

REGULAR JOINT MEETING OF THE
CONCORD CITY COUNCIL
AND REDEVELOPMENT AGENCY
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
JANUARY 24, 2006

The Concord City Council and Redevelopment Agency met in a regular joint meeting on January 24, 2006 in a study session to review the potential development of the Salvation Army Community Center. Clarence Mamuyac and Clay Gardner, representatives of the Salvation Army project, provided a summary of the actions to date and a review of the Concord Corps' community center concept and strategies, and received questions from the Council members. The City Council members expressed their appreciation for the project concept and their concerns over the financial issues facing the project. The meeting convened at 5:40 p.m. in the City Council Chamber at 1950 Parkside Drive with Mayor/Agencymember Bonilla presiding. All Councilmembers were present and there were no public comments. The meeting recessed at 6:40 p.m. to reconvene in the Council Chamber.

The Concord City Council and Redevelopment Agency reconvened at 7:05 p.m. in the Council Chamber with Mayor/Agencymember Bonilla presiding. The pledge to the flag was led by Councilmember Allen. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

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

COUNCILMEMBERS ABSENT: None

STAFF PRESENT: Lydia Du Borg, City Manager; Mary Rae Lehman, City Clerk; Craig Labadie, City Attorney; Mark Deven, Assistant City Manager; Cherie Rosenquist, Director of Human Resources; Peggy Lefebvre, Director of Finance; Joan Carrico, Director of Community and Recreation Services; Qamar Khan, Director of Public Works; Alex Pascual, Director of Building, Engineering, and Neighborhood Services

MEMBERS OF THE AUDIENCE WHO ADDRESSED COUNCIL: Rick Connett, Concord; Joseph V. A. Partansky, Concord

PUBLIC COMMENT PERIOD

Joseph V. A. "Joe" Partansky, Concord, spoke on the need for civic transparency, Comcast negotiations, video streaming, and the upcoming Mayor's Breakfast.

Rick Connett, Concord, requested the establishment of a process for design review of proposed improvements to single family homes to ensure the structure remains visually compatible with the rest of the homes in the neighborhood.

PRESENTATION - American Heart Association

Mayor Bonilla presented a proclamation to Liz Wright of the American Heart Association proclaiming February 2, 2006 as "Wear Red for Women Day" in support of the fight against heart disease in women.

PRESENTATION - Contra Costa Homeless Continuum of Care Overview

Community Services Manager, Teri House, and Cynthia Belon, Director of Contra Costa County Homeless Program, presented reports on the Contra Costa Homeless Continuum of Care program.

ANNOUNCEMENTS

City Manager Lydia Du Borg introduced the City's new Human Resource Analyst, Stacy Shell.

CITY COUNCIL MATTERS

APPROVAL OF MINUTES

Motion was made by Allen and seconded by Hoffmeister to approve the minutes of November 22, December 6, December 13, 2005 and January 3, 2006. Motion passed by unanimous vote of the Council.

ADOPTION OF ORDINANCE 06-1 - Massage Establishments

Motion was made by Allen and seconded by Hoffmeister to adopt Ordinance 06-1, entitled "AN ORDINANCE REPEALING CHAPTER 18, ARTICLE IX IN ITS ENTIRETY AND ADDING CHAPTER 18, ARTICLE IX, SECTION 18-271 THROUGH 18-300," to update provisions and to prohibit illegal activity. Motion passed by unanimous vote of the Council.

SETTING FOR PUBLIC HEARING - Proposed Municipal Code Amendment – Animal Control

Motion was made by Allen and seconded by Hoffmeister to set a public hearing on Tuesday, February 14, 2006 at 6:30 p.m. in the Council Chamber to consider amending the Concord Municipal Code Chapter 1, General Provisions, Sections 1-24, County Animal Control Ordinance, relating to dangerous animals. Motion passed by unanimous vote of the Council.

SETTING FOR PUBLIC HEARING - Bay Built Appeal

Motion was made by Allen and seconded by Hoffmeister to set a public hearing on Tuesday, February 14, 2006 at 6:30 p.m. in the Council Chamber to consider an application to appeal the Planning Commission denial (4-1) of a modern art/body art studio (tattoo) at 1924 Grant Street, #6. The General Plan designation is Central Area Multiple Use; Zoning classification is DB (Downtown Business); APN 126-073-008. Motion passed by unanimous vote of the Council.

PROFESSIONAL SERVICES AGREEMENT WITH BROWN AND CALDWELL - Project 1169.3,
Concrete Trunk Sewer Main Replacement/Rehabilitation

Motion was made by Allen and seconded by Hoffmeister to approve an amendment to the Professional Services Agreement with Brown and Caldwell in an amount of \$95,000 for Project No. 1169.3, Concrete Trunk Sewer Main Replacement/Rehabilitation, for engineering design and construction administration services; and to authorize the City Manager to execute the amendment to the agreement. Motion passed by unanimous vote of the Council.

