

COUNCILMEMBERS

Laura M. Hoffmeister, Mayor
Edi E. Birsan, Vice Mayor
Ronald E. Leone
Timothy A. McGallian
Carlyn S. Obringer

Civic Center
1950 Parkside Drive
Concord, CA 94519
www.cityofconcord.org



**ANNOTATED AGENDA
Regular Meeting of the
Concord City Council/City
Council Sitting as the
Local Reuse Authority**

Tuesday,
November 28, 2017

6:00 p.m. - Closed Session
7:00 p.m. - Open Session

Closed Session
City Council Conference
Room
1950 Parkside Drive

Open Session
Council Chamber
1950 Parkside Drive

Information for the public on participation at Council meetings can be found on the back of the Speaker Identification Card located near the Council Chamber entrance. Should you have any questions after consulting the Speaker Identification Card, please contact the City Clerk prior to the Council meeting.

AGENDIZED ITEMS – The public is entitled to address the City Council on items appearing on the agenda before or during the City Council’s consideration of that item. Each speaker will be limited to approximately three minutes.

CLOSED SESSION

1. OPENING

Roll Call – all present

2. PUBLIC COMMENT – none

3. CLOSED SESSION

- a. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of

Government Code Section 54956.9: Two potential cases.

ACTION: Closed Session held.

4. RECESS TO OPEN SESSION

5. OPENING

Roll Call – all present

Pledge to the Flag – Vice Mayor Birsan

6. PUBLIC COMMENT PERIOD

This is a fifteen minute Public Comment Period for items within the City Council's subject matter jurisdiction that are not on this agenda. 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.

Florence Weiss, Downtown Program Manager, presented Micah Anum a certificate for his prize winning design for the 2017 Holiday Pin and announced the annual Mayor's Sing-Along and Official Tree Lighting at Todos Santos Plaza in downtown Concord on December 3.

Natalie, stated that the City was in violation of the Brown Act because the meetings of the Parks, Recreation and Open Space Commission are periodically cancelled.

Moses Sullivan, Concord, stated that he felt that the Council safety was compromised at the last meeting, felt that there should be better safety enforcement at Council meetings, and spoke in opposition to recreational marijuana.

Eric Haynes, Concord, spoke in favor of apprenticeship programs and a Project Labor Agreement for the Concord Naval Weapons Station Project.

Jasmine Ramirez, Concord, spoke in support of opening a shelter in Concord for the homeless population and in support of an adding services for drug and alcohol recovery.

Alan Smith and Tommy Smith, Representatives to the Contra Costa Library Commission, presented the Concord Library Annual Report and spoke of the successes of the library in 2016, and explained the Project Second Chance Program.

Kat Castro, Concord, spoke in opposition to the cellular towers proposed for the Orchard neighborhood.

Dan Torres, spoke in favor of a Project Labor Agreement and apprenticeship programs for the Concord Naval Weapons Station Project.

George Fulmore, Concord, spoke of rents in Concord, reminded the public it was the open enrollment period for Covered California, and spoke in support of the 211 program for homelessness.

7. PRESENTATIONS

- a. **Presentation** – by Karalee Browne, Sustainability Program Manager, Institute for Local Government, presenting a 2017 Gold Sustainable Best Practices Spotlight Award to the City of Concord. **Introduction by Michael Cass, Principal Planner.**

ACTION: Presentation made.

- b. **Presentation** – by Guy Bjerke, Director of Community Reuse Planning, on the status of the Community Reuse Project. **Introduction by Mayor Hoffmeister.**

ACTION: Presentation made.

8. ANNOUNCEMENTS – none.

9. CITY COUNCIL CONSENT CALENDAR

The public is entitled to address the City Council/Local Reuse Authority (LRA) on items appearing on the Consent Calendar before or during the City Council's/LRA's consideration of the Consent Calendar. Adoption of the Consent Calendar may be made by one motion of the City Council/LRA, 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.

- a. **Considering** – approval of the minutes from the meetings of September 5, November 5, and November 14, 2017. Recommended by the City Clerk.

