

REGULAR MEETING OF THE
CONCORD CITY COUNCIL
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
DECEMBER 1, 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, December 1, 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: Mike Wright, City of Concord; Guy Bjerke, City of Concord; Alan Lee, Department of Navy, BRAC Project Office, Suheil Totah, Lennar Concord LLC; Steve Buster, Catellus Development Corporation. Under negotiation: Price and terms of payment.

The meeting recessed at 6:30 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 6:35 p.m. on Tuesday, December 1, 2015 with all Councilmembers present. Mayor Grayson presided and led the audience in the pledge to the flag. 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; Jovan Grogan, Deputy City Manager; Brian Libow, Interim City Attorney; Joelle Fockler, City Clerk; Tim McGallian, City Treasurer; Victoria Walker, Director of Community and Economic Development; Karan Reid, Director of Finance; Jeff Lewis, Director of Information Technology; Guy Swanger, Chief of Police; Justin Ezell, Director of Public Works; Leslye Asera, Community Relations Manager

MEMBERS OF THE AUDIENCE WHO ADDRESSED COUNCIL: Arturo Zuniga, Concord; Dr. Harmesh Kumar, Concord; George Fulmore, Concord; Joe Partansky, Concord; Jason Ruderman, Concord; Margaret Romiti, Concord Police Department; Sgt. Kristin Coupar, Concord Police Department

PUBLIC COMMENT PERIOD

Arturo Zuniga, Concord, spoke of the homeless person who recently passed away and how he is trying to help homeless by donating blankets, jackets, food, etc.

Dr. Harmesh Kumar, Concord, spoke of public perception of the police department and implementing a police commission to monitor the police department to improve the public's perception of the police department.

George Fulmore, Concord, presented the Council an article on the concept of placemaking, spoke of his opposition of installing bathrooms at Ellis Lake Park, and spoke of installing a play structure at Meadow Homes Park.

Joe Partansky, Concord, presented Council with a public records act request reply by Chief Swanger about officer-involved shootings involving civilians in 2010, a flyer regarding the 41st Annual Conference of Forensic Mental Health Association of California, and a flyer regarding Proposition 47 Progress Report, and spoke of posting articles written by City staff, including the Chief of Police, on the City of Concord website.

Jason Ruderman, Concord, spoke of the need for traffic calming at Willow Pass Road and Salvio Street.

Margaret Romiti and Sg. Kristin Coupar, Concord Police Department, acknowledged Chaplain Tim Grayson for his 8 ½ years of service with the Concord Police Department.

PRESENTATIONS – None

ANNOUNCEMENTS

Mayor Grayson formed an ad hoc committee to discuss project labor agreements and project stabilization agreements and appointed Councilmember Helix as Chair and himself as member of the committee.

REORGANIZATION
PROCEEDINGS

WELCOME AND INTRODUCTIONS

Mayor Grayson welcomed Lindy Lavender from Supervisor Mitchoff's office and George Escutia from Senator Glazer's office.

PRESENTATION - Mayor's Community Service Award

Mayor Grayson presented Sandra Scherer, Monument Crisis Center, with the 2015 Mayor's Community Service Award.

NOMINATION OF VICE MAYOR

Motion was made by Helix and seconded by Hoffmeister to nominate Ron Leone for Vice Mayor. Motion passed by unanimous vote of the Council.

NOMINATION OF MAYOR

Motion was made by Helix and seconded by Leone to nominate Laura Hoffmeister for Mayor. Motion passed by the following vote of the Council:

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

ADOPTION OF RESOLUTION NO. 15-70– Designation of Mayor and Vice Mayor

Motion was made by Helix and seconded by Birsan to adopt Resolution No. 15-70 entitled, "A RESOLUTION DESIGNATING LAURA M. HOFFMEISTER AS MAYOR AND RONALD E. LEONE AS VICE MAYOR FOR THE CITY OF CONCORD." Motion passed by unanimous vote of the Council.

PRESENTATION TO OUTGOING MAYOR GRAYSON

Mayor Hoffmeister presented outgoing Mayor Grayson with gifts from the City Council.

COMMENTS BY OUTGOING MAYOR GRAYSON

Outgoing Mayor Grayson made comments regarding his term as Mayor.

CONFIRMATION OF LOCAL REUSE AUTHORITY REORGANIZATION

Motion was made by Helix and seconded by Birsan to confirm designation of Mayor Hoffmeister and Vice Mayor Leone to serve as the new Local Reuse Authority Chair and Vice Chair respectively as authorized by Local Reuse Authority Resolution No. 06-1 adopted January 10, 2006. Motion passed by unanimous vote of the Council.

