



**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

**Council Chambers
200 "H" Street**

**DECEMBER 7, 2017
3:00 P.M.**

3:00 P.M. ROLL CALL Deborah Simpson, Chairperson
Ademuyiwa "Ade" Adeyemi, Vice Chairperson
Andrew Schleder
April Ussam-Lemmons
Farideh Faraji
Vacant, Alternate

PLEDGE OF ALLEGIANCE

1. CONSENT CALENDAR

A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR NOVEMBER 2, 2017

Recommended Action: Motion to approve the minutes

STAFF REPORT

2. REGULAR AGENDA

OATH for all intending to testify

A. **ADMINISTRATIVE CITATION NO. 2586 – APPEAL FILED BY CLAIRE GEBER FOR HER PROPERTY LOCATED AT 723 WEST 4TH STREET, ANTIOCH, REGARDING ANTIOCH MUNICIPAL CODE "BUSINESS LICENSE REQUIRED" [§3-1.103].**

STAFF REPORT

PUBLIC COMMENTS—*Only unagendized issues will be discussed during this time*

WRITTEN/ORAL COMMUNICATIONS

ADJOURNMENT

Notice of Availability of Reports

This agenda is a summary of the discussion items/actions proposed to be taken by the Board of Administrative Appeals. Materials provided regarding the agenda items will be available at the following website: <http://www.ci.antioch.ca.us/CityGov/Agendas/default.asp> or at the City Clerk's Office, City Hall, 200 H Street, Antioch, CA 94509, Monday through Friday, 8:00 a.m. to 5:00 p.m., for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. The meetings are accessible to those with disabilities. Auxiliary aides will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

Notice of Opportunity to Address the Committee

The public has the opportunity to address the Board on each agenda item. To address the Board, fill out a yellow Speaker Request form, available on each side of the entrance doors, and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section on the agenda. No one may speak more than once on an agenda item or during "Public Comments".

PLEASE TURN OFF CELL PHONES BEFORE ENTERING COUNCIL CHAMBERS.

**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

**Regular Meeting
3:00 P.M.**

**November 2, 2017
Council Chambers**

Chairperson Simpson called the meeting to order at 3:02 P.M. on Thursday, November 2, 2017 in the Council Chambers.

ROLL CALL:

Present: Board Members Schleder, Ussam-Lemmons, Faraji and Chairperson Simpson

Absent: Board Member Adeyemi

Staff Present: Interim City Attorney, Samantha Chen
City Clerk, Arne Simonsen
Code Enforcement Officer, Mike Aguirre
Administrative Analyst, Tamera Leach
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

Chairperson Simpson led the board, staff and public in the Pledge of Allegiance.

1. CONSENT CALENDAR

A. APPROVAL OF ADMINISTRATIVE APPEALS SPECIAL MEETING MINUTES FOR SEPTEMBER 27, 2017

On motion by Board Member Schleder, seconded by Board Member Faraji, the Board of Administrative Appeals approved the Special Meeting Minutes for September 27, 2017. The motion carried the following vote:

Ayes: Schleder, Ussam-Lemmons, Faraji, Simpson

Absent: Adeyemi

B. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR OCTOBER 5, 2017

On motion by Board Member Schleder, seconded by Board Member Ussam-Lemmons, the Board of Administrative Appeals approved the Minutes for October 5, 2017. The motion carried the following vote:

Ayes: Schleder, Ussam-Lemmons, Faraji, Simpson

Absent: Adeyemi

C. APPROVAL OF THE LEVY OF SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES FOR UNPAID ADMINISTRATIVE CITATIONS & ABATEMENTS FOR THE MONTHS OF AUGUST AND SEPTEMBER 2017

On motion by Board Member Schleder, seconded by Board Member Ussam-Lemmons, the Board of Administrative Appeals confirmed each assessment and the amount thereof, as proposed or as corrected and modified, and ordered it assessed against the property. The Board also directed that the same be recorded with the Contra Costa County Recorder's Office. The motion carried the following vote:

Ayes: Schleder, Ussam-Lemmons, Faraji, Simpson

Absent: Adeyemi

PUBLIC COMMENTS – None

WRITTEN/ORAL COMMUNICATIONS – None

ADJOURNMENT

Chairperson Simpson adjourned the Administrative Board of Appeals meeting at 3:05 P.M. to the next regularly scheduled meeting on December 7, 2017.

Respectfully Submitted,

Kitty Eiden
Minutes Clerk



**STAFF REPORT TO THE ADMINISTRATIVE REVIEW PANEL
FOR CONSIDERATION AT THE HEARING ON DECEMBER 7, 2017**

PREPARED BY: Sonia Johnsen *SJ*

PREPARED FOR: Administrative Board of Appeals

APPROVED BY: Dawn Merchant, Finance Director *DM*

DATE: 10/29/17

SUBJECT: ADMINISTRATIVE CITATION NO. 2586 – Appeal filed by *Keith Slipp* on behalf of [REDACTED] for her property located at [REDACTED] ANTIOCH, CALIFORNIA. Regarding Antioch Municipal Code “BUSINESS LICENSE REQUIRED” [§3-1.103].

REQUEST:

[REDACTED] requests to appeal the citation fees issued by the City of Antioch on 10/16/17 in the amount of \$200. [REDACTED] failed to comply with the Measure O ordinance after several attempts by MuniServices.

MuniServices was contracted by the City of Antioch to help identify property owners with rentals in the City of Antioch that had not complied with the Measure O ordinance which was voted in by the citizens of Antioch in November 2014 and adopted by City Council on December 9, 2014.

Regarding Antioch Municipal Code:

§ 3-1.103 LICENSE REQUIRED.

(A) Except as provided in § 3-1.120, it shall be unlawful for any person to commence, conduct or purport to commence or conduct, either directly or indirectly, any business activity in the city without having an unrevoked license under this chapter so to do, valid and in effect at the time, and without paying the required taxes and fees therefore and complying with any and all regulations of such business provided in this chapter, unless such person is exempt under this chapter. Licensees shall promptly inform the city of any change in operation, ownership, location and/or name of licensed businesses. No person who is an employee, or who is the direct representative of a licensee, shall be required to pay a license tax for doing any part of the work of such licensee.

(B) No person may advertise or announce a business activity in the city until he or she has obtained a business license, and where required by this Code, a permit. Advertising or announcement includes, but is not limited to, disseminating pamphlets or handbills, publishing newspaper announcements, electronic advertisement on the internet or otherwise, and purchasing radio and television spots.

(Ord. 2082-C-S, passed 3-25-14)

§ 3-1.217 RESIDENTIAL LANDLORD.

(A) In lieu of any other business license tax and subject to division (B) below, all those in the business of renting living quarters, including but not limited to a rental dwelling unit as defined in § 5-20.201 of the Antioch Municipal Code, shall pay the annual license amount indicated in the table immediately below based on the total number of units they are renting or have available for rent within the city and the type of unit as defined in the Municipal Code:

Type of Unit	Annual Tax
Single family dwelling unit	\$250 per unit
Multi-family dwelling unit including duplexes, condominiums and apartments	\$150 per unit

(B) The following living quarters are excepted from this requirement to pay a business license tax based on dwelling units but still must pay the tax based on gross receipts:

(1) Those that fit within the definition of hospital, hotel, motel, and convalescent and extended care facility and residential care facility as defined in § 9-5.203 of the Antioch Municipal Code;

(2) Those that are exempt as a matter of law; and

(3) Those that the Director of Financial Services reasonably determines to be substantially similar in nature to one of the excepted living quarters listed above.

(C) The Director of Financial Services may promulgate policies and procedures to administer this tax.

(Ord. 2094-C-S, passed 12-9-14)

RENTAL DWELLING UNIT AS DEFINED IN OUR MUNICIPAL CODE:

“Any building or portion of a building in the city that contains living facilities, including provisions for sleeping, eating, cooking, and sanitation, which is hired, rented or leased by a person within the meaning of Cal. Civ. Code § 1940. A “rental dwelling unit” includes a single family dwelling, either attached or detached, or a unit in a multifamily or multipurpose dwelling, or a unit in a condominium or cooperative housing project, or any room or group of rooms located within a dwelling and forming a single unit with facilities that are used or intended to be used for living, sleeping, cooking or eating. The definition of “rental dwelling unit” applies to any dwelling space that is actually used or available for residential purposes whether or not the residential use is legally permitted.”

BACKGROUND INFORMATION:

06/24/14 - Resolution No. 2014/61 – Resolution of the City Council of the City of Antioch to present to voters a measure to update the existing business license tax ordinance to include a residential landlord business license tax.

09/14 - Frequently Asked Questions mailed out with water bills

11/04/14 – Sample ballot with Measure O on page CC010-013

12/09/14 – Resolution No. 2014/97 of the City Council confirming canvass by the County Clerk of Contra Costa of ballots cast at the general municipal election and Ordinance 2094-C-S adopted by City Council

12/31/14 – Proposal No. 946-1231-15F for business license discovery / recovery services with proposed due date of 01/29/15

02/24/15 – City Council approves entering into a contract with MuniServices. Their primary functions are to identify property owners of both commercial and residential businesses, collect the revenue, and submit the applications with payment to the City of Antioch at which time the Business License Representative will enter them in to the City of Antioch’s business license system and collect any money through renewals going forward.

Claire Geber received the following notifications for his rental property located at [REDACTED] requesting compliance with Measure O (refer to Attachments A-F):

02/25/16 MuniServices sent 1st letter along with a declaration of information and business license application.

03/30/16 MuniServices sent 2nd letter along with a declaration of information and business license application.

05/02/16 MuniServices sent 3rd letter along with a declaration of information and business license application.

08/25/17 MuniServices sent a follow up notice of violation.

Per our ordinance:

§ 3-1.203 PENALTIES.

(A) Unless otherwise specified by the terms of a particular license, taxes are due and payable within 30 days following expiration date of the license.

(B) Any business license tax not paid when it becomes due and payable shall be delinquent and the following penalties added to it as follows:

(1) Ten percent of the business license tax for a delinquency after 30 days from the expiration date;

(2) Thirty percent of the business license tax for a delinquency of 60 days from the expiration date plus a new application fee as provided in § 3-1.120; and

(3) Fifty percent of license tax for a delinquency of 90 days from the expiration date plus a new application fee as provided in § 3-1.120.

(C) Failure to pay the business license tax is a violation of the Antioch Municipal Code and a public nuisance. The city may seek any remedies available to it for such violation and public nuisance.

(D) Any business operating in violation of the Antioch Municipal Code or as a nuisance is subject to water service disconnection, subject to noticing requirements under the law.

(Ord. 2082-C-S, passed 3-25-14)

Per State statute of limitation:

This code section is section 6501(a) of the Internal Revenue Code (Tax Code) and section 301.6501(a)-1(a) of the Income Tax Regulations (Tax Regulations), the IRS is required to assess tax within 3 years after the tax return was filed with the IRS. Similarly, under 301.6501(a)-1(b) of the Tax Regulations no proceeding in court by the IRS without assessment for the collection of any tax can begin after the expiration of 3 years.

The final letter sent from MUNI Services on 08/25/17 contained the following statement as the fifth and sixth paragraphs notifying that if compliance was not made, [REDACTED] could be subject to citation from the City:

“Required correction: Within 15 calendar days from the date of this notice, you must contact MUNI Services, LLC by phone at 1-800-987-0999 or in person at 200 H Street, Antioch, CA and obtain a business license for the above property or file an appeal with the office of the City Clerk.

I hope you take this one-time opportunity to voluntarily abate the above violation(s) and public nuisance without the need for the City to issue Administrative Citations, which carry fines that range from \$100 to \$1,000 for every day the violation(s) are permitted to remain and/or take other action to compel your compliance.”

The following actions were taken by the City when [REDACTED] continued to fail to comply with the Measure O ordinance for [REDACTED]

09/28/17- No application received from [REDACTED], so citation #2514 in the amount of \$100 was issued for non compliance with Measure O. The citation had a due date of 10/09/17.

10/12/17- An Accounts Receivable invoice with a late fee was issued for \$110.00 since the citation issued 09/28/17 was not received by the due date.

10/13/17 – An “Urgent” letter was sent to [REDACTED] acknowledging [REDACTED] voicemail and informing her that she needed to contact MuniServices or the City of Antioch.

10/16/17- No compliance through MuniServices or the City of Antioch, citation #2586 in the amount of \$200 was issued.

10/18/17 – [REDACTED] came in to City Hall with the correspondence from MuniServices and the City of Antioch stating that MuniServices are “clowns” as he had previous conversations with them on properties he owns in Richmond. Since he is not the property owner per County records and did not provide a power of attorney, he was instructed to have [REDACTED] contact MuniServices or the City of Antioch directly.

10/20/17 – MuniServices received a phone call from [REDACTED]. He was again instructed to have [REDACTED] contact them or the City of Antioch as he is not the property owner per County records.

On this same date, [REDACTED] contacted MuniServices.

10/23/17 – An “Urgent Your Action is Required” letter was sent to [REDACTED] outlining the sequence of events and asking for compliance to avoid additional citations.

10/26/17 – [REDACTED] came to the City of Antioch with a power of attorney and complied with the Measure O ordinance and appealed the citation for \$200.

RECOMMENDATION:

Recommendation to uphold the second citations issued for failing to comply with Measure O.

ATTACHMENTS:

- A:06/24/14 - Resolution No. 2014/61 – Resolution of the City Council of the City of Antioch to present to voters a measure to update the existing business license tax ordinance to include a residential landlord business license tax.
- B: 09/14/14 - Frequently Asked Questions mailed out in water bills
- C: Contra Costa County Sample Ballot and Voter Information Pamphlet
- D: 12/09/14 - Resolution 2014/97 and Ordinance 2094-C-S
- E: 12/31/14 - Proposal No. 946-1231-15F
- F: 02/24/15 - Business License Discovery / Recovery Contract with MuniServices
- G: 02/25/16 - 1st MuniServices letter sent
- H: 03/30/16 - 2nd MuniServices letter sent
- I: 05/02/16 - 3rd MuniServices letter sent
- J: 08/25/17- MuniServices sent Notice of Violation
- K: 09/28/17 - Citation #2514 in the amount of \$100 sent
- L: 10/13/17 - Urgent letter was sent to [REDACTED]
- M:10/16/17 - Citation #2586 in the amount of \$200 sent
- N: 10/23/17 - Urgent was sent to [REDACTED]
- O: 10/26/17 - [REDACTED] completed business license application, payment, and appeal were received at City Hall by [REDACTED] who provided the power of attorney documentation.

A

RESOLUTION NO. 2014/61

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
CALLING FOR AND NOTICING A MUNICIPAL ELECTION ON NOVEMBER 4, 2014
TO PRESENT TO VOTERS A MEASURE TO
UPDATE THE EXISTING BUSINESS LICENSE TAX ORDINANCE
TO INCLUDE A RESIDENTIAL LANDLORD BUSINESS LICENSE TAX AND
TO CONFIRM THE EXISTING BUSINESS LICENSE TAX,
WITH AN INCREASE IN THE MINIMUM TAX**

WHEREAS, the Antioch City Council desires to place a ballot measure before the voters at the November 4, 2014 regular municipal election to update the City's existing business license tax ordinance as set forth in Chapter 1 of Title 3 of the Antioch Municipal Code; impose a residential landlord business license tax; and maintain the existing business license taxes for all other businesses with an increase in the minimum tax to \$100.00 for those businesses subject to the gross receipts tax formula except for certain home occupation businesses, with such ordinance attached as Exhibit 1; and

WHEREAS, under existing ordinances, some residential apartment landlords are assessed an annual business license tax based on their gross annual income and others were not assessed any business license tax at all; and

WHEREAS, renting out property in the City of Antioch is a business and such business owners should pay a business license tax like other businesses owners in the City of Antioch to fund municipal services to those businesses and their tenants; and

WHEREAS, the majority of residential landlords do not pay a business license tax; although they benefit financially from tax advantages, including depreciation for tax purposes, while historically enjoying asset appreciation; and

WHEREAS, the City has insufficient funds to provide the necessary services to the Antioch community, which has only been exacerbated by the national economic recession and State's dissolution of redevelopment agencies, requiring severe cuts to City services, including reduced Police services with the elimination of School Resource Officers and Traffic Enforcement, virtual elimination of Code Enforcement, reduced street repairs and maintenance, reduced services at the Animal Shelter and Recreation Programs and less access for the public given the weekly closures of City facilities; and

WHEREAS, confirming and updating the City's existing business license tax ordinance as set forth in Chapter 1 of Title 3 of the Antioch Municipal Code by imposing a residential landlord business license tax and maintaining the existing business license taxes for all other businesses with an increase in the minimum tax to \$100.00 for those businesses subject to the gross receipts tax formula except for home occupation businesses that are not defined as professionals whose minimum tax shall remain \$25.00, the revenues of which are legally required to stay in Antioch to maintain local services for

general governmental purposes is vital to the preservation of the public health, safety and welfare; and

WHEREAS, the City Council is authorized to request and order that this general municipal election be consolidated with other elections to be held on November 4, 2014 and in the same territory (California Elections Code sections 10400 *et seq.*) so that within the City, the precincts, polling places, and election officers for the two elections be the same; that the Contra Costa County Registrar of Voters canvass the returns of the general municipal election; and this general municipal election and the November 4, 2014 general election be held in all respects as if there were only one election;

WHEREAS, this resolution is adopted by a two-thirds vote of all five council members as required by Government Code section 53724(b) and consolidated with the Statewide general election as required by Government Code section 53724(c);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ANTIOCH DOES RESOLVE AS FOLLOWS:

Section 1. Call for Election

Pursuant to California Constitution Article XIII C, Section 2(b), Government Code Section 53723, and Elections Code Section 9222, the City Council of the City of Antioch hereby submits to the qualified voters of the City a measure that, if approved, would confirm and update the City's existing business license tax ordinance as set forth in Chapter 1 of Title 3 of the Antioch Municipal Code and state that the rental or leasing of real property is a business subject to taxation; impose an annual business license tax on the rental or leasing of detached single family dwelling units at \$250.00 per unit and attached multi-family units at \$150.00 per unit; and maintain the existing business license taxes for all other businesses with an increase in the minimum tax to \$100.00 for those businesses subject to the gross receipts tax formula except for home occupation businesses that are not defined as professionals whose minimum tax shall remain \$25.00.

This measure shall be designated by letter by the Contra Costa County Elections Department. Pursuant to California Election Code Sections 10400 *et seq.*, the election for this measure shall be consolidated with the Statewide general election to be conducted on November 4, 2014.

Section 2. Ballot Language

The question to be presented to the voters shall be as follows:

BUSINESS LICENSE TAX. To provide funding that cannot be seized by the State, to maintain such general City services as police services, code enforcement, street repairs, senior services and youth programs, shall the City of Antioch adopt a residential landlord business license tax based on the type and number of units and confirm the existing gross receipts business license tax with an increased minimum tax, which is not a tax on the general public?	YES	
	NO	

The measure shall be designated on the ballot by a letter, as provided in California Election Code section 13116.

Section 3. Proposed Ordinance

The Ordinance authorizing the general tax to be approved by the voters is as set forth in Exhibit 1 to this resolution.

Section 4. Specifications of the Election Order

a. **Request to Consolidate, Conduct Election and Canvass Returns**

The Board of Supervisors of the County of Contra Costa is hereby requested to authorize the County Registrar of Voters to render services necessary for the conduct of the general municipal election called by this Resolution. Pursuant to California Elections Code section 10403, the City Council hereby requests that the Contra Costa County Board of Supervisors consolidate that election with the Statewide general election to be conducted on November 4, 2014 and order the general municipal election to be conducted by the Registrar of Voters. The Contra Costa County Elections Department is authorized to canvass the returns of the election, and the elections shall be held in all respects as only one election. The ballots to be used in the election shall be in form and content as required by law.

The City Clerk's Office is authorized, instructed and directed to work with the County Elections Division as needed to properly and lawfully conduct the election. In all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections.

The notice of the time and place of holding the election is hereby given, and the City Clerk and County Registrar of Voters are authorized to give further notice of the election, as required by law.

b. Costs

The City will reimburse the County for the actual cost incurred in conducting the election upon receipt of a bill stating the amount due as determined by the Registrar of Voters.

c. Wording of the Measure

The working of the ballot measure is as specified in Section 2 of this resolution.

d. Full Text of the Measure

The full text of the "Ordinance of the City of Antioch to Update the Existing Business License Tax Ordinance to include a Residential Landlord Business License Tax and to Confirm the Existing Business License Tax with an increase in the Minimum Tax," which is attached as Exhibit 1 to this resolution, shall be completely printed in the Voter Information Pamphlet.

e. Passage of the Measure

This business license tax ballot measure is a general tax requiring the approval of a majority of qualified electors casting votes. While the measure lists several of the various municipal purposes to be funded, the list is illustrative only and the City Council retains complete discretion to expend the tax proceeds for any lawful purpose of the City of Antioch.

f. Boundaries

The City of Antioch's boundaries have changed since the November 5, 2013 election and information about that change has been provided to the County Clerk-Recorder/Registrar of Voters.

Section 5. Publication of Measure

The City Clerk's Office is hereby directed to cause notice of the measure to be published once in accordance with Section 12111 of the Elections Code, in the form attached as Exhibit 2 to this resolution.

Section 6. Submission of Ballot Arguments

Per the direction of the Registrar of Voters, the City Clerk's Office has fixed 5:00 p.m. on Wednesday, August 20, 2014 as the deadline for submittal of arguments for or against the measure.

The direct arguments ("in support and against") shall not exceed three hundred (300) words, and shall not be signed by more than five (5) persons. The City Council does not adopt the provisions of Elections Code Section 9285(a) and repeals any previous resolution implementing that section which might remain in effect; there shall be no rebuttal arguments.

Section 7. Council Preparation of Argument In Support of Measure

The City Council hereby authorizes the Mayor or Mayor Pro Tem to prepare and file the written primary argument on behalf of the City Council in support of the ballot measure described above, pursuant to Article 4 of Chapter 3 of Division 9 of the California Elections Code. The City Council authorizes the Mayor and Mayor Pro Tem to determine the signatories to the ballot argument.

Section 8. Impartial Analysis

Pursuant to California Elections Code Section 9280, the City Council hereby directs the City Clerk's Office to transmit a certified copy of the measure to the City Attorney. The City Attorney shall prepare an Impartial Analysis of the measure, not to exceed 500 words in length, showing the effect of the measure on the existing law and the operation of the measure. Per the direction of Registrar of Voters, the Impartial Analysis shall be transmitted to the City Clerk and Registrar of Voters by no later than 5:00 p.m. on Friday, August 15, 2014.

Section 9. Implementation.

The City Clerk's Office is directed to file with the Board of Supervisors certified copies of this resolution, with a copy to the Registrar of Voters of Contra Costa County, pursuant to California Elections Code section 10403.

Section 10. CEQA

The approval of this Resolution is exempt from the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., "CEQA," and 14 Cal. Code Reg. §§ 15000 et seq., "CEQA Guidelines"). The business license tax update to be submitted to the voters is a general tax that can be used for any legitimate governmental purpose; it is not a commitment to any particular action or actions. As such, under CEQA Guidelines section 15378(b)(4), the tax is not a project within the meaning of CEQA because it creates a government funding mechanism that does not involve any commitment to any specific

project that may result in a potentially significant physical impact on the environment. If revenue from the tax were used for a purpose that would have either such effect, the City would undertake the required CEQA review for that particular project. Therefore, under CEQA Guidelines section 15060 review under CEQA is not required.

Section 11. Passage of this Resolution.

This Resolution shall become effective immediately upon its passage and adoption.

* * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 24th day of June, 2014, by the following vote:

AYES: Council Members Wilson, Rocha, Tiscareno, and Mayor Harper

NOES: None

ABSENT: Council Member Agopian



ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF ANTIOCH
TO UPDATE THE EXISTING BUSINESS LICENSE TAX ORDINANCE TO
INCLUDE A RESIDENTIAL LANDLORD BUSINESS LICENSE TAX AND
TO CONFIRM THE EXISTING BUSINESS LICENSE TAX, WITH AN
INCREASE IN THE MINIMUM TAX**

The people of the City of Antioch do ordain as follows:

SECTION 1. BUSINESS LICENSING. The following sentence is added to the definition of "Business" in Section 3-1.102 of the Antioch Municipal Code:

"The rental or lease of real property is a Business subject to taxation under this chapter."

SECTION 2. RESIDENTIAL LANDLORD BUSINESS LICENSE TAX. The following provision is added to Chapter 1 of Title 3 of the Antioch Municipal Code to read as follows:

"Section 3-1.217 RESIDENTIAL LANDLORD

(A) In lieu of any other business license tax and subject to subsection (B) below, all those in the business of renting living quarters, including but not limited to a rental dwelling unit as defined in Section 5-20.201 of the Antioch Municipal Code, shall pay the annual license amount indicated in the table immediately below based on the total number of units they are renting or have available for rent within the City of Antioch and the type of unit as defined in the Municipal Code:

Type of Unit	Annual Tax
Single family dwelling unit	\$250.00 per unit
Multi-family dwelling unit including duplexes, condominiums and apartments	\$150.00 per unit

(B) The following living quarters are excepted from this requirement to pay a business license tax based on dwelling units but still must pay the tax based on gross receipts: (i) those that fit within the definition of hospital, hotel, motel, and convalescent and extended care facility and residential care facility as defined in Section 9-5.203 of the Antioch Municipal Code; (ii) those that are exempt as a matter of law; and (iii) those that the Director of Financial Services reasonably determines to be substantially similar in nature to one of the excepted living quarters listed above.

(C) The Director of Financial Services may promulgate policies and procedures to administer this tax.

SECTION 3. CONFIRMATION OF THE EXISTING BUSINESS LICENSE TAX ORDINANCE AND RATE. The business license tax provisions in Chapter 1 of Title 3 of the Antioch Municipal Code are hereby confirmed. Any business not specifically enumerated in Chapter 1 of Title 3 of the Antioch Municipal Code, which the City may tax, shall pay a business license tax according to the average annual gross receipts as defined according to the existing formula in Section 3-1.201 of the Antioch Municipal Code, with the exception that the minimum tax is raised to \$100.00, except for Home Occupation Businesses as defined in Title 9 that are not "Professionals" as defined in Title 3, as to whom the minimum tax shall remain \$25.00:

<i>From</i>	<i>To</i>	<i>Tax</i>
\$0.00	\$20,000.00	\$100.00 (except for non-Professional Home Occupation businesses which shall pay \$25.00)
\$20,001.00	\$1,000,000.00	\$1.25 / \$1,000.00 of gross receipts
\$1,000,001.00 & above		\$1,250.00 plus 20 ¢ / thousand dollars of gross receipts over \$1,000,000.00

SECTION 4. AMENDMENT. This Ordinance may be repealed or amended by the City Council without a vote of the People except as follows: as required by Article XIII C of the California Constitution, any amendment that increases the amount or rate of tax beyond the levels authorized by this Ordinance may not take effect unless approved by a vote of the People. The City Council may impose the tax in any amount or rate which does not exceed the rate approved by the voters of the City.

SECTION 5. REVENUE MEASURE. The tax adopted by this Ordinance is enacted solely to raise revenue for municipal purposes and is not intended for the purpose of regulation. The People of the City determine the tax to be an appropriate general tax for the purpose of raising revenue. Proceeds of the tax will be deposited in the general fund of the City and will be available for any lawful municipal purpose. This Ordinance does not, in itself, authorize the conduct of any business or activity in the City, but merely provides for the taxation of such businesses or activities.

SECTION 6. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby. The voters of the City hereby declare that they would have adopted this Ordinance and each portion thereof regardless of the fact that an invalid portion or portions may have been present in the Ordinance.

SECTION 7. CEQA. This business license tax to be submitted to the voters is a general tax that can be used for any legitimate governmental purpose. As such, under CEQA Guidelines section 15378(b)(4), the tax is not a project within the meaning of CEQA because it creates a government funding mechanism that does not involve any commitment to any specific project that may result in a potentially significant impact on the environment. Therefore, under CEQA Guidelines section 15060, review under CEQA is not required.

SECTION 8. EFFECTIVE DATE. This ordinance relates to the levying and collecting of the City's business license tax and shall not take effect until ten days after the certification of its approval by the majority of the voters voting at the general municipal election to be held on November 4, 2014 pursuant to Elections Code section 9217

SECTION 9. CERTIFICATION: PUBLICATION. Upon approval by the voters, the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause it to be published according to law.

Ordinance No. ____ was submitted to the People of the City of Antioch at the November 4, 2014 municipal election. It is hereby certified that this Ordinance was **APPROVED** by the following vote of the People of Antioch:

YES:
NO:

This Ordinance was thereby adopted by the voters at the November 4, 2014 election and took effect 10 days following adoption of a resolution declaring the results of the election at a regular meeting of the City Council held on _____ by the following vote:

AYES:
NOES:
ABSENT:

I hereby certify that the foregoing is a true and correct copy of an ordinance duly and regularly adopted by the People of the City of Antioch, California.

Arne Simonsen,
City Clerk of the City of Antioch

B



Frequently Asked Questions about Measure O Residential Landlord and Business License Tax Update

Q: Why does Antioch need to update the Business License Tax?

A: Antioch continues to face a severe fiscal crisis due to very low revenues. We are among the poorest city governments in the County. With Measure C, our budgeted General Fund revenue for fiscal year 2014/15 is \$43,046,381. With a population of 106,455, that puts our per capita (per person) revenue at only **\$404.36 (which means \$404 per year per resident to provide all services including Police, streets, parks, recreation, senior and youth programs, administration, etc)**. Compare this to our neighboring cities of Brentwood at \$817.35 and Pittsburg at \$555.84. Comparable sized cities Concord and Richmond are at \$681.68 and \$1255.75 - a General Fund three times as large as Antioch's.

Q: Why can't the City just cut costs?

A: Since 2007, the City has taken severe actions to reduce costs and avoid bankruptcy, including:

- Reducing staffing by 30% through layoffs, retirements and attrition.
- Eliminating cost-of-living increases and decreasing management salaries 10%.
- Implementing furloughs and closing City business offices on Fridays.
- Reducing benefit payments by increasing employee contributions towards retirement costs and drastically reducing medical after retirement benefits for new employees.
- Reducing other expenditures by cutting service, supply and equipment costs, and deferring vehicle, building and equipment maintenance.

