

**ANTIOCH CITY COUNCIL
ANTIOCH DEVELOPMENT AGENCY**

**Special/Regular Meeting
6:00 P.M.**

**November 8, 2011
Council Chambers**

Mayor Davis called the meeting to order at 6:11 P.M., and Minutes Clerk Eiden called the Council/Agency roll.

Present: Council/Agency Members Kalinowski, Harper, Rocha, Agopian and Mayor/Chair Davis

PUBLIC COMMENTS

1. FILLING THE CITY CLERK VACANCY

City Attorney Nerland presented the staff report dated November 1, 2011 recommending the City Council: 1) adopt a resolution appointing an individual to fill the City Clerk vacancy; or 2) adopt a resolution calling for a special election to fill the position of City Clerk on April 10, 2012; 3) Provide other direction to staff regarding the elected positions of City Clerk and/or City Treasurer.

Mayor Davis invited applicants Karen Kops and Denise Skaggs to present information regarding their appointment to the City Clerk position.

Karen Kops thanked the City Council for the opportunity to submit her application for City Clerk and for their service to the community. She gave a brief presentation of her personnel, and professional background as well as her volunteer efforts through Animal Welfare organizations. She noted if appointed she would serve and be dedicated to the citizens of Antioch.

Denise Skaggs thanked the City Council for the opportunity to apply for the position of City Clerk and gave a brief overview of her professional background. She noted if appointed she would serve the City Council and community with integrity and discretion.

Karen Kops and Denise Skaggs responded to a series of questions from the City Council Members regarding the role of the Antioch City Clerk.

The City Council thanked Ms. Kops and Ms. Skaggs for applying for the City Clerk position.

A motion made by Councilmember Harper, seconded by Mayor Davis, to appoint Karen Kops as Antioch City Clerk failed by the following vote:

Ayes: Davis, Harper

Noes: Rocha, Agopian

Abstain: Kalinowski

On motion by Councilmember Agopian, seconded by Councilmember Rocha, the City Council appointed Denise Skaggs as Antioch City Clerk. The motion carried by the following vote:

Ayes: Kalinowski, Rocha, Agopian, Davis

Noes: Harper

Mayor Davis stated he would like to recognize Jolene Martin's years of service as City Clerk.

OATH OF OFFICE

Mayor Davis administered the Oath of Office to Denise Skaggs. City Clerk Skaggs thanked the City Council and Mayor for the appointment and took her seat at the City Clerk's desk.

Following discussion, the City Council consensus supported making the City Clerk position appointed and consideration of combining the position with the City Treasurer.

City Attorney Nerland stated staff would agendize the issue in February with additional information for a possible ballot measure.

Mayor Davis declared a recess at 6:50 P.M. The meeting reconvened at 7:01 P.M. Mayor Davis introduced the newly appointed City Clerk Denise Skaggs to the public.

City Clerk Skaggs called the Council/Agency roll.

Present: Council/Agency Members Kalinowski, Harper, Rocha, Agopian, and Mayor/Chair Davis

PLEDGE OF ALLEGIANCE

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

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Tammany Brooks, representing the Antioch Police Activities League (PAL) gave a brief overhead presentation of the Charity Golf Tournament fundraising event and thanked everyone who supported the event.

Susan Davis invited the community to attend the Veteran's Day Parade at 11:00 A.M. on November 11, 2011 beginning at "E" and Second Streets.

PROCLAMATION

National Animal Shelter Appreciation Week, November 6 – 12, 2011

On motion by Councilmember Rocha, seconded by Councilmember Harper, the Council unanimously approved the proclamation.

Mayor Davis presented the proclamation proclaiming November 6, 12, 2011 as *National Animal Shelter Appreciation Week* to Barbara Sobalvarro, representing the Friends of Animal Services and Karen Kops, representing HARP and DASH. Ms. Sobalvarro announced in honor of Animal Shelter Appreciation Week, a hospitality day would be held from 11:00 A.M. – 2:00 P.M. on November 12, 2011 at the Antioch Animal Shelter. She announced they would also be holding a Thanksgiving Month adoption promotion.