COMMENTS

City Treasurer McGallian and Mayor Hoffmeister each made comments thanking their colleagues and staff for support and expressing pleasure in having the opportunity to serve the citizens.

COUNCIL AND STAFF REPORTS

Mayor Hoffmeister invited the audience and listening public to join her in celebration at Roberto's Grill.

By order of the Mayor, the meeting was adjourned at 7:50 p.m.

LAURA M. HOFFMEISTER
MAYOR

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, DECEMBER 8, 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, December 8, 2015, with Mayor Hoffmeister presiding. All Councilmembers were present. The meeting was recessed and immediately reconvened in a closed session to confer with Legal Counsel pursuant to confer with labor negotiators pursuant to Government Code Section 54957.6. City Negotiators: Valerie Barone, City Manager; Kay Winer, Interim Director of Human Resources - Negotiations; 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 recessed at 7 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 7:30 p.m. on Tuesday, December 8, 2015, with Mayor Hoffmeister presiding. The pledge of allegiance was led by Vice Mayor Leone. 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; Brian Libow, Interim City
Attorney; Joelle Fockler, City Clerk; Jovan Grogan,
Deputy City Manager; Guy Bjerke, Local Reuse
Authority Executive Director; Jeff Lewis, Director of
Information Technology; Joan Carrico, Director of Parks
and Recreation; Victoria Walker, Director of Community
and Economic Development; Justin Ezell, Director of
Public Works; Karan Reid, Director of Finance; Ray
Kuzbari, Transportation Manager; Mario Camorongan,
Senior Civil Engineer; Mark Migliore, Associate Civil
Engineer; Kevin Marstall, Senior Civil Engineer; Steve
Voorhies, Parks Manager; Leslye Asera, Community
Relations Manager

MEMBERS OF THE PUBLIC
WHO ADDRESSED THE COUNCIL: Paul Poston, Concord; George Fulmore; Concord; Hope
Johnson, Concord; Joe Partansky, Concord

PUBLIC COMMENT PERIOD

Paul Poston, Concord, spoke of drivers cutting the corner at Farm Bureau Road and Chestnut Avenue, and asked if anything could be done to discourage the hazardous behavior.

George Fulmore, Concord, spoke of his involvement with the Monument Corridor area, commented that the graffiti removal and pot hole repair reporting system is working well, and requested play structures at Meadow Homes Park.

PRESENTATIONS

FAMILY JUSTICE CENTER

Mayor Hoffmeister introduced Susun Kim, Family Justice Center, who provided an update on the Concord Family Justice Center.

CONCORD TOURISM IMPROVEMENT DISTRICT

Mayor Hoffmeister introduced Jack Hlavac, Chair of the Concord Tourism Improvement District, who provided an update on the Concord Tourism Improvement District's activities for 2014/2015.

ANNOUNCEMENTS - none.

CITY COUNCIL
MATTERS

APPROVAL OF MINUTES

Motion was made by Helix and seconded by Grayson to approve the minutes from the meetings of November 10 and November 17, 2015. Motion passed by unanimous vote of the Council.

RESOLUTION NO. 15-73 – Bay Area Air Quality Management District EV Charging Demonstration Program Grant

Motion was made by Helix and seconded by Grayson to adopt Resolution No. 15-73 entitled, "A RESOLUTION AUTHORIZING THE APPLICATION FOR BAY AREA AIR QUALITY MANAGEMENT DISTRICT EV CHARGER DEMONSTRATION PROGRAM GRANT FUNDS." Motion passed by unanimous vote of the Council.

AMENDMENT TO AGREEMENT – NEKO Industries, Inc.

Motion was made by Helix and seconded by Grayson to extend the current agreement between the City of Concord and NEKO Industries, Inc. to complete work on the City's Electronic Document Management System (EDMS), and authorize the City Manager to execute the amendment. Motion passed by unanimous vote of the Council.

AMENDMENT FOR BUSINESS LICENSE SOFTWARE – HdL Software LLC

Motion was made by Helix and seconded by Grayson to approve an amendment for business license software with HdL Software LLC for an amount not to exceed \$23,500, and authorize the City Manager to execute the amendment. Motion passed by unanimous vote of the Council.

CONTRACT CHANGE ORDER NO. 5 – Farm Bureau Road Safe Routes to School Improvements – Project No. 2251

Motion was made by Helix and seconded by Grayson to approve Contract Change Order No. 5 and a related budget transfer in the amount of \$37,926.75 for the Farm Bureau Road Safe Routes to School Improvements, Project No. 2251. Motion passed by unanimous vote of the Council.

