



CITY COUNCIL/SUCCESSOR AGENCY MINUTES

December 10, 2024, 7:00 p.m.

A. CALL TO ORDER & ROLL CALL

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

Roll Call found the following members present: Council Member Mendoza, Vice Mayor Meyer, Council Member Pierson, Council Member Oerlemans, and Mayor Bryant.

B. PLEDGE OF ALLEGIANCE

Mayor Bryant led the Pledge of Allegiance.

C. NATIONAL ANTHEM

National Anthem was performed by the Brentwood Vocal Collective.

D. PUBLIC COMMENTS

Mayor Bryant opened public comments.

Sinziana Todor provided comments regarding City projects.

Mr. Dash, Suyash Dash, and Shivaugi Dash expressed appreciation for completion of the sound wall project along Highway 4.

Michael Clement spoke on behalf of Veterans of Foreign Wars to thank staff and Council for their support for the Veteran's Day parade.

Paul provided comments regarding the outgoing Federal Administration.

Ian Cohen thanked Council for supporting a ban on new oil and gas wells within City limits.

Danny Dohrmann provided comments regarding the proposed Bridle Gate development.

Mark Osuna spoke on behalf of his client Ming Zhang regarding a property tax lien placed on her rental property.

Leann Lorono from Tri-Delta Transit thanked Council for their support of Tri-Delta Transit.

County Supervisor Diane Burgis announced that the Board of Supervisors approved Measure X money to be spent on a youth center in Brentwood.

Marivel and Marianella Mendoza provided comments congratulating Council Member Mendoza on winning her re-election.

Melissa van Ruiten thanked Council and congratulated those newly elected and re-elected Council Members.

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

Council Member Oerlemans reported on attendance at the annual Police Activities League Shop with a Cop event.

Vice Mayor Meyer reported on attendance at the Teach Bingo fundraiser at Trilogy for the Los Medanos Community College students; Mayor's Conference; A Place of Learning fundraiser; Streets of Brentwood tree lighting ceremony; downtown annual holiday parade and tree lighting ceremony; California League of Cities webinar on new legislation and the impact on cities; two Diversity Equity Belonging and Inclusion committee meetings; watched the Planning Commission meeting; meeting with the Brentwood Chamber of Commerce Board of Directors; volunteered at the East Contra Costa Historical Society Christmas on the Farm event; and a meeting with the District Representative for State Senator Steve Glazer.

Council Member Mendoza reported on attendance at the Teach Bingo fundraiser at Trilogy for the Los Medanos College students; A Place of Learning fundraiser; California League of Cities Latino Caucus Public Relations and Strategic Plan committee meeting; California League of Cities League Leaders briefing; Women's Elected luncheon; Streets of Brentwood tree lighting ceremony; downtown annual holiday parade and tree lighting ceremony; watched the Planning Commission meeting; California League of Cities League Leaders luncheon; and the East Contra Costa Historical Society Christmas on the Farm event.

Council Member Pierson reported on attendance at the Veteran's Day Parade; Swearing-In ceremony for Assemblymember Anamarie Ávila Farías; volunteered at the Thanksgiving Food Giveaway at the Rock Church; Working Wonders fundraiser; and two Diversity Equity Belonging and Inclusion committee meetings.

Mayor Bryant reported on attendance at the Delta Senior Bingo send-off; Police Activities League Shop with a Cop event; Brentwood Police Department's Christmas party; Swearing-In ceremony for new Brentwood Police Officers; Tri-Delta Transit meeting; met with a Girl Scout Troop and gave a tour of the City; along with Sergeant Brouillette met with Scout Pack 21 and gave them a tour of the Emergency Rescue Vehicle; and the downtown annual holiday parade and tree lighting ceremony.

F. CONSENT CALENDAR

Amanda McVey, City Clerk, read the Ordinance Titles for Item F.2 into the record.

Moved by: Jovita Mendoza, Council Member

Seconded by: Susannah Meyer, Vice Mayor

The Council, by motion, moved to adopt the Consent Calendar as recommended by staff with the exception of Item F.5 which was continued to the January 14, 2025 City Council/Successor Agency meeting.

