



CITY COUNCIL/SUCCESSOR AGENCY MINUTES

February 25, 2025, 7:00 p.m.

A. CALL TO ORDER & ROLL CALL

Mayor Meyer called the meeting to order at 7:02 p.m.

Roll Call found the following members present: Maloney, Pierson, Mendoza, Oerlemans, and Mayor Meyer.

B. PLEDGE OF ALLEGIANCE

Mayor Meyer led the Pledge of Allegiance.

C. PUBLIC COMMENTS

Mayor Meyer opened public comments.

Tammy Zickuhr, President of Vasco Forever Helping Families (VFHF), spoke asking for the City's support in their efforts in making Vasco Road safer.

Kyle Conley, Business Director of Ghostlight Theater Ensemble, spoke in support of the City building an indoor amphitheater. Kyle Conley also submitted his comments in writing to the City Clerk in advance of the City Council meeting.

Yildez spoke regarding issues related to goats at Deer Ridge Golf Course.

Carena Helvey provided an update on behalf of the Brentwood Youth Commission.

Chris Juarez spoke regarding amending the Downtown Specific Plan to allow tattoo shops to be located in the downtown area.

Ray Cole spoke in support of Diversity Equity and Inclusion (DEI) programs.

Clifton Fagerquist spoke regarding issues related to goats at Deer Ridge Golf Course.

Vincent Wells, President of Firefighters Local 1230 in Contra Costa, spoke in support of rebuilding the fire station on 1st Street.

Phil Pezzella from American Legion Post 202, spoke in support of a new fire station in Brentwood, but not at the proposed downtown location.

Paul Radliff spoke about the costs associated with possibly relocating fire station 94 and who should be responsible for those costs.

Mike Meyokovich, Jr., Vice Commander of Veterans of Foreign Wars, spoke in support of a new fire station in Brentwood, but not at the downtown location.

Roger Cocksedge, Chaplain, spoke in support of a new fire station in Brentwood, but not at the downtown location.

Travis Martin, Commander of Brentwood Veterans of Foreign Wars, spoke in support of a new fire station in Brentwood, but not at the downtown location.

Michael Clement, member of American Legion Post 202 and VFW, spoke in support of a new fire station in Brentwood, but not at the downtown location.

Don H. spoke in support of a new fire station in Brentwood, but not at the downtown location.

Dolores Long requested the City perform a full CEQA and traffic study prior to allowing the rebuilding of a fire station in the downtown area.

Danny Dohrmann spoke in support of protecting Veterans and in opposition of amending the Downtown Specific Plan.

Holley Bishop requested that the Council review the City's Municipal Code regarding chickens in residential areas and spoke about water quality.

Daniel Duran spoke to request soil testing at the site of the former downtown fire station.

Carolina Villaseca spoke in support of Brentwood Veterans. Carolina also submitted written comments to the City Clerk in advance of the City Council meeting in support of Diversity, Equity and Inclusion.

Erika spoke against the continuation of the City's Diversity Equity Belonging and Inclusion (DEBI) Committee.

Melissa Van Ruiten spoke in support of the City's DEBI Committee.

Cheri Waller spoke against the continuation of the City's DEBI Committee.

Daphne Muse submitted written comments to the City Clerk in advance of the City Council meeting supporting Diversity, Equity, and Inclusion.

There being no additional speakers, Mayor Meyer closed public comments.

D. PRESENTATIONS

There were no presentations.

E. INFORMATIONAL REPORTS FROM COUNCIL MEMBERS, COMMITTEES, LIAISONS, AND STAFF

Council Member Oerlemans reported on attendance at a meeting with Contra Costa County Deputy Fire Chief, Aaron McAlister; Ad-Hoc Budget and Debt Management Committee meeting; a meeting with Tamara Weber; watched the Diversity Equity Belonging and Inclusion (DEBI) Committee meeting; Police Activities League (PAL) Crab Feed Sub-Committee meeting; a meeting with the Downtown Brentwood Coalition; a meeting with County Supervisor Diane Burgis; a meeting with Assembly Member, Anamarie Avila Farias;

Brentwood Chamber Ribbon Cutting for Vineyard Academy, Downtown Farmer's Market; and Heritage High School's Lunar New Year celebration.