RESOLUTION NO. 15-71 – Final Map for Subdivision 9163, Chestnut Grove

Motion was made by Helix and seconded by Grayson to approve Resolution No. 15-71 entitled, "A RESOLUTION APPROVING THE FINAL MAP FOR TRACT 9163, CHESTNUT GROVE SUBDIVISION, ASSESSOR'S PARCEL NO. 114-290-005; APPROVING THE STREET NAME; AND APPROVING THE SUBDIVISION IMPROVEMENT AGREEMENT AND THE STORMWATER MAINTENANCE AGREEMENT." Motion passed by unanimous vote of the Council.

AMENDING ADMINISTRATIVE AGREEMENT – Bartel Associates, LLC

Motion was made by Helix and seconded by Grayson to amend the current administrative agreement between the City of Concord and Bartel Associates, LLC, and appropriating funds in the amount of \$45,000 to provide for additional financial studies relating to the City's other post-employment benefit, and authorize the City Manager to execute the amendment. Motion passed by unanimous vote of the Council.

AGREEMENT TO PROVIDE MAINTENANCE SERVICES AT DIABLO CREEK GOLF COURSE – Valley Crest Golf Course Maintenance, Inc.

Motion was made by Helix and seconded by Grayson to approve an agreement with Valley Crest Golf Course Maintenance, Inc. in the amount of \$965,000 to provide maintenance services as Diablo Creek Golf Course, and authorize the City Manager to execute the agreement. Motion passed by unanimous vote of the Council.

RESOLUTION NO. 15-72 – Eden Housing

Motion was made by Helix and seconded by Grayson to adopt Resolution No. 15-72 entitled, "A RESOLUTION ACKNOWLEDGING THAT THE COUNTY OF CONTRA COSTA WILL ASSIST IN THE FINANCING OF VARIOUS MULTI FAMILY RESIDENTIAL RENTAL HOUSING FACILITIES." Motion passed by unanimous vote of the Council.

RESOLUTION NO. 15-74 – Eden Housing

Motion was made by Helix and seconded by Grayson to adopt Resolution No. 15-74 entitled, "A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A LOAN AGREEMENT WITH EDEN HOUSING TO FUND REPAIR AND REHABILITATION AT 1121 AND 1140 VIRGINIA LANE, CONCORD." Motion passed by unanimous vote of the Council.

CONTRACT CHANGE ORDERS – Clayton Road/Treat Boulevard Intersection Capacity Improvements Project (Project No. 2144)

Motion was made by Helix and seconded by Grayson to authorize the City Manager to execute contract change orders in amounts not to exceed \$84,000 for the Clayton Road/Treat Boulevard Intersection Capacity Improvements Project, Project No. 2144. Motion passed by unanimous vote of the Council.

AGREEMENT TO PROVIDE MARKETING AND PUBLIC RELATIONS SERVICES – AMF Media Group

This item was pulled from the Consent Calendar by Concord resident Hope Johnson who requested that the public receive frequent updates on media purchases.

Motion was made by Grayson and seconded by Helix to authorize the City Manager to enter into an agreement with AMF Media Group to provide marketing and public relations services in support of the City's Economic Development Program in the amount of \$90,000, authorize the expenditure of future media purchase in the amount of \$80,000 for an eight month period, and authorize the City Manager to execute the agreement. Motion passed by unanimous vote of the Council.

REAPPOINTMENT TO THE CONTRA COSTA MOSQUITO AND VECTOR CONTROL DISTRICT – Perry Carlston

This item was pulled from the Consent Calendar by Concord resident Joe Partansky who requested updates by the Contra Costa Mosquito and Vector Control District at Council meetings and on the City of Concord website.

Motion was made by Helix and seconded by Grayson to reappoint Perry Carlston to serve as the City of Concord's representative to the Contra Costa Mosquito and Vector Control District Board of Directors for a four-year term ending December 31, 2019. Motion passed by unanimous vote of the Council.

APPROVAL OF WORK PROPOSAL – DESIGN SERVICES FOR CAPITAL IMPROVEMENT PROJECT NO. TIP-1612 – Kimley-Horn and Associates

This item was pulled from the Consent Calendar by Concord resident Paul Poston who requested clarification on the scope of work for the project.

Motion was made by Grayson and seconded by Leone to approve the work proposal from Kimley-Horn and Associates and authorize staff to direct traffic consultant Kimley-Horn and Associates to proceed with design services for operational improvements on parallel arterials adjacent to Interstate 680 and State Route 242 in the City of Concord (Capital Improvement Program Project No. TIP-1612), and find the project categorically exempt under the California Environmental Quality Act (CEQA). Motion passed by unanimous vote of the Council.

APPOINTMENT TO THE CITY OF CONCORD PLANNING COMMISSION

Following Councilmembers ballot vote, a motion was made by Leone and seconded by Birsan to appoint Raymond Barbour to the City of Concord Planning Commission for a term ending February 28, 2017. Motion passed by unanimous vote of the Council.

