MINUTES OF THE
REGULAR MEETING – CITY COUNCIL
July 15, 2019

Mayor Ken Carlson 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 July 10, 2019 by Deputy City Clerk Juanita Davalos.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

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

3. PRESENTATIONS

3.1 Award of Appreciation to Jenelle Towle-Kelly for Service on the Civic Action Commission from 2002 to 2019

Mayor Carlson presented an Award of Appreciation to Jenelle Towle-Kelly. Ms. Towle-Kelly made brief remarks and thanked the City Council for the recognition.

Councilmembers Flaherty and Harris commented on Ms. Towle-Kelly's involvement in the community and expressed appreciation for her service.

3.2 FalconX Robotics Club of College Park High School Presentation on FIRST (For Inspiration and Recognition of Science and Technology) Competition

Mayor Carlson welcomed three members of the College Park High School FalconX Robotics Club. The members delivered a presentation about the FalconX Robotics Club which explained the club's goals, programs, events and competition. The members asked the City Council for support and provided contact information.

Councilmember Harris thanked the members for their work and asked that the club make a request to the Pleasant Hill Rotary Club for a grant.

3.3 Presentation by the Commission on Aging on Planning for Age Inclusive Communities

Quy Tran, Commission on Aging, made a presentation on demographics and planning for an aging population. He explained the causes of senior housing insecurity and the possibilities for the City to help seniors age in place.

Mayor Carlson confirmed the Commission on Aging's involvement in the General Plan.
4. **CITY MANAGER COMMENTS**

June Catalano, City Manager, reported:

* There are available spaces in the 2019 Citizens Academy;
* The 10th Annual Blues and Brews Festival will be held from July 19 - 20, 2019; and
* The band SONA will play at the Sunset by the Lake Concert on July 21, 2019.

5. **COUNCIL ANNOUNCEMENTS AND REPORTS**

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

(A) **Contra Costa Mayors' Conference Hosted by the City of Pleasant Hill on July 11, 2019**

Mayor Carlson, Vice Mayor Rinn and Councilmembers Flaherty and Harris reported their attendance at the Contra Costa Mayors' Conference hosted by the City. The Councilmembers thanked staff for their hard work in organizing the conference.

(B) **Other Meetings Attended at City Expense**

5.2. Announcements from Councilmembers

Mayor Carlson expressed his appreciation to the Fourth of July Commission for the successful events.

Councilmember Harris thanked the Pleasant Hill Police Departments and Public Works for maintaining safety during the July 4th holiday celebrations. He reported his attendance at the Sunset by the Lake concert.

Vice Mayor Rinn noted that the members of the Fourth of July Commission were volunteers and the events were funded by private donations.

Councilmember Flaherty named the Fourth of July Commission members and expressed the need for additional volunteers and support from the City. He expressed his appreciation to the Luke family for providing a trolley.

6. **PUBLIC COMMENT**

Mayor Carlson opened public comment.

Ryan Ruf, B.A.C. Local No. 3 California, expressed the need for apprentices for the trades which would offer training and benefits. Mr. Ruf provided his contact information.

Nancy Evans, Pleasant Hill, requested that the City Council look at issues concerning the library. She asked about the validity of an April 18, 2017 document regarding surplus property.

Mayor Carlson closed public comment.
7. CONSENT CALENDAR

RESULT: ADOPTED [UNANIMOUS]
MOVER: Michael Harris, Councilmember
SECONDER: Matthew Rinn, Vice Mayor
AYES: Carlson, Rinn, Flaherty, Harris
ABSENT: Noack

7.1 Approve Checks Dated: June 28, 2019; July 5, 2019

7.2 Adopt Resolution No. 37-19 Authorizing the City Manager to Execute a One-Year Agreement for Independent Auditing Services with Macias Gini & O'Connell LLP

7.3 Adopt Resolution No. 38-19 Authorizing the City Manager to Enter into an Extended Agreement with All-City Management Services for Crossing Guard Services

7.4 Adopt Resolution No. 39-19 Approving the City of Pleasant Hill Investment Policy as of July 1, 2019 and Delegating Investment Authority to the Elected City Treasurer

8. ADMINISTRATION AND FINANCE

None

9. PUBLIC WORKS AND COMMUNITY DEVELOPMENT


Danielle Habr, Senior Management Analyst, provided an overview of the assessments for Assessment District 20 (AD 20), the commercial landscaping and lighting district, and Assessment District 22 (AD22), the landscaping and lighting district for Grayson Woods and Gallery Walk and introduced Randy Leptien of LCC Engineering & Surveying, Inc. who prepared the Engineer's Reports.

Mr. Leptien proceeded to explain the purpose of each district and the assessments and provided a financial summary and planned work for Fiscal Year 2019/20.

Councilmember Harris thanked Mr. Leptien and asked about fund balances. Mr. Leptien explained how the fund balances are maintained.

Mayor Carlson opened public comment on Item 9.1, AD 20.

There was no public comment.
Mayor Carlson closed public comment on Item 9.1.

Mayor Carlson opened public comment on Item 9.2, AD 22.

There was no public comment.

Mayor Carlson closed public comment on Item 9.2.