PUBLIC COMMENTS

Susie Dove, representing Delta 2000/Rivertown Business Center, thanked the City Council and City Manager Jakel for their support.

Mayor Davis thanked Ms. Dove for her service in the community.

Councilmember Rocha recognized the efforts of Delta 2000 and the Rivertown Business Center.

COUNCIL SUBCOMMITTEE REPORTS

Councilmembers Agopian, Rocha and Harper reported on their attendance at the CISCO meeting held on November 7, 2011 at St, Ignatius Church.

Councilmember Rocha reported on the Deer Valley/Antioch High School football game and announced the Pittsburg/Antioch High School game would be held on November 11, 2011. A luncheon recognizing the event would also be held on November 9, 2011 at the Pittsburg Elks Lodge.

MAYOR'S COMMENTS

Mayor Davis reported on his attendance at the Mayor's Conference on November 3, 2011 and publicly thanked Councilmember Kalinowski for his service as Deputy Sheriff.

2. UPDATE ON STREETLIGHT RETROFIT PROJECT

Director of Public Works/City Engineer Bernal presented the staff report dated November 1, 2011 recommending the City Council receive the presentation.

In response to Mayor Davis, Director of Public Works/City Engineer Bernal stated he would provide the City Council with a copy of the current laws regarding recycling and check with the Antioch Police Department regarding the sale of stolen copper.

Councilmember Harper discussed an ordinance requiring recyclers of copper to be accountable by requiring a waiting period for reimbursement and reporting the details of transaction to local Police Departments.

Councilmember Rocha requested Mayor Davis take the recycling ordinance to the Mayor's Conference and request it be adopted throughout all local jurisdictions.

3. COUNCIL CONSENT CALENDAR

A. APPROVAL OF COUNCIL MINUTES FOR OCTOBER 11, 2011

B. APPROVAL OF COUNCIL WARRANTS

- C. **HONEYWELL HVAC SERVICE CONTRACT AT PREWETT WATER PARK**
- D. **RESOLUTION NO. 2011/74 ESTABLISHING CLASS SPECIFICATION FOR EXECUTIVE ASSISTANT AND ABOLISHING THE CLASS SPECIFICATION FOR EXECUTIVE SECRETARY TO THE CITY MANAGER AND COUNCIL**
- E. **RESOLUTION NO. 2011/75 MARINA BOAT LAUNCH FEE ESTABLISHMENT**
- F. **RESOLUTION NO. 2011/76 APPROVING UPDATED REVISIONS TO THE CLASS SPECIFICATION OF CODE ENFORCEMENT OFFICER**

On motion by Councilmember Kalinowski, seconded by Councilmember Rocha, the Council unanimously approved the Council Consent Calendar with the exception of item #E which was removed for further discussion.

Item E – In response to Mayor Davis, Director of Public Works/City Engineer Bernal stated he felt the launch fee was competitive with nearby facilities.

Mayor Davis thanked staff for moving the fence away from the Veteran's Memorial.

On motion by Councilmember Harper, seconded by Councilmember Rocha, the Antioch City Council approved item E. The motion carried by the following vote:

Ayes: Harper, Rocha, Agopian, Davis

Noes: Kalinowski

PUBLIC HEARINGS

- 4. **TABORA GARDENS/SATELLITE HOUSING, INC. REQUEST APPROVAL OF SENIOR HOUSING OVERLAY DISTRICT, USE PERMIT AND VARIANCE ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF JAMES DONLON BOULEVARD AND TABORA DRIVE (APN: 072-011-062). UP-11-08, AR-11-05, V-11-04**

Senior Planner Gentry presented the staff report dated November 3, 2011 recommending the City Council: 1) approve a Senior Housing Overlay District with a density bonus, an exception to the parking ratio, a use permit for 85 affordable senior attached housing units and a variance from covered parking, subject to conditions of approval (UP-11-08, V-11-04), 2) A resolution for denial and a resolution for approval for the design had been provided to the Council. The Planning Commission did not take action on the design of the project (AR-11-05).

