

REGULAR JOINT MEETING OF THE
CONCORD CITY COUNCIL AND
REDEVELOPMENT AGENCY
CONCORD SENIOR CENTER
2727 PARKSIDE CIRCLE
CONCORD, CALIFORNIA
AUGUST 1, 2006

The Concord City Council/Redevelopment Agency met in closed session on Tuesday, August 1, 2006, in the Conference Room outside the Project Manager's office at the Concord Senior Center located at 2727 Parkside Circle. The meeting convened at 5:30 p.m. with Mayor Bonilla presiding. All Councilmembers were present and there were no public comments. The Council/Agency recessed at 5:35 p.m. to convene in closed session to confer with regarding Real Property Negotiations pursuant to Government Code Section 54956.8 – re 2090 Meridian Park Boulevard (APN 126-310-010 and 126-310-012). The meeting adjourned at 6:00 p.m. to reconvene in the Wisteria Room at the Concord Senior Center.

A regular meeting of the Concord City Council and Redevelopment Agency convened at 6:35 p.m. in the Wisteria Room at the Concord Senior Center with Mayor/Agencymember Bonilla presiding. The pledge to the flag was led by Boy Scout Troop 168 under the leadership of by Scoutmaster Alan Simpson. 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; Mark Deven, Assistant City Manager; Craig Labadie, City Attorney; Mary Rae Lehman, City Clerk; Alex Pascual, Director of Building, Engineering, and Neighborhood Services; Jim Forsberg, Director of Planning and Economic Development; Qamar Khan, Director of Public Works; Michael Wright, Reuse Project Director

MEMBERS OF THE AUDIENCE
WHO ADDRESSED COUNCIL:

Noell Crosse, Concord; Cindy Cruciani, Concord; Paul Larson, Concord; David Reid, Walnut Creek; Katrina McMillan, Concord; Delores Loague, Concord; Cindy Hamer, Concord; John Hemm, Concord; Dan Hardie, Concord; Kathy Gleason, Concord; Rosanne Nieto, Concord; Nancy Sasser, Concord; Keith McMahan, Concord; Lawrence Risman, Lafayette; Davina Hunter, Concord; Larry McCollum, Concord

PUBLIC COMMENT PERIOD

Noell Crosse, Concord, shared her observations of homeless individuals loitering at businesses on Clayton Road and requested the City's assistance in correcting the problem.

Cindy Cruciani, Concord, requested verification of residency of Councilmember Helen Allen. Helen Allen responded to the inquiry, stating that she owns property in both Concord and Sacramento under a family trust. She stated that she spend her weekends at her "get away" property in Sacramento.

Paul Larson, Concord, expressed his disappointment in the Council's vote on July 25, 2006 on the Esplanade project, stating that an Environmental Impact Report is a legal requirement and that three of the Councilmembers had chosen to disregard that fact.

PRESENTATIONS

Mayor Bonilla presented a commendation to Lance Corporal Jason Patrick Kelly extending recognition for his military service. Don Sharpe representing all the veterans groups of Contra Costa County; Deb Saunders, President of the Blue Star Moms and representing Congressman George Miller; and Bill Banduchi, Vice President of the First Marines of Golden Gate, each extended service recognition to Lance Corporal Kelly.

Mayor Bonilla presented Vince Scalise, Senior Market Manager of Pacific Coast Farmers' Market Association, a proclamation proclaiming August 6 – 12, 2006 as "National Farmers Market Week" in the City of Concord. Mr. Scalise expressed his appreciation for the support the community has shown for the twice-weekly market and music presentations, and invited everyone to continue to support our City, and the local farmers.

ANNOUNCEMENTS

Mayor Bonilla announced that various neighborhoods within the City were celebrating National Night Out, and encouraged the community to join in the festivities designed to raise awareness of crime prevention in our neighborhoods and community.

CITY COUNCIL MATTERS

ADOPTION OF RESOLUTION 06-6042.3 – Amendment of Master Fees and Charges Resolution – Adding Door-to-Door Solicitation Permit and Investigation Fees

Motion was made by Hoffmeister and seconded by Allen to adopt Resolution 06-6042.3, entitled "A RESOLUTION AMENDING RESOLUTION NO. 78-6042 (ESTABLISHING FEES AND CHARGES FOR VARIOUS MUNICIPAL SERVICES IN THE CITY OF CONCORD) TO ADD DOOR-TO-DOOR SOLICITATION PERMIT APPLICATOIN AND INVESTIGATION FEE" to add a nonrefundable charge of \$25.00 per permit designated as an Application and Investigation Fee. Motion passed by unanimous vote of the Council.

AGREEMENT WITH ALL CITY MANAGEMENT SERVICES, INC. – RFB #2059 - School Crossing Guard Services

Motion was made by Hoffmeister and seconded by Allen to approve a contract with All City Management Services, Inc. in the amount of \$164,720 to provide school crossing guard services for the 2006-07 school year; and to authorize the City Manager to execute the contract. Motion passed by unanimous vote of the Council.

CONCORD CITY COUNCIL SITTING
AS THE LOCAL REUSE AUTHORITY

ADOPTION OF LOCAL REUSE AUTHORITY RESOLUTION 06-3 – Establishing a Community
Advisory Committee for the Concord Reuse Project.

Mayor Bonilla introduced Daniel Iacofano, President of MIG and Associates, who welcomed the community to the fourth working session of Phase I of the planning process for the Naval Weapons Station and gave a brief overview of the process to date. He also briefly described processes which will include Phase II and Phase III designed to refine a preferred alternative for the reuse of the Concord Naval Weapons Station and formulate implementation strategies.

