



# A G E N D A

**REGULAR MEETING OF THE  
CONCORD CITY COUNCIL/CITY COUNCIL SITTING  
AS THE LOCAL REUSE AUTHORITY/CITY COUNCIL  
SITTING AS THE CONCORD/PLEASANT HILL HEALTH CARE DISTRICT**

**Tuesday, May 26, 2015**

**7:00 p.m.**

**City Council Chamber**

**1950 Parkside Drive, Concord, CA**

**NOTE THE LATER STARTING TIME**

## **ROLL CALL**

**PLEDGE TO THE FLAG** – Vice Mayor Hoffmeister

## **PUBLIC COMMENT PERIOD**

### **1. PRESENTATIONS**

- a. **Presentation** – by Lillian Roselin, Executive Director of the John Muir/Mt. Diablo Community Health Fund on “Building Bridges to Better Health.” **Introduction by Mayor Grayson**
- b. **Presentation** – by Carol Longshore, Concord Historical Society, on the Concord Museum and Event Center. **Introduction by Mayor Grayson.**
- c. **Presentation** – by Dave Pittman, Tobacco Prevention Coalition, regarding the City of Concord’s e-cigarette policy. **Introduction by Mayor Grayson.**

### **2. ANNOUNCEMENTS**

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## **CITY COUNCIL MATTERS**

### **3. CITY COUNCIL CONSENT ITEMS:**

- a. **Approving** – the minutes from the meeting of March 31, April 28, May 5, and May 12, 2015. (No Fiscal Impact) Recommended by the City Clerk.
- b. **Consenting** – to the City of Pleasant Hill’s request to allow Sunvalley Mall and certain other City of Concord commercial properties to be included in the Pleasant Hill Landscaping and Lighting Assessment District #20, Commercial Area Landscaping and Lighting. Resolution No. 15-31 for adoption. (No Fiscal Impact) Recommended by the Director of Public Works.

- c. **Approving** – appropriation of funds from the Police Department’s Operating Budget in the amount of \$44,252 for the sole-source purchase of less-lethal extended impact weapons from Sage Ordnance Systems Group. (General Fund) Recommended by the Chief of Police.
  - d. **Approving** – the annual review and update of the City’s Investment Policy to ensure compliance with the provisions of the California Government Code governing investment of public funds. Staff is proposing three modifications to the Investment policy as recommended by the City’s investment advisor, Public Financial Management (PFM), and supported by the City’s Treasurer and the City’s Director of Finance. (No Fiscal Impact) Recommended by Director of Finance.
  - e. **Approving** – an Amendment to the Professional Services Agreement with Thor, Inc. in the amount of \$57,000 for a total not-to-exceed amount of \$177,000 in the initial term, and authorizing the City Manager to execute the Amendment. (General Funds) Recommended by the Director of Information Technology.
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4. **CITY COUNCIL CONSIDERATION ITEM:**

- a. **Considering** – the City of Concord 2015 Drought Strategy. **Report by Director of Public Works, Justin Ezell.**

**Staff recommendation: Hear the report, take public testimony, consider the information, and provide direction to staff.**

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5. **CITY COUNCIL PUBLIC HEARING:**

- a. **Landscape and Lighting Maintenance Districts** – confirming the assessment diagrams and levying the annual assessments for Fiscal Year 2015-16 related to the following landscape and lighting maintenance districts. (Funded by Landscape and Lighting Assessment Districts) **Report by David Boatwright, Senior Administrative Analyst.**
  - 1) Confirming the Assessment Diagram and Levy of Assessments for the Downtown Landscape Maintenance District for Fiscal Year 2015-16. Resolution No. 15-33 for adoption.
  - 2) Confirming the Assessment Diagram and Levy of Assessments for the Pine Hollow Estates Landscape and Lighting Maintenance District for Fiscal Year 2015-16. Resolution No. 15-34 for adoption.

- 3) Confirming the Assessment Diagram and Levy of Assessments for the Landscaping and Lighting Maintenance District No. 3 for Fiscal Year 2015-16. Resolution No. 15-35 for adoption.
- 4) Confirming the Assessment Diagram and Levy of Assessments for the Citywide Street Lighting Assessment District for Fiscal Year 2015-16. Resolution No. 15-36 for adoption.

**Staff Recommendation: Hear the report; take public testimony; adopt Resolution Nos. 15-33, 15-34, 15-35, and 15-36 confirming the assessment diagrams and levying the annual assessments for 2015-16.**

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**CITY COUNCIL SITTING  
AS THE LOCAL REUSE AUTHORITY**

**6. LOCAL REUSE AUTHORITY CONSENT ITEM:**

- a. **Approving** – an amendment to the Master Agreement for Professional Services associated with preparation of site wide permits for sensitive habitat and species on the Concord Naval Weapons Station with H.T. Harvey & Associates (HTH), not to exceed \$15,000. Total funding since 2009 is \$436,593. Recommended by the Local Reuse Authority Executive Director.