Council Member Maloney reported on attendance at a meeting with a community member; the DEBI Committee meeting; the Ad-Hoc 2025 Commissions Interview Committee for Art Commissioners; Downtown Farmer's Market; Heritage High School's Lunar New Year celebration; and a meeting with the Assistant Manager of Streets of Brentwood.

Council Member Mendoza reported on attendance at the Contra Costa County Mayor's Conference in Moraga; El Timpano Equitable Information and East Contra Costa webinar; a meeting with Contra Costa Water District Representative, Antonio Martinez; a meeting with County Supervisor Diane Burgis; a meeting with Assembly Member, Anamarie Avila Farias; the Cal Cities Latino Caucus Board meeting; Cal Cities Caucus Sub-Committee meeting; the Liberty Band Boosters Crab Feed, the John Marsh Historical Trust meeting; the DEBI Committee meeting; the Age and Disabilities Friendly Communities Committee meeting; the Ad-Hoc Budget and Debt Management Committee meeting; watched the Park Commission interviews; and attended Heritage High School's Lunar New Year celebration.

Vice Mayor Pierson reported on attendance at a meeting with the Veterans at the Brentwood Veterans Memorial Building; a meeting with City Manager Tim Ogden, Mayor Meyer, and Police Chief Herbert on police training and transparency; Contra Costa County Mayors' Conference in Moraga; Age and Disabilities Friendly Communities Committee meeting; Downtown Farmer's Market; Heritage High School's Lunar New Year celebration; a tour at Delta Energy Center; the DEBI Committee meeting; and an interview with National Broadcasting Company (NBC) Bay Area.

Mayor Meyer reported on attendance at El Timpano Equitable Information and East Contra Costa webinar; a meeting with City Manager Tim Ogden, Vice Mayor Pierson, and Police Chief Herbert on police training and transparency; a meeting with the Veterans at the Brentwood Veterans Memorial Building; the Contra Costa County Mayors' Conference in Moraga, a meeting with Contra Costa Water District Representative, Antonio Martinez; watched the DEBI Committee meeting; an interview with NBC Bay Area; a meeting with County Supervisor Diane Burgis; watched the Contra Costa Transportation Authority board meeting; the Ad-Hoc 2025 Commissions Interview Committee for Art Commissioners; an orientation for the East Contra Costa County Habitat Conservancy; a Community Day of Service planning meeting; and an Age and Disabilities Friendly Communities Committee meeting.

F. CONSENT CALENDAR

Vice Mayor Pierson requested to pull item F.7 for further discussion

Moved by: Jovita Mendoza, Council Member

Seconded by: Tony Oerlemans, Council Member

Adopted the Consent Calendar as recommended by staff with the exception of item F.7.

Ayes (5): Jovita Mendoza, Council Member, Susannah Meyer, Mayor, Pa'tanisha Pierson, Vice Mayor, Tony Oerlemans, Council Member, and Faye Maloney, Council Member

Motion Approved (5 to 0)

F.1 Meeting Minutes of the City Council

F.2 Proclamation Recognizing March 2025 as Women's History Month

The Council recognized March 2025, as Women's History Month.

Mayor Meyer presented the proclamation and recognized all women present in the Council Chamber.

F.3 Proclamation Recognizing March 2025 as Developmental Disabilities Awareness Month/All Abilities Month

The Council recognized March 2025, as Developmental Disabilities Awareness Month/All Abilities Month.

Mayor Meyer presented the proclamation for Melissa McCarthy.

F.4 Proclamation Recognizing March 2025 as Prescription Drug Abuse Awareness Month

The Council recognized March 2025, as Prescription Drug Abuse Awareness Month.

F.5 Second reading of a zoning text amendment (RZ 24-009) to various sections of the Brentwood Municipal Code, including amending Section 17.030.030, repealing Section 17.100.005, adding Chapter 17.715

Adopted Ordinance No. 1083, approving a zoning text amendment (RZ 24-009) to various sections of the Brentwood Municipal Code for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), in compliance with State planning law.

