

CITY COUNCIL MEETING

Regular Meeting
7:00 P.M.

October 11, 2016
Council Chambers

6:30 P.M. - CLOSED SESSION

- 1. CONFERENCE WITH LABOR NEGOTIATORS** – This Closed Session with the City's Labor Negotiators is authorized by California Government Code §54957.6; City designated representatives: Nickie Mastay, Denise Haskett and Glenn Berkheimer; Employee organizations: Antioch Police Officers' Association, Operating Engineers Local Union No. 3 (OE3), Antioch Police Sworn Management Association (APSMA), Confidential Unit, and Management Unit.
- 2. CONFERENCE WITH LEGAL COUNSEL** – Existing Litigation pursuant to California Government Code section 54956.1(d)(1): Mark Jordan v. City of Antioch, Contra Costa County Superior Court Case No MSN 16-0527. Legal Counsel – City Attorney Vigilia, outside counsel Derek Cole, Cota Cole LLP.

City Attorney Vigilia reported the City Council had been in Closed Session and gave the following report: **#1 CONFERENCE WITH LABOR NEGOTIATORS**, Direction was given to Labor Negotiators; and, **#2 CONFERENCE WITH LEGAL COUNSEL**, Direction was given to Legal Counsel.

Mayor Harper called the meeting to order at 7:07 P.M., and City Clerk Simonsen called the roll.

Present: Council Members Wilson, Ogorchock, Tiscareno, Rocha and Mayor Harper

PLEDGE OF ALLEGIANCE

Lourdes Contreras Alfaro led the Council and audience in the Pledge of Allegiance.

1. PROCLAMATIONS

Freedom from Workplace Bullies Week, October 16 – 22, 2016

On motion by Councilmember Ogorchock, seconded by Councilmember Rocha, the Council unanimously approved the Proclamation.

Mayor Harper announced the proclamation would be given to the appropriate agency.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Lourdes Contreras Alfaro announced the Antioch High School Music Masters Show fundraiser would be held on October 21 - 23, 2016. Contact information was provided.

Jason Murphy, Antioch Unified School District, invited the public to attend the Antioch Unified School District's Fathers 4 Education Forum at 6:00 P.M. on October 13, 2016 at Prospects High School.

Ron Parish, Mayor's Golf Tournament Committee, thanked the sponsors, volunteers and participants of the Mayor's Golf Tournament. He announced the event raised over \$18k for local charities and next year's tournament would be held the first weekend of June 2017. Mayor Harper presented checks to the Antioch Senior Citizen Club, Police Activities League, Antioch Sports Legends/Historical Society, First Tee Program, and Lone Tree Youth Scholarship recipient Adam Wong.

Velma Wilson reported the Delta Thunder Boat Show was very successful and announced it would be held in the same format next year. She invited the community to attend the School Site Council and Community Engagement Summit at 5:30 P.M. on October 18, 2016 at Antioch High School.

Director of Parks and Recreation Kaiser announced the Antioch Parks and Recreation Department, in conjunction with the California Stripped Bass Association, were hosting the Kids Free Fishing Derby at 9:00 A.M. on October 15, 2016 at the Antioch Marina.

Councilmember Ogorchock announced Friends of Animal Services was hosting an adoption promotion at the Antioch Animal Shelter on October 15, 2016 with all Chihuahuas \$25.00, free rabies vaccinations for dogs and amnesty for all past due licenses. She noted for the month of October adoption fees for Pit Bulls would be \$25.00; all other dogs \$50.00 and cats \$150.00.

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Simonsen announced the following Board and Commission openings:

Contra Costa County Library Commission; deadline date is October 14, 2016

He reported applications would be available in Council Chambers, online at the City's website and at the City Clerk's and Deputy City Clerks offices. He stated ballot boxes were available at the Clerk's counter in City Hall for anyone wishing to drop off their mail-in ballot. He announced October 12, 2016 was the United States Navy's birthday.

PUBLIC COMMENTS

Bob Atlas, Contra Costa County Fire Protection District, gave an update on fire department activities for the month of September. He acknowledged the Antioch Police Department for their assistance at a recent house fire in Antioch. He reported two new Assistant Chiefs had been hired and 14 new recruits were in the Fire Academy.

Cornelius Johnson, Antioch Community Team (ACT), thanked Council Members who attended their symposium. He explained that the event was established based on interaction with youth

who feared law enforcement and his goal was to work together with Antioch Police Department to address this issue. He invited youth in the community to attend their next event.

Claryssa Wilson announced she was competing for the title of Miss California High School America 2017 and she was seeking donations to reach her fundraising goal.