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

Motion Approved (5 to 0)

- F.1 Proclamation Proclaiming January 11, 2025, as National Slavery/Human Trafficking Prevention Day
- F.2 Second Reading of a Zoning Text Amendment (RZ24-005) to the Brentwood Municipal Code to update regulations related to carwashes, short-term rentals, and alternative fuel stations

The City Council waived the second reading of and adopted Ordinance No. 1078 and 1079, approving an amendment (Rezone No. 24-005) to the Brentwood Municipal Code including the following:

 - 1. Ordinance 1078, approving amendments to the Brentwood Municipal Code to prohibit new carwashes; allow for the operation of Alternative Fuel Stations in all zones where service stations/gas stations are currently allowed; and add a new land use classification in Section 17.030.030 (Definitions) for Alternative Fuel Station.
 - 2. Ordinance 1079, approving an amendment to Brentwood Municipal Code Chapter 17.796 (Short-Term Rentals) to more clearly define and prohibit short-term rentals.
- F.3 Sale of City-Owned Property Located at 498 Fairview Avenue

Adopted Resolution 2024-123 approving and authorizing the City Manager, or designee, to execute an Agreement for Purchase and Sale of real property with Robert J. Freitas II, or related entity, in substantial conformance with the attached agreement, for City-owned property located at 498 Fairview Avenue (APN 012-020-003), and authorizing execution of other documents as necessary to complete the transaction.
- F.4 Accept the Orchard Trails, Subdivision No. 9523, in-tract public improvements for maintenance; accepting the Maintenance Bond; releasing the Improvement Securities; and requesting that the City Clerk file this Resolution with the County

Adopted Resolution 2024-124 accepting the in-tract public improvements for Orchard Trails for maintenance; accepting the Maintenance Bond; releasing the Improvement Securities and requesting that the City Clerk file this Resolution with the Recorder of Contra Costa County for these improvements, constructed as a part of

Orchard Trails, 9253, located west of Walnut Boulevard, north of the ECCID main canal, and south of Continente Avenue.

- F.5 Informational Report on Final Map of Subdivision No. 9574, Hanson Lane, developed by Meritage Homes, Inc.

Continued to the January 14, 2025 City Council/Successor Agency Meeting.

- F.6 Accept the work performed by and file a Notice of Completion for Ghilotti Bros., Inc. for Lone Tree Way Roadway Improvements Phase I, CIP Project No. 336-31701

Adopted Resolution 2024-125 accepting the work performed by Ghilotti Bros., Inc ("Contractor") for the Lone Tree Way Roadway Improvements Phase I CIP Project No. 336-31701, ("Project"); and requesting the City Clerk to file a Notice of Completion with the County Recorder.

- F.7 Notice of Completion for work performed by Landscape Structures, Inc. for the Homecoming Park Playground Replacement Project, CIP Project No. 352-52447

Adopted Resolution 2024-126 accepting the work performed by Landscape Structures, Inc. for the Homecoming Park Playground Replacement Project, CIP Project No. 352-52447, and File a Notice of Completion with the County Recorder.

- F.8 Approve Amendment No. 2 to the Agreement for Park Restroom Cleaning and Trash Receptacle Maintenance Services with Terracare Associates for a two-year term through December 31, 2026

Adopted Resolution 2024-127 approving and authorizing the City Manager or designee to execute Amendment No. 2 to the Agreement for Park Restroom and Trash Receptacle Maintenance Services with Terracare Associates for a two-year term from January 1, 2025 – December 31, 2026 in the amount of \$491,065.56, plus funding authorization for a 5% contingency of \$24,553.28, and authorize the City Manager or designee to approve necessary documents for the base bid, extra work, and extensions as appropriate.

- F.9 Purchase one new replacement valve turning truck, and authorize the City Manager or designee to execute any necessary documents in a total amount not to exceed \$249,720

Adopted Resolution 2024-128 approving the purchase of one new replacement E.H. Wachs valve turning truck for the Water Operations Division from Rush Truck Center in San Diego, CA; and authorizing the City Manager or designee to execute any necessary documents in an amount not to exceed \$249,720.

