

REGULAR MEETING OF THE
CONCORD CITY COUNCIL
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
TUESDAY, FEBRUARY 7, 2017

The Concord City Council met in a regular meeting in the City Council Conference Room (meeting had to move to City Manager Conference Room due to mechanical issue) located at 1950 Parkside Drive at 6:00 p.m. on Tuesday, February 7, 2017, with Mayor Hoffmeister presiding. All Councilmembers were present. The meeting was recessed and immediately reconvened in a closed session regarding PUBLIC EMPLOYEE APPOINTMENT pursuant to Government Code Section 54957(b)(1) Title: Assistant City Manager.

The meeting recessed at 6:40 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 6:45 p.m. on Tuesday, February 7, 2017, with Mayor Hoffmeister presiding. The pledge of allegiance was led by Councilmember McGallian. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

COUNCILMEMBERS PRESENT: Edi Birsan, Ron Leone, Tim McGallian, Carlyn Obringer, Laura Hoffmeister

STAFF PRESENT: Valerie Barone, City Manager; Susanne Brown, City Attorney; Joelle Fockler, City Clerk; Victoria Walker, Director of Community and Economic Development; Justin Ezell, Director of Public Works; Guy Bjerke, Director of Reuse Planning; Laura Simpson, Planning Manager; Suzanne McDonald, Financial Operations Manager; Deborah Yamamoto, Senior Financial Analyst; Leslye Asera, Community Relations Manager; Michael Cass, Principal Planner; Afshan Hamid, Senior Planner; Bernard Enrile, Associate Civil Engineer; Mark Migliore, Associate Engineer; Jeff Rogers, Infrastructure Maintenance Manager; Brian Moura, Special Advisor

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Frank Zagone, Concord; Jan Lee Marshall, Concord; Dr. Harmesh Kumar, Concord; Robyn Kuslits, Concord; Scott Bohrer, Browman Development; David Jones, Argent Concord; Bruce Palmbraun, Argent Concord; Patrick McGaughey, Paragon; Ryan Doronila, Concord; Natalie

PUBLIC COMMENT PERIOD

Frank Zagone, Concord, spoke of his proposal, Frank Zagone's Breaking Silence proposal, to end verbal bullying.

Jan Lee Marshall, Concord, introduced the B8 Theatre Company to the City Council and public.

Dr. Harmesh Kumar, Concord, offered his assistance to students in need at Olympic High School.

PRESENTATIONS

STATUS OF THE COMMUNITY REUSE PROJECT

Mayor Hoffmeister introduced Guy Bjerke, Director, Community Reuse Planning, who presented an update on the status of the Reuse Project.

Mayor Hoffmeister opened a public comment period.

Dr. Harmesh Kumar, Concord, spoke of the importance of a university on the site.

ANNOUNCEMENTS – none

APPROVAL OF MINUTES – January 10 and 24, 2017

Motion was made by Leone and seconded by Birsan to approve the minutes of January 10 and 24, 2017. Motion passed by the following vote of the Council:

AYES: Birsan, Leone, Obringer, Hoffmeister NOES: None ABSTAIN: McGallian

AWARD OF CONSTRUCTION CONTRACT – Citywide Accessibility Improvements No. 3, Project No. 2357

Motion was made by Leone and seconded by Birsan to award a construction contract in the amount of \$342,203 to Rosas Brothers Construction of Oakland for the Citywide Accessibility Improvements No. 3, Project No. 2357, approve a related budget transfer; and authorize staff to utilize the available project contingency for contract change orders up to 10% of the contract amount. Motion passed by unanimous vote of the Council.

ACCEPTANCE OF IMPROVEMENTS – Bailey Road Pothole Repair Project

Motion was made by Leone and seconded by Birsan to accept improvements for the Bailey Road Pothole Repair Project; and direct the City Clerk to file a Notice of Completion. Motion passed by unanimous vote of the Council.

AWARD OF PURCHASE – Three 2017 Ford Utility Police Interceptors

Motion was made by Leone and seconded by Birsan to award purchase of three 2017 Ford Utility Police Interceptors to Future Ford of Concord in the amount of \$82,224.42. Motion passed by unanimous vote of the Council.

