



# A G E N D A

**REGULAR MEETING OF THE  
CONCORD CITY COUNCIL/  
CITY COUNCIL SITTING AS THE  
LOCAL REUSE AUTHORITY  
Tuesday, December 8, 2015  
7:30 p.m.  
City Council Chamber  
1950 Parkside Drive, Concord, CA**

**NOTE THE LATER STARTING TIME**

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## **ROLL CALL**

**PLEDGE TO THE FLAG** – Vice Mayor Leone

## **PUBLIC COMMENT PERIOD**

### **1. PRESENTATIONS**

- a. **Presentation** – by Susun Kim, Family Justice Center, providing an update on the Family Justice Center. **Introduction by Mayor Hoffmeister.**
- b. **Presentation** – by Jack Hlavac, Chair of the Concord Tourism Improvement District. **Introduction by Mayor Hoffmeister.**

### **2. ANNOUNCEMENTS**

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## **CITY COUNCIL MATTERS**

### **3. CITY COUNCIL CONSENT ITEMS:**

- a. **Approving** – the minutes from the meetings of November 10 and 17, 2015. (No Fiscal Impact) Recommended by the City Clerk.
- b. **Authorizing** – the City Manager to enter into an agreement with AMF Media Group to provide marketing and public relations services in support of the City's Economic Development Program in the amount of \$90,000; and authorizing the expenditure of future media purchase in the amount of \$80,000 for an eight month period. (General Funds) Recommended by the Director of Community and Economic Development.

- c. **Approving** – the reappointment of Perry Carlston to serve as the City of Concord’s Trustee to the Contra Costa Mosquito and Vector Control District Board of Directors for a four-year term ending December 31, 2019. Recommended by the Mayor.
- d. **Authorizing** – the City to apply for a Bay Area Air Quality Management District EV Charging Demonstration Program grant to fund the purchase and installation of an electric vehicle charging station in the Downtown Parking Garage Resolution No. 15-73 for adoption. Recommended by the Director of Public Works.
- e. **Extending** – the current agreement between the City of Concord and NEKO Industries, Inc. to complete work on the City’s Electronic Document Management System (EDMS). (General Funds) Recommended by the Director of Information Technology.
- f. **Approving** – an amendment for business license software with HdL Software LLC for an amount not to exceed \$23,500, and authorizing the City Manager to execute the amendment. (General Funds) Recommended by the Director of Finance.
- g. **Approving** – Contract Change Order No. 5 and a related budget transfer in the amount of \$37,926.75 for the Farm Bureau Road Safe Routes to School Improvements, Project No. 2251. (Safe Routes to School Grant, Measure J, OSIP, IT Operations, and Gas Tax Funds) Recommended by the Director of Community and Economic Development.
- h. **Approving** – the final map for Subdivision 9163, Chestnut Grove (Assessor’s Parcel No. 114-290-005); approving the street name; and approving the Subdivision Improvement Agreement and the Stormwater Maintenance Agreement. Recommended by the Director of Community and Economic Development.
- i. **Amending** – the current administrative agreement between the City of Concord and Bartel Associates, LLC, and appropriating funds in the amount of \$45,000 to provide for additional financial studies relating to the City’s other post-employment benefit. (Post-Retirement Health Care Benefit Fund) Recommended by the Director of Finance.
- j. **Approving** – an agreement with Valley Crest Golf Course Maintenance, Inc. (RFP No. 2329, Golf Course Maintenance – Diablo Creek Golf Course) in the amount of \$965,000 to provide maintenance services at Diablo Creek Golf Course. (Golf Enterprise Fund) Recommended by the Director of Parks and Recreation.

- k. **Approving** – the work proposal from Kimley-Horn and Associates and authorizing staff to direct traffic consultant Kimley-Horn and Associates to proceed with design services for operational improvements on parallel arterials adjacent to Interstate 680 and State Route 242 in the City of Concord (Capital Improvement Program Project No. TIP-1612) and finding the project categorically exempt under CEQA. (No General Funds) Recommended by the Director of Community and Economic Development.
- l. **Considering** – a request by Eden Housing to refinance existing affordable housing loans of \$3,431,159, obtaining a new loan in the amount not to exceed \$1.3 million to repair and renovate two apartment complexes at 1121 Virginia Lane and 1140 Virginia Lane to preserve 91 existing affordable housing units, appropriating up to \$1.3 million from the Affordable Housing Fund as stipulated in the new loan agreement, and acknowledging that the County of Contra Costa will assist in the financing through issuing tax exempt revenue bonds for the project. Resolution No. 15-72 for adoption. (Affordable Housing Funds) Recommended by the Director of Community and Economic Development.
- m. **Authorizing** – the City Manager to execute contract change orders in amounts not to exceed \$84,000 for the Clayton Road/Treat Boulevard Intersection Capacity Improvements Project (Project No. 2144). (Measure J) Recommended by the Director of Community and Economic Development.

