

# Annual Report 2007



City of Concord  
Annual Year-End Report  
Fiscal Year July 1, 2006 – June 30, 2007



# Awards and Recognition

*Concord continues to be recognized nationally, regionally and locally for its innovative and effective programs.*



*Above: The City's life guarding program was awarded the Silver International Aquatic Safety Award*

*Children are now enjoying Matteo's Dream, A Playground for Children of All Abilities*

*On the front cover, clockwise from top left: Participants at the Concord Naval Weapons Station Reuse Plan Workshop April 21, Matteo's Dream, A Playground for Children of All Abilities at Hillcrest Park, Todos Santos Plaza stage gets a new roof, Civic Center celebrates 40th Anniversary, the new Centennial clock on Salvio Street*

## **Aquatic Safety Award**

The Concord Community and Recreation Services Department was awarded the "2006 Silver International Aquatic Safety Award" from Jeff Ellis and Associates (E&A). This prestigious award signifies that the Concord life guarding program consistently exceeds industry standards.

## **Distinguished Project Awards**

Concord received three 2007 project awards from the Northern California Chapter of the American Public Works Association (APWA).

## **Matteo's Dream, A Playground for Children of All Abilities**

The City received a Distinguished Project Award for Matteo's Dream, A Playground for Children of All Abilities. The award recognized superior project management skills in coordinating hundreds of volunteers, city staff, and numerous specialty contractors to make the project a reality.

## **Computerized maintenance**

The Concord Public Works Department received a Distinguished Project Award for a new computerized preventive maintenance management system. This program tracks the maintenance history of 310 pieces of critical equipment and automatically generates work orders for scheduled maintenance. Timely maintenance prolongs the life of the equipment and reduces replacement costs.

## **Putting litter in its place**

The City's Litter Reduction Program received a Distinguished Project Award. This multi-faceted program includes public education, partnering with neighborhood associations and local creek groups on various cleanup activities and installing additional receptacles in litter-prone areas.

## **Community forest**

In 2007, Concord was named a Tree City U.S.A. by the National Arbor Day Foundation for the 26th year. The national award honors Concord's commitment to its community forest.



Concord is also the recipient of a Tree City U.S.A. Growth Award for the ninth year, which recognizes environmental improvements and a high level of tree care in Tree City USA communities.

## **Fiscal Accountability**

Concord received awards from the Government Finance Officers Association (GFOA) and the California Society of Municipal Finance Officers (CSMFO) for the fourteenth consecutive year for excellence in Financial Reporting for the June 30, 2006 Comprehensive Annual Financial Report. The City also received CSMFO's Outstanding Award in Budgeting for the seventh consecutive year and GFAO's Distinguished Budget Award for the sixth consecutive years. In addition, Concord received the Excellence Award in Capital Budgeting from CSMFO for the CIP/TIP Budget.

## **Going Green**

The City's Fleet Management Program, Parks Division and Printing Services Division have all received a Bay Area Green Business Award. The Bay Area Green Business Program is a partnership of environmental agencies and utilities that assists, recognizes and promotes businesses and government agencies that volunteer to operate in a more environmentally responsible way. To be certified "green," participants must be in compliance with all regulations and meet program standards for conserving resources, preventing pollution and minimizing waste.

## **Statewide model**

Concord's Corporation Yard Stormwater Pollution Prevention Plan (SWPPP) has been selected as a statewide model by the League of California Cities. The 50-page plan outlines methods for containing pollutants on-site and adequately cleaning up and disposing of these pollutants in the safest manner.

**86%** of residents surveyed rate the quality of life in Concord as either Good or Excellent. **85%** rate the quality of services provided by the City as Good or Excellent.



**97%** of residents surveyed said they were extremely satisfied, very satisfied or somewhat satisfied with the City's delivery of basic public services.

# Letter to Residents



Michael Chavez  
(1945-2007)

We dedicate this Annual Report to Councilmember Michael Chavez, loving husband and father, selfless elected official and dedicated community leader.

Concord suffered a great loss on August 4, 2007 with the passing of Councilmember Chavez.

Councilmember Chavez was elected to the City Council in November 2006, an important time in Concord's history as elected leaders continued to address the issue of civilian reuse of the Concord Naval Weapons Station. Councilmember Chavez was committed to future uses that included parks and open space that would be enjoyed by his children, Austin and Dallas, as well as all families in the community for generations to come.

