

REGULAR MEETING OF THE  
CONCORD CITY COUNCIL/CITY  
COUNCIL SITTING AS THE LOCAL  
REUSE AUTHORITY/CITY COUNCIL  
SITTING AS THE  
CONCORD/PLEASANT HILL HEALTH  
CARE DISTRICT BOARD  
CITY COUNCIL CHAMBER  
1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA  
TUESDAY, JUNE 6, 2017

The Concord City Council met in a regular meeting in the Council Chamber located at 1950 Parkside Drive at 6:30 p.m. on Tuesday, June 6, 2017, with Mayor Hoffmeister presiding. The pledge of allegiance was led by the Mt. Diablo Silverado Council, Boy Scouts of America. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

COUNCILMEMBERS PRESENT: Edi Birsan, Ron Leone, Tim McGallian, Carlyn Obringer, Laura Hoffmeister

STAFF PRESENT: Valerie Barone, City Manager; Susanne Brown, City Attorney; Kathleen Tropa, Assistant City Manager; Patti Barsotti, City Treasurer; Joelle Fockler, City Clerk; Victoria Walker, Director of Community and Economic Development; Justin Ezell, Director of Public Works; Guy Swanger, Chief of Police; Guy Bjerke, Director of Community Reuse Planning; Robert Kennedy, Parks Manager; Brenda Kain, Housing/Community Services Manager; Robert Ovadia, City Engineer; Laura Simpson, Planning and Housing Manager; David Boatwright, Senior Administrative Analyst; Mark Migliore, Associate Civil Engineer

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Gerard Benton, Concord; Harmesh Kumar, Concord; Natalie; Paul Poston, Concord; Hope Johnson, Concord; David Travers, Concord

PUBLIC COMMENT PERIOD

Gerard Benton, Concord, inquired when marijuana sales would be allowed in Concord and spoke of installing speed bumps on Detroit Avenue, filthy bus stops, and riff raff at Starbucks by Fry's, lack of street cleaning, loitering at Safeway and CVS pharmacy, and maintenance and security at the BART station.

Harmesh Kumar, Concord, spoke of people and agencies supporting and nurturing each other.

Natalie, spoke of an urban farm at Markham Nature Arboretum.

Paul Poston, Concord, spoke of speeding and traffic in the Sun Terrace neighborhood.

PRESENTATIONS

ELDER ABUSE AWARENESS MONTH

Mayor Hoffmeister presented Laura Cepoi, from the Area Agency on Aging, a proclamation declaring June 2017 as "Elder Abuse Awareness" month in the City of Concord.

RECOGNITION OF PAUL POSTON, SUN TERRACE PARTNERSHIP

Mayor Hoffmeister presented Paul Poston, Sun Terrace Partnership, a certificate of recognition for his service to the Sun Terrace Partnership.

ANNOUNCEMENTS – none.

AWARD OF PURCHASE – Backup Generator

Motion was made by Leone and seconded by Birsan to award a purchase of a backup generator in the amount of \$92,526.50 to Power Gen, Inc. Motion passed by unanimous vote of the Council.

RESOLUTION NO. 17-19 – Housing Rehabilitation Loan Program

Motion was made by Leone and seconded by Birsan to adopt Resolution No. 17-19 entitled, "A Resolution Reducing the Interest Rate for the Housing Rehabilitation Loan Program from 3 percent to 1 percent, and Increasing the Asset Limit from \$20,000 for a Single-Person Household and \$30,000 for a Household of Two or More to \$75,000 for Seniors/Disabled Head of Household and to \$50,000 for all other Households; and Authorizing the City Manager to Disburse Funds and Execute all Attendant Documents and Agreements, Subject to City Attorney Approval." Motion passed by unanimous vote of the Council.

APPROVAL OF A SERVICE AGREEMENT – Contra Costa Water District

Motion was made by Leone and seconded by Birsan to approve a service agreement in the amount of \$69,671 between the City of Concord and the Contra Costa Water District for irrigation meter, service, and appurtenances as required for Farm Bureau Complete Streets – Phase 2, Project No. 2354; and authorize the City Manager to execute the agreement. Motion passed by unanimous vote of the Council.

AWARD OF CONTRACT – Civic Center Playground

Motion was made by Leone and seconded by Birsan to award a contract for the purchase and installation of Civic Center playground to Landscape Structures, Inc. in the amount of \$290,000; and authorize the City Manager to execute the contract in a form acceptable to the City Attorney. Motion passed by unanimous vote of the Council.