He recapped the activities and events which had occurred describing the May 6, 2006 Ideas Fair, the June 10, 2006 Working Session #1, the June 20, 2006 Working Session #2, the July 11, 2006 Working Session #3, and finally the evenings' session. Mr. Iacofano emphasized that the Goals and Guiding Principles for the process were to provide the community with a balanced approach to a World Class Project which would be economically viable and sustainable and would enhance the quality of life for the community. He stated that among the guiding principles were Planning; Community Development; Parks, Recreation and Open Space; Economic Development; and Transportation considerations, and explained each.

The Council confirmed their desire to see a comprehensive final document which addressed the community input, included a Mission Statement, and defines terminology to avoid confusion.

Mr. Iacofano continued his presentation by recapping the role and function of the Community Advisory Committee and the Technical Advisory Group as defined during Working Session #3 held on July 11, 2006.

The Council shared their opinions over the total number of members which should be seated on the Community Advisory Committee, the length of term for the members, and the appointment of a Chair and Vice Chair. They concurred that the community should be engaged, and that all meetings should be open to the public to encourage continued input.

The Mayor called a recess at 8:10 p.m., and reconvened the meeting at 8:25 p.m. at which time she opened the public comment period.

David Reid, representing Greenbelt Alliance, confirmed that the City Council had received the yellow interest cards collected and submitted to City staff identifying persons desiring to remain informed about the Concord Naval Weapons Station Reuse process.

Katrina McMillan, Concord, inquired about compensation to staff and CAC members, travel expenditures, and the ability to move between the CAC and the Technical Advisory Group.

Delores Loague, representing the CNWS Interfaith Task Force, expressed the agency's desire to see the homeless and very-low income people have housing on the Naval Weapons Station.

Cindy Hamer, Concord, stated that she felt the survey conducted did not represent the people who lived adjacent to the Concord Naval Weapons Station, and expressed her desire to see residents living nearest the base be included in the appointments to the CAC.

John Hamm, Concord resident representing Arts First, stated that the organization would like to see a multi-use regional arts center be considered as part of the reuse of the CNWS.

Roseanne Nieto, Concord, expressed her appreciation for the process being used to refine the alternatives for the Concord Naval Weapons Station, shared her opinions about the staggered appointments, and stated that a Mission Statement would keep the process moving forward.

Kathy Gleason, Concord, asked for a recap of the survey and the consultant information to be placed on the web for the entire community to see.

Nancy Sasser, Concord, stated that she wanted to be sure that the members of the committees are not just special interest groups, commenting that many residents have a lot to offer to the process.

Keith McMahon, representing the Concord Chamber of Commerce, shared his opinions on the residency issues on the CAC, stating that our business community has a vested interest in the future of the CNWS and requesting consideration for flexibility as we start to structure the committee.

Lawrence Risman, Lafayette, stated his support for the term affordability in the documents prepared, for we need to end homelessness.

Davina Hunter, Concord, encouraged the Council and residents to read "A Pattern Language" for towns and building construction, stating that the best community is designed by the people who live in it.

Larry McCollum, Concord, suggested appointments to the CAC be two-years.

Mayor Bonilla closed the public comment period.

The Council discussed the use of the term affordability, and concurred that its use, while confusing, was what had been used throughout the process and represented the comments heard from the community.

The Council continued discussions on the size of the CAC and the appropriate length of term, along with televising the meetings vs. tape delayed and the appointment of a Chair and Vice Chair.

A motion was made by Shinn and seconded by Allen to allow the Community Advisory Committee to select their own Chair and Vice Chair. The motion passed by the following vote of the Authority:

AYES: Allen, Hoffmeister, Shinn NOES: Bonilla, Peterson ABSTAIN: None

Following comments by the Council, it was determined that the posting and mechanics of the Technical Advisory Group meetings would be handled by the staff responsible for supporting the group.

A motion was made by Shinn and seconded by Hoffmeister approve the Goals and Guiding Principles to serve as a framework for the Concord Reuse Project and to adopt Local Reuse Authority Resolution 06-3, entitled "A RESOLUTION ESTABLISHING A COMMUNITY ADVISORY COMMITTEE FOR THE CONCORD REUSE PROJECT" with enhanced language to reflect that the Citizen Advisory Committee would pick their own Chair and Vice Chair, and that initially one half of the membership would be appointed for a one-year term and the other half would be appointed for a two-year term to ensure a staggered membership. Motion passed by unanimous vote of the Authority.

Michael Wright, Reuse Project Director advised that the vehicles and drivers were lined up and the tours of the Concord Naval Weapons Station would begin in the next two or three weeks and that representative's from the U.S. Navy would be available to meet with the Council and the public in the near future.

COUNCIL AND STAFF REPORTS

Councilmember Peterson stated his desire to see Concord owned businesses included in the 80% residency requirement on the CAC and suggested a Veteran designation be added to the application.

Mayor Bonilla stated that she had recently attended the League of California Cities Conference and had attended a follow-up meeting with Senator Torlakson concerning AB 2987 affecting Cable Services, and encouraged the citizens to contact local legislators to oppose the Bill.

Councilmember Allen and Hoffmeister supported the suggestion.

Councilmembers Hoffmeister and Shinn encouraged the public to attend local events planned for the community.

CORRESPONDENCE

- a. Letter dated July 27, 2006 from Contra Costa for Every Generation entitled "Concord Naval Weapons Station Community Planning Goals".
- b. Arts First flyer identifying their Purpose, Vision, Needs, Organizers, and Members.

By order of the Chair, the meeting was adjourned at 9:40 p.m.

APPROVED:

SUSAN A. BONILLA
MAYOR/AGENCYMEMBER

WILLIAM D. SHINN
COUNCILMEMBER/AGENCY CHAIR

MARY RAE LEHMAN
CITY CLERK/AGENCY SECRETARY