Q: What about the Measure C (sales tax measure) funding?

A: With approval of the 2014/15 budget, the City Council directed 100% of Measure C revenues toward the hiring of more Police Officers, which is well in progress, and augmenting Code Enforcement services. However, even with Measure C funds:

- The General Fund revenue is still down \$4.2 million from the height in 2007. That is an 8.9% reduction.
- Multi-million dollar budget deficits are projected starting in fiscal year 2016/17. At this pace, the City's reserves will be exhausted by June of 2019.
- Measure C is only approved for seven (7) years, expiring in 2021, so sustainable, ongoing revenue needs to be identified.

Q: What is Measure O?

A: Measure O is an increase in the minimum Business License Tax and it will get **residential landlords to pay a tax based on the number of units rented**. In June, the City Council authorized placing a measure on the local November ballot to specifically add the business of renting or leasing of residential property as a business and subject to taxation.

Q: How much will landlords have to pay?

A: Residential landlords will pay \$250 per year for single family dwelling rentals (e.g. houses) and \$150 per year for multi-family rental units (e.g. apartments and condos).

Q: Are there exemptions from the new Business License Tax on Landlords?

A: Hotel/motel, hospital, convalescent, extended care (nursing) and residential care (assisted living) facilities are exempt from the proposed per unit fee. Non-profits continue to be exempt from the Business License Tax.

Q: How much will businesses have to pay?

A: The minimum annual Business License Tax will go from \$25, where it was in the 1960's, to \$100. The City Council heard the request of the Chamber of Commerce to not raise the tax on smaller home-based businesses, which will remain at \$25.

Q: How did Measure O come to be?

A: In 2013, a group of citizens requested that the City Council add the rental or leasing of residential property to the business license ordinance at a rate of \$240 per unit per year. The City Council decided to only bring one measure forward, and moved ahead with the sales tax ordinance (Measure C). However, the Council directed staff to work with the citizens group and the California Apartment Association to develop a measure for 2014. The citizens group agreed with the City's compromise proposal, but the Apartment Association did not.

Q: Why did the City Council put Measure O on the ballot?

A: In 2013 the City Council declared a Fiscal Emergency, and, although Measure C was successful, the City's approved budget still has projected budget deficits of over \$3,000,000 per year starting in FY 2016/17. The City Council felt that City services have already been cut to unacceptable levels and, given the temporary nature of Measure C funding and the projected multi-million dollar deficits, that having residential landlords pay a per unit Business License Tax was the best alternative to stabilize the City's finances.

The purpose of Measure O is to provide General Fund revenue to help eliminate the projected structural deficits and improve essential community services such as:

- Reopening City Hall, the Public Works office, and the Police Department lobby five (5) days a week.
- Further enhancing Police, Code Enforcement and blight elimination activities, such as graffiti and dumping abatement.
- Reinvesting in infrastructure and maintenance, such as streets, landscaping and buildings to improve the appearance of the community and increase property values.

Q: Can the City provide a full range of services without additional revenue?

A: No. Without additional revenue the City will be deficit spending by fiscal year 2015/16. This will require further cuts in expenditures, necessitating staffing reductions in General Fund departments, including the Police Department.

Q: How do we know these funds will be spent responsibly?

A: The City's finances are independently audited every year. City budgets are posted on the City web site. In addition, all City revenues are reported and discussed at public meetings during the annual budget process.

Q: Can these funds be taken by Sacramento?

A: No. By law, these are locally approved funds and can only be used for local Antioch services. Not a penny can be taken by the State or the County.

Q: When is the election?

A: Tuesday, November 4, 2014.

Q: How can I find out more factual information about Measure O?

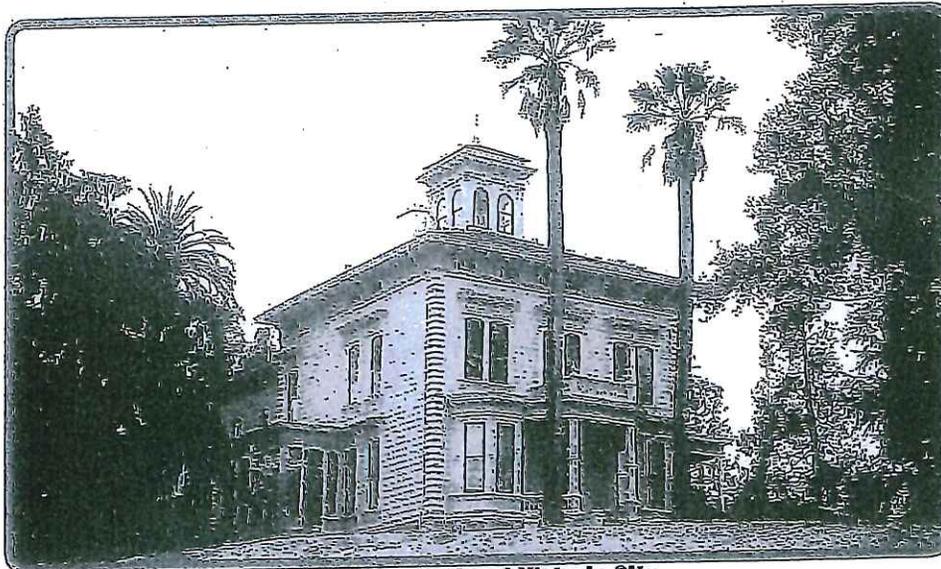
A: For the full text of Measure O and the City Attorney's Impartial Analyses, visit www.ci.antioch.ca.us or call 779-7011 for more information.

C



CONTRA COSTA COUNTY
CONDADO DE CONTRA COSTA

SAMPLE BALLOT
AND
VOTER INFORMATION PAMPHLET
MUESTRA DE BALOTA
Y
FOLLETO DE INFORMACION AL VOTANTE



John Muir National Historic Site

General Election
Tuesday, November 4, 2014
Elección General
Martes, Noviembre 4, 2014

Joseph E. Canciamilla
County Clerk-Recorder and Registrar of Voters
Secretario-Escribano del Condado y Registrador de Votantes
555 Escobar Street, Martinez, CA 94553
925.335.7800
www.cocovote.us



POLLS OPEN AT 7 AM AND CLOSE AT 8 PM

Polling Place

Please check the back of this booklet for the name of your precinct & your polling place location.

Election Information Online

Visit our website at www.cocovote.us for:

- Registration Status – *Am I registered?*
- Vote by Mail Status – *Where is my ballot?*
- Military and Overseas voters – *Voting away from home?*
- Polling Place locations – *Where do I vote?*
- Maps

For statewide information about candidates and propositions visit the Secretary of State website: www.sos.ca.gov

Volunteer

If you would like to serve as a poll worker, email EO.Recruitment@vote.cccounty.us or call Contra Costa Elections' Division at 925.335.7800.

LUGARES DE VOTACION ABREN A LAS 7 AM Y CIERRAN A LAS 8 PM

Lugar de Votación

Favor de revisar el reverso de este folleto para el nombre de su recinto y la localidad de su lugar de votación.

Información de Elecciones en Línea

Visite nuestro sitio web en www.cocovote.us para:

- Estatus de Inscripción – *¿Estoy inscrito?*
- Estatus de Voto por Correspondencia – *¿Dónde está mi balota?*
- Votantes Militares y Elector en el Extranjero – *¿Votar lejos de casa?*
- Localidades de Lugares de Votación
- Mapas

Para información acerca de los candidatos o propuestas estatales visite el sitio web: www.sos.ca.gov

Voluntario

Si le gustaría servir como Trabajador Electoral, mande un correo electrónico EO.Recruitment@vote.cccounty.us o llame a la Oficina de Elecciones de Contra Costa al 925.335.7800.

Administration
925.335.7899
925.335.7893 fax

Elections Division
925.335.7800
925.335.7836 fax

Contra Costa County
Clerk-Recorder-Elections Department
555 Escobar Street
Martinez, CA 94553

Joseph E. Canciamilla
County Clerk-Recorder
and Registrar of Voters

Deborah Cooper
Deputy County Clerk-Recorder

Scott Konopasek
County Assistant Registrar



Dear Voter,

We strive to continually update and improve our service to you. Our recent changes have proven to be very well received and have streamlined many of the processes and options available for you to access our services. We want to take this opportunity to highlight some of the recent changes and remind you of the options available to you.

- The Sample Ballot is in a new booklet format. On the back cover is a removable application for an absentee ballot. Return this only if you are not a regular vote by mail voter, **IF YOU ARE ALREADY A VOTE BY MAIL VOTER THEN YOU DON'T NEED TO RETURN THE REQUEST**, you will automatically receive your ballot in the mail. Remember that you can track the status of your ballot on our website www.cocovote.us.
- This booklet lists your precinct name and number on the back cover. Many polling places will house more than one precinct so please remember your precinct number when you go to your polling place as it will speed you through the process.
- Standardizing voting locations as well as identifying your individual precinct by name and number will reduce the confusion that is caused when polling places are moved between elections. Barring an unusual circumstance, your precinct and polling place should not change for years to come.
- Our redesigned website at www.cocovote.us makes it easier to browse and search for helpful information and resources. You may register to vote, request to be a Vote-by-Mail voter, change your address or any other personal information or party affiliation. You can also track the status of your ballot online.

We are interested to hear about your experience with our office. If you have any questions, comments or wish to provide feedback please email our office at candidate.services@vote.cccounty.us or call us at 925-335-7800.

Thank you for your participation in the voting process!

Sincerely,

A handwritten signature in cursive script, appearing to read "Joe Canciamilla".

Joseph E. Canciamilla
County Clerk-Recorder and Registrar of Voters

VOTER INFORMATION PAMPHLET

The following pages contain voter information applicable to your ballot which may include the following items:

- CANDIDATE STATEMENTS
- BALLOT MEASURES
- LEGAL ANALYSES
- ARGUMENTS IN SUPPORT & IN OPPOSITION

Pursuant to the provisions of Sections 13307,
13308 and 13312 of the Elections Code and
85601(c) of the Government Code

**ARGUMENTS IN SUPPORT OF OR
IN OPPOSITION TO THE PROPOSED LAWS
ARE THE OPINIONS OF THE AUTHORS.**

This pamphlet may not contain statements for all candidates; however, a complete list of candidates appears on the facsimile ballot in this booklet. Candidate statements are submitted by the candidate and are printed as submitted. Statements are printed at the expense of the candidate unless otherwise determined by the governing body for the office.

Visit our website at: www.cocovote.us

If you have questions email us at
Candidate.Services@vote.cccounty.us
or call 925.335.7800

CITY OF ANTIOCH, COUNCILMEMBER

LORI OGORCHOCK Local Business Woman

No mistaking, I'm passionate about Antioch! After graduating Antioch High, with Richard, my husband of 31 years, we raised our 3 children here. Later graduated LMC's Police Reserve Academy and was a former Walnut Creek Police Reserve Officer.

Twelve years ago I retired from CSAA to run my own Real Estate business. After work I give back to the community I love. I've sat on Sutter Elementary School Site Council, several boards for youth baseball, football, helped design and install City Park.

On Keller Williams leadership team, I organized civic events, planting community gardens and assisting Veterans. I'm the incoming Treasurer for the Delta Association of Realtors, future Director for California Association of Realtors, a Rotarian and the incoming Club Service Chair.

Antioch will flounder if it remains reactive. We must grab the bull by the horns with fearless leadership. Let me bring my candid, roll-up your sleeves approach to our City Council.

My Four Main Goals:

1. Community Safety 1st! I will insure Measure C funds are used as promised for police, plain and simple
2. Revitalize Downtown: Our seniors deserve only the best treatment, building condos where there should be a park is just foolishness
3. Tax Business Reasonably: simplify taxes, be fair
4. Economic Growth: safety and business friendly attitudes will stimulate our city and economy

"A" should stand for Antioch, not "Afraid". I am a successful business woman, a proven doer with common sense and spine. I can't bring results alone, though. I need your support!

LAMAR THORPE Community College Administrator

In 1981, I was born in prison to a mother addicted to heroin. At two days old, I was placed in foster care and raised by a family who immigrated to the US from Mexico. As a result, my first language is Spanish. In 5th grade, I was placed in Special Education and subsequently graduated high school not knowing how to read and write. After two semesters in junior college, I was asked to leave because I was illiterate. With nowhere else to go, I enlisted in the US Navy.

Today, I'm a proud 8 year Navy veteran, two time graduate of The George Washington University, higher education administrator, and member of the Antioch Economic Development Commission. I'm running for city council to create opportunities for our residents to build a more secure livelihood and a sense of dignity. I chose to raise my family in Antioch, but what I did not choose was violent crime, an 8% local unemployment rate, and an imbalance between jobs and housing.

Since the foreclosure crisis, many in Antioch have resorted to working two to three part-time jobs, often receiving low wages to keep their homes and put food on the table. As a councilmember, I will fight to advance policies that are going to:

Incentivize high paying job growth in manufacturing, research and development and biotechnology;

Build Antioch's police and code enforcement divisions; and,

Streamline government to foster a collaborative environment between business, labor and City Hall.

I humbly ask for your vote.

DIANE GIBSON-GRAY Executive Director/Trustee

The city of Antioch is at a crisis point and good leadership requires experience. My business, community service, elected and appointed office experiences, combined with my lifetime knowledge of Antioch qualifies me to serve on the Antioch City Council.

Below are my three top priorities:

1. Quickly hire public safety employees and get additional "boots on the ground". Police officers, code enforcement and support staff must be hired now!
2. Increase city services to the public by bringing back city employee's 40-hour work week.
3. Transportation improvements (widening Highway 4, E-Bart and Highway 160 connector ramps) makes Antioch an attractive development opportunity; now is the time for discussions with potential new business entities.

I have worked 28 years in the cable telecommunications industry, 10 years as a nonprofit Executive Director for the Arts & Cultural Foundation, and over 25+ years as an active community volunteer. I am in my second term as a Trustee for the Antioch Unified School District. I currently serve on the Executive Board for the Antioch Chamber of Commerce and have been a Planning and Recreation Commissioner. I am a Rotarian and a Women's Club member and a 50+ year resident of Antioch.

The residents of Antioch deserve to live in a safe community, have access to public services and have smart growth that will leave a lasting positive legacy.

Elect a Council Member with experience, willing to make needed changes and ready to do the job today. Vote for Diane Gibson-Gray.

Diane Gibson-Gray
www.DianeGibsonGray.com
(925) 325-9897

TONY G. TISCARENO Appointed Antioch Councilmember

Last year, I was appointed to fill the vacancy on the Antioch City Council. I've resided in Antioch for 44 years. My wife, Olivia, and I raised our children here. It is my great honor to represent you.

Antioch has many challenges to overcome to become the great city I know we can be. Getting a handle on crime being the most important.

Hiring More Police:

We are aggressively recruiting EXPERIENCED police officers and training dozens more at the Police Academy. We are making progress, with the goal of getting 22 additional officers on the streets.

Fighting Gangs, Drugs and Illegal Weapons:

While we're hiring more officers, Antioch Police and the FBI are working overtime to PROACTIVELY take down criminals BEFORE they engage in violent behavior against citizens. I WHOLEHEARTEDLY SUPPORT THIS EFFORT.

Taking CRIME PREVENTION into Our Own Hands:

I'm proud of our residents who participate in monthly Antioch Police neighborhood cleanups; get involved in Neighborhood Watch (we have 480 "Block Captains"); even our garbage collectors and postal workers now CALL IN SUSPICIOUS NEIGHBORHOOD ACTIVITY.

Hiring more code enforcement officers to cite and fine negligent property owners, revitalizing RIVERTOWN, making City Hall more "business friendly", and attracting a great restaurant at Humphrey's -- are also priorities.

Today requires a new kind of Councilmember -- one who is accessible 24/7. Please call me anytime. As your representative, I will continue to work hard to improve this great city. I would be honored to earn your vote.

Tony Tiscareno
Cell (925) 234-3639

LOCAL MEASURES
SUBMITTED TO VOTERS

City of Antioch

**MEASURE O
CITY OF ANTIOCH**

BUSINESS LICENSE TAX. To provide funding that cannot be seized by the State, to maintain such general City services as police services, code enforcement, street repairs, senior services and youth programs, shall the City of Antioch adopt a residential landlord business license tax based on the type and number of units and confirm the existing gross receipts business license tax with an increased minimum tax, which is not a tax on the general public?

**CITY ATTORNEY'S IMPARTIAL ANALYSIS OF
MEASURE O**

The City Council voted unanimously to put Measure O on the ballot to ask voters to:

- Confirm that the rental of real property (e.g. land or building) is a business subject to taxation;
- Impose an annual business license tax on residential landlords renting Antioch property at \$250 per detached, single-family dwelling unit (e.g. house) and \$150 per attached, multi-family dwelling unit (e.g. apartment); and
- Maintain existing business license taxes for all other businesses, but with an increase in the annual minimum tax to \$100 for businesses subject to the gross receipts tax formula, except for certain home occupation businesses for which the minimum tax remains \$25.

Applicability of Business License Taxes

Business license taxes are not taxes on the general public. Businesses operating in Antioch pay the tax to provide funding for municipal services in Antioch. These municipal services, like police, code enforcement, street repair, park and median landscaping and maintenance, benefit businesses and residences in Antioch.

Landlords of commercial properties already pay business license taxes based on the existing gross receipts formula. Likewise, their commercial tenants pay business license taxes. Historically, the majority of residential landlords (single-family and multi-family) have not paid a business license tax. The proposed per dwelling unit business license tax would replace the gross receipts business license tax that some apartment owners have paid.

Nonprofits -- including nonprofit senior housing -- are exempt from paying the existing business license tax and would be exempt from this proposed tax.

Business License Tax Formulas

Cities may use different formulas for taxing different kinds of businesses. This may include using flat dollar amounts for some businesses and a percentage of gross receipts for other kinds of businesses. Sometimes cities use a particular formula because it is more efficient method of tax collection.

The proposed tax on residential landlords would only apply to properties located in Antioch. This meets Constitutional requirements to be nondiscriminatory and apportioned so not to burden interstate commerce.

General Revenue for All City Services

The tax revenue would be deposited in the City's general fund. It could be used for any legal municipal purpose including: police and emergency response; code enforcement; local economic development and job creation; street repair; and any other City program or service.

Effect of Measure O

Voting "Yes" on Measure O is a vote to: 1) confirm that the rental of property is a business subject to taxation; 2) impose an annual business license tax on residential landlords; and 3) maintain the existing business license taxes for all other businesses but with an increase to the minimum business license tax for businesses subject to the gross receipts formula, with some exceptions.

Voting "No" on Measure O is a vote against the tax on residential landlords and the increased minimum business license tax.

If a majority of voters vote "Yes" on Measure O, it passes.

Respectfully submitted,

Lynn Tracy Nerland
Antioch City Attorney

**ARGUMENT IN FAVOR OF
MEASURE O**

The City of Antioch lacks the revenue to provide adequate levels of municipal services to the community. Suffering from staffing and operating expense cuts of 30% since 2007, all General Fund functions are significantly understaffed, including Police, Code Enforcement, Public Works, Planning, Building and administrative departments. As a result the police department, the public works office and City Hall are closed on Fridays.

Antioch does not have a spending problem. Antioch has a revenue problem. Low property values, low property tax revenue, and low sales tax revenue give Antioch much lower General Fund revenues than comparably sized cities in the County, at \$404.36 per resident (2014-15 budget). In comparison, Concord receives \$681.68 and Richmond, at \$1,255.75, receives more than triple the revenue of Antioch. Pittsburg and Brentwood receive \$555.84 and \$817.35 respectively.

A group of Antioch citizens started an initiative to adjust the Business License Tax for residential landlords to \$240 per unit per year. After months of negotiations between the California Apartment Association, the citizen's initiative leaders and the City, the City proposed a \$250 per unit annual charge for detached houses being rented and \$150 per unit for multi-family rental units. This will equate to \$20.83 per month for rental houses and \$12.50 a month for apartments - about one percent (.8% to 1.2%) of gross rent, which will be paid by landlords. The citizens agreed. The Apartment Association did not.

Many wealthy investors that purchased houses in Antioch have not been paying Business License Taxes. It's time they did. They are making millions in Antioch, while enjoying the tax advantages of real estate investment. Measure O will ensure they pay their fair share in Antioch. After all, all property owners will benefit greatly from the additional services the City will fund with this revenue.

**JOIN ANTIOCH CITIZENS IN SUPPORTING
MEASURE O.**

Antioch City Council, Wade Harper, Mayor
Hansel Hon Tao Ho, Former Crime Prevention
Commissioner
James Kenneth Gray Jr., Boardmember - East Contra
Costa Transit Authority
Donald P. Freitas, Former Mayor - City of Antioch
Robin Agopian, Resident

**ARGUMENT AGAINST
MEASURE O**

In June, the *Contra Costa Times* reported that the City of Antioch has a budget surplus according to the City's own Finance Director. But once again, the Antioch City Council is trying to increase taxes on its citizens.

And once again the City Council has proposed a tax measure that side-steps the two-thirds vote requirement, thus making it even easier to increase taxes without requiring the City to reveal how the money will be spent.

Last year, Antioch voters supported a massive tax increase - Measure C. The City Council claimed (falsely) that the money would be used to hire 22 new police officers. But the *Contra Costa Times* uncovered that Measure C money was never used to hire 22 new officers; and another news report stated that Antioch voters were "hoodwinked on the use of Measure C funds."

With Measure O, the City Council is trying to take advantage of the voters again!

- Many senior citizens will ultimately be paying for the Measure O tax.
- There are absolutely no guarantees how the Measure O money will be spent.
- Antioch's Finance Director said that the City has a budget surplus.

It is irresponsible for the City Council to raise taxes resulting in higher costs for senior citizens - many on fixed incomes and elderly - and least able to afford increased monthly payments.

The City Council should simply trust the voters and provide a detailed spending plan when asking for new taxes. But instead, the City Council is asking for another blank check, and using scare tactics to influence unsuspecting voters.

So if the City Council won't trust the voters, why should we trust the City Council with yet another tax increase? Please join senior citizens, home owners, and business owners in Voting NO on Measure O.

California Apartment Association, Contra Costa Division,
Aaron Meadows, Board Member
Lisa Alotte, Antioch Senior Citizen
Scott Macintyre, Antioch Realtor/Resident
Perry Shusta, Antioch Resident/Business Owner
Charles Caballero, Antioch Senior Citizen

**FULL TEXT OF
MEASURE O**

**AN ORDINANCE OF THE CITY OF ANTIOCH
TO UPDATE THE EXISTING BUSINESS LICENSE
TAX ORDINANCE TO INCLUDE A RESIDENTIAL
LANDLORD BUSINESS LICENSE TAX AND TO
CONFIRM THE EXISTING BUSINESS LICENSE TAX,
WITH AN INCREASE IN THE MINIMUM TAX**

The people of the City of Antioch do ordain as follows:

SECTION 1. BUSINESS LICENSING. The following sentence is added to the definition of "Business" in Section 3-1.102 of the Antioch Municipal Code:

"The rental or lease of real property is a Business subject to taxation under this chapter."

SECTION 2. RESIDENTIAL LANDLORD BUSINESS LICENSE TAX. The following provision is added to Chapter 1 of Title 3 of the Antioch Municipal Code to read as follows:

"Section 3-1.217 RESIDENTIAL LANDLORD

(A) In lieu of any other business license tax and subject to sub-section (B) below, all those in the business of renting living quarters, including but not limited to a rental dwelling unit as defined in Section 5-20.201 of the Antioch Municipal Code, shall pay the annual license amount indicated in the table immediately below based on the total number of units they are renting or have available for rent within the City of Antioch and the type of unit as defined in the Municipal Code:

Type Of Unit	Annual tax
Single family dwelling unit	\$250.00 per unit
Multi-family dwelling unit including duplexes, condominiums and apartments	\$150.00 per unit

(B) The following living quarters are excepted from this requirement to pay a business license tax based on dwelling units but still must pay the tax based on gross receipts: (i) those that fit within the definition of hospital, hotel, motel, and convalescent and extended care facility and residential care facility as defined in Section 9-5.203 of the Antioch Municipal Code; (ii) those that are exempt as a matter of law; and (iii) those that the Director of Financial Services reasonably determines to be substantially similar in nature to one of the excepted living quarters listed above.

(C) The Director of Financial Services may promulgate policies and procedures to administer this tax.

SECTION 3. CONFIRMATION OF THE EXISTING BUSINESS LICENSE TAX ORDINANCE AND RATE. The business license tax provisions in Chapter 1 of Title 3 of the Antioch Municipal Code are hereby confirmed. Any

business not specifically enumerated in Chapter 1 of Title 3 of the Antioch Municipal Code, which the City may tax, shall pay a business license tax according to the average annual gross receipts as defined according to the existing formula in Section 3-1.201 of the Antioch Municipal Code, with the exception that the minimum tax is raised to \$100.00, except for Home Occupation Businesses as defined in Title 9 that are not "Professionals" as defined in Title 3, as to whom the minimum tax shall remain \$25.00:

From	To	Tax
\$0.00	\$20,000.00	\$100.00 (except for non-Professional Home Occupation businesses which shall pay \$25.00)
\$20,001.00	\$1,000,000.00	\$1.25 / \$1,000.00 of gross receipts
\$1,000,001.00 & above		\$1,250.00 plus 20 ¢ / thousand dollars of gross receipts over \$1,000,000.00

SECTION 4. AMENDMENT. This Ordinance may be repealed or amended by the City Council without a vote of the People except as follows: as required by Article XIII C of the California Constitution, any amendment that increases the amount or rate of tax beyond the levels authorized by this Ordinance may not take effect unless approved by a vote of the People. The City Council may impose the tax in any amount or rate which does not exceed the rate approved by the voters of the City.

SECTION 5. REVENUE MEASURE. The tax adopted by this Ordinance is enacted solely to raise revenue for municipal purposes and is not intended for the purpose of regulation. The People of the City determine the tax to be an appropriate general tax for the purpose of raising revenue. Proceeds of the tax will be deposited in the general fund of the City and will be available for any lawful municipal purpose. This Ordinance does not, in itself, authorize the conduct of any business or activity in the City, but merely provides for the taxation of such businesses or activities.

SECTION 6. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby. The voters of the City hereby declare that they would have adopted this Ordinance and each portion thereof regardless of the fact that an invalid portion or portions may have been present in the Ordinance.

SECTION 7. CEQA. This business license tax to be submitted to the voters is a general tax that can be used for any legitimate governmental purpose. As such, under CEQA Guidelines section 15378(b)(4), the tax is not a project within the meaning of CEQA because it creates a government funding mechanism that does not involve any commitment to any specific project that may result in a potentially significant impact on the environment.

Therefore, under CEQA Guidelines section 15060, review under CEQA is not required.

SECTION 8. EFFECTIVE DATE. This ordinance relates to the levying and collecting of the City's business license tax and shall not take effect until ten days after the certification of its approval by the majority of the voters voting at the general municipal election to be held on November 4, 2014 pursuant to Elections Code section 9217

SECTION 9. CERTIFICATION: PUBLICATION.

Upon approval by the voters, the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause it to be published according to law.

Ordinance No. ___ was submitted to the People of the City of Antioch at the November 4, 2014 municipal election. It is hereby certified that this Ordinance was **APPROVED** by the following vote of the People of Antioch:

YES:

NO:

This Ordinance was thereby adopted by the voters at the November 4, 2014 election and took effect 10 days following adoption of a resolution declaring the results of the election at a regular meeting of the City Council held on _____ by the following vote:

AYES:

NOES:

ABSENT:

I hereby certify that the foregoing is a true and correct copy of an ordinance duly and regularly adopted by the People of the City of Antioch, California.

Arne Simonsen,
City Clerk of the City of Antioch

★ Voting-by-Mail ★

Can I vote-by-mail for this election only?

Yes! Fill out and return the vote-by-mail application on the back cover of your Voter Information Pamphlet. If you want to vote by mail for this election, just check the box on the application to request a ballot for this election only.

When will I get my vote-by-mail ballot?

Your ballot goes in the mail starting 29 days before the election. If you do not receive your ballot around that time, call us. We will send you a replacement ballot. If there is not enough time to mail it, you can pick one up at our office.

How can I vote before Election Day?

You can vote at the Elections' Office beginning 29 days before the election.

If I am traveling, can I get my vote-by-mail ballot at a different address?

Yes. Contact us and give us your temporary out-of-town address. Or if you prefer, you can vote early at the Elections' Office starting 29 days before the election.

Will the Post Office forward my vote-by-mail ballot to my new address?

No! Vote-by-mail ballots cannot be forwarded. Update your registration at www.registertovote.ca.gov or fill out a new voter registration form with your updated information. It must be postmarked no later than 15 days before the election in order for a vote-by-mail ballot to be sent to you.

What if I lose my ballot?

Call us. If it is too late to mail you a replacement ballot, you may pick one up at the Elections Office.

What if I make a mistake on my ballot?

You may make a correction in a manner that clearly indicates your intended vote, or contact our office to ask for a replacement ballot.

Can I vote at the polls if I am a vote-by-mail voter?

Yes. Take your vote-by-mail ballot and envelope to the polling place, and ask for a poll ballot. If you do not have **both** your vote-by-mail ballot and envelope, you must vote a provisional ballot, which will be counted after the election.

How do I turn in my vote-by-mail ballot?

You must return your ballot in the envelope provided. You can:

- Mail your ballot,
- Drop it off at the Elections' Office, or
- Take it to a polling place on Election Day between 7 a.m. and 8 p.m.

Deadline: Your ballot must be at the Elections' Office or a polling place by 8 p.m. Election Night – no exceptions!

What if I forgot to sign my return envelope?

Your ballot will **not** be counted. But if we receive your unsigned ballot envelope before the election, we will try to contact you.

Can I check to see if you have received my vote-by-mail ballot?

Yes. Go to our website at www.cocovote.us or call: 925.335.7800



If the Elections Office receives your vote-by-mail ballot before Election Day, it will be counted by 8 p.m. on Election Day. If you drop off your vote-by-mail ballot on Election Day, it will be counted after Election Day.

