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SPECIAL MEETING OF THE  
CONCORD CITY COUNCIL  
CITY COUNCIL CONFERENCE ROOM  
1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA  
TUESDAY, MARCH 31, 2015

The Concord City Council met in a special meeting on Tuesday, March 31, 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 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.

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 6:30 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 28, 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 7, 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 28, 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, Laura Hoffmeister, Ron Leone, Tim Grayson

COUNCILMEMBERS ABSENT: None

STAFF PRESENT: Valerie Barone, City Manager; Mark Coon, City Attorney; Joelle Fockler, City Clerk; Victoria Walker, Director of Community and Economic Development; Justin Ezell, Director of Public Works; Mike Wright, Reuse Project Executive Director; Jeff Lewis, Director of Information Technology; Robert Ovadia, City Engineer; David Boatwright, Senior Administrative Analyst; Brenda Kain, Community Services Program Manager; John Montagh, Economic Development/Housing Manager; Tim Stuart, Information Technology Manager

MEMBERS OF THE PUBLIC

WHO ADDRESSED THE COUNCIL: Carlyn Obringer, Concord; Paul Poston, Concord; Gail McPartland, Contra Costa County Library; Alan Smith, Concord; Emily Hopkins, Walnut Creek; Toni Robertson, Concord; Alissa Friedman, Antioch; Pat Mori, Childrens' Interview Center; Oscar Dominguez, Pleasant Hill

PUBLIC COMMENT PERIOD

Carlyn Obringer, Concord Branch American Association of Women, announced the Concord Branch American Association of Women Third Annual Art and Wine (and Beer!) Walk to be held on Saturday, May 9, 2015, 1 p.m. – 4 p.m.

Paul Poston, Sun Terrace Community Partnership, thanked Reuse Project Executive Director Michael Wright for his presentation on the Reuse Project at a recent Sun Terrace Community Partnership meeting, and thanked Concord Police Department employees for coordinating the logistics of the meeting.

Gail McPartland, Contra Costa County Library, provided an update on upcoming events including bilingual story times beginning in June, summer reading programs, and Lunch at the Library, a partnership with Mt. Diablo Unified School District and the California Library Association that offers lunch for children on the school lunch program, and spoke of a new countywide grant that funded 3-D printers for the library.

Alan Smith, Contra Costa County Library Commission, presented the Council with Contra Costa County Library's Annual Report, and thanked Mayor Grayson for signing a letter in support of literacy funding.

PRESENTATIONS – none.

ANNOUNCEMENTS – none.

APPROVAL OF MINUTES

Motion was made by Helix and seconded by Birsan to approve the minutes for the meetings of April 7, 2015. Motion passed by unanimous vote of the Council.

ADOPTION OF RESOLUTION NO. 15-22 – Accepting Engineer's Report, Downtown Landscape Maintenance District

Motion was made by Helix and seconded by Birsan to adopt Resolution No. 15-22, entitled "A RESOLUTION ACCEPTING THE ENGINEER'S REPORT FOR THE DOWNTOWN LANDSCAPE MAINTENANCE DISTRICT." Motion passed by unanimous vote of the Council.

ADOPTION OF RESOLUTION NO. 15-23 – Accepting Engineer's Report, Pine Hollow Estates Landscape and Lighting Maintenance District

Motion was made by Helix and seconded by Birsan to adopt Resolution No. 15-23, entitled "A RESOLUTION ACCEPTING THE ENGINEER'S REPORT FOR THE PINE HOLLOW LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT." Motion passed by unanimous vote of the Council.

ADOPTION OF RESOLUTION NO. 15-24 – Accepting Engineer’s Report, Landscaping and Lighting Assessment District No. 3

Motion was made by Helix and seconded by Birsan to adopt Resolution No. 15-24, entitled “A RESOLUTION ACCEPTING THE ENGINEER’S REPORT FOR THE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 3.” Motion passed by unanimous vote of the Council.