Councilmember Chavez dedicated many hours to the duties of his elected office. At the time of his death, he chaired the Concord City Council Housing & Economic Development Committee and served on the Neighborhood & Community Services Committee. He represented the City on the Mt. Diablo School District Safe and Drug Free Schools Task Force, the Central County Literacy Coalition, and was the alternate to TRANSPAC (the regional transportation planning committee for central Contra Costa County). He also served on the first Board of Councilors of the Concord campus of California State University, East Bay.

Before being elected to the City Council, Councilmember Chavez had a long record of service to the community. He volunteered his time and expertise on the Planning Commission, chaired the Parks and Recreation Commission and served on the citizen's committee for the renovation of Todos Santos Plaza.

Councilmember Chavez and his wife, Vikki, opened Charisma Salon on Clayton Road in 1979. Through his work at the salon, he made friends with thousands of people over the years, and supported many community organizations.

Friends of the Councilmember have established a trust fund for his children. Contributions may be sent to "Chavez Memorial Trust Fund," Mechanics Bank, 1170 Concord Ave., Suite 160, Concord, CA 94520.

Although we have lost a great friend and colleague, we join together to honor and acknowledge his extraordinary contributions to the city of Concord, which he loved so much.

Respectfully,  
Mayor, City Council and Elected Officials  
City Manager  
City Attorney  
City Employees



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## City Council

Mark A Peterson .....	Mayor
William D. Shinn.....	Vice Mayor
Helen M. Allen .....	Councilmember
Laura M. Hoffmeister ...	Councilmember

Mary Rae Lehman .....	City Clerk
Thomas Wentling .....	City Treasure

Craig Labadie .....	City Attorney
Lydia E. Du Borg.....	City Manager
Leslye Asera ...	Community Relations Manger and Editor

**2,000** outcome measurements are tracked annually by City staff to ensure services are delivered to the public by the most efficient and effective means possible.



**93%** of residents surveyed said that the Concord Police Department is effective in curbing local crime. **90%** are satisfied with police protection in their neighborhoods.

# Connections Make A Community



## Planning Commission turns 75

Concord's Planning Commission celebrated its 75th Anniversary in 2006. Few California municipalities at the time had a commission that directly involved representatives of the community in the review and approval of new development.

The commission has reviewed and approved many significant projects in the 75-year period from 1931 to 2006. Planning Commissioners, like all City boards and commission members, are volunteers who donate their time and expertise for the greater good of the community.



*Galindo House and Gardens*

## Connecting with our past

Concord residents had the opportunity to learn a little about City history on three occasions during the year. The gardens at an historic residence were restored, the Planning Commission celebrated its 75th birthday and the Farrell A. Stewart Civic Center turned 40.

## Dedication of the Galindo House Gardens

On Saturday, May 5, a dedication ceremony was held for the gardens at the historic Galindo House. The Galindo House, located at 1849 Clayton Rd., serves as a connection to Concord's rich historic past and is the oldest wood-frame structure in central and eastern Contra Costa County. The building is listed on the National Register of Historic Places and is a city-designated landmark.

Highlights of the dedication event included tours of the gardens by the Markham Arboretum Society, talks about the Galindo family history by the Concord Historical Society and refreshments provided by the Concord Garden Club. The Cambridge School Ballet Folklorico performed in honor of the Galindo family's Hispanic heritage.

The Galindo House was built in 1856 by Francisco Galindo, a member of Concord's founding family. Members of the family lived in the house until the death of Ruth Galindo in 1999. The house and its surrounding property of approximately 1.5 acres were deeded to the City to be preserved for public use as a museum and park.

The City has adopted a Master Plan for the site. The exterior of the house has been repaired and painted. With these improvements, the Galindo House and Gardens is open for daytime use as a public park. At some time in the future, as funding allows, the City would partner with others in establishing a museum program at the site.



*City Council Chambers at Civic Center under construction, circa 1966*

## Civic Center at 40

In December 2006, the Concord Civic Center at 1950 Parkside Drive celebrated its 40th birthday. A booklet with historic construction photographs and the history of the project was published in honor of the event.

The campus was designed by Ernest J. Kump and Associates and was completed in 1966 at a cost of \$1.2 million. Ernest Kump (1911-1999) was a highly regarded architect who combined modern design philosophy with California wood-frame architecture and Asian principles in site and space planning.