Contra Costa County Elections Office

Open 8 am to 5 pm weekdays, and
from 7 am to 8 pm on Election Day
555 Escobar St., Martinez, CA 94553
Tel. 925.335.7800 ★ www.cocovote.us

ALTERNATE LANGUAGE ASSISTANCE

Federal and State laws recognize that many Americans require voting information and ballots in non-English languages in order to be informed voters and participate effectively in our representative democracy.



Contra Costa County provides the following services on Election Day:

- ❖ Bilingual ballots in English and Spanish at all polling places.
- ❖ In selected precincts, ballot facsimiles are available in Chinese, Tagalog, Japanese, Korean, Vietnamese and Hindi.
- ❖ Automark™ touchscreen / audio device to assist voters in reading and marking their ballot in English or Spanish.
- ❖ Bilingual Poll Workers – we are actively recruiting volunteers!

CONTACT OUR OFFICE FOR FURTHER INFORMATION

Email: outreach@vote.cccounty.us

Phone: 925.335.7821

ACCESSIBILITY INFORMATION



Contra Costa County is proactive in reducing or eliminating barriers to increase voter access for participation on Election Day. The following resources are available at all polling places to ensure that voting is accessible to voters with disabilities.

Curbside Voting: is available for voters who are unable to enter the polling place; poll workers will bring the necessary voting materials to the voter in front of the polling place.

Accessible Voting Equipment:

- ✓ Voting booths that allow voters to vote while sitting in a chair or wheelchair
- ✓ Magnifying sheets to enlarge the print on the ballot
- ✓ AutoMARK™ touchscreen / audio device to assist voters with vision or various motor skill limitations to mark their ballot privately and independently

Large Print or Audio Format Information is available upon request by calling 925.335.7821 or via email to outreach@vote.cccounty.us

INFORMACIÓN SOBRE ACCESIBILIDAD



El Condado de Contra Costa es proactivo para reducir o eliminar obstáculos y aumentar el acceso a la participación de los votantes el día de elecciones. Los siguientes recursos están disponibles en todos los lugares de votación para garantizar que el voto sea accesible para los votantes con discapacidades

Votación desde la acera: esta disponible para votantes que no tengan la habilidad para entrar al lugar de votación; los trabajadores electorales pueden traer los materiales electorales necesarios para que el votante vote afuera del lugar de votación.

Equipo de votación accesible:

- ✓ Cabinas de voto que permiten a los votantes votar mientras se está sentado en una silla o silla de ruedas
- ✓ Hojas de aumento para ampliar la imagen impresa en la balota
- ✓ AutoMARK™ dispositivo de pantalla táctil /audio para ayudar a los votantes con limitaciones visuales o motrices para marcar su balota en privado y de forma independiente

Información impresa con letra grande o formato de audio puede ser solicitada llamando al 925.335.7821 o por correo electrónico a: outreach@vote.cccounty.us

Important Dates for this Election

October 6, 2014	FIRST DAY TO RECEIVE A VOTE-BY-MAIL BALLOT – This is the first day our office can issue you a vote-by-mail ballot.
October 20, 2014	LAST DAY TO REGISTER TO VOTE IN THIS ELECTION – You must be registered by this date to vote in this election.
October 28, 2014	LAST DAY FOR THE REGISTRAR TO MAIL YOU A BALLOT – Your written request for a vote-by-mail ballot must be received in our office no later than 5:00 pm on this date.
November 4, 2014	ELECTION DAY – Polls will be open from 7:00 am to 8:00 pm. Return your voted vote-by-mail ballot to this office or any polling place in Contra Costa County by 8:00 pm.

3 Ways to Vote

Contra Costa County offers multiple voting options to fit your style of voting.

1. **Vote at the Polls on Election Day!** Your assigned polling place is located on the back cover. Be aware that your polling place may have changed since the previous election.
2. **Vote Early** – The Contra Costa County Elections' Division office is open as a polling place for the November 4, 2014 Election, beginning on Monday, October 6, 2014 through Tuesday, November 4, 2014. You may vote a vote-by-mail ballot at the Elections' Division office:

Location: 555 Escobar Street, Martinez
 Voting Hours: Oct. 6th – Nov 4th
 Monday – Friday 8 am to 5 pm

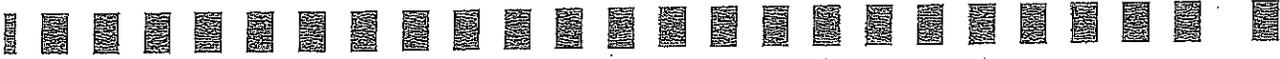
 Nov. 4, 2014 (Election Day)
 7:00 am to 8:00 pm

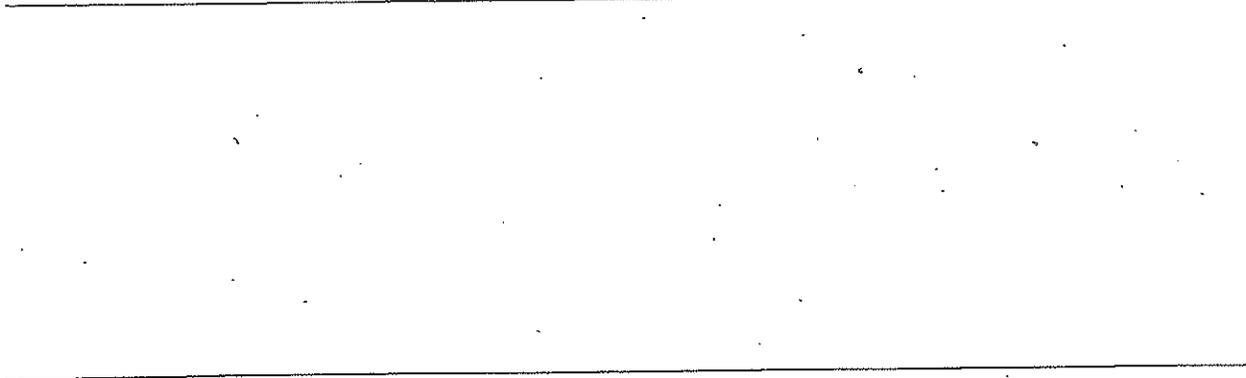
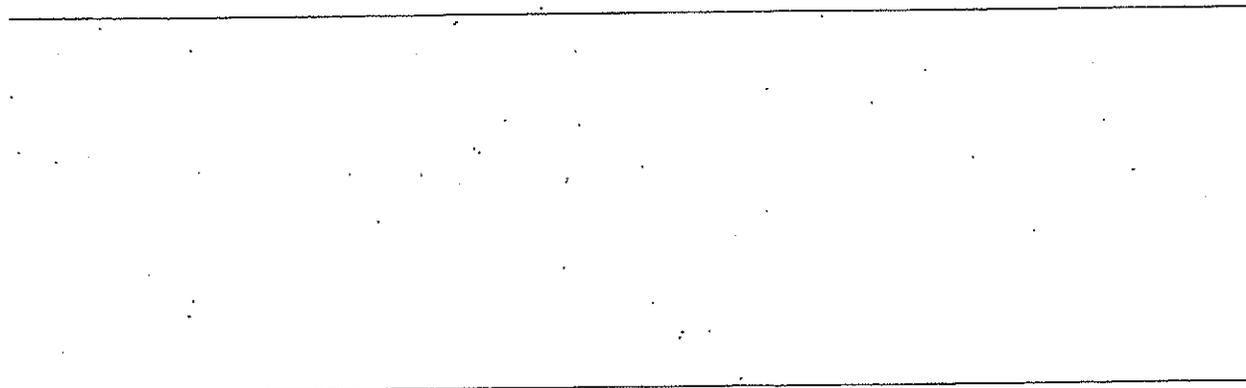
3. **Vote-by-Mail** – The application on the back of this pamphlet must be completed, signed only by the voter, sent by mail or fax to 925.335.7838, and must be received by the Elections' Division no later than Oct. 28th. Voters may also send a letter providing their name, residence address, mailing address if different, birth date, and signature.

To become a permanent vote-by-mail voter, just sign the vote-by-mail application. You will automatically receive your vote-by-mail ballot before every election in which you are eligible to vote.

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Member, City Council / Miembro, Concejo Municipal				
Four Year Term / Término de cuatro años Vote for Two / Vote por Dos				
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<p>CONTINUE VOTING ON NEXT CARD CONTINÚE VOTANDO EN LA SIGUIENTE TARJETA</p> 					
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MEASURES SUBMITTED TO THE VOTERS MEDIDAS SOMETIDAS A LOS VOTANTES	MEASURES SUBMITTED TO THE VOTERS MEDIDAS SOMETIDAS A LOS VOTANTES	MEASURES SUBMITTED TO THE VOTERS MEDIDAS SOMETIDAS A LOS VOTANTES
STATE / ESTADO	STATE / ESTADO	CITY OF ANTIOCH / CIUDAD DE ANTIOCH
<p>45</p> <p>HEALTHCARE INSURANCE. RATE CHANGES. INITIATIVE STATUTE. Requires insurance Commissioner's approval before health insurer can change its rates or anything else affecting the charges associated with health insurance. Provides for public notice, disclosure, and hearing, and subsequent judicial review. Exempts employer large group health plans.</p> <p>Fiscal Impact: Increased state administrative costs to regulate health insurance, likely not exceeding the low millions of dollars annually in most years, funded from fees paid by health insurance companies.</p> <p>SEGURO DE CUIDADOS DE LA SALUD. CAMBIOS DE TARIFAS. INICIATIVA PARA PROMULGAR UN ESTATUTO. Exige la aprobación del Comisionado de Seguros antes de que las aseguradoras de salud puedan cambiar sus tarifas o cualquier cosa que afecte los cargos relacionados con el seguro de salud. Preve aviso público, divulgación, y audiencia, y posterior revisión judicial. Exime a los planes de salud para grupos grandes proporcionados por empleadores. Impacto fiscal: Incremento de los costos administrativos del estado para regular el seguro de salud, que muy probablemente no excederá unos pocos millones de dólares anuales en la mayoría de los años, financiado con las tarifas pagadas por las compañías de seguro.</p> <p><input type="radio"/> Yes / Si</p> <p><input type="radio"/> No / No</p>	<p>47</p> <p>CRIMINAL SENTENCES. MISDEMEANOR PENALTIES. INITIATIVE STATUTE. Requires misdemeanor sentence instead of felony for certain drug and property offenses. Inapplicable to persons with prior conviction for serious or violent crime and registered sex offenders. Fiscal Impact: State and county criminal justice savings potentially in the high hundreds of millions of dollars annually. State savings spent on school truancy and dropout prevention, mental health and substance abuse treatment, and victim services.</p> <p>CONDENAS PENALES. PENAS POR DELITOS MENORES. INICIATIVA PARA PROMULGAR UN ESTATUTO. Exige condenas por delito menor en lugar de delito mayor para ciertas infracciones relacionadas con las drogas y la propiedad. No aplicable a personas con condenas anteriores por delitos graves o violentos y ofensores sexuales registrados. Impacto fiscal: Ahorros a los sistemas penales del estado y condado potencialmente en varios cientos de millones de dólares anuales. Los ahorros estatales se gastarán en la prevención del ausentismo y deserción escolar, tratamiento de salud mental y abuso de sustancias, y servicios a las víctimas.</p> <p><input type="radio"/> Yes / Si</p> <p><input type="radio"/> No / No</p>	<p>0</p> <p>BUSINESS LICENSE TAX. To provide funding that cannot be seized by the State, to maintain such general City services as police services, code enforcement, street repairs, senior services and youth programs, shall the City of Antioch adopt a residential landlord business license tax based on the type and number of units and confirm the existing gross receipts business license tax with an increased minimum tax, which is not a tax on the general public?</p> <p>IMPUESTO A LA LICENCIA COMERCIAL. Para brindar financiamiento que no pueda ser apoderado por el Estado, para mantener los servicios municipales generales tales como los servicios policiales, el cumplimiento de los códigos, las reparaciones de calles, los servicios para ciudadanos mayores y los programas para jóvenes, ¿deberá la Ciudad de Antioch adoptar un impuesto a la licencia comercial sobre las propiedades residenciales basado en el tipo y la cantidad de unidades y confirmar los ingresos brutos del impuesto a la licencia comercial existente con un impuesto mínimo mayor, que no es un impuesto aplicado al pueblo en general?</p> <p><input type="radio"/> Yes / Si</p> <p><input type="radio"/> No / No</p>
<p>48</p> <p>INDIAN GAMING COMPACTS. REFERENDUM. A "Yes" vote approves, and a "No" vote rejects,</p>	<p><input type="radio"/> Yes / Si</p> <p><input type="radio"/> No / No</p>	

Administration
925.335.7899
925.335.7893 fax

Elections Division
925.335.7800
925.335.7836 fax

Contra Costa County
Clerk-Recorder-Elections Department
555 Escobar Street
Martinez, CA 94553

Joseph E. Canciamilla
County Clerk-Recorder
and Registrar of Voters

Deborah Cooper
Deputy County Clerk-Recorder

Scott Konopasek
County Assistant Registrar



Español

Estimado Votante,

Continuamente, nos esforzamos para actualizar y mejorar nuestro servicio hacia ustedes. Nuestros cambios recientes han probado ser bien recibidos y han mejorado mucho los procesos y opciones reestructurados para que usted obtenga nuestros servicios. Queremos tomar esta oportunidad para resaltar alguno de los últimos cambios y recordarle las opciones que tiene a su disponibilidad.

- La Muestra de Balota está en el nuevo folleto. En el reverso del folleto hay una solicitud desglosable para solicitar una balota de Voto por Correspondencia. Devuélvala solamente si usted no es un votante de Voto por Correspondencia. SI USTED YA ES UN VOTANTE DE VOTO POR CORRESPONDENCIA NO NECESITA DEVOLVER LA SOLICITUD, usted recibirá automáticamente su balota en el correo. Recuerde que puede seguir el estado de su balota en nuestra página web www.cocovote.us
- Este folleto indica el nombre y número de su recinto electoral en la contraportada. Muchos lugares de votación tendrán más de un recinto electoral, por favor, acuérdesese de su número de recinto electoral cuando vaya a su lugar de votación, esto le ayudará a avanzar más rápido durante el proceso.
- La estandarización de los lugares de votación así como la identificación de recintos electorales por nombre y número reducirá la confusión causada cuando los lugares de votación son movidos entre elecciones. Con la excepción de circunstancias especiales, su recinto electoral y lugar de votación no debe cambiar en los años venideros.
- Nuestras páginas web rediseñadas en www.cocovote.us ayudan para que el explorar y buscar por información y recursos sea más fácil. Usted puede inscribirse para votar, solicitar ser un votante de Voto por Correspondencia, actualizar su dirección o cualquier otra información personal o afiliación política. Usted también puede hacer el seguimiento de su balota en-línea.

Estamos interesados en escuchar sobre su experiencia con nuestra oficina. Si tiene alguna pregunta, comentario, o desea darnos su opinión, por favor envíelo por correo electrónico a candidate.services@vote.cocounty.us o llámenos al 925-335-7800.

Gracias por participar en el proceso electoral!

Sinceramente,

Joseph E. Canciamilla
Secretario- Escribano y Registrador de Votantes del Condado

FOLLETO DE INFORMACIÓN PARA EL VOTANTE

Las siguientes páginas contienen información para el votante que es aplicable a su balota que puede incluir los siguientes artículos:

- DECLARACIONES DE LOS CANDIDATOS
- MEDIDAS
- ANÁLISIS LEGAL
- LOS ARGUMENTOS A FAVOR Y EN CONTRA

De conformidad con las disposiciones de las Secciones
13307, 13308 y 13312 del Código Electoral y
85601(c) del Código de Gobierno

**LOS ARGUMENTOS A FAVOR O EN CONTRA
DE LA MEDIDA PROPUESTA
SON LAS OPINIONES DE SUS AUTORES.**

Existe la posibilidad de que este folleto no contenga las declaraciones de todos los candidatos; sin embargo, en la Muestra de Balota aparece una lista completa de todos ellos. Las declaraciones de los candidatos son presentadas por el candidato y se imprimen tal como son presentadas. El costo de imprimir cada declaración queda a cargo del candidato, a no ser que el órgano ejecutivo determine lo contrario.

Visite nuestro sitio web en: www.cocovote.us

Si usted tiene alguna pregunta envíenos un correo electrónico a
Candidate.Services@vote.cccounty.us
o llámenos al 925.335.7800

Spanish

CIUDAD DE ANTIOCH, MIEMBRO DEL CONCEJO MUNICIPAL

LORI GGORCHOCK
Empresaria Local

¡No cabe ninguna duda, me apasiona Antioch! Luego de graduarme en Antioch High, con Richard, mi esposo hace 31 años, criamos a nuestros 3 hijos aquí. Luego me gradué en la Academia de Reserva de la Policía de LMC y fui ex Agente de Policía de Reserva de Walnut Creek.

Doce años atrás me retiré de CSAA para dirigir mi propio negocio de Bienes Raíces. Luego del trabajo le retribuía a la comunidad que amo. Presidí el Consejo Escolar de la Escuela Primaria Sutter, varias juntas de béisbol juvenil, fútbol, ayudé a diseñar e instalar el Parque Municipal.

En el equipo de liderazgo de Keller Williams, organicé eventos cívicos, plantando jardines comunitarios y asistiendo a los Veteranos. Soy la Tesorera entrante de la Asociación de Agentes Inmobiliarios del Delta, futura Directora de la Asociación de Agentes Inmobiliarios de California, una Rotaria y la Presidenta entrante del comité Club Service.

Antioch fracasará si sigue inactiva. Debemos tomar al toro por las astas con un liderazgo valiente. Déjeme traer mi enfoque cándido de arremangarse las mangas a nuestro Concejo Municipal.

Mis Cuatro Metas Principales:

1. ¡La Seguridad de la Comunidad 1ª! Aseguraré que los fondos de la Medida C sean utilizados según lo prometido para la policía, lisa y llanamente
2. Revitalizar el Centro Urbano: Nuestros ciudadanos mayores merecen solo el mejor tratamiento, construir condominios donde debería haber un parque es simplemente una tontería
3. Gravar a los Negocios Razonablemente; simplificar los impuestos, ser justos
4. Crecimiento Económico: las actitudes favoreciendo la seguridad y los negocios estimularán nuestra ciudad y economía

"A" debería ser por Antioch, no por "Asustado". Soy una empresaria exitosa, una hacedora comprobada con sentido común y fuerza de voluntad.

No obstante, no puedo traer resultados yo sola. ¡Necesito su apoyo!

LAMAR THORPE
Administrador de Colegio Comunitario

En 1981, nací en prisión por una madre adicta a la heroína. A los dos días de vida, fui colocado en el cuidado de acogida y criado por una familia de inmigrantes de México a EE. UU. Como resultado, mi primer idioma es el español. En 5º grado, fui colocado en Educación Especial y subsiguientemente me gradué en la escuela secundaria sin saber leer y escribir. Luego de dos semestres en la universidad menor, me pidieron que me retirara porque era analfabeto. Sin tener a dónde ir, me enlisté en la Marina de los EE. UU.

Hoy, soy un orgulloso veterano de la Marina de 8 años, graduado dos veces en la Universidad The George Washington, administrador de educación superior, y miembro de la Comisión de Desarrollo Económico de Antioch. Me postulo para el concejo municipal para crear oportunidades para que nuestros residentes construyan un sustento más seguro y un sentido de la dignidad. Elegí criar a mi familia en Antioch, pero lo que no elegí fue el delito violento, una tasa de desempleo local del 8%, y un desequilibrio entre los empleos y la vivienda.

Desde la crisis de las ejecuciones hipotecarias, muchos en Antioch han recurrido a tener de dos a tres empleos de medio tiempo, recibiendo a menudo bajos salarios para mantener sus hogares y llevar comida a la mesa. Como concejal, lucharé para promover políticas que:

Incentivarán el crecimiento de los empleos bien remunerados en manufactura, investigación y desarrollo y biotecnología;

Construirán las divisiones de policía y cumplimiento de códigos de Antioch; y, Simplificarán al gobierno para fomentar un entorno colaborador entre los negocios, la mano de obra y el Ayuntamiento.

Le pido humildemente su voto.

DIANE GIBSON-GRAY
Directora Ejecutiva/Fideicomisaria

La ciudad de Antioch está en un punto de crisis y el buen liderazgo requiere experiencia. Mis experiencias en negocios, servicio comunitario, cargos electos y designados por nombramiento, combinadas con mi conocimiento de toda la vida de Antioch me califica para desempeñarme en el Concejo Municipal de Antioch. Abajo están mis tres principales prioridades:

1. Contratar rápidamente empleados de seguridad pública y obtener "botas en el campo" adicionales. ¡Los agentes de policía, el personal de cumplimiento de códigos y de apoyo deben ser contratados ahora!
2. Aumentar los servicios municipales al pueblo devolviendo la semana laboral de 40 horas a los empleados municipales.
3. Mejorar los transportes (ampliación de las rampas conectoras de la Carretera 4, el E-Bart y la Carretera 160) hace de Antioch una atractiva oportunidad de desarrollo; ahora es el momento de las discusiones con las potenciales entidades comerciales nuevas

He trabajado 28 años en la industria de telecomunicaciones por cable, 10 años como Directora Ejecutiva de la Fundación de Arte y Cultura sin fines de lucro, y más de 25 años como voluntaria de la comunidad activa. Estoy en mi segundo mandato como Fideicomisaria del Distrito Escolar Unificado de Antioch, actualmente me desempeño en la Junta Ejecutiva de la Cámara de Comercio de Antioch y he sido Comisionada de Planificación y Recreación. Soy una Rotaria y miembro del Club de Mujeres y residente hace más de 50 años de Antioch.

Los residentes de Antioch merecen vivir en una comunidad segura, tener acceso a los servicios públicos y tener un crecimiento inteligente que deje un legado positivo duradero.

Elija una Concejala con experiencia, con voluntad de hacer los cambios necesarios y preparada para hacer el trabajo hoy. Vote por Diane Gibson-Gray.

Diane Gibson-Gray
www.DianeGibsonGray.com
(925) 325-9897

TONY G. TISCARENO
Concejal Designado de Antioch

El año pasado, fui designado para ocupar la vacante en el Concejo Municipal de Antioch. Hace 44 años que resido en Antioch. Mi esposa, Olivia, y yo criamos a nuestros hijos aquí. Es mi gran honor representarlo.

Antioch tiene muchos desafíos que superar para convertirse en la gran ciudad que sé que podemos ser. Lo más importante es liderar con la delincuencia:

Contratar Más Policías: Estamos reclutando activamente agentes de policía EXPERIMENTADOS y capacitando a docenas más en la Academia de Policía. Estamos progresando, con la meta de tener 22 agentes adicionales en las calles.

Combatir las Pandillas, Drogas y Armas Ilegales: Si bien estamos contratando más agentes policiales, la Policía de Antioch y el FBI están trabajando horas extras para desmantelar PROACTIVAMENTE a los delincuentes ANTES de que participen en comportamientos violentos en contra de los ciudadanos. APOYO ESTE ESFUERZO CON TODO EL CORAZÓN.

Llevar la PREVENCIÓN DE DELITOS a Nuestras Propias Manos: Estoy orgulloso de nuestros residentes que participan en las limpiezas vecinales mensuales de la Policía de Antioch; participan de la Vigilancia Vecinal (tenemos 480 "Capitanes de Cuadra"); incluso nuestros recolectores de basura y trabajadores del correo ahora LLAMAN ANTE ACTIVIDADES SOSPECHOSAS EN EL VECINDARIO.

Contratar más agentes del orden para citar y multar a los propietarios negligentes, revitalizar RIVERTOWN, hacer al Ayuntamiento más "favorable para los negocios", y atraer un gran restaurante en Humphrey's – son prioridades también.

El hoy requiere un nuevo tipo de Concejal – uno que sea accesible 24/7. Por favor, llámeme en cualquier momento. Como su representante, seguiré trabajando duro para mejorar esta gran ciudad. Me sentiría honrado de obtener con su voto.

Tony Tiscareno Celular (925) 234-3639

MEDIDAS LOCALES PRESENTADAS A LOS VOTANTES

Ciudad de Antioch

**MEDIDA O
DE LA CIUDAD DE ANTIOCH**

IMPUESTO A LA LICENCIA COMERCIAL. Para brindar financiamiento que no pueda ser apoderado por el Estado, para mantener los servicios Municipales generales tales como los servicios policiales, el cumplimiento de los códigos, las reparaciones de calles, los servicios para ciudadanos mayores y los programas para jóvenes, ¿deberá la Ciudad de Antioch adoptar un impuesto a la licencia comercial sobre las propiedades residenciales basado en el tipo y la cantidad de unidades y confirmar los ingresos brutos del impuesto a la licencia comercial existente con un impuesto mínimo mayor, que no es un impuesto aplicado al pueblo en general ;

**ANÁLISIS IMPARCIAL DE LA MEDIDA O
POR EL ABOGADO DE LA CIUDAD**

El Concejo Municipal votó unánimemente para colocar la Medida O en la balota para pedir a los votantes que:

- Confirman que el alquiler de una propiedad inmueble (por ej.: un terreno o una construcción) es un negocio sujeto a gravamen;
- Apliquen un impuesto anual a las licencias comerciales sobre los propietarios residenciales que alquilen propiedades en Antioch a \$250 por unidad de vivienda unifamiliar independiente (por ej. una casa) y \$150 por unidad de vivienda multifamiliar conjunta (por ej.: un departamento); y
- Mantengan el impuesto a las licencias comerciales existente para todos los demás negocios, pero con un aumento en el impuesto mínimo anual de \$100 para los negocios sujetos a la fórmula impositiva de los ingresos brutos, excepto algunos negocios de alojamiento por los cuales el impuesto mínimo se mantiene en \$25.

Aplicabilidad de los impuestos a las Licencias Comerciales

Los impuestos a las licencias comerciales no son impuestos sobre el pueblo en general. Los negocios que operen en Antioch pagan el impuesto para brindar financiamiento para los servicios municipales en Antioch. Estos servicios municipales, como policía, cumplimiento de los códigos, reparaciones de calles, paisajismo y mantenimiento de parques y líneas medias, benefician a los negocios y las residencias de Antioch.

Los propietarios de propiedades comerciales ya pagan los impuestos a las licencias comerciales basados en la fórmula de ingresos brutos existente. Del mismo modo, sus inquilinos comerciales pagan los impuestos a las licencias comerciales. Históricamente, la mayoría de los propietarios residenciales (uni y multifamiliares) no han pagado un impuesto a las licencias comerciales. El impuesto a las licencias comerciales por unidad de vivienda propuesto reemplazaría al impuesto a las

licencias comerciales sobre los ingresos brutos que algunos dueños de departamentos han pagado.

Las viviendas sin fines de lucro – incluyendo las viviendas sin fines lucrativos para ciudadanos mayores – están exentas de pagar el impuesto a las licencias comerciales existente y estarían exentas de este impuesto propuesto.

Fórmulas del Impuesto a las Licencias Comerciales

Las ciudades pueden usar diferentes fórmulas para gravar distintos tipos de negocios. Esto puede incluir la utilización de tarifas planas en dólares para algunos negocios y un porcentaje de los ingresos brutos por otros tipos de negocios. A veces las ciudades usan una fórmula en particular porque es un método más eficiente de recaudación impositiva.

El impuesto propuesto sobre los propietarios residenciales solo se aplicaría a las propiedades ubicadas en Antioch. Esto cumple con los requisitos Constitucionales de ser imparcial y distribuido para no cargar al comercio interestatal.

Ingresos Generales para Todos los Servicios Municipales

Los ingresos provenientes del impuesto serían depositados en el fondo general de la Ciudad. Se podrían usar para cualquier propósito municipal legal incluyendo: policía y respuesta frente a emergencias; cumplimiento de los códigos; desarrollo de la economía local y creación de empleos; reparación de calles; y cualquier otro programa o servicio de la Ciudad.

Efecto de la Medida O

Votar "Sí" en la Medida O es un voto para: 1) confirmar que el alquiler de una propiedad es un negocio sujeto a gravamen; 2) aplicar un impuesto anual a las licencias comerciales sobre los propietarios residenciales; y 3) mantener los impuestos a las licencias comerciales existentes para todos los demás negocios pero con un aumento del impuesto a las licencias comerciales mínimo para los negocios sujetos a la fórmula de ingresos brutos, con algunas excepciones.

Votar "No " en la Medida O es un voto en contra del impuesto a las licencias comerciales sobre los propietarios residenciales y al aumento del impuesto a las licencias comerciales.

Si la mayoría de los votantes votan "Sí" en la Medida O, esta se aprueba.

Respetuosamente,

Lynn Tracy Nerland, Abogada de la Ciudad de Antioch

ARGUMENTO A FAVOR DE LA MEDIDA O

La Ciudad de Antioch carece de ingresos para brindar los niveles adecuados de servicios municipales a la comunidad. Sufriendo los recortes de personal y de los gastos operativos del 30% desde 2007, todas las funciones del Fondo General están significativamente sub-dotadas de personal, incluyendo la Policía, el Cumplimiento de Códigos, Obras Públicas, Planificación, Construcción, y los departamentos administrativos. Como resultado, el departamento de policía, la oficina de obras públicas y el Ayuntamiento están todos cerrados los viernes.

Antioch no tiene un problema de gastos. Antioch tiene un problema de ingresos. Los bajos valores de las propiedades, los bajos ingresos provenientes del impuesto a la propiedad y del impuesto a las ventas le dan a Antioch ingresos al Fondo General mucho menores que las ciudades del Condado comparables en tamaño, a \$404.36 por residente (presupuesto 2014-15). En comparación, Concord recibe \$681.68 y Richmond, a \$1,255.75, recibe más del triple de los ingresos de Antioch. Pittsburg y Brentwood reciben \$555.84 y \$817.35 respectivamente.

