

REGULAR MEETING OF THE
CONCORD CITY COUNCIL/
CITY COUNCIL SITTING AS THE
LOCAL REUSE AUTHORITY
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
TUESDAY, SEPTEMBER 1, 2015

The Concord City Council met in a regular meeting in the City Council Chamber located at 1950 Parkside Drive at 5:30 p.m. on Tuesday, September 1, 2015, with Mayor Grayson presiding. All Councilmembers were present (Councilmember Hoffmeister arrived at 5:45 p.m.)

PUBLIC COMMENT

Juan Pablo Galvan, Save Mt. Diablo and Community Coalition for a Sustainable Concord, requested that the Reuse Project have open space, parks, and affordable housing.

Matt Leber, East Bay Housing Organization, Community Coalition for a Sustainable Concord, emphasized the need for affordable housing and to identify jobs for the Reuse Project. He noted that this project will contribute to making Concord a world class community.

Chris Fallon, Pittsburg, spoke of affordable housing and good paying jobs which create a healthy society and community.

Carlos Gallosa, Concord, requested that the Council pick a developer for the Reuse Project that is going to be a responsible developer that respects the worker and shared his hope that the project brings good jobs to Concord.

The meeting was recessed and immediately reconvened in a closed session in the City Council Conference Room located in in Wing A at 1950 Parkside Drive to confer with Real Property Negotiator pursuant to Government Code Section 54956.8. Property: Area within Concord Community Reuse Plan. Negotiating Parties: Michael Wright – City of Concord; Alan Lee – Department of Navy, BRAC Project Office; Under Negotiation: price, terms of payment.

The meeting adjourned at 7:25 p.m. to reconvene in regular session in the Council Chamber.

The Concord City Council met in a regular meeting in the Council Chamber located at 1950 Parkside Drive at 7:45 p.m. on Tuesday, September 1, 2015, with Mayor Grayson presiding. The pledge of allegiance was led by Councilmember Leone. 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

STAFF PRESENT: Valerie Barone, City Manager; Mark Coon, City Attorney; Joelle Fockler, City Clerk; Tim McGallian, City Treasurer; Mike Wright, Local Reuse Authority Executive Director; Karan Reid, Director of Finance; Victoria Walker, Director of Community and Economic Development; Robert Ovadia, City Engineer; Ray Kuzbari, Transportation Manager; Leslye Asera, Community Relations Manager

MEMBERS OF THE PUBLIC

WHO ADDRESSED THE COUNCIL: Joe Partansky, Concord; George Fulmore, Concord; Roseanne Nieto, Concord; Hope Johnson, Concord; David Pitman, Concord

PUBLIC COMMENT PERIOD

Joe Partansky, Concord, spoke of date stamping agendas when they are posted, requested follow up from the Chief of Police or staff regarding a recent presentation by the Chief of Police, requested a Council prohibition of donations to Council for one year before voting on contracts with donors that may benefit; and recommended that the City of Concord work toward earning an award for its code of ethics.

George Fulmore, Concord, submitted and read into the record a suggested press release regarding Meadow Homes Spray Park.

Roseanne Nieto, Concord, spoke as a representative of the Neighborhood Alliance and offered assistance to improve communication; and noted that they are thrilled with the appointment of Guy Bjerke as the Executive Director of the Local Reuse Authority.

Hope Johnson, Concord, spoke of the importance of the Master Developer selection for the Reuse Project and requested Mayor Grayson return campaign contributions to donors affiliated with Master Developer finalists.

PRESENTATIONS

ST. DEMETRIOS GREEK ORTHODOX CHURCH

Mayor Grayson presented Father Marin of the St. Demetrios Greek Orthodox Church proclaiming September 18-20, 2015 as Greek Festival Days in Concord.

ANNOUNCEMENTS

Mayor Grayson announced that he returned campaign contributions to donors affiliated with the Reuse Project Master Developer finalists and noted that if the donors had made their affiliation known, he would not have accepted them.

