

R1EGULAR MEETING OF THE  
CONCORD CITY COUNCIL  
CITY COUNCIL CHAMBER  
1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA  
TUESDAY, OCTOBER 3, 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, October 3, 2017, with Vice Mayor Birsan presiding. The pledge of allegiance was led by Councilmember Obringer. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

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

COUNCILMEMBERS ABSENT: 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; Guy Swanger, Chief of Police; Steve Voorhies, Director of Parks and Recreation; Justin Ezell, Director of Public Works; Andrea Ouse, Director of Community and Economic Development; Karan Reid, Director of Finance; John Montagh, Economic Development Manager; Robert Ovadia, City Engineer; Suzanne McDonald, Financial Operations Manager ; Pedro Garcia, Economic Development Specialist; Leslye Asera, Community Services Manager

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Peter Nelson, Concord; George Fulmore, Concord; Sonnie Tandberg, Concord; Florence Weiss, Concord; Alejandra Plascencia and William Colin, Central County Regional Group; Daryl Bergman, Concord; Carol Edgerton, Concord; Delores Loague, Concord; Mark Skrivanich, Concord; Trent Sanson, DeNova Homes; Mark Butler, Integral Communities; Dave Egan, EAH Housing; Andy Madeira, Eden Housing; Steven Gall, USA Properties Fund; Tim Carr, Concord

PUBLIC COMMENT PERIOD

Peter Nelson, Concord, invited the Council to attend the Bicentennial Celebration of the birth of Baha'u'llah, at the Baha'i Center of Concord on October 21, 2017; and presented a draft proclamation for the Mayor and Council to consider in observation of the celebration.

George Fulmore, Concord, spoke about allowing amplified music in the parks if it was not in excess, felt Ellis Lake Park was not really improved; and spoke about parking in the Monument and suggested offering a shuttle to remote parking.

Sonnie Tandberg, Concord, spoke about her neighbor's unwillingness to comply with Code Enforcement and felt the root of the issue was drugs and addiction.

Florence Weiss, Concord, spoke about the Music and Market series and thanked sponsors for the program: Concord Disposal, Tesoro/Endeavor, Dolan's, Service Credit Union,

Ashby Lumber, Concord Police Association, Visit Concord, Pacific Coast Farmers' Market, and The Hop Grenade and announced the Darkside of the Moon Event with a laser light show and science booths on Thursday, October 12.

Alejandra Plascencia & William Colin, Central County Regional Group, invited the Council and public to the playground celebrations, co-hosted with the City, at Meadow Homes Park and Ellis Lake Park on Saturday, October 7, starting at 10 a.m., at Meadow Homes Park.

Daryl Bergman, Concord, spoke of the lack of City services in the Monument Corridor.

Carol Edgerton, Concord, spoke of the lack of City services in the Monument Corridor.

Delores Loague, Concord, thanked the Council for adopting the inclusiveness resolution, the lack of affordable housing in Contra Costa County, and invited the Council and public to attend a public forum regarding housing on Saturday, October 12, 10 a.m. – 12 p.m., at the First Presbyterian Church in Concord.

Mark Skrivanich, Concord, spoke of the lack of City services in the Monument Corridor.

PRESENTATIONS – none.

ANNOUNCEMENTS

City Clerk Joelle Fockler announced a recruitment to fill two members on the Measure Q Oversight Committee, one for the business representative and one for a resident representative, to serve four-year terms expiring December 31, 2021; and set Friday, November 3, 2017, at 5 p.m. as the deadline for receipt of applications by the City Clerk's Office.

CONSENT CALENDAR

RESOLUTION NO. 17-74 – Designating Individuals to Serve as Members of the City of Concord Civic Center Corporation

Motion was made by Leone and seconded by Obringer to adopt Resolution No. 17-74 entitled, "A Resolution Designating Approved Individuals Eligible to Serve as Members of City of Concord Civic Center Corporation; and authorizing the Dissolution of the Corporation." Motion passed by the following vote of the Council:

AYES: Leone, McGallian, Obringer, Birsan NOES: None ABSENT: Hoffmeister

RESOLUTION NO. 17-70 – CalRecycle Rubberized Pavement Grants

Motion was made by Leone and seconded by Obringer to adopt Resolution No. 17-70 entitled, "A Resolution Authorizing the Submittal of Applications for CalRecycle Rubberized Pavement Grants Over the Next Five Years; and Authorizing the City Engineer to Revise the List of Participants in Joint Projects and Execute Documents Related to Requests and Acceptance of CalRecycle Funds." Motion passed by the following vote of the Council:

AYES: Leone, McGallian, Obringer, Birsan NOES: None ABSENT: Hoffmeister

CONSIDERATION ITEMSRESOLUTION NO. 17-75 – Pilot Program to allow the use of Autonomous Robots

Economic Development Specialist Pedro Garcia presented a report outlining the creation of a pilot program to allow the use of autonomous robots, also known as Personal Delivery Devices (PDD), for a period of 24 months, for up to 12 PDDs with a service area of at least three square miles in and around downtown Concord. He stated that Marble Robotics planned to partner with their current retail/restaurant partners such as Yelp's Eat 24 and directly work with other local businesses to primarily focus on the delivery of food and parcels.

Following questions by the Council, Vice Mayor Birsan opened a public comment period, and upon receiving no public comment, closed the public comment period.