Un grupo de ciudadanos de Antioch comenzaron una iniciativa para ajustar el Impuesto a las Licencias Comerciales para los propietarios residenciales a \$240 por unidad por año. Luego de meses de negociaciones entre la Asociación de Departamentos de California, los líderes de la iniciativa de los ciudadanos y la Ciudad, la Ciudad propuso un cargo anual de \$250 por unidad para las casas separadas que se alquilen y \$150 por unidad para unidades de alquiler multifamiliares. Esto equivaldrá a \$20.83 por mes para las casas de alquiler y a \$12.50 por mes para los departamentos - aproximadamente el uno por ciento (.8% a 1.2%) de la renta bruta, que será pagado por los propietarios. Los ciudadanos estuvieron de acuerdo. La Asociación de Departamentos no.

Muchos inversores acaudalados que compraron casas en Antioch no han estado pagando el Impuesto a las Licencias Comerciales. Es hora de que lo hagan. Están haciendo millones en Antioch, mientras disfrutan de las ventajas impositivas de la inversión en bienes raíces. La Medida O asegurará que paguen la parte que les corresponde en Antioch. Después de todo, todos los propietarios se beneficiarán enormemente de los servicios adicionales que la Ciudad financiará con estos ingresos.

ÚNASE A LOS CIUDADANOS DE ANTIOCH PARA APOYAR A LA MEDIDA O.

Concejo Municipal de Antioch, Wade Harper, Alcalde de Antioch
Hansel Hon Tao Ho, Ex Comisionado de Prevención de Delitos
James Kenneth Gray Jr., Miembro de la Junta - Autoridad de Tránsito de Contra Costa Este
Donald P. Freitas, Ex Alcalde - Ciudad de Antioch
Robin Agopian, Residente

ARGUMENTO EN CONTRA DE LA MEDIDA O

En junio, el *Contra Costa Times* informó que la Ciudad de Antioch tiene un superávit presupuestario según el propio Director de Finanzas de la Ciudad. Pero una vez más, el Concejo Municipal de Antioch está tratando de aumentar los impuestos a sus ciudadanos.

Y una vez más el Concejo Municipal ha propuesto una medida impositiva que evade el requisito del voto de los dos tercios, facilitando así aún más el aumento de los impuestos sin exigir a la Ciudad que revele de qué manera se gastará el dinero.

El año pasado, los votantes de Antioch apoyaron un aumento masivo de impuestos - la Medida C. El Concejo Municipal declaró (falsamente) que el dinero sería utilizado para contratar 22 agentes de policía nuevos. Pero el *Contra Costa Times* reveló que el dinero de la Medida C nunca se utilizó para contratar 22 agentes de policía nuevos; y otro informe periodístico declaró que los votantes de Antioch estaban siendo "embaucados sobre el uso de los fondos de la Medida C".

¡Con la Medida O, el Concejo Municipal está tratando de aprovecharse de los votantes otra vez!

- Muchos ciudadanos mayores en última instancia pagarán el impuesto de la Medida O.
- No existe absolutamente ninguna garantía de cómo se gastará el dinero de la Medida O.
- El Director de Finanzas de Antioch dijo que la Ciudad tiene un superávit presupuestario.

Es irresponsable que el Concejo Municipal aumente los impuestos dando como resultado costos más altos para los ciudadanos mayores - muchos que viven de sus ingresos fijos y son ancianos - y con la menor capacidad para afrontar el aumento de los pagos mensuales.

El Concejo Municipal debería simplemente confiar en los votantes y brindar un plan de gastos detallado cuando pide nuevos impuestos. Pero en cambio, el Concejo Municipal está pidiendo otro cheque en blanco, y usando una campaña de amedrentamiento para influenciar a los votantes desprevenidos.

Entonces si el Concejo Municipal no va a confiar en los votantes, ¿por qué deberíamos confiar en el Concejo Municipal con otro aumento impositivo más? Por favor, únase a los ciudadanos mayores, los propietarios de viviendas y los propietarios de negocios en Votar NO en la Medida O.

Asociación de Departamentos de California, División de Contra Costa, Aaron Meadows, Miembro de la Junta
Lisa Alotte, Ciudadana Mayor de Antioch
Scott Macintyre, Agente Inmobiliario/Residente de Antioch
Perry Shusta, Residente/Propietario de un Negocio de Antioch
Charles Caballero, Ciudadano Mayor de Antioch

**TEXTO COMPLETO DE LA
MEDIDA O SOBRE**

**UNA ORDENANZA DE LA CIUDAD DE ANTIOCH
PARA ACTUALIZAR LA ORDENANZA DEL
IMPUESTO A LAS LICENCIAS COMERCIALES
EXISTENTE PARA QUE INCLUYA UN IMPUESTO
A LAS LICENCIAS COMERCIALES SOBRE LOS
PROPIETARIOS RESIDENCIALES Y PARA
CONFIRMAR EL IMPUESTO A LAS LICENCIAS
COMERCIALES EXISTENTE, CON UN AUMENTO DEL
IMPUESTO MÍNIMO**

El pueblo de la Ciudad de Antioch ordena lo siguiente:

SECCIÓN 1. OTORGAMIENTO DE LICENCIAS COMERCIALES. Se agrega la siguiente oración a la definición de "Negocio" en la Sección 3-1.102 del Código Municipal de Antioch:

"El alquiler o arrendamiento de propiedades inmuebles es un Negocio sujeto a gravamen bajo este capítulo."

SECCIÓN 2. IMPUESTO A LAS LICENCIAS COMERCIALES SOBRE LOS PROPIETARIOS RESIDENCIALES. La siguiente disposición se agrega al Capítulo 1 del Título 3 del Código Municipal de Antioch para que diga lo siguiente:

"Sección 3-1.217 PROPIETARIOS RESIDENCIALES

(A) En lugar de cualquier otro impuesto a las licencias comerciales y sujeto a la subsección (B) debajo, todos aquellos en el negocio de alquiler de espacios habitables, incluyendo sin limitaciones una unidad de vivienda de alquiler según lo definido en la Sección 5-20.201 del Código Municipal de Antioch, deberán pagar el monto de la licencia anual indicado en la tabla inmediatamente debajo basado en la cantidad total de unidades que alquilen o tengan disponibles para alquilar dentro de la Ciudad de Antioch y el tipo de unidad según lo definido en el Código Municipal:

Tipo de Unidad	Impuesto Anual
Unidad de vivienda unifamiliar	\$250.00 por unidad
Unidad de vivienda multifamiliar incluyendo dúplex, condominios y departamentos	\$150.00 por unidad

(B) Los siguientes espacios habitables están exceptuados de este requisito de pagar un impuesto a las licencias comerciales basado en unidades de vivienda pero igualmente deben pagar el impuesto basado en los ingresos brutos: (i) aquellos que coincidan con la definición de hospital, hotel, motel, e instalaciones de reposo y cuidado extendido

e instalaciones de cuidado residencial según lo definido en la Sección 9-5.203 del Código Municipal de Antioch; (ii) aquellos que están exentos por cuestiones legales; y (iii) aquellos que el Director de Servicios Financieros determine razonablemente que sean sustancialmente similares en su naturaleza a alguno de los espacios habitables exceptuados enumerados arriba.

(C) El Director de Servicios Financieros puede promulgar políticas y procedimientos para administrar este impuesto.

SECCIÓN 3. CONFIRMACIÓN DEL IMPUESTO A LAS LICENCIAS COMERCIALES EXISTENTE ORDENANZA Y TASA.

Por el presente, son confirmadas las disposiciones del impuesto a las licencias comerciales en el Capítulo 1 del Título 3 del Código Municipal de Antioch. Todo negocio que no esté específicamente enumerado en el Capítulo 1 del Título 3 del Código Municipal de Antioch, que la Ciudad pueda gravar, deberá pagar un impuesto a las licencias comerciales de acuerdo con los ingresos brutos promedio según lo definido de acuerdo con la fórmula existente en la Sección 3-1.201 del Código Municipal de Antioch, con la excepción de que el impuesto mínimo se eleva a \$100.00, excepto para los Negocios en Casa según lo definido en el Título 9 que no sean "Profesionales" según lo definido en el Título 3, para quienes el impuesto mínimo seguirá siendo de \$25.00:

Desde	Hasta	Impuesto
\$0.00	\$20,000.00	\$100.00 (excepto para negocios En Casa no Profesionales que deberán pagar \$25.00)
\$20,001.00	\$1,000,000.00	\$1.25 / \$1,000.00 de ingresos brutos
\$1,000,001.00 y más		\$1,250.00 más 20 ¢ / mil dólares de ingresos brutos que excedan \$1,000,000.00

SECCIÓN 4. ENMIENDA. Esta Ordenanza puede ser revocada o enmendada por el Concejo Municipal sin el voto del Pueblo excepto lo siguiente: según lo requerido por el Artículo XIII C de la Constitución de California, toda enmienda que aumente el monto o la tasa del impuesto por encima de los niveles autorizados por esta Ordenanza no puede entrar en vigencia a menos que sea aprobada por el voto del Pueblo. El Concejo Municipal puede aplicar el impuesto por cualquier monto o tasa que no exceda la tasa aprobada por los votantes de la Ciudad.

SECCIÓN 5. MEDIDA DE INGRESOS. El impuesto adoptado por esta Ordenanza es aprobado únicamente para recaudar ingresos con propósitos municipales y no

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está destinado para fines regulatorios. El Pueblo de la Ciudad determina que el impuesto es un impuesto general apropiado con el fin de recaudar ingresos. Los ingresos provenientes del impuesto serán depositados en el fondo general de la Ciudad y estarán disponibles para cualquier propósito municipal legítimo. Esta Ordenanza en sí misma no autoriza la realización de algún negocio o actividad en la Ciudad, sino que simplemente establece el gravamen de dichos negocios o actividades.

SECCIÓN 6. DIVISIBILIDAD. Si alguna disposición de esta ordenanza o su aplicación a alguna persona o circunstancia es considerada inválida, el resto de esta ordenanza y la aplicación de dicha disposición a otras personas o circunstancias no resultarán afectados por dicha invalidez. Los votantes de la Ciudad por el presente declaran que habrían adoptado esta Ordenanza y cada parte de la misma independientemente del hecho que la Ordenanza contuviera una parte o más partes inválida(s).

SECCIÓN 7. LEY DE CALIDAD AMBIENTAL DE CALIFORNIA (CEQA). Este impuesto a las licencias comerciales que será presentado a los votantes es un impuesto general que puede ser utilizado para cualquier fin legítimo del gobierno. Como tal, bajo la sección 15378(b)(4) de las Pautas de CEQA, el impuesto no es un proyecto dentro del significado de CEQA porque crea un mecanismo de financiamiento del gobierno que no implica ningún compromiso con un proyecto específico que pueda generar un impacto físico potencialmente significativo en el medioambiente. Por lo tanto, según la sección 15060 de las Pautas CEQA, no se requiere la revisión de CEQA.

SECCIÓN 8. FECHA DE ENTRADA EN VIGENCIA. Esta ordenanza se relaciona con la aplicación y recaudación del impuesto a las licencias comerciales de la Ciudad y no entrará en vigencia hasta diez días después de la certificación de su aprobación por la mayoría de los votantes que votan en la elección municipal general que se realizará el 4 de noviembre de 2014 de conformidad con la sección 9217 del Código Electoral

SECCIÓN 9. CERTIFICACIÓN: PUBLICACIÓN. Con la aprobación de los votantes, el Secretario Municipal deberá certificar la aprobación y adopción de esta Ordenanza y ordenará su publicación de acuerdo a las leyes.

La Ordenanza N° _____ fue presentada al Pueblo de la Ciudad de Antioch en la elección municipal del 4 de noviembre de 2014. Por el presente se certifica que esta Ordenanza fue **APROBADA** por el siguiente voto del Pueblo de Antioch:

SÍ:
NO:

La Ordenanza fue, de este modo, adoptada por los votantes en la elección del 4 de noviembre de 2014 y

entró en vigencia 10 días después de la adopción de una resolución que declaró los resultados de la elección en una asamblea regular del Concejo Municipal llevada a cabo el _____, con la siguiente votación:

SÍ:
NO:
AUSENTES:

Por la presente certifico que lo que antecede es una copia verdadera y correcta de una ordenanza debida y regularmente adoptada por el Pueblo de la Ciudad de Antioch, California.

Arne Simonsen,
Secretario Municipal de la Ciudad de Antioch

Fechas Importantes para esta Elección

Octubre 6, 2014	PRIMER DÍA PARÁ VOTAR POR CORRESPONDENCIA Este es el primer día que nuestra oficina puede emitir una balota de voto por correspondencia.
Octubre 20, 2014	ULTIMO DIA DE REGISTRO PARA ESTA ELECCION Debe estar registrado para esa fecha para votar en esta elección.
Octubre 28, 2014	ULTIMO DIA PARA MANDAR UNA BALOTA - Su solicitud por escrito para una balota de voto por correspondencia debe ser recibida en nuestra oficina a más tardar a las 5:00 pm.
Noviembre 4, 2014	DIA DE ELECCION -- Lugares de votación estarán abiertos de 7:00 am a 8:00 pm. Regrese su balota de voto por correspondencia a nuestra oficina o en cualquier lugar de votación en el Condado de Contra Costa antes de las 8:00 pm.

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3 Formas de Votar

El Condado de Contra Costa ofrece múltiples opciones de voto para adaptarse a su estilo.

1. **¡Vote en los Lugares de Votación el día de la Elección!** La ubicación de su lugar de votación se indica en la contraportada. Tenga en cuenta que su lugar de votación podría haber cambiado desde la(s) elección(es) anterior(es).
2. **Vote Temprano:** A partir del 6 de octubre 2014, el Departamento de Elecciones del Condado de Contra Costa se encuentra abierta como lugar de votación para la Elección del 4 de noviembre de 2014:

Ubicación: 555 Escobar Street, Martínez

Horario de Votación: Oct. 6 – Nov 4
Lunes – Viernes 8 am to 5 pm

Nov. 4, 2014 (Día de Elección),
7:00 am to 8:00 pm

3. **Voto por Correspondencia:** La aplicación al reverso de este folleto debe estar firmada solo por el votante, enviada por correo o fax al 925.335.7838, y ser recibida por el el Departamento de Elecciones a más tardar el 28 de octubre 2014. También puede mandar una carta con su nombre, domicilio, dirección de envío si es diferente, fecha de nacimiento y su firma.

Para convertirse en votante por correo permanente, solo firme la solicitud de voto por correo. Usted recibirá automáticamente su balota de voto por correspondencia para cada elección en la cual sea elegible para votar.

★ Voto por Correspondencia ★

¿Puedo Votar por Correspondencia solo para esta elección?

¡Sí! Tiene que llenar y devolver la aplicación en la contraportada de su Folleto de Información al Votante. Si desea votar por correspondencia solo para esta elección, simplemente marque la casilla en la aplicación que indica solicitar una balota solo para esta elección.

¿Cuándo recibirá mi balota de Voto por Correspondencia?

Su balota es enviada a partir de 29 días antes de la elección. Si no recibe su balota alrededor de ese tiempo, llámenos. El departamento de elección le enviara una balota de reemplazo. Si no hay suficiente tiempo para enviarla, usted puede venir a recoger una en la oficina.

¿Cómo puedo votar antes de la elección?

Puede votar en la oficina del Departamento de Elecciones comenzando 29 días antes de la elección.

¿Si estoy de viaje, puedo recibir mi balota de Voto por Correspondencia en una dirección diferente?

Sí. Contáctenos y dénos su dirección temporal. O si prefiere, puede venir y votar temprano en la oficina comenzando 29 días antes de la elección.

¿La oficina de correo reenviara mi balota de Voto por Correspondencia a mi nueva dirección?

¡No! Balotas de Voto por Correspondencia no son reenviadas. Actualice su inscripción en www.registertovote.ca.gov o llene un formulario de inscripción electoral con su nueva dirección. Debe tener el sello postal a más tarde de 15 días antes de la elección.

¿Si pierdo la balota?

Llámenos. Si es muy tarde para enviarle su reemplazo, podrá venir a recoger una balota nueva en la oficina de elecciones.

¿Qué pasa si cometo un error en mi balota?
Usted puede hacer una corrección de una manera que indica claramente su intención de voto. Contacte nuestra oficina para pedir una balota de reemplazo.

¿Puedo votar en mi lugar de votación si Voto por Correspondencia?

¡Sí! Lleve su balota de Voto por Correspondencia y el sobre al lugar de votación y pida una balota de recinto. Si no tiene su balota de Voto por Correspondencia y el sobre tendrá que votar una balota provisional, que será contada después de la elección.

¿Cómo regreso mi balota de Voto por Correspondencia?

Debe devolver su balota en el sobre adjunto.

Usted puede:

- Enviar por correo su balota
- Entregarlo en la oficina de elecciones, o
- Llevarlo a un lugar de votación el día de elección entre las 7 a.m. y 8 p.m.

Fecha límite: Su balota debe estar en la oficina de elección o lugar de votación a las 8 p.m. la noche de elección – sin excepción!

¿Si me olvide de firmar el sobre de mi balota?

Su balota no será contada. Pero si recibimos su sobre de balota sin firma antes de la elección, trataremos de ponernos en contacto con usted.

¿Puedo comprobar si ha recibido mi balota de Voto por Correspondencia?

¡Sí! Visite nuestra página de Web: www.cocovote.us o llame: 925.335.7800



Si la oficina de Elecciones recibe su balota de Voto por Correspondencia antes de la elección, será contada el día de la elección a las 8:00 pm. Si entrega su balota de Voto por Correspondencia el día de la elección en la casilla, será contada después del día de la elección.

Contra Costa County Elections Office
Abiertos de 8 a.m. a 5 p.m. entre semana,
y de 7 a.m. a 8 p.m. el Día de Elección.
555 Escobar St., Martinez, CA 94553
Tel. 925.335.7800 ★ www.cocovote.us

ABANDONE LA LINEA

AHORRE TIEMPO

VOTE POR CORREO

Español

No más buscar estacionamiento, o tomarse tiempo para ir al lugar de votación el Día de la Elección.

Al Votar-por-Correspondencia puede votar en la comodidad de su casa al tiempo que le sea conveniente.

Para comenzar solo complete la solicitud al reverso de este folleto. Las solicitudes deben ser recibidas a más tardar siete días antes del Día de la Elección.

Como regresar su balota:

- Regrésela por correo a más tardar 5 días antes del Día de Elección.
- Entréguela en la Oficina de Elecciones durante horas de oficina.
- Entréguela en cualquier lugar de votación en el Condado de Contra Costa de 7am a 8pm el Día de la Elección.



COMPLETE LA SOLICITUD AL REVERSO DE ESTE FOLLETO

Responsabilidades del Votante

- Es RECOMENDADO separar y marcar su voto en la muestra de balota y llevarla a su lugar de votación el día de elección para usar como referencia. Esto permitirá que vote la balota rápidamente. Recuerde recoger su muestra de balota de la casilla después de haber completado la votación.
- LEA todas las instrucciones en su Folleto de Información para familiarizarse con los procedimientos de votación.
- ACTUALICE su preferencia de idioma si no está recibiendo materiales en el idioma que eligió.
- ASEGÚRESE de que su partido político de preferencia sea el correcto.
- ACTUALICE su registro cuando: 1) Se mude; 2) Cambie su nombre; 3) Desea cambiar su preferencia de partido.
- ENCUENTRE la ubicación de su lugar de votación asignado en la parte posterior de su Folleto de Información.
- VOTE. Los lugares de votación están abiertos de 7:00 a.m. a 8:00 p.m. el Día de la Elección.
- APAGUE su localizador electrónico y/o teléfono celular antes de entrar al lugar de votación.
- REVISE en detalle su Balota. Asegúrese de que su Balota esté correcta antes de emitirla.
- COMUNÍQUESE con el Departamento de Elecciones si tiene preguntas al 925.335.7800, sin cargo al 877.335.7802 o visite nuestro sitio web www.cocovote.us.



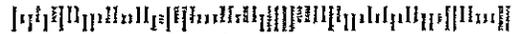
FROM / DE:

DID YOU SIGN YOUR APPLICATION?
¿FIRMO SU APLICACION?



PLACE
1ST CLASS LETTER
POSTAGE
STAMP HERE

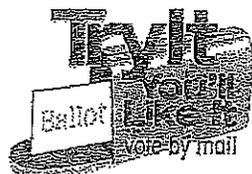
CONTRA COSTA COUNTY CLERK
ELECTIONS DIVISION
P O BOX 271
MARTINEZ CA 94553-0027



DETACH HERE - CORTE AQUÍ -

VOTE-BY-MAIL VOTE-POR-CORREO

- Vote at Home
- Vote When You Want
- Save Time and Gas
- No more waiting in line at the Polls
- Carefully evaluate each issue at your leisure.
- *Vote en casa*
- *Vote cuando guste*
- *Ahorre tiempo y gas*
- *No más esperas en línea en la casilla electoral*
- *Cuidadosamente evalúe cada contienda cómodamente*



To apply, sign & return the application above.
Para aplicar, complete y regrese la aplicación arriba.
(If you already receive your ballot by mail no action is required.)
(Si usted recibe su balota por correo no necesita hacer nada más.)

CONTRA COSTA COUNTY CLERK
ELECTIONS DIVISION
P.O. BOX 274
MARTINEZ, CA 94553-0027



NON-PROFIT ORG.
U.S. POSTAGE
PAID
CONTRA COSTA
COUNTY CLERK
CHANGE SERVICE REQUESTED

POLLING PLACE LOCATION AND
PERMANENT VOTE-BY-MAIL BALLOT APPLICATION

LOCALIDAD DE LUGAR DE VOTACION Y
APLICACION PARA VOTAR-POR-CORREO PERMANENTE

DETACH HERE

DESPRENDA AQUI

Mail or deliver this application directly to the Contra Costa County Registrar of Voters.
Application must be received seven days prior to election to permit a ballot to be received, voted and returned by Election Day.

Regrese o entregue esta aplicacion directamente al Registro de Votantes del Condado de Contra Costa.
La aplicacion debe ser recibida siete dias antes de eleccion para permitir tiempo para recibir, votar y regresar para el dia de eleccion.

CUT HERE
CORTE AQUI

Please mail me a ballot for each election in which I am eligible to vote.
Favor de enviarme una balota para cada eleccion en la cual soy elegible para votar.

MAILING ADDRESS FOR BALLOT (IF DIFFERENT FROM ADDRESS BELOW)
DIRECCION DE ENVIO PARA LA BALOTA (SI ES DIFERENTE DE LA DIRECCION DE ABAJO)

I only wish to receive a Vote-By-Mail ballot for this election.
Solo deseo recibir Voto-por-Correspondencia en esta eleccion.

STREET OR BOX / CALLE O CAJA POSTAL

CITY / CIUDAD STATE / ESTADO ZIP / ZONA

X
SIGNATURE OF APPLICANT (DON'T PRINT) / FIRMA DEL APLICANTE (NO EN LETRA DE BLOQUE) DATE / FECHA
I attest under penalty of perjury under the laws of the State of California that the contents of my application are true and correct.
Yo atesto bajo pena de perjurio bajo las leyes del Estado de California que el contenido de mi aplicacion es verdadero y correcto.
YOUR POLLING PLACE IS / SU LUGAR DE VOTACION ES

TO / PARA:

010

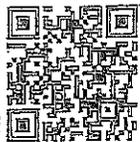
DETACH HERE

DESPRENDA AQUI

Questions?
¿Preguntas?
925.335.7800
www.cocovote.us

For further Vote-By-Mail Information:

Para más información de Voto-por-Correspondencia:



POLLS OPEN AT 7 AM AND CLOSE AT 8 PM

LUGARES DE VOTACION ABREN A LAS
7 AM Y CIERRAN A LAS 8 PM

D

RESOLUTION NO. 2014/97

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
CONFIRMING CANVASS BY THE COUNTY CLERK OF CONTRA COSTA
OF BALLOTS CAST AT THE GENERAL MUNICIPAL ELECTION HELD ON
NOVEMBER 4, 2014**

WHEREAS, the County Clerk of Contra Costa County, pursuant to the request of and under direction of the City Clerk for the City of Antioch, has duly canvassed the votes cast in the General Election held on November 4, 2014, for the election of two Council Members seats and the Residential Landlord Business License Tax (Measure O) as hereinafter set forth, and has certified to this City Council the results of the votes cast thereon, certification of which is now on file in the office of the Antioch City Clerk.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Antioch that said canvass by the County Clerk as shown by said certification and the results shown thereby are hereby ratified, confirmed and approved, and the votes cast for the various candidates and measure are attached as in "Exhibit A".

IT IS THEREFORE, FURTHER RESOLVED, FOUND AND DETERMINED as follows:

- 1) **LORI OGORCHOCK** was elected as City Councilmember for a term of four (4) years, commencing forthwith;
- 2) **TONY TISCARENO** was elected as City Councilmember for a term of four (4) years, commencing forthwith.
- 3) Residential Landlord Business License Tax (Measure O) was approved.

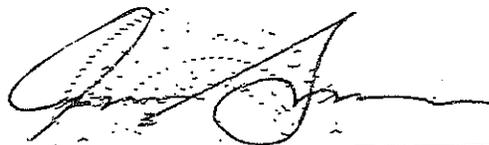
* * * * *

I HEREBY CERTIFY that the foregoing Resolution was duly passed and adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 9th day of December, 2014, by the following vote:

AYES: Council Members Wilson, Rocha, Tiscareno and Mayor Harper

NOES: None

ABSENT: None



**ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH**

EXHIBIT 1

RECEIVED

DEC 01 2014

CITY OF ANTIOCH
CITY CLERK

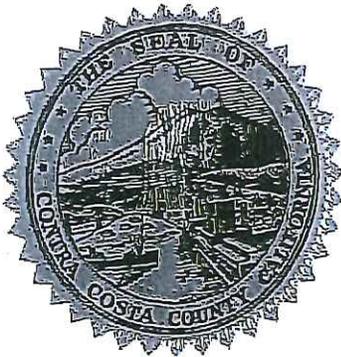
CERTIFICATE OF COUNTY CLERK AS TO THE RESULTS OF THE CANVASS OF THE
CITY OF ANTIOCH
NOVEMBER 4, 2014 GENERAL ELECTION

State of California)
) ss.
County of Contra Costa)

I, JOSEPH E. CANCIAMILLA, County Clerk in and for the County of Contra Costa, State of California, do hereby certify that, pursuant to the provisions of the Elections Code, I did canvass the returns of the votes cast in the CITY OF ANTIOCH in said county at the General Election held on November 4, 2014 for said city candidates and Measure O submitted to the vote of the voters. I further certify that the statement of the votes cast, to which this certificate is attached, shows the whole number of votes cast in said City and each respective precinct therein, and that the totals of the respective columns and the totals as shown for each candidate and measure are full, true and correct.

WITNESS my hand and Official Seal this 26th day of November, 2014.