Karl Love, Senior Project Manager thanked the City Council for consideration of their project. He introduced Dori Kajima, Director of Housing Development; Betsy Youst, Project Architect; Bruce Jett, Landscape Architect and George Luke, Civil Engineer who were available to answer questions regarding the project. He gave a brief overview of Satellite Housing Inc. and the Tabora Gardens project. In response to the Planning Commission's concerns regarding the building elevations, he stated they were offering an alternative design for consideration.

Betsy Youst, Pyatok Architect Inc. gave a history of the project and a brief overhead presentation of the site plan and building elevations.

Bruce Jett, Landscape Architect gave a brief overhead presentation of the Tabora Gardens landscaping plan.

Karl Love concluded the presentation by giving a brief overview of design alternatives proposed and listed the benefits of the project.

Councilmember Agopian encouraged the incorporation of green building concepts in the project design. He expressed concern regarding the safety issues related to the ingress and egress for the project.

Director of Public Works/City Engineer Bernal reported the site distance at the intersection of James Donlon Blvd. and Tabora Drive was adequate for the speed limit. He noted residents and visitors could be encouraged to exit out of the one-way driveway onto James Donlon Blvd.

Councilmember Kalinowski agreed with Councilmember Agopian's concerns regarding the ingress and egress for the project. He commented that a prior proposal for the site required traffic to exit out of a one-way driveway onto James Donlon Blvd. and felt the City Council should continue to support that position.

Mr. Love cautioned it would be a challenge on how to reconfigure the parking lot to provide a secure parking area and provide visitor access without an exit on Tabora Drive.

In response to Councilmember Harper, Dori Kajima, Director of Housing Development for Satellite Housing clarified part of the selection criteria through the RFP process was the commitment by the contractor for local hiring at a minimum of 20% and a goal of 40%.

Mayor Davis opened the Public Hearing.

Mayor Davis read written comment from William P. Chapman, Antioch Committee on Aging who indicated he was in support of the Tabora Gardens Senior Housing project.

Maxie Lemono and Melodee Wollam, Pittsburg residents spoke in support of Satellite Housing projects.

Mayor Davis thanked the seniors who spoke in support of the project.

Mayor Davis closed the Public Hearing.

Director of Community Development Wehrmeister reported through discussions with the applicant, he had indicated he would be in support of amending the site plan. She suggested the City Council consider an option which would allow residents to come in through the security gate and through narrowing, stripping or gate control, or restrict egress to James Donlon Blvd.

RESOLUTION NO. 2011/78
RESOLUTION NO. 2011/79

On motion by Councilmember Kalinowski, seconded by Councilmember Agopian, the City Council unanimously approved the senior housing overlay district with a density bonus, an exception to the parking ratio, a use permit for 85 affordable senior attached housing units and a variance from covered parking, subject to conditions of approval, the alternate design plan B and restricting egress from the site to James Donlon Blvd. for residents by narrowing, stripping or gate control measures.

Councilmember Agopian thanked Satellite Housing for being cooperative and flexible in the planning process and providing a quality senior housing project in Antioch.

Mayor Davis called a recess at 8:52 P.M. The meeting reconvened at 9:03 P.M. with all Council/Agency members present.

COUNCIL REGULAR AGENDA

5. FULTON SHIPYARD BOAT RAMP CLOSURE

Director of Public Works Bernal presented the staff report dated October 25, 2011 recommending the City Council approve the closure of the Fulton Shipyards Boat Ramp and adjoining property.

Police Captain McConnell reviewed the calls for service over the past five years at the Antioch Boat Ramp.

Duane Anderson, Water Department Superintendent clarified the lack of public restrooms at the boat ramp had negatively impacted water quality in the area.