Jim Lanter, Antioch Business Owner, encouraged the community to support Claryssa Wilson. He thanked Councilmember Ogorchock for attending the downtown business owners meeting and requested the City improve lighting and address vagrancy by providing more police presence downtown.

Nicholas Olivier, Urban Jumble Business Owner speaking on behalf of downtown business owners, thanked Councilmember Ogorchock for attending their merchant meeting and requested Council increase police presence downtown. Speaking on behalf of Josie Monaghan, he requested more security in the parking lots at the foot of "G" Street.

Mayor Harper requested Council be informed of the dates of the merchant meetings.

Earlene Lanter, Antioch resident, speaking to a discussion regarding the proposal for an event center on the Beede Lumber Yard parcel, questioned who determined what and when an item was placed on a Council agenda.

Mayor Harper responded the item would be placed on an agenda in the near future.

Joy Motts, Lee Ballesteros and Antonio Hernandez, Antioch residents, spoke in support of the "Save The Yard" proposal for the event plaza on the Beede Lumber Yard parcel. Copies of the Business Case Agreement were distributed to the City Council and contact information was provided.

COUNCIL SUBCOMMITTEE REPORTS

Councilmember Wilson reported on her attendance at the Mello Roos committee meeting.

Councilmember Ogorchock reported on her attendance at the League of California Cities and Mello Roos meetings.

Councilmember Tiscareno announced the Lone Tree Golf Course subcommittee meeting would be held on October 17, 2016.

Councilmember Rocha announced Tri Delta would be meeting at the end of the month.

MAYOR'S COMMENTS

Mayor Harper announced Delta Diablo would be meeting October 12, 2016 and the Mayor's Conference would be held on October 13, 2016. He reported on his attendance at the Police Activities League (PAL) and Antioch Sports Legends events.

2. COUNCIL CONSENT CALENDAR

A. APPROVAL OF COUNCIL MINUTES FOR SEPTEMBER 27, 2016

B. APPROVAL OF COUNCIL WARRANTS

On motion by Councilmember Wilson, seconded by Councilmember Ogorchock, the City Council unanimously approved the Council Consent Calendar.

PUBLIC HEARING

3. PROPOSED FINANCING DELTA PINES APARTMENTS THROUGH THE ISSUANCE OF BONDS BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY (“CSCDA”)

CDBG/Housing Consultant House presented the staff report dated October 11, 2016 recommending the City Council adopt the Resolution approving the issuance of bonds by the CSCDA to finance the acquisition and rehabilitation of Delta Pines Apartments by Levy Affiliated Holdings (Levy Affiliated).

Mayor Harper opened and closed the public hearing with no members of the public requesting to speak.

RESOLUTION NO. 2016/112

On motion by Councilmember Tiscareno, seconded by Councilmember Rocha, the Council unanimously adopted the Resolution approving the issuance of bonds by the CSCDA to finance the acquisition and rehabilitation of Delta Pines Apartments by Levy Affiliated Holdings (Levy Affiliated).

4. VINEYARD SELF-STORAGE FACILITY (PD-16-02) (UP-16-06), (AR-16-03)

City Clerk Simonsen reported the Clerk’s office received a letter regarding this project from Glen Wilson and Sam Reiter dated October 4, 2016, which was provided to Council and the public.

Director of Community Development Ebbs presented the staff report dated October 11, 2016 recommending the City Council take the following actions: 1) Adopt the Resolution recommending approval of the Vineyard Self-Storage Facility Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project; 2) Introduce the ordinance rezoning the project site from Planned Business Center (PBC) to Planned Development District (PD-16-02); and 3) Adopt the Resolution recommending approval of a use permit (UP-16-06) and design review (AR-16-03), subject to conditions of approval.

Mayor Harper opened the public hearing.

Reed Hamilton, Project Applicant, discussed the need in the community for a storage facility. He stated this project would be solar powered and an asset for the community.

Mayor Harper closed the public hearing.

Councilmember Rocha acknowledged the importance of the project providing water and sewer service for other businesses in the area.

In response to Councilmember Ogorchock, Assistant City Manager/Public Works Director/City Engineer Bernal stated he would follow up with the property owner across the street regarding their responsibility for their proportionate share of the cost of installing the sewer line, as required by the differed improvement agreement.

RESOLUTION NO. 2016/113
RESOLUTION NO. 2016/114

On motion by Councilmember Rocha, seconded by Councilmember Tiscareno, the Council unanimously 1) Adopted the Resolution approving the Vineyard Self-Storage Facility Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project; 2) Introduced the ordinance rezoning the project site from Planned Business Center (PBC) to Planned Development District (PD-16-02); and 3) Adopted the Resolution approving the use permit (UP-16-06) and design review (AR-16-03), subject to conditions of approval.