Kump and his partner C. H. Franklin gained national prominence when their design for the Fresno City Hall (1941) was selected by the Museum of Modern Art in New York as "one of the most significant American structures built between 1932 and 1944."

The design for Concord's Civic Center included several innovative features. A pneumatic tube system was installed to send paper documents from one building to another. Water from the fountain surrounding the Council Chamber is still recirculated and used in the building's cooling system.

The City acquired a large collection of Ansel Adam photographs to adorn the interior walls. Adams was not as well known then as he is today. His large-format, black and white photographs still hang in Civic Center hallways and offices.

The complex was designated the Farrell A. Stewart Civic Center in 1994, upon the retirement of long-time City Manager Farrell (Bud) Stewart. Stewart was City Manager from 1960 to 1986, and again from 1992 to 1994.

**18,304** contacts with residents (phone calls, walk-ins, police reports) were made at the Valley, Southern and Northern District Police Field Offices.



**5,000** residents attended crime prevention, community awareness or neighborhood partnership meetings at the Valley, Southern and Northern District Field Offices.



*More than 1,000 volunteers worked over two weeks to build Matteo's Dream, A Playground for Children of All Abilities*

### Matteo's Dream, a Playground for Children of All Abilities

Concord resident Liz Lamach and her son, Matteo, had a dream. They dreamed of a playground where children who cannot walk, see or hear can play safely alongside children who can.

Matteo uses a wheelchair and is blind, making it difficult for him to enjoy traditional playgrounds. His mother, who is a member of the City of Concord Parks, Recreation and Open Space Commission and the Lions Club of Contra Costa and Alameda Counties, brought people together to make Matteo's dream of an accessible playground a reality. Matteo's Dream, A Playground for Children of All Abilities, opened in May at Hillcrest Park, 2050 Olivera Rd.

The City provided the site and supplied \$232,000 in park funds. Lions Club members raised an additional \$500,000 and solicited in-kind donations and volunteers. Over a two-week period, the playground was built by over 1,000 volunteers. The playground features castles, slides, rock walls, a tree house and a swaying boat with extra wide walkways and a rubberized flooring to accommodate wheelchairs.

### Free Wi-Fi network connects community to the Internet

This year, Concord made significant progress with its digital infrastructure through the launch of a municipal Wi-Fi network that delivers free, wireless Internet access to Concord residents, businesses and visitors. The network is also used by Concord's mobile City workers in the field for greater efficiency on the job.

Owned and operated by MetroFi, Concord's Wi-Fi network is now two-thirds complete. Already, over 5,000 people have registered since the network's initial roll-out in April, with monthly utilization steadily increasing.

To celebrate this achievement, the City, the Todos Santos Business Association and MetroFi presented "Concord Free Wi-Fi Week" in September 2007. The first campaign of its kind in the nation, Concord Free Wi-Fi Week featured network demonstrations at local businesses, a Wireless Internet Lounge at the Thursday Music & Market concert in Todos Santos Plaza, a wire-cutting ceremony with city officials, and other activities. For a current network map, visit [www.MetroFiBayArea.com](http://www.MetroFiBayArea.com).



#### Concord at a Glance

Area ..... 31.13 sq. miles  
 Elevation..... 72 feet  
 Founded..... 1868  
 Incorporated ..... 1905

#### Profile

Population ..... 124,000  
 Households ..... 44,000  
 Household median income ..... \$62,855  
 Median home price ..... \$466,428  
 Median age ..... 37

#### Travel Distances (miles)

UC Berkeley ..... 20  
 Oakland ..... 22  
 San Francisco..... 29  
 Napa/Wine Country ..... 32  
 San Jose.....51  
 Stanford University..... 58  
 Sacramento ..... 65  
 Carmel/Monterey .....139  
 Yosemite National Park..... 144  
 Lake Tahoe/Reno ..... 205

#### Average Temperatures

Spring..... 67  
 Summer..... 86  
 Fall .....76  
 Winter..... 60



*Free WiFi is now offered in many areas of Concord*

**11,320** hours were contributed by the Volunteers in Police Services (VIPS), or the equivalent of **1,415** work days or **283** work weeks.



**53,793** emergency calls for service were answered by police dispatchers. **14,859** police reports were filed during the year.

