

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 24, 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 24, 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; Marsha Moore, Deputy City Clerk; Victoria Walker, Director of Community and Economic Development; Guy Swanger, Chief of Police; Joan Carrico, Director of Community and Recreation Services; Justin Ezell, Director of Public Works; Laura Brunson, Director of Human Resources; Mike Wright, Executive Director Local Reuse Authority; Jovan Grogan, Deputy City Manager; Laura Simpson, Planning Manager; Frank Abejo, Senior Planner; Joan Ryan, Senior Planner; Susanne McDonald, Ray Kuzbari, Transportation Manager; Leslye Asera, Community Relations Manager; Jeff Roubal, Program Manager

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Paul Poston, Concord; Ray Barbour, Concord; Kenji Yamada, Concord.

PUBLIC COMMENT PERIOD

Paul Poston, Concord, spoke to the Concord Naval Weapons Station Developer presentations from February 10 and 11 and thanked the Council and staff for their time. He was apprehensive of the first two developers' presentations and felt the third presentation followed the recommendations of the Committee.

PRESENTATIONS

2014 CONCORD PAVILION SEASON

Mayor Grayson introduced Matt Prieshoff, Chief Operating Officer, Live Nation, who gave an overview of the 2014 Concord Pavilion Season and highlighted some of the performances scheduled for the 2015 Season.

DOWNTOWN CONCORD BART STATION INTERMODAL PROJECT

Senior Planner Joan Ryan introduced BART District I Director Gail Murray who introduced Project Manager Sadie Graham. Ms. Graham made a presentation regarding the Downtown Concord BART Station Intermodal Project.

ANNOUNCEMENTS

City Clerk Joelle Fockler announced an extension to the recruitment to fill five positions on the Measure Q Oversight Committee and one position on the Central Contra Costa Transit Authority Advisory Committee; and set Friday, March 13, 2015, at 5 p.m. as the deadline for receipt of applications by the City Clerk for the Measure Q Oversight Committee and Friday, March 27, 2015, at 5 p.m. as the deadline for receipt of applications by the City Clerk for the Central Contra Costa Transit Authority Advisory Committee.

CITY COUNCIL
MATTERSAPPROVAL OF MINUTES

Motion was made by Helix and seconded by Hoffmeister to approve the minutes for the meetings of January 27, 2015. Motion passed by unanimous vote of the Council.

RESOLUTION NO. 15-10 – Used Oil Competitive Grant Program Funding

Motion was made by Helix and seconded by Hoffmeister to adopt Resolution No. 15-10 entitled, "A RESOLUTION AUTHORIZING THE APPLICATION FOR THE CALRECYCLE USED OIL COMPETITIVE GRANT." Motion passed by unanimous vote of the Council.

ACCEPTANCE OF \$250,000 PRIORITY DEVELOPMENT AREA PLANNING GRANT -
Downtown Corridors Plan

Motion was made by Helix and seconded by Hoffmeister to accept the \$250,000 Priority Development Area (PDA) Planning Grant from the Contra Costa Transportation Authority (CCTA) for preparation of the Downtown Corridors Plan; approve the Cooperative Funding Agreement with CCTA and authorize the City Manager to execute the agreement and any related amendments; and confirm staff's selection of the consultant for the project as ARUP from the CCTA's approved list. Motion passed by unanimous vote of the Council.

RESOLUTION NO. 15-11 – Audit of Sales and Use Tax Transactions

Motion was made by Helix and seconded by Hoffmeister to enter into an agreement with Hinderliter, de Llamas and Associates for sales, use and transaction tax audit and recover services in an amount not to exceed \$9,000 plus 15 percent of the sales and use tax revenue recovered by the consultant during the contract period and 25 percent of the transaction tax

revenue recovered by the consultant during the contract period, and adopt Resolution No. 15-11 entitled, "A RESOLUTION AUTHORIZING EXAMINATION OF SALES AND USE TAX RECORDS." Motion passed by unanimous vote of the Council.

RESOLUTION NO. 15-12 – Hofmann Family Seating and Parking at the Pavilion

Motion was made by Helix and seconded by Hoffmeister to enter into a Side Letter Agreement with Live Nation and adopt Resolution No. 15-12 entitled, "A RESOLUTION CONFIRMING THE CITY OF CONCORD'S COMMITMENT TO REQUIRE LIVE NATION AND ANY FUTURE CONCORD PAVILION OPERATOR TO PROVIDE THE HOFMANN FAMILY WITH VIP PARKING AND SEATING AT THE PAVILION." Motion passed by unanimous vote of the Council.