**7. LOCAL REUSE AUTHORITY CONSIDERATION ITEM:**

- a. **Considering and approving** – Agreements to Negotiate between Catellus Development Corporation and the City of Concord Local Reuse Authority and Lennar Concord, LLC and the City of Concord Local Reuse Authority. **Report by Mike Wright, Executive Director, Local Reuse Authority.**

**Staff Recommendation: Hear the report; take public testimony; approve the final Agreement to Negotiate between Catellus Development Corporation and the City of Concord Local Reuse Authority and Lennar Concord, LLC and the City of Concord Local Reuse Authority; and authorize the City Manager to execute the Agreements.**

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**CITY COUNCIL SITTING  
AS THE CONCORD/PLEASANT HILL  
HEALTH CARE DISTRICT**

**8. CONCORD/PLEASANT HILL HEALTH CARE DISTRICT CONSIDERATION  
ITEM:**

- a. **Consideration** – of the appointment of Councilmember Helix to serve on the John Muir/Mt. Diablo Community Health Fund Board. (No Fiscal Impact) **Report by Joelle Fockler, City Clerk.**

**Staff Recommendation: Appoint Councilmember Helix to serve on the John Muir/Mt. Diablo Community Health Fund Board until December 31, 2016.**

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9. **CORRESPONDENCE** – City Council correspondence not selectively included in the following list is available for inspection during normal business hours by contacting the City Clerk at 671-3390.

10. **PUBLIC COMMENTS ON PRESENTATION ITEMS**

11. **CLOSED SESSION REPORTS**

12. **COUNCIL AND STAFF REPORTS**

13. **ADJOURNMENT**

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**NOTICE**

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting (Policy and Procedure No. 2, Section 4.24). For information on the next regular or special City Council meeting, please call (925) 671-3390.

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**NEXT REGULAR CITY COUNCIL MEETING: 6:30 p.m.; Tuesday, June 2, 2015**

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**CLOSED SESSION: The City Council may convene in closed session immediately prior to or at the conclusion of the above meeting. If a closed session is to be held, an agenda will be posted on the Friday prior to the meeting. For additional information regarding the closed session, contact the City Attorney's Office at 671-3160**

**NOTICE TO PUBLIC**

**SPEAKER'S CARD** - Members of the audience who wish to address the City Council are requested to complete a Speaker's Card available at the front bench. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins.

**AGENDA REPORTS** - Agenda reports are available for public viewing in a binder on the front staff desk.

**PUBLIC COMMENT PERIOD** - This is a fifteen-minute Public Comment Period for items not on this agenda, and each speaker will be limited to approximately three minutes. State law prohibits the City Council from acting at this meeting on any matter raised during the Public Comment Period.

**CONSENT CALENDAR** - Adoption of the Consent Calendar may be made by one motion of the City Council, provided that any Councilmember, individual or organization may request removal of an item from the Consent Calendar for separate consideration. If a request for removal of an item from the Consent Calendar has been received, the Mayor may defer action on the particular item and place the same on the regular agenda for consideration in any order s/he deems appropriate.

**PUBLIC HEARINGS** - Persons who wish to speak on Public Hearings listed on the agenda will be heard when the public hearing is opened, except on public hearing items previously heard and closed to public comment. After the public has commented, the item is closed to further public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency. No public hearing shall commence after 10:00 p.m. unless approved by majority vote of the City Council.

**ADA NOTICE AND HEARING IMPAIRED PROVISIONS** - The Council Chamber is equipped with Easy Listener Sound Amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the Easy Listener Phonic Ear Personal Sound Amplifier from the City Clerk for personal use during Council meetings.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3170, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

The following is a list of regular Council Committee meeting dates. Most meetings are held in the Garden Conference Room, 1950 Parkside Drive, Concord. **NOTE: Meetings are subject to change or cancellation. For latest information and committee agendas please call 671-3158.**

Committee	Chair/Member	Meeting Time
Housing & Economic Development	Helix/Leone	4 <sup>th</sup> Monday at 5:30 p.m.
Infrastructure & Franchise	Hoffmeister/Birsan	2 <sup>nd</sup> Monday at 5:30 p.m.
Recreation, Cultural Affairs & Comm. Svc.	Helix/Grayson	4 <sup>th</sup> Thursday at 5:30 p.m.
Policy Development & Internal Operations	Grayson/Hoffmeister	2 <sup>nd</sup> Thursday at 5:30 p.m.
Youth & Education	Leone/Birsan	3 <sup>rd</sup> Monday at 5:30 p.m.

Correspondence received that constitutes a public record under the Public Records Act concerning any matter on this agenda is available for inspection during normal business hours by contacting the City Clerk's office at 1950 Parkside Drive, Wing A, Concord, CA.

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**E-mail:** [cityinfo@ci.concord.ca.us](mailto:cityinfo@ci.concord.ca.us)

**Website:** [www.cityofconcord.org](http://www.cityofconcord.org)

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**MEETING RECORDS**

City Council meetings are available for viewing on the City's website, [www.cityofconcord.org](http://www.cityofconcord.org) and at the Concord Public Library. Copies of DVDs of the Council Meeting are available for purchase. Contact the City Clerk's Office at (925) 671-3390 for further information.

**TELEVISED MEETINGS**

All meetings are broadcast live on Comcast channel 28, Astound Broadband channel 29, and AT&T U-Verse channel 99. The meeting is replayed on the Wednesday following the meeting at 8:00 a.m., 2:00 p.m. and 7:00 p.m. Replays are also broadcast on Thursday, Friday and Saturday. Please check the City website, <http://www.cityofconcord.org/pdf/about/citynews/tvlistings.pdf>