# Initiatives for a Healthy Concord



## Concord Business Profile

### Workforce

Total working residents ... 61,000  
 Population ages 15–59 ..... 64%  
 Education beyond high school... 61%

### Principal Office Buildings

Square Feet

Concord Airport Plaza I & II...350,000  
 Concord Gateway I..... 300,995  
 Concord Gateway II..... 300,995  
 Enea Square I–IV ..... 160,000  
 Galaxy Office Park I ..... 76,965  
 Galaxy Office Park II ..... 97,000  
 Metroplex Office Centre I ...231,141  
 One Concord Center..... 347,586  
 One Corporate Center .....137,353  
 Two Corporate Center .... 201,636  
 Salvio Pacheco Square... 108,000  
 Sutter Square.....174,698  
 Willows Office Park.....82,464

## Encouraging Physical Fitness

Mayor Mark Peterson began 2007 with a challenge to people who live or work in Concord to walk, run, swim or roll 100 miles before the year end. At the half-year mark, nearly 200 people have answered the challenge and received their Mayor’s 100 Mile Club t-shirts.

The challenge was designed to get people off the couch and out into the parks and trails found in all areas of the city while raising awareness about the importance of physical fitness.

In addition, the Mayor initiated the No Child Left Inside program. The goal of the program is to motivate young people to spend more time participating in outdoor physical activities and less time watching television and playing computer games. The Mayor led a hike through the Lime Ridge Open Space in April, hosted a family pool party in June and accompanied families on a bike ride on the Iron Horse Trail in September. Hundreds of youngsters and their families turned up for the events. Attendees were heard to remark that they didn’t know fitness could be so much fun.

## Promoting a Healthy Environment: Going Green

Concord is “Going Green.” The Mayor’s Green Ribbon Task Force was established with the mission to facilitate the development of guiding principles that will improve the environment by decreasing the city’s production of greenhouse gasses, lowering the city’s energy usage, and reducing the city’s overall environmental footprint.

The Task Force includes elected officials, representatives from the Greater Concord Chamber of Commerce, small business, higher education, the Mt. Diablo Unified School District, corporations, solid waste and recycling companies, home builders, public utilities, residents and City staff. Members meet monthly and will present a final report to the community in November 2007.



*Children play water games at the Family Pool Party, one of the No Child Left Inside events*

Another green step taken by the City Council this year was the passage of the Construction and Demolition Materials Recycling Ordinance. The ordinance requires that at least 50 percent of all construction and demolition waste materials, including 75 percent of all inert debris (concrete, asphalt, masonry products) be diverted from the landfill through recycling or reuse. The new ordinance is projected to divert 12,000 tons per year from landfills.

In May, the City sponsored a Concord on the Green environmental fair at Todos Santos Plaza during the first Music and Market event of the season. The fair included a variety of booths providing environmental information and free giveaways as well as a Recycling Garden where attendees donated small items to be recycled by local non-profit agencies.

All of these efforts are designed to help everyone in the community to “Think Green.”

## Health and Safety

The hospital that has served Concord residents since 1930 is about to launch an aggressive program that will make it one of the premier cardiac care centers in the Bay Area. John Muir Medical Center (formerly

**97%** of participants rate programs at the Senior Center as good or excellent. **11,935** enrollments in activities and events were recorded at the center and **20,324** hot lunches were served.



**99%** of customers rated Willow Pass Center and Centre Concord community centers as good or excellent.



*This architect's rendering of the John Muir Medical Center plan shows the new buildings at right that are part of the \$170 million expansion project*



*Above: Architect's rendering of the new John Muir campus as viewed from East Street*

*CERT volunteers participate in a field exercise*

Mt. Diablo Hospital) at 2540 East Street, will undergo a \$170 million expansion project to double the size of the emergency room, add a 40,000 square foot medical office building and build a state-of-the-art cardiovascular institute that is expected to attract prominent heart specialists to the hospital. The project is expected to be completed by 2010.

The cardiovascular institute will be located in a new 174,000 square foot tower and will feature cardiac catheterization labs for advanced diagnostic procedures as well as a cardiac intensive-care unit. The little hospital that started out in a modest remodeled home in the '30s will soon become a regional, state-of-the-art facility.

In addition to the hospital expansion, John Muir Health is constructing a \$35 million laboratory in Concord's Northpoint Business Park. The 50,000 square-foot medical testing lab at Bates Avenue and Commercial Circle will service not only John Muir hospitals in Concord and Walnut Creek, but also other East Bay medical centers. The new lab will operate 24-hours a day, will employ 300 skilled workers, and has room for an additional 25,000 square foot expansion if the need

for its services proves to be as critical as expected. The lab strengthens the City's position as a life sciences business center.

