



ANNOTATED AGENDA

**REGULAR JOINT MEETING OF THE
CONCORD CITY COUNCIL
AND REDEVELOPMENT AGENCY**

Tuesday, June 3, 2003

**6:30 p.m. - Council Chamber
1950 Parkside Drive, Concord, CA**

5:30 p.m. - City Council Conference Room

I. ROLL CALL - All present

II. CLOSED SESSION:

Conference with Legal Counsel pursuant to Government Code Section 54956.9(a) existing litigation entitled: **Harvest Church v. City of Concord**; Court of Appeal Case No. A096604 (Contra Costa County Superior Court Case No. C99-03758)

ACTION: Closed session held.

III. RECESS – at 6:25 p.m. to reconvene in the Council Chamber.

6:30 p.m. - Council Chamber

ROLL CALL - All present

PLEDGE TO THE FLAG - Boy Scout Troop 370

PUBLIC COMMENT PERIOD

John Sullivan, Sher Gora, Gayle Knowles and Karen Dunlap, multi-family residential property owners and managers, addressed the City Council regarding the Multi Family Housing Inspection Program and objected to the proposed increase in fees, stating that it places an undue burden on property owners. They requested that the City re-evaluate the program and fees. Mayor Peterson requested that the matter be placed on an upcoming Council Sub-Committee agenda.

1. **ANNOUNCEMENTS - None**

CITY COUNCIL MATTERS

2. **CITY COUNCIL CONSENT CALENDAR**

- a. **Approval of Minutes** - of May 6 and May 13, 2003. Recommended by City Clerk.

ACTION: Minutes approved.

- b. **Approving** - agreement with Shannon Executive Search Division of CPS Human Resource Services to provide recruitment and selection services related to filling executive level vacancies, and authorizing the City Manager to execute the agreement. Recommended by Assistant City Manager.

ACTION: Agreement approved; City Manager authorized to execute it.

- c. **Accepting** - improvements for Project No. 042, Traffic Signal at Grant Street and Frederick Street Intersection, constructed by Tim Paxin's Pacific Excavation, and directing the City Clerk to file the Notice of Completion. Recommended by Director of Public Works-Engineering Services.

ACTION: Improvements accepted; Notice of Completion to be filed.

- d. **Accepting** - public improvements for Tract 8502, Amber Hills Subdivision, consisting of 26 lots located at the end of Krona Lane; and authorizing release of the improvement bonds. Resolution 03-31 for adoption. Recommended by Director of Public Works-Engineering Services.

ACTION: Resolution 03-31 adopted as recommended.

3. **CITY COUNCIL PUBLIC HEARINGS**

- a. **Landscape and Lighting Maintenance Districts** - public hearing to consider confirming assessment diagrams and levying annual assessments for 2003/04 related to the following landscape and lighting maintenance districts. **Report from Director of Public Works-Maintenance Services Mike Vogan.**

3. a. CITY COUNCIL PUBLIC HEARINGS - contd.

- (1) Downtown Landscape Maintenance District. Resolution 03-34 for adoption.

ACTION: Resolution 03-34 adopted, confirming the assessment diagram and levying the annual assessment for 2003/04.

- (2) Pine Hollow Landscape and Lighting Maintenance District. Resolution 03-35 for adoption.

ACTION: Resolution 03-35 adopted, confirming the assessment diagram and levying the annual assessment for 2003/04.

- (3) Landscaping and Lighting Maintenance District #3. Resolution 03-36 for adoption.

ACTION: Resolution 03-36 adopted, confirming the assessment diagram and levying the annual assessment for 2003/04.

- (4) Citywide Street Lighting Assessment District. Resolution 03-37 for adoption.

ACTION: Resolution 03-37 adopted, confirming the assessment diagram and levying the annual assessment for 2003/04.

- b. **Proposed Amendment to the Municipal Code – Sewer Fees** – consideration of amending Concord Municipal Code Chapter 110, Utilities; Article II, Sewer System; Section 110-32, Rates and Charges Established; Paragraph (c), Annual Sewer Service Charges, increasing the minimum annual sewer service charge by \$12 per year and increasing other corresponding charges as stated in Paragraph (c). Ordinance 03-3 for introduction. **Report from Director of Public Works-Maintenance Services Mike Vogan.**

ACTION: Ordinance 03-3 introduced by reading of the title only and waiving further reading, amending the Municipal Code and increasing fees as recommended.