The Council then reorganized as the Local Reuse Authority to conduct the following business:

CITY COUNCIL SITTING
AS THE LOCAL REUSE AUTHORITY

AMENDMENT TO THE MASTER SERVICES AGREEMENT – ALH Urban & Regional Economics (ALH Economics)

Motion was made by Hoffmeister and seconded by Helix to authorize the Executive Director to execute an amendment to the existing Master Services Agreement with ALH Economics for an amount not to exceed \$15,000 for professional services associated with disposition and land transfer planning at the Concord Naval Weapons Station (CNWS). Motion passed by unanimous vote of the Authority.

AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT – Burke, Williams & Sorensen, LLP

Motion was made by Hoffmeister and seconded by Helix to authorize the City Attorney to execute an amendment to the Master Professional Services Agreement with Burke, Williams & Sorensen, LLP, in an amount not to exceed \$35,000 for specialized transactional legal services. Motion passed by unanimous vote of the Authority.

AMENDMENT TO THE MASTER AGREEMENT FOR PROFESSIONAL SERVICES – Environmental Risk Services Corporation (ERS)

Motion was made by Hoffmeister and seconded by Helix to authorize the Executive Director to execute an amendment to the Master Agreement for Professional Services with Environmental Risk Services Corporation (ERS) in an amount not to exceed \$120,000 for professional services associated with hazardous materials management, remedial assessment reviews, and risk management planning. Motion passed by unanimous vote of the Authority.

AMENDMENT TO THE MASTER AGREEMENT FOR PROFESSIONAL SERVICES – Garrity and Knisely

Motion was made by Hoffmeister and seconded by Helix to authorize the City Attorney to execute an amendment to the Master Agreement for Professional Services with Garrity and Knisely in an amount not to exceed \$30,000 for Concord Community Reuse Project legal services. Motion passed by unanimous vote of the Authority.

AMENDMENT TO THE MASTER SERVICES AGREEMENT – ARUP, Inc.

Motion was made by Hoffmeister and seconded by Helix to authorize the Executive Director to execute an amendment to the Master Services Agreement with ARUP, Inc. in an

amount not to exceed \$62,000 for professional services associated with land transfer/development planning at the Concord Naval Weapons Station (CNWS). Motion passed by unanimous vote of the Authority.

AMENDMENT TO THE MASTER AGREEMENT FOR PROFESSIONAL SERVICES – H. T. Harvey & Associates (HTH)

Motion was made by Hoffmeister and seconded by Helix to authorize the Executive Director to execute an amendment to the Master Agreement for Professional Services with H. T. Harvey & Associates (HTH) in an amount not to exceed \$35,000 for professional services associated with preparation of site wide permits for sensitive habitat and species on the Concord Naval Weapons Station (CNWS). Motion passed by unanimous vote of the Authority.

AMENDMENT TO MASTER AGREEMENT FOR PROFESSIONAL SERVICES – Engineering Science Associates (ESA)

Motion was made by Hoffmeister and seconded by Helix to authorize the Executive Director to execute an amendment to the Master Agreement for Professional Services with Engineering Science Associates (ESA) in an amount not to exceed \$31,000 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 (CNWS). Motion passed by unanimous vote of the Authority.

The Authority reorganized as the City Council for the City of Concord and continued the meeting agenda.

APPOINTMENT TO THE CITY OF CONCORD'S PERSONNEL BOARD

Motion was made by Hoffmeister and seconded by Grayson to appoint incumbents Randall Elbert Horton and Susan Buckland and applicant Robert Ferrier to the City of Concord Personnel Board. Motion passed by unanimous vote of the Council.

APPEAL OF PLANNING COMMISSION APPROVAL – Oakmont Senior Living Use Permit and Design Review Application (PL1400211-UP,DR)

Grayson, Helix and Leone each disclosed that they had separately met with individuals involved in the appeal and they had told those individuals that no determination would be made until the appeal was heard before the Council.

Senior Planner Frank Abejo presented a report, referring to the memorandum dated February 24, 2015, and reporting that the appellant, Oakmont Senior Living LLC filed a timely appeal of the January 7, 2015 Planning Commission approval of a Use Permit and Design Review application to construct an approximately 100,000 square-foot, 76-unit, senior assisted living facility at 1401 Civic Court. Mr. Abejo noted that the appeal was requesting an amendment to a condition of approval related to parking requirements.

