

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 Camorongon,
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