

REGULAR MEETING OF THE
CONCORD CITY COUNCIL/CITY
COUNCIL SITTING AS THE
LOCAL REUSE AUTHORITY
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
TUESDAY, FEBRUARY 10, 2015

The Concord City Council met in a regular meeting in the Council Chamber located at 1950 Parkside Drive at 6:30 p.m. on Tuesday, February 10, 2015, with Mayor Grayson presiding. The pledge of allegiance was led by Councilmember Birsan. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

COUNCILMEMBERS PRESENT: Edi Birsan, Dan Helix, Ron Leone, Laura Hoffmeister, Tim Grayson

COUNCILMEMBERS ABSENT: None

STAFF PRESENT: Valerie Barone, City Manager; Mark Coon, City Attorney; Joelle Fockler, City Clerk; Mike Wright, Executive Director, Local Reuse Authority; Victoria Walker, Director of Community and Economic Development; Guy Swanger, Chief of Police

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Ed Strelow, Concord; Paul Poston, Concord; Kenji Yamada, Concord; Aime Fishman, Concord; Seth Adams, Concord; Roseanne Nieto, Concord; Steve Older, Contra Costa County Central Labor Council; Joel Develcourt, Concord; Aram Hodess, Plumbers and Steamfitters Local 159; Hamid Taeb, Habitat for Humanity; Beverly Lane, EBRPD; Brian Holt, EBRPD; Tim Cody, Concord; Wood Karp, East Bay Housing Organization; Hope Johnson, Concord; Dan Jameyson, Concord; Dan Reynolds, Concord; Mack Casterman, California Native Plant Society; Chris Llata, Concord; Karina Acosta, Concord; Ty Hudson, UNITE HERE Local 2850; Lance Rivera, Concord; Don Garcia, Teamsters Local 315; Rudy Gonzalez, Teamster Local 856; Guy Moore, Mt Diablo Education Association

PUBLIC COMMENT PERIOD

Paul Poston, Concord, spoke of problems with outside contractors, and requested that the City put language in its contracts regarding performance by contractors.

Kenji Yamada, Concord, invited the Council, staff and public on a group bicycle ride on Saturday, March 28, at 10:30 a.m. starting at the Concord BART station and riding the Iron Horse Trail to Danville and back.

Ed Strelo, Concord, spoke to the minimum wage and suggested the City raise the minimum wage to \$15 per hour.

PRESENTATIONS - None

ANNOUNCEMENTS – None

CITY COUNCIL
MATTERS

APPROVAL OF MINUTES

Motion was made by Hoffmeister and seconded by Birsan to approve the minutes for the meeting of January 13, 2015. Motion passed by unanimous vote of the Council.

MATTER TO SET FOR PUBLIC HEARING – Speed Limit on Farm Bureau Road

Motion was made by Hoffmeister and seconded by Birsan to set a public hearing for Tuesday, March 10, 2015, at 6:30 p.m. in the Council Chamber to consider Ordinance No. 15-2 amending Concord Municipal Code Title 10 (Traffic and Vehicles), Chapter 10.20 (Operation of Vehicles Article IV (Special Speed Zones), Section 10-20-080 (Speed limits established) to change the speed limit on Farm Bureau Road between Clayton Road and Willow Pass Road from 35-mph to 30-mph. Motion passed by unanimous vote of the Council.

ADOPTION OF ORDINANCE NO. 15-1, Fiscal Sustainability

Motion was made by Hoffmeister and seconded by Birsan to adopt Ordinance No. 15-1 entitled, “AN ORDINANCE AMENDING CONCORD MUNICIPAL CODE TITLE 3 (REVENUE AND FINANCE) AMENDING CHAPTER 3.20 (FISCAL SUSTAINABILITY), ARTICLE I (USE OF ONE-TIME AND BUDGET SURPLUS FUNDS),” which was introduced on January 27, 2015, by reading of the title and waiving further reading. Motion passed by unanimous vote of the Council.

CITY COUNCIL SITTING
AS THE LOCAL REUSE AUTHORITY

INTRODUCTORY PRESENTATIONS BY MASTER DEVELOPER CANDIDATES ON IMPLEMENTATION OF THE CONCORD REUSE PROJECT AREA PLAN

Reuse Project Director Michael Wright presented a report, referring to his memorandum dated February 11, 2015, noting that the February 10 and 11 meetings allowed the three master developer candidates an opportunity to share their vision of how to implement the Concord Reuse Area Plan that was adopted by the City Council and the community in 2012. He emphasized that this was the beginning of a five to six month conversation and no decision would be made at this time. He relayed that the City Council would make the selection of a master developer at a public hearing at the conclusion of the process, estimated for late June or early July.