JOSEPH E. CANCIAMILLA, County Clerk



By: Rosa Mena
Rosa Mena, Deputy Clerk

CONTRA COSTA COUNTY
STATEWIDE GENERAL ELECTION
TUESDAY, NOVEMBER 4, 2014

Final Official Results

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			City of Antioch Member, City Council 2 TO BE ELECTED										
			JH	EA	FL	FL	R -	LO	DG	AB	TGT	W	
			EC	OG	NS	EO	IR	SB	AI	LT	ON	RI	
			YD	AS	RO	NE	TA	RE	LT	Y	NS	IT	
			T	NE	IR	IR	ED	RE	LT	AR	Y	IT	
			T	TG	C	H	ED	RE	LT	MO	AR	TE	
			R	HO	H	O	VO	Z	AR	RP	RE	E	
			E	OV	O	R	E	E	RP	PE	NO	I	
			L	NI	C	A	N	L	PE	NO	ON	IN	
			L	YA	K	Y	N	L	PE	NO	ON	IN	
			(NON)	(NON)	(NON)	(NON)	(NON)	(NON)	(NON)	(NON)	(NON)	(NON)	
49 PRECINCTS													
Antioch101	A	1171	201	17.16	20	28	52	68	4	11	63	72	2
Antioch101	V	1171	113	9.65	13	11	33	36	8	7	28	25	0
Antioch102	A	907	225	24.81	11	27	62	85	16	6	41	102	0
Antioch102	V	907	110	12.13	2	18	48	39	6	4	11	41	0
Antioch103	A	993	158	15.91	3	26	49	39	8	4	43	73	1
Antioch103	V	993	108	10.88	3	15	31	35	4	3	32	35	0
Antioch104	A	1080	246	22.78	9	27	81	73	6	11	59	112	0
Antioch104	V	1080	148	13.70	6	19	59	38	11	5	25	62	0
Antioch105	A	845	221	26.15	12	22	82	58	2	11	82	89	0
Antioch105	V	845	103	12.19	5	13	38	29	4	6	30	30	1
Antioch106	A	749	219	29.24	9	22	76	69	14	18	66	62	5
Antioch106	V	749	138	18.42	8	16	50	44	6	14	34	37	7
Antioch107	A	851	188	22.09	6	26	72	60	9	7	70	73	3
Antioch107	V	851	107	12.57	4	20	36	23	8	10	34	38	0
Antioch108	A	1247	425	34.08	20	54	210	143	16	19	93	162	3
Antioch108	V	1247	187	15.00	7	17	97	47	9	25	37	63	1
Antioch109	A	1001	291	29.07	8	24	118	107	5	16	70	109	1
Antioch109	V	1001	168	16.78	8	21	50	62	4	9	49	50	0
Antioch110	A	1027	319	31.06	15	31	158	123	7	11	60	101	14
Antioch110	V	1027	174	16.94	5	19	81	61	8	8	27	58	1
Antioch111	A	1159	308	26.57	9	45	130	105	10	20	68	119	1
Antioch111	V	1159	236	20.36	20	29	99	59	11	19	52	90	0
Antioch112	A	664	185	27.86	10	26	69	65	7	12	32	74	2
Antioch112	V	664	113	17.02	6	16	41	20	6	1	26	47	1
Antioch113	A	1170	200	17.09	17	25	55	57	10	4	53	94	1
Antioch113	V	1170	156	13.33	8	22	35	45	6	9	43	56	1
Antioch114	A	792	164	20.71	11	12	58	67	5	7	52	56	1
Antioch114	V	792	149	18.81	7	16	48	58	3	6	44	43	1
Antioch115	A	859	240	27.94	10	25	79	103	8	14	49	109	5
Antioch115	V	859	137	15.95	3	16	47	61	5	10	37	43	2
Antioch116	A	640	117	18.28	8	17	40	35	6	2	24	42	3
Antioch116	V	640	118	18.44	11	8	45	29	10	10	25	39	2
Antioch117	A	1002	272	27.15	18	31	120	88	11	23	56	99	7
Antioch117	V	1002	176	17.56	6	13	89	45	7	13	43	67	4
Antioch118	A	707	213	30.13	12	24	106	75	7	7	54	72	1
Antioch118	V	707	109	15.42	4	13	47	31	5	11	39	26	0
Antioch119	A	1227	308	25.10	28	34	110	112	10	12	75	109	3
Antioch119	V	1227	133	10.84	1	21	46	35	10	6	37	47	0
Antioch120	A	1129	368	32.60	11	42	183	133	12	18	68	125	0
Antioch120	V	1129	184	16.30	4	16	100	64	6	18	28	62	0
Antioch121	A	782	188	24.04	6	16	62	42	11	12	63	78	4
Antioch121	V	782	96	12.28	7	14	24	25	3	8	32	30	1
Antioch122	A	1093	227	20.77	8	23	63	79	6	6	83	78	4

CONTRA COSTA COUNTY
STATEWIDE GENERAL ELECTION
TUESDAY, NOVEMBER 4, 2014

Final Official Results

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		City of Antioch Member, City Council 2 TO BE ELECTED											
		RV	TP	JH	AS	LO	DG	SB	KD	LT	TGT	WR	
		EO	UE	EA	NE	RO	AB	TA	AI	AH	OS	RI	
		GT	RR	FL	IR	IR	NS	ED	RE	MO	YC	TE	
		IE	NC	FL	CG	CG	EO	VO	LT	AR	RE	RE	
		SR	DE	FL	HO	HO	NS	ED	LT	RP	AR	TE	
		TS	UN	FL	OV	OV	NS	ED	LT	RP	AR	TE	
		E	TT	FL	NI	NI	NS	ED	LT	RP	AR	TE	
		RE	AG	FL	YA	YA	NS	ED	LT	RP	AR	TE	
		ES	E	(NON)									
49 PRECINCTS		D	S	E	(NON)								
Antioch122	V	1093	144	13.17	3	19	50	31	3	5	48	37	3
Antioch123	A	1108	243	21.93	10	27	80	67	7	9	78	92	0
Antioch123	V	1108	210	18.95	11	20	65	67	6	8	80	42	0
Antioch124	A	1062	275	25.89	10	25	92	100	5	7	89	104	2
Antioch124	V	1062	122	11.49	6	14	33	29	0	6	54	43	0
Antioch125	A	890	194	21.80	5	26	68	55	8	15	54	63	0
Antioch125	V	890	148	16.63	7	14	60	52	6	17	27	41	1
Antioch126	A	1345	391	29.07	20	55	176	112	11	18	98	170	1
Antioch126	V	1345	195	14.50	7	25	66	53	9	12	68	59	1
Antioch127	A	946	340	35.94	20	35	144	134	13	17	67	129	2
Antioch127	V	946	105	11.10	3	14	40	42	2	6	29	29	1
Antioch128	A	843	216	25.62	12	28	82	60	10	10	64	94	0
Antioch128	V	843	120	14.23	1	12	49	44	4	10	36	37	0
Antioch129	A	583	171	29.33	12	22	59	61	13	8	39	56	0
Antioch129	V	583	69	11.84	5	3	21	26	2	2	15	34	1
Antioch130	A	665	169	25.41	9	20	62	53	2	8	37	58	3
Antioch130	V	665	111	16.69	9	9	29	31	9	3	39	38	0
Antioch131	A	968	254	26.24	14	27	93	105	15	3	60	94	1
Antioch131	V	968	141	14.57	8	10	49	55	7	6	46	40	2
Antioch132	A	736	164	22.28	6	22	48	63	9	11	48	37	2
Antioch132	V	736	130	17.66	10	9	43	41	5	10	39	36	3
Antioch133	A	811	167	20.59	10	19	40	45	6	6	85	46	0
Antioch133	V	811	139	17.14	2	16	28	28	8	8	77	34	0
Antioch134	A	972	181	18.62	14	16	54	65	6	5	66	53	0
Antioch134	V	972	146	15.02	5	19	49	46	0	4	56	44	0
Antioch135	A	861	212	24.62	9	32	83	63	6	3	69	70	5
Antioch135	V	861	107	12.43	9	11	39	29	5	4	36	26	0
Antioch136	A	1370	342	24.96	10	31	121	113	17	15	112	138	1
Antioch136	V	1370	204	14.89	6	16	80	66	5	6	60	56	0
Antioch137	A	850	187	22.00	8	27	66	68	4	12	52	64	2
Antioch137	V	850	135	15.88	4	17	56	43	4	12	42	36	1
Antioch138	A	1119	279	24.93	16	37	95	72	8	12	96	98	2
Antioch138	V	1119	171	15.28	7	12	51	56	6	10	62	44	1
Antioch139	A	870	185	21.26	6	32	52	58	6	3	68	53	1
Antioch139	V	870	122	14.02	5	22	43	21	2	10	38	23	0
Antioch140	A	1188	239	20.12	13	31	85	81	9	9	58	81	7
Antioch140	V	1188	177	14.90	11	19	52	47	14	11	44	50	1
Antioch141	A	1013	258	25.47	5	35	104	94	9	11	66	91	3
Antioch141	V	1013	172	16.98	6	18	66	51	4	15	41	46	0
Antioch142	A	644	190	29.50	8	19	53	68	9	7	65	68	1
Antioch142	V	644	93	14.44	10	11	31	30	3	4	33	22	0
Antioch143	A	1056	230	21.78	9	41	88	72	5	7	72	80	7
Antioch143	V	1056	163	15.44	3	25	43	45	2	8	66	36	0

CONTRA COSTA COUNTY
STATEWIDE GENERAL ELECTION
TUESDAY, NOVEMBER 4, 2014

Final Official Results

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		City of Antioch Member, City Council 2 TO BE ELECTED											
		RV	TP	JH	AS	LO	DG	SB	KD	LT	TGT	W	
		EO	UE	EA	NE	OG	II	AI	RE	AH	OI	RI	
		GT	RR	FL	TC	RO	AB	TA	ED	MO	NS	CS	
		IE	NC	FL	HO	IR	NS	ED	LT	AR	EO	RI	
		SR	OE	R -	OV	IR	NS	TA	RE	AR	NS	RI	
		TS	UN	EC	NI	IR	NS	ED	RE	AR	NS	RI	
		E	TT	YO	YA	IR	NS	ED	RE	AR	NS	RI	
		R	A	EC	YA	IR	NS	ED	RE	AR	NS	RI	
		D	E	EC	YA	IR	NS	ED	RE	AR	NS	RI	
		S	E	(NON)									
49 PRECINCTS													
Antioch144	A	575	151	26.26	4	11	59	60	10	5	36	51	4
Antioch144	V	575	93	16.17	5	13	36	25	8	5	21	24	1
Antioch145	A	757	142	18.76	15	19	40	35	10	11	36	57	1
Antioch145	V	757	77	10.17	5	8	26	24	3	4	26	20	1
Antioch146	A	864	220	25.46	8	31	95	70	8	9	38	86	4
Antioch146	V	864	147	17.01	11	18	57	41	7	17	37	53	0
Antioch147	A	1007	232	23.04	10	21	86	87	15	3	64	92	2
Antioch147	V	1007	151	15.00	9	15	38	34	8	6	54	54	0
Antioch801	A	4	3	75.00	0	2	1	0	0	0	0	3	0
Antioch801	V	4	0		0	0	0	0	0	0	0	0	0
Antioch802	A	19	9	47.37	2	0	4	4	0	0	1	0	0
Antioch802	V	19	1	5.26	0	0	1	0	1	0	0	0	0
COUNTY TOTAL		44221	17483	39.54	832	2040	6410	5595	684	886	4829	6041	151
ABSENTEES		44221	10927	24.71	526	1298	4065	3651	411	475	2942	4048	112
VOTING PRECINCTS		44221	6556	14.83	306	742	2345	1944	273	411	1887	1993	39
9TH CONGRESSIONAL DST		33501	13692	40.87	622	1577	5137	4404	520	726	3860	4589	131
11TH CONGRESSIONAL DST		10720	3791	35.36	210	463	1273	1191	164	160	969	1452	20
CONGRESSIONAL TOTAL		44221	17483	39.54	832	2040	6410	5595	684	886	4829	6041	151
7TH SENATORIAL		44221	17483	39.54	832	2040	6410	5595	684	886	4829	6041	151
STATE SENATE TOTAL		44221	17483	39.54	832	2040	6410	5595	684	886	4829	6041	151
11TH ASSEMBLY DST		44221	17483	39.54	832	2040	6410	5595	684	886	4829	6041	151
STATE ASSEMBLY TOTAL		44221	17483	39.54	832	2040	6410	5595	684	886	4829	6041	151
Bd Of Equalization		44221	17483	39.54	832	2040	6410	5595	684	886	4829	6041	151
BD OF EQUALIZATION TOT		44221	17483	39.54	832	2040	6410	5595	684	886	4829	6041	151
3RD SUPERVISORIAL		37170	15046	40.48	688	1754	5627	4771	578	769	4182	5133	131
5TH SUPERVISORIAL		7051	2437	34.56	144	286	783	824	106	117	647	908	20
SUPERVISORIAL TOTAL		44221	17483	39.54	832	2040	6410	5595	684	886	4829	6041	151
CITY OF ANTIOCH		44221	17483	39.54	832	2040	6410	5595	684	886	4829	6041	151
CITY TOTAL		44221	17483	39.54	832	2040	6410	5595	684	886	4829	6041	151
MAIL BALLOT PRECINCT		23	13	56.52	2	2	6	4	1	0	1	3	0

CONTRA COSTA COUNTY
 STATEWIDE GENERAL ELECTION
 TUESDAY, NOVEMBER 4, 2014

Final Official Results

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49 PRECINCTS		R E G I S T E R E D	V O T E R S	B C A A L S L T O T S	T P U E R R N C O E U N T T A G E	Y e s (NON)	N o n (NON)
Antioch101	A	1171	201	17.16	96	104	
Antioch101	V	1171	113	9.65	50	59	
Antioch102	A	907	225	24.81	95	115	
Antioch102	V	907	110	12.13	36	71	
Antioch103	A	993	158	15.91	65	88	
Antioch103	V	993	108	10.88	43	57	
Antioch104	A	1080	246	22.78	130	106	
Antioch104	V	1080	148	13.70	62	82	
Antioch105	A	845	221	26.15	115	103	
Antioch105	V	845	103	12.19	47	53	
Antioch106	A	749	219	29.24	112	105	
Antioch106	V	749	138	18.42	73	60	
Antioch107	A	851	188	22.09	94	93	
Antioch107	V	851	107	12.57	46	57	
Antioch108	A	1247	425	34.08	228	190	
Antioch108	V	1247	187	15.00	75	105	
Antioch109	A	1001	291	29.07	171	113	
Antioch109	V	1001	168	16.78	87	76	
Antioch110	A	1027	319	31.06	134	172	
Antioch110	V	1027	174	16.94	65	104	
Antioch111	A	1159	308	26.57	168	134	
Antioch111	V	1159	236	20.36	108	125	
Antioch112	A	664	185	27.85	79	100	
Antioch112	V	664	113	17.02	50	60	
Antioch113	A	1170	200	17.09	93	100	
Antioch113	V	1170	156	13.33	78	76	
Antioch114	A	792	164	20.71	84	73	
Antioch114	V	792	149	18.81	73	69	
Antioch115	A	859	240	27.94	135	98	
Antioch115	V	859	137	15.95	76	59	
Antioch116	A	640	117	18.28	58	57	
Antioch116	V	640	118	18.44	51	65	
Antioch117	A	1002	272	27.15	128	143	
Antioch117	V	1002	176	17.56	72	97	
Antioch118	A	707	213	30.13	75	125	
Antioch118	V	707	109	15.42	48	57	
Antioch119	A	1227	308	25.10	153	151	
Antioch119	V	1227	133	10.84	54	74	
Antioch120	A	1129	368	32.60	179	173	
Antioch120	V	1129	184	16.30	93	88	
Antioch121	A	782	188	24.04	115	67	
Antioch121	V	782	96	12.28	46	46	
Antioch122	A	1093	227	20.77	106	114	
Antioch122	V	1093	144	13.17	81	59	
Antioch123	A	1108	243	21.93	151	82	
Antioch123	V	1108	210	18.95	107	93	
Antioch124	A	1062	275	25.89	162	101	
Antioch124	V	1062	122	11.49	75	45	
Antioch125	A	890	194	21.80	110	79	
Antioch125	V	890	148	16.63	74	67	

CONTRA COSTA COUNTY
 STATEWIDE GENERAL ELECTION
 TUESDAY, NOVEMBER 4, 2014

Final Official Results

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49 PRECINCTS		R E G I S T E R E D	V O T E S	B C A A L S L T O T S	T P U E R R N C O E U N T T A G E	Measure D - City of Antioch Business License Tax - Majority	Y e s (NON)	N o (NON)
Antioch126	A	1345	391	29.07	195	186		
Antioch126	V	1345	195	14.50	74	117		
Antioch127	A	946	340	35.94	130	199		
Antioch127	V	946	105	11.10	38	65		
Antioch128	A	843	216	25.62	86	125		
Antioch128	V	843	120	14.23	55	61		
Antioch129	A	583	171	29.33	76	86		
Antioch129	V	583	69	11.84	30	35		
Antioch130	A	665	169	25.41	78	84		
Antioch130	V	665	111	16.69	57	52		
Antioch131	A	968	254	26.24	141	102		
Antioch131	V	968	141	14.57	68	68		
Antioch132	A	736	164	22.28	97	59		
Antioch132	V	736	130	17.66	76	51		
Antioch133	A	811	157	20.59	99	64		
Antioch133	V	811	139	17.14	62	72		
Antioch134	A	972	181	18.62	103	76		
Antioch134	V	972	146	15.02	75	63		
Antioch135	A	861	212	24.62	102	99		
Antioch135	V	861	107	12.43	59	46		
Antioch136	A	1370	342	24.96	206	123		
Antioch136	V	1370	204	14.89	106	81		
Antioch137	A	850	187	22.00	112	71		
Antioch137	V	850	135	15.88	81	49		
Antioch138	A	1119	279	24.93	159	113		
Antioch138	V	1119	171	15.28	103	64		
Antioch139	A	870	185	21.26	88	93		
Antioch139	V	870	122	14.02	52	62		
Antioch140	A	1188	239	20.12	143	91		
Antioch140	V	1188	177	14.90	86	82		
Antioch141	A	1013	258	25.47	138	109		
Antioch141	V	1013	172	16.98	92	74		
Antioch142	A	644	190	29.50	104	77		
Antioch142	V	644	93	14.44	59	34		
Antioch143	A	1056	230	21.78	124	103		
Antioch143	V	1056	163	15.44	83	67		
Antioch144	A	575	151	26.26	85	63		
Antioch144	V	575	93	16.17	57	32		
Antioch145	A	757	142	18.76	68	68		
Antioch145	V	757	77	10.17	46	31		
Antioch146	A	864	220	25.46	94	120		
Antioch146	V	864	147	17.01	69	76		
Antioch147	A	1007	232	23.04	104	120		
Antioch147	V	1007	151	15.00	67	76		
Antioch801	A	4	3	75.00	1	2		
Antioch801	V	4	0		0	0		
Antioch802	A	19	9	47.37	3	6		
Antioch802	V	19	1	5.26	0	1		
COUNTY TOTAL		44221	17483	39.54	8737	8189		

CONTRA COSTA COUNTY
 STATEWIDE GENERAL ELECTION
 TUESDAY, NOVEMBER 4, 2014

Final Official Results

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49 PRECINCTS	RV	TP	Measure 0 - City of Antioch Business License Tax - Majority		
	EO	UE	Y	N	
	GT	RR	e	o	
	IE	NC	s	(NON)	
	SR	OE	(NON)	(NON)	
	TS	UN			
	E	TT			
	R	A			
	E	G			
	D	E			
ABSENTEES	44221	10927	24.71	5572	5025
VOTING PRECINCTS	44221	6556	14.83	3165	3164
9TH CONGRESSIONAL DST	33501	13692	40.87	7000	6256
11TH CONGRESSIONAL DST	10720	3791	35.36	1737	1933
CONGRESSIONAL TOTAL	44221	17483	39.54	8737	8189
7TH SENATORIAL	44221	17483	39.54	8737	8189
STATE SENATE TOTAL	44221	17483	39.54	8737	8189
11TH ASSEMBLY DST	44221	17483	39.54	8737	8189
STATE ASSEMBLY TOTAL	44221	17483	39.54	8737	8189
Bd Of Equalization	44221	17483	39.54	8737	8189
BD OF EQUALIZATION TOT	44221	17483	39.54	8737	8189
3RD SUPERVISORIAL	37170	15046	40.48	7588	6977
5TH SUPERVISORIAL	7051	2437	34.56	1149	1212
SUPERVISORIAL TOTAL	44221	17483	39.54	8737	8189
CITY OF ANTIOCH	44221	17483	39.54	8737	8189
CITY TOTAL	44221	17483	39.54	8737	8189
MAIL BALLOT PRECINCT	23	13	56.52	4	9

ORDINANCE NO. 2094-C-S

AN ORDINANCE OF THE CITY OF ANTIOCH TO UPDATE THE EXISTING BUSINESS LICENSE TAX ORDINANCE TO INCLUDE A RESIDENTIAL LANDLORD BUSINESS LICENSE TAX AND TO CONFIRM THE EXISTING BUSINESS LICENSE TAX, WITH AN INCREASE IN THE MINIMUM TAX

The people of the City of Antioch do ordain as follows:

SECTION 1. BUSINESS LICENSING. The following sentence is added to the definition of "Business" in Section 3-1.102 of the Antioch Municipal Code:

"The rental or lease of real property is a Business subject to taxation under this chapter."

SECTION 2. RESIDENTIAL LANDLORD BUSINESS LICENSE TAX. The following provision is added to Chapter 1 of Title 3 of the Antioch Municipal Code to read as follows:

"Section 3-1.217 RESIDENTIAL LANDLORD

(A) In lieu of any other business license tax and subject to sub-section (B) below, all those in the business of renting living quarters, including but not limited to a rental dwelling unit as defined in Section 5-20.201 of the Antioch Municipal Code, shall pay the annual license amount indicated in the table immediately below based on the total number of units they are renting or have available for rent within the City of Antioch and the type of unit as defined in the Municipal Code:

Type of Unit	Annual Tax
Single family dwelling unit	\$250.00 per unit
Multi-family dwelling unit including duplexes, condominiums and apartments	\$150.00 per unit

(B) The following living quarters are excepted from this requirement to pay a business license tax based on dwelling units but still must pay the tax based on gross receipts: (i) those that fit within the definition of hospital, hotel, motel, and convalescent and extended care facility and residential care facility as defined in Section 9-5.203 of the Antioch Municipal Code; (ii) those that are exempt as a matter of law; and (iii) those that the Director of Financial Services reasonably determines to be substantially similar in nature to one of the excepted living quarters listed above.

(C) The Director of Financial Services may promulgate policies and procedures to administer this tax.

SECTION 3. CONFIRMATION OF THE EXISTING BUSINESS LICENSE TAX

ORDINANCE AND RATE. The business license tax provisions in Chapter 1 of Title 3 of the Antioch Municipal Code are hereby confirmed. Any business not specifically enumerated in Chapter 1 of Title 3 of the Antioch Municipal Code, which the City may tax, shall pay a business license tax according to the average annual gross receipts as defined according to the existing formula in Section 3-1.201 of the Antioch Municipal Code, with the exception that the minimum tax is raised to \$100.00, except for Home Occupation Businesses as defined in Title 9 that are not "Professionals" as defined in Title 3, as to whom the minimum tax shall remain \$25.00:

<i>From</i>	<i>To</i>	<i>Tax</i>
\$0.00	\$20,000.00	\$100.00 (except for non-Professional Home Occupation businesses which shall pay \$25.00)
\$20,001.00	\$1,000,000.00	\$1.25 / \$1,000.00 of gross receipts
\$1,000,001.00 & above		\$1,250.00 plus 20 ¢ / thousand dollars of gross receipts over \$1,000,000.00

SECTION 4. AMENDMENT. This Ordinance may be repealed or amended by the City Council without a vote of the People except as follows: as required by Article XIII C of the California Constitution, any amendment that increases the amount or rate of tax beyond the levels authorized by this Ordinance may not take effect unless approved by a vote of the People. The City Council may impose the tax in any amount or rate which does not exceed the rate approved by the voters of the City.

SECTION 5. REVENUE MEASURE. The tax adopted by this Ordinance is enacted solely to raise revenue for municipal purposes and is not intended for the purpose of regulation. The People of the City determine the tax to be an appropriate general tax for the purpose of raising revenue. Proceeds of the tax will be deposited in the general fund of the City and will be available for any lawful municipal purpose. This Ordinance does not, in itself, authorize the conduct of any business or activity in the City, but merely provides for the taxation of such businesses or activities.

SECTION 6. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby. The voters of the City hereby declare that they would have adopted this Ordinance and each portion thereof regardless of the fact that an invalid portion or portions may have been present in the Ordinance.

SECTION 7. CEQA. This business license tax to be submitted to the voters is a general tax that can be used for any legitimate governmental purpose. As such, under CEQA Guidelines section 15378(b)(4), the tax is not a project within the meaning of CEQA because it creates a government funding mechanism that does not involve any commitment to any specific project that may result in a potentially significant impact on the environment. Therefore, under CEQA Guidelines section 15060, review under CEQA is not required.

SECTION 8. EFFECTIVE DATE. This ordinance relates to the levying and collecting of the City's business license tax and shall not take effect until ten days after the certification of its approval by the majority of the voters voting at the general municipal election to be held on November 4, 2014 pursuant to Elections Code section 9217

SECTION 9. CERTIFICATION; PUBLICATION. Upon approval by the voters, the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause it to be published according to law.

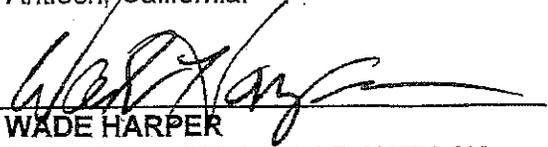
Ordinance No. 2094-C-S was submitted to the People of the City of Antioch at the November 4, 2014 municipal election. It is hereby certified that this Ordinance was **APPROVED** by the following vote of the People of Antioch:

YES: 8,737
NO: 8,189

This Ordinance was thereby adopted by the voters at the November 4, 2014 election and took effect 10 days following adoption of a resolution declaring the results of the election at a regular meeting of the City Council held on December 9, 2014, by the following vote:

AYES: Council Members Wilson, Rocha, Tiscareno and Mayor Harper
NOES: None
ABSENT: None

I hereby certify that the foregoing is a true and correct copy of an ordinance duly and regularly adopted by the People of the City of Antioch, California.


WADE HARPER
MAYOR OF THE CITY OF ANTIOCH

ATTEST:


ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

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REQUEST FOR PROPOSAL

BUSINESS LICENSE DISCOVERY/RECOVERY

PROPOSAL NO. 946-1231-15F

PROPOSAL DUE DATE: THURSDAY, JANUARY 29, 2015 AT 2:00 PM

EXHIBIT A - SCOPE OF WORK

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CITY OF ANTIOCH
REQUEST FOR PROPOSAL
RFP No. 946-1231-15F

BUSINESS LICENSE DISCOVERY/RECOVERY

RELEASE DATE: December 31, 2014

CLOSING DATE: Proposals must be received by Thursday, January 29, 2015
at 2:00 p.m. PST at the address listed below.

CONTACT PERSON: Lisa Saunders, Finance Services Supervisor
925-779-6150
925-779-7054 (fax)
lsaunders@ci.antioch.ca.us

Mailing address:

City of Antioch
Finance Department
P.O. Box 5007
Antioch, CA 94531-5007

Delivery Address:

City of Antioch/Finance Department
200 H St
Antioch, CA 94509

Office Hours: M-T 8:00 a.m. – 5:00 p.m. (through January 8, 2015)
M-F 8:30 a.m. – 4:30 p.m. (effective January 12, 2015)

NOTICE TO BIDDERS

Notice is hereby given that the City of Antioch invites sealed bids for Business License Discovery/Recovery Services. Each proposal shall be in accordance with the conditions and specifications on file in the Office of the Finance Department, City Hall, 200 H St, Antioch, California 94509, where copies of said conditions and specifications may be inspected or obtained. All bids must be in the format specified, enclosed in a sealed envelope and clearly identified with bid title, name of bidder and date of bid opening.

Sealed bids shall be delivered to the Finance Department at the above indicated address on or before 2:00 p.m., Thursday, January 29, 2015. It is the bidder's responsibility to ensure that bids are received prior to the 2:00 p.m. bid closing time as late bids will not be accepted. The City of Antioch reserves the right to award or reject bids in part or in whole and on any basis it deems in the best interest of the City. Reference is hereby made to said specifications for further details which specifications, general conditions, and this "Notice to Bidders" shall be considered part of any contract made pursuant thereto.

If you downloaded this document from the City of Antioch's website, www.ci.antioch.ca.us/CityGov/Finance/Purchasing/RFPs.htm, it is the vendor's responsibility to check back with the website for any addenda that may have been issued, prior to the proposal due date. Or you may contact the Finance Department at 925-779-7055.

I. BACKGROUND

The City of Antioch was incorporated in 1872 as a general law city operating under the City Council/City Manager form of government. Antioch is a suburban city providing quality police, water, streets, parks, engineering, planning, and administrative services. The City has approximately 285 employees and an annual operating budget in excess of \$124 million.

The City has approximately 3,200 active business licenses, with a fiscal year 2015 budget of \$1,111,000 in business license tax revenue. In November 2014, Antioch voters approved Measure O, an update to the City's existing business license tax. Specifically, Measure O imposes an annual business license tax on residential landlords on the rental or leasing of detached single family dwelling units at \$250.00 per dwelling unit and attached multi-family dwelling units at \$150.00 per dwelling unit. The minimum tax for those businesses subject to the gross receipts tax formula, except for certain home occupation businesses, will be increased to \$100. Measure O became effective December 9, 2014. The ordinance language of Measure O can be found in Exhibit A to the RFP.

Section 1, Chapter 1 of Title 3 of the City's Municipal Code governs the City's business licenses and associated tax. The Municipal Code Chapter can be found at http://www.amlegal.com/antioch_ca/.

The City will endeavor to administer the proposal process in accordance with the terms and dates outlined in this RFP, however, the City reserves the right to modify the activities, time line, or any other aspect of the process at any time, as deemed necessary. By requesting proposals, the City is in no way obligated to award a contract or pay the expenses of proposing vendors in connection with the preparation or submission of a proposal. The award of any contract shall be contingent on the requisite staff and Council approvals if required. Determination of best value to the City shall be based upon, but not limited to, the following considerations: cost; the ability, capacity, and skill of the proposer to provide the services; the ability of the provider to deliver timely services; the character, integrity, reputation, judgment, experience, and efficiency of the provider. No single factor will determine the final award decision. Please describe all other services that may be used in the determination for award of bid.

II. QUALIFYING REQUIREMENTS

The intent of this RFP is to identify a firm that can offer the highest quality of service at the lowest overall cost to the City of Antioch. The City plans to establish a two (2) year contract, if awarded, commencing approximately March 2, 2015, with an option to renew for an additional two (2) years. The City desires fixed pricing for the four-year contract period.

The City of Antioch reserves the right to cancel the awarded contract with a 30-day written notice for non-compliance of agreed upon proposed specifications.

The firm chosen by the City will be required to obtain a City business license prior to starting services.

III. SCOPE OF WORK

The City of Antioch is seeking to enter into contract with a firm that has demonstrated its ability in providing business license discovery and recovery for a public agency of equal or greater size than the City of Antioch. Business license administration is currently handled by multiple Finance staff and recruitment of a dedicated Business License Representative is in progress. The City utilizes Progressive Solutions Inc. for processing of business license transactions.

A. Required Services

1. Review of City business licenses to ensure that all persons/companies doing business with the City have a current business license. Review may include physical inventory of businesses and/or analyses of State databases such as State Board of Equalization or Franchise Tax Board.
 - a. This review may include assisting the City in determining those persons/businesses that fall in the category of "Residential Landlord" as defined in business license ballot Measure O approved by the voters on November 4, 2014 and effective December 9, 2014 (see Exhibit A). If there is an additional cost associated with this particular service, please detail in the sealed Cost Proposal.
2. For any business that does not have a current business license, achieve licensing compliance from those businesses.
 - a. This may include assisting in achieving licensing compliance from those persons/businesses that fall in the category of "Residential Landlord" (see 1a. above). If there is an additional cost associated with this particular service, please detail in the sealed Cost Proposal.
3. Provide assistance to City in verifying accuracy of "gross receipts" reported by businesses as basis of business license tax amount due.

B. Optional Services

Please detail any additional services your firm provides that it believes may be of value to the City in the administration of Business License. Any additional services detailed may or may not be selected by the City.

IV. PROPOSAL REQUIREMENTS**A. General Requirements**

- a. Inquiries concerning the RFP must be submitted via email to Lisa Saunders, Finance Services Supervisor, at the following email address: lsaunders@ci.antioch.ca.us
- b. Responses will not be made to telephone inquiries.
- c. Proposal Submittal: An original and five copies of the complete request for proposal are required. The original must be clearly marked and contain original signatures and must be easily reproducible. Failure to clearly mark the original and provide original signatures will result in a proposal being found non-responsive and given no consideration. The form of the RFP may be found at www.ci.antioch.ca.us/CityGov/Finance/Purchasing/RFPs.htm. There, the document can be downloaded.