William Mabry, Oakmont Senior Living, LLC, described the reason for the appeal, noting that Oakmont Senior Living could accept a modification to Condition of Approval No. 28 implementing TMP Level 1 effective immediately and implementing twenty (20) off-site employee parking spaces as part of TMP Level 2.

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

Ray Barbour, Concord, spoke of the quality of the project and his agreement with the appellant's request.

Following comments by the Council, a motion was made by Hoffmeister and seconded by Birsan to adopt Resolution No. 15-9 entitled, "A RESOLUTION DENYING AN APPEAL BY

OAKMONG SENIOR LIVING, LLC, AND UPHOLDING THE APPROVAL FOR THE OAKMONT SENIOR LIVING USE PERMIT AND DESIGN REVIEW (PL1400211 – UP, DR)” and approving the Oakmont Senior Living Use Permit and Design Review (PL1400211), with a deed restriction and revisions to Condition of Approval #28 as follows:

28. Implement the Transportation Management Plan (TMP) prepared by Crane Transportation Group, dated December 22, 2014, subject to the amendments set forth herein. The TMP shall be implemented on an on-going basis to ensure adequate parking is provided for Oakmont residents, employees, and visitors at all times. The TMP is hereby amended to require the following prior to issuance of Certificate of Occupancy:

(a) TMP Level 1 shall be in effect immediately. Criteria shall be established as to when each additional TMP level is triggered, as approved by the Transportation Manager.

(b) Notice shall be posted in conspicuous public locations (including the lobby or concierge desk) and in employee areas directing Oakmont residents, employees, and visitors to lodge parking complaints with the City; and

(c) Twenty (20) off-site employee parking spaces shall be provided as part of TMP Level 2 in place of TMP Level 3.

The motion passed by unanimous vote of the Council.

CORRESPONDENCE – none.

PUBLIC COMMENT ON PRESENTATIONS MADE

Kenji Yamada, Concord, spoke to the presentation by BART regarding the Downtown BART Station Intermodal project, thanked the Council for its questions, and addressed questions to BART which he planned to also email to them.

CLOSED SESSION REPORTS

City Attorney Mark Coon reported that at a closed session held on November 25, 2014 regarding the workers’ compensation claim of Richard Eidson v. City of Concord (Worker’s Compensation Appeals Board Case Number ADJ23612) the City Council, by unanimous vote, approved a settlement offer to resolve the case in the amount of \$71,449. On Monday, February 23, 2015, Mr. Eidson accepted that settlement offer, and the case has been formally dismissed.

COUNCIL AND STAFF REPORTS

Councilmembers shared information on recent events they had attended in the community, including the Chamber of Commerce Crab feed held on February 20, 2015.

Mayor Grayson requested and received concurrence that Policy & Procedure No. 37.4 be brought before the PD&IO Committee for discussion.

By order of the Mayor, the meeting was adjourned at 8:55 p.m.

TIMOTHY S. GRAYSON
MAYOR

JOELLE FOCKLER, CMC
CITY CLERK

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REGULAR MEETING OF THE
CONCORD CITY COUNCIL
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
TUESDAY, MARCH 10, 2015

The Concord City Council met in a regular meeting in the City Council Conference Room located in Wing A at 1950 Parkside Drive at 5:30 p.m. on Tuesday, March 10, 2015, with Vice Mayor Hoffmeister presiding. Mayor Grayson was absent. The meeting was recessed and immediately reconvened in a closed session to confer with Labor Negotiators pursuant to Government Code Section 54957.6 and to confer with Real Property Negotiator pursuant to Government Code Section 54956.8.