### **Disaster Preparedness**

In the wake of Hurricane Katrina, municipalities all over the country have examined their emergency preparedness plans. The City conducted a comprehensive review of its plan and procedures and updated its staff training structure.

The Concord Emergency Operations Center (EOC) is located in the Police Headquarters Building on Galindo Street. In the event of a major incident, the EOC will be staffed by City employees.

While the City will provide appropriate emergency services, residents are encouraged to ensure that they and their families are also prepared. The City, in conjunction with the County Office of Emergency Services, sponsors free emergency preparedness classes.

Community Emergency Response Team (CERT) Training includes classroom work and exercises to prepare participants to assist until professional responders arrive at the scene. For more information call the Concord CERT information line at 603-5933.

**100%** of organizational users and **97%** of recreational and lap swim participants rated Concord Community Pool and Meadow Homes Pool as good or excellent.



**2,210** children participated in the City's swim program. **98%** of parents rate the swim program as good or excellent.

# Economic Development Snapshot

## Downtown revitalization hits milestone

Concord's downtown hit a milestone in its multi-year revitalization this year as attendance nearly doubled at several of the events that take place in the community's favorite gathering place, Todos Santos Plaza. The upswing is fueled by the synergy created by new downtown stores and restaurants, new residential projects nearby, free parking and appealing family-friendly events.

The future looks even brighter next year, as several more residential projects are completed. The 314-unit Renaissance Square condominiums at 1851 Galindo Street, 99 homes in the Centre Pointe development at 2945 Clayton Road and 39 homes in the Wisteria project at Willow Pass Road and Beach Street will add a significant number of new families to the area, eager to take advantage of the Concord's pedestrian-friendly downtown.

## Plaza Improvements

Visitors to the plaza will now find a new turn-of-the-century street clock installed this year to commemorate the City's 100th Anniversary of incorporation, celebrated in 2005. Private contributions to the City's Centennial Committee made the clock possible.

The stage also received an upgrade, which includes a permanent roof, railings and a new stairway for easier access. The handicap ramp, which previously was located behind the stage, has been replaced with a larger ramp on the side of the stage.

## Growing restaurant and retail strength

The City's participation in the renovation of Salvio Pacheco Square on Salvio Street was integral to a successful retenanting program, bringing EJ Phair Brewery, Bloom Fusion, Panama Bay Café, Toscana Restaurant, and House of Bagels to downtown Concord. This project encouraged an adjoining property owner to initiate a second major renovation project on Mt. Diablo Street – "Shops at Todos Santos" – in which Peets Coffee and Sway, a women's specialty boutique, are key tenants. Next door, Una Mas! Restaurant is under construction. Down the street at



*After a major renovation, Skipolini's Pizza opened in the historic Foskett and Elworthy building*

Salvio and Galindo streets, Skipolini's Pizza opened in the newly remodeled space formerly occupied by TR's Restaurant.

Another sign that the downtown is entering a new era is the growth of the Todos Santos Business Association (TSBA). Membership has increased, and the organization is planning its first major event, Oktoberfest, that will take place in Todos Santos Plaza on October 20. The event will feature free music by Roy Rodgers and the Delta Rhythm Kings, community entertainment, a crafts area and traditional German food and beer tasting.

## New Redevelopment Areas

Much of the revitalization of downtown Concord has been accomplished through the use of Redevelopment funds. After many meetings were held with business and property owners, the City Council approved an amendment to expand the Concord Redevelopment area by 400 acres, adding portions of North Concord, the Willow Pass Road Corridor and Monument Boulevard Corridor. Examples of projects that could be funded to improve the new area include:

- Widening of streets, new landscaped medians and dedicated turn lanes
- Improvements to bus stops and shelters
- Projects to promote pedestrian-oriented uses and linkages, such as sidewalks, street furniture, traffic signals and crosswalks



*New downtown residential projects include (top to bottom) Centre Pointe, Renaissance Square and Wisteria*

**99%** of pre-school participants and **93%** of participants in recreational classes rated the programs as good or excellent.



**92%** of campers at Camp Concord rate the experience as good or excellent. **33,655** meals were served at camp during the summer session.



