



# ANNOTATED AGENDA

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

**Tuesday, February 28, 2006  
6:30 p.m. – Council Chamber  
1950 Parkside Drive**

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**6:30 p.m. – Council Chamber**

**ROLL CALL – Vice Mayor Peterson absent.**

**PLEDGE TO THE FLAG – Councilmember Allen**

**PUBLIC COMMENT PERIOD**

Ursula Luna, Concord resident, requested a 15-day extension of the Draft Environmental Impact Report for the General Plan Update.

Philip Schafer, Dana Estates Neighborhood Alliance President, expressed his concern on behalf of the Alliance for the potential impacts of any proposed development of the Concord Naval Weapons Station and requested public meetings for citizen input.

- 1. PRESENTATION** – to David Gibbs, Executive Director; Gail Schultz, Promotion and Development Director; and Pete Evans, Corp Manager, commending the Concord Blue Devils for winning the World Music Contest in Holland. Report by Mayor Bonilla.

**ACTION: Mayor Bonilla presented the commendation.**

- 2. PROCLAMATION** – to Concord resident Andrew Podesta in honor of his 102<sup>nd</sup> birthday. Report by Mayor Bonilla.

**ACTION: Mayor Bonilla presented the proclamation.**

3. **PRESENTATION** – by Keith Freitas, Contra Costa County Director of Airports, and Beth Lee, County Airport Business and Development Manager, on the status of the Buchanan Field Airport Master Plan. Introduction by Phillip Woods, Principal Planner.
- ACTION: Presentation made by Keith Freitas, Contra Costa County Director of Airports, and Beth Lee, County Airport Business and Development Manager.**
4. **ANNOUNCEMENTS - None**
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## CITY COUNCIL MATTERS

### 5. CITY COUNCIL CONSENT CALENDAR

- a. **Approving** – minutes of February 7, 2006. Recommended by the City Clerk.
- ACTION: Minutes approved.**
- b. **Approving** – an agreement with New Connections to occupy space at the Keller House to provide counseling services on a part-time basis. Recommended by Director of Community and Recreation Services.
- ACTION: Agreement approved; City Manager authorized to execute it.**
- c. **Approving** – a contract with Bartel Associates, LLC to perform three actuarial studies of the City’s Other Post Retirement Benefits (OPEB) obligations in two year increments beginning in 2006, ending 2010, at a first year cost of \$13,500; and authorizing the City Manager to execute the agreement. Recommended by Director of Finance.
- ACTION: Contract approved; City Manager authorized to execute it.**
- d. **Approving** – an agreement with Marty O’s Concession and Catering to provide food/beverage concessions at Willow Pass Park and Concord Community Pool through December 31, 2008; and authorizing the City Manager to execute the agreement. Recommended by Director of Community and Recreation Services.
- ACTION: Agreement approved; City Manager authorized to execute it.**

- e. **Awarding** – a contract for the 2006 Weed Abatement Program, RFB #2034, to Vegetation Solution, Inc., of Martinez as the lowest responsible bidder, in the amount of \$45,000. Bids were opened on January 23, 2006 at 1:00 p.m. Recommended by Director of Public Works.

**ACTION: Contract awarded.**

- f. **Accepting** – improvements constructed for Tract 8772, Willow Walk Subdivision, including drainage facilities, sewer facilities, street widening, and other improvements required for the development of 17 detached single family residences and 39 attached townhouses; and releasing the obligation of the bonds posted with the Subdivision Agreement. Resolution 06-11 for adoption. Recommended by Director of Building, Engineering, and Neighborhood Services.

**ACTION: Resolution 06-11 adopted.**

- g. **Approving** – a master agreement for professional services with Net.Works Corporation for software packaging and technology consulting services up to \$100,000 per year for information technology projects through June 30, 2007. Recommended by the Director of Information Technology.

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

- h. **Approving** – a Professional Services Agreement with JMEC Engineering, Inc. in the not-to-exceed amount of \$35,000 for engineering design services for Project No. 2031, Centre Concord Repairs; authorizing the City Manager to execute the agreement; and approving a related budget transfer in the amount of \$450,000. Recommended by Director of Building, Engineering, and Neighborhood Services.

**ACTION: Budget transfer and agreement approved; City Manager authorized to execute the agreement.**

- i. **Matters to be set for public hearing** - on Tuesday, March 14, 2006 – **Proposed Amendment to Concord Municipal Code - Condominium Conversion Ordinance** – City-initiated Municipal Code Amendment to Article VI, Sections 94-171, et seq., to incorporate new open space standards, inclusionary housing requirements, annual conversion and percent leasing caps, and other changes to make consistent with Concord's multi-family development and building standards. This project is categorically exempt pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act of 1970, as amended.

