MAYOR FLAHERTY called a Regular Meeting of the City Council to order at 7:00 PM in the Council Chambers, 100 Gregory Lane, Pleasant Hill, CA, complete proceedings of which were electronically recorded. The meeting agenda was posted on the outdoor bulletin board at the above address on March 13, 2018 by Deputy City Clerk Juanita Davalos.

1. **PLEDGE OF ALLEGIANCE**

2. **ROLL CALL**

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
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<tbody>
<tr>
<td>Timothy M. Flaherty</td>
<td>Mayor</td>
<td>Present</td>
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<tr>
<td>Ken Carlson</td>
<td>Vice Mayor</td>
<td>Present</td>
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<tr>
<td>Michael G. Harris</td>
<td>Councilmember</td>
<td>Present</td>
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<tr>
<td>Sue Noack</td>
<td>Councilmember</td>
<td>Present</td>
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<tr>
<td>Matthew Rinn</td>
<td>Councilmember</td>
<td>Present</td>
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3. **PRESENTATIONS**

3.1 Presentation of Awards to the Winners of the New Library Student Design Challenge

COUNCILMEMBER HARRIS explained the new library student design challenge and introduced Patrick Remer, Community Library Manager.

MR. REMER and MAYOR FLAHERTY presented Certificates of Recognition to the winners of the new library student design challenge and the Pleasant Hill Friends of the Library presented checks to the schools.

3.2 College Park High School Every 15 Minutes Program

LIEUTENANT VERMILLION, Pleasant Hill Police Department, reported on a fatal collision that occurred on Pleasant Hill Road on Saturday night. Lt. Vermillion introduced Pleasant Hill Officer Mike Hurlbut who explained the Every 15 Minutes program to be held at College Park High School on March 20-21, 2018. Officer Brandon Correia, California Highway Patrol, showed a video of what the program entails.

COUNCILMEMBER NOACK reported that she attended the program two years ago and said it was very impactful. She noted that her son will be participating in this year’s program.

COUNCILMEMBER HARRIS reported that he attended the program for the past 15-16 years and acknowledged the effort put forth by the Police Department and the California Highway Patrol.

MAYOR FLAHERTY expressed his appreciation to the officers for making the presentation.
3.3 Introduction of Susan Lamb, President, Diablo Valley College

SUSAN LAMB, President, Diablo Valley College, spoke of her background and commented on the number of children growing up in the community who attend Diablo Valley College. Ms. Lamb expressed her hope for a good partnership with the City.

3.4 Update on Preliminary Framework for Regulation of Cannabis Regulation in Unincorporated Contra Costa County by John Kopchik, Director of Conservation and Development, and Kristine Solseng, Principal Planner

KAREN MITCHOFF, District IV Supervisor, Contra Costa County Board of Supervisors, introduced JOHN KOPCHIK, Director of Conservation and Development.

MR. KOPCHIK provided background of Proposition 64 and explained the Board's initiation of a preliminary framework to regulate cannabis in unincorporated Contra Costa County. He noted that commercial cannabis is prohibited in unincorporated Contra Costa County. Mr. Kopchik said that he is receiving feedback on the framework throughout the County. He explained that revenue is needed to deal with the impact of cannabis and that a tax measure will be on the ballot in November 2018. He noted that if the tax measure does not pass, then cannabis would not be allowed.

SUPERVISOR MITCHOFF expressed her wish to allow delivery of medical cannabis and is requesting feedback. She stated that revenue is needed for cities to provide services to the mentally ill and substance abusers.

3.5 Update on Planned Operations and Marketing Strategy for the 2018 Farmers' Market

KELLY CALHOUN, Economic Development Manager, introduced Ben Palazzolo and Shawn Lipetzky from the Pacific Coast Farmers' Market Association (PCFMA). Ms. Calhoun delivered a presentation on the 2018 Pleasant Hill Farmers' Market operations and marketing strategy which would reschedule the market from Saturday mornings to Tuesday evenings from 4:30 p.m. to 8 p.m. Ms. Calhoun said that the market was moved many times in the past to increase foot traffic, but the Saturday morning timeslot did not increase foot traffic. She commented that a Tuesday evening market would not compete with markets from neighboring cities nor would it conflict with Saturday morning sporting events for children. Ms. Calhoun said the goal would be to create a vibrant atmosphere with live music and activities in addition to a farmers' market with the collaboration of community partners.