ACCEPTANCE OF IMPROVEMENTS – Measure Q Pavement Project 3 – Walters Way and Detroit Ave./Monument Blvd. Intersection, Project No. 2362

This item was pulled from the Consent Calendar by Concord resident Robyn Kuslits who thanked the Council and staff for this project.

Motion was made by Leone and seconded by Obringer to accept improvements for the Measure Q Pavement Project 3 – Walters Way and Detroit Ave./Monument Blvd. Intersection, Project No. 2362; and direct the City Clerk to file a Notice of Completion. Motion passed by unanimous vote of the Council.

LONG RANGE PLAN TO FINANCE CITY SERVICES

Brian Moura, Special Advisor, presented a report, stating that staff will be issuing a Request for Proposals (RFP) to invite firms to develop budget stabilization measures for consideration by the City Council for inclusion in a Long Range Plan to finance City services. He reported that the Long Range Plan would address the gap between expenditures and revenues in the City's operating budget; it would also consider strategies to address the City's capital project and infrastructure needs. Mr. Moura requested that the Council provide feedback on the proposed scope of work.

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

The Council provided feedback and directed staff to move forward with the Long Range Plan.

TODOS SANTOS DESIGN GUIDELINES

Senior Planner Afshan Hamid presented a report on the Final Draft Todos Santos Guidelines, reporting that as an implementation measure of the Concord Downtown Specific Plan that was adopted in 2014, the Council directed staff to develop design guidelines that reflect Early California Architecture, in particular Spanish mission style, in designated areas near Todos Santos Plaza. She stated that progress drafts of the Design Guidelines were reviewed by the Housing and Economic Development Committee, the Early California Architecture Committee, the Design Review Board and the Planning Commission, and they all unanimously forwarded a positive recommendation to the City Council to adopt the Todos Santos Design Guidelines. Ms. Hamid reviewed the content of the Design Guidelines as supported by the noted Committees, Board and Commission.

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

Scott Bohrer, Browman Development, spoke in support of the Todos Santos Design Guidelines.

David Jones, Argent Concord, spoke in support of the Todos Santos Design Guidelines.

Bruce Palmbaun, Argent Concord, spoke in support of the Todos Santos Design Guidelines.

Patrick McGaughey, Paragon, spoke in support of the Todos Santos Design Guidelines.

Ryan Doronila, Concord, spoke in support of Proposition 64 and felt that the Green Holistic Wellness Center would fit well in the Downtown.

Natalie, spoke in support of the Todos Santos Design Guidelines, and asked if there could be a program developed for adopting planters.

Mayor Hoffmeister closed the public comment period.

The Council asked questions and provided feedback.

Motion was made by Birsan and seconded by Leone to adopt Resolution No. 17-6 approving the Todos Santos Design Guidelines with three adjustments: remove the picture of the building on top of page 47 and page 53 and wherever else the picture appears, move the red line

to include Legacy Development and add the language proposed by staff to address Policy Statement 3 regarding the outer core. Motion passed by unanimous vote of the Council.
CORRESPONDENCE

- a. Flyer on verbal bullying submitted by Frank Zagone
- b. Flyer on B8 Theatre Company
- c. Reuse Project Status Update PowerPoint Slide
- d. Todos Santos Design Guidelines PowerPoint Presentation

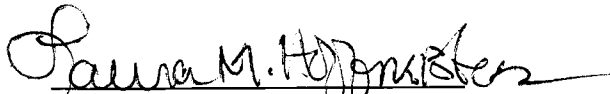
CLOSED SESSION REPORTS – none

COUNCIL AND STAFF REPORTS

Councilmember McGallian brought up the issue of out of date policies regarding parking in lieu of fees and asked if staff could bring something to the Council. The Council asked staff to do some research on this topic to bring it back to the Council.

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

By order of the Mayor, the meeting was adjourned at 9:15 p.m.


LAURA M. HOFFMEISTER
MAYOR


JOELLE FOCKLER, MMC
CITY CLERK