

REGULAR JOINT MEETING OF THE
CONCORD CITY COUNCIL
AND REDEVELOPMENT AGENCY
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
FEBRUARY 28, 2006

The Concord City Council and Redevelopment Agency met in a regular joint meeting on Tuesday, February 28, 2006 in the Council Chambers. The meeting convened at 6:35 p.m. with Mayor/Agencymember Bonilla presiding. Councilmember Peterson was absent. 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, Bill Shinn, Susan Bonilla

COUNCILMEMBERS ABSENT: Mark Peterson

STAFF PRESENT: Lydia Du Borg, City Manager; Mary Rae Lehman, City Clerk; Mark Boehme, Assistant City Attorney; Mark Deven, Assistant City Manager; Peggy Lefebvre, Director of Finance; Qamar Khan, Director of Public Works; Alex Pascual, Director of Building, Engineering, and Neighborhood Services

MEMBERS OF THE AUDIENCE
WHO ADDRESSED COUNCIL:

Ursula Luna, Concord; Carol Nelson, Concord; Philip Schafer, Concord; Evelyn Freitas, Concord; Caleb Heikkila, Concord; Georgia Hoffmeister, Concord; Curtis Lindskog, Concord

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.

PRESENTATION – Concord Blue Devils

Mayor Bonilla presented a commendation to Pete Evans, Corp Manager, and Gail Schultz, Promotion and Development Director, recognizing the Concord Blue Devils for winning the World Music Contest in Holland.

PROCLAMATION – Andrew Podesta

Mayor Bonilla presented a proclamation to resident Andrew Podesta in honor of his 102nd birthday and proclaimed February 28, 2006 as “Andrew Podesta Day” in the City of Concord.

PRESENTATION – Buchanan Field Airport Master Plan

Following an introduction by Principal Planner Phillip Woods, Contra Costa County Director of Airports, Keith Freitas, and County Airport Business and Development Manager, Beth Lee, presented information on the status of the Buchanan Field Airport Master Plan.

CITY COUNCIL MATTERS

APPROVAL OF MINUTES

Motion was made by Shinn and seconded by Hoffmeister to approve the minutes of February 7, 2006. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

AGREEMENT WITH NEW CONNECTIONS – Occupy space at the Keller House

Motion was made by Shinn and seconded by Hoffmeister to approve an agreement with New Connections to occupy space at the Keller House located at 1760 Clayton Road to provide counseling services on a part-time basis, and to authorize the City Manager to execute the agreement. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

AWARD OF CONTRACT – Bartel Associates, LLC

Motion was made by Shinn and seconded by Hoffmeister to approve 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 to authorize the City Manager to execute the contract. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

AGREEMENT WITH MARTY O’s CONCESSION AND CATERING – Willow Pass Park and Concord Community Pool

Motion was made by Shinn and seconded by Hoffmeister to approve 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 to authorize the City Manager to execute the agreement. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

AWARD OF CONTRACT – RFB #2034, 2006 Weed Abatement Program

The following bids were opened on Monday, January 23, 2006 at 1:00 p.m.:

Vegetation Solutions, Inc. - Martinez	\$24.05 per person/per hour labor \$24.45 per person/per hour supervision
Dun-Rite Excavating, Inc. - Livermore	\$42.50 per person/per hour labor \$38.50 per parson/per hour supervision

Motion was made by Shinn and seconded by Hoffmeister to award 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. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

ADOPTION OF RESOLUTION 06-11, ACCEPTING OF IMPROVEMENTS – Tract 8772, Willow Walk Subdivision

Motion was made by Shinn and seconded by Hoffmeister to adopt Resolution 06-11, entitled "A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 8772, WILLOW WALK SUBDIVISION" that accepts 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 to release the obligation of the bonds posted with the Subdivision Agreement. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

AGREEMENT WITH NET.WORKS CORPORATION – Software Packaging and Technology

Motion was made by Shinn and seconded by Hoffmeister to approve 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. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

AGREEMENT WITH JMEC ENGINEERING, INC. – Engineering Design Services for Project No. 2031, Centre Concord Repairs

Motion was made by Shinn and seconded by Hoffmeister to approve a professional services agreement with JMEC Engineering, Inc., in an amount not to exceed \$35,000 for engineering design services for Project No. 2031, Centre Concord Repairs; to authorize the City Manager to execute the agreement; and to approve a related budget transfer in the amount of \$450,000. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

SETTING FOR PUBLIC HEARING – Condominium Conversion Ordinance

Motion was made by Shinn and seconded by Hoffmeister to set a public hearing for Tuesday, March 14, 2006 at 6:30 p.m. in the Council Chamber to consider the City-initiated amendment to Concord Municipal Code 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. The project is categorically exempt pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act of 1970 as amended. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

REVOCAION OF CONTRACT AWARDED TO EAST BAY ELEVATOR COMPANY, INC.

This item was removed from the consent calendar at the request of staff and will be rescheduled at a later date.