Rick Robinson, Antioch resident, spoke in opposition to the closure of the boat ramp. He encouraged the Antioch Police Department to increase patrol of the area noting fees at the boat ramps could assist in funding extra patrols. He stated the boat ramp was donated to the City with the stipulation that it remained free to residents. He reported he had several signatures of people who had signed a petition opposed to the closure and therefore he requested the item be continued until they had the opportunity to discuss the issue with the City Council. He expressed concern the closure would have a negative impact on businesses in the area and increase traffic at the new boat ramp location.

Sheila White, Antioch resident and owner of the Red Caboose spoke in opposition to the closure of the boat ramp and urged the City Council to consider building a park in the area. She reported she had not witnessed excessive criminal activity in the area.

Councilmember Harper felt the City Council needed to listen to the residents who had indicated they were opposed to the closure of the boat ramp and voiced his support for postponing the item to a future date.

Councilmember Kalinowski stated he supported action to continue the item. He suggested future discussion focus on allowing the boat ramp to be used by a private group who would lease the facility and be responsible for management and maintenance of the property.

Councilmember Agopian felt the focus should be on creating double access to the river in a responsible way therefore he supported continuation of the item to hear from the public.

Councilmember Rocha voiced her support for local business in the area and finding a solution to protect the area and reduce crime.

Rick Robinson urged increased police presence in the area and stated he would work with stakeholders to bring information forward when the item was discussed in the future.

On motion by Councilmember Harper, seconded by Councilmember Rocha, the City Council unanimously continued the item to postpone the closure of the boat ramp and listen to solutions from the community.

Councilmember Kalinowski requested Mr. Robinson be the contact for the names of the petitioners for notice of the next meeting on the item.

6. CODE ENFORCEMENT PROGRAM ACTION ITEMS AND CITY UPDATE

Deputy Director of Community Development Graham presented the staff report dated October 31, 2011 recommending the City Council: 1) receive and provide direction regarding the update on staffing the Code Enforcement Program, 2) provide direction regarding the use of General Funds for Code Enforcement; and 3) adopt the resolution appropriating expenditures and project budgets for the Code Enforcement program.

Councilmember Kalinowski requested additional information regarding the doubling of the hourly costs for the position. He stated he strongly disagreed with Human Resources waiting to post the job and if the City moved forward with filling the position, he does not support allowing Human Resources that flexibility.

Councilmember Agopian stated reducing blight was a crime reduction strategy and a high priority issue. As part of future discussion, he directed staff to consider creating a volunteer component of Code Enforcement.

RESOLUTION NO. 2011/79

On motion by Councilmember Agopian, seconded by Councilmember Rocha, the City Council unanimously adopted the resolution with \$100,000 GenOn enhancement to the program and hiring of the position as soon as possible

Deputy Director of Community Development Graham stated he would bring back the \$100,000 GenOn enhancement as part of the midyear budget review and hire the code enforcement officer as soon as possible.

7. AGENCY REGULAR AGENDA

A. ANTIOCH DEVELOPMENT AGENCY ANNUAL REPORT

Economic Development Analyst Nunnally presented the staff report dated November 2, 2011 recommending the Antioch Development Agency receive and file the report.

On motion by Agency Member Rocha, seconded by Agency Member Harper, the Antioch Development Agency unanimously received and filed the report.

PUBLIC COMMENTS - None

STAFF COMMUNICATIONS

With consensus of the City Council, City Manager Jakel announced the November 22, 2011 City Council meeting would be cancelled and there would be a Special Meeting/Closed Session on November 29, 2011 at 6:30 P.M.

He announced additional meeting dates as follows:

December 13, 2011 – 7:00 P.M. - Regular City Council meeting
Possible meeting on December 20, 2011 in lieu of December 27, 2011
January 10, 2012 – 7:00 P.M. Regular City Council meeting
January 24, 2012 – 7:00 P.M. Regular City Council meeting

He reminded the City Council there would be a reception honoring State Superintendent of Schools Tom Torlakson following the Dozier Libbey Presentation.

COUNCIL COMMUNICATIONS - None

With no further business, Mayor Davis adjourned the meeting at 9:55 P.M. to the next Special Meeting/Closed Session on November 29, 2011.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk