

REGULAR JOINT MEETING OF THE  
CONCORD CITY COUNCIL  
AND REDEVELOPMENT AGENCY  
1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA  
MARCH 25, 2003

The Concord City Council and Redevelopment Agency met in a joint study session on Tuesday, March 25, 2003 at 5:30 p.m. in the Permit Center Conference Room, with Mayor/Agencymember Peterson presiding. All Councilmembers were present and there were no comments during the public comment period. Community Services Manager Teri House and the Community Services Commission presented a report on the Community Services Commission's funding recommendations for Community Development Block Grant funds, Child Care Developer fees, Program Income, and the City of Concord General Fund.

Rinda Bartley, Principal of Olympic High School, stated that the Yes! Concord is an important and functional program at Olympic High.

Alice Bonner, Olympic High School, presented the history of the Yes! Concord program.

Kathy Lafferty, Executive Director of Cambridge Community Center, stated the importance of crisis services in the Monument Corridor area.

Councilmembers directed staff to address the issues that concern the Commission about the YES! Concord program; obtain information from Olympic High School about possible modifications to the program, including matching funds, that will enable the program to continue with significantly reduced City funding; determine extent of residual City of Concord Community Grant funds available for allocation in FY 03-04; convene the CSC to determine the merits of City funding of a modified program; and prepare a Report to Council with any further recommendations from the CSC regarding the YES! Concord program before the April 22nd public hearing on FY 03-04 Community Grant funding. The meeting recessed at 6:24 p.m. to reconvene in the Council Chamber.

The Concord City Council and Redevelopment Agency reconvened at 6:48 p.m. in the Council Chamber, with Mayor/Agencymember Peterson presiding. The pledge to the flag was led by Councilmember Hoffmeister. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

COUNCILMEMBERS PRESENT: Helen Allen, Susan Bonilla, Laura Hoffmeister, Bill McManigal, Mark Peterson

COUNCILMEMBERS ABSENT: None

STAFF PRESENT: Ed James, City Manager; Mary Rae Lehman, City Clerk; Craig Labadie, City Attorney; Lydia Du Borg, Assistant City Manager; Greg Jones, Assistant City Manager; Jim Forsberg, Director of Planning and Economic Development; Mike Vogan, Director of Public Works-Maintenance Services; Alex Pascual, Director of Public Works-Engineering Services; Ginger Gessner, Parks Manager; Deborah Raines, Planning Manager; Vicki Matheny, Recreation Services Manager; Phillip Woods, Principal Planner

MEMBERS OF AUDIENCE

WHO ADDRESSED COUNCIL: William McDonald, Concord

PUBLIC COMMENT PERIOD

There were no public comments.

ANNOUNCEMENTS

Director of Parks and Recreation Mark Deven announced that his department received two "Awards of Excellence" from the California Park and Recreation Society during the annual conference March 19 - 22 in San Jose. These awards recognize the best practices among parks and recreation agencies in California. Concord competed in the category of agencies over 100,000 in population. The first award recognized the excellent park maintenance program and collaborative relationships associated with the development and operation of the Daniel E. Boatwright Youth Sports Complex. The second award recognized the positive impact on economic development and community pride of the 2002 Winter Olympic Torch Relay. Parks and Recreation staff presented the awards to the City Council and thanked the Council for supporting the Department's accomplishments.

CITY COUNCIL MATTERS

APPROVAL OF MINUTES

Motion was made by Allen and seconded by Hoffmeister to approve the minutes of March 4, 2003. Motion passed by unanimous vote of the Council.

ADOPTION OF RESOLUTION 03-13 - Final Map for Tract 8635, La Vista Court Subdivision,

Motion was made by Allen and seconded by Hoffmeister to adopt Resolution 03-13, entitled "A RESOLUTION APPROVING THE FINAL MAP FOR LA VISTA COURT SUBDIVISION 8635, APN 132-060-002," a 5-lot subdivision located on the western side of La Vista Avenue at 1245 La Vista Avenue, adjacent to and immediately north of the Markham Arboretum and Nature Park; to approve a subdivision agreement with William Wood; and to authorize the City Manager to execute the agreement. Motion passed by unanimous vote of the Council.