Mr. Wright commented that there would be at a minimum two points for public input into the Master Developer selection process, one on March 14, a study session with each development firm, and another in April, when the evaluation board makes its recommendation to the City Council. In addition, the public will have an opportunity to comment when the Council makes its final selection of a Master Developer in June or July.

Mr. Wright reported that comments and questions on the February 10 and 11 presentations could be submitted to the City by February 24, 2015, and would be responded to in writing.

Mr. Wright then introduced representatives from Catellus, who presented Catellus' proposal.

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

Aime Fishman, Community Coalition for a Sustainable Concord, spoke in support of the affordable housing in the plan.

Roseanne Nieto, Concord, spoke in support of the transparency of the project to date, and hoped for a continued relationship when the master developer is chosen. She also spoke of concerns about the traffic flow.

Steve Older, President, Contra Costa County Central Labor Council, spoke in support of reinvesting in the community and hoped to see more commitment to create economic opportunity in the City.

Joe Develcourt, Concord, Greenbelt Alliance, asked questions about the transit oriented nature of the proposal and asked about ensuring proposals look at water and energy neutrality.

Aram Hodess, Plumbers and Steamfitters Local 159, Concord, spoke to the need for operational jobs to be quality jobs.

Seth Adams, Concord, spoke in support of the parks and open space in the plan and emphasized the need for integration and cohesion with the rest of the City.

Hamid Taeb, Habitat for Humanity, encouraged the developer to evenly distribute the affordable housing throughout the project.

Beverly Lane, EBRPD, spoke in favor of the project and stressed the importance of looking at the entire 5,000 acres and the importance of taking advantage of this space and allowing the EBRPD to bring their plans for the parks to the City on a regular basis.

Brian Holt, EBRPD, spoke of the opportunity to create a transit oriented open space and working together with the City on the land use plan and regional park.

Tim Cody, Mt. Diablo Unified School District, requested that any negotiations and contract language include provisions for funding for renovation of schools.

Woody Karp, East Bay Housing Organization, spoke in support of affordable housing in the project and encouraged the developers to embrace this component.

Hope Johnson, Concord, addressed questions to the developer regarding the \$91 million in public financing,; transit oriented density, transit oriented plan, and asked the city about the possibility of an early transfer.

Dan Jameyson, President, SEIU 1021 Chapter, Concord, spoke in support of the need for good jobs and living wages for residents, open space, affordable housing, lasting commitment to local skilled trades and a healthy environment.

Dan Reynolds, Mount Diablo Education Association, Concord, spoke to the need for a development that builds new schools to make Concord schools the best place for Concord children to learn.

Mack Casterman, California Native Plant Society, Concord, spoke to the need for the preservation of the area's natural resources.

Paul Poston, Concord, spoke of concerns about traffic mitigation in the existing neighborhoods across the street from the project and the placement of larger buildings close to the current neighborhoods.

Chris Llata, Concord, spoke to the importance that jobs in Concord are good jobs.

Karina Acosta, Concord, spoke to the need for growth and development for the City and for the residents to have good jobs.

Ty Hudson, UNITE HERE Local 2850, urged the Council to follow through on the suggestions of project labor agreements for the development work and spoke of the need for living wage permanent jobs post construction.

Lance Rivera, Concord, spoke in support of the Community Coalition platform and good jobs in Concord.

Don Garcia, Teamsters Local 315, spoke in support of project labor agreements, good jobs, good benefits and the importance of hiring local residents.

Rudy Gonzales, Teamsters Local 856, spoke in support of the project and the green space, the desire for project labor agreements, requested that the work cCity employees can do be taken into consideration.

Guy Moore, Mt. Diablo Education Association, spoke to the opportunity for the City and School District to collaborate to build new schools in the new neighborhoods.

Mayor Grayson closed the public comment period.

The Council made closing comments on the presentation and in response to the public comments.

CORRESPONDENCE - None

PUBLIC COMMENT ON PRESENTATIONS MADE - None

CLOSED SESSION REPORTS - None

COUNCIL AND STAFF REPORTS

Councilmembers shared information on recent events they had attended in the community, announced upcoming events, and expressed appreciation for the opportunities offered to the public.

By order of the Mayor, the meeting was adjourned at 9:04 p.m.