The meeting adjourned at 6:50 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 7:07 p.m. on Tuesday, March 10, 2015, with Vice Mayor Hoffmeister 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

COUNCILMEMBERS ABSENT: Tim Grayson

STAFF PRESENT: Valerie Barone, City Manager; Mark Coon, City Attorney; Marsha Moore, Deputy City Clerk; Guy Swanger, Chief of Police; Karan Reid, Director of Finance; Jovan Grogan, Deputy City Manager; Victoria Walker, Community and Economic Development Director; Justin Ezell, Public Works Director; Robert Ovadia, City Engineer; Leslye Asera, Community Relations Manager; Ray Kuzbari, Transportation Manager

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Alex Chavez, Concord; Coire Reilly, Contra Cost Health Services; George Fulmore, Concord; Kenji Yamada, Concord; Smitty Ardrey, Concord; Johni Christenson, Concord; Ray Barbour, Concord; Joanne Rees, Concord; Roylen Stack, Concord; David Pitman, Concord; Blanca Colin, Concord; Dalila Quirarte, Concord; Nati Flores, Concord; Elva Cruz, Concord; Ana Villalobos, Concord; Nik Broman, Concord

PUBLIC COMMENT PERIOD

Alex Chavez, Central County Regional Group, spoke in support of the Detroit Avenue project.

Kenjii Yamada, Concord, spoke of Bike Concord's booth at the April 23 Music and Market, noting that they will have well used bikes, safety information and a mechanic from REI at the booth. Mr. Yamada also mentioned that Bike to Work Day will be held on May 14, 2015, and there will be energizer stations planned in Concord. He congratulated the City for sponsoring this event for the third year in a row.

Smitty Ardrey, Concord, Bike Concord, invited the public to a family bike ride at 10:30 a.m. on March 28 starting at the Concord BART station. The ride will be along the Iron Horse Trail to Walnut Creek, noting that those who wish can bike to Danville for a special program at the San Ramon Valley Museum.

Johni Christenson, Concord, spoke of an interest in creating a farm learning center in Concord, and stated she would find a way to do it if the City would provide the land. She welcomed those interested in the project to email her at concordfarmandlearningcenter@gmail.com.

Coire Reilly, Contra Costa County Health Services, invited the Council and public to a workshop at 5:30 p.m. on March 19, 2015, at the Concord Library to prepare community members for a workshop to be held on April 8 at 5:30 p.m. at Willow Pass Center regarding the Bike and Pedestrian Master Plan.

George Fulmore, Concord, spoke of the Monument Democratic Club's relationship with the Contra Costa Youth Soccer League and the great support from City staff, including Steve Voorhies, Justin Ezell and Fred Stahly, to improve the condition of Cambridge Park to get it ready for the soccer league.

PRESENTATIONSWOMEN'S HISTORY MONTH

Vice Mayor Hoffmeister made a presentation to Carlyn Obringer with Soroptimist International of Diablo Vista, proclaiming March 2015 as *Women's History Month*. Ms. Obringer thanked the Council for recognizing Women's History Month, discussed history of the month and described Soroptimist International. Ms. Obringer invited the Council, staff and public to the Annual Women of Distinction Lunch on March 25 at 12:00 p.m. at the Contra Costa Country Club.

DETROIT AVENUE COMPLETE STREETS PROJECT

Vice Mayor Hoffmeister introduced City Engineer, Robert Ovadia, who made a presentation on the Detroit Avenue Complete Streets Project.

ANNOUNCEMENTS

Deputy City Clerk Marsha Moore announced an extension to the recruitment to fill two positions on the Board of Appeals and set Friday, March 27 2015, at 5 p.m. as the deadline for receipt of applications.

CITY COUNCIL
MATTERS

APPROVAL OF MINUTES

Motion was made by Leone and seconded by Helix to approve the minutes for the meetings of February 10 and 11, 2015.

AYES: Helix, Hoffmeister, Leone, Birsan NOES: None ABSENT: Grayson

AWARD OF CONTRACT TO HESS CONSTRUCTION CO., INC - PROJECT NO. 2294 - Todos Santos Archway Project

Motion was made by Leone and seconded by Helix to approve a construction contract for Project No. 2294, Todos Santos Archway Project, in the amount of \$125,275 to Hess Construction Co., Inc. of American Canyon and authorize the Mayor to execute the contract.

AYES: Helix, Hoffmeister, Leone, Birsan NOES: None ABSENT: Grayson

MATTER TO SET FOR A PUBLIC HEARING – Amendment to the Concord Municipal Code

Motion was made by Leone and seconded by Helix to set a public hearing on Tuesday, April 7, 2015, at 6:30 p.m. in the City Council Chamber to consider an amendment to the Concord Municipal Code Title 2, Administration; Chapter 2.20, Boards, Commissions and Committees and Revising Policy and Procedure No. 89, Council Appointments to Boards and Commissions.