F.6 An Amendment to the Agreement with Robertson-Bryan, Inc. for environmental compliance services for the Solid Waste Organics Diversion Project and the Water and Wastewater Laboratory Project

Adopted Resolution 2025-17 approving and authorizing the City Manager or his designee to execute Amendment No. 1 to the Agreement with Robertson-Bryan, Inc. for environmental compliance services for the Solid Waste Organics Diversion, CIP Project No. 542-54021 ("SW Project"), and the Water and Wastewater Laboratory, CIP Project No. 592-59207 ("Laboratory Project"), in the amount of \$26,324 for a total not to exceed agreement amount of \$278,899.

- F.7 Purchase 15 replacement vehicles and five new vehicles, and authorize the City Manager or designee to execute any necessary associated documents in a total amount not to exceed \$1,134,200

Casey Wichert, Director of Public Works, and Scott Dempsey, Fleet Manager, presented the item.

Moved by: Jovita Mendoza, Council Member

Seconded by: Pa'tanisha Pierson, Vice Mayor

Adopted Resolution 2025-18 approving the purchase of 15 replacement vehicles (three Ford Escapes for Community Development and Information Systems, one Ford F150 truck for the Police Department, three Ford F250 Super Duty trucks for Public Works, eight Police Interceptors for the Police Department) and five new vehicles (one Ford Escape for Community Development and two Ford Rangers for Parks and Recreation Department and Public Works, one Ford F150 truck for Public Works and one Ford F250 Super Duty truck for Public Works) from Bill Brandt Ford in Brentwood, CA; and authorizing the City Manager to execute any necessary associated documents in a total amount not to exceed \$1,134,200 for fiscal year 2024/25.

Ayes (5): Jovita Mendoza, Council Member, Susannah Meyer, Mayor, Pa'tanisha Pierson, Vice Mayor, Tony Oerlemans, Council Member, and Faye Maloney, Council Member

Motion Approved (5 to 0)

G. PUBLIC HEARINGS

- G.1 Waive the first reading and introduce an ordinance approving a Zoning Text Amendment (RZ 24-008) to update the Brentwood Municipal Code to comply with state law as required by the City's adopted Housing Element implementation policies

Mayor Meyer recommended moving to Item G.1 following the Council's decision on Item J.1.

Jennifer Hagen, Senior Planner, presented the item.

Mayor Meyer opened the public hearing.

There being no one wishing to speak on this item, Mayor Meyer moved to close the public hearing, and the Council unanimously voted to close public hearing.

Moved by: Pa'tanisha Pierson, Vice Mayor

Seconded by: Tony Oerlemans, Council Member

Waived the first reading and introduced Ordinance 1084 approving an amendment (RZ 24-008) to the Brentwood Municipal Code, needed to

comply with state law as required by the City's Housing Element Implementation Programs including but not limited to: H.1l (Farmworker and Employee Housing); H.1p (Replacement Housing); H.1r (Parking Standards for Studios and 1-Bedroom Units); H.1s (CUP and Design and Site Development Review Findings); H.4h (Low-Barrier Navigation Center); H.4j (Single-Room Occupancy (SRO) Units); H.4k (Emergency Shelters); H.4l (By-Right Permanent Supportive Housing (AB 2162)); H.4m (Reasonable Accommodations); H.4n (Definition of Family); and H.4o (Residential Care Facilities).

Ayes (5): Jovita Mendoza, Council Member, Susannah Meyer, Mayor, Pa'tanisha Pierson, Vice Mayor, Tony Oerlemans, Council Member, and Faye Maloney, Council Member

Motion Approved (5 to 0)

H. BUSINESS ITEMS

- H.1 Accept the Classification and Compensation Reports prepared by Koff & Associates, a Division of Gallagher Company, for a citywide Classification and Compensation Study

Sukari Beshears, Director of Human Resources/Risk Manager, and Katie Kaneko with Koff & Associates presented the item.

Mayor Meyer opened public comments.

One written comment was submitted anonymously to the City Clerk in advance of the City Council meeting opposing the Classification and Compensation Report.