ADOPTION OF RESOLUTION 06-1 - Annual Parcel Assessment for FY 2006/07

Motion was made by Allen and seconded by Hoffmeister to adopt Resolution 06-1, entitled "A RESOLUTION AUTHORIZING THE CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TO ESTABLISH AN ANNUAL PARCEL ASSESSMENT FOR FISCAL YEAR 2006/07 FOR DRAINAGE MAINTENANCE AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM" by maintaining the current Equivalent Runoff Unit (ERU) rate of \$35.00 per single-family parcel. Motion passed by unanimous vote of the Council.

ADOPTION OF RESOLUTION 06-3 - AB 1600 Annual Report - Fees for Development Projects

Following a report by Director of Building, Engineering and Neighborhood Services Alex Pascual, reviewing the AB 1600 annual report on development fee transactions, a motion was made by Shinn and seconded by Hoffmeister to adopt Resolution 06-3, entitled "A RESOLUTION FINDING THAT THERE REMAINS A REASONABLE RELATIONSHIP BETWEEN CURRENT NEEDS FOR THE OFFSITE STREET IMPROVEMENT PROGRAM (OSIP), ART IN PUBLIC PLACES AND MASTER STORM DRAIN FEES AND THE PURPOSES FOR WHICH THEY WERE ORIGINALLY CHARGED (GOVERNMENT CODE SECTION 66000 ET. SEQ.). Motion was passed by unanimous vote of the Council.

APPOINTMENTS TO PARKS, RECREATION AND OPEN SPACE COMMISSION

Following a report from the Council Committee on Recreation and Cultural Affairs, motion was made by Peterson and seconded by Shinn to appoint Elizabeth Lamach and Kandi Lancaster for terms ending June 30, 2007; to appoint Christopher Lucas, Michael Miller, and Wayne Schafer to terms ending June 30, 2008; and to appoint Orrin C. Cross III and Mark Sinclair as alternates for terms ending June 30, 2007. Motion passed by unanimous vote of the Council.

JOINT CITY COUNCIL/
REDEVELOPMENT AGENCY MATTERS

CONTRACT AMENDMENT - Housing Rights, Inc.

Motion was made by Hoffmeister and seconded by Peterson to approve the execution of a \$59,000 contract amendment with Housing Rights, Inc., to provide administration services for the Emergency Rental Assistance program (ERAP) for tenants at Adobe and Diablo Mobile Home Lodges; and to authorize the Executive Director to execute the amendment. Motion passed by unanimous vote of the Agency.

ADOPTION OF RESOLUTION 06-682 AND RESOLUTION 06-5 - Preliminary Plan for proposed Amendment No. 13 to the Redevelopment Plan

Following a report by Economic Development/Redevelopment Manager Helen Bean, a motion was made by Hoffmeister and seconded by Peterson to adopt Redevelopment Agency Resolution 06-682, entitled "A RESOLUTION ACCEPTING THE PRELIMINARY PLAN FOR PROPOSED AMENDMENT NO. 13 TO THE REDEVELOPMENT PLAN FOR THE CENTRAL CONCORD REDEVELOPMENT PROJECT AND AUTHORIZING TRANSMITTAL OF REQUIRED INFORMATION TO TAXING ENTITIES AND STATE AND LOCAL OFFICIALS" and City Council Resolution 06-5, entitled "A RESOLUTION FINDING THAT A PROJECT AREA COMMITTEE IS NOT REQUIRED IN CONNECTION WITH PROPOSED AMENDMENT NO. 13 TO THE REDEVELOPMENT PLAN FOR THE CENTRAL CONCORD REDEVELOPMENT PROJECT." Motion passed by unanimous vote of the agency.

CORRESPONDENCE

- Design Guidelines Study Packet submitted by Rick Connett.
- Contra Costa County Homeless Data submitted by Cynthia Belon.

COUNCIL AND STAFF REPORTS

Councilmember Allen addressed the recent name change of Mt. Diablo Hospital to John Muir Hospital - Concord Campus.

Mayor Bonilla reported on the recent public outreach meeting and upcoming Mayor's Breakfast.

By order of the chair, the meeting adjourned at 8:17 p.m.

SUSAN A. BONILLA
MAYOR/AGENCYMEMBER

WILLIAM D. SHINN
COUNCILMEMBER/AGENCY CHAIR

MARY RAE LEHMAN
CITY CLERK/AGENCY SECRETARY