

Please note Open Session Start
Time – 7:00 p.m.

COUNCILMEMBERS

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

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,
January 23, 2018

6:00 p.m. - Closed Session
7:00 p.m. - 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 REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8
Property: Area within Concord Community Reuse Plan
Agency negotiators: Valerie Barone, City Manager; Guy Bjerke, Director of Community Reuse Planning

Negotiating parties: Alan Lee, Department of the Navy
Under negotiation: Price, Terms of Payment

ACTION: Closed session held.

4. RECESS TO OPEN SESSION

5. OPENING

Roll Call – all present

Pledge to the Flag – Vice Mayor Obringer

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.

Chris Helbush, Concord, spoke on behalf of IBEW in favor of a project labor agreement on the Naval Weapons Station project.

Mike Hansen, Concord, spoke in favor of a project labor agreement on the Naval Weapons Station project.

Kevin Bartosek, Concord, spoke in favor of a project labor agreement on the Naval Weapons Station project.

Tom Hansen, IBEW 302, spoke in favor of a project labor agreement on the Naval Weapons Station project.

Harmesh Kumar, Concord, spoke of local funding, local jobs, and local income.

Harmony Castiglione, Concord, spoke about the Concord High Theatre Arts program's desire to raise money for their spring performance of Grease.

Ksenia Levenkova, Concord, requested a police substation in the Monument area and spoke of the conditions at the Shamrock Condominiums.

Anne Murray, Concord, requested a police substation in the Monument area.

George Fulmore, Concord, requested a police substation and community center in the Monument area, and spoke in support of a Monument to downtown shuttle.

Ambika Gunapathy and service dog Timber, Concord, spoke of being homeless and having nowhere to shower.

7. **PRESENTATIONS – none**

8. **ANNOUNCEMENTS – none**

9. **CITY COUNCIL CONSENT CALENDAR**

The public is entitled to address the City Council on items appearing on the Consent Calendar before or during the City Council's consideration of the 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.

- a. **Considering** – approval of the minutes from the meetings of December 5, and 12, 2017, and January 2, 2018. Recommended by the City Clerk.

ACTION: Minutes from the meetings of December 5 and 12, 2017, and January 2, 2018, approved.

- b. **Considering** – adoption of Resolution No. 18-5 accepting Public Improvements for Tract 9163, Chestnut Grove Subdivision, and releasing the obligation of the bonds posted with the Subdivision Agreement. Recommended by the Director of Community and Economic Development.

ACTION: Resolution No. 18-5 adopted.

- c. **Considering** – acceptance of Public Improvements for Tract 9383, La Vista Villas Subdivision, and releasing the obligation of the bonds posted with the Subdivision Agreement. Recommended by the Director of Community and Economic Development.

ACTION: Resolution No. 18-4 adopted.

- d. **Considering** – acceptance of improvements for Citywide Accessibility Improvements #3, Project No. 2357; and directing the City Clerk to file a Notice of Completion. Recommended by the Director of Community and Economic Development.

ACTION: Improvements for Citywide Accessibility Improvements #3, Project No. 2357 accepted; City Clerk directed to file a Notice of Completion.

- e. **Considering** – \$500,000 of additional funding to Eden Housing for the Virginia Lane (1140 & 1121 Virginia Lane) Affordable Housing Rehabilitation Project; and authorize staff to execute all documents necessary to complete this transaction. Recommended by the Director of Community and Economic Development.

ACTION: \$500,000 of additional funding to Eden Housing for the Virginia Lane (1140 & 1121 Virginia Lane) Affordable Housing Rehabilitation Project approved; staff authorized to execute all documents necessary to complete the transaction.

- f. **Considering** – adoption of Resolution No. 18-1 accepting and appropriating grant funding from Kaiser Permanente Community Benefit Program in the amount of \$10,000 for Ellis Lake Park Health and Fitness Activities; and authorizing the City Manager to execute the grant agreement. Recommended by the Director of Parks and Recreation.

This item was pulled from the Council Consent Calendar by Concord resident George Fulmore.

ACTION: Resolution No. 18-1 adopted.

- g. **Considering** – adoption of Resolution No. 18-6 approving the Final Map for Subdivision 9305, 1561 Pine Street (Assessor's Parcel Number 128-010-079); approving the Subdivision Improvement Agreement for the subdivision; and authorizing the City Manager to execute the Agreement. Recommended by the Director of Community and Economic Development.

ACTION: Resolution No. 18-6 adopted.

- h. **Considering** – reappointing Roseanne Nieto as the City of Concord representative on the Contra Costa Transportation Authority - Citizen Advisory Committee. Recommended by the Mayor.

This item was pulled from the Council Consent Calendar by Concord resident Hope Johnson.

ACTION: Roseanne Nieto reappointed as the City of Concord representative on the Contra Costa Transportation Authority - Citizen Advisory Committee.

- i. **Considering** – modifying the review process of the Master Developer selection process for the US Coast Guard site to have the full City Council perform the review, without prior review by the City Council's Housing and Economic Development Committee. **Report by John Montagh, Economic Development Manager.**

ACTION: Review process of the Master Developer selection process for the US Coast Guard site modified to have the full City Council perform the review without prior review by the City Council's Housing and Economic Development Committee.

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** – the allocation process of the City's Affordable Housing Funds. **Report by Laura Simpson, Planning and Housing Manager.**

ACTION: Report heard; public testimony taken; and direction given to staff to issue a Notice of Fund Availability and work with the Housing and Economic Development Committee to recommend to Council what affordable housing projects to fund.

- b. **Considering** – a proposed work program to address revitalization of key commercial sites. **Report by Brian Nunnally, Business Development Manager.**

CEQA: Statutorily exempt under CEQA Guidelines Section 15262 as a project involving only feasibility or planning studies for possible future actions.

ACTION: Report heard; public testimony taken; Retail Center Revitalization Program adopted.

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. **Second public hearing** to receive input from the community on City Council Districts to be established for district-based elections, including input on criteria for boundaries, the number of districts, and a directly elected mayor. **Report by Laura Simpson, Planning Manager.**

ACTION: Report heard; discussion on districts held; public testimony taken; direction given to staff.

12. CORRESPONDENCE

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

- a. Affordable Housing Fund Allocation PowerPoint
- b. Letter and pictures submitted by Ksenia Levenkova
- c. Agenda Item No. 11.a Correspondence received
- d. Concord City Council Districting PowerPoint
- e. Retail Center Revitalization Program PowerPoint
- f. Maps submitted by Greg Colley

- g. Materials regarding Michael Wagaman submitted by Tobias Lester
- h. Map submitted by Collen Gerahty (provided to demographer to be considered when drawing the maps)

13. REPORTS AND ANNOUNCEMENTS

Closed Session Announcements – **none.**

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

Council Reports –

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

Councilmember McGallian spoke about homeless and panhandlers in the Downtown. It was the consensus of the Council to have the Chief come back and report options.

14. ADJOURNMENT – at 12:30 a.m.

Next Meeting: Special Meeting
Date: 2/5/2018 - 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 | Birsan/Obringer | 2 nd Wednesday at 5:30 p.m. |
| Housing & Economic Development | Obringer/McGallian | 4 th Monday at 5:30 p.m. |
| Infrastructure & Franchise | Hoffmeister/Leone | 2 nd Monday at 6:00 p.m. |
| Recreation, Cultural Affairs & Comm. Svc. | McGallian/Birsan | 3 rd Wednesday at 5:30 p.m. |
| Youth & Education | Leone/Hoffmeister | 3 rd Monday at 6:00 p.m. |