ADOPTION OF RESOLUTION NO. 15-25 – Accepting Engineer’s Report, Citywide Street Lighting Assessment District

Motion was made by Helix and seconded by Birsan to adopt Resolution No. 15-25, entitled “A RESOLUTION ACCEPTING THE ENGINEER’S REPORT FOR THE CONCORD CITYWIDE STREET LIGHTING ASSESSMENT DISTRICT.” Motion passed by unanimous vote of the Council.

ADOPTION OF RESOLUTION OF INTENTION NO. 15-26 – Downtown Landscape Maintenance District

Motion was made by Helix and seconded by Birsan to adopt Resolution No. 15-26, entitled “A RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS AND TO SET PUBLIC HEARINGS FOR THE DOWNTOWN LANDSCAPE MAINTENANCE DISTRICT,” ordering improvements and setting a public hearing for May 26, 2015 at 6:30 p.m. in the Council Chamber. Motion passed by unanimous vote of the Council.

ADOPTION OF RESOLUTION OF INTENTION NO. 15-27 – Pine Hollow Landscape and Lighting Maintenance District

Motion was made by Helix and seconded by Birsan to adopt Resolution No. 15-27, entitled “A RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS AND TO SET PUBLIC HEARINGS FOR THE PINE HOLLOW LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT,” ordering improvements and setting a public hearing for May 26, 2015 at 6:30 p.m. in the Council Chamber. Motion passed by unanimous vote of the Council.

ADOPTION OF RESOLUTION OF INTENTION NO. 15-28 – Landscaping and Lighting Assessment District No. 3

Motion was made by Helix and seconded by Birsan to adopt Resolution No. 15-28, entitled “A RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS AND TO SET PUBLIC HEARINGS FOR THE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 3,” ordering improvements and setting a public hearing for May 26, 2015, at 6:30 p.m. in the Council Chamber. Motion passed by unanimous vote of the Council.

ADOPTION OF RESOLUTION OF INTENTION NO. 15-29 – Citywide Street Lighting Assessment District

Motion was made by Helix and seconded by Birsan to adopt Resolution No. 15-29, entitled “A RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS AND TO SET PUBLIC HEARINGS FOR THE CITYWIDE STREET LIGHTING ASSESSMENT DISTRICT,” ordering improvements and setting a public hearing for May 26, 2015 at 6:30 p.m. in the Council Chamber. Motion passed by unanimous vote of the Council.

AGREEMENT WITH CITY OF CLAYTON – Dispatch, Computer Aided Dispatch System Services, and Temporary Holding and Detention Services

Motion was made by Helix and seconded by Birsan to approve an agreement between the City of Concord and the City of Clayton to provide for dispatch, computer aided dispatch system services, and temporary holding and detention services until June 30, 2020. Motion passed by unanimous vote of the Council.

ADOPTION OF ORDINANCE NO. 15-3 – Municipal Code Title 2, Administration; Chapter 2.20 Boards, Commissions and Committees

Motion was made by Helix and seconded by Birsan to adopt Ordinance No. 15-3 entitled, “AN ORDINANCE OF THE CITY OF CONCORD AMENDING CONCORD MUNICIPAL CODE TITLE 2, ADMINISTRATION; CHAPTER 2.20 BOARDS, COMMISSIONS AND COMMITTEES,” which was introduced on April 7, 2015, by reading of the title and waiving further reading. Motion passed by unanimous vote of the Council.

ADOPTION OF RESOLUTION NO. 15-30 - AB 109 Funds – Police Officer to Provide Coordinated Support of AB 109 Law Enforcement Activities

Motion was made by Helix and seconded by Birsan to adopt Resolution No. 15-30 entitled, “A RESOLUTION TO AUTHORIZE AND APPROPRIATE THE ACCEPTANCE OF STATE AB 109 FUNDS IN THE AMOUNT OF \$126,907 TO FUND THE COST OF ONE POLICE OFFICER TO PROVIDE COORDINATED SUPPORT OF AB 109 LAW ENFORCEMENT ACTIVITIES.” Motion passed by unanimous vote of the Council.

PROJECT NO. 2336 – Community Electronic Bike Lockers at Concord’s Civic Center and Public Library

This item was pulled from the Consent Calendar by Councilmember Leone who requested a report detailing the project.