MARTIN NELIS, Public Information Officer, discussed the marketing strategy which would include postcard mailings with entries to win prizes; full page advertisements in the Outlook; information on the LED sign at City Hall; social media forums; targeting local groups and Off the Grid customers.

MS. CALHOUN explained the budget and proposed activities and noted that Downtown businesses support bringing foot traffic to the area on a Tuesday night.

MAYOR FLAHERY asked about the number of vendors based on the budget and Ms. Calhoun responded that there would be about 25 vendors.
BEN PALAZZOLO, PCFMA, commented that 50-60% would be farmers and the remainder would be non-agricultural vendors. He expressed his confidence in the updated marketing proposal and new day and time to bring in vendors and afford more opportunities.

COUNCILMEMBERS discussed their concerns of changing the farmers’ market to Tuesday evenings and asked the reasons for it not being successful during Saturday mornings. Councilmembers also expressed concerns about the freshness of the food items from the vendors who would also participate in the Concord farmers’ market on Tuesday mornings.

MR. PALAZZOLO noted that although many markets operate on Saturdays, it does not work for every community for various reasons. He said that a Wednesday evening market was successful in San Leandro. Mr. Palazzolo stated that there are health and safety codes followed for storage of food.

MS. CALHOUN added that the Economic Development Committee and the Pleasant Hill Chamber of Commerce will also hear this proposal.

4. CITY MANAGER COMMENTS

JUNE CATALANO, City Manager reported on:

• The Pleasant Hill Community Awards Night to be held on March 27, 2018 at the Pleasant Hill Community Center; and
• The Small Business, Big Contracts event hosted by the Cities and Chambers of Commerce of Concord, Pleasant Hill, and Walnut Creek in partnership with the Contra Costa Small Business Development Center to be held on March 21, 2018 at John F. Kennedy University.

5. COUNCIL ANNOUNCEMENTS AND REPORTS

5.1. Reports from Councilmembers on Meetings or Conferences Attended at City Expense

None

5.2. Announcements from Councilmembers

COUNCILMEMBER HARRIS reported his attendance at the St. Patrick’s Day celebration hosted by the Rotary Club of Pleasant Hill; movie viewings at the East Bay International Jewish Film Festival; and the 2018 Young Children’s Issues Forum.

COUNCILMEMBER RINN reported his attendance at the St. Patrick’s Day celebration hosted by the Rotary Club of Pleasant Hill and his success at winning the Irish dancing competition.

VICE MAYOR CARLSON reported his attendance at the Pleasant Hill Chamber of Commerce Mixer hosted by Diablo Valley College.
MAYOR FLAHERTY reported his attendance at the Sequoia Elementary School Gala held on March 17, 2018 and auctioned off two Mayor for the Day opportunities. He also reported his participation in delivering meals to seniors for Meals on Wheels on March 20, 2018.

6. **PUBLIC COMMENT**

LILLIAN REMER, Friends of the Pleasant Hill Library, expressed her excitement about the citizen input about the new library. She expressed concern that the town hall meetings focused on concepts instead of specifics and noted that specific needs should be addressed. Ms. Remer stated that the new library should provide for a larger space for a bookstore since it would be the only bookstore in Pleasant Hill.

DAN SAFRAN, Friends of the Pleasant Hill Library, expressed his support of Ms. Remer’s comments. He suggested including a pop up snack cart and coffee stand which would be staffed by volunteers. Mr. Safran commented that the Thousand Oaks Library coffee cart earns approximately $3,000 a month.

7. **CONSENT CALENDAR**

Motion (Carlson/Noack) to approve all consent items excluding item 7.7 which was pulled for further discussion, carried as follows:

**AYES:** Carlson, Harris, Noack, Rinn Flaherty

7.1 Approve Checks Dated: March 9, 2018

7.2 Approve Minutes for the Regular City Council Meeting of March 5, 2018

7.3 Accept Update on Contra Costa Transportation Authority and TRANSPAC

7.4 Adopt Resolution No. 12-18 Accepting the Gallery Walk/EBMUD Greenbelt Project No. 08-17 as Complete and Authorizing the City Engineer to Issue and Record a Notice of Completion