AYES: Helix, Hoffmeister, Leone, Birsan NOES: None ABSENT: Grayson

ORDINANCE No. 15-2 – Speed Limit on Farm Bureau Road

Ray Kuzbari, Transportation Manager, presented a report referring to his memorandum dated March 10, 2015, and recommending that based on the review of a recent Engineering and Traffic Survey the speed limit on Farm Bureau Road should be lowered from 35 miles per hour to 30 miles per hour.

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

Joanne Rees, Concord, spoke of speeding on Farm Bureau Road, supported reducing the speed limit and thanked the City for taking the heavy trucks off the road.

Ray Barbour, Concord, applauded the Council and staff for their proactive work to lower the speed limit on Farm Bureau Road and appreciated the City living up to the saying “families come first.”

Mayor Hoffmeister closed the public comment period.

Motion was made by Leone and seconded by Birsan introducing an amendment to 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 from Willow Pass Road to Clayton Road from 35 miles per hour to 30 miles per hour. Ordinance No. 15-2 for introduction.

AYES: Helix, Hoffmeister, Leone, Birsan NOES: None ABSENT: Grayson

CORRESPONDENCE

Item 1a – Annual Women of Distinction Invitation

PowerPoint Presentation Item 1b – Detroit Avenue Pedestrian and Bicycle Improvements

Public Comment on Presentation Items – Letter to Mayor Grayson from Adam Foster regarding the Detroit Avenue Project

PUBLIC COMMENT ON PRESENTATION ITEMS

Roylen Stack, Concord, spoke of the problem with cars parked for sale and large trucks parked on Detroit Avenue being a hazard turning out of Pine Creek, and suggested limiting parking during certain times or a four-way stop at Pine Creek.

David Pitman, Concord, spoke to the Detroit Avenue project and the involvement of the Concord Park Neighborhood Association in getting the sidewalks on the east side fixed with CDBG funds and hoped this project would fix the west side of Detroit Avenue. Mr. Pitman also shared his concern about right-of-way dedication in relation to the planned Poetry Gardens development.

George Fulmore, Concord, spoke of the Detroit Avenue project and felt it was a good project; however, felt the intersection at Detroit and Sunshine was still dangerous and would eventually need a signal.

Blanca Colin, Concord, spoke of the Detroit Avenue project, shared concerns about the speed on Detroit Avenue, and thanked the City for including the four-way stop at Walters Way and Detroit Avenue in the project.

Dalila Quirarte, Concord, thanked the City for the efforts on the Detroit Avenue project, recognized the Council for its involvement from the beginning and for the importance put on community participation, and thanked the Planning Department for taking into consideration the concerns from residents regarding the need for stop signs.

Coire Reilly, Contra Costa County Health Services, spoke of the Detroit Avenue project being one of the most rewarding projects he had worked on, and thanked the Council, staff, and the residents for their dedication to the project.

Nati Flores, Concord, spoke about her excitement for the Detroit Avenue project, her pleasure to see the stop sign added at Walters, and that the community's feedback was applied to the project.

Elva Cruz, Concord, spoke in support of the street lighting and added that there would be a free Tuesday morning exercise group starting on March 17 at 8:30 a.m. at Meadow Homes Park.

Alex Chavez, Central County Regional Group, spoke of the group's participation in the Detroit Avenue project from the beginning, thanked Councilmember Birsan for his support on the project, and congratulated the City for involving the public in the process each step of the way.

Ana Villalobos, Concord, spoke about the Detroit Avenue project implementation being a dream come true and that the community felt its voice was strongly heard, and she acknowledged the strong support of City staff.

Nick Broman, Concord, spoke of the stop sign at Sunshine and Detroit Avenue being blocked by large vehicles parked on Detroit Avenue and noted he had contacted the Planning Department and Police Department about his concerns.

CLOSED SESSION REPORTS – None.

COUNCIL AND STAFF REPORTS

Councilmembers shared information on recent events they had attended in the community.

By order of the Vice Mayor, the meeting was adjourned at 8:34 p.m.

