

ANTIOCH CITY COUNCIL

Regular Meeting
7:00 P.M.

March 14, 2006
Council Chambers

Mayor Freitas called the meeting to order at 7:00 P.M., and City Clerk Martin called the roll.

Present: Council Members Davis, Kalinowski, Conley, Simonsen and Mayor Freitas

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Kalinowski led the Council and audience in the Pledge of Allegiance.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Devi Lanphere, representing the Antioch Chamber of Commerce, thanked Mayor Freitas and presented him with a gift basket for being the Masters of Ceremony at the Silver and Gold Inaugural Gala. She announced the East County Women's Conference would be held on April 21, 2006 at Los Medanos College. Contact information was given for those interested in attending.

Priscilla Friemering announced the Mayor's Prayer Breakfast would be held on March 24, 2006 at 7:00 A.M. at Humphrey's on the Delta. Contact information was given for those interested in attending.

Elise Carroll, Antioch resident, announced the Deer Valley High School KEY Club would be hosting a Child Safety Fun Fair on March 18, 2006 at 10:00 A.M. She invited the City Council to attend and presented flyers for the event to City Clerk Martin.

Mayor Freitas thanked Ms. Carroll for participating in the Child Safety Fair.

PUBLIC COMMENTS

Ken Lee, Antioch resident, questioned why conditions of approval for projects were not enforced by the city.

Emil Stein, Antioch resident, questioned Councilmember Conley's ability to treat fellow candidates for City Council fairly.

Councilmember Conley responded race, ethnicity and religion were not an issue and voiced his expectation those elected would be intelligent and fair when dealing with the community.

- 1. UPDATE FROM ANTIOCH CHAMBER OF COMMERCE CEO DEVI LANPHERE, REGARDING THE SMALL BUSINESS INFORMATION CENTER
#1408-01**

Devi Lanphere gave a brief update on the small business information center. She introduced a representative from PG&E who, with her partner had funded the library portion of the program. She introduced Tina Steele, Co-Owner of Nature's Bounty Restaurant, who had used the center to assist in the development of her business. She announced the Chamber was awarded the Best New Program of the Year for the small business information center, which she would like to share with the City and PG&E.

Tina Steel, Co-Founder and Co-Owner of Nature's Bounty Organic and Natural Foods Cafe, thanked the Chamber of Commerce and City of Antioch for assisting in the success of their business. Contact information was given for those interested in receiving additional information regarding the small business information center.

A representative from PG&E stated they were pleased to be part of the community.

Mayor Freitas thanked the representative from PG&E for being a good corporate business for the community.

2. COUNCIL CONSENT CALENDAR

- A. APPROVAL OF COUNCIL MINUTES FOR FEBRUARY 28, 2006 #301-02**
- B. APPROVAL OF COUNCIL WARRANTS #401-02**
- C. LEGISLATION AND ADVOCACY #701-04**
- D. ORDINANCE NO. 1068 C-S REZONING APPROXIMATELY 1.74 ACRES (LOCATED ON THE SOUTHWEST OF 7TH AND "I" STREETS), MAKING UP THE WEST RIVERTOWN PHASE II PROJECT SITE TO PLANNED DEVELOPMENT DISTRICT (PD) #202-03**
- E. RESOLUTION NO. 2006/28 AUTHORIZING THE MAYOR TO SIGN AN AERIAL TO UNDERGROUND CONVERSION AGREEMENT FOR ENGINEERING AND CONSTRUCTION SERVICES WITH PAC BELL/SBC FOR THE UNDERGROUND UTILITY DISTRICT NO. 19 ON "L" STREET BETWEEN WEST FOURTH STREET AND WEST TENTH STREET AND WEST FOURTH STREET FROM "J" STREET TO "L" STREET (PW 234-9) #1201-07**
- F. RESOLUTION NO. 2006/29 APPROVING THE INTENTION TO ESTABLISH THE KAISER MEDICAL PUBLIC FACILITY BENEFIT DISTRICT (PW 628-BD) #806-05**
- G. RESOLUTION NO. 2006/30 APPROVING WIRELESS COMMUNICATIONS SITE LEASE WITH NEW CINGULAR WIRELESS PCS AT CACHE PEAK RESERVOIR #1001-05**
- H. RESOLUTION NO. 2006/31 APPROVING CONSULTANT AGREEMENT AND APPOINTING MARK MOCZULSKI AS INTERIM POLICE CHIEF FOLLOWING HIS RETIREMENT #1301-01**

On motion by Councilmember Kalinowski, seconded by Councilmember Conley, the Council unanimously approved the Council Consent Calendar with the exception of items C and F, which were removed for further discussion.

Item C – Councilmember Simonsen reported the City Council had received an email update from the League of California Cities regarding the Infrastructure Bond Measure and encouraged all Councilmembers to contact their representatives and provide their input.

On motion by Councilmember Simonsen, seconded by Councilmember Conley, the City Council unanimously received and filed the report.

Item F – Mayor Freitas announced the City Council had received a letter, dated March 14, 2006, from Maurice Huguet Jr. regarding the property owned by Allied Investments. The letter will become a part of the public record.

On motion by Councilmember Conley, seconded by Councilmember Simonsen the City Council unanimously approved the resolution.

1. UPDATE FROM ANTIOCH CHAMBER OF COMMERCE CEO DEVI LANPHERE, REGARDING THE SMALL BUSINESS INFORMATION CENTER #1408-01

Councilmember Simonsen requested Council accept item #1 with a motion. On motion by Councilmember Kalinowski, seconded by Councilmember Conley the City Council unanimously received and filed the report.