City Clerk Fockler announced an extension to the recruitment to fill five positions on the Concord Pleasant Hill Health Care District Grant Committee, and set Friday, September 25, 2015 at 5 p.m. as the deadline for receipt of applications by the City Clerk.

CITY COUNCIL
MATTERS

APPROVAL OF MINUTES

Motion was made by Hoffmeister and seconded by Helix to approve the minutes for the meeting of July 28, 2015. Motion passed by unanimous vote of the Council.

MATTER TO BE SET FOR PUBLIC HEARING

Motion was made by Hoffmeister and seconded by Helix to set Tuesday, September 8, 2015, at 7:00 p.m. in the Council Chamber to consider a City-initiated amendment to the Concord Development Code to correct minor code errors and inconsistencies, implement actions mandated by the State Legislature, and to codify policies discussed at prior study sessions. The proposed Development Code update would amend Sections 18.20.020, Personal Services Restricted Use Classifications; 18.40.020, Small Residential Care Facilities in Office and Commercial Districts; 18.200.130, Mechanical and Electronic Games; 18.200.050, Child Day Care Facilities; Decisions and Findings; 18.505.202, Time Limits and Extensions; and 18.540.090, Limitations of Actions. The Planning Commission recommended the City Council approve the proposed amendments by a 4-0 vote at its regular meeting held July 15, 2015. Motion passed by unanimous vote of the Council.

MATTER TO BE SET FOR PUBLIC HEARING

Motion was made by Hoffmeister and seconded by Helix to set Tuesday, September 8, 2015, at 7:00 p.m. in the City Council Chamber to consider a proposed resolution establishing a non-binding strategy for the annexation of Ayers Ranch, a 189± acre portion of unincorporated Concord. Any environmental review conducted under the California Environmental Quality Act (CEQA) will be considered with the annexation at a later date. Motion passed by unanimous vote of the Council.

APPOINTMENT TO THE CONTRA COSTA LIBRARY COMMISSION – Judi Waterson

Motion was made by Hoffmeister and seconded by Helix to appoint Judi Waterson to serve on the Contra Costa Library Commission for a term ending June 30, 2017. Motion passed by unanimous vote of the Council.

RESOLUTION NO. 15-58 – Rules of the Planning Commission of the City of Concord

Motion was made by Hoffmeister and seconded by Helix to adopt Resolution No. 15-58 entitled, "A RESOLUTION APPROVING AN AMENDMENT TO THE RULES OF THE PLANNING COMMISSION OF THE CITY OF CONCORD CHANGING THE MEETING START TIME TO 6:30 P.M." Motion passed by unanimous vote of the Council.

COOPERATIVE AGREEMENT WITH CONTRA COSTA TRANSPORTATION AUTHORITY – Monument Neighborhood Shuttle

Ray Kuzbari, Transportation Manager, presented a report, referring to his Report to Mayor and Council dated September 1, 2015, noting that the original grant funds approved for the project were exchanged for Regional Measure J funds to be provided by the Contra Costa Transportation Authority (CCTA). Mr. Kuzbari stated that as part of Measure J funding, the City of Concord is required to enter into a cooperative agreement with CCTA to allow the project to receive Measure J funds and a memorandum of understanding with Monument Impact is necessary to define project responsibilities.

Transportation Manager Kuzbari recommended that the City Council authorize the Mayor to execute the Cooperative Agreement with the Contra Costa Transportation Authority to fund the Monument Neighborhood Shuttle; and authorize the City Manager to execute the Memorandum of Understanding with Monument Impact to define project responsibilities.

Following questions by the Council, Mayor Grayson opened a public comment period.

David Pitman, Concord, spoke of Mary Lou Laubscher, a deceased Concord resident who would have been pleased to see the Monument Neighborhood Shuttle in operation. Mr. Pitman thanked staff for its work in getting this project approved.