ACTION: Meetings minutes from September 5, November 5, and November 14, 2017, adopted.

- b. **Considering** – adoption of Resolution No. 17-81 accepting and appropriating grant funding from the California Office of Traffic Safety in the amount of \$212,000 for select traffic enforcement and appropriation of funds and approval for use for the City's Selective Traffic Enforcement Program. Recommended by the Chief of Police.

ACTION: Resolution No. 17-81 adopted.

- c. **Considering** – acceptance of improvements for the Traffic Signal and Related Improvements at Various Locations Project, Project Nos. 2285 and 2293, that included the installation of new traffic signals at the following three intersections: Treat Boulevard/San Miguel Road, Oak Grove Road/Smith Lane,

and Oak Grove Road/Sierra Road; as well as modification of 10 existing traffic signals at the following intersections: Willow Pass Road/Sixth Street, Willow Pass Road/Parkside Drive, Willow Pass Road/Grant Street, Willow Pass Road/Galindo Street, Concord Boulevard/West Street, Concord Boulevard/Clayton Way, Concord Boulevard/Farm Bureau Road, Concord Boulevard/Sixth Street, East Street/Salvio Street, and Market Street/Fry Way; and directing the City Clerk to file a Notice of Completion. Recommended by the Director of Community and Economic Development.

ACTION: Improvements for the Traffic Signal and Related Improvements at Various Locations Project, Project Nos. 2285 and 2293, that included the installation of new traffic signals at the following three intersections: Treat Boulevard/San Miguel Road, Oak Grove Road/Smith Lane, and Oak Grove Road/Sierra Road; as well as modification of 10 existing traffic signals at the following intersections: Willow Pass Road/Sixth Street, Willow Pass Road/Parkside Drive, Willow Pass Road/Grant Street, Willow Pass Road/Galindo Street, Concord Boulevard/West Street, Concord Boulevard/Clayton Way, Concord Boulevard/Farm Bureau Road, Concord Boulevard/Sixth Street, East Street/Salvio Street, and Market Street/Fry Way accepted; and City Clerk directed to file a Notice of Completion.

LOCAL REUSE AUTHORITY CONSENT CALENDAR

- d. **Considering** – approval of a Service Agreement with Willis Towers and Watson as insurance brokers for the purpose of securing appropriate environmental insurance to manage the risk and to protect the Local Reuse Authority/City in agreements associated with the property transfers at the former Concord Naval Weapons Station (CNWS); and authorize the Executive Director of the Local Reuse Authority to execute the agreement, subject to approval of the City Attorney. (Funding will be provided by the insurance provider.) Recommended by the Director of Community Reuse Planning.

ACTION: Service Agreement with Willis Towers and Watson as insurance brokers for the purpose of securing appropriate environmental insurance to manage the risk and to protect the Local Reuse Authority/City in agreements associated with the property transfers at the former Concord Naval Weapons Station (CNWS) approved; and Executive Director of the Local Reuse Authority to authorized to execute the agreement, subject to approval of the City Attorney.

10. CITY COUNCIL CONSIDERATION ITEM

The public is entitled to address the City Council on items appearing on the agenda before or during the City Council's consideration of that item. Each speaker will be limited to approximately three minutes.

- a. **Considering** – adoption of a Policy and Procedure titled “Disaster Procurement During a Proclaimed Emergency or Disaster.” **Report by Debbie Wellnitz, Purchasing Manager.**

ACTION: Policy and Procedure entitled “Disaster Procurement During a Proclaimed Emergency or Disaster,” adopted.

- b. **Considering** – approval of revisions to City Policy and Procedure No. 34, Business Meeting Attendance and Travel – Authorization and Reimbursement of Expenses. **Report by Suzanne McDonald, Financial Operations Manager.**

ACTION: Revisions to Policy and Procedure No. 34 approved.

- c. **Considering** – a work plan to (1) define the opportunities and priorities for establishing a university at the former Concord Naval Weapons Station campus district and (2) develop a roadmap for achieving the goal. **Report by Kathleen Salguero Trepa, Assistant City Manager.**

ACTION: Proposed work plan to promote the development of the campus district at the former Concord Naval Weapons station approved.