The new “Shops at Todos Santos” are anchored by Peet’s Coffee and Sway

- Walking and bicycle trails, street lighting and landscape improvements
- Streetscape signage and façade improvements, and enhancement of historical elements
- Parking and signage to enhance efficiency of commercial uses
- Water, sewer, wastewater, storm draining and flood control systems
- Undergrounding of electrical utilities
- Widening bridges over flood control channels where traffic is constricted
- Improvements of parks, playgrounds, libraries and other public structures

Redevelopment projects are funded through tax increment revenues, which are revenues the Redevelopment Agency receives from the increase in the value of the property located within the area. With additional funds available, City officials are hoping to infuse the new areas with some of downtown’s vitality.

One of the reasons so many people find the downtown area so attractive is its walkability. The City achieved this through a series of projects to make the area more pedestrian friendly, such as “bulb-outs” of street corners to slow traffic, installation of landscaping, lighting and benches and use of flowering landscaping. The result is an inviting, hospitable downtown. Projects in the new redevelopment areas are expected

to yield similar results, making Concord a more walkable city.

#### **New life for established businesses**

Shopping centers and auto dealers have been an integral part of Concord’s retail history. Over the last few years, a healthy trend of reinvesting and updating these businesses has been noted.

Clayton Valley Shopping Center on Clayton Road has nearly completed its \$30 million major renovation of the 243,000 square foot center. The Albertson’s Center on Monument Boulevard is about to undergo a beautification project with new landscaping and signage upgrades. The Albertson’s store will be replaced by FoodMaxx. In the Park & Shop Center on Willow Pass Road, the newest addition, Mimi’s Restaurant, is about to be joined by Chuck E. Cheese. On Concord Avenue, the former Expo Design Center will be reopened as a Design Center by Home Depot.

Several auto dealers have relocated and built new facilities in the past few years. This year, Nissan completed a major renovation of its dealership on Concord Avenue, and nearby the Lexus dealership will build a new facility on the site of the former Chrysler dealership at Diamond Boulevard and Burnett Avenue.



#### **Thank you to property owners**

Property owners in the downtown area affirmed their support for the Downtown Landscape Maintenance District last year. Through a Proposition 218 vote, they chose to assess themselves at a higher rate to ensure that Todos Santos Plaza, street medians and general area landscaping continue to shine.

The landscape district was established in 1983. Assessments were last increased 10 years ago. As a result, the district would have been operating with a deficit by 2009-10 if steps were not taken to fully fund the district.

The City and residents of Concord thank the downtown property owners for supporting the higher assessment and ensuring that the community will continue to enjoy the signature downtown landscaping.



Downtown walkability is enhanced by the paseo near the Todos Santos Parking Center

**4,369** permits were process by the building division. **99%** of Permit Center customers gave the service a good or excellent rating.



**22,681** building construction inspections were performed by city inspectors within **24** hours of request.

# Concord Community Reuse Project



## Project Background

The Concord Naval Weapons Station includes an inland area and a tidal area. The 5,200-acre inland area, located entirely within the Concord city limits, was approved for closure in 2005; the 7,500-acre tidal area, located to the north of Concord along Suisun Bay, will remain in operation under the command of the U.S. Army.

The Department of Defense selected the Concord City Council as the Local Reuse Authority (LRA) to prepare a plan for the civilian reuse of the property. The Navy will continue to own the property until a Reuse Plan is completed. The City Council will work closely with the community, the Navy, and state and federal regulatory agencies over the next several years to complete the Concord Community Reuse Plan, and transfer the property from military to civilian use.



*A project team member answers questions at the March 17 Get the Facts Open House*

## Community participation moves project forward

The process of preparing a Reuse Plan for the inland area of the Concord Naval Weapons Station (CNWS) property is moving forward.

After extensive community involvement during Phase I of the project in 2006, the City Council adopted Goals and Guiding Principles as well as a vision statement to steer the Reuse Plan for the site:

The project will be creative, innovative and world class, with a balanced approach to meeting community interests, needs and requirements. It must be economically viable and sustainable. The project will maintain and enhance the quality of life in Concord and the region.

Using the framework developed in Phase 1, the Project Team continued to solicit input from the public in Phase 2 through a series of Saturday morning meetings. A Get the Facts Informational Open House was held in March to share new information about the site with the community. The event featured stations where participants could “get the facts” by studying displays and maps, picking up information and talking to the Reuse Plan team members about the project. Over 200 people attended the Open House.

