

SPECIAL MEETING OF THE  
CONCORD CITY COUNCIL/CITY  
COUNCIL SITTING AS THE  
LOCAL REUSE AUTHORITY  
CITY COUNCIL CHAMBER  
1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA  
WEDNESDAY, FEBRUARY 11, 2015

The Concord City Council met in a special meeting in the Council Chamber located at 1950 Parkside Drive at 6:00 p.m. on Wednesday, February 11, 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, Ron Leone, Laura Hoffmeister, Tim Grayson

COUNCILMEMBERS ABSENT: None

STAFF PRESENT: Valerie Barone, City Manager; Mark Coon, City Attorney; Joelle Fockler, City Clerk; Mike Wright, Executive Director, Local Reuse Authority; Victoria Walker, Director of Community and Economic Development; Jovan Grogan, Deputy City Manager

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Wesley Brinkman, LDS Church; Ray Barbour, Concord; Amie Fishman, Concord; Roseann Nieto, Concord; Kevin Van Buskirk, Sheetmetal Workers and Contra Costa Building Trades Council; Margaret Hanlon-Gradie, Contra Costa County Central Labor Council; Seth Adams, Concord; Joel Devalcourt, Concord; Brian Holt, EBRPD; Jamario Jackson, State Assemblywoman Bonilla's Office; Hamid Taeb, Habitat for Humanity; Delores Loague, Concord; Larry Del Carlo, Concord; Dave McGrath-Wagner, Concord; Cheryl Brown, AFSCME; Judy Barrieatos, ATU Local 1605; Dan Jameyson, Concord; Bill Donovan, Concord; Michele Waufle, Concord; Anna Rikkelman, Concord; Brian Stephens, Concord, Simone Mock, UFCW Local 5; Paul Poston, Concord; Nancy Pratt, Concord; Dan Reynolds, Concord; Hope Johnson, Concord; Ray Barbour, Concord; Neil Saxby, Concord; Beverly Ortiz, AFSCME; Janice Andrews, Concord business owner; Chuck Carpenter, Concord

PUBLIC COMMENT PERIOD

Wesley Brinkman, LDS Church, spoke about finding a service opportunity in Concord on April 25 and suggested the idea of working on some of the parks in the Clyde neighborhood; however, they were open to other projects the City might have.

Ray Barbour, Concord, spoke about the BART presentation at the Design Review Board meeting and suggested the Council suggest changing the name of the North Concord BART Station.

CITY COUNCIL SITTING  
AS THE LOCAL REUSE AUTHORITY

INTRODUCTORY PRESENTATIONS BY MASTER DEVELOPER CANDIDATES ON  
IMPLEMENTATION OF THE CONCORD REUSE PROJECT AREA PLAN

Reuse Project Director Michael Wright presented a report, referring to his memorandum dated February 11, 2015, noting that the February 10 and 11 meetings allowed the three master developer candidates an opportunity to share their vision of how to implement the Concord Reuse Area Plan that was adopted by the City Council and the community in 2012. He emphasized that this was the beginning of a five to six month conversation and no decision would be made at this time. He relayed that the City Council would make the selection of a master developer at a public hearing at the conclusion of the process, estimated for late June or early July.

Mr. Wright commented that there would be at a minimum two points for public input into the Master Developer selection process, one on March 14, a study session with each development firm, and another in April, when the evaluation board makes its recommendation to the City Council. In addition, the public would have an opportunity to comment when the Council makes its final selection of a Master Developer in June or July.

Mr. Wright reported that comments and questions on the February 10 and 11 presentations can be submitted to the City by February 24, 2015, and will be responded to in writing.

Mr. Wright then introduced the representatives from Lennar, who presented Lennar's proposal.

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

Amie Fishman, Community Coalition for a Sustainable Concord, spoke to the partnership with the City and hoped for a developer that shared their organizations vision, including the need for affordable housing.

Roseanne Nieto, Concord, spoke to being on the cusp of something new and wonderful, emphasized the good partnership with the City, and spoke to concerns about the traffic patterns.

Joel Devalcourt, Concord, spoke to sustainability being at the forefront of the plan, addressed some questions regarding the complete streets policy, felt the pre-approved mitigation deserves attention, and appreciated seeing the energy zero concepts.

Margaret Hanlon-Gradie, Contra Costa Central Labor Council, spoke in support of project labor agreements, creating quality jobs for Concord residents, affordable housing and open space.

Kevin Van Buskirk, Sheetmetal Workers and Contra Costa Building Trades Council, spoke in support of the willingness to have project labor agreements and provide quality jobs.

Seth Adams, Save Mount Diablo, spoke in support of the parks and open space in the plan.

Brian Holt, EBRPD, spoke of the partnership between the Park District and City and the opportunity to create connectivity to BART and the park.