ORDINANCE NO. 15-8 – Development Code Update

Motion was made by Helix and seconded by Grayson to adopt Ordinance No. 15-8 entitled, "AN ORDINANCE AMENDING THE CONCORD MUNICIPAL CODE, TITLE 18, DEVELOPMENT CODE, CHAPTERS 18.20.020 (USE CLASSIFICATIONS), 18.40.020 (SMALL RESIDENTIAL CARE FACILITIES), 18.200.130 (MECHANICAL AND ELECTRONIC GAMES), 18.415.100 (DECISIONS AND FINDINGS), 18.505.020 (TIME LIMITS AND EXTENSIONS), AND 18.540.090 (LIMITATION OF ACTIONS)" by reading of the title only and waiving the reading. Motion passed by unanimous vote of the Council.

The Council reconvened as the Local Reuse Authority.

LOCAL REUSE AUTHORITY
MATTERS

AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT – Ebbin Moser + Skaggs, L.L.P

Motion was made by Helix and seconded by Grayson to approve an amendment to the professional services agreement for special legal services with Ebbin Moser + Skaggs, L.L.P. in the amount of \$50,000 in connection with development of a natural resource conservation strategy and site wide resource permits for the Concord Reuse Project Area Plan, and authorize the City Manager to execute the amendment. Motion passed by unanimous vote of the Authority.

The Local Reuse Authority reconvened as the Concord City Council.

CORRESPONDENCE

- a. November 12, 2015 letter from Mayor Grayson to BART regarding schedule changes.
- b. Certificate from Contra Costa County Board of Supervisors adjourning the October 13, 2015, Board of Supervisors meeting in the memory of Concord City Attorney Mark Coon.
- c. Certificate from Contra Costa County Board of Supervisors adjourning the October 20, 2015, Board of Supervisors Meeting in the memory of former Concord Mayor Bill Shinn.
- d. Handout on Family Justice Center presented by Susun Kim.
- e. Handout on Concord Tourism Improvement District presented by Jack Hlavac
- f. Memorandum to Mayor Laura Hoffmeister from George Fulmore dated December 4, 2015.
- g. Photo of a play structure submitted by George Fulmore.

PUBLIC COMMENTS ON PRESENTATION ITEMS – none.

CLOSED SESSION REPORTS – none.

COUNCIL AND STAFF REPORTS

Mayor Hoffmeister announced her appointments of Councilmembers to serve on Council Standing Committees and City Representatives to External Agencies for terms ending December 2016.

Standing Committee appointments made:

Committee	Chair	Member
Policy Development & Internal Operations	Hoffmeister	Leone
Infrastructure and Franchise	Helix	Birsan
Housing and Economic Development	Leone	Helix
Recreation, Cultural Affairs & Community Services	Grayson	Hoffmeister
Youth and Education	Birsan	Grayson

City Representatives to External Agencies:

Organization	Member	Alternate
Association of Bay Area Governments (ABAG) General Assembly	Grayson	Helix
Central Contra Costa Transit Authority (The County Connection)	Hoffmeister	Leone
East Bay Division of League of CA Cities Board of Directors	Leone	Grayson
Transportation Partnership and Cooperation Regional Committee (TRANSPAC)	Leone	Grayson
Citizen Corps Community Emergency Response Team (CERT)	Grayson	Helix
Central County Literacy Coalition	Birsan	Hoffmeister

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 9:04 p.m. in memory of all soldiers who lost their lives on December 7, 1941, all soldiers who have lost their lives since, and all soldiers who are still with us who served at that time.

LAURA M. HOFFMEISTER
MAYOR

JOELLE FOCKLER, CMC
CITY CLERK

SPECIAL MEETING OF THE
CONCORD CITY COUNCIL
CITY COUNCIL CONFERENCE ROOM
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
TUESDAY, DECEMBER 22, 2015

The Concord City Council met in a special meeting on Tuesday, December 22, 2015, at 5:30 p.m. in the City Council Conference Room of Wing A at 1950 Parkside Drive with Mayor Hoffmeister presiding. Councilmember Helix was absent, and there was no public comment. The meeting recessed and immediately reconvened in a closed session pursuant to Government Code Section 54957(b)(1), Public Employee Appointment, Title: Human Resources Director, and to confer with labor negotiators pursuant to Government Code Section 54957.6. City Negotiators: Valerie Barone, City Manager; Kay Winer, Interim Director of Human Resources – Negotiations; Charles Sakai, Esq. and Don Turko, 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 7:15 p.m.

LAURA M. HOFFMEISTER
MAYOR

JOELLE FOCKLER, CMC
CITY CLERK