There being no one wishing to speak on this item, Mayor Meyer closed public comments.

Moved by: Tony Oerlemans, Council Member

Seconded by: Faye Maloney, Council Member

The City Council, by motion, accepted the Classification and Compensation Reports prepared by Koff & Associates, a Division of Gallagher Company, for a citywide Classification and Compensation Study, with the addition of a correction to one Community Development position.

Ayes (5): Jovita Mendoza, Council Member, Susannah Meyer, Mayor, Pa'tanisha Pierson, Vice Mayor, Tony Oerlemans, Council Member, and Faye Maloney, Council Member

Motion Approved (5 to 0)

- H.2 Migrate Maintenance Connection from City's servers to Maintenance Connection Cloud; authorize the City Manager to execute an

agreement and any necessary documents for a total not to exceed amount of \$344,188.64 over a five-year term with Accruent

The City Council recessed at 11:19 p.m. and reconvened in open session at 11:23 p.m.

Casey Wichert, Director of Public Works, presented the item.

Mayor Meyer opened public comments.

There being no one wishing to speak on this item, Mayor Meyer closed public comments.

Moved by: Faye Maloney, Council Member

Seconded by: Tony Oerlemans, Council Member

Adopted Resolution 2025-20 approving the migration of Maintenance Connection (MC), a Computerized Maintenance Management System (CMMS), from the City's servers to MC Cloud; authorizing the City Manager or designee to execute an agreement and any necessary documents in an amount not to exceed \$344,188.64 over a five-year term for the MC Cloud migration, annual subscriptions and technical support with Accruent.

Ayes (5): Jovita Mendoza, Council Member, Susannah Meyer, Mayor, Pa'tanisha Pierson, Vice Mayor, Tony Oerlemans, Council Member, and Faye Maloney, Council Member

Motion Approved (5 to 0)

H.3 Memorandum of Understanding with Grace Arms of Antioch Midnight Basketball League

Mayor Meyer recommended moving to Item H.3 following Council's decision on Item F.7.

The City Council recessed at 8:51p.m. and reconvened in open session at 9:03 p.m.

Thien Nguyen, Recreation Manager, Kerry Breen Director of Finance and Information Services/City Treasurer, and Darin Gale, Assistant City Manager/Interim Director of Parks and Recreation, presented the item.

Mayor Meyer opened public comments.

Jareem Gunter spoke in support of choosing programs in a manner that is equitable.

Jermaine Worley spoke in support of choosing programs in a manner that is equitable.

Pastor Kirkland Smith spoke about the Grace Arms Midnight Basketball League program.

Jareem Gunter, Jermaine Worley, Marcus Dawal, and Mike Burkholder submitted comments in writing to the City Clerk in advance of the City Council meeting opposing the Memorandum of Understanding with Grace Arms without first going through a formal Request for Proposal process.

There being no additional speakers, Mayor Meyer closed public comments.

Moved by: Jovita Mendoza, Council Member

Seconded by: Pa'tanisha Pierson, Vice Mayor

Adopted Resolution 2025-19:

1) approving a Memorandum of Understanding ("MOU") between the City of Brentwood ("City") and Grace Arms of Antioch ("Grace Arms") regarding a payment of \$25,000 towards the operation of their Midnight Basketball League which includes a one-time inclusion in the City of Brentwood Activities Guide in 2025;

a) Adding provision to require Grace Arms to reach out to Brentwood community members

b) Adding acknowledgment that City will endeavor to include Midnight Basketball information in Activities Guide as soon as practicable and will use social media outreach, as well

c) Adding provision that City will reach out to school district to communicate opportunity

2) amending the FY 2024/25 General Fund Operating Budget in the amount of \$25,000; and

3) authorizing the City Manager or designee to execute the MOU and make minor non-substantive revisions to it, in consultation with the City Attorney.