ADOPTION OF RESOLUTION 03-14 - Summary Vacation, Excess Right-of-Way

Motion was made by Allen and seconded by Hoffmeister to adopt Resolution 03-14, entitled "A RESOLUTION ORDERING SUMMARY VACATION OF APPROXIMATELY 1,456 SQUARE FEET OF EXCESS PUBLIC RIGHT-OF-WAY ADJACENT TO CONTRA COSTA BOULEVARD ABUTTING PARCELS 153-250-009 AND 153-250-001 (605 CONTRA COSTA BLVD.) PURSUANT TO THE PUBLIC STREETS, HIGHWAYS, AND SERVICE EASEMENTS VACATION LAW OF 1980, SECTION 8300 ET SEQ. OF THE STREETS AND HIGHWAYS CODE," and to authorize the City Manager to execute a quitclaim deed. Motion passed by unanimous vote of the Council.

AWARD OF CONTRACT - 2003 Cape Seal Program, RFQ #1920

The following bids were opened on February 26, 2003 at 11:00 a.m.:

Bond Blacktop, Inc	Union City	\$176,323.51
Western States Surfacing, Inc	Modesto	\$181,404.01
California Pavement Maintenance	Sacramento	\$184,292.93
Graham Contractors, Inc	San Jose	\$189,273.82

Intermountain Slurry Seal, Inc	Watsonville	\$218,162.98
American Asphalt Repair & Resurfacing	Hayward	\$224,140.05

Motion was made by Allen and seconded by Hoffmeister to award the contract for 2003 Cape Seal Program, RFQ #1920, to Bond Blacktop, Inc., as the lowest responsible bidder in the amount of \$176,323.51. Motion passed by unanimous vote of the Council.

AWARD OF CONTRACT - 2003 Slurry Seal Program, RFQ #1923

The following bids were opened on February 26, 2003 at 10:30 a.m.:

Valley Slurry Seal Company	West Sacramento	\$629,972.42
American Asphalt Repair & Resurfacing	Hayward	\$644,901.35
California Pavement Maintenance	Sacramento	\$647,734.67
Bond Blacktop, Inc.	Union City	\$666,316.01
Intermountain Slurry Seal Inc	Watsonville	\$703,547.05
Graham Contractors Inc.	San Jose	\$768,910.11

Motion was made by Allen and seconded by Hoffmeister to award the contract for 2003 Slurry Seal Program, RFQ #1923, to Valley Slurry Seal Company as the lowest responsible bidder in the amount of \$629,972.42. Motion passed by unanimous vote of the Council.

ACCEPTANCE OF IMPROVEMENTS - Project No. 843, Newhall Park Siltation Basins

Motion was made by Allen and seconded by Hoffmeister to accept improvements for Project No. 843, Newhall Park Siltation Basins, constructed by DK Environmental of Martinez; and to direct the City Clerk to file the Notice of Completion. Motion passed by unanimous vote of the Council.

ACCEPTANCE OF IMPROVEMENTS - Project No. 063, Hillcrest Park and Concord Boulevard Park Lighting Improvements

Motion was made by Allen and seconded by Hoffmeister to accept improvements for Project No. 063, Hillcrest Park and Concord Boulevard Park Lighting Improvements, constructed by Del Monte Electric of Concord, and to direct the City Clerk to file the Notice of Completion. Motion passed by unanimous vote of the Council.

REJECTION OF BIDS - RFQ No. 1925, Pine Hollow Landscape District, and RFQ No. 1926, Kirkwood Landscape Maintenance District

Motion was made by Allen and seconded by Hoffmeister to reject sole bids for RFQ No. 1925, Pine Hollow Landscape District, and RFQ No. 1926, Kirkwood Landscape Maintenance District. Bids were opened at 10:00 a.m. and 10:30 a.m. on Monday, March 10, 2003. Motion passed by unanimous vote of the Council.

ADOPTION OF RESOLUTION 03-15 - Funding Request for Wren Avenue Elementary School Pedestrian Corridor Enhancement

This item was removed from the Consent Calendar at the request of William McDonald, who commented on the importance of allocating funds for future maintenance of the project; various obstructions along the sidewalk; and trucks using Wren Avenue as a truck route.