COUNCIL REGULAR AGENDA

5. ESTABLISH CITY OF ANTIOCH DESIGN STANDARDS SUBCOMMITTEE AND APPOINT TWO COUNCIL REPRESENTATIVES #302-10

Community Development Director Brandt presented the staff report dated March 8, 2006 recommending the City Council establish a Design Standards Subcommittee for the City of Antioch; nominations to appoint two Council members to serve on the subcommittee will be made by the Mayor and approved by the Council.

Councilmember Simonsen suggested involving members of the private sector in the Design Standards Subcommittee.

Mayor Freitas nominated Councilmember Davis and himself to the Design Standards Subcommittee.

On motion by Councilmember Kalinowski, seconded by Councilmember Simonsen the City Council unanimously created a Design Standards Subcommittee and appointed Mayor Freitas and Councilmember Davis as City Council representatives.

STAFF COMMUNICATIONS

City Manager Jakel announced a City Council Study Session on the Updated Fee Study was scheduled for March 21, 2006. Location to be determined.

Mayor Freitas requested the March 21, 2006 Study Session be scheduled from 6:00 – 8:00 P.M. In addition he requested staff schedule a Study Session or Council presentation as soon as possible, of services from Comcast and SBC representatives as well as a briefing on the legal issues involved from City Attorney Nerland.

COUNCIL COMMUNICATIONS

Councilmember Davis reported he attended a very successful fundraiser at Dallas Ranch Middle School on March 4, 2006. The proceeds will go to their music program and their library. He congratulated everyone involved.

Councilmember Kalinowski stated due to increased fees from the County to neighboring cities, he was requesting staff research the feasibility of reaching out to Oakley or Brentwood to provide animal services on a contractual basis.

Councilmember Conley announced he attended an event at the Antioch Animal Shelter and noted maintenance had waned. He suggested staff meet with Animal Services regarding a capital improvement budget for rehabilitation of the facility. He also reported he had attended a very successful and entertaining Murder Mystery dinner at Prevot's Restaurant.

Councilmember Simonsen suggested future budget discussions include the feasibility of video cameras and audio digital links in Antioch police vehicles.

PUBLIC HEARINGS

- 3. HILLCREST VIEW CONDOMINIUM CONVERSION/HILLCREST VIEW INVESTORS/JIM BONES, REQUESTS APPROVAL OF A MAJOR SUBDIVISION AND USE PERMIT FOR THE CONVERSION OF THE HILLCREST VIEW APARTMENTS TO RESIDENTIAL CONDOMINIUMS LOCATED AT 3001 KODIAK DRIVE. (APN 053-040-070). (File: UP-06-02, PW 656) #202-10**

Senior Planner Oshinsky presented the staff report dated March 2, 2006 recommending the City Council approve the Condominium Subdivision and Use Permit subject to the conditions contained in the staff report's attached resolution.

Councilmember Simonsen requested clarification on when the Home Owners Association (HOA) would be taking over management of the development.

City Attorney Nerland suggested the conditions of approval clarify the HOA will take over management of the development no later than the sale of the last unit.

Mayor Freitas opened and closed the public hearing with no requests to speak.

Following discussion the City Council agreed to hold this item over to the March 28, 2006 City Council meeting and conduct a separate Public Hearing regarding the bollards. They requested staff provide information regarding the following issues:

- Review Baywood Condominium conversion agreement to determine if language was included regarding an owner occupancy requirement.
- Conditions for removal of bollards and/or replacement of traffic calming device as well as the rehabilitation of landscaping to be paid for by the developer
- Discussion of RDA applicability
- Minutes of the 1998 meeting for this project provided to the City Council for review.

On motion by Councilmember Simonsen, seconded by Councilmember Conley, the City Council unanimously continued item #3 to March 28, 2006 and directed staff to return to the City Council with the bollards issue in April.

COUNCIL REGULAR AGENDA

4. RESOLUTION APPROVING CITY ENTRY SIGNAGE AT VARIOUS LOCATIONS #202-01

Assistant City Manager Pappas Diaz presented the staff report dated March 7, 2006 recommending the City Council approve one of the proposed sign family options and preliminary sign locations. It was also requested Council provide direction regarding priority for construction.

Bill Englund, representing Englund Design Works, gave a brief overview of the subcommittee process and reviewed the two sign families as proposed.

Councilmember Simonsen suggested consideration of illuminating the monument signs with solar power.

Mr. Englund stated he would take the input provided this evening and come back with costs.

Following discussion the City Council unanimously supported concept "A". Mayor Freitas suggested the bottom of the signs be illuminated. Locations to consider were: A) Entrance to Antioch from the west on Highway 4 with consideration of landscaping and soundwall location. B) Lone Tree Way from the Highway 4 bypass

Councilmember Conley suggested the front of the sign wording of "Welcome to the City of Antioch" and on the back "Gateway to the Delta".

RESOLUTION NO. 2006/32

On motion by Councilmember Kalinowski, seconded by Councilmember Conley the City Council unanimously approved City Entry Signage Concept "A".

PUBLIC COMMENTS - None

ADJOURNMENT

With no further business, Mayor Freitas adjourned the meeting at 8:21 P.M. to the next regular Council meeting on March 21, 2006 at 6:00 P.M.

Respectfully submitted:

L. JOLENE MARTIN, CMC, City Clerk

Approved:

DONALD P. FREITAS, Mayor

Attest:

L. JOLENE MARTIN, CMC, City Clerk