The proposal should be delivered as follows:

Mailing address:

City of Antioch
Finance Department
P.O. Box 5007
Antioch, CA 94531-5007

Delivery Address:

City of Antioch
Finance Department
200 H St
Antioch, CA 94509

B. Format of Technical Proposal

- a. Title Page showing the RFP subject and proposal number; the firm's name; the name, address, telephone number and email address of the contact person and date of proposal.
- b. Table of Contents identifying the materials submitted by section and page number.
- c. Signed Cover Letter briefly stating the proposer's understanding of the services to be performed; the commitment to perform the services within the specified time period and the person authorized to represent the proposer.
- d. Detailed proposal organized in the order set forth in Section C below.

C. Contents of Technical Proposal

The purpose of the Technical Proposal is to demonstrate the qualifications, competence and capacity of the firm seeking to provide assistance to the City with Business License services in conformity with the requirements of this RFP. As such, the substance of the proposals will carry more weight than the form or manner of the presentation. The Technical Proposal should demonstrate the qualifications of the firm and of the particular staff to be assigned to the engagement.

The Technical Proposal should address all points outlined in the RFP, excluding cost information, which should only be included in the sealed Cost Proposal. The Technical Proposal should be prepared in a straightforward and economical manner, providing a concise description of the proposer's capabilities to satisfy the requirements of this RFP. While additional information may be presented, the following items must be included. They represent the criteria which the proposal will be evaluated. Specific sections of the Technical Proposal should address:

1. Company Qualifications and Experience
 - a. To qualify, the firm must have comprehensive experience in business license processes of local governments. The proposal should state the size of the firm, the location of the office from which the work on this engagement is to be performed, and the number and nature of the professional staff to be employed in this engagement.
 - b. The proposer must provide a list of all current municipal clients for its business license services it provides.
 - c. The proposer must identify the principal staff who will be assigned to this engagement, including resumes.
2. Similar Engagements with Other Government Entities
 - a. List the most significant engagements performed in the last three (3) years that are similar to the engagement listed in this RFP.
 - b. Provide three (3) local government references that are of similar size and scope of services being requested by the City. For each reference, include the organization name, dates for which the services are being provided, type of service(s) being provided, and the name, address and telephone number of the responsible person within the organization that we may contact. The City reserves the right to contact any or all of the listed references regarding services performed by the proposer.
3. Specific Approach to Discovery/Recovery
 - a. The proposal should set forth a work plan, including an explanation of the methodology to be followed for both the Required Services and Optional Services as described in this RFP.
 - b. The proposal should set forth approach taken to gain an understanding of the City's policies and procedures related to business licensing.
4. City's Consulting Services Agreement
The successful proposer shall be required to execute a Consulting Services Agreement, a

EXHIBIT A - SCOPE OF WORK

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template of which is attached as Exhibit B. If proposer has any questions or proposed deviations to the provisions in this Agreement, those must be set forth in writing in the proposal. Otherwise, the proposer shall be deemed to have accepted all provisions of the Agreement.

No Proposal: If a service requirement or section of the proposal cannot be met by a proposer, then "No Proposal" should be indicated in the Technical Proposal. An alternative equivalent service may be offered.

Contracted Services: If a service is provided by a third party, please indicate this clearly on in the Technical Proposal.

D. Cost Proposal

The sealed cost proposal should identify the detailed pricing information relative to the Required Services and then Optional Services proposer may provide. If a contingency fee structure is proposed, the specific contingency percentage and methodology must be described.

V. EVALUATION OF PROPOSALS

All proposals submitted will be reviewed by a City of Antioch evaluation panel. At the completion of the proposal review, finalists will be asked to provide an in-depth presentation. The panel will select the proposal which best fulfills the City's requirements and represents the best value to the City of Antioch. No single factor will determine the final award decision.

Overall responsiveness to the Request for Proposal is an important factor in the evaluation process. Proposals will be evaluated on the basis of:

- Proposer's professional qualifications for performing work
- The proposer's past experience and performance in similar engagements
- Proposer's success with other clients in achieving full recovery of business license taxes due
- Cost proposal

VI. TENTATIVE RFP SCHEDULE (Subject to Change)

Mail/publish RFP.....	December 31, 2014
Proposal Deadline.....	January 29, 2015 @ 2:00 p.m.
Evaluation of Proposals.....	January 30 – February 6, 2015
Interviews with Finalists.....	Week of February 9, 2015
Notification of Award.....	February 17, 2015
Council Meeting / Approval (if required).....	February 24, 2015
Implementation Kick-off Date.....	March 2, 2015

EXHIBIT 'A'

Exhibit A

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ANTIOCH TO UPDATE THE EXISTING BUSINESS LICENSE TAX ORDINANCE TO INCLUDE A RESIDENTIAL LANDLORD BUSINESS LICENSE TAX AND TO CONFIRM THE EXISTING BUSINESS LICENSE TAX, WITH AN INCREASE IN THE MINIMUM TAX

The people of the City of Antioch do ordain as follows:

SECTION 1. BUSINESS LICENSING. The following sentence is added to the definition of "Business" in Section 3-1.102 of the Antioch Municipal Code:

"The rental or lease of real property is a Business subject to taxation under this chapter."

SECTION 2. RESIDENTIAL LANDLORD BUSINESS LICENSE TAX. The following provision is added to Chapter 1 of Title 3 of the Antioch Municipal Code to read as follows:

"Section 3-1.217 RESIDENTIAL LANDLORD

(A) In lieu of any other business license tax and subject to subsection (B) below, all those in the business of renting living quarters, including but not limited to a rental dwelling unit as defined in Section 5-20.201 of the Antioch Municipal Code, shall pay the annual license amount indicated in the table immediately below based on the total number of units they are renting or have available for rent within the City of Antioch and the type of unit as defined in the Municipal Code:

Type of Unit	Annual Tax
Single family dwelling unit	\$250.00 per unit
Multi-family dwelling unit including duplexes, condominiums and apartments	\$150.00 per unit

(B) The following living quarters are excepted from this requirement to pay a business license tax based on dwelling units but still must pay the tax based on gross receipts: (i) those that fit within the definition of hospital, hotel, motel, and convalescent and extended care facility and residential care facility as defined in Section 9-5.203 of the Antioch Municipal Code; (ii) those that are exempt as a matter of law; and (iii) those that the Director of Financial Services reasonably determines to be substantially similar in nature to one of the excepted living quarters listed above.

EXHIBIT A - SCOPE OF WORK

(C) The Director of Financial Services may promulgate policies and procedures to administer this tax.

SECTION 3. CONFIRMATION OF THE EXISTING BUSINESS LICENSE TAX ORDINANCE AND RATE. The business license tax provisions in Chapter 1 of Title 3 of the Antioch Municipal Code are hereby confirmed. Any business not specifically enumerated in Chapter 1 of Title 3 of the Antioch Municipal Code, which the City may tax, shall pay a business license tax according to the average annual gross receipts as defined according to the existing formula in Section 3-1.201 of the Antioch Municipal Code, with the exception that the minimum tax is raised to \$100.00, except for Home Occupation Businesses as defined in Title 9 that are not "Professionals" as defined in Title 3, as to whom the minimum tax shall remain \$25.00:

<i>From</i>	<i>To</i>	<i>Tax</i>
\$0.00	\$20,000.00	\$100.00 (except for non-Professional Home Occupation businesses which shall pay \$25.00)
\$20,001.00	\$1,000,000.00	\$1.25 / \$1,000.00 of gross receipts
\$1,000,001.00 & above		\$1,250.00 plus 20 ¢ / thousand dollars of gross receipts over \$1,000,000.00

SECTION 4. AMENDMENT. This Ordinance may be repealed or amended by the City Council without a vote of the People except as follows: as required by Article XIII C of the California Constitution, any amendment that increases the amount or rate of tax beyond the levels authorized by this Ordinance may not take effect unless approved by a vote of the People. The City Council may impose the tax in any amount or rate which does not exceed the rate approved by the voters of the City.

SECTION 5. REVENUE MEASURE. The tax adopted by this Ordinance is enacted solely to raise revenue for municipal purposes and is not intended for the purpose of regulation. The People of the City determine the tax to be an appropriate general tax for the purpose of raising revenue. Proceeds of the tax will be deposited in the general fund of the City and will be available for any lawful municipal purpose. This Ordinance does not, in itself, authorize the conduct of any business or activity in the City, but merely provides for the taxation of such businesses or activities.

SECTION 6. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby. The voters of the City hereby declare that they would have adopted this Ordinance and each portion thereof regardless of the fact that an invalid portion or portions may have been present in the Ordinance.

SECTION 7. CEQA. This business license tax to be submitted to the voters is a general tax that can be used for any legitimate governmental purpose. As such, under CEQA Guidelines section 15378(b)(4), the tax is not a project within the meaning of CEQA because it creates a government funding mechanism that does not involve any commitment to any specific project that may result in a potentially significant impact on the environment. Therefore, under CEQA Guidelines section 15060, review under CEQA is not required.

SECTION 8. EFFECTIVE DATE. This ordinance relates to the levying and collecting of the City's business license tax and shall not take effect until ten days after the certification of its approval by the majority of the voters voting at the general municipal election to be held on November 4, 2014 pursuant to Elections Code section 9217

SECTION 9. CERTIFICATION; PUBLICATION. Upon approval by the voters, the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause it to be published according to law.

Ordinance No. ____ was submitted to the People of the City of Antioch at the November 4, 2014 municipal election. It is hereby certified that this Ordinance was **APPROVED** by the following vote of the People of Antioch:

YES:
NO:

This Ordinance was thereby adopted by the voters at the November 4, 2014 election and took effect 10 days following adoption of a resolution declaring the results of the election at a regular meeting of the City Council held on _____ by the following vote:

AYES:
NOES:
ABSENT:

I hereby certify that the foregoing is a true and correct copy of an ordinance duly and regularly adopted by the People of the City of Antioch, California.

Arne Simonsen,
City Clerk of the City of Antioch

EXHIBIT B - COST PROPOSAL

Cost Proposal for Business License Discovery/Recovery Services



Cost Proposal

Local Tax Compliance Discovery Services

MuniServices' compensation for providing Discovery Services will be a contingency fee of 32.5% of the additional revenue received by the City from the services. The 32.5% will apply to the current tax year, all eligible prior period revenues, and any applicable penalties, interest, and late charges. The contingency fee only applies to revenue actually received by the City. The term "current tax year" shall mean the most recent tax year for which local taxes are due and payable to the City, and in which MuniServices has identified deficiencies.

Discount

Should the City also use MuniServices Business Tax Administration service, the contingency fee is reduced to a 30% contingency fee.

Local Tax Compliance Audit Services

MuniServices' compensation for the Audit Service will be a contingency fee of 32.5%. The 32.5% contingency fee will apply to revenue received by the City as a result of deficiencies identified in the review and will include any eligible prior period revenues together with all applicable penalties, interest and late charges. The City agrees to use reasonable and diligent efforts to collect deficiencies identified by MuniServices.

Discount

Should the City also use MuniServices Business Tax Administration service, the contingency fee is reduced to 30%.

Optional Service - Local Tax Compliance Turn-key Administration Services

MuniServices' compensation for providing the Business License Tax Administration Services will be \$10.00 per license issued. Additionally we offer to administer the City's Transient Occupancy Tax and returns as part of the Administration service.

The per-license fee is adjusted at the beginning of each calendar year by the percentage change in the Consumer Price Index - West Urban (CPI-WU) as reported by the Bureau of Labor Statistics. The initial CPI-WU used for the first CPI adjustment will be the CPI-WU for the month in which the agreement is fully signed. The adjustments thereafter will be based on the CPI-WU from December of the prior calendar year. Each annual adjustment will not be less than two percent (2%) or greater than ten percent (10%).

Included in the above compensation for Tax Administration Services are:

1. Printing and Mailing costs (for notifications, license issuance, etc.)
2. Ongoing database management and back-up (taxpayer information)
3. Forms processing and funds disbursement (secure lockbox operation)
4. Development and support of an on-line business license filing and payment application.

F



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of February 24, 2015
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Dawn Merchant, Finance Director
SUBJECT: Business License Discovery/Recovery Contract

RECOMMENDED ACTION

It is recommended that the City Council approve entering into a contract for business license discovery/recovery services with MuniServices for a two year term, with the option to renew for an additional two years. The fee is on a contingency basis and will be 32.5% of new revenues generated directly by MuniServices. The fee will apply to revenues for the current tax year, all eligible prior period revenues and any applicable penalties, interest and late charges.

STRATEGIC PURPOSE

This action is essential to Strategy L-4 in the Strategic Plan: "Implement City Council policies and direction," as well as Strategy N-2: "Ensure the City achieves long-term fiscal sustainability." The City Council placed Measure O on the ballot to generate additional revenues for the City's General Fund by instituting a residential landlord tax and raising the minimum business license tax. Measure O aids the City in achieving long-term fiscal sustainability. Council further directed that a Business License Representative and outside discovery/recovery firm be hired. It is important to have tools in place to ensure the City is implementing Measure O and collecting all revenues entitled to achieve the maximum financial impact.

FISCAL IMPACT

The cost of this contract will fluctuate depending on the new revenues generated by MuniServices under the scope of work. The fixed contingent fee will be 32.5% of new revenues collected. For example, \$400,000 in new revenue would equate to \$130,000 in fees. Should the company assist in discovery of rental units under Measure O, \$2,000,000 in new revenue would equate to \$650,000. The fees will be paid out of the new revenue generated and will not be paid from any other General Fund sources or reserves.

DISCUSSION

On December 31, 2014 the City issued Request for Proposal No. 946-1231-15F for business license discovery/recovery services. Bids were due January 29, 2015. Three bids were received. Interviews of two finalists were conducted on February 9, 2015 by a panel of staff members. After careful review of proposals submitted and the results of the interview process, City staff is recommending that the contract be awarded to

MuniServices for a two year term, with the option to renew for another two years. Staff feels that MuniServices qualifications and services that can be provided are best suited for the City's needs. In addition, MuniServices currently provides the City with sales tax services and therefore has a strong working relationship with the City.

MuniServices will provide local tax compliance discovery and audit to assist the City in identifying businesses that are conducting business in the City but are not currently licensed. As part of this, MuniServices will work directly with the business to achieve compliance and explain the City's Municipal Code and policies. MuniServices can also provide deficiency audit services to identify businesses that may not be paying the full amount of tax to which they are subject to under the ordinance.

ATTACHMENTS

- A. Consulting Services Agreement with MuniServices

CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF ANTIOCH AND
MUNISERVICES, LLC

THIS AGREEMENT for consulting services is made by and between the City of Antioch ("City") and MuniServices, LLC ("Consultant") as of February XX, 2015.

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Consultant shall furnish all technical and professional services including labor, material, equipment, transportation, supervision and expertise to provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

- 1.1 **Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end February XX, 2017, the date of completion specified in the Request for Proposal included in Exhibit A, and Consultant shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.
- 1.2 **Standard of Performance.** Consultant represents that it is experienced in providing these services to public clients and is familiar with the plans and needs of City. Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged in the geographical area in which Consultant practices its profession.
- 1.3 **Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.
- 1.4 **Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.1 above and to satisfy Consultant's obligations hereunder.

Section 2. COMPENSATION. City hereby agree to pay Consultant a sum not to exceed 32.5% of new revenues generated by MuniServices for work described in Exhibit A; this fee will apply to revenues for the current tax year, all eligible prior period revenues and any applicable penalties, interest and late charges, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Consultant's proposal, attached as Exhibit A, regarding the amount of compensation (outlined in Exhibit B), the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth below. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Except as specifically authorized by City, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees,

agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 Invoices. Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City' option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services. The Consultant's signature.

2.2 Payment Schedule.

2.2.1 City shall make incremental payments, based on invoices received, [according to the cost proposal attached as Exhibit B], for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements of Section 2.1 to pay Consultant. To the extent permitted by law, upon failure to pay any amount owed to Consultant within thirty (30) days of receipt of such invoice, City shall pay interest at the rate of the lower of the *Wall Street Journal* Prime Rate plus three percent (3%) per annum, or the highest legal rate, and City shall pay a late charge in the amount of (5%) of the outstanding amount of any such invoice more than thirty (30) days in arrears to cover the extra expense involved in handling delinquent payments. City further agrees to pay or reimburse Consultant reasonable attorneys' fees and court costs incurred by Consultant in connection with the collection of amounts owed by City to Consultant.

2.2.2 City shall pay the last 10% of the total sum due pursuant to this Agreement within sixty (60) days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.]

2.3 Total Payment. City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Consultant in rendering services pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

2.4 Hourly Fees. Fees for work performed by Consultant on an hourly basis shall not exceed the amounts shown on the following fee schedule: not applicable

2.5 Reimbursable Expenses. Separate reimbursable expenses are not included in this agreement and compensation will only be provided as outlined in Exhibit B.

- 2.6 Payment of Taxes. Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.
- 2.7 Authorization to Perform Services. The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Consultant only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Consultant, at its own cost and expense, shall procure insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work by the Consultant and its agents, representatives, employees, and subcontractors. Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's proposal. Consultant shall not allow any subcontractor to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Insurers shall have an A.M. Best's rating of no less than A:VII unless otherwise accepted by the City in writing:

4.1. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 or policy equivalent covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. If Consultant's services include work within 50 feet of a railroad right of way, the Contractor shall have removed any exclusion on their liability policy limiting coverage for work near a railroad, or shall provide a Railroad Protective Liability policy in favor of the City. Limits for such coverage shall be no less than \$5,000,000.

4.2. Automobile Liability Insurance. ISO Form Number CA 00 01 or policy equivalent covering any auto (Code 1), or if Contractor has no owned autos; hired, (Code 8) and non-owned autos (Code 9), with limit no less than \$1,000,000 per accident for bodily injury and property damage.

4.3. Workers' Compensation Insurance, as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.

4.4. Professional Liability (Errors and Omissions): Insurance appropriate to the Contractor's profession, with limit no less than \$1,000,000 per occurrence or claim, \$2,000,000 aggregate.

4.5. Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

4.5.1 *Additional Insured Status.* The City, its officers, officials, and employees, are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used).

4.5.2 *Primary Coverage.* For any claims related to this contract, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, and employees. Any insurance or self-insurance maintained by the City, its officers, officials, or employees, shall be excess of the Contractor's insurance and shall not contribute with it.

4.5.3 *Notice of Cancellation.* Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

4.5.4 *Waiver of Subrogation.* With respect to commercial general liability insurance and automobile liability insurance required hereunder, Contractor hereby grants to City a waiver of any right to subrogation which any insurer of said Contractor may acquire against the City by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

4.5.5 *Deductibles and Self-Insured Retentions.* Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Contractor to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

4.5.6 *Claims made policies.* If any of the required policies provide claims-made coverage:

4.5.6.1 The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.

4.5.6.2 Insurance must be maintained and evidence of insurance must be provided for at least two (2) years after completion of the contract of work.

4.5.6.3 If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Contractor must purchase "extended reporting" coverage for a minimum of two (2) years after completion of contract work.

4.6. Certificate of Insurance and Endorsements. Contractor shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. In the event that Contractor materially breaches any provision of this Agreement, the City reserves the right to require complete, certified copies of all applicable insurance policies, including endorsements required by these specifications.

4.7. Subcontractors. Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated in this Agreement, including but not limited to naming additional insureds.

4.8. Higher limits. If the contractor maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

4.9 Special Risks or Circumstances. City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage or other special circumstances.

4.10 Remedies. In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES

5.1. CONSULTANT shall, to the fullest extent permitted by law, indemnify, defend (with counsel acceptable to the CITY) and hold harmless CITY, and its employees, officials and agents ("Indemnified Parties") from and against any and all losses, claims, damages, costs and liability arising out of any personal injury, loss of life, damage to property, or any violation of any federal, state, or municipal law or ordinance, arising out of or resulting from the negligent performance of this Agreement by CONSULTANT, its officers, employees, agents, subcontractors or sub-consultants, excepting only liability arising from the sole negligence, active negligence or intentional misconduct of CITY. To the maximum extent permitted by law, in no event shall Consultant, its employees, contractors or agents be liable for any indirect, incidental, special, punitive or consequential damages, lost data or cost of procurement of substitute goods or services arising from or related to the services herein, whether for, among other things, breach of warranty or any obligation arising therefrom, and whether liability is asserted in contract or tort (including but not limited to negligence and strict product liability) whether or not CONSULTANT has been advised of the possibility of any such loss or damage.

5.2. In the event that Consultant or any employee, agent, sub-consultant or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, sub-consultants or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

5.3. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply.

5.4. By execution of this Agreement, Consultant acknowledges and agrees to the provisions of this Section and that it is a material element of consideration, and that these provisions survive the termination of this Agreement.

Section 6. STATUS OF CONSULTANT.

- 6.1 **Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.
- 6.2 **Consultant No Agent.** Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

- 7.1 **Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 **Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.
- 7.3 **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4 **Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.
- 7.5 **Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, sexual orientation or any other legally protected status, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

- 7.6 Prevailing Wages. Should the scope of work fall under the requirements of the California Labor Code and implementing regulations for the payment of prevailing wages, then Consultant shall comply and pay prevailing wages.

Section 8. TERMINATION AND MODIFICATION.

- 8.1 Termination. City may cancel this Agreement at any time and without cause upon 30 days' written notification to Consultant.

Consultant may cancel this Agreement upon 30 days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

- 8.2 Extension. City may, in their sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Consultant understands and agrees that, if City grants such an extension, City shall have no obligation to provide Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.

- 8.3 Amendments. The parties may amend this Agreement only by a writing signed by all the parties.

- 8.4 Assignment and Subcontracting. City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

- 8.5 Survival. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement.

- 8.6 Options upon Breach by Consultant. If Consultant materially breaches any of the terms of this Agreement, City' remedies shall include, but not be limited to, the following:

8.6.1 Immediately terminate the Agreement;

8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement; and/or

- 8.6.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant in which case the City may charge Consultant the difference between the cost to have a different consultant complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

- 9.1 Records Created as Part of Consultant's Performance. Except for Consultant's pre-existing proprietary information and/or processes, all reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use.
- 9.2 Confidentiality. All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be kept confidential by Consultant. Such materials shall not, without the prior written permission of City, be used by Consultant for any purpose other than the performance of this Agreement nor shall such materials be disclosed publicly. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, shall be deemed confidential. Consultant shall not use the City's name or logo or photographs pertaining to the services under this Agreement in any publication without the prior written consent of the City.
- 9.3 Consultant's Books and Records. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.
- 9.4 Inspection and Audit of Records. Any records or documents that Section 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City, within reasonable notice. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds TEN THOUSAND DOLLARS (\$10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three (3) years after final payment under the Agreement.
- 9.5 Intellectual Property. Except for Consultant's pre-existing proprietary information and/or processes, the City shall have and retain all right, title and interest, including copyright, patent, trade secret or other proprietary rights in all plans, specifications, studies, drawings, estimates, materials, data, computer programs or software and source code, enhancements, documents and any other works of authorship fixed in any tangible medium or expression, including but not limited to physical drawings or other data magnetically or otherwise recorded on computer media ("Intellectual Property") prepared or developed by or on behalf of Consultant under this Agreement. Consultant further grants to City a non-exclusive and perpetual license to copy, use, modify or sub-license any and all Intellectual Property otherwise

owned by Consultant which is the basis or foundation for any derivative, collective, insurrectional or supplemental work created under this Agreement.

Section 10 **MISCELLANEOUS PROVISIONS.**

- 10.1 **Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Contra Costa or in the United States District Court for the Northern District of California.
- 10.2 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.3 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.4 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 10.5 **Use of Recycled Products.** Consultant shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.
- 10.6 **Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.* Notwithstanding the foregoing, Consultant may perform similar services for other government sector clients during the term of this Agreement and City acknowledges that Consultant's representation of such clients is not a conflict of interest.

Consultant shall not employ any official of City in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of City in the previous twelve months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

- 10.7 **Inconsistent Terms.** If the terms or provisions of this Agreement conflict with or are inconsistent with any term or provision of any attachment or Exhibit attached hereto, then the terms and provisions of this Agreement shall prevail.
- 10.8 **Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related

to this Agreement, either orally or through any written materials.

10.9 **Contract Administration.** This Agreement shall be administered by Dawn Merchant, Finance Director ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.10 **Notices.** Any written notice to Consultant shall be sent to:

Any written notice to City shall be sent to:

City Manager
City of Antioch
P. O. Box 5007
Antioch, CA 94531-5007

10.11 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, and all other attachments, represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

CITY:

CITY OF ANTIOCH

Steven Duran, City Manager

Attest:

Arne Simonsen, City Clerk of City of Antioch

Approved as to Form:

Lynn Tracy Nerland, City Attorney

[Two signatures are required for a corporation or one signature with the corporate bylaws indicating that one person can sign on behalf of the corporation] .

CONSULTANT:

MUNISERVICES, LLC

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____



Specific Approach and Methodology - Scope of Work

Local Tax Compliance Discovery and Audit

The objective is to assist the City in identifying businesses that are conducting business in City and are not registered with the City. MuniServices Local Tax Compliance ("LTC") Services include identifying any person engaged in or carrying on any profession, trade, calling, occupation or business within the City that are not registered with the City to ensure that the business is properly registered and has made all appropriate payments to the City.

The LTC service to be contracted for will not replace or duplicate the current tax discovery and collections efforts undertaken by the City's employees. Our LTC Services are intended to complement the current efforts by bringing to the City more sophisticated technology, data and door-to-door investigations that may not presently be available to the City.

Program Objectives and Methods

Our LTC service is designed to assist the City in locating tax revenue that the City may not be receiving from its local tax registry. MuniServices provides detection, documentation and correction of errors and omissions causing deficiencies thereby producing new revenue that would not otherwise have been realized by the City. Moreover, our team of 12 full-time, local tax compliance employees works in full and collaborative partnership with City revenue staff to supplement the operations and procedures currently in place.

The LTC service also aims to reduce future errors by informing the businesses that are identified as having errors or omissions about the proper methods of compliance. Informing business owners of the requirements of the ordinance helps to prevent future mistakes by businesses making future enforcement efforts by the City less burdensome for the City.

Local Tax Discovery Services

Local Tax Discovery Services are designed to provide a full service solution to City's business license enforcement procedures. It does not replace current functions, but provides a focused and full-time solution to the identification of entities subject to taxation by the City, which are not properly registered, or otherwise not reporting taxes to the City. In performing the Discovery Services, MuniServices will:

1. Establish a comprehensive inventory of the entities subject to taxation by the City and the database elements needed to facilitate a comprehensive comparative analysis with the City's records of those entities that are properly registered;
2. Compare MuniServices' database of business records with the City's records to identify potential non-reporting and non-registered entities subject to taxation;
3. For each unregistered or non-reporting entities identified and confirmed, assist the entities, as necessary, to complete the City's applicable registration form(s) and determine the amount of tax due for current and prior periods (plus applicable interest and penalties, where appropriate);



4. Invoice entities (including supporting documentation) on behalf of the City for the amount of identified deficiencies, with payment to be remitted to MuniServices;
5. Ensure that all submitted registration forms are completed correctly and in their entirety;
6. Forward all completed registration forms and associated payments to the City in batches at the frequency directed by the City. Applications will be forwarded with copies of the payments and payments deposited into an account designated by the City;
7. Collect the amount of identified deficiencies, together with supporting documentation, and remit payment received to the City in weekly batches. (MuniServices will follow the City's business rules in collecting partial payments or the tax in full at the City's direction.);
8. Establish a call center open during normal business hours to assist entities with questions concerning application of the City's taxes, and reporting and remittance requirements;
9. Educate entities regarding the City's reporting requirements to prevent recurring deficiencies in future years;
10. Contact personnel in sales, operations and/or tax accounting at each target business to determine whether a business license fee is due, when necessary and appropriate. This is accomplished with the highest regard to discretion and professional conduct. MuniServices' LTC audits are predicated on a non-controversial, constructive public relations approach that emphasizes the importance of each business to the City and the mutual benefits of correcting non-reporting errors;
11. Provide reports addressing each taxpayer not reporting, including the business name, address, and telephone number to the City; and
12. Monitor and analyze the business license registration files of the City each quarter in order to determine non-reporting businesses.

Deficiency Audit Services

Local Tax Deficiency Audit Services are designed to identify entities subject to taxation by the City that are not properly reporting the full amount of tax to which they are subject to under the City's ordinances. These Audit Services identify entities that are potentially underreporting, or not reporting all applicable taxes, and MuniServices reviews the entity's records to ensure compliance with the City's taxes. In performing the Audit Services, MuniServices will:

1. Establish a comprehensive inventory of the registered entities subject to taxation by the City and the database elements needed to facilitate an analysis of records of those entity's current and prior year's tax remittance;
2. Compare MuniServices' records with the City's records to identify potential under-reporting entities subject to taxation;

EXHIBIT A - SCOPE OF WORK

Technical Proposal for Business License Discovery/Recovery Services



Pg. 3

3. Meet with designated City staff to review and discuss potential audit candidates and mutually agree which entities will be subject to review. Only entities mutually agreed by MuniServices and the City to be reviewed shall be subject to MuniServices' audit services.
4. For potential under-reporting entities identified, MuniServices will obtain authorization from the City to conduct a review of the entities' records and determine the amount of tax due for current and prior periods (plus applicable interest and penalties, where appropriate).
5. Submit audit summaries (also referred to as "Deficiency Notice") to the City to permit the City to determine the amount of a deficiency owed, if any.
6. Invoice entity for the amount of identified deficiencies, together with supporting documentation, and remit payment received to the City;
7. If the City elects to have MuniServices conduct payment deposit services, applications will be forwarded with copies of the payments and payments deposited into an account designated by the City; and
8. Educate entity regarding the City's reporting requirements to prevent recurring deficiencies in future years.

Additional Performance Metrics

1. Meet with the City's designated staff to review service objectives, scope, work plan schedule, public relations and logistical matters. MuniServices will also establish an appropriate liaison with the City's coordinator and logical checkpoints for reviewing progress;
2. Review applicable provisions of the City's municipal code and ordinances adopted by the City;
3. Represent the City for purposes of examining records pertaining to the Business Tax to identify and confirm any errors/omissions that are resulting in deficient payment to the City;
4. As necessary, meet with designated City officials to review MuniServices' findings and recommendations; and
5. Provide additional assistance, as necessary, to support the City in recovering and preventing tax deficiencies.

