

REGULAR JOINT MEETING OF THE
CONCORD CITY COUNCIL
AND REDEVELOPMENT AGENCY
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
APRIL 1, 2003

The Concord City Council and Redevelopment Agency met in a regular joint meeting on Tuesday, April 1, 2003. The meeting convened at 6:32 p.m. in the Council Chamber, with Mayor/Agencymember Peterson presiding. The pledge to the flag was led by Councilmember McManigal. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

COUNCILMEMBERS PRESENT: Susan Bonilla, Laura Hoffmeister, Bill McManigal, Mark Peterson
(Councilmember Hoffmeister arrived at 6:43 p.m.)

COUNCILMEMBERS ABSENT: Helen Allen

STAFF PRESENT: Ed James, City Manager; Mary Rae Lehman, City Clerk; Mark Boehme, Assistant 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; Mark Deven, Director of Parks and Recreation; Peter Dragovich, Director of City Management; Ron Puccinelli, Director of Information Technology; Ginger Gessner, Parks Manager; Deborah Raines, Planning Manager; Ron Melancon, Network and Telecommunications Manager; Joan Ryan, Associate Planner; Nicole More, Assistant Planner

MEMBERS OF AUDIENCE
WHO ADDRESSED COUNCIL: William McDonald, Concord; Kathy Rood, Concord

PUBLIC COMMENT PERIOD

William McDonald commended the City on having no backlog of street repairs or customer complaints.

Kathy Rood, Contra Costa Child Care Council, presented Councilmembers with an Executive Summary of a report prepared by her organization entitled "The Economic Impact of the Child Care Industry in Contra Costa County". She asked that a copy be given to the Planning Division for review.

ANNOUNCEMENTS

Agency Chair Hoffmeister announced the establishment of an Ad Hoc Committee of the Redevelopment Agency to review redevelopment proposals for an approximately 4.04 acre site located on Galindo Street between Laguna Street and Oakmead Drive, within the Central Concord Redevelopment Project Area. Agency Chair Hoffmeister and Agencymember Peterson volunteered to serve on the Committee.

Mayor Peterson announced openings on the following Boards and Commissions and setting Friday, May 2, 2003 as the deadline for receipt of applications: (a) five openings on the Community Services Commission for two-year terms ending June 30, 2005; (b) five openings on the Commission on Aging for two-year terms ending June 30, 2005; (c) four openings on the Status of Women Commission for two-year terms ending June 30, 2005; and (d) one opening on the Personnel Board for one-year term ending February 28, 2004 to fill an unscheduled vacancy.

Mayor Peterson announced the Adopt-A-School Program being held at Wren Avenue Elementary School. Following a report from Wren Avenue Elementary School Principal Diane Kopchik, Mayor Peterson presented her with a check for \$1,500 from the Hofmann Foundation, and Albert Seeno III presented her with a check for \$2,500 from Seeno Construction.

City Manager Ed James introduced the Information Technology Department's new Network and Telecommunications Manager, Ron Melancon.

CITY COUNCIL MATTERS

APPROVAL OF MINUTES

Motion was made by McManigal and seconded by Hoffmeister to approve the minutes of March 18, 2003. Motion passed by the following vote of the Council:

AYES: Bonilla, Hoffmeister, McManigal, Peterson NOES: None ABSENT: Allen

SETTING FOR PUBLIC HEARING - 2003-04 FY Community Services Grant Funding Allocations

Motion was made by McManigal and seconded by Hoffmeister to set a public hearing for Tuesday, April 22, 2003 at 6:30 p.m. in the Council Chamber to consider the Community Services Commission's recommendations for 2003-04 FY Community Services grant funding allocations in all project categories from Community Development Block Grant funds, Child Care Developer fees, Program Income, and the City of Concord General Fund. Motion passed by the following vote of the Council:

AYES: Bonilla, Hoffmeister, McManigal, Peterson NOES: None ABSENT: Allen

SETTING FOR PUBLIC HEARING - Proposed Amendment to the Municipal Code, Churches, Lodges, Fraternal and Community Service Organizations

Motion was made by McManigal and seconded by Hoffmeister to set a public hearing for Tuesday, April 22, 2003 at 6:30 p.m. in the Council Chamber to consider amending Chapter 122 of the Concord Municipal Code (Zoning), pertaining to provisions for churches, lodges, fraternal and community service organizations in the Single Family Residential, Duplex, Multi-Family Residential, and Apartment and Professional Office Zoning Districts, to make the City's Zoning Ordinance consistent with the General Plan, and adopting a Mitigated Negative Declaration as the appropriate environmental document. Approval recommended by Planning Commission. Motion passed by the following vote of the Council:

AYES: Bonilla, Hoffmeister, McManigal, Peterson NOES: None ABSENT: Allen

SETTING FOR PUBLIC HEARING - Proposed Amendment to the Municipal Code, Drainage Fees

