

REGULAR MEETING OF THE  
CONCORD CITY COUNCIL/  
CITY COUNCIL SITTING AS THE  
SUCCESSOR AGENCY/AND CITY  
COUNCIL SITTING AS THE  
LOCAL REUSE AUTHORITY  
CITY COUNCIL CHAMBER  
1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA  
TUESDAY, JUNE 10, 2014

The Concord City Council met in a regular meeting in the Council Chamber located at 1950 Parkside Drive at 6:35 p.m. on Tuesday, June 10, 2014, with Mayor Grayson presiding. All Councilmembers were present, and the pledge of allegiance was led by Councilmember Helix. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

COUNCILMEMBERS PRESENT: Edi Birsan, Dan Helix, Laura Hoffmeister, Ron Leone, Tim Grayson (Councilmember Hoffmeister arrived at 6:38 p.m.)

COUNCILMEMBERS ABSENT: None

STAFF PRESENT: Valerie Barone, City Manager; Mark Coon, City Attorney; Scott P. Johnson, Assistant City Manager; Joelle Fockler, Deputy City Clerk; Victoria Walker, Director of Community and Economic Development; Justin Ezell, Director of Public Works; Guy Swanger, Chief of Police; Tom Kuhlman, Director of Information Technology; Karan Reid, Director of Finance; Michael Wright, Director of Reuse Project; Robert Ovadia, City Engineer; John Montagh, Economic Development and Housing Manager; Robert Ramirez, Economic Development Specialist; Jeff Roubal, Fleet Manager; Leslye Asera, Community Relations Manager

MEMBERS OF THE PUBLIC  
WHO ADDRESSED THE COUNCIL: George Fulmore, Concord; Charles Lindquist, Concord; Ray Barbour, Concord

PUBLIC COMMENT PERIOD

George Fulmore, Concord, submitted a list of contacts at the Contra Costa Times and shared his opinion that the City of Concord should have a fulltime reporter dedicated to the City.

Charles Lindquist, Concord, submitted a photograph showing an American flag and a Swedish flag and shared that on Friday, June 6, 2014, the 70<sup>th</sup> anniversary of D-Day, he flew the American flag in commemoration of all of the men and women who served in World War II, and alongside the Stars and Stripes, Mr. Lindquist also flew the flag of Sweden, his father's birthplace, in honor of his father. Mr. Lindquist urged everyone to fly the American flag on Flag Day, June 14.

Ray Barbour, Concord, expressed his concern about a heritage oak tree scheduled to be removed for the proposed Vista Oaks development and urged the Council to look into saving the 100 plus year old tree.

PRESENTATIONS

HEARTSAFE COMMUNITY PROGRAM

Mayor Grayson introduced Pam Dodson, Contra Costa County Health Services, who acknowledged the City of Concord, Officer Christine Magley, and Emergency/Volunteers in Police Services Manager Margaret Romiti and commended them for initiating the HeartSafe Community program in the Concord and strengthening what the American Heart Association has called the “Chain of Survival” and improved chances of survival from sudden cardiac arrest.

CITY OF CONCORD’S WATER CONSERVATION EFFORTS

Mayor Grayson introduced Director of Public Works Justin Ezell, who gave a presentation on the success of the City’s water conservation efforts.

ANNOUNCEMENTS - None

CITY COUNCIL  
MATTERS

APPROVAL OF MINUTES

Motion was made by Hoffmeister and seconded by Helix to approve the minutes from the meeting of May 27, 2014. Motion passed by unanimous vote of the Council.

MATTER SET FOR PUBLIC HEARING – Amendment to Concord Municipal Code – Valet Parking Zones

Motion was made by Hoffmeister and seconded by Helix to set a public hearing for Tuesday, July 8, 2014, at 6:30 p.m. in the Council Chamber to consider an amendment to the Concord Municipal Code to include a new section on Valet Parking Zones under Chapter 10.30 (Stopping, Standing, and Parking); and to update other sections accordingly to facilitate vehicular access and parking at full-service eating establishments. Motion passed by unanimous vote of the Council.

AWARD OF CONTRACT TO INTERMOUNTAIN SLURRY SEAL, INC. – RFB #2267 – FY 2013-14 Slurry and Cape Seal Pavement Maintenance Project – Various Locations

The following bids were opened in the City Clerk’s office on Tuesday, April 29, 2014, at 10 a.m.:

Intermountain Slurry Seal	Elk Grove, CA	\$1,267,267.00
VSS International	West Sacramento, CA	\$1,299,000.00
American Asphalt	Hayward, CA	\$1,303,872.84
California Pavement Maintenance Co.	Sacramento, CA	\$1,351,780.64
Sierra Nevada Construction, Inc.	Sparks, NV	\$1,428,007.00
Windsor Fuel Company	Pittsburg, CA	\$1,684,317.30

Motion was made by Hoffmeister and seconded by Helix to award a contract to Intermountain Slurry Seal of Elk Grove, CA as the lowest responsive bidder in the amount of \$1,267,267 for the FY 2013-14 Slurry and Cape Seal Pavement Maintenance Project – Various Locations, RFB #2267; and authorized the Mayor to execute the contract. Motion passed by unanimous vote of the Council.

TRANSFER FROM SEWER ENTERPRISE FUND TO INFORMATION TECHNOLOGY CONTRACT SERVICES AND AMENDMENT OF PROFESSIONAL SERVICE AGREEMENT – TruePoint Solutions, Inc.

Motion was made by Hoffmeister and seconded by Helix to approve the transfer of \$52,092.80 from the Sewer Enterprise Fund to Information Technology Contract Services budget account for the purchase of Accela Mobile Office software, licenses and maintenance for public works in the amount of \$37,092.80, and a Professional Services Agreement amendment with TruePoint Solutions, LLC to provide technical support to the Information Technology Department for a one-year period June 10, 2014, to December 31, 2014, in an amount not to exceed \$15,000; and authorize the City Manager to execute the agreement. Motion passed by unanimous vote of the Council.

ADOPT RESOLUTION NO. 14-34 – FY 2014-15 CalRecycle Used Oil Payment Program

Motion was made by Hoffmeister and seconded by Helix to adopt Resolution No. 14-34, entitled “A RESOLUTION AUTHORIZING THE APPLICATION FOR A FY 2014-14 CALRECYCLE USED OIL PAYMENT PROGRAM”; and authorize the Director of Public Works, or his designee, to execute all necessary documents. Motion passed by unanimous vote of the Council.

ADOPT RESOLUTION NO. 14-36 – Contra Costa Northern Waterfront Economic Development Initiative

Motion was made by Hoffmeister and seconded by Helix to adopt Resolution No. 14-36, entitled “A RESOLUTION SUPPORTING CONTINUING REGIONAL COLLABORATION EFFORTS ON THE NORTHERN WATERFRONT ECONOMIC DEVELOPMENT INITIATIVE.” Motion passed by unanimous vote of the Council.

ACCEPT IMPROVEMENTS FOR PROJECT 2169 – Monument Corridor Pedestrian and Bikeway Network Improvements

Motion was made by Hoffmeister and seconded by Helix to accept the improvements for Project No. 2169 (Monument Corridor Pedestrian and Bikeway Network Improvements – Phase Two) constructed by Bay Cities Paving and Grading, Inc.; and direct the City Clerk to file a Notice of Completion. Motion passed by unanimous vote of the Council.

APPROVE PROFESSIONAL SERVICES AGREEMENT – URS Corporation

Motion was made by Hoffmeister and seconded by Helix to approve a Professional Services Agreement with URS Corporation (URS) in the not-to-exceed amount of \$49,962 to provide Civil Engineering Services for Project No. 1761 (Commerce Avenue Extension and Bridge at Pine Creek); authorize budget transfers of \$10,000 from CED Operations Funds, \$28,271 from PJ2188 (Concord Boulevard Pavement Rehab), and \$11,691 from PJ2064 (Monument Boulevard Pedestrian Improvements) to Project No. 1761; and authorize the City Manager to execute the agreement. Motion passed by unanimous vote of the Council.