LAURA HOFFMEISTER
VICE MAYOR

MARSHA MOORE, CMC
DEPUTY CITY CLERK

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SPECIAL MEETING OF THE
CONCORD CITY COUNCIL/CITY
COUNCIL SITTING AS THE
LOCAL REUSE AUTHORITY
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
SATURDAY MARCH 14, 2015

The Concord City Council met in a special meeting in the Council Chamber located at 1950 Parkside Drive at 8:38 a.m. on Saturday, March 14, 2015, with Mayor Grayson presiding. The pledge of allegiance was led by Vice Mayor Hoffmeister. 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; Marsha Moore, Deputy City Clerk; Mike Wright, Executive Director, Local Reuse Authority; Victoria Walker, Director of Community and Economic Development; Jovan Grogan, Deputy City Manager; Justin Ezell, Public Works Director; Karan Reid, Finance Director; Joan Carrico, Director of Parks and Recreation; Leslye Asera, Community Relations Manager; Guy Swanger, Police Chief; Laura Simpson, Planning Manager

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Douglas Leich, Multi-Faith Action Coalition; Hope Johnson, Concord; Amie Fishman, Concord; William Race, Concord; Pete Stuart, Concord; Steve Older, Concord; Scott Etzel, Concord; Paul Poston, Concord; Robert Tobin, Shelter Inc; Ty Hudson, UNITE HERE Local 2850

PUBLIC COMMENT PERIOD

None.

CITY COUNCIL SITTING
AS THE LOCAL REUSE AUTHORITY

CONTINUED DISCUSSION WITH 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 March 14, 2015, noting that this was the second meeting in the process to choose a master developer and would focus more on the financial aspects of how each master developer candidate would approach implementation. He relayed that the question and answers from the February meetings were posted to the City's website the night before and if the public had questions of clarification about that document, the City would accept them until March 20. He recognized that the Council had just received the information as well and did not want them to feel rushed.

Mr. Wright emphasized that this step of the process was only selecting a master developer, not approving a plan. He noted that at all stages there would be multiple opportunities for the community to provide input and there would eventually be a Disposition and Development Agreement negotiated between the City and final master developer.

Following questions from Council, Mr. Wright introduced the representatives from Catellus Development Company, who then made a presentation.

Following the presentation the Council made comments and asked questions of the developer.

Mayor Grayson called for a 10 minute recess at 10:26 a.m.

Mayor Grayson resumed the meeting at 10:43 a.m.

Mr. Wright introduced the representatives from Lennar Urban, who then made a presentation.

Following the presentation the Council made comments and asked questions of the developer.

Mayor Grayson called for a recess for lunch at 12:29 p.m.

Mayor Grayson resumed the meeting at 1:49 p.m.

Mr. Wright introduced the representatives from SunCal Development, who then made a presentation.

Following the presentation the Council made comments and asked questions of the developer.

Mayor Grayson called for a recess at 3:20 p.m.

Mayor Grayson resumed the meeting at 3:28 p.m.

Mayor Grayson opened a Public Comment Period.

Hope Johnson, Concord, spoke in support of the open space, encouraged the City to focus on quality and thanked councilmembers Helix and Birsan for their questions and comments.

Ty Hudson, UNITE HERE Local 2850, spoke of the need for good jobs that allow workers to live in Concord and spend money at local businesses.

Robert Tobin, Shelter Inc., spoke in support of the City's commitment to best practices and the inclusion of affordable housing.

Douglas Leich, Multi-Faith ACTION Coalition, spoke in support of the vision to increase low income housing and affordable housing in Concord, emphasized importance of including mission driven non-profit developers in the low income housing portion of the plan, and suggested integrating communities to include homeless individuals in the plan. Mr. Leich also submitted his comments in writing.

Paul Poston, Concord, spoke of being approached by Catellus regarding his concerns and felt they listened.

Scott Etzel, Concord, spoke of his support of the future development of the site and raised questions regarding affordable housing as an essential component and including STEM concepts, tools or methods in development. Mr. Etzel also submitted his comments in writing.

Steve Older, Concord, spoke in support of the inclusive process and shared concerns about the developers experience in using project labor agreements and community benefit agreements.

Pete Stuart, Concord, spoke in support of building a solar farm and felt it would be a great benefit.

William Race, Concord, spoke of his concerns about where the water would come from for this project, especially during the current drought.

Amie Fishman, Concord, spoke of affordable housing and expected there would be a competitive RFP process to find a non-profit affordable housing developer.

Mayor Grayson closed the public comment period.

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

By order of the Mayor, the meeting was adjourned at 4:11 p.m.

TIMOTHY S. GRAYSON
MAYOR

MARSHA MOORE, CMC
DEPUTY CITY CLERK

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