City Engineer Robert Ovadia presented a report, explaining that the project supports alternative transportation options and assists the implementation of the City’s Climate Action Plan. He noted that the City received a Transportation Fund for Clean Air (TFCA) Regional Funding Grant from the Bay Area Air Quality Management District (BAAQMD) to help offset costs associated with the purchase of four bike lockers to be installed at Civic Center campus near the Concord Library.

Motion was made by Leone and seconded by Hoffmeister to approve Project No. 2336, Community Electronic Bike Lockers at Concord’s Civic Center and Public Library, accept a TFCA Regional Grant in the amount of \$10,000, appropriate \$13,000 from the Community & Economic Development Department’s Operating Budget to fully fund the bike locker installation project, and authorize the City Engineer to execute the Funding Agreement. 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 MASTER SERVICES AGREEMENT – HR&A Advisors, Inc.

Motion was made by Helix and seconded by Hoffmeister to approve an amendment to the Master Services Agreement with HR&A Advisors, Inc. for professional services associated with the Economic Development Conveyance (EDC) application and business plan and developer selection process at the Concord Naval Weapons Station (CNWS) in an amount not to exceed \$35,000. Motion passed by unanimous vote of the Council.

AMENDMENT TO MASTER SERVICES AGREEMENT – Arup, Inc.

Motion was made by Helix and seconded by Hoffmeister to approve an amendment to the Master Services Agreement with Arup, Inc. for professional services associated with land transfer/development planning at the Concord Naval Weapons Station (CNWS) in an amount not to exceed \$35,000. Motion passed by unanimous vote of the Council.

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

ADOPTION OF RESOLUTION NO. 15-30 – 2015/20 Consolidated Plan and FY2015/16 Action Plan

Brenda Kain, Community Services Program Manager, gave a report, referring to her memorandum dated April 28, 2015, stating that in accordance with Federal requirements, the Council was being requested to approve the 2015/20 Consolidated Plan and FY 2015/16 Action Plan, including the Community Services Commission 2015/16 funding recommendations for programs and projects.

Mayor Grayson opened a public comment period.

Emily Hopkins, Meals on Wheels, thanked the Council for its support with the senior nutrition program.

Toni Robertson, Contra Costa Childcare Council, thanked the Council in anticipation of approval of the recommended funding.

Alissa Friedman, Opportunity Junction, thanked the City Council and Community Services Commission for considering their application for funding.

Pat Mori, Children's Interview Center, thanked the City Council and Community Services Commission for support received in past years.

Oscar Dominguez, Small Business Development Center, thanked City staff and the Community Services Commission for the potential recommendation for funding, and thanked Council for its support and leadership.

Mayor Grayson closed the public comment period.

Motion was made by Helix and seconded by Hoffmeister to adopt Resolution No. 15-20 entitled, "A RESOLUTION ACCEPTING THE CONTRA COSTA HOME CONSORTIUM DRAFT CONSOLIDATED PLAN FOR FY 2015/16 AND AUTHORIZING THE CITY MANAGER TO SUBMIT, ON BEHALF OF THE CITY OF CONCORD, THE DRAFT FY 2015/16 ONE YEAR ACTION PLAN, CONSISTENT WITH THE PROGRAM RULES WHICH GOVERN THE RECEIPT AND EXPENDITURE OF COMMUNITIY DEVELOPMENT BLOCK GRANT FUNDS ALLOCATED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT DURING FISCAL YEAR 2015/16." Motion passed by unanimous vote of the Council.

CORRESPONDENCE

- a. Correspondence – Benched Item No. 3.d
- b. Flyer – Concord Branch AAUW Third Annual Art and Wine Walk
- c. Concord Library 2015 Annual Report

PUBLIC COMMENT ON PRESENTATION ITEMS – none.

CLOSED SESSION REPORTS – none.

COUNCIL AND STAFF REPORTS

Councilmember Birsan requested a presentation on the agenda process and how a City Council agenda is built.

Vice Mayor Hoffmeister requested a presentation on water conservation.