REDEVELOPMENT AGENCY MATTERS

4. REDEVELOPMENT AGENCY CONSENT CALENDAR

Approving - agreement with Keyser Marston Associates, Inc., to provide real estate advisory services to the City of Concord Redevelopment Agency, and authorizing the Executive Director to execute the agreement. Recommended by Director of Planning and Economic Development.

ACTION: Agreement approved; Executive Director authorized to execute it.

**JOINT CITY COUNCIL/
REDEVELOPMENT AGENCY MATTERS**

5. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY PUBLIC HEARINGS

Approval of Fiscal Year 2003/04 Budgets for the City of Concord and Redevelopment Agency, Ten-Year Financial Plan and Related Items – consideration of the following matters relating to the 2003/04 Budgets. **Report from City Manager.**

- a. **Proposed Amendments to the Master Fees and Charges Resolution** - consideration of amending the Master Fees and Charges Resolution for fees relating to various municipal services and developer fees, including but not limited to Administrative Fees; Business, Professional and Trades Fees; Permit Center Fees; Parks and Recreation Fees; Police Fees; Maintenance Services Fees, and the Off-Site Street Improvement Program (OSIP) Fees. Data is available, as required by Government Code Title 7, Division 1, Chapter 8 Section 66016. Please contact Ron Howard, Director of Finance, at 671-3078.
- b. **Annual Appropriation Limit and Adjustment Factors** - approving annual appropriation limit and adjustment factors for Fiscal Year 2003/04, pursuant to Article XIII B of the California Constitution.
- c. **Amendment to Policy and Procedure No. 129 - Budget and Fiscal Policies** - amending Policy and Procedure No. 129, Budget and Fiscal Policies, to establish additional reserve funds.
- d. **2003/04 City of Concord Budget, Ten-Year Financial Plan and Capital Improvement Program** - consideration of Fiscal Year 2003/04 City of Concord Budget and Ten-Year Financial Plan, and adoption of the 2003/04 Capital Improvement Program (approval recommended by Planning Commission).

5. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY PUBLIC HEARINGS - contd.

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- e. **2003-04 City of Concord Redevelopment Agency Budget** - consideration of 2003/04 City of Concord Redevelopment Agency Budget.

ACTION: Public hearing opened and continued to Tuesday, June 24, 2003 at 6:30 p.m. in the Council Chamber.

6. CORRESPONDENCE

- a. Fax received June 3, 2003 from Armen Tajirian objecting to the proposed increase in fees for the Multi Family Housing Inspection Program.
- b. Letter dated June 2, 2003 from Paul and Katherine Li protesting a proposed increase in the annual sewer charge.
- c. Letter dated June 3, 2003 from Marcus O'Connell stating that the City did not provide him with information regarding proposed fee increases, as required by Government Code Section 66016.
- d. Information submitted by John Sullivan regarding the cost to the property owner of the Multi Family Housing Inspection Program and requesting that it be discontinued.
- e. Copy of City of Concord Video Operator's Log for April 2002, submitted by Ed Seghers.

7. CLOSED SESSION REPORTS - None

8. COUNCIL AND STAFF REPORTS

Councilmember McManigal asked the City Attorney to look at how to address the problem of RVs and motorhomes parking on streets in neighborhoods. Vice Mayor Allen commented that she would like to see an ordinance limiting the parking of RVs on streets to not more than two hours. Mayor Peterson requested that, if City cannot do anything, explore ways of assisting homeowners in taking civil action.

Councilmember Bonilla reported on her and Councilmember Hoffmeister's attendance at Senator Torlakson's Budget Workshop on Saturday, May 31, 2003.

Councilmember Hoffmeister reported on progress being made with lobbying for reductions in state take-aways of Redevelopment Agency funds and in obtaining more flexibility in determining from where the funds should be taken.

9. ADJOURNMENT - at 8:33 p.m.

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) 671-3292.

NEXT REGULAR CITY COUNCIL MEETING: 6:30 p.m., Tuesday, June 10, 2003

MEETING RECORDS

Audio cassette tapes and videotapes of most City Council meetings are available for listening or viewing at the City Clerk's office. Copies of the videotapes may be purchased. Contact the Community Relations Manager at (925) 671-3272 for further information.