7.5 Adopt Resolution No. 13-18 Approving Continued Participation in the Stormwater Pollution Management Utility District and Authorizing the Contra Costa County Flood Control and Water Conservation District to Adopt the Fiscal Year 2018/19 Stormwater Utility Area Fee for the City of Pleasant Hill

7.6 Adopt Resolution No. 14-18 Authorizing the Execution of a Joint Exercise of Powers Agreement with the California Municipal Finance Authority and Consenting to the Inclusion of Properties Within the City in the California Municipal Finance Authority Open Space Program

7.8 Adopt Resolution No. 15-18 Authorizing the City Manager to Execute an Amended Agreement for City Attorney Legal Services with Best Best & Krieger LLP
7.7 **Approve Letter Opposing Senate Bill 827 "Planning and zoning: transit-rich housing bonus"**

MAYOR FLAHERTY requested that the proposed letter be amended to clarify that higher density does not, by itself, equal lower cost housing. He also requested an explanation from staff regarding the impact to Pleasant Hill if Senate Bill 827 is passed.

GREG FUZ, City Planner, explained that the legislation proposed was not yet in final form but is intended to streamline the process to build high density housing and exempt such projects from local building standards and would undermine locally adopted General Plans, Housing Elements and Sustainable Community Strategies.

COUNCILMEMBERS expressed their concerns that the legislation would override local jurisdictions and that control would be taken away from residents.

JUNE CATALANO, City Manager, noted that the legislation would override current local single family zoning and there would not be any affordability requirement.

JANET COLESON, City Attorney, stated her concern about taking away of local control of residential zoning.

COUNCILMEMBERS expressed their agreement that local residents should have a voice concerning development projects and expressed their collective opposition to the legislation. There was discussion regarding the higher density not necessarily leading to more affordability, and there was a request to amend the letter to clarify this position.

VICE MAYOR CARLSON requested an amendment to the letter addressing affordability and allowing signatures from all Councilmembers.

**Motion (Flaherty/Noack) to approve** item 7.7 as amended, **carried** as follows:

AYES: Carlson, Harris, Noack, Rinn Flaherty

8. **ADMINISTRATION AND FINANCE**

8.1 **Measure K Oversight Committee Annual Report for Fiscal Year 2016-2017 by Jim Bonato, Chair**

JIM BONATO, Chairperson, Measure K Oversight Committee, delivered a presentation on the Measure K Oversight Committee Annual Report for Fiscal year 2016-2017. He provided the background of Measure K and its purpose and said that the funds would be used for street repairs and construction of the new library. Mr. Bonato described the purpose of the oversight committee and its duties, and explained how the tax is collected and that Measure K funds are kept separate from other funds.

8.2 **Update on the Expansion of the City's Geographic Information System**

LING KING, Chief Technology Officer, explained the purpose and history of Geographic Information System (GIS) of GIS usage in Pleasant Hill. Mr. King said that GIS is used by the
Planning and Engineering departments and has increased the efficiency in those departments. Mr. King introduced Jason Latoski of Interwest.

JASON LATOSKI, Interwest, explained how modernizing GIS would be useful for the City.

TROY FUJIMOTO, Senior Planner, explained how his department has benefitted from GIS.

MAYOR FLAHERTY called a recess at 9:23 p.m.

MAYOR FLAHERTY reconvened the meeting at 9:30 p.m.

9. **PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

   9.1 Public Hearing and Adopt Resolution No. 16-18 Authorizing Transmittal of the Annual General Plan and Housing Element Implementation Report to the Governor’s Office of Planning and Research and the State Department of Housing and Community Development

   TROY FUJIMOTO, Senior Planner, provided a summary of the Annual General Plan and Housing Element Implementation Report.

   **Motion (Harris/Carlson) to adopt** Resolution 16-18 authorizing transmittal of the Annual General Plan and Housing Element Implementation Report to the Governor’s Office of Planning and Research and the State Department of Housing and Community Development, carried as follows:

   **AYES:** Carlson, Harris, Noack, Rinn Flaherty

   9.2 **Presentation on the Completed Golf Club Road Improvement Project**

   [This item has been continued to the City Council meeting schedule for April 16, 2018]

10. **OTHER**

    None

11. **ADJOURNMENT**

    MAYOR FLAHERTY adjourned the meeting at 9:35 p.m. The next regular meeting will be held on Monday, April 16, 2018, beginning at 7:00 p.m.

    [Signature]

    CAROL W. WU, CITY CLERK