Following discussion by the Council, a motion was made by Leone and seconded by McGallian to adopt Resolution No. 17-75 entitled, "A Resolution Authorizing the City Manager to Issue a Personal Delivery Devices (PDD) Encroachment Permit to Marble Robotics for the Intended Use of a Pilot Program Allowing the Use of the Autonomous Robots for Delivery of Goods in Downtown Concord." Motion passed by the following vote of the Council:

AYES: Leone, McGallian, Obringer, Birsan    NOES: None    ABSENT: Hoffmeister

NEGOTIATED SALE PROCESS WITH THE US COAST GUARD TO TRANSFER A 58-ACRE SITE

Economic Development Manager John Montagh presented a report outlining the approximately 328 uninhabitable multi-family units formerly used to house enlisted personnel on the 58 acres of US Coast Guard (USCG) property along Olivera Road. Mr. Montagh provided a history of conversations with the USCG, starting in 2014 when the USCG contacted City staff to discuss disposing of the property through a negotiated sale, and the City reached out to developers regarding the opportunity to partner with the City. In September of 2015, the USCG informed the City staff that it decided to evaluate whether or not to retain the Property. In mid-2017, City staff was informed the USCG had confirmed its desire to dispose of the Property. On May 19, 2017, the City Manager provided a letter to the General Services Administration (GSA) indicating the City's interest in participating in the negotiated sale process.

Mr. Montagh conveyed that on July 24, 2017, the Council's Housing and Economic Development (HED) Committee heard a report from staff and recommended that the City move forward with a negotiated sale with one of the four developers identified earlier in the process. The developers are: Bridge Housing, DeNova Homes/ROEM, Integral Housing/EAH Housing, and USA Properties Fund/Foundation for Affordable Housing/Eden Housing.

Manager Montagh outlined next steps and suggested a selection process through a Request for Proposal, which would have input from the HED Committee, and then the full Council. After the process is approved, staff would release the RFP to either the identified four developers, or more broadly should the Council decide to open the process up to all interested firms.

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

Trent Sanson, DeNova Homes, thanked the Council for the opportunity, conveyed their excitement with being part of the project, and encouraged the Council to continue with the process already started and give the four firms the opportunity to refresh their proposals.

Daryl Bergman, Concord, spoke of her concern over having too much extremely low-income housing in one area.

Mark Butler, Integral Communities, introduced his firm and provided a background on his firm to the Council.

Dave Egan, EAH Housing, introduced his firm and provided a background on his firm to the Council.

Andy Madeira, Eden Housing, encouraged the Council to continue with the process already started and give the four firms the opportunity to refresh their proposals.

Steven Gall, USA Properties Fund, stated that he was proud to be working with Eden Housing on the project and provided a background on his company.

Tim Carr, Concord, suggested opening up an RFP process so Lennar could apply for consistency throughout the CNWS Project and the US Coast Guard Site Project, and spoke of increased traffic on Olivera Road.

George Fulmore, Concord, spoke of the project having both market-rate and affordable housing.

Vice Mayor Birsan closed the public comment period.

Motion was made by Leone and seconded by Obringer to approve moving forward with a negotiated sale process for the 58-acre US Coast Guard property and initiate a competitive proposal process with the four developer teams identified by staff in 2014: Bridge Housing; DeNova Homes/ROEM; Integral Housing/EAH Housing; and USA Properties Fund/Foundation for Affordable Housing/Eden Housing; return to the Housing and Economic Development Committee to review the four proposals and bring a recommendation to the full Council. Motion passed by the following vote of the Council:

AYES: Leone, McGallian, Obringer, Birsan    NOES: None    ABSENT: Hoffmeister

#### CORRESPONDENCE

- a. Notes from the Sept. 13-15, 2017, League of California Cities Meeting submitted by Vice Mayor Birsan
- b. MCE Strategic Retreat and Update dated Sept. 21, 2017, submitted by Vice Mayor Birsan
- c. Benched Correspondence from Alan Smith, dated October 3, 2017 – Agenda Item No. 6.a.
- d. Benched Correspondence from Vice Mayor Birsan dated October 3, 2017
- e. Benched Memorandum dated October 3, 2017, from Joelle Fockler, City Clerk – Agenda Item No. 6.a.
- f. Flyer for Celebration of New Playgrounds at Meadow Homes Park and Ellis Lake Park
- g. Flyer for Housing Town Halls
- h. Photos submitted by Sonnie Tandberg of neighbor's backyard
- i. Flyer for 200<sup>th</sup> Anniversary of the Birth of Baha'u'llah Celebration

CLOSED SESSION REPORTS – none

#### COUNCIL AND STAFF REPORTS


City Manager Valerie Barone spoke of recent concerns received by Council and staff from residents at Shamrock Condominiums regarding homeless entering the property and

loitering, potential illegal activity at certain units, and insufficient parking. She noted the Police Department conducted numerous site visits to this location to evaluate these concerns, and Chief Swanger met with the members of the homeowners association where he suggested some opportunities the association could undertake to increase security and discussed how to manage onsite parking. As a follow up, staff is evaluating the installation of angled parking rather than parallel parking on the road. She noted that most members at the meeting shared that the complex was significantly better now than had been in recent years.

Councilmember Obringer presented information on mail theft.

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 8:30 p.m. in memory of Concord resident George Conlow and the victims of the tragic event in Las Vegas on October 2, 2017.

  
LAURA M. HOFFMEISTER  
MAYOR

  
JOELLE FOCKLER, MMC  
CITY CLERK