

REGULAR MEETING OF THE  
CONCORD CITY COUNCIL/CITY  
COUNCIL SITTING AS THE LOCAL  
REUSE AUTHORITY  
CITY COUNCIL CHAMBER  
1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA  
WEDNESDAY, MAY 11, 2016

The Concord City Council met in a regular meeting adjourned from May 3, 2016 in the Council Chamber located at 1950 Parkside Drive at 6:30 p.m. on Wednesday, May 11, 2016, with Mayor Hoffmeister presiding. Councilmembers Grayson was absent due to recusing himself from the item for the best interest of the community and the Master Developer Selection process and Vice Mayor Leone was absent due to recusing himself due to the recommendation of the City Attorney because he lives within 500 feet of Phase I of the Reuse Project.

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, Laura Hoffmeister

COUNCILMEMBERS ABSENT: Tim Grayson, Ron Leone

STAFF PRESENT: Valerie Barone, City Manager; Susanne Brown, City Attorney; Tim McGallian, City Treasurer; Joelle Fockler, City Clerk; Jovan Grogan, Deputy City Manager; Justin Ezell, Director of Public Works; Leslye Asera, Community Relations Manager; Pamela Laperchia, Executive Assistant

MEMBERS OF THE PUBLIC  
WHO ADDRESSED THE COUNCIL:

Leslie Gleason, Shelter, Inc. Contra Costa; Dan Hardy, Berkeley; Paul Poston, Concord; Steven Weir, Concord; Rev. Richard A. Mangini, Concord; Tim Cody, Mt. Diablo Unified School District; Harmesh Kumar, Concord; Rev. Will McGarvey, Walnut Creek; Ralph Oliver, Concord; Marilyn Newman, Concord; Colleen Garrity, Concord; Ashur Yoseph, Concord; Hope Johnson, Concord; Susanne Delbou, Concord; Roger Hay, Lafayette; Roseanne Nieto, Concord; Natalie Bonnewit, Lutheran Social Services of Northern CA; Dave Egan, EAH Housing San Rafael; Andy Madeira, Eden Housing; James Hudson, Concord; Douglas Leich, Danville; Guy Hollins, Lafayette; Randy Brandt, Walnut Creek; Tim Carr, Concord; Sean Ross, Concord

PUBLIC COMMENT PERIOD

No public comment.

PRESENTATIONS

AFFORDABLE HOUSING WEEK

Mayor Hoffmeister presented Eden Housing with a proclamation declaring May 13-21, 2016, as "Affordable Housing Week" in the City of Concord.

NATIONAL PUBLIC WORKS WEEK

Mayor Hoffmeister presented the Public Works Management Team comprised of Public Works Director Justin Ezell, Senior Administrative Analyst David Boatwright, Facilities Manager Bob Hardie, Infrastructure Manager Jeff Rogers, and Fleet Manager Jeff Roubal, with a proclamation declaring May 15-21, 2016 as "National Public Works Week" in the City of Concord.

ANNOUNCEMENTS - None

APPROVAL OF AN AMENDMENT TO THE MASTER AGREEMENT FOR PROFESSIONAL SERVICES – Environmental Risk Services Corporation (ERS)

Motion was made by Helix and seconded by Birsan to approve an Amendment to the Master Agreement for Professional Services associated with Hazardous Materials Management, Remedial Assessment Reviews, and Risk Management Planning with Environmental Risk Services Corporation (ERS) in a not-to-exceed amount of \$30,000. Motion carried by the following vote of the Authority:

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

CONSIDERATION OF MASTER DEVELOPER FOR PHASE ONE PROPERTY AT THE CONCORD NAVAL WEAPONS STATION

Director of Community Reuse Planning Guy Bjerke presented a report, referring to the staff reports dated May 3 and May 11, 2016, and noting that LRA staff met with Lennar and discussed improvements and clarifications to their Term Sheet. He reported that alternatives to selecting a Master Developer were analyzed and outlined in the written staff report. Mr. Bjerke recommended that the Council, sitting as the LRA accept the Revised Lennar Term Sheet, select Lennar as the Master Developer for the Development Phase One Property; and direct staff to proceed to the DDA Stage of the Negotiation Period. He conveyed that Council's adoption of staff's recommendation directs the LRA and Lennar teams to negotiate and draft a comprehensive DDA for approval by Lennar and the City Council during which Lennar will further refine its development program so that the LRA, with Lennar's cooperation and assistance, can complete its business plan for the LRA's EDC application and negotiate land value sharing with the Navy.