MATTER RESCHEDULED FOR PUBLIC HEARING – Downtown Specific Plan

The matter was rescheduled to be heard on Tuesday, June 24, 2014, at 6:30 p.m. in the Council Chamber. Required postings, publications and mailing to interested parties will reference this new date.

ADOPTION OF ORDINANCE NO. 14-4 – Amendment to Title 3

The item was pulled by Mayor Grayson who explained that the proposed ordinance will address fiscal sustainability and high priority needs that were not addressed in budget.

Motion was made by Grayson and seconded by Helix to adopt Ordinance No. 14-4, entitled "AN ORDINANCE AMENDING CONCORD MUNICIPAL CODE TITLE 3 (REVENUE AND FINANCE) ADDING CHAPTER 3.20 (FISCAL SUSTAINABILITY), ARTICLE I (USE OF ONE-TIME AND BUDGET SURPLUS FUNDS). Motion passed by unanimous vote of the Council.

CITY COUNCIL SITTING  
AS THE LOCAL REUSE AUTHORITY

CONSIDERATION OF A SHORT LIST OF QUALIFIED FIRMS TO RECEIVE A REQUEST FOR PROPOSAL FOR THE REUSE PROJECT AREA PLAN IMPLEMENTATION

Reuse Project Director Michael Wright presented a report, referring to his memorandum dated June 10, 2014, and indicated the request being considered was based on four overarching principles that Council directed the project to have – 1) that it be a world class project; 2) that the project be a balance of commercial/retail and open space and recreation; 3) that the quality of life in Concord be maintained or improved; and 4) that the Plan be fiscally responsible.

He summarized the overall master developer process as three steps. Step one – request for qualifications, step two – request for proposals, and step 3 – negotiations with two finalists. Mr. Wright explained that it is anticipated to issue the RFP and associated draft development agreement the first week of July with a late October due date, and after public presentations from the four proposers in December, and two firms selected to enter negotiations in January, 2015, final selection is anticipated in the second quarter of 2015.

Mr. Wright noted that firms not selected to proceed will have future opportunities to do work on the site, particularly when vertical development begins.

Mayor Grayson opened and closed the public comment period without receiving any comments.

Following comments and questions by the Council, a motion was made by Helix and seconded by Hoffmeister to approve the recommended short list of firms and staff was directed to issue a request for proposal for the Reuse Project Area Plan implementation. Motion passed by the following vote of the Council:

Ayes: Birsan, Helix, Hoffmeister, Grayson      Noes:      None      Abstain: Leone

CITY COUNCIL SITTING AS THE  
SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY

ADOPT RESOLUTION NO. 14-774S – Issuance of Bonds to Refund Bonds and other  
Indebtedness

Motion was made by Hoffmeister and seconded by Helix to adopt Resolution No. 14-774S, entitled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CONCORD SITTING AS THE SUCCESSOR AGENCY AUTHORIZING THE RETENTION OF CONSULTANTS IN CONNECTION WITH THE PROPOSED ISSUANCE OF BONDS TO REFUND BONDS AND OTHER INDEBTEDNESS OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CONCORD”; authorizing the retention of consultants Quint & Thimmig in the amount of \$145,000, Fieldman Rolapp in the amount of \$57,500 plus expenses of approximately \$3,500, and Keyser Marston in the amount of \$29,000, required for their expertise in connection with the proposed issuance of bonds to refund bonds and other indebtedness of the former Redevelopment Agency of the City of Concord. Motion passed by unanimous vote of the Council.

CORRESPONDENCE

- a. Contra Costa Times Contact List submitted by George Fulmore.
- b. City of Concord Success of Water Conservation Efforts PowerPoint Presentation.
- c. Photo of American and Swedish flags submitted by Charles Lindquist.
- d. List of events and activities in which Vice Mayor Leone participated during the period June 3 - June 9, 2014.

PUBLIC COMMENT ON PRESENTATIONS MADE - None

CLOSED SESSION REPORTS - None

COUNCIL AND STAFF REPORTS

Councilmembers shared information on recent and upcoming activities and events.

By order of the Mayor, the meeting was adjourned at 7:45 p.m.

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TIMOTHY S. GRAYSON  
MAYOR

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JOELLE FOCKLER, CMC  
DEPUTY CITY CLERK