



# A G E N D A

## REGULAR MEETING OF THE CONCORD CITY COUNCIL



Tuesday, February 25, 2014  
7:00 p.m. – Regular Meeting

City Council Chamber  
1950 Parkside Drive, Concord, CA

---

## CITY COUNCIL REGULAR MEETING 7:00 p.m. – City Council Chamber

### ROLL CALL

**PLEDGE TO THE FLAG** – Councilmember Hoffmeister

### PUBLIC COMMENT PERIOD

#### 1. PRESENTATIONS

- a. **Presentation** – by representatives of PG&E to provide an informational presentation on their Pipeline Pathways project. **Introduction by Mayor Grayson.**
- b. **Presentation** – by Michael Wright, Executive Director – Local Reuse Authority, providing an update on the Concord Naval Weapons Station. **Introduction by Mayor Grayson.**

#### 2. ANNOUNCEMENTS

---

## CITY COUNCIL MATTERS

#### 3. CITY COUNCIL CONSENT ITEMS:

- a. **Approving** – the minutes from the meetings of February 4 and February 11, 2014. (No Fiscal Impact) Recommended by City Clerk.

- b. **Approving** – a budget transfer in the amount of \$52,170 for Project No. 2179 (ADA Barriers at Baldwin Park and Other Concord Locations (Funded by CDBG, Measure WW, Measure J, and Parkland Funds) Recommended by Director of Community and Economic Development.
- c. **Approving** – a 3-year Master Professional Services Agreement with Hines EDM for document imaging and storage services for the Building Division in the not-to-exceed amount of \$200,000 in each of the fiscal years, ending on June 30, 2016; and to authorize the City Manager to execute the agreement. (General Fund) Recommended by Director of Community and Economic Development.
- d. **Approving** – the execution of Master Cooperative Agreements with Contra Costa Transportation Authority, No. 12C-03 and No. 13C.01, as required to receive Measure J funding for the Contra Costa - Transportation for Livable Communities and Pedestrian, Bicycle and Trail Facilities programs, respectively. (Grant Funds) Recommended by City Clerk.
- e. **Approving** – the following actions for Project No. 2295 (Downtown Sanitary Sewer Upgrade – Phase II). (Various Funding) Recommended by Director of Community and Economic Development.
  - 1. Award a Construction Contract in the amount of \$1,878,213.62 (Base Bid) to Bay Pacific Pipelines, Inc. of Novato; and
  - 2. Approve a Professional Services Agreement with Cole Management & Engineering of Concord, in the amount of \$155,512 for Construction Management Services; and
  - 3. Approve a Professional Services Agreement with Harris and Associates of Concord, in the amount of \$31,380 for Design Services During Construction; and
  - 4. Approve an associated budget transfer in the amount of \$700,000 from Project No. 2209 (Sewer Capital Facility Replacement) (Fund 710) which acts as a CIP holding account for sewer-related projects, into the project budget for Project No. 2295 (Downtown Sanitary Sewer Upgrade – Phase II); and
  - 5. Authorize the City Manager to execute the Professional Services Agreements.
- f. **Accepting** – the improvements for Project No. 2243 (Monte Gardens/San Vicente Sanitary Sewer Rehabilitation) constructed by Ghilotti Construction Co., Inc.; direct the City Clerk to file a Notice of Completion; and approve an associated budget transfer in the amount of \$52,900 to Project No. 2209 (Sewer Capital Facility Replacement) Recommended by Director of Community and Economic Development.

- g. **Matter to set for Public Hearing** on Tuesday, March 11, 2014, at 6:30 p.m. in the City Council Chamber – consideration of an Ordinance amending Division 5, Downtown Districts (DP, DMX, and WMX), Section 122-153 Purpose, Subsection (c) WMX of the Development Code adding schools and amending Table 122-154.1 for consistency. A Negative Declaration has been prepared and approved by the Planning Commission with the recommendation it be forwarded to the City Council for adoption. Recommended by Planning Commission.

**CITY COUNCIL SITTING AS  
THE LOCAL REUSE AUTHORITY**

4. **LOCAL REUSE AUTHORITY CONSENT ITEMS:**

- a. **Approving** – an amendment to the Master Agreement for Professional Services with Arup, Inc. for professional services associated with land transfer/development planning at the Concord Naval Weapons Station (CNWS) in an amount not to exceed \$110,000; and authorizing the Executive Director of the LRA to execute the agreement. Funding will be provided by a loan from the General Fund to the LRA approved by the City Council on December 10, 2013. Recommended Reuse Project Director.
- b. **Approving** – an amendment to the Master Agreement for Professional Services with HR&A Advisors, Inc. in the amount of \$70,000 for preparation of specialized real estate studies, Economic Development Conveyance business plan/application and developer selection process for the CNWS; and authorizing the Executive Director of the LRA to execute the agreement. The funding will be a loan to the LRA from the General Fund as approved and appropriated as part of an amendment of the FY 2013/2014 budget approved by the City Council on December 10, 2013. Recommended Reuse Project Director.