- F.10 Purchase a Fleet Management software system, authorize City Manager or designee to execute an agreement and any necessary documents in a total amount not to exceed \$116,330 and amend the 2024/25 Fleet Maintenance Services Fund Operating Budget by \$21,330

Adopted Resolution 2024-129 approving the purchase and installation of a Fleet Management software system for the Public Works Fleet Maintenance Division from TT Faster LLC, dba FASTER Asset Solutions in Virginia Beach, VA; authorizing the City Manager or designee to execute an agreement and any necessary documents for Fleet Management Information Solution Services in an amount not to exceed \$116,330; and amending the 2024/25 Fleet Maintenance Services Fund Operating Budget by \$21,330.

- F.11 2023/24 Development Impact Fee Report

The City Council accepted the 2023/24 Development Impact Fee Report.

- F.12 Combined Community Facility Facilities District (CFD) Annual Report for Special Taxes Levied for Fiscal Year 2023/24

The City Council accepted the Combined Community Facilities District (CFD) Annual Report for Special Taxes Levied for Fiscal Year 2023/24.

- F.13 Supplement to the Annual Report on the Low and Moderate Income Housing Fund for Fiscal Year 2023/24

The City Council accepted the Supplement to the Annual Report on the Low and Moderate Income Housing Fund for Fiscal Year 2023/24.

- F.14 City Council Meeting Minutes

Approved the meeting minutes of the City Council/Successor Agency meetings of August 27, 2024; September 10, 2024; September 24, 2024; October 8, 2024; October 22, 2024; and November 12, 2024.

G. PRESENTATIONS

- G.1 Recognition of Mayor Bryant for his service on the Brentwood City Council

City Manager, Tim Ogden; Vice Mayor, Meyer; and Council Members Mendoza, Pierson and Oerlemans recognized Mayor Bryant for his 14 years of service to the City.

County Supervisor, Diane Burgis, recognized Mayor Bryant for his 14 years of service to the City.

Karri Reiser, on behalf of the Brentwood Chamber of Commerce, thanked Mayor Bryant for his support of the Brentwood Chamber of Commerce.

Danny Dohrmann and Rod Flohr thanked Mayor Bryant for his service to the City.

H. PUBLIC HEARINGS

H.1 An application for Bridle Gate, including a Revised Environmental Impact Report, Vesting Tentative Subdivision Map, and Design Review

Alexis Morris, Director of Community Development and Cindy Gnos, AICP – Senior Vice President at Raney Planning and Management, Inc., presented the item.

Mayor Bryant opened the public hearing.

Ryan Patterson, Sandra Myers, and Adam Masters, business representative of Sheet Metal Workers Local 104 Union, spoke in support of approving the application.

Antonio Xavier Ian Cohen, Melissa van Ruiten, Sue Harper, Sinziana Todor, Christin Kim, and Danny Dohrmann spoke in support of denying the application.

Mike Kleeman provided comments regarding the two Emergency Vehicle Access (EVA) locations.

There being no additional speakers, Council Member Pierson moved to close the Public Hearing, seconded by Council Member Oerlemans.

The motion carried unanimously with Council Member Mendoza, Council Member Pierson, Vice Mayor Meyer, Council Member Oerlemans and Mayor Bryant in favor.

The City Council recessed at 9:59 p.m. and reconvened in Open Session at 10:12 p.m.

Moved by: Tony Oerlemans, Council Member

Seconded by: Pa'tanisha Pierson, Council Member

Adopted Resolution 2024-130 approving the appeal filed by WCHB Development, LLC, certifying the Revised Environmental Impact Report (REIR), and adopting a Mitigation Monitoring and Reporting Program.

Ayes (3): Pa'tanisha Pierson, Council Member, Tony Oerlemans, Council Member, and Joel Bryant, Mayor

Noes (2): Jovita Mendoza, Council Member, and Susannah Meyer, Vice Mayor

Motion Approved (3 to 2)

Moved by: Tony Oerlemans, Council Member

Seconded by: Pa'tanisha Pierson, Council Member

Adopted Resolution 2024-131 approving the appeal filed by WCHB Development, LLC and approving the Vesting Tentative Subdivision Map for the proposed alternate Project, with the modified single 8.49 acre park, the second access point on Sand Creek Road, but with a four way intersection at St. Regis Avenue and San Jose Avenue and Chestnut Oak Drive, and a reduction in the overall number of residential units from 272 to 269.