ADOPTION OF RESOLUTION 06-4735.1 (changed from Resolution No. 06-3493.1 to correct a clerical error) – New Market Pay Ranges

Motion was made by Shinn and seconded by Hoffmeister to adopt Resolution 06-4735.1, entitled "A RESOLUTION ADOPTING NEW MARKET RATES FOR THE POLICE DISPATCHER AND LEAD DISPATCHER CLASSIFICATIONS" to reflect current market pay levels for 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. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

ADOPTION OF RESOLUTION 06-29 (changed from Resolution 06-3493.2 to correct a clerical error) – Revisions to Policy and Procedures No. 37.3, Recruitment Incentives, and Policy and Procedure No. 37.17, Vacation Policies

Motion was made by Shinn and seconded by Hoffmeister to adopt Resolution 06-29, entitled "A RESOLUTION ADOPTING REVISIONS TO THE RECRUITMENT INCENTIVES AND VACATION POLICIES," to improve the incentives to assist in the recruitment of lateral police dispatchers and executive level positions. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

APPOINTMENTS TO PERSONNEL BOARD

Following a report from the Council Committee on Policy Development and Internal Operations, motion was made by Bonilla and seconded by Allen to reappoint Richard Garcia, Sharon Giampapa, and John Parodi to the Concord Personnel Board for two-year terms ending February 28, 2008. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

APPOINTMENTS TO MOBILEHOME RENT REVIEW BOARD

Following a report from the Council Committee on Housing and Economic Development, motion was made by Allen and seconded by Bonilla to reappoint Charles Carpenter, William Hooy, and Art Kroeger to the Concord Mobilehome Rent Review Board for two-year terms ending February 28, 2008. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

CITY COUNCIL SITTING AS THE
LOCAL REUSE AUTHORITY (LRA)

ADOPTION OF LRA RESOLUTION 06-2 – Establishment of LRA process

LRA Executive Director Lydia Du Borg presented a report, referring to her memorandum dated February 28, 2006, regarding consideration of establishing a process that the LRA will follow in planning for the civilian use of the former Concord Naval Weapons Station. She stated that the process proposed would consists of three major phases: 1) the pre-planning phase of community outreach and the establishment of a vision for the property, 2) the preparation of a Reuse Plan and its Environmental Impact Report, and 3) the development of a detailed Specific Plan and Implementation Program based upon the Reuse Plan. She pointed out that the LRA would coordinate its planning, environmental review, and property screening activities with the Navy as the Navy proceeds through its property disposition process stating that Federal law gives the Navy the responsibility to remediate any contamination of the site along with the responsibility to dispose of the property. In conclusion, LRA Executive Director Lydia Du Borg recommended adoption of Resolution 06-2 establishing the Local Reuse Authority process for the Concord Reuse Project for civilian use of the former Concord Naval Weapons Station.

A public comment period was opened.

Evelyn Freitas, Concord, expressed her concern that the approval of the Resolution would allow the LRA the authority to make property transfer decisions without the input of the public.

Georgia Hoffmeister, Concord, complimented City staff on the informative City Brief publication mailed to all residents. She urged that the information be repeated frequently to help the public understand the complexity of the process.

The public comment period was closed.

Following comments by the City Council, motion was made by Allen and seconded by Hoffmeister to adopt Local Reuse Authority Resolution 06-2, entitled "A RESOLUTION ESTABLISHING THE LOCAL REUSE AUTHORITY (LRA) PROCESS FOR THE CONCORD REUSE PROJECT" consisting of a three phase process. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

AUTHORIZATION TO COMMUNICATE CITY POSITIONS RELATIVE TO NAVAL WEAPONS STATION PROPERTY TRANSFERS

Local Reuse Authority Executive Director Lydia Du Borg presented a report, referring to her memorandum dated February 28, 2006, stating that the Local Reuse Authority has an opportunity to provide comment to the Navy relative to potential federal property transfers at the Concord Naval Weapons Station. She further stated that authorization to communicate with the Navy will allow the LRA to make its position known relative to property transfer negotiations with the Army, Coast Guard and National Guard, and to open discussions with the Coast Guard regarding Coast Guard housing on the base and with the National Guard, Pittsburg, and Walnut Creek concerning possible relocation of the National Guard to the Naval Weapons Station.

A public comment period was opened.

Curtis Lindskog, Concord, commented that the city of Dublin has redevelopment money and plenty of room for the three armories.

Caleb Heikkila, Concord, inquired about providing ferry service throughout the Delta.

The public comment period was closed.

Motion was made by Shinn and seconded by Hoffmeister to authorize the Local Reuse Authority Executive Director 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 contact with federal agencies as appropriate. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

AGREEMENT WITH MIG (MOORE, IACOFANO GOLTSMAN, INC.) – Concord Reuse Project Phase I

Motion was made by Hoffmeister and seconded by Shinn to approve 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 to authorize the Executive Director to execute the agreement. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

AGREEMENT WITH KATHARINE GALE CONSULTING – Homeless Accommodation Needs Assessment

Motion was made by Hoffmeister and seconded by Shinn to approve 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. Motion passed by the following vote of the Council:

Ayes: Allen, Hoffmeister, Shinn, Bonilla Noes: None Absent: Peterson

By order of the chair, the meeting was adjourned at 8:23 p.m.

SUSAN A. BONILLA
MAYOR/AGENCYMEMBER

WILLIAM D. SHINN
COUNCILMEMBER/AGENCY CHAIR

MARY RAE LEHMAN
CITY CLERK/AGENCY SECRETARY