Jamario Jackson, State Assemblywoman Susan Bonilla's office, thanked the Council for its continuing work and offered help at the state level if needed.

Hamid Taeb, Habitat for Humanity, spoke in support of the affordable housing being distributed throughout the neighborhoods, and planned for Habitat for Humanity to be a major player in providing those homes.

Delores Loague, Interfaith Council, spoke of the need for very low income housing and homeless housing.

Larry Del Carlo, Concord, spoke in support of Lennar and would like to see how the developers propose to work with the community on all aspects of the project.

Dave McGrath-Wagner, Concord, spoke in support of good jobs in Concord with strong living wages and sustainability.

Cheryl Brown, AFSCME Council 57, spoke in support of the jobs and training opportunities the project provides; the energy and efficiency measures; the bike, walkability and transit plans; and wanted to make sure the parks are adequately staffed at an early stage.

Judy Barrientos, ATU Local 1605, spoke of concern with privatization of transit in the proposal and the lack of affordable homes.

Dan Jameyson, Concord, SEIU 1021 Chapter, spoke in support of living wages, affordable housing, open space, a clean environment and the ability for workers to organize.

Bill Donovan, Concord, spoke of the need for safe transportation for children in the neighborhoods.

Michelle Waufle, Concord, spoke of the idea of bringing together a community of gardening, farming and a learning center.

Anna Rikkelman, Concord, spoke of the value of Mr. Wright leading this project, and suggested the staff and evaluation board dig deeper into the three master developer proposals to find the one that will create a world class development.

Brian Stephens, Concord, spoke about concerns of traffic on Willow Pass Road coming off of Hwy 4 and the future needs for that road.

Simone Mock, UFCW Local 5, spoke in support of the plan to develop and asked that the developers consider all jobs and include good jobs in Concord with sustainable income and good benefits.

Paul Poston, Concord, spoke of concerns regarding the change from the plan the community had agreed upon and spoke in support of the roads and bike paths included in the proposal.

Nancy Pratt, Concord, spoke in support of mandating sustainable solar and gray water; felt the developer should provide schools and a fire station; suggested a Concord sports center; and felt the developer should pay for street improvements leading to the project.

Dan Reynolds, Concord, spoke in support of a development that builds new schools in new neighborhoods and hoped to see the community devote its attention to existing schools.

Hope Johnson, Concord, spoke of the natural topography and asked how it will be taken into account when determining the height of buildings; suggested spreading out high density housing throughout the project; and, asked how the clean-up of hazardous sites will be handled.

Ray Barbour, Concord, spoke of the importance of Concord being a priority customer for the developer.

Neil Saxby, Eden Housing, spoke of an affordable housing development and Eden Housing's relationship with other master developers; and, spoke of the need for holding a master developer accountable for making affordable housing successful.

Mayor Grayson closed the public comment period.

The Council made closing comments on the presentation and in response to the public comments.

Mayor Grayson called for a 10 minute recess at 8:45 p.m.

Mayor Grayson resumed the meeting at 9 p.m.

Mr. Wright introduced representatives from SunCal, who presented SunCal's proposal.

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

Brian Holt, EBRPD, spoke to the desire for a developer that embraces consistency and connectivity and asked how they would incorporate the closure of the gap between Contra Costa Canal Trail and the Delta de Anza Canal Trail.

Paul Poston, Concord, spoke in support of the presentation, appreciated that the proposal addressed traffic flow, and appreciated the connectivity to the existing neighborhoods.

Hope Johnson, Concord, spoke about the desire to know specifics of how a developer would conduct clean up on the base.

Joel Devalcourt, Concord, raised questions about the proposal, including: the desire for more details about the layout of affordable housing, the transportation routes and transit options, the systems approach around energy and water; appreciated the complete streets provision and asked how it would connect to the rest of the city; and asked how the retail and sports complex would be incorporated.

Cheryl Brown, AFSCME, spoke to the concept of transit villages and the need for consistent, reliable and frequent bus service and of concerns regarding the increased water needs.

Beverly Ortiz, AFSCME, spoke in appreciation for good quality and union jobs; asked for details on how any debris associated with the development will impact the creek system; would like to see details of full protection of non-native plants and felt native plants should be used.

Janice Andrews, Pittsburg, Concord business owner, spoke to the importance of thinking about safety and the highway when designing neighborhoods.

Chuck Carpenter, Concord, spoke of what a great opportunity this development was for the public and the need for long term local jobs at all levels.

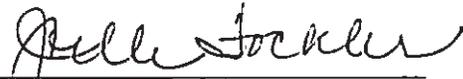
Mayor Grayson closed the public comment period.

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By order of the Mayor, the meeting was adjourned at 10:40 p.m.



TIMOTHY S. GRAYSON  
MAYOR



JOELLE FOCKLER, CMC  
CITY CLERK