COUNCIL REGULAR AGENDA

5. EFFORTS TO ERADICATE BLIGHT AND PROVIDE SOLUTIONS TO HOMELESSNESS

Assistant City Manager/Public Works Director/City Engineer Bernal stated Captain Aguinaga, Code Enforcement Manager Aguirre, Deputy Director of Public Works Bechtholdt and CDBG Housing Consultant House were available to answer any questions this evening.

Assistant City Manager/Public Works Director/City Engineer Bernal presented the staff report dated October 11, 2016 recommending the City Council receive and file this staff report regarding efforts being utilized to address blight and provide solutions to homelessness in our City.

The Council thanked Assistant City Manager/Public Works Director/City Engineer Bernal for the comprehensive report and discussed the need for a local shelter.

CDBG Housing Consultant House stated the demographic analysis of the homeless within Antioch would be available in January 2017, when the new data base system was implemented.

In response to Councilmember Rocha, Assistant City Manager/Public Works Director/City Engineer Bernal stated within the next couple of weeks, the City would be reaching out to the stakeholders including the Antioch Unified School District.

Mayor Harper encouraged all City employees to report homeless encampments and provide resource guides to those individuals.

Councilmember Wilson suggested including community members on the committee and requested a report back to Council on the map created by Republic Waste Services showing the locations of illegal dumping. She expressed concern regarding the impact of distributing dumpsters in neighborhoods.

Councilmember Ogorchock reported she attended homeless and affordable housing classes at the California League of Cities where she learned that the cities successful at dealing with homelessness conducted outreach to all stakeholders.

In response to Councilmember Rocha, Assistant City Manager/Public Works Director/City Engineer Bernal stated illegal dumping was occurring throughout the City and Republic Waste Service was willing to place dumpsters as part of their program.

Code Enforcement Manager Aguirre gave a brief update on the shopping cart ordinance and noted enforcement would begin on November 1, 2016.

Director of Community Development Ebbs added the City's focus would be on abandoned carts, not removing shopping carts from the homeless.

Councilmember Ogorchock requested staff work with Shower House Ministries to relocate their services to a more appropriate area. She suggested distributing the City of Antioch Resource Guide to residents signing up for water service. She encouraged the Antioch Police Department to continue addressing aggressive panhandling.

Sandra Kelly, Antioch resident, discussed the impact of the homeless in her neighborhood. She recognized the efforts of Shower House Ministries and suggested they relocate their services to an area outside of a residential neighborhood. She provided a letter from the regional manager of Taco Bell regarding the impact of the homeless on businesses on "A" Street. She requested the Council work with the residents to address their concerns.

Bob Liles, Antioch resident, spoke in support of Gary Kingsbury's plan for a homeless shelter in Antioch.

Laura Gee, Antioch Shelter Project / New Life Dream Center, speaking on behalf of Gary Kingsbury discussed their efforts to build a homeless shelter in Antioch and requested the City's assistance to move their project forward.

City Manager Duran responded that the shelter project rezoning item was on the Planning Commission agenda this month.

Beverly Knight, Antioch resident, discussed the impact the homeless were having on City Park and provided photos for the City Council. She requested the Antioch Police Department enforce the laws on illegal drug use.

Ken Rickner, Shower House Ministries, apologized to the residents feeling frustrated regarding the homeless. He noted that not all illegal activity could be attributed to them and they deserved to be helped. He stated he was opened to relocating the Shower House Ministries to another location and offered to participate in the committee to be a part of the solution.

Daniel Hernandez, Antioch resident, announced Homeless Outreach Services would be held on October 13, 2016 at the Contra Costa County Fairgrounds. He discussed the need for the stakeholders working together to distribute information on homeless services and developing programs targeted toward the solutions.

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson, the City Council unanimously received and filed the report.

PUBLIC COMMENTS - None

STAFF COMMUNICATIONS - None

COUNCIL COMMUNICATIONS

Councilmember Rocha announced the Planning Commission would be hearing the item related to the shelter project rezoning on October 19, 2016.

Councilmember Tiscareno announced the Lone Tree Golf Course subcommittee meeting would be held on October 17, 2016.

Councilmember Ogorchock requested staff hold discussions with the downtown merchants regarding the concerns they expressed this evening.

Mayor Harper announced Homeless Outreach would be held on October 13, 2016 at the Antioch Fairgrounds. He thanked the community for their patience and discussed the importance of all stakeholders working together to address the homeless and blight issues.

ADJOURNMENT

With no further business, Mayor Harper adjourned the meeting at 9:31 P.M. to the next regular Council meeting on October 25, 2016.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk