



ANNOTATED AGENDA

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

**Tuesday, October 3, 2006
6:30 p.m. – Council Chamber
1950 Parkside Drive**

6:30 p.m. – Council Chamber

ROLL CALL – All present.

PLEDGE TO THE FLAG – Vice Mayor Peterson

PUBLIC COMMENT PERIOD

Charles Lindquist, Concord, expressed disappointment that Concord was not planning a new Library facility, stating that new libraries were being erected in surrounding communities.

1. ANNOUNCEMENTS

City Manager Lydia Du Borg introduced and welcomed employee Michelle Telez, the City's new Employee Relations Manager.

**CITY COUNCIL
MATTERS**

2. CITY COUNCIL CONSENT CALENDAR

- a. **Approval of Minutes** – of September 12, 2006. Recommended by City Clerk.

ACTION: Minutes approved.

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- b. **Accepting** – the work for Project No. 2018, Demolition of Redevelopment Properties, Ceramic Studio and Park Restrooms, performed by Delta Oilfield Services, Inc., of Woodland, and directing the City Clerk to file the Notice of Completion. Recommended by Director of Building, Engineering, and Neighborhood Services.

ACTION: Work accepted; City Clerk directed to file Notice Completion.

- c. **Approving** – an agreement with NewPoint Group, Inc. in the amount of \$99,120 to conduct the Solid Waste Automation Study Agreement with costs to be shared equally with Concord Disposal; and authorizing the City Manager to execute the agreement. Recommended by Council Committee on Infrastructure and Franchise.

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

3. CITY COUNCIL PUBLIC HEARING

- a. **Heinrich Amateur Radio Tower and Antenna Appeal** – consideration of an appeal submitted by Ray Keena of the Planning Commission’s decision (4-1; Costa - No) to approve an application by John Heinrich for the erection of a 50’6” tall tower/antenna structure at 1755 Woodcrest Drive; the General Plan designation for the property is Low Density Residential; Zoning classification is R-8 (Single Family Residential, 8,000 sq. ft. minimum lot size); APN 115-341-006.

ACTION: Public hearing held; appeal approved; and staff directed to prepare a resolution to be brought back for approval.

JOINT CITY COUNCIL/ REDEVELOPMENT AGENCY

4. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY CONSENT CALENDAR

- a. **Authorizing** – the Executive Director to enter into an Assignment Agreement

between Mid-Peninsula Housing Coalition (MPHC), Roberta M. Switzer, Successor Trustee of the Mary M. Sabral Revocable Living Trust, and the Redevelopment Agency for the purchase of real property located at 1701/1711 Concord Avenue. Recommended by Director of Planning and Economic Development.

ACTION: Executive Director authorized to enter into Agreement.

5. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY PUBLIC HEARING

- a. **Redevelopment Agency Plan Amendment No. 13** – consideration of a proposed Redevelopment Agency Plan Amendment No. 13 for the Central Concord Redevelopment Project which would add three sub-areas located within the City of Concord: The North Concord, Willow Pass Corridor and Monument Corridor Sub-areas; increase the limit on the amount of bonded indebtedness secured by tax increment that may be outstanding for certain Parcels of the existing Redevelopment Project Area; and make certain clarifying and technical changes to ensure the existing Redevelopment Plan is consistent with previously adopted ordinances. **Report by Helen Bean, Economic/Redevelopment Manager.**

ACTION: Public hearing held; motion passed to approve and refer to the Planning Commission for their report and recommendation, a proposed change to the Amendment to exclude the power of eminent domain within the North Concord Subarea; and to continue the matter to Tuesday, October 10, 2006.

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 671-3495.

- a. Memo from Director of Planning and Economic Development dated October 3, 2006, entitled “1701 Concord Avenue Assumption and Assignment Agreement – Item 4A.”
- b. Report to Council Addendum to Central Concord Plan Amendment dated October 2006.
- c. Letter dated September 26, 2006 from Roni Rotholz, Attorney at Law, regarding Chris Rockenbaugh, Rosal Auto Wrecking & Towing, Continental Tow, and

Bud's Bugs.

- d. Letter dated September 29, 2006 from Enterprise Roofing Service, Inc. regarding Central Concord Redevelopment Plan Amendment, Sub Area A of Parcel 5.
- e. Letter dated September 28, 2006 from B & D Auto Parts, regarding the inclusion of the business property in the proposed Concord Redevelopment Area.
- f. Colored picture submitted by Daryl Bergman of damage to private garage which occurred December 26, 2004.
- g. Affidavit of publications, certification of mailings of notice, and certifications of certain official action taken by the Planning Commission, Redevelopment Agency, and City Council in connection with the proposed Redevelopment Agency Plan Amendment No. 13.

7. CLOSED SESSION REPORTS – None

- a. Recent Conference Attendance - None

8. COUNCIL AND STAFF REPORTS

Mayor Bonilla invited the community to attend the Health Fair scheduled between 11:00 a.m. and 3:00 p.m. at Meadow Homes Park on Saturday, October 7, 2006.

9. ADJOURNMENT – at 10:08 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) 671-3495.

NEXT REGULAR CITY COUNCIL MEETING: Tuesday, October 10, 2006

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.