G



PO Box 27947
Fresno, CA 93729-7947

171129-4424374

800 987-0999 (p)
559 275-0289 (f)

02/25/2016

[REDACTED]
[REDACTED]
[REDACTED]

Reference #: ANT151655372

Property Address [REDACTED]

MuniServices has been retained by the City of Antioch to conduct a business license compliance review. The primary purpose of this evaluation is to identify all businesses that may be operating in the City without a business license.

You have received this notice because our records indicate that you may be conducting business in the City of Antioch without a business license and have not paid a business tax.

The City of Antioch Municipal Code (Section 3-1.103) states that it shall be unlawful for any person to commence, conduct or purport to commence or conduct, either directly or indirectly, any business activity in the city without having an unrevoked license under this chapter to do so, valid and in effect at the time, and without paying the required taxes and fees therefore and complying with any and all regulations of such business provided in this chapter, unless such person is exempt under this chapter.

If you believe you are not liable to pay these taxes, we still require a reply from you to remove you from future mailings. In order to resolve your account, please assist us by completing one of the following items:

If you are conducting business in the City of Antioch and **do not have** a current business license, please complete and return the enclosed application in the envelope provided within **30 days** of the date of this letter. An invoice detailing the taxes owed will be mailed to you upon receipt of your application information.

If you already **have** a valid business license, please provide a copy of your business license and return it within **30 days** of the date of this letter in the enclosed envelope, or fax a copy of your license to (559) 275-0289.

If you believe you are **not required** to procure a City of Antioch business license, please provide a written statement describing your circumstances and explaining your position. Upon review you will be cleared from our system or contacted for additional information.

Thank you for your cooperation. If you need assistance completing the application, require information, or believe that this notice does not apply to you, please contact one of our Tax Specialists Monday through Friday between 8:00 a.m. and 5:00 p.m. Pacific Time at 800-987-0999.

Please refer to your account reference number **ANT151655372** when calling. Please mail your application directly to the **City of Antioch, C/O Business License Processing P.O. Box 27947, Fresno, CA 93729-7947** within **30 days** of the date of this letter. Information obtained during this compliance review will be held in strict confidence.

Sincerely,

Compliance Division
MuniServices, LLC



City of Antioch Declaration of Information

Please complete this form in its entirety as it applies to your business activity in the City of Antioch. If you need any assistance completing this application, please contact a MiniServices Representative, Monday through Friday, 8:00am to 5:00pm Pacific Time.

Section I Demographic Information

Start Date of Business Activity in the City of Antioch: _____

Description of Business: _____

Is Your Business Home Based? YES / NO

Section II Business License Information

Please complete the following information table for the applicable tax years. Once this section is complete, please sign the certification and fill out the applicable application(s) and return them to MiniServices in the envelope provided.

- Note: Completed application and acceptance of payment does not constitute an authorization to operate without the required City approvals.

Period	Gross Receipts ¹	Number of Rental Units ²
January to December 2018 Estimate		
January 1, 2017 – December 31, 2017		
January 1, 2016 – December 31, 2016		
January 1, 2015 – December 31, 2015		
January 1, 2014 – December 31, 2014		

¹ Professional Class Code – as defined in Antioch Municipal Code Sec 3.1.218, the owner of such business shall pay a business license tax based on gross receipts as provided in Sec 3.1.201 provided that the maximum annual tax payable under this section shall be \$312.50 annually.

² This column applies to the rental of residential property, which became effective through Measure O as of January 1, 2015.

Section III Certifications

I certify under the penalty of perjury that the information above is accurate and correct to the best of my knowledge and belief.

Signature of person authorized to sign for firm _____

Date _____

Phone Number _____

Title _____

FEDIN or Social Security Number _____

Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California's building owners and tenants with buildings open to the public. You may obtain information about your legal obligations and how to comply with disability access laws at the following agencies:

- The Division of the State Architect at www.dgs.ca.gov/dsa/asm.asp
- The Department of Rehabilitation at www.rehab.ca.gov/netgov
- The California Commission on Disability Access at www.cdda.ca.gov



**CITY OF ANTIOCH
BUSINESS LICENSE APPLICATION**

REFERENCE# ANT151655372

BUSINESS#
CLASSCODE:

INSTRUCTIONS:
 LLSFD - Landlord - Residential Single Family dwelling
 LLMFD - Landlord - Residential Multi Family dwelling
 THIS APPLICATION IS CONSIDERED INCOMPLETE WITHOUT SIGNATURE AND DATE

1. OWNER'S NAME		2. OWNER'S MAILING ADDRESS	
3. TELEPHONE#	4. FAX NUMBER	5. EMAIL ADDRESS	
6. OWNER'S PHYSICAL ADDRESS IF DIFFERENT FROM #1 (NO PO BOX)		7. CONTACT NAME & ADDRESS (I.E. PROPERTY MANAGEMENT COMPANY)	
8. OWNER'S PHONE#		9. CONTACT PHONE#	
10. OWNER'S EMAIL ADDRESS		11. CONTACT'S EMAIL ADDRESS	
12a. PROPERTY ADDRESS (PLEASE USE ADDITIONAL SHEET IF NECESSARY)		12b. # OF UNITS	12c. AMOUNT
13. STATE MANDATED FEE (PLEASE SEE REVERSE SIDE)		14. APPLICATION FEE	
15. TOTAL AMOUNT DUE (combine boxes 12c, 13, & 14)			

OFFICE USE ONLY		OFFICE USE ONLY	
DATE:	RECEIPT#:	PLANNING:	BLDG DEPT:
		ZONING:	

The undersigned, being authorized to make this Application, hereby declares to the best of his knowledge and belief that this is a true, correct, and complete information made pursuant to the Antioch Municipal Code. The undersigned also agrees to abide by all considerations and restrictions imposed under the Antioch Municipal Code. This business license does not authorize holder to engage in any business or profession for which other certificates or permits are required.

Boxes 1, 2, 3 and 6 are non-confidential information and may be made public.

**Sign
Here**

SIGNATURE (REQUIRED)

DATE (REQUIRED)

City of Antioch • Finance Department • C/O Business License Processing Center P.O. Box 27947 •
 Fresno, CA 93729-7947 • (800) 987-0999 Fax (559) 275-0289
 website: www.ci.antioch.ca.us email: Businessstax@Muniservices.com

44



171129-4424374

800 987-0999 (p)
559 275-0289 (f)

03/30/2016

SECOND NOTICE

[REDACTED]

Reference #: ANT151655372

Property Address [REDACTED]

MuniServices has been retained by the City of Antioch to conduct a business license compliance review. The primary purpose of this evaluation is to identify all businesses that may be operating in the City without a business license.

You have received this notice because our records indicate that you may be conducting business in the City of Antioch without a business license and have not paid a business tax.

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If you believe you are not liable to pay these taxes, we still require a reply from you to remove you from future mailings. In order to resolve your account, please assist us by completing one of the following items:

If you are conducting business in the City of Antioch and do not have a current business license, please complete and return the enclosed application in the envelope provided within **30 days** of the date of this letter. An invoice detailing the taxes owed will be mailed to you upon receipt of your application information.

If you already have a valid business license, please provide a copy of your business license and return it within **30 days** of the date of this letter in the enclosed envelope, or fax a copy of your license to (559) 275-0289.

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Please refer to your account reference number ANT151655372 when calling. Please mail your application directly to the City of Antioch, C/O Business License Processing P.O. Box 27947, Fresno, CA 93729-7947 within **30 days** of the date of this letter. Information obtained during this compliance review will be held in strict confidence.

Sincerely,

Compliance Division
MuniServices, LLC



City of Antioch Declaration of Information

Please complete this form in its entirety as it applies to your business activity in the City of Antioch. If you need any assistance completing this application, please contact a MiniServices Representative, Monday through Friday, 8:00am to 5:00pm Pacific Time.

Section I Demographic Information

Start Date of Business Activity in the City of Antioch: _____

Description of Business: _____

Is Your Business Home Based? YES / NO

Section II Business License Information

Please complete the following information table for the applicable tax years. Once this section is complete, please sign the certification and fill out the applicable application(s) and return them to MiniServices in the envelope provided.

Period	Gross Receipts ¹	Number of Rental Units ²
January to December 2018 Estimate		
January 1, 2017 – December 31, 2017		
January 1, 2016 – December 31, 2016		
January 1, 2015 – December 31, 2015		
January 1, 2014 – December 31, 2014		

¹ Professional Class Code – as defined in Antioch Municipal Code Sec 3.1.218, the owner of such business shall pay a business license tax based on gross receipts as provided in Sec 3.1.201 provided that the maximum annual tax payable under this section shall be \$312.50 annually.

² This column applies to the rental of residential property, which became effective through Measure O as of January 1, 2015.

Section III Certifications

I certify under the penalty of perjury that the information above is accurate and correct to the best of my knowledge and belief.

Signature of person authorized to sign for firm

Date

Phone Number

Title

EIN or Social Security Number

Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California building owners and tenants with buildings open to the public. You may obtain information about your legal obligations and how to comply with disability access laws at the following agencies:

- The Division of the State Architect at www.dgs.ca.gov/dsa/home.asp
- The Department of Rehabilitation at www.rehab.ca.gov/
- The California Commission on Disability Access at www.coda.ca.gov



**CITY OF ANTIOCH
BUSINESS LICENSE APPLICATION**

REFERENCE# ANT151655372

BUSINESS#:

CLASS CODE:

INSTRUCTIONS:

LLSFD - Landlord - Residential Single Family dwelling

LLMFD - Landlord - Residential Multi Family dwelling

THIS APPLICATION IS CONSIDERED INCOMPLETE WITHOUT SIGNATURE AND DATE

1. OWNER'S NAME		2. OWNER'S MAILING ADDRESS	
3. TELEPHONE #	4. FAX NUMBER	5. EMAIL ADDRESS	
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OFFICE USE ONLY		OFFICE USE ONLY	
DATE:	RECEIPT#:	PLANNING:	BLDG DEPT:
		ZONING:	

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Boxes 1, 2, 3 and 6 are non-confidential information and may be made public.

**Sign
Here**

SIGNATURE (REQUIRED)

DATE (REQUIRED)

City of Antioch • Finance Department • CJO Business License Processing Center P.O. Box 27947 •
Fresno, CA 93729-7947 • (800) 987-0999 Fax (559) 275-0289
web site: www.ci.antioch.ca.us email: BusinessTax@Muniservices.com

I



PO Box 27947
Fresno, CA 93729-7947

171129-4424374

800 987-0999 (p)
559 275-0289 (f)

05/02/2016

FINAL NOTICE

[REDACTED]

Reference #: ANT151655372

Property Address: [REDACTED]

MuniServices has been retained by the City of Antioch to conduct a business license compliance review. The primary purpose of this evaluation is to identify all businesses that may be operating in the City without a business license.

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If you already **have** a valid business license, please provide a copy of your business license and return it within **30 days** of the date of this letter in the enclosed envelope, or fax a copy of your license to (559) 275-0289.

If you believe you are **not required** to procure a City of Antioch business license, please provide a written statement describing your circumstances and explaining your position. Upon review you will be cleared from our system or contacted for additional information.

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Please refer to your account reference number ANT151655372 when calling. Please mail your application directly to the City of Antioch, C/O Business License Processing P.O. Box 27947, Fresno, CA 93729-7947 within **30 days** of the date of this letter. Information obtained during this compliance review will be held in strict confidence.

Sincerely,

Compliance Division
MuniServices, LLC



City of Antioch Declaration of Information

Please complete this form in its entirety as it applies to your business activity in the City of Antioch. If you need any assistance completing this application, please contact a MuniServices Representative, Monday through Friday, 8:00am to 3:00pm Pacific Time.

Section I Demographic Information

Start Date of Business Activity in the City of Antioch: _____

Description of Business: _____

Is Your Business Home Based? YES/NO

Section II Business License Information

Please complete the following information table for the applicable tax years. Once this section is complete, please sign the certification and fill out the applicable application(s) and return them to MuniServices in the envelope provided.

- Note: Completed application and acceptance of payment does not constitute an authorization to operate without the required City approvals.

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² This column applies to the rental of residential property, which became effective through Measure O as of January 1, 2015.

Section III Certifications

I certify under the penalty of perjury that the information above is accurate and correct to the best of my knowledge and belief.

Signature of person authorized to sign for firm _____ Date _____ Phone Number _____

Title _____ FEIN or Social Security Number _____

Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California's building owners and tenants with buildings open to the public. You may obtain information about your legal obligations and how to comply with disability access laws at the following agencies:

- The Division of the State Architect at www.dgs.ca.gov/dsa/t-laws.aspx
- The Department of Rehabilitation at www.rehab.cahomeless.org
- The California Commission on Disability Access at www.cccda.ca.gov

CITY OF ANTIOCH BUSINESS LICENSE APPLICATION



REFERENCE# ANT151655372

BUSINESS#

CLASSCODE:

INSTRUCTIONS:

LLSFD - Landlord - Residential Single Family dwelling

LLMFD - Landlord - Residential Multi Family dwelling

THIS APPLICATION IS CONSIDERED INCOMPLETE WITHOUT SIGNATURE AND DATE

1. OWNER'S NAME		2. OWNER'S MAILING ADDRESS	
3. TELEPHONE#	4. FAX NUMBER	5. EMAIL ADDRESS	
6. OWNER'S PHYSICAL ADDRESS IF DIFFERENT FROM #1 (NO POBOX)		7. CONTACT NAME & ADDRESS (I.E. PROPERTY MANAGEMENT COMPANY)	
8. OWNER'S PHONE #		9. CONTACT PHONE #	
10. OWNER'S EMAIL ADDRESS		11. CONTACT'S EMAIL ADDRESS	
12a. PROPERTY ADDRESS (PLEASE USE ADDITIONAL SHEET IF NECESSARY)		12b. # OF UNITS	12c. AMOUNT
13. STATE MANDATED FEE (PLEASE SEE REVERSE SIDE)		14. APPLICATION FEE	
15. TOTAL AMOUNT DUE (combine boxes 12b, 13, & 14)			

OFFICE USE ONLY		OFFICE USE ONLY	
DATE:	RECEIPT:	PLANNING:	BLDG DEPT:
		ZONING:	

The undersigned, being authorized to make this Application, hereby declares to the best of his knowledge and belief that this is a true, correct, and complete information made pursuant to the Antioch Municipal Code. The undersigned also agrees to abide by all considerations and restrictions imposed under the Antioch Municipal Code. This business license does not authorize holder to engage in any business or profession for which other certificates or permits are required.

Boxes 1, 2, 3 and 6 are non-confidential information and may be made public.

**Sign
Here**

SIGNATURE (REQUIRED)

DATE (REQUIRED)

City of Antioch · Finance Department · C/O Business License Processing Center P.O. Box 27947 ·
Fresno, CA 93729-7947 · (800) 987-0999 Fax (559) 275-0289
website: www.ci.antioch.ca.us email: Businessstax@Muniservices.com

5



DEBER CLAIRE 7723 E 4TH ST
PO BOX 60352
PALO ALTO, CA 94305

Date: 08/25/2017

Reference Number: ANT151655372

Property Address: 23 W 4TH ST

Several attempts have been made to contact you by MuniServices, LLC regarding the requirement of a business license for your residential rental property(s) located at 23 W 4TH ST per Measure O, effective December 9, 2014.

The condition listed below is a violation of the Antioch Municipal Code. As a courtesy to you, the City is providing you with this opportunity to voluntarily abate this violation. In order to do so it will be necessary for you to take the following action:

Violation:

YOU ARE RENTING YOUR RESIDENTIAL PROPERTY(S) LOCATED AT 23 W 4TH ST WITHOUT A VALID CITY OF ANTIOCH BUSINESS LICENSE.

AMC Section §3-1.103 BUSINESS LICENSE REQUIRED - It shall be unlawful for any person to be engaged in business in the city without having an un-revoked license from the city, valid and in effect at the time, and without complying with any and all regulations of such business provided in this chapter, unless such person is exempt under the provisions of this chapter.

Required Correction: Within 15 calendar days from the date of this notice, you must Contact MuniServices, LLC by phone at 1-800-987-0999 or in person at 200 H Street, Antioch, CA and obtain a business license for the above property or file an appeal with the office of the City Clerk.

I hope you take this one-time opportunity to voluntarily abate the above violation(s) and public nuisance without the need for the City to issue Administrative Citations, which carry fines that range from \$100 to \$1,000 for every day the violation(s) are permitted to remain and/or take other action to compel your compliance.

We will be following up at the end of the above compliance deadline to confirm your required compliance. Thank you in advance for your cooperation in abating these violation(s). If you have any questions, you may contact MuniServices, LLC at 1-800-987-0999.

Sincerely,

The City of Antioch



City of Antioch Declaration of Information

Please complete this form in its entirety as it applies to your business activity in the City of Antioch. If you need any assistance completing this application, please contact a MuniServices Representative, Monday through Friday, 8:00am to 5:00pm Pacific Time.

Section I Demographic Information

Start Date of Business Activity in the City of Antioch: _____

Description of Business: _____

Is Your Business Home Based? YES/NO

Section II Business License Information

Please complete the following information table for the applicable tax years. Once this section is complete, please sign the certification and fill out the applicable application(s) and return them to MuniServices in the envelope provided.

- Note: Completed application and acceptance of payment does not constitute an authorization to operate without the required City approvals.

Period	Gross Receipts ¹	Number of Rental Units ²
January to December 2017 Estimate		
January 1, 2016 – December 31, 2016		
January 1, 2015 – December 31, 2015		
January 1, 2014 – December 31, 2014		
January 1, 2013 – December 31, 2013		
January 1, 2012 – December 31, 2012		

¹ Professional Class Code – as defined in Antioch Municipal Code Sec 3.1.2.18, the owner of such business shall pay a business license tax based on gross receipts as provided in Sec 3.1.2.01 provided that the maximum annual tax payable under this section shall be \$312.50 annually.

² This column applies to the rental of residential property, which became effective through Measure O as of January 1, 2015.

Section III Certifications

I certify under the penalty of perjury that the information above is accurate and correct to the best of my knowledge and belief.

Signature of person authorized to sign for firm

Date

Phone Number

Title

FEIN or Social Security Number

Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California building owners and tenants with buildings open to the public. You may obtain information about your legal obligations and how to comply with disability access laws at the following agencies:

- The Division of the State Architect at www.das.ca.gov/DisAccess.aspx
- The Department of Rehabilitation at www.rehab.ca.gov/dotgov
- The California Commission on Disability Access at www.ccdia.ca.gov

K



ADMINISTRATIVE CITATION

Invoice Number: 2514
Issued: 09/28/2017
Due Date: 10/09/2017

C207067



RE: Account number: 3017403

Location: [Redacted]

Charges:

CHARGE	YEAR	DESCRIPTION	AMOUNT
Admin Cit	2017	Business License Required 3-1.103	\$100.00
Charges for this invoice			\$100.00

paid

TO AVOID ADDITIONAL CITATIONS, YOU MUST ABATE THE ABOVE VIOLATIONS ON OR BEFORE 10/09/2017

Issuing Officer: SJ 5220

CITY OF ANTIOCH FINANCE DEPARTMENT
P. O. BOX 5007
ANTIOCH, CA 94531-5007
925-779-7059

[Redacted]

Account Number 3017403
 Invoice Number 2,514
 Due Date 10/9/2017
 Due Amount Due \$ 100.00

Amount Enclosed _____



L



Finance Department
P.O. Box 5007 Antioch, CA 94531-5007

October 13, 2017

Claire E. Geber
PO BOX 60352
Palo Alto, CA 94306

*** URGENT ***

RE: 002-00416-04

723 W 4th St, Antioch, CA

Ms. Geber,

This letter is to acknowledge a voice mail message received, from **Keith Shippey** on an outstanding issue regarding the requirement of a business license for the above residential rental property per Measure O effective 12/9/2014.

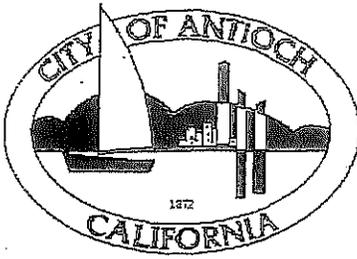
The City has contracted with MuniServices and our records indicate several attempts have been made by them to contact you in this outstanding matter. As the owner of the property communication is required from you directly.

Please reply as requested directly to MuniServices at 1-800-987-0999; to date there is no record contact has been made. We hope you take this opportunity to voluntarily cooperate without the need for the City to issue an Administrative Citation. If you have any questions feel free to contact the Business License Department directly at 925-779-7059.

City of Antioch
Finance Services Supervisor
PO BOX 5007
Antioch, CA 94509-5007

Thank you.

M



CITY OF ANTIOCH
ADMINISTRATIVE CITATION

Invoice Number: 2586
Issued: 10/16/2017
Due Date: 10/26/2017



RE: Account number: 3017403

Starting Balance \$100.00

Location

Charges:

CHARGE	YEAR	DESCRIPTION	AMOUNT
Admin Cit	2017	Business License Required 3-1.103	\$200.00
Charges for this invoice			\$200.00

on appeal

Amount Due \$300.00

TO AVOID ADDITIONAL CITATIONS, YOU MUST ABATE THE ABOVE VIOLATIONS ON OR BEFORE 10/26/2017

Issuing Officer: LS

CITY OF ANTIOCH FINANCE DEPARTMENT
P. O. BOX 5007
ANTIOCH, CA 94531-5007
925-779-7059



Account Number 3017403
Invoice Number 2,586
Due Date 10/26/2017
Due Amount Due \$ 300.00

Amount Enclosed _____



N



Finance Department
P.O. Box 5007 Antioch, CA 94531-5007

October 23, 2017

Claire E. Geber
PO BOX 60352
Palo Alto, CA 94306

*** URGENT YOUR ACTION IS REQUIRED ***

RE: 002-00416-04

[REDACTED]

Ms. Geber,

This letter is to acknowledge another voice mail message received, from [REDACTED] on 10/20/2017.

The continued outstanding issue remains that a business license is required for the above residential rental property, that you own, per Measure O effective 12/9/2014. As you know from my previous letter dated 10/13/2017 to you, the City has contracted with MuniServices and has urged your compliance. Records indicate the following;

- 2/25/2016 MuniServices sent you a business license compliance letter with detailed information on how to obtain compliance
- 3/30/2016 MuniServices sent you a SECOND NOTICE
- 5/2/2016 MuniServices sent you a FINAL NOTICE
- 8/25/2017 a NOTICE OF VIOLATION was sent to you, as to date no contact had been received from you in this matter and no returned mail was received from the post office. This letter very clearly outlines the steps you needed to take to avoid the issuance of Administrative Citation(s)
- 9/28/2017 a \$100.00 citation #2514 was issued and due 10/9/2017; further information related to the citation is very clearly stated on the back of the citation
- 10/12/2017 an AR invoice with late fee was issued for \$110.00 since the citation issued 9/28/2017 was not paid by the due date
- 10/16/2017 a \$200.00 citation #2586 was issued and due 10/26/17; further information related to the citation is very clearly stated on the back of the citation
- 10/18/17 [REDACTED] came to City Hall Customer Service with the letters from MuniServices and citation issued, all in your name, stating MuniServices are "clowns" as he had previous conversations with them on properties he owns in

Richmond. Since you are the owner, per County records, he was instructed to refer you to the letter and instructions therein and to have you contact MuniServices or the City Business License department directly in this matter.

- 10/20/17 MuniServices received the first and only call to date from [REDACTED]. He was abusive and demanding. He was told the owner of the property [REDACTED], needed to make contact in this matter directly.

Later this day, they report a call was received from you and full information was reviewed and provided requiring the necessary payment or information required per previous communications sent to you per Measure O.

Later this day another threatening voice mail message was received at the City of Antioch claiming MuniServices refused to speak directly with you which does appear to be false. He further stated, he will be filing a lawsuit and alerting the news media in this matter.

[REDACTED] the City has requested your compliance to avoid citations for over two (2) years. Please reply as requested directly to MuniServices with the required paperwork and payment.

We do hope you take this opportunity to voluntarily cooperate however if choose not to do so by the due date the City will be forced to issue another Administrative Citation. If you have any questions feel free to contact MuniServices 1-800-987-0999 or the Business License Department directly at 925-779-7059.

Thank you in advance,

Sincerely,

L. Saunders

Finance Services Supervisor





REFERENCE# ANT151655372

BUSINESS#:

3017403

CLASS CODE:

CITY OF ANTIOCH BUSINESS LICENSE APPLICATION

INSTRUCTIONS:

.LSFD - Landlord - Residential Single Family dwelling

.LMFD - Landlord - Residential Multi Family dwelling

THIS APPLICATION IS CONSIDERED INCOMPLETE WITHOUT SIGNATURE AND DATE

1. OWNER'S NAME

[REDACTED]
OWNER OF RECORD

2. OWNER'S MAILING ADDRESS

[REDACTED]
[REDACTED]
[REDACTED]

3. TELEPHONE #

[REDACTED]

4. FAX NUMBER

NONE

5. EMAIL ADDRESS

[REDACTED]

6. OWNER'S PHYSICAL ADDRESS IF DIFFERENT FROM #1 (NO PO BOX)

[REDACTED]
[REDACTED]
[REDACTED]

7. CONTACT NAME & ADDRESS (I.E. PROPERTY MANAGEMENT COMPANY)

[REDACTED]
[REDACTED]
[REDACTED]

8. OWNER'S PHONE #

[REDACTED]

9. CONTACT PHONE #

[REDACTED]

10. OWNER'S EMAIL ADDRESS

[REDACTED]

11. CONTACT'S EMAIL ADDRESS

[REDACTED]

12a. PROPERTY ADDRESS: (PLEASE USE ADDITIONAL SHEET IF NECESSARY)

[REDACTED]

12b. # OF UNITS

6

12c. AMOUNT

13. STATE MANDATED FEE (PLEASE SEE REVERSE SIDE)

14. APPLICATION FEE

15. TOTAL AMOUNT DUE (combine boxes 12c, 13 & 14)

2175

OFFICE USE ONLY

DATE:

RECEIPT#

OFFICE USE ONLY

PLANNING:

BLDG DEPT:

ZONING:

The undersigned, being authorized to make this Application, hereby declares to the best of his knowledge and belief that this is a true, correct, and complete information made pursuant to the Antioch Municipal Code. The undersigned also agrees to abide by all considerations and restrictions imposed under the Antioch Municipal Code. This business license does not authorize holder to engage in any business or profession for which other certificates or permits are required.

Boxes 1, 2, 3 and 6 are non-confidential information and may be made public.

Signature
Here

SIGNATURE (REQUIRED)

10-13-17

DATE (REQUIRED)

City of Antioch · Finance Department · C/O Business License Processing Center P.O. Box 27947 ·
Fresno, CA 93729-7947 · (800) 987-0999 Fax (559) 275-0289

website: www.ci.antioch.ca.us email: Businessstax@Muniservices.com



City of Antioch Declaration of Information

Please complete this form in its entirety as it applies to your business activity in the City of Antioch. If you need any assistance completing this application, please contact a MuniServices Representative, Monday through Friday, 8:00am to 5:00pm Pacific Time.

Section I Demographic Information

Start Date of Business Activity in the City of Antioch: BEFORE 2012
Description of Business: 6 UNITS IN 2 @ 2 - PLEX'S
+ 2 SFH'S
Is Your Business Home Based? YES NO

Section II Business License Information

Please complete the following information table for the applicable tax years. Once this section is complete, please sign the certification and fill out the applicable application(s) and return them to MuniServices in the envelope provided.

- Note: Completed application and acceptance of payment does not constitute an authorization to operate without the required City approvals.

Period	Gross Receipts ¹	Number of Rental Units ²
January to December 2017 Estimate		6
January 1, 2016 – December 31, 2016		6
January 1, 2015 – December 31, 2015		6
January 1, 2014 – December 31, 2014		
January 1, 2013 – December 31, 2013		
January 1, 2012 – December 31, 2012		

¹ Professional Class Code – as defined in Antioch Municipal Code Sec 3.1.218, the owner of such business shall pay a business license tax based on gross receipts as provided in Sec 3.1.201 provided that the maximum annual tax payable under this section shall be \$312.50 annually.

² This column applies to the rental of residential property, which became effective through Measure O as of January 1, 2015.

Section III Certifications

I certify under the penalty of perjury that the information above is accurate and correct to the best of my knowledge and belief.

Signature of person authorized to sign for firm: [Redacted] Date: 10-13-17 Phone Number: [Redacted]
Title: OWNER OF RECORD FEIN or Social Security Number: [Redacted]

Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California building owners and tenants with buildings open to the public. You may obtain information about your legal obligations and how to comply with disability access laws at the following agencies:

- The Division of the State Architect at www.dgs.ca.gov/dsa/Home.aspx
- The Department of Rehabilitation at www.rehab.ca.gov/net.gov
- The California Commission on Disability Access at www.cdda.ca.gov

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, [REDACTED] by these presents do make, constitute, and appoint [REDACTED], my true and lawful attorney, for me in my name, place, and stead, and for my use and benefit.

FIRST: In all aspects of management, litigation and sale of all real estate transactions.

SECOND: My attorney in fact shall have all lawful authority to act in my place for the purposes of:

All real estate transactions related to properties owned in California including repair and maintenance of said premises.

All discussions with and about any expenses, debts, disputes regarding said real estate and in particular with respect to the city of Richmond, and any or all of its affiliates concerning garbage or other liens placed against said.

THIRD: My attorney in fact has full power and authority to perform any and every act and thing whatsoever requisite or necessary to be done in the exercise of any of the foregoing powers, to all intents and purposes as I might or could do if personally present with full power of substitution and revocation, hereby ratifying and confirming all that my attorney in fact may lawfully do or cause to be done by virtue of this Specific Power of Attorney.

FOURTH: This , Specific Power of Attorney shall become effective on the twenty-fourth (24th) day of May, 2015. All powers and authority granted by this Specific Power of Attorney shall in any event terminate on the thirty-first day of December, 2019.

