

JOINT MEETING OF THE  
CONCORD CITY COUNCIL AND MT.  
DIABLO UNIFIED SCHOOL DISTRICT  
CITY COUNCIL CHAMBER  
1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA  
MONDAY, APRIL 13, 2015

The Concord City Council met with the Mt. Diablo Unified School District in a joint meeting in the Council Chamber located at 1950 Parkside Drive at 6:30 p.m. on Monday, April 13, 2015, with Mayor Grayson presiding. All Councilmembers were present and Board Member Lawrence was absent. Board Member Oaks participated via telephone conference from Springhill Suites, 3304 US 41, South Terre Haute, Indiana. Mayor Grayson led the Pledge of Allegiance. 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

MT. DIABLO BOARD OF EDUCATION PRESENT: Debra Mason, Linda Mayo, Barbara Oaks (via telephone conference), Cheryl Hansen

MT. DIABLO UNIFIED SCHOOL DISTRICT STAFF PRESENT: Dr. Nellie Meyer, Superintendent; Tim Cody, Director of Measure C; Dr. Mary-Louise Newling, Principal, Meadow Homes; Shelley Bain, Principal, Pine Hollow Middle School; Rianne Pfaltzgraff, Principal, Concord High School

STAFF PRESENT: Valerie Barone, City Manager; Mark Coon, City Attorney; Jovan Grogan, Deputy City Manager; Joelle Fockler, City Clerk; Guy Swanger, Chief of Police; Joan Carrico, Director of Parks and Recreation; Michael Wright, Executive Director, Local Reuse Authority; Ivan Menchaca, Lieutenant, Concord Police Department

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Guy Moore; Lafayette; Willie Mims, Pittsburg; Kevin King, Concord

PUBLIC COMMENT PERIOD – none.

PRESENTATIONS

DISCUSSION OF COMMON CORE STANDARDS/UPDATE ON LOCAL CONTROL ACCOUNTABILITY PLAN (LCAP) – Dr. Nellie Meyer

Superintendent Dr. Nellie Meyer gave a presentation explaining Common Core Standard, presented an update on the Local Control Accountability Plan (LCAP), and answered questions about the District's operations, goals and objectives.

UPDATE ON DEVELOPMENT OF THE CONCORD NAVAL WEAPONS STATION – Local Reuse Authority Executive Director Michael Wright

Local Reuse Authority Executive Director Michael Wright presented an update on the development of the Concord Naval Weapons Station and the selection process for a Master Developer.

Mayor Grayson opened a public comment period.

Guy Moore, Mt. Diablo Education Association, spoke of a partnership between the City, Mt. Diablo Unified School District, and the Mt. Diablo Education Association focused on building new schools on the project site.

Willie Mims, East County NAACP, questioned if the Master Developer would be required to prepare an Environmental Impact Report (EIR).

Mayor Grayson closed the public comment period, and Mr. Wright answered follow-up questions on the development and selection process for a Master Developer.

UPDATE ON MEASURE C FACILITY IMPROVEMENTS IN CONCORD – Tim Cody, Mt. Diablo Unified School District's Director of Measure C

Mt. Diablo Unified School District's Director of Measure C Tim Cody presented an update and answered questions on facility improvements in Concord, including improvements completed to date and upcoming scheduled improvements.

SCHOOL PRESENTATIONS

Meadow Homes Principal Dr. Mary-Louise Newling gave a presentation on Meadow Homes Art Program; Pine Hollow Middle School Principal Shelley Bain gave a presentation on Pine Hollow Highlights; and Concord High School Principal Rianne Pfaltzgraff gave a presentation on Concord High School Career Pathways.

PRESENTATION BY THE CONCORD POLICE DEPARTMENT

Lt. Ivan Menchaca presented an update on school resource officers and the Anti-Truancy Program, and answered questions regarding goals, operations and objectives.

Mayor Grayson opened a public comment period.

Willie Mims, East County NAACP, spoke of his opposition to school resource officers, and relayed his understanding of the need of school resource officers at this time.

Mayor Grayson closed the public comment period, and Lt. Menchaca answered follow-up questions.

OTHER MUTUAL AREAS OF INTEREST

Mayor Grayson opened a public comment period.

Kevin King, former founding member of Clayton Valley Charter High School Board, spoke of misinformation about Clayton Valley Charter High School, and clarified his view of the positive aspects and influence of Clayton Valley Charter High School.

Mayor Grayson closed the public comment period, and the Council and Board held discussion on current partnerships and other areas of cooperation.

The meeting was adjourned at 9:15 p.m.

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TIMOTHY S. GRAYSON  
MAYOR

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JOELLE FOCKLER, CMC  
CITY CLERK

REGULAR MEETING OF THE  
 CONCORD CITY COUNCIL/CITY  
 COUNCIL SITTING AS THE LOCAL  
 REUSE AUTHORITY  
 CITY COUNCIL CHAMBER  
 1950 PARKSIDE DRIVE  
 CONCORD, CALIFORNIA  
 TUESDAY, APRIL 14, 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, April 14, 2015, with Mayor Grayson presiding. All Councilmembers were present. The meeting was recessed and immediately reconvened in a closed session to confer with Labor Negotiators pursuant to Government Code Section 54957.6. City Negotiators: Valerie Barone, City Manager; Laura Brunson, Director of Human Resources; Charles Sakai, Esq. and Don Turko of Renne, Sloan, Holtzman & Sakai; Employee organizations: Administrative, Technical & Clerical Representation Unit and Field & Operations Representation Unit of International Brotherhood of Teamsters Representation Unit of Concord Police Officers Association and Police Managerial Representation Unit of Police Management Association. Unrepresented Units: Executive, Management & Confidential Employees.