Ayes (3): Pa'tanisha Pierson, Council Member, Tony Oerlemans, Council Member, and Joel Bryant, Mayor

Noes (2): Jovita Mendoza, Council Member, and Susannah Meyer, Vice Mayor

Motion Approved (3 to 2)

Moved by: Tony Oerlemans, Council Member

Seconded by: Pa'tanisha Pierson, Council Member

Adopted Resolution 2024-132 approving the appeal filed by WCHB Development, LLC, approving the Design Review for the proposed alternate Project with modifications including the single 8.49 acre park, the second access point on Sand Creek Road, but with a four way intersection at St. Regis Avenue and San Jose Avenue and Chestnut Oak Drive, and a reduction in the overall number of residential units from 272 to 269.

Ayes (3): Pa'tanisha Pierson, Council Member, Tony Oerlemans, Council Member, and Joel Bryant, Mayor

Noes (2): Jovita Mendoza, Council Member, and Susannah Meyer, Vice Mayor

Motion Approved (3 to 2)

I. BUSINESS ITEMS

- I.1 Independent Auditors' Reports and Annual Comprehensive Financial Report for Fiscal Year 2023/24; and Report on the Financial Awards received by the City

Sonia Agostini, Accounting Manager, and Amy Meyer, Partner at Maze and Associates, presented the item.

Mayor Bryant opened public comments.

There being no one wishing to speak, Mayor Bryant closed public comments.

The City Council received the Independent Auditors' Reports and Annual Comprehensive Financial Report for Fiscal Year 2023/24 and the report on the Financial Awards received by the City.

I.2 Receive update and provide direction on implementation of the Solid Waste Organics Diversion project

Council Member Pierson requested to continue Item I.2 to a date uncertain.

Mayor Bryant opened public comments on the continuance of the item.

Roger Cocksedge, Danny Dohrmann, and Marisol Vidales provided comments in opposition of a continuance for this item.

Carolina Villaseca provided comments in support of a continuance for this item.

Mayor Bryant closed public comments.

Council Member Pierson withdrew her request to continue Item I.2.

Moved by: Susannah Meyer, Vice Mayor

Seconded by: Jovita Mendoza, Council Member

The Council, by motion, moved to continue Item I.2 to a date uncertain.

Ayes (4): Jovita Mendoza, Council Member, Susannah Meyer, Vice Mayor, Tony Oerlemans, Council Member, and Joel Bryant, Mayor

Noes (1): Pa'tanisha Pierson, Council Member

Motion Approved (4 to 1)

I.3 Approve a successor Memorandum of Understanding between the City of Brentwood and the Brentwood Police Lieutenants' Group for the period of July 1, 2024 - June 30, 2027; and Adopt Appropriations Amendments to the 2024/25 – 2025/26 Operating Budget

Sukari Beshears, Director of Human Resources/Risk Manager presented the item.

Mayor Bryant opened public comments.

There being no one wishing to speak, Mayor Bryant closed public comments.

Moved by: Jovita Mendoza, Council Member

Seconded by: Susannah Meyer, Vice Mayor

Adopted Resolution 2024-133: 1) Approving and Authorizing the City Manager to execute a successor Memorandum of Understanding (MOU) between the City of Brentwood and the Brentwood Police Lieutenants' Group for the period of July 1, 2024 through June 30, 2027; 2)

Approving the Pay Schedule in accordance with the California Code of Regulations, Title 2, Section 570.5 and Authorizing the Director of Human Resources/Risk Manager to make ministerial revisions to the Pay Schedule to reflect the changes; and 3) Adopting Appropriations Amendments to the 2024/25 – 2025/26 Operating Budget.

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

Motion Approved (5 to 0)

- I.4 A Resolution reciting the facts of the General Municipal Election held on November 5, 2024, declaring the results, and taking such other actions regarding the election as provided by law

Amanda McVey, City Clerk, presented the item.

Mayor Bryant opened public comments.