TIMOTHY S. GRAYSON
MAYOR

JOELLE FOCKLER, CMC
CITY CLERK

SPECIAL MEETING OF THE
CONCORD CITY COUNCIL/CITY
COUNCIL SITTING AS THE
LOCAL REUSE AUTHORITY
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
WEDNESDAY, FEBRUARY 11, 2015

The Concord City Council met in a special meeting in the Council Chamber located at 1950 Parkside Drive at 6:00 p.m. on Wednesday, February 11, 2015, with Mayor Grayson presiding. 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, Ron Leone, Laura Hoffmeister, Tim Grayson

COUNCILMEMBERS ABSENT: None

STAFF PRESENT: Valerie Barone, City Manager; Mark Coon, City Attorney; Joelle Fockler, City Clerk; Mike Wright, Executive Director, Local Reuse Authority; Victoria Walker, Director of Community and Economic Development; Jovan Grogan, Deputy City Manager

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Wesley Brinkman, LDS Church; Ray Barbour, Concord; Amie Fishman, Concord; Roseann Nieto, Concord; Kevin Van Buskirk, Sheetmetal Workers and Contra Costa Building Trades Council; Margaret Hanlon-Gradie, Contra Costa County Central Labor Council; Seth Adams, Concord; Joel Devalcourt, Concord; Brian Holt, EBRPD; Jamario Jackson, State Assemblywoman Bonilla's Office; Hamid Taeb, Habitat for Humanity; Delores Loague, Concord; Larry Del Carlo, Concord; Dave McGrath-Wagner, Concord; Cheryl Brown, AFSCME; Judy Barrieatos, ATU Local 1605; Dan Jameyson, Concord; Bill Donovan, Concord; Michele Waufle, Concord; Anna Rikkelman, Concord; Brian Stephens, Concord; Simone Mock, UFCW Local 5; Paul Poston, Concord; Nancy Pratt, Concord; Dan Reynolds, Concord; Hope Johnson, Concord; Ray Barbour, Concord; Neil Saxby, Concord; Beverly Ortiz, AFSCME; Janice Andrews, Concord business owner; Chuck Carpenter, Concord

PUBLIC COMMENT PERIOD

Wesley Brinkman, LDS Church, spoke about finding a service opportunity in Concord on April 25 and suggested the idea of working on some of the parks in the Clyde neighborhood; however, they were open to other projects the City might have.

Ray Barbour, Concord, spoke about the BART presentation at the Design Review Board meeting and suggested the Council suggest changing the name of the North Concord BART Station.

CITY COUNCIL SITTING
AS THE LOCAL REUSE AUTHORITY

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IMPLEMENTATION OF THE CONCORD REUSE PROJECT AREA PLAN

Reuse Project Director Michael Wright presented a report, referring to his memorandum dated February 11, 2015, noting that the February 10 and 11 meetings allowed the three master developer candidates an opportunity to share their vision of how to implement the Concord Reuse Area Plan that was adopted by the City Council and the community in 2012. He emphasized that this was the beginning of a five to six month conversation and no decision would be made at this time. He relayed that the City Council would make the selection of a master developer at a public hearing at the conclusion of the process, estimated for late June or early July.

Mr. Wright commented that there would be at a minimum two points for public input into the Master Developer selection process, one on March 14, a study session with each development firm, and another in April, when the evaluation board makes its recommendation to the City Council. In addition, the public would have an opportunity to comment when the Council makes its final selection of a Master Developer in June or July.

Mr. Wright reported that comments and questions on the February 10 and 11 presentations can be submitted to the City by February 24, 2015, and will be responded to in writing.

Mr. Wright then introduced the representatives from Lennar, who presented Lennar's proposal.

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

Amie Fishman, Community Coalition for a Sustainable Concord, spoke to the partnership with the City and hoped for a developer that shared their organizations vision, including the need for affordable housing.

Roseanne Nieto, Concord, spoke to being on the cusp of something new and wonderful, emphasized the good partnership with the City, and spoke to concerns about the traffic patterns.

Joel Devalcourt, Concord, spoke to sustainability being at the forefront of the plan, addressed some questions regarding the complete streets policy, felt the pre-approved mitigation deserves attention, and appreciated seeing the energy zero concepts.

Margaret Hanlon-Gradie, Contra Costa Central Labor Council, spoke in support of project labor agreements, creating quality jobs for Concord residents, affordable housing and open space.

Kevin Van Buskirk, Sheetmetal Workers and Contra Costa Building Trades Council, spoke in support of the willingness to have project labor agreements and provide quality jobs.

Seth Adams, Save Mount Diablo, spoke in support of the parks and open space in the plan.

Brian Holt, EBRPD, spoke of the partnership between the Park District and City and the opportunity to create connectivity to BART and the park.

Jamarion Jackson, State Assemblywoman Susan Bonilla's office, thanked the Council for its continuing work and offered help at the state level if needed.