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#### 4. CITY COUNCIL CONSIDERATION ITEM:

- a. **Consideration** – of the appointment of one applicant to the City of Concord Planning Commission for a term ending February 28, 2017. **Report by Mayor Hoffmeister.**

**Staff Recommendation: Hear the report, take public testimony, and vote by ballot. Following balloting, appoint one member to the Planning Commission for a term ending February 28, 2017.**

- b. **Adopting** – Ordinance No. 15-8 entitled, “AN ORDINANCE AMENDING THE CONCORD MUNICIPAL CODE, TITLE 18, DEVELOPMENT CODE, CHAPTERS 18.20.020 (USE CLASSIFICATIONS), 18.40.020 (SMALL RESIDENTIAL CARE FACILITIES), 18.200.130 (MECHANICAL AND ELECTRONIC GAMES), 18.415.100 (DECISIONS AND FINDINGS), 18.505.020 (TIME LIMITS AND EXTENSIONS), AND 18.540.090 (LIMITATION OF ACTIONS).” Ordinance No. 15-8 was introduced on November 3, 2015, by reading of the title only and waiving further reading. Recommended by the City Clerk.

**Staff Recommendation: Hear the report, take public testimony, read the new title and waive the reading.**

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

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

- a. **Approving** – an amendment to the professional service agreement for special legal services with Ebbin Moser + Skaggs, L.L.P. in the amount of \$50,000 in connection with development of a natural resource conservation strategy and site wide resource permits for the Concord Reuse Project Area Plan. Funding will be provided by a prior loan to the Local Reuse Authority (LRA) from the General Fund. Total funding since 2012 is \$360,000. Recommended by the Local Reuse Authority Executive Director.

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**6. CORRESPONDENCE** – City Council correspondence not selectively included in the following list is available for inspection during normal business hours by contacting the City Clerk at 671-3390.

- a. November 12, 2015 letter from Mayor Grayson to BART regarding schedule changes.
- b. Certificate from Contra Costa County Board of Supervisors adjourning the October 13, 2015, Board of Supervisors meeting in the memory of Concord City Attorney Mark Coon.
- c. Certificate from Contra Costa County Board of Supervisors adjourning the October 20, 2015, Board of Supervisors Meeting in the memory of former Concord Mayor Bill Shinn.

**7. PUBLIC COMMENTS ON PRESENTATION ITEMS**

**8. CLOSED SESSION REPORTS**

**9. COUNCIL AND STAFF REPORTS**

- a) **Mayor's appointments of Councilmembers** to serve for terms ending December 2016:

1. Council Standing Committees – Chair and Member  
**Report by Mayor Hoffmeister.**

**Staff Recommendation: Announce the recommendations and confirm the selection.**

2. Ad Hoc Committees and City Representatives to External Agencies – Primary and Alternate. **Report by Mayor Hoffmeister.**

**Staff Recommendation: Announce the appointments and confirm the selection.**

## 10. 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, December 22, 2015**

**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	Helix/Leone	4 <sup>th</sup> Monday at 5:30 p.m.
Infrastructure & Franchise	Hoffmeister/Birsan	2 <sup>nd</sup> Monday at 5:30 p.m.
Recreation, Cultural Affairs & Comm. Svc.	Helix/Grayson	4 <sup>th</sup> Thursday at 5:30 p.m.
Policy Development & Internal Operations	Grayson/Hoffmeister	2 <sup>nd</sup> Thursday 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.

**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 a.m., 2 p.m. and 7 p.m. Replays are also broadcast on Thursday, Friday and Saturday. Please check the City website, <http://www.cityofconcord.org/pdf/about/citynews/tvlistings.pdf>

**E-mail: [cityinfo@cityofconcord.org](mailto:cityinfo@cityofconcord.org)**

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