RESULT: APPROVED [UNANIMOUS]
MOVER: Timothy M. Flaherty, Councilmember
SECONDER: Matthew Rinn, Vice Mayor
AYES: Carlson, Rinn, Flaherty, Harris
ABSENT: Noack

9.2 Public Hearing and Adopt Resolution No. 41-19 Approving the Engineer’s Report, Confirming Diagram and Assessment, and Ordering Levy of Assessments for Fiscal Year 2019/2020 in Assessment District No. 22

This item was discussed together with item 9.1.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Harris, Councilmember
SECONDER: Timothy M. Flaherty, Councilmember
AYES: Carlson, Rinn, Flaherty, Harris
ABSENT: Noack

9.3 Commercial Cannabis Ordinances

A) Public Hearing and Introduction of Ordinance No. ___ Amending Pleasant Hill Municipal Code Sections 18.15.040, 18.20.070, 18.25.020, 18.50.140 and 18.140.010, and Adding Section 18.25.170 Entitled “Cannabis Retailers,” to Prohibit all Commercial Cannabis Uses and to Conditionally Allow Medical Cannabis Retailers in the Light Industrial (LI), General Commercial (C), Professional and Administrative Offices (PAO) and Retail Business (RB) (second floor and above) Zoning Districts


Troy Fujimoto, Interim City Planner, provided an overview on the proposed changes to the zoning ordinance concerning commercial cannabis. Mr. Fujimoto also explained the proposed business permit ordinance regulating commercial cannabis businesses. He stated that no storefront cannabis businesses would be allowed to operate in the City.
Councilmember Flaherty commented that the proposed ordinance would allow for businesses outside of Pleasant Hill to deliver adult use cannabis within the City, but not allow a business operating within Pleasant Hill to deliver to its residents.

Mayor Carlson opened public comment.

Laura del Castillo, Greenwise/Garden of Eden, expressed her support for a storefront cannabis business in the City. She said that the City would lose revenue if there are no storefront businesses. Ms. del Castillo noted that being too cautious would not be beneficial to the City. She also noted that the security would be more stringent for a storefront business versus a non-storefront business. Ms. del Castillo requested that the City consider its position and study other cities who currently allow storefront cannabis businesses to operate.

Councilmember Harris asked about examples of economic benefits with storefront businesses. Ms. del Castillo noted that loss of tax revenue.

William Bankert, Pleasant Hill, expressed his support for non-storefront businesses and stated that cannabis is already easily available to residents. He said that there was no data to support the benefits of allowing storefront businesses to operate. Mr. Bankert stated that national data shows an increase in crime near areas of storefront businesses.

Gennifer Mountain, Sequoia Elementary Parents Association, said that she has two children and expressed her support for the non-storefront ordinance. Ms. Mountain remarked that Pleasant Hill is a family community and that storefront cannabis businesses would change the character of the City. She noted that it is too easy to obtain a medical cannabis card and that the City Council should keep parents and children in mind.

Mayor Carlson closed public comment.

Mayor Carlson and Janet Coleson, City Attorney, discussed the possible hours of operations and requirements for business permit renewal.

Councilmember Flaherty expressed his opinion that allowing storefront businesses would be a commercial opportunity to increase sales tax revenue. He said he is unaware of storefront businesses causing an increase in criminal activity or a decrease in property values. Councilmember Flaherty said that it is not logical to prohibit Pleasant Hill delivery businesses from delivering adult use cannabis to its own residents. He commented that the majority of the residents voted to legalize cannabis.

Mayor Carlson and Councilmember Harris agreed that the City does not need storefront cannabis businesses which would change the small town, family friendly character of Pleasant Hill. Councilmember Harris said that the City could revisit allowing storefront businesses at a later time.

Vice Mayor Rinn noted that this would be a first step to an ongoing conversation.
The City Council voted on Item 9.3A.

<table>
<thead>
<tr>
<th>RESULT:</th>
<th>APPROVED [UNANIMOUS]</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOVER:</td>
<td>Michael Harris, Councilmember</td>
</tr>
<tr>
<td>SECONDER:</td>
<td>Matthew Rinn, Vice Mayor</td>
</tr>
<tr>
<td>AYES:</td>
<td>Carlson, Rinn, Flaherty, Harris</td>
</tr>
<tr>
<td>ABSENT:</td>
<td>Noack</td>
</tr>
</tbody>
</table>

The City Council voted on Item 9.3B.

<table>
<thead>
<tr>
<th>RESULT:</th>
<th>APPROVED [UNANIMOUS]</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOVER:</td>
<td>Michael Harris, Sue Noack</td>
</tr>
<tr>
<td>SECONDER:</td>
<td>Ken Carlson, Mayor</td>
</tr>
<tr>
<td>AYES:</td>
<td>Carlson, Rinn, Flaherty, Harris</td>
</tr>
<tr>
<td>ABSENT:</td>
<td>Noack</td>
</tr>
</tbody>
</table>

10. OTHER

11. ADJOURNMENT

Mayor Ken Carlson adjourned the meeting at 8:40 PM. The next regular meeting will be held on Monday, August 19, 2019 beginning at 7:00 PM.

CAROL W. WU, CITY CLERK