Mayor Grayson closed the public comment period. Following comments by Council, a motion was made by Helix and seconded by Hoffmeister to authorize the Mayor to execute a Cooperative Agreement with the Contra Costa Transportation Authority to fund the Monument Neighborhood Shuttle; and authorize the City Manager to execute a Memorandum of Understanding with Monument Impact to define project responsibilities. Motion passed by unanimous vote of the Council.

CITYWIDE ON-CALL SIDEWALK REPLACEMENT PILOT PROGRAM

Robert Ovidia, City Engineer, presented a report, referring to his Report to Mayor and Council dated September 1, 2015, and stating that the proposed Citywide On-Call Sidewalk Replacement Pilot Program (Project No. 2341) is planned as an on-call services program for the "as-needed" replacement of sidewalks, driveways, curb and gutter and accessible ramps in various locations throughout the City. He explained that the pilot project is specified as a one-year "on-call" services contract with a renewable option for up to two additional years and that the locations of sidewalk replacement will be specified in individual work orders issued by the City, based either on requests and funding received by property owners or as otherwise required by the City.

City Engineer Ovidia recommended that the City Council approve the Citywide On-Call Sidewalk Replacement Pilot Program (Project No. 2341) and appropriate \$50,000 for project funding from Measure J funds remaining in the completed FY14 Pavement Maintenance-Slurry Seal Project (PJ2267). He noted that staff will bring a report on the pilot program to the Council one year after implementation.

Following questions from the Council, Mayor Grayson opened a public comment period, and upon receiving no public comment, closed the public comment period.

Following comments from the Council, a motion was made by Hoffmeister and seconded by Helix to approve the Citywide On-Call Sidewalk Replacement Pilot Program, and appropriate project funding. Motion passed by unanimous vote to the Council.

The City Council then convened as the Local Reuse Authority.

CITY COUNCIL SITTING AS THE LOCAL REUSE AUTHORITY

APPROVAL OF MINUTES

Motion was made by Hoffmeister and seconded by Helix to approve the minutes of the July 27, 2015 Special Meeting. Motion passed by unanimous vote of the Authority.

AMENDMENT TO MASTER AGREEMENT FOR PROFESSIONAL SERVICES - H. T. Harvey & Associates

Motion was made by Hoffmeister and seconded by Helix to approve an amendment to the Master Agreement for Professional Services associated with preparation of site wide permits for sensitive habitat and species on the Concord Naval Weapons Station with H. T. Harvey & Associates not to exceed \$110,000. Motion passed by unanimous vote of the Authority.

AMENDMENT TO MASTER AGREEMENT FOR PROFESSIONAL SERVICES - Environmental Science Associates

Motion was made by Hoffmeister and seconded by Helix to approve an amendment to the Master Agreement for Professional Services associated with preparation of conceptual flood management plans and creek restoration plans in support of site wide permits for sensitive habitat and species on the Concord Naval Weapons Station with Environmental Science Associates not to exceed \$148,000. Motion passed by unanimous vote of the Authority.

The Local Reuse Authority then convened as the City Council.

CORRESPONDENCE

- a. Proposed Press Release written and submitted by George Fulmore.
- b. Monument Neighborhood Shuttle Service Area Map – Item 4.a

PUBLIC COMMENTS ON PRESENTATION ITEMS - None

CLOSED SESSION REPORTS - None

COUNCIL AND STAFF REPORTS

Councilmember Birsan spoke of the importance of a directly elected Mayor and his aspiration to have it implemented in Concord whether initiated by the City or by a petition.

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

Mayor Grayson announced an ad-hoc committee for a period of six months consisting of Councilmember Leone, Kirk Shelby from the Design Review Commission, and himself to provide review, comment, and recommendations on early California Architectural Design within the Downtown Concord Specific Plan Area.

By order of the Mayor, the meeting was adjourned at 9:06 p.m.



TIMOTHY S. GRAYSON
MAYOR


JOELLE FOCKLER, CMC
CITY CLERK