Mike Kleeman provided comments thanking Mayor Bryant for his service to the City and congratulated Council Member Maloney, Mayor Elect Meyer and Council Member Mendoza on winning their campaigns.

Melissa van Ruiten expressed her appreciation for the diversity represented by our City Council.

Carolina Villaseca thanked the Council for running clean campaigns and expressed her continued support.

Rod Flohr thanked Mayor Bryant for his service to the City and congratulated Mayor Elect Meyer and Council Member Mendoza on winning their campaigns.

Danny Dohrmann congratulated Council Members on winning their campaigns.

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

Moved by: Susannah Meyer, Vice Mayor

Seconded by: Jovita Mendoza, Council Member

Adopted Resolution 2024-134 reciting the facts of the General Municipal Election held on November 5, 2024, declaring the results, and taking such other actions regarding the election as required by law.

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

Motion Approved (5 to 0)

J. ADJOURNMENT - ADJOURN THE 2022/2024 CITY COUNCIL/SUCCESSOR AGENCY/BRENTWOOD INFRASTRUCTURE FINANCING AUTHORITY SINE DIE

Moved by: Joel Bryant, Mayor

Seconded by: Susannah Meyer, Vice Mayor

Motion to adjourn the 2022/2024 City Council/Successor Agency/Brentwood Infrastructure Financing Authority Sine Die at 11:14 p.m.

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

Motion Approved (5 to 0)

K. OATH OF OFFICE - INSTALLATION OF NEWLY ELECTED COUNCIL MEMBERS

Amanda McVey, City Clerk, administered the Oath of Office to Mayor Elect, Susannah Meyer; District 1 Council Member Elect, Faye Maloney; and District 3 Council Member Elect, Jovita Mendoza.

L. CONVENE THE 2024/2026 CITY COUNCIL

Mayor Meyer convened the 2024/2026 City Council Meeting at 11:27 p.m.

Roll Call found the following members present in the Council Chamber: Council Member Mendoza, Council Member Pierson and Council Member Oerlemans.

Council Member Maloney participated remotely via Zoom at the noticed teleconference location, in accordance with the Brown Act.

M. BUSINESS ITEMS

M.1 Election of a member of the City Council to serve as Vice Mayor for a term of two years

Amanda McVey, City Clerk, presented the item.

Mayor Meyer opened public comments.

Rod Flohr provided comments in favor of Council Member Mendoza being elected as Vice Mayor.

Carolina Villaseca provided comments in favor of Council Member Mendoza being elected as Vice Mayor.

Moved by: Susannah Meyer, Vice Mayor

Seconded by: Jovita Mendoza, Council Member

The Council, by motion, moved to elect Council Member Mendoza to serve as Vice Mayor for a term of two years.

Ayes (2): Jovita Mendoza, Council Member, and Susannah Meyer, Vice Mayor

Noes (3): Pa'tanisha Pierson, Council Member, Tony Oerlemans, Council Member, and Faye Maloney, Council Member

Motion Failed (2 to 3)

Moved by: Tony Oerlemans, Council Member

Seconded by: Pa'tanisha Pierson, Council Member

The Council, by motion, moved to elect Council Member Pierson to serve as Vice Mayor for a term of two years.

Ayes (3): Pa'tanisha Pierson, Council Member, Tony Oerlemans, Council Member, and Faye Maloney, Council Member

Noes (2): Jovita Mendoza, Council Member, and Susannah Meyer, Vice Mayor

Motion Approved (3 to 2)

N. REQUESTED FUTURE AGENDA ITEM(S)

N.1 A request from Council Member Pierson and Council Member Oerlemans requesting the City Council consider funding a Youth Midnight Basketball League and assist with a location

Moved by: Pa'tanisha Pierson, Council Member

Seconded by: Tony Oerlemans, Council Member

The Council, by motion, moved to continue Item N.1 to a date uncertain.

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

Motion Approved (5 to 0)

O. ADJOURNMENT

Moved by: Tony Oerlemans, Council Member

Seconded by: Pa'tanisha Pierson, Council Member

The Council, by motion, adjourned at 11:42 p.m.

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

Motion Approved (5 to 0)