---

5. **CORRESPONDENCE**

6. **CLOSED SESSION REPORTS**

7. **COUNCIL AND STAFF REPORTS**

8. **ADJOURNMENT**

---

**NOTICE**

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting (Policy and Procedure No. 2, Section 4.24). For information on the next regular or special City Council meeting, please call (925) 671-3495.

---

**NEXT REGULAR CITY COUNCIL MEETING: 6:30 p.m.; Tuesday, February 11, 2014**

---

**CLOSED SESSION: The City Council may convene in closed session immediately prior to or at the conclusion of the above meeting. If a closed session is to be held, an agenda will be posted on the Friday prior to the meeting. For additional information regarding the closed session, contact the City Attorney's Office at 671-3160.**

**NOTICE TO PUBLIC**

**SPEAKER'S CARD** - Members of the audience who wish to address the City Council are requested to complete a Speaker's Card available at the front bench. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins.

**AGENDA REPORTS** - Agenda reports are available for public viewing in a binder on the front staff desk.

**PUBLIC COMMENT PERIOD** - This is a fifteen-minute Public Comment Period for items not on this agenda, and each speaker will be limited to approximately three minutes. State law prohibits the City Council from acting at this meeting on any matter raised during the Public Comment Period.

**CONSENT CALENDAR** - Adoption of the Consent Calendar may be made by one motion of the City Council, provided that any Councilmember, individual or organization may request removal of an item from the Consent Calendar for separate consideration. If a request for removal of an item from the Consent Calendar has been received, the Mayor may defer action on the particular item and place the same on the regular agenda for consideration in any order s/he deems appropriate.

**PUBLIC HEARINGS** - Persons who wish to speak on Public Hearings listed on the agenda will be heard when the public hearing is opened, except on public hearing items previously heard and closed to public comment. After the public has commented, the item is closed to further public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency. No public hearing shall commence after 10:00 p.m. unless approved by majority vote of the City Council.

**ADA NOTICE AND HEARING IMPAIRED PROVISIONS** - The Council Chamber is equipped with Easy Listener Sound Amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the Easy Listener Phonic Ear Personal Sound Amplifier from the City Clerk for personal use during Council meetings.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3170, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

The following is a list of regular Council Committee meeting dates. Most meetings are held in the Garden Conference Room, 1950 Parkside Drive, Concord. **NOTE: Meetings are subject to change or cancellation. For latest information and committee agendas please call 671-3158.**

Committee	Chair/Member	Meeting Time
Housing & Economic Development	Grayson/Leone	4 <sup>th</sup> Monday at 5:30 p.m.
Infrastructure & Franchise	Hoffmeister/Helix	2 <sup>nd</sup> Thursday at 5:30 p.m.
Recreation, Cultural Affairs & Comm. Svc.	Birsan/Hoffmeister	4 <sup>th</sup> Thursday at 5:30 p.m.
Policy Development & Internal Operations	Helix/Grayson	2 <sup>nd</sup> Monday at 5:30 p.m.
Youth & Education	Leone/Birsan	3 <sup>rd</sup> Monday at 5:30 p.m.

Correspondence received that constitutes a public record under the Public Records Act concerning any matter on this agenda is available for inspection during normal business hours by contacting the City Clerk's office at 1950 Parkside Drive, Wing A, Concord, CA.

**E-mail:** [cityinfo@ci.concord.ca.us](mailto:cityinfo@ci.concord.ca.us)

**Website:** [www.cityofconcord.org](http://www.cityofconcord.org)

---

### **MEETING RECORDS**

DVDs of most City Council meetings are available for listening or viewing in the City Clerk's office and at the Concord Public Library. Copies of the DVDs may be purchased. Contact the Community Relations Manager at (925) 671-3272 for further information.

### **TELEVISED MEETINGS**

All meetings are broadcast live on Comcast channel 28, Astound Broadband channel 29, and AT&T U-Verse channel 99. The meeting is replayed on the Wednesday following the meeting at 8:00 a.m., 2:00 p.m. and 7:00 p.m. Replays are also broadcast on Thursday, Friday and Saturday. Please check the City website, <http://www.cityofconcord.org/about/citynews/tvlistings.pdf>