

REGULAR MEETING OF THE
CONCORD CITY COUNCIL
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
TUESDAY, OCTOBER 11, 2016

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 11, 2016, with Mayor Hoffmeister presiding. The pledge of allegiance was led by: Councilmember Grayson. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

COUNCILMEMBERS PRESENT: Edi Birsan, Tim Grayson, Dan Helix, Ron Leone,
Laura Hoffmeister

STAFF PRESENT: Valerie Barone, City Manager; Susanne Brown, City
Attorney; Tim McGallian, City Treasurer; Joelle Fockler,
City Clerk; Chief of Police Guy Swanger; Victoria
Walker, Director of Community and Economic
Development; Justin Ezell, Director of Public Works;
Steve Voorhies, Director of Parks and Recreation; John
Montagh, Economic Development and Housing
Manager; Damaris Sambajon, Systems and
Programming Manager; Brian Nunnally, Economic
Development Manager; Jeff Rogers, Infrastructure
Manager; Ryan Pursley, Plan Check Engineer; Leslye
Asera, Community Relations Manager

MEMBERS OF THE PUBLIC
WHO ADDRESSED THE COUNCIL: George Fulmore, Concord; Nati Flores, Monument
Impact; Dr. Harmesh Kumar, Concord; Dan Jameyson,
Concord; Daryl Bergman, Concord; Greg Colley, Raise
the Roof; Rev. Dr. Barbara Barkley, Concord; Bob Lane,
Faith Alliance for a Moral Economy; Adriel Ewell,
Concord; Jima Monson, Concord; Janet Kinney,
Pittsburg; John Appling; Mariana Moore, Ensuring
Opportunity Campaign; Battalion Chief John Ciatola,
Contra Costa Fire Protection District

PUBLIC COMMENT PERIOD

George Fulmore, Concord, spoke of the status of Capital Improvement Projects, the Mayor's article in the Pioneer, and rent control in Concord.

Nati Flores, Monument Impact, spoke in support of a moratorium on rent increases in Concord.

Dr. Harmesh Kumar, Concord, spoke of a recent incident where shots were fired at the Concord Police Department building and stated that people should treat human beings like human beings.

Dan Jameyson, Concord, SEIU Local 1021, spoke in support of a temporary moratorium on rent increases and unfair evictions in Concord.

Daryl Bergman, Concord, spoke of no street sweeping or police services and blight in her neighborhood and no parking due to the apartments in the area.

Greg Colley, Raise the Roof, spoke in support of a temporary moratorium on rent increases and unfair evictions in Concord and submitted a letter from a coalition made up of Raise the Roof, UNITE HERE Local 2850, East Bay Alliance for a Sustainable Economy, Central County Regional Group sponsored by First 5 Contra Costa, West Street Missionary Baptist Church, Ygnacio Valley Presbyterian Church, Ensuring Opportunity Campaign to End Poverty in Contra Costa, STAND! For Families Free of Violence, Community Financial Resources, Rise Together Bay Area, St. Bonaventure Catholic Community, Contra Costa Crisis Center, Monument Impact, Catholic Charities, Faith Alliance for a Moral Economy, Catholics United for Justice, and St. Francis of Assisi Church.

Rev. Dr. Barbara Barkley, Concord, spoke in support of a temporary moratorium on rent increases and unfair evictions in Concord.

Bob Lane, Faith Alliance for a Moral Economy, spoke in support of a temporary moratorium on rent increases and unfair evictions in Concord.

Adriel Ewell, Concord, spoke of installation of sidewalks on the southeast side of Wren Avenue.

Jima Monson, Concord, spoke in support of a temporary moratorium on rent increases and unfair evictions in Concord.

Janet Kinney, Pittsburg, spoke in support of rent control in Concord.

John Appling spoke of unity and working together to help homelessness.

Mariana Moore, Ensuring Opportunity Campaign, spoke in support of a temporary moratorium on rent increases and unfair evictions in Concord.

Battalion Chief John Ciatola, Contra Costa Fire Protection District, gave an update on District activities.

PRESENTATIONS

2016 HELEN PUTNAM CCS PARTNERSHIP INTERGOVERNMENTAL COLLABORATION AWARD

Mayor Hoffmeister introduced Samantha Caygill, East Bay Division, League of California Cities, who presented the City of Concord with the 2016 Helen Putnam CCS Partnership Intergovernmental Collaboration Award for the Central Family Justice Center.

CONCORD LIBRARY REFRESH

Mayor Hoffmeister introduced Kimberli Buckley, Concord Library Senior Community Library Manager, who presented an update on the Concord Library Refresh project.