AWARD OF CONSTRUCTION CONTRACT – Ellis Lake Park Pathways Repairs, Project No. 2349A

Motion was made by Leone and seconded by Birsan to award a construction contract for Ellis Lake Park Pathways Repairs, Project No. 2349A, in the amount of \$129,745 to McNabb Construction of Lafayette, authorize staff to utilize the available project contingency for contract change orders up to 10 percent of the contract amount; and authorize the City Manager to execute the contract. Motion passed by unanimous vote of the Council.

APPROVAL OF A PARKS AND LANDSCAPE SERVICES AGREEMENT – Temporary Workers

Motion was made by Leone and seconded by Birsan to approve a Parks and Landscape Services Agreement in the not to exceed amount of \$880,364 per year (one year contract with one year option to extend) with Workers.com to provide temporary laborers for parks and landscape maintenance; and authorize the City Manager to execute the agreement in a form acceptable to the City Attorney. Motion passed by unanimous vote of the Council.

APPROVAL OF TWO-YEAR AGREEMENT – Contra Costa County Sheriff's Office, Forensic Services Division

Motion was made by Leone and seconded by Birsan to approve a two-year agreement in the amount of \$495,000 each year with the Contra Costa County Sheriff's Office, Forensic Services Division, for Forensic Services; and authorize the City Manager to execute the agreement. Motion passed by unanimous vote of the Council.

AWARD OF SERVICES AGREEMENT – Security Guard Services at the Former Concord Naval Weapons Station

This item was pulled from the Consent Calendar by Councilmember McGallian.

Mayor Hoffmeister opened a public comment period.

Hope Johnson, Concord, spoke of the lack of clarity of the funding sources for the security guard services.

David Travers, Guardian Security Agency, spoke of the merits of Guardian Security Agency and the importance of local hire.

Mayor Hoffmeister closed the public comment period.

Following questions and comments by the Council, a motion was made by Leone and seconded by Obringer to award a services agreement for security guard services at the former Concord Naval Weapons Station to Guardian Security Agency in the amount of \$160,872 for the initial term with the option to extend the contract two additional one year periods for \$160,872 each year; and authorize the City Manager to execute the agreement in a form acceptable to the City Attorney. Motion passed by unanimous vote of the Council.

RESOLUTION NO. 17-43 – Joint Agreement for Homeless Outreach Services

Chief of Police Guy Swanger presented a report recommending the adoption of Resolution No. 17-43 approving the execution of a joint agreement in the amount of \$71,630 with the City of Walnut Creek and Contra Costa County to provide homeless outreach services for one year.

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

Harmesh Kumar, Concord, spoke of the high cost of the agreement.

Natalie, spoke of the lack of services in Concord.

Mayor Hoffmeister closed the public comment period.

A motion was made by Leone and seconded by Obringer to adopt Resolution No. 17-43 entitled, "A Resolution Approving the Execution of a Joint Agreement with the City of Walnut Creek and Contra Costa County Division of Health, Housing, and Homeless Services to Provide

Homeless Outreach Services; and Authorizing the City Manager to Execute the Agreement in a Form Acceptable to the City Attorney." Motion passed by unanimous vote of the Council.

#### CONCORD PAVILION COMMUNITY OUTREACH COMMITTEE

A motion was made by Obringer and seconded by McGallian to appoint Casey Copeland, Orrin Cross, III, and Ronald Schwab to the Concord Pavilion Community Outreach Committee for two-year terms ending February 28, 2019; and direct the City Clerk to open a recruitment for one position on the Concord Community Outreach Committee. Motion passed by unanimous vote of the Council.

#### ADOPTION OF RESOLUTION NOS. 17-45, 17-46, 17-47, and 17-48 - Confirming the Assessment Diagrams and Levying Assessments for the Landscaping and Lighting Districts

The four Resolutions of Intention noticing the Public Hearing were published in the Contra Costa Times on May 23, 2017, for the City's four Landscaping and Lighting Maintenance Districts and posted in the Civic Center posting cabinet.

Senior Administrative Analyst David Boatwright presented a report advising that on March 7, 2017, the City Council ordered the preparation of Engineer's Reports for the levy of annual assessments for the Downtown Landscape Maintenance District, the Pine Hollow Estates Landscape Maintenance District, Landscaping and Lighting Maintenance District No. 3, and the Citywide Street Lighting Assessment District; and that on May 2, 2017, the Resolutions of Intention were adopted and published in accordance with the provisions of the Landscaping and Lighting Act of 1972.

Mayor Hoffmeister opened a public comment period, and upon receiving no public comment, closed the public comment period.