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

Leslie Gleason, Shelter, Inc. Contra Costa, spoke of affordable housing for the project.

Dan Hardy, Berkeley, spoke of affordable housing for the project.

Paul Poston, Concord, spoke of the Community Advisory Committee and the importance of having Concord residents on the committee for a Concord project.

Steven Weir, Concord, encouraged Council to follow Councilmember Helix's lead in the way Mr. Helix was approaching the project, and stated that he would like to see negotiations reopened with Lennar.

Rev. Richard A. Mangini, Concord, spoke of his approval of the improvements, encouraged an increase in affordable housing, and encouraged affordable housing implementation in the first phase of the project.

Tim Cody, Mt. Diablo Unified School District, requested that the MDUSD be included in the planning process and spoke of new school construction in Phases 2 and 3.

Harmesh Kumar, Concord, stated that he is optimistic about the process.

Rev. Will McGarvey, Walnut Creek, spoke of an Interfaith office, library, and park for the project.

Ralph Oliver, Concord, spoke of his lack of confidence in Lennar.

Marilyn Newman, Concord, spoke in opposition of Lennar.

Colleen Garrity, Concord, spoke of concerns with Lennar.

Ashur Yoseph, Concord, spoke in favor of Lennar.

Hope Johnson, Concord, spoke of the removal of benefits in the term sheet and requested the Council restart the selection process.

Susanne Delbou, Concord, spoke in opposition of Lennar.

Roger Hay, Lafayette, spoke in favor of Lennar.

Roseann Nieto, Concord, spoke in favor of Lennar.

Natalie Bonnewit, Lutheran Social Services of Northern CA, spoke of affordable housing being protected in the revised term sheet and in favor of Lennar.

Dave Egan, EAH Housing San Rafael, requested that Council proceed with the recommendation of staff.

Andy Madeira, Eden Housing, spoke of affordable housing.

James Hudson, Concord, spoke in favor of Lennar.

Douglas Leich, Danville, spoke of affordable housing.

Guy Hollins, Lafayette, spoke in favor of Lennar.

Randy Brandt, Walnut Creek, spoke in favor of Lennar.

Tim Carr, Concord, spoke of the titled property and his concerns over the property being turned over to the master developer.

Sean Ross, Concord, spoke in opposition of Lennar and requested that the Council start the process over.

Mayor Hoffmeister closed the public comment period.

Mayor Hoffmeister called a recess at 8:35 p.m. The meeting resumed at 8:45 p.m.

Following comments by the Council, a motion was made by Helix and seconded by Birsan that the LRA accept the Revised Lennar Term Sheet with modifications made at the May 11 Council meeting, select Lennar as the Master Developer for the Development Phase One Property, and direct staff to proceed with the DDA Stage of the Negotiation Period concurrent with negotiations for the Specific Plan. Motion carried by the following vote of the Council:

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

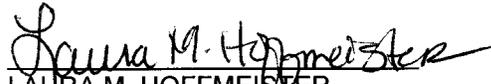
CORRESPONDENCE

- a. Benched correspondence, Item No. 6.a
- b. Shelter, Inc. Contra Costa Public Comments to Council

CLOSED SESSION REPORTS – None

COUNCIL AND STAFF REPORTS - None

By order of the Mayor, the meeting was adjourned at 9:10 p.m.

  
LAURA M. HOFFMEISTER  
MAYOR

  
JOELLE FOCKLER, MMC  
CITY CLERK