Ayes (5): Jovita Mendoza, Council Member, Susannah Meyer, Mayor, Pa'tanisha Pierson, Vice Mayor, Tony Oerlemans, Council Member, and Faye Maloney, Council Member

Motion Approved (5 to 0)

I. REQUEST FOR FUTURE AGENDA ITEMS - NEW REQUEST(S)

Vice Mayor Pierson requested that staff explore the feasibility of repurposing the CD Building as a multi-use community facility that would provide meeting spaces, a basketball court, and a performing arts venue to serve the diverse needs of Brentwood residents; and to include the following:

1. Facility Assessment – Evaluate the structural and operational feasibility of adapting the CD Building for multi-use purposes, including any necessary renovations or upgrades.
2. Community Needs Analysis – Assess community demand for meeting spaces, recreational sports (basketball), and performing arts facilities to determine optimal usage.
3. Funding Opportunities – Identify and evaluate potential funding sources for the project, including but not limited to:
 - Measure X funds
 - The Art Fund
 - Other available grants or funding streams
4. Operational Considerations – Explore potential management models, including city-operated, nonprofit partnerships, or private-sector collaborations.
5. Cost Estimates & Timeline – Provide an initial estimate of costs associated with renovations and operations, as well as a projected timeline for implementation.

Mayor Meyer requested the City do an educational campaign about chickens and for staff to reach out to public commenters regarding their concerns about goats in Deer Ridge and the City's upcoming weed abatement ordinance.

J. REQUESTED FUTURE AGENDA ITEM(S)

- J.1 Consider a request from Mayor Meyer requesting the Midnight Basketball League follow the Request for Proposal process

Mayor Meyer recommended moving to Item J.1 following the Council's decision on Item H.3.

Mayor Meyer presented the item.

Mayor Meyer opened public comment.

Michael Williams spoke about the Grace Arms Midnight Basketball League program.

Jermaine Worley spoke about the Request for Proposal (RFP) process for a future basketball program for the City.

Jareem Gunter spoke about the RFP process for a future basketball program for the City.

Coach DFree with Chosen Sports League spoke about the RFP process for a future basketball program for the City.

There being no additional speakers, Mayor Meyer closed public comment.

Moved by: Susannah Meyer, Mayor

Seconded by: Pa'tanisha Pierson, Vice Mayor

The City Council, by motion, directed staff to spend time and resources to develop a Request for Proposal (RFP) process for future City funding of Midnight Basketball opportunities, which will be brought back for final City Council approval at a future meeting. RFP criteria would include points given for:

- Brentwood resident participants
- Number of players served
- Location (Brentwood preferred)
- Access to public transportation
- Ability to offer opportunities to individuals with disabilities
- Other services offered, including mentorship provided
- Age range targets

RFP will allow applicants to detail funding needed and will require an outreach plan from applicants.

Staff is authorized to include other criteria or details that may be suggested for Council consideration, as well as a scoring rubric or mechanism. Item will be brought back in May (2025).

Ayes (5): Jovita Mendoza, Council Member, Susannah Meyer, Mayor, Pa'tanisha Pierson, Vice Mayor, Tony Oerlemans, Council Member, and Faye Maloney, Council Member

Motion Approved (5 to 0)

J.2 Consider a request from Council Member Maloney concerning adoption of a Social Nuisance Ordinance

Council Member Maloney presented the item.

Mayor Meyer opened public comment.

Steve Doorenbos spoke in opposition of a Social Nuisance Ordinance.

Ron P., Jennifer Lee, Ken Sams and Pam Sams submitted comments in writing to the City Clerk in advance of the City Council meeting in support of a Social Nuisance Ordinance.

There being no additional speakers, Mayor Meyer closed public comment.

Moved by: Faye Maloney, Council Member
Seconded by: Pa'tanisha Pierson, Vice Mayor

The City Council, by motion, directed staff to spend time and resources to draft a Social Nuisance ordinance, which will include a list of specifications for the City Council to discuss and consider at a future meeting.

Ayes (5): Jovita Mendoza, Council Member, Susannah Meyer, Mayor, Pa'tanisha Pierson, Vice Mayor, Tony Oerlemans, Council Member, and Faye Maloney, Council Member

Motion Approved (5 to 0)

K. ADJOURNMENT

Vice Mayor Pierson moved and Mayor Meyer seconded a motion to adjourn the meeting at 11:48 p.m. and the motion carried unanimously.