepted; City Clerk directed to file a Notice of Completion; two construction contract change orders in the total amount of \$123,749.29 approved; and a related budget transfer of \$123,749.29 approved.**

- d. **Considering** – approval of 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

authorizing the City Manager to execute the Agreement in a form acceptable to the City Attorney.

CEQA: Exempt/not a project per CEQA Guidelines Section 15061(b)(3).

**ACTION: 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 approved; and City Manager authorized to execute the Agreement in a form acceptable to the City Attorney.**

- e. **Considering** – approval of the following (including authorizing the City Manager to execute the agreements in a form acceptable to the City Attorney): (1) 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); (2) 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); (3) 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); and (4) approve a related budget transfer of \$200,000 to Project No. 2458 (from Pavement Repair - Zone 4 Project No. 2452). Recommended by the Director of Community and Economic Development.

CEQA: Not a project/exempt per CEQA Guidelines Section 15060 (c)(2), 15378 and/or 15061 (b)(3).

**ACTION: (1) 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) approved; (2) 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) approved; (3) 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) approved; and (4) related budget transfer of \$200,000 to Project No. 2458 (from Pavement Repair - Zone 4 Project No. 2452) approved;**

**City Manager authorized to execute the agreements in a form acceptable to the City Attorney.**

- f. **Receiving** – update on City Council Ad Hoc Committees. Recommended by the City Clerk.

**ACTION: Update received.**

## **LOCAL REUSE AUTHORITY CONSENT CALENDAR**

- g. **Considering** – adoption of Local Reuse Authority (LRA) Resolution No. 18-21 appointing Edward Del Beccaro to the Campus District Blue Ribbon Committee for the Campus District Visioning Project at the Former Concord Naval Weapons Station. Recommended by the Director of Reuse Planning.

**ACTION: LRA Resolution No. 18-21 adopted.**

## **10. CITY COUNCIL CONSIDERATION ITEM**

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. **Considering** – the selection of the preferred master developer to begin formal negotiations for the acquisition and development of the former 58 acre United States Coast Guard property. **Report by John Montagh, Economic Development Manager.**

CEQA: Not a project/exempt per CEQA Guidelines Sections 15060(c)(2), 15389 and/or 15061(b)(3).

**ACTION: Report heard; public testimony given; DeNova Homes selected as the preferred Master Developer for the 58-acre former Coast Guard Property and staff directed to begin formal negotiations for the property.**

## **11. CORRESPONDENCE**

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

- 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

**12. REPORTS AND ANNOUNCEMENTS**

- a. Closed Session Announcements – **none**
- b. City Manager or Staff Reports – **none**
- c. 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 displacement of residents at the apartments on Parkside Drive while studying relocation assistance. There was not majority support from the Council.**

**13. ADJOURNMENT – at 12:35 a.m.**

Next Meeting: Regular Meeting  
 Date: 10/2/2018 - 6:30 PM

**ADA NOTICE AND HEARING IMPAIRED PROVISIONS** - The Council Chamber is equipped with a T-Coil Hearing Loop. This system allows “T” coil reception of the audio proceedings. Please switch your hearing aid or cochlear device to the “T”, “T” Coil or telephone position. If you would like better audio reception, a loop receiver that picks up the audio loop is available from the City Clerk.

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) 671-3031, 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	Birsan/Obringer	2 <sup>nd</sup> Wednesday at 5:30 p.m.
Housing & Economic Development	Obringer/McGallian	4 <sup>th</sup> Monday at 5:30 p.m.
Infrastructure & Franchise	Hoffmeister/Leone	2 <sup>nd</sup> Monday at 6:00 p.m.
Recreation, Cultural Affairs & Comm. Svc.	McGallian/Birsan	3 <sup>rd</sup> Wednesday at 5:30 p.m.
Youth & Education	Leone/Hoffmeister	3 <sup>rd</sup> Monday at 6:00 p.m.