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 7:50 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 CHAMBER  
1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA  
TUESDAY, MAY 5, 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 6:00 p.m. on Tuesday, May 5, 2015, with Mayor Grayson presiding. All Councilmembers were present. The meeting was recessed and immediately reconvened in a closed session 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. Under Negotiation: Price, Terms of Payment.

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, May 5, 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, Laura Hoffmeister, Ron Leone, Tim Grayson

COUNCILMEMBERS ABSENT: None

STAFF PRESENT: Valerie Barone, City Manager; Mark Coon, City Attorney; Joelle Fockler, City Clerk; Victoria Walker, Director of Community and Economic Development; Guy Swanger, Chief of Police; Justin Ezell, Director of Public Works; Joan Carrico, Director of Community and Recreation Services; Robert Ovadia, City Engineer; Kathie Levitt, Recreation Program Manager; Leslye Asera, Community Relations Manager; Steve Voorhies, Parks Manager; Tyce Dekker, Public Works Supervisor; Mike Alley, Public Works Supervisor

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: George Fulmore, Concord; Ray Barbour, Concord; Florence Weiss, Downtown Program Manager; Paul Poston, Sun Terrace Partnership; Chris Llata, City of Concord

PUBLIC COMMENT PERIOD

George Fulmore, Concord, spoke of the meeting held with the Mt. Diablo Unified School District and the discussion of test scores, and noted his disappointment with his perception of Vice Mayor Hoffmeister's opinion of test scores.

Ray Barbour, Concord, spoke of parking spaces on Cowell Road and requested that the Council open up the end of Reed Way as an entrance to extra parking.

Florence Weiss, Downtown Program Manager, invited the Council and public to the Mothers' Day event to be held in Todos Santos Plaza on Saturday, May 9, 2015.

Paul Poston, Sun Terrace Partnership, thanked the Council for its partnership with Concord Disposal to provide dumpsters for the Sun Terrace annual clean up.

Chris Llata, City of Concord, presented the Council with a plaque awarding Concord with the Gold Leaf Award.

PRESENTATIONS

RECOGNITION OF MICHAEL ALLEY – 35 Years of Service

Mayor Grayson presented Michael Alley, Public Works Supervisor, a certificate of recognition for completion of 35 years of dedicated service as an employee of the City of Concord.

PROCLAMATION – WATERWORLD DAY

Mayor Grayson presented a proclamation declaring May 9, 2015, as Waterworld Day in the City of Concord and commemorating Waterworld's 20<sup>th</sup> Anniversary.

PROCLAMATION – BAY AREA KIDFEST DAYS

This item was continued to the May 12, 2015, meeting.

PROCLAMATION – AFFORDABLE HOUSING WEEK

Mayor Grayson presented a proclamation declaring May 8-17, 2015, as Affordable Housing Week in the City of Concord.

PROCLAMATION – CITY CLERKS' WEEK

Mayor Grayson presented Deputy City Clerk Marsha Moore, Administrative Secretary Vicki Dunbar, and City Clerk Joelle Fockler a proclamation declaring the week of May 3-9, 2015, as City Clerks' Week in the City of Concord.

ANNOUNCEMENTS – none.

APPROVAL OF MINUTES

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

MATTER TO SET FOR PUBLIC HEARING

Motion was made by Hoffmeister and seconded by Helix to set Tuesday, June 2, 2015, at 6:30 p.m. in the City Council Chamber to consider an amendment to the Concord Municipal Code, Chapter 13.05, Sewer System, Section 13.05.02, Rates and Charges Established, Paragraph (c), increasing the minimum annual Sewer Service Charges to \$452 for Fiscal Year 2015-16, \$502 for Fiscal Year 2016-17, \$547 for Fiscal Year 2017-18, and \$592 for Fiscal Year 2018-19; and increasing other corresponding charges as stated in Paragraph (c). Motion passed by unanimous vote of the Council.