A motion was made by Birsan and seconded by Leone to adopt the following resolutions in one motion confirming the diagrams and levying the assessments:

Resolution No. 17-45 entitled, "A Resolution Confirming the Assessment Diagram and Levy of Assessments for Maintenance within the Downtown Landscape Maintenance District for Fiscal Year 2017-18;" and

Resolution No. 17-46 entitled, "A Resolution Confirming the Assessment Diagram and Levy of Assessments for Maintenance within the Pine Hollow Estates Landscape and Lighting Maintenance District for Fiscal Year 2017-18;" and

Resolution No. 17-47 entitled, "A Resolution Confirming the Assessment Diagram and Levy of Assessments for Maintenance within the Landscape and Lighting Maintenance District No. 3 for Fiscal Year 2017-18;" and

Resolution No. 17-48 entitled, "A Resolution Confirming the Assessment Diagram and Levy of Assessments for Maintenance within the Citywide Street Lighting Assessment District for Fiscal Year 2017-18." Motion passed by unanimous vote of the Council.

#### RESOLUTION NO. 17-013 – Fiscal Year 2017/18 Funding on behalf of the Concord/Pleasant Hill Health Care District

A notice of the public hearing was posted in the posting cabinet at the Civic Center, published in the East Bay Times, and mailed to interested parties on May 23, 2017.

Program Manager Brenda Kain presented a report explaining that in 2012 the Mt. Diablo Health Care District was established as a subsidiary district of the City of Concord, with the Concord City Council serving as the Board. She noted that in 2013 the Board approved a

resolution changing the District's name to Concord/Pleasant Hill Health Care District (CPHHCD) to better reflect the boundaries of the District.

Ms. Kain verified that the CPHHCD established a Grant Committee whose role it is to review grant applications and make funding recommendations to the CPHHCD Board, and at the start of FY 2016/17, the CPHHCD Grant committee recommended funding for a two-year cycle to local organizations to provide 16 community health programs targeted to at-risk populations. Ms. Kain noted that because this is the second year of the two-year funding cycle, recipients of FY 2016/17 funds that fulfilled their contract requirements for performance goals and appropriate expenditure of funds were again recommended for funding in FY 2017/18. Funding for FY 2017/18 includes:

Agency	Funding
Choice in Aging	\$22,000
Contra Costa Crisis Center	\$22,000
Contra Costa Family Justice Alliance	\$22,000
Food Bank of Contra Costa and Solano	\$16,000
Meals on Wheels of Contra Costa, Inc.	\$16,000
Meals on Wheels and Senior Outreach Services	\$13,000
Monument Crisis Center	\$25,000
Mt. Diablo Unified School District CARES After School Program	\$10,000
Ombudsman Services of Contra Costa	\$16,000
Pleasant Hill Senior Center	\$13,000
Rainbow Community Center – HIV/LGBT Senior Program	\$12,000
Rainbow Community Center – Youth Services	\$12,000
RotaCare Bay Area, Inc.	\$22,000
STAND! For Families Free of Violence	\$16,000
Contra Costa County Health Services/Homeless Programs	

Following questions by the City Council sitting as the District Board, Mayor Hoffmeister opened a public comment period.

Neil Zarchin, Food Bank of Contra Costa and Solano, thanked the Council and staff for their consideration of the Food Bank of Contra Costa and Solano for grant funding.

Mayor Hoffmeister closed the public comment period.

Following comments by the Council, a motion was made by Leone and seconded by Birsan to adopt Resolution No. 17-013 entitled, "A Resolution Approving the Concord/Pleasant Hill District Grant Committee Second Year Funding for Programs/Projects for Fiscal Year 2017/18; and Authorizing the Executive Director to Execute All Required Documents Subject to City Attorney Approval." Motion passed by unanimous vote of the Council.

CORRESPONDENCE

- a. Benched Memorandum dated June 6, 2017, from the Director of Public Works regarding the Workers.com Agreement
- b. Benched email from Rudy Gonzalez, Teamsters 856, regarding the Workers.com Agreement

CLOSED SESSION ANNOUNCEMENTS

City Attorney Susanne Brown announced that at its April 25, 2017, Closed Session, the City Council by a unanimous vote 4-0 vote (Hoffmeister was not in attendance), authorized the City Attorney to settle that certain claim against the Willows Center Concord, LLC arising out of a disputed sale of a statue to a private purchaser. The parties agreed to resolve the City's claim for \$10,000 and entered into a settlement agreement on May 4, 2017. On June 2, 2017, the City

received and deposited a settlement check dated May 23, 2017. This settlement resolves any and all claims the City of Concord may have arising out of that claim.

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.

By order of the Mayor, the meeting was adjourned at 8:05 p.m. in remembrance of those who lost their life on D-Day, June 6, 1944.

  
LAURA M. HOFFMEISTER  
MAYOR

  
JOELLE FOCKLER, MMC  
CITY CLERK