Motion was made by McManigal and seconded by Hoffmeister to adopt Resolution 03-15, entitled "A RESOLUTION APPROVING A REQUEST TO THE METROPOLITAN TRANSPORTATION COMMISSION FOR

THE ALLOCATION OF FISCAL YEAR 2003-04 TRANSPORTATION DEVELOPMENT ACT, ARTICLE 3, PEDESTRIAN/BICYCLE PROJECT FUNDING FOR THE WREN AVENUE ELEMENTARY SCHOOL PEDESTRIAN CORRIDOR IMPROVEMENTS." Motion passed by unanimous vote of the Council.

#### SHAPING OUR FUTURE PROGRESS REPORT

City Manager Ed James presented a report, referring to his memorandum dated March 25, 2003 regarding the Shaping Our Future (SOF) progress report. He stated that, during the last year, the City of Concord has been participating in the SOF project that is a collaborative effort from all 19 cities and the County to develop a future vision and a comprehensive approach to growth management within Contra Costa County. The mission of the SOF project is to "develop a community-based, unified vision and implementation strategies to guide the growth and development, while preserving and enhancing the quality of life for all Contra Costans". He stated that the project has been underway for several months, and the final implementation strategy of the SOF project will be the adoption of a common Growth Management Strategy for Contra Costa County in the summer of 2003. He introduced the SOF project consultant, John Fregonese.

John Fregonese addressed the City Council regarding the project, describing the progress made so far. He outlined the goals of the project, which include involving the public, looking at future choices, using facts and objective analysis to guide policy choices, and development of a countywide growth management framework. He described the outreach efforts which include community workshops held countywide. He discussed the requirements for affordable housing and stressed the need for the cooperation of all participating cities. He recommended that, at the conclusion of the project, all cities adopt a resolution adopting a Compact that provides all agencies will commit to work together to maintain a unified vision for the future and a common information base of buildable land.

Councilmembers discussed the project and issues to be resolved, including affordable housing, transportation, school district coordination, and the urban limit line.

#### APPOINTMENTS TO DESIGN REVIEW BOARD

Following a report from Housing and Economic Development Committeemember Hoffmeister, motion was made by Hoffmeister to reappoint Peter Harmon and James Swanson to the Concord Design Review Board for two-year terms ending March 31, 2005. Motion died for lack of a second.

Councilmember McManigal stated that, since only three applications were received for the two openings, he would like the recruitment period extended to encourage additional applications.

Motion was made by McManigal and seconded by Allen to extend the recruitment period for openings on the Concord Design Review Board to encourage additional applications. Motion passed by unanimous vote of the Council.

#### REDEVELOPMENT AGENCY MATTERS

##### AMENDMENT TO MASTER AGREEMENT - Property Appraisals for Concord Redevelopment Agency

Motion was made by Peterson and seconded by McManigal to approve an amendment to the master agreement with Diaz, Diaz & Boyd, Inc.; Roland Burchard & Rinehart; and Smyers Appraisal to prepare property appraisals for the Concord Redevelopment Agency, increasing available funding to \$100,000; and to authorize the Executive Director to execute the amendment. Motion passed by unanimous vote of the Agency.

JOINT CITY COUNCIL/  
REDEVELOPMENT AGENCY MATTERS

SETTING FOR PUBLIC HEARING - Sale of Redevelopment Agency Property to BMW Concord

Motion was made by Allen and seconded by McManigal to set a public hearing for Tuesday, April 22, 2003 at 6:30 p.m. in the Council Chamber to consider approving the execution of a Purchase Agreement with BMW Concord for the sale of 19,900 sq. ft. of Redevelopment Agency-owned property at Market Street and Willow Pass Road, and authorizing the City Manager/Executive Director to execute the agreement. Motion passed by unanimous vote of the Council/Agency.

COUNCIL AND STAFF REPORTS

Councilmember McManigal reported on his attendance at the recent Blue Star Moms vigil in support of U.S. troops in Iraq.

By order of the chair, the meeting was adjourned at 8:24 p.m.

APPROVED:

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MARK A. PETERSON  
MAYOR/AGENCYMEMBER

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LAURA M. HOFFMEISTER  
COUNCILMEMBER/AGENCY CHAIR

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MARY RAE LEHMAN  
CITY CLERK/AGENCY SECRETARY