Motion was made by McManigal and seconded by Hoffmeister to set a public hearing for Tuesday, April 22, 2003 at 6:30 p.m. in the Council Chamber to consider amending Chapter 110 (Utilities), Article IV (Drainage Fees) of the Concord Municipal Code to delete the fees from the Code and include them in the Resolution of Fees and Charges. Motion passed by the following vote of the Council:

AYES: Bonilla, Hoffmeister, McManigal, Peterson NOES: None ABSENT: Allen

AGREEMENT WITH DECISION MANAGEMENT COMPANY - Document Imaging Storage Retrieval System

Motion was made by McManigal and seconded by Hoffmeister to approve an agreement with Decision Management Company for the installation of a document imaging storage retrieval system in an amount not to exceed \$95,000, and to authorize the City Manager to execute the agreement. Motion passed by the following vote of the Council:

AYES: Bonilla, Hoffmeister, McManigal, Peterson NOES: None ABSENT: Allen

ADOPTION OF RESOLUTION 03-17 - Grant Application, Department of Housing and Community Development

Motion was made by McManigal and seconded by Hoffmeister to adopt Resolution 03-17, entitled "A RESOLUTION AUTHORIZING APPLICATION FOR FUNDING ALLOCATION TO THE STATE OF CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT CODE ENFORCEMENT GRANT PROGRAM," authorizing the application for grant funding from the State of California's Department of Housing and Community Development Code Enforcement Grant Program to be used to purchase capital assets to enhance the City's Neighborhood Preservation and Housing programs, and authorizing the City Manager or his designee to execute the documents. Motion passed by the following vote of the Council:

AYES: Bonilla, Hoffmeister, McManigal, Peterson NOES: None ABSENT: Allen

AGREEMENT WITH APPLICATIONS ASSOCIATES - Computer Training Classes

This item was removed from the Consent Calendar at the request of Councilmember Bonilla, who asked for more information from staff. Director of Information Technology Ron Puccinelli, presented a report, describing the proposed training program.

Motion was made by Bonilla and seconded by McManigal to approve a professional services agreement with Applications Associates in an amount not to exceed \$80,000 to provide various computer training classes over a two-year period, and to authorize the City Manager to execute the agreement. Motion passed by the following vote of the Council:

AYES: Bonilla, Hoffmeister, McManigal, Peterson NOES: None ABSENT: Allen

ADOPTION OF RESOLUTION 03-4823.2 - Amendment to the General Plan, Trails Master Plan

The notice of public hearing was published in the Contra Costa Times, mailed to affected parties and posted on the Civic Center kiosk on March 21, 2003.

Assistant Planner Nicole Moore presented a report, referring to her memorandum dated April 1, 2003 regarding consideration of amending the Transportation and Circulation Element and the Parks, Open Space and Conservation Element of the General Plan to incorporate the Concord Trails Master Plan, and adopting a Mitigated Negative Declaration as the appropriate environmental document. She stated that approval is recommended by the Planning Commission. She stated that, in 1999, the City Council and the Park, Recreation and Open Space Commission identified the need to update the City's 1972 Trails Master Plan with a

comprehensive plan developed to satisfy the wide range of recreation and transportation needs. Prior to developing a Request for Proposals (RFP) to engage a consultant, staff formed an advisory committee to define the precise scope of work and the process necessary to complete the Trails Master Plan. In recognition of the regional impact of the Trails Master Plan, the advisory committee included representation from the East Bay Regional Park District, East Bay Bicycle Coalition, Concord Historical Society, Meadow Homes Good Neighbor Association, Concord Parks, Recreation and Open Space Commission, Neighborhood Police Districts, Concord Senior Citizen Club, Concord Youth Council, person representing equestrian interests, and the City of Walnut Creek in addition to City staff, she said.

The City Council approved a professional service agreement with WSA on May 9, 2000 to prepare a draft Trails Master Plan. The purpose of the Master Trails Plan is to provide a framework for the future planning of trails in Concord and to promote the use of trails for recreation and as an alternative mode of transportation. The Plan has been reviewed by the Parks, Recreation and Open Space Commission and the Planning Commission, she said, both of which recommend approval.

The public hearing was opened and closed without comments.

Councilmember McManigal requested minor text amendments to Policy 1.4.1, and 2.2.4 in Exhibit C of the Resolution.

Following discussion, motion was made by McManigal and seconded by Hoffmeister to adopt Resolution 03-4823.2, as revised, entitled "A RESOLUTION ADOPTING THE NEGATIVE DECLARATION WITH MITIGATION MEASURES AND APPROVING THE TRAILS MASTER PLAN GENERAL PLAN AMENDMENT (GP 02-005)," adopting the Negative Declaration with mitigation measures and approving the General Plan Amendment as recommended, with amendments to Policy 1.4.1, and 2.2.4 in Exhibit C to the resolution. Motion passed by the following vote of the Council:

AYES: Bonilla, Hoffmeister, McManigal, Peterson NOES: None ABSENT: Allen
ADOPTION OF RESOLUTION 03-4823.3 - Amendment to the General Plan, Airport Land Use Compatibility Plan

The notice of public hearing was published in the Contra Costa Times, mailed to affected parties and posted on the Civic Center kiosk on March 21, 2003.