RESOLUTION NO. 15-21 – Public Improvements for Tract 9324, Olive Drive

Motion was made by Hoffmeister and seconded by Helix to adopt Resolution No. 15-21 entitled, “A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 9342 OLIVE DRIVE NO. 1 SUBDIVISION.” Motion passed by unanimous vote of the Council.

CONTRACT AND LEASE AGREEMENT WITH PIXIELAND AMUSEMENT, INC.

This item was pulled from the Consent Calendar by Ray Barbour, Concord, who questioned parking enforcement.

Motion was made by Hoffmeister and seconded by Helix to approve a contract and lease agreement with Pixieland Amusement, Inc., the amusement ride concessionaire located at 2750 E. Olivera Road (a portion of APN 111-010-105), and authorize the City Manager to execute the agreement. Motion passed by unanimous vote of the Council.

REPORT ON FINDINGS OF THE PARK CONDITIONS ASSESSMENT PROJECT

Public Works Director Justin Ezell presented a report, referring to his memorandum dated May 5, 2015, and noting that the scope of services for this project included all the necessary studies and documentation to perform a comprehensive review and evaluation of the City’s park system. Director Ezell recommended that the City Council receive the report, review and consider the information, and provide direction to staff.

Mr. Ezell introduced Mr. Corbin Schneider, Senior Project Manager, Verde Design, who presented an overview of the report comprised and prepared by a team made up of Verde Design - team coordination and Assessment Report, Cagwin & Dorward - landscape assessment, and AllWest Environmental – site and facilities assessment.

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

Ray Barbour, Concord, spoke of Parkland Fees and requested that the Council implement Parkland Fees on all subdivision applications.

Mayor Grayson closed the public comment period.

Following comments by the City Council, the Council received the report, and provided direction to staff to strategically implement the findings of the report.

CORRESPONDENCE

- a. Map of Concord Community Park Area submitted by Ray Barbour
- b. Park Conditions Assessment Project PowerPoint Presentation

PUBLIC COMMENT ON PRESENTATION ITEMS – none.

CLOSED SESSION REPORTS – none.

COUNCIL AND STAFF REPORTS

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

Mayor Grayson requested and received consensus for prevailing wage, local hire, and apprenticeship programs to be brought to the Policy Development & Internal Operations Committee for development of a citywide policy.

. By order of the Mayor, the meeting was adjourned at 8:50 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  
CONCORD/PLEASANT HILL  
HEALTH CARE DISTRICT  
CITY COUNCIL CHAMBER  
1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA  
TUESDAY, MAY 12, 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, May 12, 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 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.

The meeting adjourned at 6:25 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 6:30 p.m. on Tuesday, May 12, 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

STAFF PRESENT: Valerie Barone, City Manager; Mark Coon, City Attorney;  
Joelle Fockler, City Clerk; Victoria Walker, Director of  
Community and Economic Development; Justin Ezell,  
Director of Public Works; Jeff Lewis, Director of  
Information Technology; Guy Swanger, Chief of Police;  
Laura Brunson, Director of Human Resources; Joan  
Carrico, Director of Community and Recreation Services;  
Robert Ovadia, City Engineer; Karan Reid, Director of  
Finance; Jovan Grogan, Deputy City Manager; John  
Montagh, Economic Development and Housing  
Manager; Leslye Asera, Community Relations Manager

MEMBERS OF THE PUBLIC  
WHO ADDRESSED THE COUNCIL:

Paul Poston, Concord; Ray Barbour, Concord; Jeanette  
Green, Concord; Dr. Harmesh Kumar, Concord; Danae  
Gemmell, Central Contra Costa Sanitary District;  
Florence Weiss, Downtown Program Manager; Jima  
Monson, Concord; Ana Villalobos, Concord; Rhea Elina  
Laughlin, First Five Contra Costa; Gaby Rivas, First Five  
Contra Costa; George Fulmore, Concord; Mike Van  
Hofwegen, Monument Impact; Tim McGallian, Todos  
Santos Business Association

PUBLIC COMMENT PERIOD

Paul Poston, Concord, suggested the Council form a committee comprised of representatives from neighborhoods surrounding the Reuse Project Area to work with the Master Developer to ensure that the adopted Reuse Area Plan is followed.

Ray Barbour, Concord, reported that he recently attended a class offered by the Concord Police Department entitled "Crime Prevention through Environmental Design" and encouraged attendance to the class by City employees and application of the knowledge obtained to City parks. Mr. Barbour noted his concern of park safety and debris at Markham Nature Park.

Jeanette Green, Concord, introduced herself as President of the Holbrook Homeowners Association, noted that the Association is hiring for lifeguards at the Holbrook Community Pool, and requested the community's assistance in passing along the information to interested applicants.

Dr. Harmesh Kumar, Concord, announced the 12<sup>th</sup> Annual Diversity Spring Festival to be held Saturday, May 23 – Monday, May 25, 2015, in conjunction with KidFest at Mt. Diablo High School, 2450 Grant Street, and invited the City Council and public to attend.

Danea Gemmell, Central Contra Costa Sanitary District, described Central Contra Costa Sanitary District's Residential Recycled Water Program, which provides free recycled water to its residential customers to be used to hand-water lawns, gardens and landscaping. Ms. Gemmell noted that all that is needed to obtain the free water is to complete an application, receive training on the proper use of recycled water, and bring containers.

Florence Weiss, Downtown Program Manager, announced the 2015 Music and Market in the Park program that will run from May 21 – September 17, 2015.

PRESENTATIONS –PROCLAMATION - BAY AREA KIDFEST DAYS

Mayor Grayson presented Jay Bedecarre a proclamation declaring May 23-25, 2015, as "Bay Area KidFest Days" in the City of Concord and commemorating KidFest's 25<sup>th</sup> Anniversary.

PROCLAMATION – PEACE OFFICERS' WEEK

Mayor Grayson presented Chief Swanger a proclamation declaring May 10-16, 2015, as "Peace Officers' Week" and May 15, 2015, as "Peace Officers' Memorial Day" in the City of Concord.

PROCLAMATION – NATIONAL PUBLIC WORKS WEEK

Mayor Grayson presented Justin Ezell, Director of Public Works, and Jesse Crawford, Senior Maintenance Team Leader, a proclamation declaring May 17-23, 2015, as "National Public Works Week" in the City of Concord.

GROWING SMARTER TOGETHER AWARD – Association of Bay Area Governments

Laura Simpson, Planning Manager, presented Mayor Grayson and the City Council the Association of Bay Area Governments (ABAG) Growing Smarter Together Award received by the City of Concord for the Downtown Specific Plan.

ANNOUNCEMENTS

The announcement scheduled to fill a position on the John Muir/Mt. Diablo Community Health Fund Board was pulled from consideration, and no action was taken.

CITY COUNCIL  
MATTERS

APPROVAL OF MINUTES

Motion was made by Leone and seconded by Birsan to approve the minutes for the meetings of April 13, 14, and 21, 2015. Motion passed by unanimous vote of the Council.

PROFESSIONAL SERVICES AGREEMENT FOR BANKING SERVICES – Bank of America

Motion was made by Leone and seconded by Birsan to approve a Professional Services Agreement for Banking Services with Bank of America for an amount not to exceed \$115,200 and authorize the City Manager to execute the Agreement. Motion passed by unanimous vote of the Council.

RESOLUTION NO. 15-32 – A. Maze, Inc.

Motion was made by Leone and seconded by Birsan to adopt Resolution No. 15-32 entitled, "A RESOLUTION ACCEPTING \$350,325 IN NONRECURRING REVENUES AND APPROPRIATING \$174,000 FOR FINANCE DEPARTMENT EXPENDITURES, \$28,100 FOR COMMUNITY AND ECONOMIC DEVELOPMENT SALARY EXPENDITURES, AND \$14,500 FOR FINANCE SALARY EXPENDITURES; AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR FINANCIAL AND ACCOUNTING SERVICES WITH A.MAZE, INC. IN THE AMOUNT OF \$99,000 IN CONNECTION WITH THE DEVELOPMENT AND IMPLEMENTATION OF FINANCIAL AND BUSINESS PROCESSES IN THE ACCELA PERMITTING SYSTEM (GENERAL FUNDS)." Motion passed by unanimous vote of the Council.

MATTER TO SET FOR PUBLIC HEARING

Motion was made by Leone and seconded by Birsan to set Tuesday, June 9 and Tuesday, June 23, 2015, at 6:30 p.m. in the City Council Chamber to consider the Proposed Biennial Operating Budget for Fiscal Years 2015-16 and 2016-17, the Proposed 10-Year Financial Forecasts, Related Item – including Annual Appropriation Limits and Adjustment Factors, and the Capital Improvement Program. Motion passed by unanimous vote of the Council.

**BUDGET WORKSHOP**

GENERAL FUND BUDGET AND 10-YEAR FINANCIAL FORECAST

City Manager Valerie Barone made a presentation, referring to her memorandum dated May 12, 2015, and noting that for the first time in more than seven years, the budget message contains some good economic news. She relayed that Concord's office space vacancy rates and unemployment rates are declining, retail sales are growing, and property values are returning to pre-recession levels. She highlighted Concord's reserves, which are once again at 30 percent, and that for the first time since FY 2005-06, the City will be able to allocate more than \$2 million of General Fund revenue into capital investments to address a portion of the City's deferred maintenance in streets and buildings.

City Manager Barone reported that the revenue increases, along with past and current efforts to control costs increases, are allowing the City to begin closing the gap between revenues and expenditures. She cautioned that even with the positive progress, the City continues to rely on Measure Q revenues for day-to-day City operations, although the amount of support is decreasing. Ms. Barone noted that if the voters had not extended Measure Q in November 2014,

the proposed budget would include significant cuts to services in order to maintain a balanced 10-year financial forecast.

City Manager Barone conveyed that the City continues to face many fiscal challenges including rising costs for employee benefits, rising salary costs, lack of adequate funding for infrastructure maintenance, decreasing support from the State for roadway maintenance, decreasing gas tax funding, and increasing stormwater costs. She advised that the City will need to continue to control costs, enhance economic development, and develop new revenue streams for many years to come.

Director of Finance Karan Reid introduced the Biennial Budgeting Approach and highlighted the objectives and advantages of Biennial Budgeting including a greater emphasis on management and service delivery, greater emphasis on program evaluation and monitoring, reinforcement and support of long-term planning, retention of fiscal control of one year budgets, and relocation of resources to CIP budgeting in the off cycle year.

Deputy City Manager Jovan Grogan presented the FY 2015-16 and FY 2016-17 Proposed Biennial General Fund Budget Summary noting that the Proposed General Fund budget is balanced and the reliance on Measure Q support decreases from \$7.8 million in FY 2015-16 to \$7.5 million in FY 2016-17.

Mr. Grogan reported the important changes to FY 2015-16 General Fund Revenues including a 12 percent increase in Transient Occupancy Tax (Hotel Room Tax), 3 percent increase in Business License Taxes, and 5 percent decrease in Franchise Fees. He noted that charges for services are relatively flat for FY 2015-16.

Deputy City Manager Grogan conveyed that the total revenue projection for FY 2016-17 is \$81.015 million, down \$296,000, and stated other significant changes including a 3 percent reduction in sales tax, 2 percent reduction in property tax, and a 2 percent increase in Franchise Fees for the 2016-17 revenue summary. He noted that Transient Occupancy Tax, Business License Taxes, and charges for services are relatively flat for FY 2016-17.

Mr. Grogan stated that total expenditures are up \$5.6 million in FY 2015-16 and down \$0.6 million in FY 2016-17, primarily related to increasing personnel costs.

Mr. Grogan noted the significant changes in the Personnel Budget including California Public Employees' Retirement System (CalPERS) rate increases, estimating a 2 percent cost-of-living adjustments in FY 2015-16 and 2016-17 (subject to negotiations), and post-employment liabilities. He reported that the City of Concord Retirement System is fully funded in both FY 2015-16 and FY 2016-17 and that the full annual retiree medical contribution is funded in FY 2015-16, with the help of one-time sales tax revenue.