11. CITY COUNCIL PUBLIC HEARING

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 level for discussion and action. Further comment from the audience will not be received unless requested by the Council. No public hearing shall commence after 10 p.m. unless approved by majority vote of the City Council.

- a. **Considering** – adoption of Resolution No. 17-76 accepting the Concord Tourism Improvement District's 2017-18 Annual Report and adoption of Resolution No. 17-77 declaring results of majority protest proceedings and renewing the Concord Tourism Improvement District. **This item is continued from the October 24, 2017, City Council meeting. Report by John Montagh, Economic Development Manager.**

ACTION: Report heard, testimony given and Resolution Nos. 17-76 and 17-77 adopted.

- b. **Considering** – adoption of Resolution No. 17-6042.5 updating the processing fees and charges for wireless communications facilities applications. **Report by Michael P. Cass, Principal Planner.**

CEQA: Not a “project” under CEQA Guidelines 15060(c)(2) and 15378; in the alternative, is exempt pursuant to Section 15061(b)(3).

ACTION: Report heard, opportunity for testimony given and Resolution No. 17-6042.5 adopted.

12. CORRESPONDENCE

Correspondence received at the City Council meeting will be listed here on the Annotated Agenda.

- a. Concord Library Annual 2016 Report
- b. City of Concord Sustainability Best Practices Activities – Institute for Local Government
- c. Disaster Procurement during a Proclaimed Emergency PowerPoint Presentation
- d. Visit Concord 2017-18 Annual Report PowerPoint Presentation
- e. Wireless Fees PowerPoint Presentation

13. REPORTS AND ANNOUNCEMENTS

Closed Session Announcements – **none.**

City Manager or Staff Reports – **none.**

Council Reports

- a. **Considering** – the formation of a Council Ad Hoc Committee for the period of one year to discuss and review Concord/Pittsburg border issues related to the potential adoption of the Reuse Project Specific Plan and consideration of the annexation and potential approval of land use entitlements for the Faria Ranch Project. **Report by Mayor Hoffmeister.**

ACTION: Council Ad Hoc Committee for the period of one year to discuss and review Concord/Pittsburg border issues related to the potential adoption of the Reuse Project Specific Plan and consideration of the annexation and potential approval of land use entitlements for the Faria Ranch Project formed; Councilmember Obringer and Mayor Hoffmeister appointed.

Councilmember Obringer informed the public of the Citywide Clean-Up Day on December 2, 2017 and requested the housing allocation issue come back to the Council for further discussion and give better direction to staff. There was a consensus of the Council to bring the housing allocation item back to a future council meeting.

Councilmember Leone shared concern over the City not having zoning control over an area near the airport and another near Highway 4 that are unincorporated and he would like to look into the possibility of incorporating the areas. Mayor Hoffmeister asked if some research could

be done on those two areas. City Manager Barone said yes, staff could do some research. Councilmember Leone additionally asked for information regarding the tidal area.

14. ADJOURNMENT – at 9:55 p.m. in memory of Dr. Steven Wolf

Next Meeting: Regular Meeting
 Date: 12/5/2017 - 6:30 PM

ADA NOTICE AND HEARING IMPAIRED PROVISIONS - The Council Chamber is equipped with a T-Coil Hearing Loop. This system allows “T” coil reception of the audio proceedings. Please switch your hearing aid or cochlear device to the “T”, “T” Coil or telephone position. If you would like better audio reception, a loop receiver that picks up the audio loop is available from the City Clerk.

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) 671-3031, 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
Policy Development & Internal Operations	Hoffmeister/Birsan	2 nd Wednesday at 6:00 p.m.
Housing & Economic Development	Leone/Obringer	4 th Monday at 5:30 p.m.
Infrastructure & Franchise	Birsan/Hoffmeister	2 nd Monday at 5:30 p.m.
Recreation, Cultural Affairs & Comm. Svc.	Obringer/McGallian	3 rd Wednesday at 5:30 p.m.
Youth & Education	McGallian/Leone	3 rd Monday at 5:30 p.m.