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 7:00 p.m. on Tuesday, April 14, 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, Laura Hoffmeister, Ron Leone, Tim Grayson

COUNCILMEMBERS ABSENT: None

STAFF PRESENT: Valerie Barone, City Manager; Mark Coon, City Attorney; Joelle Fockler, City Clerk; Jovan Grogan, Deputy City Manager; Michael Wright, Executive Director, Local Reuse Authority; Brenda Kain, Community Services Program Manager

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Stefanie Meclious, Concord; Seth Adams, Community Coalition; Joe Guerra, SunCal

PUBLIC COMMENT PERIOD – none.

PRESENTATIONS – none.

**ANNOUNCEMENTS**

City Clerk Joelle Fockler announced a recruitment to fill three positions on the Commission on Aging, seven positions on the Community Services Commission, five positions on the Concord Pleasant Hill Health Care District Grant Committee, and two positions on the Parks, Recreation and Open Space Commission, and set Friday, May 22, 2015, at 5 p.m. as the deadline for receipt of applications by the City Clerk.

**APPROVAL OF MINUTES**

Motion was made by Hoffmeister and seconded by Helix to approve the minutes for the meeting of March 24, 2015. Motion passed by unanimous vote of the Council.

**REHABILITATION LOAN AGREEMENT – Anka Behavior Health (Nierika Program)**

Motion was made by Hoffmeister and seconded by Helix to appropriate \$55,000 from the City of Concord Affordable Housing Fund balance and authorize the City Manager to negotiate and enter into a forgivable rehabilitation loan agreement with Anka Behavior Health for the Nierika Program. Motion passed by unanimous vote of the Council.

**CITY COUNCIL SITTING  
AS THE LOCAL REUSE AUTHORITY****RECOMMENDATION TO PROCEED TO INITIAL NEGOTIATIONS – MASTER DEVELOPER  
FOR IMPLEMENTATION OF THE CONCORD REUSE PROJECT AREA PLAN**

Michael Wright, Executive Director of the Local Reuse Authority, presented a report referring to his memorandum dated April 14, 2015, and noting that the selection of a master developer to launch the implementation of the Area Plan is one of the most crucial steps in successfully transforming the former military base to civilian use and realizing the Area Plan's projected economic, fiscal, urban design and environmental and public benefits.

Mr. Wright presented a summary of the overall master developer selection process and review of the proposals by a nine member evaluation board, and reported that the evaluation board recommended advancement of Catellus and Lennar Urban to the initial negotiation stage of the master developer selection process.

Mayor Grayson opened a public comment period.

Stefanie Meclious, Concord, spoke in support of Lennar and its commitment to the community, sustainability, and to hire locally.

Seth Adams, Community Coalition, thanked the Council for the extensive process, and noted that the Community Coalition supported the evaluation board's recommendation of advancement of Catellus and Lennar.

Joe Guerra, SunCal, spoke of SunCal's appreciation of the time and effort the Mayor, City Council and community have put into this endeavor, and conveyed his disappointment in the recommendation to not advance SunCal to the next round of the process. Mr. Guerra noted that he submitted a letter to the record outlining clarification of SunCal's proposal.

Mayor Grayson closed the public comment period. Following comments by the City Council sitting as the Local Reuse Authority, a motion was made by Helix and seconded by Hoffmeister to advance Catellus and Lennar Urban to the initial negotiation stage of the master developer selection process. Motion passed by unanimous vote of the Council sitting as the Local Reuse Authority.

CORRESPONDENCE

- a. Email from CNWS Neighborhood Alliance – benched Item No. 4.a.
- b. Letter from Joe Guerra, SunCal – benched Item No. 4.a.
- c. Staff response to SunCal letter dated April 13, 2015 – benched Item No. 4.a

PUBLIC COMMENT ON PRESENTATION ITEMS – none.

CLOSED SESSION REPORTS – none.

COUNCIL AND STAFF REPORTS

Vice Mayor Hoffmeister spoke of her recent trip to Washington, D.C. where she met with representatives to provide updates on the Base Reuse Project, and, along with students from Mt. Diablo High School’s nutrition program, lobbied maintaining and enhancing school nutrition on campuses.

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 8:07 p.m.

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TIMOTHY S. GRAYSON  
MAYOR

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JOELLE FOCKLER, CMC  
CITY CLERK

SPECIAL MEETING OF THE  
CONCORD CITY COUNCIL  
CITY COUNCIL CONFERENCE ROOM  
1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA  
TUESDAY, APRIL 21, 2015

The Concord City Council met in a special meeting on Tuesday, April 21, 2015 at 5:30 p.m. in the City Council Conference Room of Wing A at 1950 Parkside Drive with Mayor Grayson presiding. All members of the City Council were present and there was no public comment. The meeting recessed and immediately reconvened in a closed session to confer with Labor Negotiators pursuant to Government Code Section 54957.6. City Negotiators: Valerie Barone, City Manager; Laura Brunson, Director of Human Resources; Charles Sakai, Esq. and Don Turko of Renne, Sloan, Holtzman & Sakai. Employee Organizations: Administrative, Technical & Clerical Representation Unit and Field & Operations Representation Unit of International Brotherhood of Teamsters Local 856; Professional Representation Unit of OPEIU Local 29; Peace Officer Representation Unit of Concord Police Officers Association and Police Managerial Representation Unit of Police Management Association. Unrepresented Units: Executive, Management & Confidential Employees.

Minutes are in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

By order of the Mayor, the closed session meeting was adjourned at 6:45 p.m.

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TIMOTHY S. GRAYSON  
MAYOR

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JOELLE FOCKLER, CMC  
CITY CLERK