Associate Planner Joan Ryan presented a report, referring to her memorandum dated April 1, 2003 regarding consideration of amending the Land Use and Public Health and Safety Elements of the General Plan to make them consistent with the County's Updated Airport Land Use Compatibility Plan, and confirming that the Negative Declaration adopted by the County for the Plan on December 13, 2000 is the appropriate environmental document.

She stated that the fundamental purpose of an Airport Land Use Compatibility Plan is to promote land use compatibility around airports, and the Plan serves as a tool for use by the Airport Land Use Commission to fulfill its duty of reviewing airport and adjacent land use development proposals. She stated that the proposed General Plan Amendment would amend Goal 11, "Buchanan Field Airport," Objective 11.1, "Structural Height Limits," and Policy 11.1.1, and Objective 11.2, "Safety Zones and Clear Areas," and Policies 11.2.1 and 11.2.2 of the Land Use Element; and Policy 2.4.2 of the Public Health and Safety Element.

She stated that the Airport Land Use Commission submitted a letter stating that the Commission concurred that the proposed changes to the City's General Plan are consistent with the Airport Land Use Compatibility Plan dated December 2000, and requesting that the City reference Chapter 2 of the Airport Land Use Compatibility Plan as part of the final General Plan document. She concluded that, in reviewing the request, staff does not feel that such reference is necessary.

The public hearing was opened and closed without comments.

Motion was made by Hoffmeister and seconded by McManigal to adopt Resolution 03-4823.3, entitled "A RESOLUTION ADOPTING THE AIRPORT LAND USE COMPATIBILITY PLAN GENERAL PLAN AMENDMENT (GP 02-004)." confirming that the Negative Declaration adopted by the Contra Costa County ALUC on December 13, 2000 is the appropriate environmental document and approving a General Plan Amendment that amends the Land Use and Public Health and Safety Elements to provide consistency with the County's Airport Land Use Compatibility Plan adopted on December 13, 2000. Motion passed by the following vote of the Council:

AYES: Bonilla, Hoffmeister, McManigal, Peterson NOES: None ABSENT: Allen

JOINT CITY COUNCIL/
REDEVELOPMENT AGENCY MATTERS

ADOPTION OF CITY COUNCIL RESOLUTION 03-16 AND REDEVELOPMENT AGENCY RESOLUTION 03-653 - Grant Application to California Housing Finance Agency (Cal HFA) HELP Program

Motion was made by Hoffmeister and seconded by McManigal to adopt City Council Resolution 03-16 entitled "A RESOLUTION AUTHORIZING APPLICATION TO THE STATE OF CALIFORNIA HOUSING FINANCE AGENCY HOUSING ENABLED BY LOCAL PARTNERSHIPS (HELP) PROGRAM FOR FUNDING ASSISTANCE FOR THE MULTI-FAMILY HOUSING REHABILITATION PROGRAM," and Redevelopment Agency Resolution 03-653, entitled "A RESOLUTION AUTHORIZING APPLICATION TO THE STATE OF CALIFORNIA HOUSING FINANCE AGENCY HOUSING ENABLED BY LOCAL PARTNERSHIPS (HELP) PROGRAM FOR FUNDING ASSISTANCE FOR THE MULTI-FAMILY HOUSING REHABILITATION PROGRAM," authorizing the Redevelopment Agency of the City of Concord to apply to the California Housing Finance Agency (Cal HFA) HELP Program for funding for the Multi-Family Housing Rehabilitation Program. Motion passed by the following vote of the Council/Agency:

AYES: Bonilla, Hoffmeister, McManigal, Peterson NOES: None ABSENT: Allen

CORRESPONDENCE

- a. Letter dated April 1, 2003 from Lashun Cross, ALUC Planner, Airport Land Use Commission, stating that the Commission concurred that the proposed changes to the City's General Plan are consistent with the Airport Land Use Compatibility Plan dated December 2000, and requesting that the City reference Chapter 2 of the Airport Land Use Compatibility Plan as part of the final General Plan document.
- b. Document submitted by Kathy Rood during the Public Comment Period entitled "The Economic Impact of the Child Care Industry in Contra Costa County".
- c. Letter dated March 27, 2003 from AIM Computer Training in protest of awarding a contract to Application Associates for computer training classes, and the City's response dated March 28, 2003.

COUNCIL AND STAFF REPORTS

City Manager Ed James announced an upcoming Shaping our Future community workshop to be held at 8:30 a.m. to noon on Saturday, April 5, 2003 at Centre Concord.

By order of the chair, the meeting was adjourned at 7:42 p.m.

APPROVED:

MARK A. PETERSON
MAYOR/AGENCYMEMBER

LAURA M. HOFFMEISTER
COUNCILMEMBER/AGENCY CHAIR

MARY RAE LEHMAN
CITY CLERK/AGENCY SECRETARY