



# ANNOTATED AGENDA

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

**Tuesday, March 2, 2004**

**5:30 p.m. - City Council Conference Room  
6:30 p.m. - Council Chamber  
1950 Parkside Drive, Concord, CA**

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

**I. ROLL CALL - Mayor Allen absent**

**II. CLOSED SESSION:** Conference regarding Real Property Negotiation pursuant to Government Code Section 54956.8 re: Agency-owned property located at:

1935/1395 A Galindo Street	(APN 126-133-011)
1395 C Galindo Street	(APN 126-133-010)
1385 Galindo Street	(APN 126-133-013)
1335 Galindo Street	(APN 126-164-047)
1325 Galindo Street	(APN 126-164-050)
1317-21 Galindo Street	(APN 126-164-051)
1313 Galindo Street	(APN 126-164-054)
1305/1309 Galindo Street	(APN 126-164-048)
1303 Galindo Street	(APN 126-164-053)
1301 Galindo Street	(APN 126-164-049)
Vacant Lot	(APN 126-133-009)
Vacant Lot	(APN 126-164-052)

City Representative: Helen Bean, Economic Development/Redevelopment  
Manager

Under Negotiation: Price and terms of payment

**ACTION: Closed session held.**

**III. RECESS – at 6:05 p.m. to reconvene in the Council Chamber.**

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## **6:30 p.m. - Council Chamber**

**ROLL CALL - Mayor Allen absent**

**PLEDGE TO THE FLAG - Councilmember Peterson**

### **PUBLIC COMMENT PERIOD**

**William McDonald submitted photographs of cars parked on Concord Boulevard and asked the City Council to enforce parking regulations and clearly mark the pedestrian walkway.**

**Paul Larson, President of Concord Historical Society, thanked the Redevelopment Agency for requesting that the Masonic Temple be preserved when the site is developed.**

**Councilmember McManigal urged residents to vote.**

### **1. ANNOUNCEMENTS**

**Vice Mayor Hoffmeister** announced four openings on the Concord Human Relations Commission and set Friday, April 2, 2004 as the deadline for receipt of applications.

**Vice Mayor Hoffmeister** announced that Concord Transcript reporter Bruce Gerstman will be reporting for The Montclarion newspaper and wished him luck in his new position.

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## **CITY COUNCIL MATTERS**

### **2. CITY COUNCIL CONSENT CALENDAR**

- a. **Approving** - agreement with Kwan Software Engineering, Inc. for the purchase of Veripic, a digital photo management system and supporting hardware, including digital cameras and CD burners, and authorizing the City Manager to execute the agreement; and approving a related budget transfer in the amount of \$55,000 from the Asset Forfeiture Fund. Recommended by Chief of Police.

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

### **2. CITY COUNCIL CONSENT CALENDAR - contd.**

- b. **Approving** - agreement with Lawson Software in the amount of \$881,166 for the purchase of financial and human resources enterprise software pursuant to RFP 1865, and authorizing the City Manager to execute the agreement. Recommended by Director of Finance.

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

- c. **Approving** - award of contract for the 2004 Patch Paving Program, RFQ #1957, to G. Bortolotto, Co., Inc. as the lowest responsible bidder in the amount of \$539,918.89. Bids were opened at 2 p.m. on February 18, 2004. Recommended by Director of Public Works-Maintenance Services.

**ACTION: Contract awarded as recommended.**

- d. **Accepting** - improvements for Removal and Replacement of Asphalt Concrete Parking Lot of the Batting Cages at Willow Pass Community Park, RFQ #1947, constructed by Granite Construction Company, and directing the City Clerk to file the Notice of Completion. Recommended by the Director of Public Works-Maintenance Services.

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

3. **CONSIDERATION** - of Contra Costa County initiation of Request for Proposals process to convert Buchanan Field Airport from aviation use to alternative urban development. **Report from Assistant City Manager Lydia Du Borg.**

**ACTION: Alternative #1 selected, formally opposing the County's initiation of a Request for Proposal (RFP) process that seeks to convert Buchanan Field from aviation use to alternative urban development, and urging the County to halt the process, pursuant to the comments made in City Manager Ed James' letter dated February 11, 2004, with the addition of concerns regarding the impact on medical and emergency response capabilities; Mayor directed to send a letter to the County (3-1; Bonilla, No).**

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## REDEVELOPMENT AGENCY MATTERS

### 4. REDEVELOPMENT AGENCY CONSENT CALENDAR

- a. **Approving** - agreement with McDonough, Holland & Allen PC to provide legal services to the Concord Redevelopment Agency, and authorizing the Executive Director to execute the agreement. Recommended by Director of Planning and Economic Development.

**ACTION: Agreement approved, as revised; Executive Director authorized to execute the agreement.**

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

**ACTION: Agreement approved, as revised; Executive Director authorized to execute the agreement.**

- c. **Approving** - professional services agreements with Jones Hall for Bond Counsel services; Quint & Thimmig for legal services; Fieldman Rolapp and Associates for financial advisory services; and GRC Associates for tax increment consultant services, and authorizing the Executive Director to execute the agreements. Recommended by Director of Finance.

**ACTION: Agreements approved; Executive Director authorized to execute the agreements.**

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## **JOINT CITY COUNCIL/ REDEVELOPMENT AGENCY MATTERS**

### **5. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY PUBLIC HEARINGS**

**Disposition and Development Agreement with Anderson Lehmer Investment, LLC** - consideration of approving a Disposition and Development Agreement with Anderson Lehmer Investment, L.L.C., for the sale and development of Agency-owned property to construct an auto dealership on a 3.77-acre site located at 1905 Market Street, APN 126-030-032, located within the Central Concord Redevelopment Project, and approving and certifying that a negative declaration with mitigation measures and monitoring program is the appropriate environmental document. City Council Resolution 04-21 and Redevelopment Agency Resolution 04-664 for adoption. **Report from Economic Development/Redevelopment Manager Helen Bean.**

**ACTION: Continued to March 23, 2004 with the public hearing open.**

### **6. CORRESPONDENCE**

- a. Letter dated March 1, 2004 from Supervisor Mark DeSaulnier commenting on the Report to Council concerning the Buchanan Field Airport Request for Proposals.
- b. Memo with photographs from William McDonald regarding illegal parking on Concord Boulevard.
- c. Copy of a letter dated January 20, 2004 from the FAA to Supervisor Mark DeSaulnier regarding Buchanan Field Airport.

### **7. CLOSED SESSION REPORTS - None**

### **8. COUNCIL AND STAFF REPORTS**

**Vice Mayor Hoffmeister reported on her attendance at the Black Families Association annual dinner and fundraiser.**

### **9. ADJOURNMENT - at 7:42 p.m. in memory of Community Services Commissioner Irene Bennett, who passed away on February 29, 2004.**

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**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.

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**NEXT REGULAR CITY COUNCIL MEETING: Tuesday, March 23, 2004**

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**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.