On April 21, over 100 participants contributed three hours of their time to learn about site capacity. The session included an interactive table-top exercise that demonstrated some of the possible trade-offs that may be necessary in applying the Goals and Guiding Principles to the Reuse Plan.

A second table-top workshop entitled ‘Balancing the Land Use Mix’ was held June 16. The session drew over 160 participants who worked in groups to place “to scale” uses on a site map as part of a planning exercise designed to start the process of framing alternative concepts for the site.

Public input from the workshops, including the latest workshop on August 4, will help the project team in defining a range of alternative concepts which will be presented to the City Council this fall for consideration for inclusion in an Environmental Impact Report (EIR). The City Council is scheduled to consider adoption of a single Reuse Plan alternative only after the EIR is completed in mid-2008. All alternatives will be analyzed to an equal level of detail in the EIR.

In addition to input from public workshops, the 21-member Community Advisory Committee (CAC) appointed by the City Council has met monthly to provide the Project Team with additional ideas and observations. The CAC was appointed to evaluate and comment on potential reuse alternatives for the property, apply the City Council’s Reuse Project Goals and Guiding Principles to the alternatives, and serve as a communication link between the Reuse Project and the community at large.

In the last year, the Project Team has conducted public tours of the site, made dozens of presentations to local and regional organizations about the project, and sought additional technical input from a variety of service providers to the area.

**5,646** cubic yards of debris were removed during 24 neighborhood clean up days.



**1,381** reports of traffic signal problems were responded to within 2 hours. **78** traffic signals damaged due to collisions were replaced within **24** working hours.

# Explaining the Adopted Budget

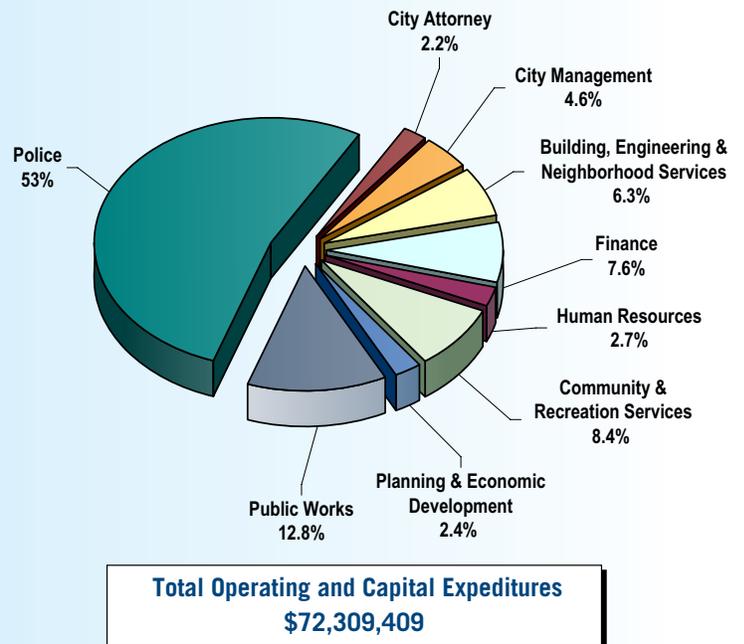
The City of Concord budget has several sections. The General Fund is the section of the budget that is most often discussed and is generally of most interest to residents. Concord's General Fund budget is over \$72 million annually. Funds to pay for police services, parks and recreation, street and road maintenance, and all of the other day to day workings of the City are paid for from the General Fund.

## General Fund Expenditures

The pie chart at right shows how General Fund monies were budgeted from July 1, 2006 to June 30, 2007. This is the City's fiscal year.

## General Fund Expenditures

The pie chart below shows how General Fund monies were budgeted to be spent from July 1, 2006 to June 30, 2007. This is the City's fiscal year.



## General Fund Revenue

Revenue for the Concord's General Fund comes from many sources. The pie chart below right shows projected revenue from the year ending June 30, 2007.

The largest portion of revenue comes from sales tax. The City's "Buy Concord" campaign was developed to remind residents of the fact that when they purchase items in Concord, part of the sales tax paid on those items comes back to the City to pay for parks, street, roads, public facilities and many of the other amenities they enjoy.

## General Fund Revenue

Revenue for the Concord's General Fund comes from many sources. The pie chart below shows projected revenue for year ending June 30, 2007.