Deputy City Manager Grogan stated that the current staffing level is 405 positions, and three additions and one conversion are proposed for a total proposed staffing level of 408 positions.

Mr. Grogan highlighted the proposed 10-Year Forecast, noting that there is the ability to significantly address maintenance backlog while Measure Q is active; a \$3.7 million shortfall remains in FY 2024-25, the same year Measure Q expires; and the magnitude of infrastructure needs and long-term liabilities.

#### QUESTIONS/COMMENTS FROM THE AUDIENCE

Jima Monson, Concord, urged the Council to consider the Parks Assessment recommendations presented last October when budgeting for 2015-16, and allocate funds for a toddler lot at Ellis Lake Park.

Ana Villalobos, Concord, urged the Council to allocate funds for bathrooms at Ellis Lake Park.

Rhea Elina Laughlin, First Five Contra Costa, presented the Council with estimates for play structures for the 2-5 year age range, and requested that funds be allocated for a toddler lot and bathrooms at Ellis Lake Park.

Gaby Rivas, First Five Contra Costa, presented the Council with photos of toddler lot structures at various parks throughout Concord, and noted that Ellis Lake Park has outdated and meager play equipment.

George Fulmore, Concord, spoke of the lack of play structures at Meadow Homes Park, and urged funding of a play structure.

Mike Van Hofwegen, Executive Director, Monument Impact, encouraged the Council to fund play structures and bathrooms at Ellis Lake Park, presented photos showing transportation access in low-park areas, and noted the transportation struggles that members of the Monument community have getting to other parks in Concord.

Tim McGallian, Todos Santos Business Association, spoke of the relationship between the Downtown and Ellis Lake Park and the importance of making improvements to Ellis Lake Park for both the Park and the Downton.

#### QUESTIONS/COMMENTS FROM THE CITY COUNCIL

Councilmembers Birsan and Leone spoke of their support of improvements to both Ellis Lake and Meadow Homes Parks.

Vice Mayor Hoffmeister spoke of public/private partnership opportunities that may be available to improve Ellis Lake and Meadow Homes Parks and noted concern for Concord's roads and transportation system, which are in bad shape and need investment to bring them up to acceptable levels.

Councilmember Helix noted the importance of Measure Q, that the reserves are up, and that Concord's core services are protected.

Councilmember Leone requested that staff address fully funding retirement benefits in the second year of the proposed budget, asked what the 30 percent reserve is in dollar amount and why the City keeps 30 percent reserves, and asked why there is still a gap in revenues and expenditures at the end of Measure Q.

Councilmember Birsan requested that unfunded liabilities be projected out and requested a policy to put unfunded liabilities in the base budget.

Vice Mayor Hoffmeister requested department organizational charts, spoke of her concern over unfunded liabilities, emphasized the importance of park safety issues, and the importance of improvement to the City's roads.

Mayor Grayson questioned the amount of General Fund allocation to roads in past budgets. He stressed the importance of resolving the City's structural budget deficit and reliance on Measure Q funds in the next 10 years.

#### CORRESPONDENCE

- a. Treasurer's Report for the period January 1 – March 31, 2015.
- b. Photos of Markham Park submitted by Ray Barbour.
- c. 2015 Music & Market in the Park calendar
- d. Proposed Biennial Operating Budget PowerPoint Presentation

- e. Estimates for Play Structures submitted by Rhea Elina Laughlin.
- f. Photos of Concord Parks: Tot Lots submitted by Gaby Rivas.
- g. Graphic of Transportation Access in Low-Park Areas submitted by Mike Van Hofwegen.

PUBLIC COMMENTS ON PRESENTATION ITEMS - None

CLOSED SESSION REPORTS - None

COUNCIL AND STAFF REPORTS

Mayor Grayson requested to have Joe Campbell, Contra Costa Water District Board President, speak at a Council Meeting regarding potable water and water conservation.

By order of the Mayor, the meeting was adjourned at 9:23 p.m.

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TIMOTHY S. GRAYSON  
MAYOR

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JOELLE FOCKLER, CMC  
CITY CLERK