Hamid Taeb, Habitat for Humanity, spoke in support of the affordable housing being distributed throughout the neighborhoods, and planned for Habitat for Humanity to be a major player in providing those homes.

Delores Loague, Interfaith Council, spoke of the need for very low income housing and homeless housing.

Larry Del Carlo, Concord, spoke in support of Lennar and would like to see how the developers propose to work with the community on all aspects of the project.

Dave McGrath-Wagner, Concord, spoke in support of good jobs in Concord with strong living wages and sustainability.

Cheryl Brown, AFSCME Council 57, spoke in support of the jobs and training opportunities the project provides; the energy and efficiency measures; the bike, walkability and transit plans; and wanted to make sure the parks are adequately staffed at an early stage.

Judy Barrientos, ATU Local 1605, spoke of concern with privatization of transit in the proposal and the lack of affordable homes.

Dan Jameyson, Concord, SEIU 1021 Chapter, spoke in support of living wages, affordable housing, open space, a clean environment and the ability for workers to organize.

Bill Donovan, Concord, spoke of the need for safe transportation for children in the neighborhoods.

Michelle Waufile, Concord, spoke of the idea of bringing together a community of gardening, farming and a learning center.

Anna Rikkelman, Concord, spoke of the value of Mr. Wright leading this project, and suggested the staff and evaluation board dig deeper into the three master developer proposals to find the one that will create a world class development.

Brian Stephens, Concord, spoke about concerns of traffic on Willow Pass Road coming off of Hwy 4 and the future needs for that road.

Simone Mock, UFCW Local 5, spoke in support of the plan to develop and asked that the developers consider all jobs and include good jobs in Concord with sustainable income and good benefits.

Paul Poston, Concord, spoke of concerns regarding the change from the plan the community had agreed upon and spoke in support of the roads and bike paths included in the proposal.

Nancy Pratt, Concord, spoke in support of mandating sustainable solar and gray water; felt the developer should provide schools and a fire station; suggested a Concord sports center; and felt the developer should pay for street improvements leading to the project.

Dan Reynolds, Concord, spoke in support of a development that builds new schools in new neighborhoods and hoped to see the community devote its attention to existing schools.

Hope Johnson, Concord, spoke of the natural topography and asked how it will be taken into account when determining the height of buildings; suggested spreading out high density housing throughout the project; and, asked how the clean-up of hazardous sites will be handled.

Ray Barbour, Concord, spoke of the importance of Concord being a priority customer for the developer.

Neil Saxby, Eden Housing, spoke of an affordable housing development and Eden Housing's relationship with other master developers; and, spoke of the need for holding a master developer accountable for making affordable housing successful.

Mayor Grayson closed the public comment period.

The Council made closing comments on the presentation and in response to the public comments.

Mayor Grayson called for a 10 minute recess at 8:45 p.m.

Mayor Grayson resumed the meeting at 9 p.m.

Mr. Wright introduced representatives from SunCal, who presented SunCal's proposal.

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

Brian Holt, EBRPD, spoke to the desire for a developer that embraces consistency and connectivity and asked how they would incorporate the closure of the gap between Contra Costa Canal Trail and the Delta Deanza Canal Trail.

Paul Poston, Concord, spoke in support of the presentation, appreciated that the proposal addressed traffic flow, and appreciated the connectivity to the existing neighborhoods.

Hope Johnson, Concord, spoke about the desire to know specifics of how a developer would conduct clean up on the base.

Joel Devalcourt, Concord, raised questions about the proposal, including: the desire for more details about the layout of affordable housing, the transportation routes and transit options, the systems approach around energy and water; appreciated the complete streets provision and asked how it would connect to the rest of the city; and asked how the retail and sports complex would be incorporated.

Cheryl Brown, AFSCME, spoke to the concept of transit villages and the need for consistent, reliable and frequent bus service and of concerns regarding the increased water needs.

Beverly Ortiz, AFSCME, spoke in appreciation for good quality and union jobs; asked for details on how any debris associated with the development will impact the creek system; would like to see details of full protection of non-native plants and felt native plants should be used.

Janice Andrews, Pittsburg, Concord business owner, spoke to the importance of thinking about safety and the highway when designing neighborhoods.

Chuck Carpenter, Concord, spoke of what a great opportunity this development was for the public and the need for long term local jobs at all levels.

Mayor Grayson closed the public comment period.

The Council made closing comments on the presentation and in response to the public comments.

By order of the Mayor, the meeting was adjourned at 10:40 p.m.

TIMOTHY S. GRAYSON
MAYOR

JOELLE FOCKLER, CMC
CITY CLERK