VISIT CONCORD: TOURISM IMPROVEMENT DISTRICT ANNUAL REPORT

Mayor Hoffmeister introduced John Montagh, Economic Development and Housing Manager, who provided a report on Visit Concord: Tourism Improvement District Annual Report.

ANNOUNCEMENTS – None

AWARD OF PURCHASE – Two 2017 Ford F-250 Utility Trucks

Motion was made by Leone and seconded by Grayson to award the purchase of two 2017 Ford F-250 Utility Trucks to Future Ford of Concord in the amount of \$53,296.32. Motion passed by unanimous vote of the Council.

CONTRACT EXTENSION – Contra Costa Horsemen’s Association

Motion was made by Leone and seconded by Grayson to approve a contract term extension for a period of one year with the Contra Costa Horsemen’s Association for the lease of two parcels of real property located on Grant Street. Motion passed by unanimous vote of the Council.

REJECTION OF BIDS – Mt. Diablo Street and Colfax Street Sidewalk Replacement Project, Project No. 2374

Motion was made by Leone and seconded by Grayson to reject all bids for the Mt. Diablo Street and Colfax Street Sidewalk Replacement Project, Project No. 2374; and direct staff to re-advertise at a later date. Motion passed by unanimous vote of the Council.

RESOLUTION NO. 16-80 – Accepting Grant Funding for Select Traffic Enforcement

Motion was made by Leone and seconded by Grayson to adopt Resolution No. 16-80 entitled, “A RESOLUTION ACCEPTING GRANT FUNDING FROM THE CALIFORNIA OFFICE OF TRAFFIC SAFETY FOR SELECT TRAFFIC ENFORCEMENT PROGRAM IN THE AMOUNT OF \$20,000 AND ALLOCATING THE FUNDS TO THE CITY’S SELECTIVE TRAFFIC ENFORCEMENT PROGRAM THEREBY AMENDING THE MUNICIPAL BUDGET FOR FISCAL YEAR 2016-17.” Motion passed by unanimous vote of the Council.

RESOLUTION NO. 16-79 – School Resource Officers

Motion was made by Leone and seconded by Grayson to adopt Resolution No. 16-79 entitled, “A RESOLUTION ACCEPTING FUNDS IN THE AMOUNT OF \$986,770.22 FROM THE MT. DIABLO UNIFIED SCHOOL DISTRICT FOR USE IN THE CITY’S SCHOOL RESOURCE OFFICER PROGRAM; AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT DEFINING THE PROVISION AND FUNDING OF SCHOOL RESOURCE OFFICERS.” Motion passed by unanimous vote of the Council.

APPROVAL OF PURCHASE – TASER Protection Devices

Motion was made by Leone and seconded by Grayson to approve the purchase of TASER protection devices and warranties from TASER International in the amount of \$114,012.28 to replace and upgrade current inventory. Motion passed by unanimous vote of the Council.

DESIGNATION OF CITY COUNCIL COMMITTEE ON HOUSING & ECONOMIC DEVELOPMENT

Motion was made by Leone and seconded by Grayson to designate the City Council Committee on Housing & Economic Development for appeals of staff determination that a design modification to the approved Veranda Shopping Center project is major. Motion passed by unanimous vote of the Council.

APPROVAL OF PURCHASE OF NETAPP STORAGE SOLUTION

Motion was made by Leone and seconded by Grayson to approve the purchase of NetApp Storage Solution in the amount of \$483,154.56; and authorize the City Manager to execute the agreement, subject to the approval of the City Attorney. Motion passed by unanimous vote of the Council.

APPROVAL OF MINUTES – May 11, 24, and 31, 2016

This item was pulled from the Consent Calendar by Vice Mayor Leone who requested that the minutes of May 11, 2016 be amended to include the reason for Vice Mayor Leone's absence from the May 11, 2016 meeting due to recusing himself on the recommendation of the City Attorney because he lives within 500 feet of Phase I of the Reuse Project.

Motion was made by Leone and seconded by to Grayson approve the meeting minutes of May 24, and 31, 2016 as submitted and May 11, 2016 as amended. Motion passed by unanimous vote of the Council.

RESOLUTION NO. 16-70 – Sale of City-owned Property Located at 4050 Port Chicago Highway, APN 100-370-013

Notice of the public hearing was published in the Contra Costa Times, posted in the City's posting cabinet and mailed to any interested parties on record on September 13, 2016 and published in the Contra Costa Times again on September 20, 2016.