**ACTION: Public Hearing set for Tuesday, March 14, 2006 at 6:30 p.m. in the Council Chamber.**

- j. **Revoke** – a contract awarded to East Bay Elevator Company, Inc., of Oakland on December 13, 2005 for RFB #2027, Annual Contract for Elevator Maintenance at Various City Facilities, for being non-responsive; and awarding a contract in the amount of \$15,360 for RFB #2027 to ThyssenKrupp Elevator of Hayward, as the lowest responsible bidder. Recommended by Director of Public Works.

**ACTION: Item was removed from the calendar at the request of staff and will be rescheduled at a later date.**

- k. **Approving** – new market pay ranges for Police Dispatcher I, Police Dispatcher II, and Lead Dispatcher classifications to reflect current market pay levels: Police Dispatcher I, Field and Operations (F&O) grade 07, \$3,777 to \$4,593 per month; Police Dispatcher II, F&O grade 09, \$4,169 to \$5,068 per month; and Lead Dispatcher, F&O grade 11, \$4,587 to \$5,575 per month. Resolution 06-3493.1 for adoption. Recommended by Director of Human Resources.

**ACTION: Resolution 06-3493.1 adopted.**

- l. **Approving** – revisions to Policy and Procedure 37.3, Recruitment Incentives, and Policy and Procedure 37.17, Vacation, to improve the incentives to assist in the recruitment of lateral police dispatchers and executive level positions. Resolution 06-3493.2 for adoption. Recommended by Director of Human Resources.

**ACTION: Resolution 06-3493.2 adopted.**

## 6. CONSIDERATION ITEMS:

- a. Appointment of three applicants to the Personnel Board for two-year terms ending February 28, 2008. Recommendation by Council Committee on Policy Development and Internal Operations.

**ACTION: Richard Garcia, Sharon Giampapa, and John Parodi were reappointed to the Personnel Board for two-year terms ending February 28, 2008.**

- b. Appointment of three applicants to the Mobilehome Rent Review Board for two-year terms ending February 28, 2008. Recommended by Council Committee on Housing and Economic Development.

**ACTION: Charles Carpenter, William Hooy, and Art Kroeger were reappointed to the Mobilehome Rent Review Board for two-year terms ending February 28, 2008.**

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## **CITY COUNCIL SITTING AS THE LOCAL REUSE AUTHORITY (LRA)**

### **7. CONSIDERATION ITEMS:**

- a. **Authorizing** – Establishing the LRA process for the Concord Reuse Project. Local Reuse Authority Resolution 06-2 for adoption. Report by LRA Executive Director/City Manager.

**ACTION: Resolution 06-2 adopted.**

- b. **Authorization of** – the Local Reuse Authority Executive Director to communicate positions and open dialogue regarding Naval Weapons Station property transfers. Report by LRA Executive Director/City Manager.

**ACTION: Local Reuse Authority Executive Director authorized to communicate positions relative to Army, Coast Guard, and National Guard federal agency property use; to clarify the elimination of the Diablo Creek Golf Course property owned or leased by the City from Army use consideration; and to make contacts with federal agencies as appropriate.**

### **8. CONSENT ITEMS**

- a. **Approving** – a Professional Services Agreement in the amount of \$ 208,570 with MIG (Moore Iacofano Goltsman, Inc.) for the Concord Reuse Project Phase I Public Outreach, Pre-planning and visioning process; and authorizing the Executive Director to execute the agreement. Recommended by the Council Ad Hoc Committee on the Concord Reuse Project.

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

- b. **Approving** – a contract with Katharine Gale Consulting in the amount of \$30,000 to provide services associated with a Homeless Accommodation Needs Assessment for the Concord Reuse Project. Recommended by the Director of Planning and Economic Development.

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

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**JOINT CITY COUNCIL/  
REDEVELOPMENT AGENCY MATTERS**

- 9. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY CONSENT CALENDAR**
- 10. CORRESPONDENCE - None**
- 11. CLOSED SESSION REPORTS - None**
- 12. COUNCIL AND STAFF REPORTS - None**
- 13. ADJOURNMENT – 8:23 p.m.**

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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) 671-3495.

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**NEXT REGULAR CITY COUNCIL MEETING: Tuesday, March 14, 2006**

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**MEETING RECORDS**

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