## Interesting facts about sales tax and property tax

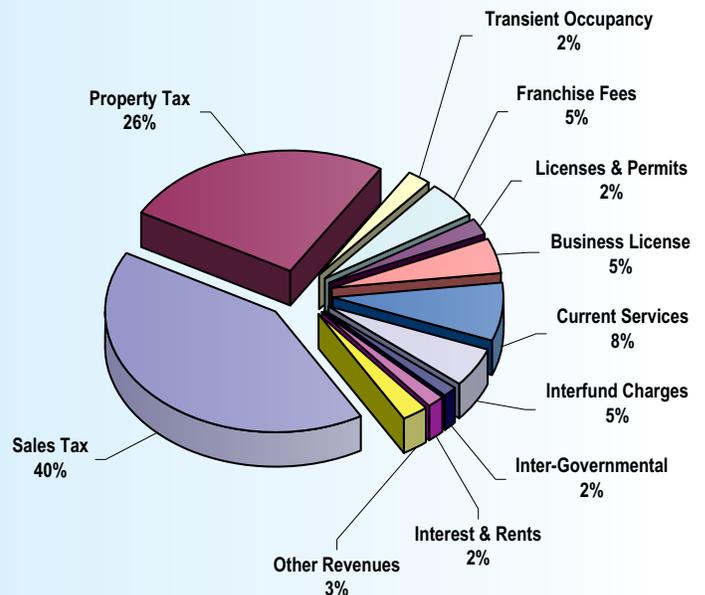
Concord ultimately receives one penny of the eight and one quarter cent sales tax paid on purchases made in Concord. The state receives five and three quarter cents. The remainder is divided between Contra Costa County, BART and the Contra Costa Transit Authority. Sales tax accounts for 40 percent of the City's general fund revenue.

In the recession of the early 1990s, the state diverted property tax funds intended for cities in order to balance the budget. As a result, today for every \$100 a property owner pays, the City receives only \$10.06. The balance goes to the state, the county and special districts.

## Total Budget

In addition to the General Fund, the City's budget also includes Special Revenue Funds, Debt Service Funds, Capital Projects, Enterprise Funds, Internal Service Funds, Trust and Agency Funds and the budget for the Redevelopment Agency.

**The total City budget for 2006-07 is \$168,862,365.**



**\$71,985,944 Revenue**  
**+ \$9,029,440 Fund Balance**  
**\$81,015,389 Total Operating Revenue**

**1,080** acres of open space, **23** acres of creek channel, **375** miles of public right-of-way and **436** acres of landscaped areas throughout the city were treated for weed and pest control.



**175** trees were planted or replaced. Crews performed maintenance on **2,605** park and street trees. **95%** of customers surveyed in the City's four landscape districts rated City-provided services as satisfactory or better.



# City Meetings

All meetings are held at Civic Center, 1950 Parkside Dr., unless otherwise noted and are open to the public. Dates are subject to change. For information, visit the Web site at [www.cityofconcord.org](http://www.cityofconcord.org), check the meeting notices in the *Contra Costa Times* or call 671-3000.

City Council	First, second, fourth Tuesdays, 6:30 p.m.*
Commission on Aging	Third Wednesday, 1:30 p.m. Concord Senior Center, 2727 Parkside Circle
Community Advisory Committee Reuse Project	Third Tuesday, 6:30 p.m. Concord Senior Center, 2727 Parkside Circle
Community Services Commission	Third Wednesday, 6:30 p.m. Engineering Conference Room, 1957 Parkside Drive
Design Review Board	Second, fourth Thursdays, 5:30 p.m.
Human Relations Commission	First Monday, 7 p.m.*
Parks, Recreation & Open Space Commission	Second Wednesday, 7 p.m.*
Planning Commission	First, third Wednesday, 7 p.m.*

\*Broadcast live on cable TV channel 28 (Comcast) and 29 (Astound).

# Boards & Commissions

For detailed information about the City's Boards and Commissions, visit the City's Web site at [www.cityofconcord.org](http://www.cityofconcord.org) or call one of the contact numbers below.

Board of Appeals	671-3119
Commission on Aging	671-3419
Community Advisory Committee – Reuse Project	671-3019
Community Services Commission	671-3283
Design Review Board	671-3152
Human Relations Commission	671-3327
Mobilehome Rent Review Board	671-3455
Parks, Recreation & Open Space Commission	671-3440
Personnel Board	671-3310
Planning Commission	671-3152



[www.concordfirst.org](http://www.concordfirst.org)



**City of Concord**  
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