Brian Nunnally, Business Development Manager, reported that Pacific Ranch Investments proposed to purchase a vacant piece of property located at 4050 Port Chicago Highway that is part of the Diablo Creek Golf Course owned by the City of Concord. He noted that there are no future plans for use of the property by the City and the only likely buyer of the property is Pacific Ranch Investments because the company owns the adjacent office development and plans to develop the vacant site as additional parking to serve its existing office development. Mr. Nunnally stated that a City-commissioned appraiser determined the value of the property to be \$17,300, and that Pacific Ranch Investments representatives and City staff negotiated a Purchase and Sale Agreement at the appraised square-foot value. He requested the City Council adopt Resolution No. 16-70 approving the disposition of the property located at 4050 Port Chicago Highway to Pacific Ranch Investments for an appraised value of \$17,300 and authorize the City Attorney to draft the attachments to the Purchase and Sale Agreement, including all deeds, in conjunction with the buyer.

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

Motion was made by Helix and seconded by Birsan to adopt Resolution No. 16-70 entitled, "A RESOLUTION APPROVING THE DISPOSITION OF A 4,324-SQUARE FOOT PORTION OF CITY-OWNED PROPERTY LOCATED AT 4050 PORT CHICAGO HIGHWAY, CONCORD, CALIFORNIA, APN 100-370-013, TO PACIFIC RANCH INVESTMENTS FOR AN APPRAISED VALUE OF \$17,300 AND AUTHORIZING EXECUTION OF A PURCHASE AND SALE AGREEMENT AND RELATED AGREEMENTS." Motion passed by unanimous vote of the Council.

INTRODUCTION OF ORDINANCE NO. 16-7 – Board of Appeals, Construction Codes

Notice of the public hearing was published in the Contra Costa Times, posted in the City's posting cabinet and mailed to any interested parties on record on September 27, 2016.

Ryan Pursley, Plan Check Engineer, reported that the 2016 California Building Standards Code has been published and will become effective statewide on January 1, 2017. He stated that proposed Ordinance No. 16-7 adopts the new California construction codes by amending the Concord Municipal Code by amending and relocating Title 2 Board of Appeal sections to Title 15 to be consistent with the City of Concord Construction Code, amending Title 8 Construction and Demolition (C&D) waste recycling sections to comply with amended state codes, increasing the required recycling of solid waste from construction debris from the existing requirement of 50 percent up to 65 percent, and amend Title 15 to include the 2016 edition of the California Building Standards Code with local administrative amendments. Mr. Pursley noted that proposed Ordinance No. 16-7 will bring the City of Concord in compliance with the 2016 California Building Standards Code.

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

Motion was made by Helix and seconded by Leone to introduce Ordinance No. 16-7 entitled, "AN ORDINANCE AMENDING CONCORD MUNICIPAL CODE TITLE 2 (ADMINISTRATION), TITLE 8 (HEALTH AND SAFETY), AND TITLE 15 (BUILDINGS AND BUILDING REGULATIONS)." Motion passed by unanimous vote of the Council.

CORRESPONDENCE

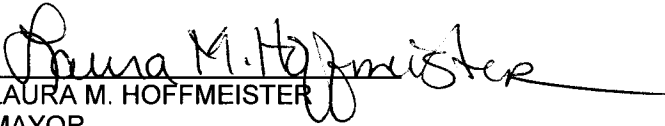
- a. Comments submitted by Dan Jameyson, SEIU Local 1021
- b. Comments submitted by Raise the Roof, UNITE HERE Local 2850, East Bay Alliance for a Sustainable Economy, Central County Regional Group sponsored by First 5 Contra Costa, West Street Missionary Baptist Church, Ygnacio Valley Presbyterian Church, Ensuring Opportunity Campaign to End Poverty in Contra Costa, STAND! For Families Free of Violence, Community Financial Resources, Rise Together Bay Area, St. Bonaventure Catholic Community, Contra Costa Crisis Center, Monument Impact, Catholic Charities, Faith Alliance for a Moral Economy, Catholics United for Justice, and St. Francis of Assisi Church
- c. Concord Library Refresh Update PowerPoint Presentation
- d. Visit Concord TBID Overview PowerPoint Presentation
- e. Concord Tourism Improvement District 2016-17 Annual Report
- f. 2016 California Building Code Standards Code Adoption PowerPoint Presentation
- g. Benched Item No. 6.b

CLOSED SESSION REPORTS – None

COUNCIL AND STAFF 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 8:20 p.m.


LAURA M. HOFFMEISTER
MAYOR


JOELLE FOCKLER, MMC
CITY CLERK