FIFTH: I hereby warrant, represent and agree that:

- a. No person or organization who relies upon this Specific Power of Attorney as representation of my attorney in fact shall incur any liability to me, my estate, my heirs, and successors for permitting my attorney in fact to exercise any power so granted.

Specific Power of Attorney Page 2

- b. All third parties are hereby authorized to provide all information concerning my affairs, as related to the authority granted, to my attorney in fact without limitation and are released from any legal liability to me, my estate, my heirs, and successors for providing such information,
- c. All third parties may accept the signature or acts of my attorney in fact granted in this Specific Power of Attorney as fully authorized by me with the same force as if I were personally present and acting on my own behalf.

IN WITNESS WHEREOF, I have signed this Specific Power of Attorney, consisting of two pages, this page included:

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truth, accuracy, or validity of that document.

DATED 5/24/15

STATE OF CALIFORNIA

COUNTY OF SANTA CLARA

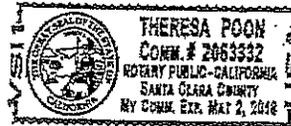
ON May 24, 2015
before me, THERESA POON,
a Notary Public, personally appeared

[Redacted signature]

Claire E. [Redacted]

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct



WITNESS my hand and official seal.

Signature Theresa Poon

(This area for official notarial seal)

CITY OF ANTIOCH
925-779-7055

REC#: 01059234 10/26/2017 2:23 PM
OPER: RC2 TERM: 002
REF#:

ACCT #: XXXX-XXXX-XX [REDACTED]
AUTH #: 02620Q
TRAN #: 000001059234

TYPE: PURCHASE
APP NAME: DISCOVER CREDIT
ENTRY MODE: CHIP
CVM: SIGN

AMOUNT USD\$ 3,093.00

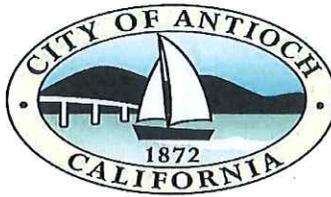
EMV DETAILS:
AID: A0000001523010
ARC: 00
IAD: 01056080000020001E0300000000000000
TSI: E800
TVR: 0000008000

TRAN: 89.2000 BUSINESS LICENSE
723 W 4TH ST
[REDACTED]

BUSINESS LICENSE AP	30.00CR
Business License Pe	10.00CR
SB1186 BUS LIC \$1.0	3.00CR
LL Owner Bus Lic	2,700.00CR
Business License CI	300.00CR

TRAN: 900.0000 TRUE MISC RECEIPTS
APPEALS FEE 10/25/17
Miscellaneous Reven 50.00CR

TENDERED: 3,093.00 CREDIT CARD
APPLIED: 3,093.00-
CHANGE: 0.00



November 30, 2017

Claire Geber
P.O. Box
Palo Alto, CA

RE: Board of Administrative Appeals Hearing
Property Address: W. 4th Street, Antioch
Citation Date: 10/16/17
Citation No.: 2586

Dear Ms. Geber,

This is a follow up to our letter dated October 31, 2017. Please be advised your appeal is scheduled for **Thursday, December 7, 2017, at 3:00 p.m.** in the Council Chambers, 200 H Street, Antioch, CA (across the breezeway from City Hall). A copy of the Board of Administrative Appeals Agenda is attached.

All people who wish to speak at the hearing, including you, will be required to take an Oath. This case will be heard and a decision rendered by the Board of Administrative Appeals.

The Agenda and Staff Reports will be posted onto our City's Website 72 hours before the Board of Administrative Appeals Hearing date listed above. To view the Agenda information, simply click on the following link and then double click 'Board of Administrative Appeals': <http://www.ci.antioch.ca.us/CityGov/agendas/>. Other locations to view the Agenda are the City Council Chambers front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2nd Street, and the Antioch Community Center on Lone Tree Way.

Thank you.

Sincerely,

CHRISTINA GARCIA
Deputy City Clerk

cc: Business License

Enclosures

Office of the City Clerk
200 H Street
P. O. Box 5007
Antioch CA 94531-5007
Phone: (925) 779-7009/ Fax: (925) 779-7007



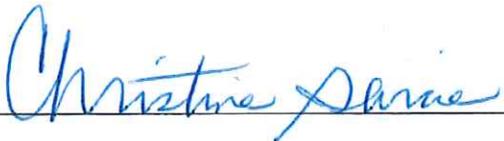
PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years and not a party to the within entitled action; my business address is Office of the City Clerk for the City of Antioch, 200 "H" Street, P.O. Box 5007, Antioch, California 94531-5007. On November 30, 2017, I served the within Notice, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Antioch, California addressed as follows:

Claire Geber
P.O. Box
Palo Alto, CA

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on November 30, 2017, at Antioch, California.





**BOARD OF ADMINISTRATIVE APPEALS
ADMINISTRATIVE REVIEW PANEL**

**Council Chambers
200 "H" Street**

**DECEMBER 7, 2017
3:00 P.M.**

3:00 P.M. ROLL CALL Deborah Simpson, Chairperson
Ademuyiwa "Ade" Adeyemi, Vice Chairperson
Andrew Schleder
April Ussam-Lemmons
Farideh Faraji
Vacant, Alternate

PLEDGE OF ALLEGIANCE

1. CONSENT CALENDAR

A. APPROVAL OF ADMINISTRATIVE APPEALS MEETING MINUTES FOR NOVEMBER 2, 2017

Recommended Action: Motion to approve the minutes

2. REGULAR AGENDA

OATH for all intending to testify

A. **ADMINISTRATIVE CITATION NO. 2586** – APPEAL FILED BY CLAIRE GEBER FOR HER PROPERTY LOCATED AT WEST 4TH STREET, ANTIOCH, REGARDING ANTIOCH MUNICIPAL CODE "BUSINESS LICENSE REQUIRED" [§3-1.103].

PUBLIC COMMENTS—*Only unagendized issues will be discussed during this time*

WRITTEN/ORAL COMMUNICATIONS

ADJOURNMENT

Notice of Availability of Reports

This agenda is a summary of the discussion items/actions proposed to be taken by the Board of Administrative Appeals. Materials provided regarding the agenda items will be available at the following website: <http://www.ci.antioch.ca.us/CityGov/Agendas/default.asp> or at the City Clerk's Office, City Hall, 200 H Street, Antioch, CA 94509, Monday through Friday, 8:00 a.m. to 5:00 p.m., for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. The meetings are accessible to those with disabilities. Auxiliary aides will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

Notice of Opportunity to Address the Committee

The public has the opportunity to address the Board on each agenda item. To address the Board, fill out a yellow Speaker Request form, available on each side of the entrance doors, and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section on the agenda. No one may speak more than once on an agenda item or during "Public Comments".

PLEASE TURN OFF CELL PHONES BEFORE ENTERING COUNCIL CHAMBERS.



October 31, 2017

Claire Geber
P.O. Box
Palo Alto, CA 94306

RE: Board of Administrative Appeals Hearing
Property Address: W. 4th Street, Antioch
Citation Date: 10/16/17
Citation No.: 2586

Dear Ms. Geber,

This is a follow up to your written appeal filed on October 26, 2017, regarding the above-referenced Administrative Citation received for Business Licensing.

Please be advised your appeal is scheduled for **Thursday, December 7, 2017, at 3:00 p.m.** in the Council Chambers, 200 H Street, Antioch, CA (across the breezeway from City Hall).

All people who wish to speak at the hearing, including you, will be required to take an Oath. This case will be heard and a decision rendered by the Board of Administrative Appeals. A General Information sheet is enclosed to answer any questions you may have regarding the appeals.

The Agenda and Staff Reports will be posted onto our City's Website 72 hours before the Board of Administrative Appeals Hearing date listed above. To view the Agenda information, simply click on the following link and then double click 'Board of Administrative Appeals': <http://www.ci.antioch.ca.us/CityGov/agendas/>. Other locations to view the Agenda are the City Council Chambers front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2nd Street, and the Antioch Community Center on Lone Tree Way.

Thank you.

Sincerely,

CHRISTINA GARCIA
Deputy City Clerk

cc: Business License

Enclosures

Office of the City Clerk
200 H Street
P. O. Box 5007
Antioch CA 94531-5007
Phone: (925) 779-7009/ Fax: (925) 779-7007



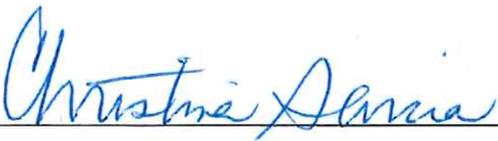
PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years and not a party to the within entitled action; my business address is Office of the City Clerk for the City of Antioch, 200 "H" Street, P.O. Box 5007, Antioch, California 94531-5007. On October 31, 2017, I served the within Notice, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Antioch, California addressed as follows:

Claire Geber
P.O. Box
Palo Alto, CA

I, Christina Garcia, certify (or declare), under penalty of perjury, that the foregoing is true and correct. Executed on October 31, 2017, at Antioch, California.





CITY OF ANTIOCH ADMINISTRATIVE BOARD OF APPEALS

General Information for Persons Appealing Citations

The Administrative Board of Appeals is comprised of five Antioch residents, who are appointed by the Mayor and have volunteered their time to hear your appeal. The Board Members do not receive monetary compensation for their time and they are not employees of the City. They do not make or control the law. They are hearing officers who will review your appeal because you have requested the City do so. As the person making the appeal (the appellant) please keep in mind the below:

Schedule of Hearing:

- When an appeal is requested, it is typically scheduled for the first Thursday of every month.
- You will receive written notice of the date and time of the appeal hearing from the City Clerk's office 10 days after you file your appeal.
- The Agenda and Staff Reports will be posted onto our City's Website 72 hours before the Board of Administrative Appeals Hearing date. To view the Agenda information, click on the following link and then double click 'Board of Administrative Appeals': <http://www.ci.antioch.ca.us/CityGov/agendas/>. Other locations to view the Agenda are the City Council Chambers front window, City Clerk's Office, Antioch Branch Library, Senior Center on 2nd Street, and the Antioch Community Center on Lone Tree Way.

When You Don't Show For Your Hearing:

- If you do not appear at the hearing time and date you have been notified of, and unless you have provided the City Clerk forty-eight (48) hour notice before the hearing that you are requesting a postponement, your appeal will be heard without you being there.

How You Will Act At Your Appeal Hearing:

- You and anyone else who is attending the appeal at your request will maintain a respectful attitude at all times,
- If you or anyone else does not maintain a respectful attitude, you may be asked to leave the hearing by the Board Chairperson.
- Your appeal is not an opportunity to debate or argue with City staff or Board members. Any questions should be directed to the Board Chairperson.
- When you speak, you should talk about the reasons why you feel the citation was wrongfully issued.

How The Appeal Hearing Will Go:

- The Board will read your item of appeal from its Agenda.
- The Board will then ask City staff to present an oral report with regard to your citation. The Board may ask questions of City staff after the oral report. This oral report will be for **five (5)** minutes.
- After staff has provided its report, and the Board is finished with its questions of staff, you will then be called to the podium to speak. Please come up and speak at the podium, not from the audience.
- You will have **five (5) minutes** to present the reasons why you are appealing the citation.
- Any other additional persons who may oppose or support your appeal can fill out speaker cards and speak for **three (3) minutes**.
- The Board may then ask City staff for a rebuttal to the statements you or others made in support or opposition of your appeal. This rebuttal is only for **three (3) minutes**.
- Then the hearing is completed and the Board will then issue its ruling on your appeal.

Your Burden:

- It is your appeal and therefore you bear the burden to prove that the citation was wrongfully issued.
- To win your appeal, you must have a majority of the Board uphold your appeal (3 of 5, or 2 of 3).
- If the Board determines there was in fact good reason to issue the citation, your appeal will be denied and the citation amount that you deposited to have your appeal will not be refunded.

How The Board Will Rule:

The Board can only rule one of two ways:

- To uphold your appeal and dismiss the citation.
- To deny your appeal and uphold the citation.

Written Findings and Order:

- The Board will render their findings and recommendations after the hearing is concluded or as soon as possible.
- You will be mailed the written decision of hearing within ten (10) days of the hearing.
- The decision of the Board is the final ruling on your appeal from the City.

27

- EXHIBIT 12-2 -



City of Antioch
Citation Appeal Application

RECEIVED
OCT 26 2017
HUMAN RESOURCES

NMA

CITY OF ANTIOCH ATTN: CITY CLERK P.O. BOX 5007 ANTIOCH, CA 94531-5007 (925) 779-7009	
Date of Citation: 10-16-17	Citation #: 2586
Name: CLAUDE GERBER	
Property Address:	WEST 4TH STREET AND ASSOCIATED BUILDINGS
Mailing Address:	P.O. BOX PALO ALTO, CA
Home Phone:	
REASON FOR APPEAL	
PLEASE SEE ATTACHED DOCUMENTS	
- EVERYTHING WAS DONE TO SATISFY ANTIOCH'S REQUIREMENTS	
- LISA SAUNDERS <u>REFUSED</u> TO LET THE PAYMENTS BE MADE ON 10-18-17.	
Signature: <i>[Signature]</i>	Date: 10-30-17

X

Subject:**From:****To:** Businessstax@Muniservices.com;**Date:** Thursday, October 26, 2017 12:10 PM

Please find attached the completed license application for West 4th Street, Antioch, Ca 94509 and associated buildings.

This application was prepared on October 13, 2017, and the city of Antioch refused to accept it on two occasions. Please be advised I hereby permit Keith Slipper to engage in any and all conversations with any person or entity regarding said item.

Claire E. Geber
Keith Slipper

Attachments

- P10 Common 10-13-17 license app signed by CEG.pdf (184.43KB)

CITY OF ANTIOCH
925-779-7055

REC#: 01059234 10/26/2017 2:23 PM
OPER: RC2 TERM: 002
REF#:

ACCT #: >
AUTH #: C
TRAN #: 0

TYPE: PURCHASE
APP NAME: DISCOVER CREDIT
ENTRY MODE: CHIP
CVM: SIGN

AMOUNT USD\$ 3,093.00

EMV DETAILS:

AID:
ARC:
IAD:
TSI:
TVR:

TRAN: 89.2000 BUSINESS LICENSE

723 W 4TH ST

SLIPPER KEITH

BUSINESS LICENSE AP 30.00CR

Business License Pe 10.00CR

SB1186 BUS LIC \$1.0 3.00CR

LL Owner Bus Lic 2,700.00CR

Business License CI 300.00CR

TRAN: 900.0000 TRUE MISC RECEIPTS

APPEALS FEE 10/25/17

Miscellaneous Reven 50.00CR

TENDERED: 3,093.00 CREDIT CARD

APPLIED: 3,093.00-

CHANGE: 0.00

DUE DATE

CITY OF ANTIOCH

CSR'S PAY SHEET

NAME: Meber, Claire
W 4th St - 6 units

DATE: 10/26/17

TRAN	ACCOUNT CODE	DESCRIPTION	AMOUNT
118	100-1250-41130	BUSINESS LICENSES	
120	100-1250-41140	BUSINESS LIC PENALTY Ar mv	\$ 10.-
122	100-1250-41150	BUSINESS LICENSE APP FEE	\$ 30.00
123	100-0000-25003	SB1186 \$1.00 STATE FEE \$1.00 per year x 3	\$ 3.00
900	100-1250-41130	LL OWNER, MEAS O PER UNIT BL TAX	\$2700.-
900	100-1250-46020	BL CITATION Ar mv \$150 per year x 6 x 3 yrs	\$ 100.- \$ 200.- (*)
124	100-1250-41160	CONTRACTORS BUS LIC	
132	100-1250-46010	OTHER SERVICE CHGS/COPIES	
134	100-1250-46400	ADMINISTRATION FEE	
136	100-1250-47010	MISCELLANEOUS REVENUE	
NEW BUSINESS LIST		MONTH(S) _____	\$5.00 PER MOS
		ONE TIME ACTIVE/CURRENT LIST	\$50.00

EMAIL: _____

PAPER OR CD & MAILING ADDRESS: _____

137	100-1250-47010	RETURNED CHECK CHARGE	
130	100-1250-41205	TRANSIENT OCCUP TAX (70%)	
232	215-4320-41205	TRANSIENT OCCUP TAX (30%)	
602	611-1230-47010	WATER RECOVERY/CHARGE OFFS	
604	611-2310-46830	PROCESSING SVC CHARGE	
604	611-2310-46830	DISCONNECTION SVC CHARGE	
604	611-2310-46830	SAME DAY FEE	
610	611-2310-47010	OTHER WATER CHARGES	
171	100-5140-46020	CODE ENFORCEMENT CITATIONS	
176	214-3320-42020	ANIMAL CITATIONS	
177	100-3160-46025	POLICE DEPT CITATIONS	
900	100-3110-46315	ALARM PERMIT FEE (NO AR INVOICE)	
900	100 1140 47010	OTHER <u>Appeals Fee</u>	(*) 50.00

TOTAL

PREPARED BY [Signature]

NOT VALID UNLESS VALIDATED

=====

\$ 3093.00

STATEMENT OF FACTS PERTAINING TO 723 WEST 4TH STREET, ANTIOCH

On October 13, 2017, I, Claire E. Geber, picked up the mail from a mailbox in Palo Alto (PO BOX) and found a letter from what appeared to be the City of Antioch. It concerned Measure O and the need for a business license. The letter indicated that within fifteen (15) calendar days, "from the date of this notice", contact had to be made with MuniServices, LLC by phone at 1-800-987-0999, or in person at 200 H Street, Antioch, Ca, to obtain the license or file an appeal. This is clearly stated in the attached letter, para. 5 Exhibit 1-1. Since no date appears anywhere on the letter that I could see that left the deadline date unknown. I therefore took it to be 15 days from the 13th of October, 2017 or October 28, 2017. As an attorney, this appeared both reasonable and sensible.

I then contacted my husband, Keith Slipper, and informed him of the letter. He explained he had extensive prior interaction with the company MuniServices in Richmond, CA, and had all manner of problems with the entity culminating in his visiting the Mayor to lodge a complaint regarding their behaviour. One item pertinent to this discussion was that he experienced MuniServices losing documents as many as eleven times on one property.

My husband then drove 120 miles to specifically address the problem. He has a power of attorney to act on my behalf in all aspects of real estate, attached in copy here as Exhibits 2 & 3. I will therefore pass the baton to him to continue the narrative.

I, Keith Slipper, met my wife on October 13, 2017, and showed her the documentation sent to MuniServices on four prior occasions. Frustrated that nothing had happened, I then called MuniServices at 800-987-0999. The call went to an answering machine. I then called a further four times, reaching the same machine three times and once getting just a dial tone for 11 minutes.

Fearing a repetition of the fiasco in Richmond, Ca, I then also called the City of Antioch. I reached 925-779-7035. An answering machine came on and I left a message. I called a further three times and all of the calls were prior to five pm or in normal working hours. Not a single call was returned from either party.

Along with Exhibit 1-1, the Antioch letter, had come Exhibit 1-2 and 1-3. My wife and I agreed we would complete this form, and then deliver it personally to the Antioch Civic Centre at 200 H Street, Antioch, Ca 94509 to try to avoid further problems and in full compliance with the instructions received from Antioch. Since it was a Friday on 10-13-17, it could not be delivered prior to 10-16-17. In addition, no instructions were received with the form. We resolved to call the City on Saturday, as well as Monday, to ensure we could get instructions on completion to ensure the forms were completed correctly and produced in a timely fashion. The forms were prepared as best they could be and attached as Exhibits 4 & 5 on 10-13-17.

Several calls were made to MuniServices on 10-14-17 and to Antioch city hall and in both cases answering machines were reached. Messages were left. No messages were returned. I tried just in case to reach someone on 10-15-17 to no avail.

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On October 16 and 17, 2017, I made several calls to Antioch city hall. None were returned. Several were made to Muniservices. Twice the company was reached and twice the phone was hung up. Baffled by no response from Antioch, and unable to get a link to Muniservices, I resolved to take the completed forms to Antioch. However, a further surprise occurred when a letter from Antioch arrived in the mailbox attached as Exhibits 6-1 to 6-5. This letter was an Administrative Citation fining me and my wife \$100 for not having a license. The letter was dated September 28, 2017, well before receipt of the letter in Exhibit 1-1. Incensed by this behaviour I sought legal advice on 10-17-17 and was advised to go to Antioch, appeal the fine, and then get all paperwork completed.

On October 18, 2017 I turned up at the cashier's section to deal with the issue. After talking to the receptionist for about two minutes at 11:34am, I was told to wait as the receptionist refused to speak to me! In a moment a lady called Lisa came to the front desk and refused to let me pay the citation; refused to tell me how to appeal the citation's fine; refused to let me show her the power of attorney from my wife; refused to take the completed documents Exhibits 4 & 5, and refused to take any money at all. In short, she would not attempt to offer any assistance whatsoever except to tell me repeatedly to "have Ms. Geber call Muniservices!" I was ordered to do this at least six times and informed once a "letter" had been sent to Claire Geber earlier in October. This turned out to be a blatant lie. Stunned by this disgusting, unhelpful behaviour, I immediately went to the Mayor's office and got his card (Exhibit 7), and called him to express my profound anger at such appalling behaviour and attitudes.

Here I was, with money, a power-of-attorney, completed documentation, and files of information being literally asked to leave the office. Lisa, after repeating her mantra as described, turned around and just walked off. Is this the new Antioch? Is this how Antioch treats its investors? If it is I will be leaving very soon.

On October 19, 2017, the Mayor called and did his best to settle emotions. He asked to get a full description of what had gone on and I agreed. I also called Muniservices as ordered to find they would not even answer the telephone and repeatedly hung up.

Frustrated to high Heaven, I then asked my wife to call Muniservices to see if we could get anywhere. I called on Friday, October 20, 2017. I spoke initially to Johnny Yslas at 3:21pm. He looked up the address of the premises, then stated he could not talk to me or my wife under instructions from the "City of Antioch" and hung-up. I called back, and reached Elena. She stated she could not speak to me, or Claire, that she has not received any documents - just as in the Richmond fiasco - in spite of me sending them four times I recall. She did offer to send an exemption letter which I pointed out was totally unnecessary! I put Claire on the phone and she hung up (notes are in Exhibit 8). At this point both me and my wife were completely gobsmacked by Antioch personnel's attitude, behaviour, and the fact they had informed Muniservices to not deal with me or my wife. Who in God's name could we deal with? However, it got worse!

In the mail of October 20, 2017, I received a further insult. Please examine Exhibits 9-1 & 9-2. The letter Lisa claimed she had sent arrived. She claimed on October 18 it was sent on October 13, 2017. This was a total lie. It was dated October 13, but mailed on October 18 (Exhibit 9-2),

- 2 -

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and arrived on October 20, 2017 - two (2) days after mailing. The letter contained utter nonsense such as, "Without the need for the City to issue an Administrative Citation." Hello.....that citation was issued on September 28, 2017 (see Exhibit 6-1). The letter was stating the citation had not been made 14 days after it was. Furthermore, the letter again, like all the others, indicated contacting the Business License Department as a location to get questions answered. This in spite of dozens of calls being unanswered deliberately according to Lisa. It therefore looks as if the letter of 10-13-17 was backdated to cover derrieres, and make me and my wife look bad - precisely as Richmond's Daphne Guruwaya did on a similar issue - and paid the price in Court. This is a country of laws and liars get punished.

The very next day I received a letter Exhibit 10-1. This was a letter charging a late fee of \$10 for the unpaid Admin. Fee! The letter, dated 10-12-17 was prepared a day before the letter to my wife was purportedly prepared - yet Lisa's 10-13-17 letter talked of "without the need ofcitations." The letter was mailed on 10-16-17 - two days before the same Lisa letter - all pointing to shenanigans and people covering up what was going on, not to mention not helping anyone at all.

As if this was not enough, on 10-21-17 I received the final insult to date - Exhibits 11-1 to 11-3. It seems the City of Antioch cannot wait to grab my money in any way it can. This letter was a further fine of \$200. After dozens of calls, and personally going to the City Offices, exactly as required in the original letter, Exhibit 1-1, I have got no-where. Numerous calls in the last few days again went unanswered, or hung up once made. In a final attempt to stop this bureaucratic madness and avoid further blatant lying by certain employees, I finally went to the 200 H Street offices, today, 10-25-17. I wanted to pay the administrative fees awaiting the appeal on this ungodly mess.

I went to pay and was told I could not. At first, the cashier was unable to tell me what I should pay, then said I could not pay, then I had to pay \$753.10. I handed her the citations and she was completely unable to work out what was to be paid. I even took out \$500 in 100's and stated I wanted to leave it as payment. I was totally rejected and baffled. I was literally stopped from paying these sums presumably so I could be charged further sums in late fees and augmented fines. To add insult to injury, it seems the \$753 was for the license - the very thing I was prohibited from paying on October 18, 2017.

After some delay I was directed to "the third floor." There I met a most helpful African-American lady who finally got me appeal forms (Exhibits 12-1 & 12-1). This charming lady then indicated I also had to cancel the action by getting the license, and asked to see the power of attorney - which had been previously rejected by Lisa! Then I was asked to bring my wife to the City of Antioch in person and have her signature notarized in front of her. The demands never end it seems, but after a further several moments of reflection she suggested I return with the power of attorney, the signed forms, a large pile of cash, tomorrow (10-26-17) to hope I can complete this relatively simple task of getting a license.

To state the very obvious: my wife and I have no problem paying the amount for a license. We have followed all directions to do such a thing given to us by Antioch. We have been and are

- 3 -

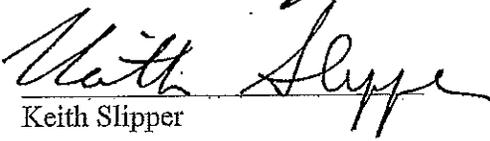
4

stymied in every way imaginable, including it seems, dealing with back-dated documents, having persons refuse to deal with us on advice from Antioch, and being literally unable to complete what the City wants because the City is preventing us from doing it. Need I say more?

The undersigned I respectfully submit this narrative as the appeal for repaying the unacceptable charges levied.



Claire E. Geber



Keith Slipper



EX H 1121 1 1 - 11.34 AM 10 18 17

LAST WEEK
- LETTER SENT
- RAYMOND -
SVISON

5
10/0/17 CALLED 4X
ANTIOCH - LMAM
10/13/17 CALLED 800 987 0999
- N.A.

0014-17 CALLED MS - LMAM 11:08A

GEBER CLAIRE E
PO BOX
PALO ALTO, CA 94306

Reference Number:

Property Address: W 4TH ST

0014-MS - LMAM H. 18P

Several attempts have been made to contact you by MuniServices, LLC regarding the requirement of a business license for your residential rental property(s) located at W 4TH ST per Measure O, effective December 9, 2014.

The condition listed below is a violation of the Antioch Municipal Code. As a courtesy to you, the City is providing you with this opportunity to voluntarily abate this violation. In order to do so it will be necessary for you to take the following action:

Violation:

YOU ARE RENTING YOUR RESIDENTIAL PROPERTY(S) LOCATED AT W 4TH ST WITHOUT A VALID CITY OF ANTIOCH BUSINESS LICENSE.

AMC Section §3-1.103 BUSINESS LICENSE REQUIRED - It shall be unlawful for any person to be engaged in business in the city without having an un-revoked license from the city, valid and in effect at the time, and without complying with any and all regulations of such business provided in this chapter, unless such person is exempt under the provisions of this chapter.

Required Correction: Within 15 calendar days from the date of this notice, you must Contact MuniServices, LLC by phone at 1-800-987-0999 or in person at 200 H Street, Antioch, CA and obtain a business license for the above property or file an appeal with the office of the City Clerk.

I hope you take this one-time opportunity to voluntarily abate the above violation(s) and public nuisance without the need for the City to issue Administrative Citations, which carry fines that range from \$100 to \$1,000 for every day the violation(s) are permitted to remain and/or take other action to compel your compliance.

We will be following up at the end of the above compliance deadline to confirm your required compliance. Thank you in advance for your cooperation in abating these violation(s). If you have any questions, you may contact MuniServices, LLC at 1-800-987-0999.

Sincerely,

The City of Antioch

10-20-17

CALLED 10-20-17 @ 7:01 AM (CLOSED)

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- EXHIBIT 12 -



REFERENCE# ANT151655372

BUSINESS#:
CLASS CODE:

CITY OF ANTIOCH BUSINESS LICENSE APPLICATION

INSTRUCTIONS:
 L.SFD - Landlord - Residential Single Family dwelling
 L.MFD - Landlord - Residential Multi Family dwelling
 THIS APPLICATION IS CONSIDERED INCOMPLETE WITHOUT SIGNATURE AND DATE

1. OWNER'S NAME		2. OWNER'S MAILING ADDRESS	
3. TELEPHONE #	4. FAX NUMBER	5. EMAIL ADDRESS	
6. OWNER'S PHYSICAL ADDRESS IF DIFFERENT FROM #1 (NO PO BOX)		7. CONTACT NAME & ADDRESS (I.E. PROPERTY MANAGEMENT COMPANY)	
8. OWNER'S PHONE #		9. CONTACT PHONE #	
10. OWNER'S EMAIL ADDRESS		11. CONTACT'S EMAIL ADDRESS	
12a. PROPERTY ADDRESS (PLEASE USE ADDITIONAL SHEET IF NECESSARY)		12b. # OF UNITS	12c. AMOUNT
13. STATE MANDATED FEE (PLEASE SEE REVERSE SIDE)		14. APPLICATION FEE	
15. TOTAL AMOUNT DUE (combine boxes 12c, 13 & 14)			
OFFICE USE ONLY DATE: RECEIPT#:		OFFICE USE ONLY PLANNING: BLDG DEPT: ZONING:	

The undersigned, being authorized to make this Application, hereby declares to the best of his knowledge and belief that this is a true, correct, and complete information made pursuant to the Antioch Municipal Code. The undersigned also agrees to abide by all considerations and restrictions imposed under the Antioch Municipal Code. This business license does not authorize holder to engage in any business or profession for which other certificates or permits are required.

Boxes 1, 2, 3 and 6 are non-confidential information and may be made public.

Sign Here

SIGNATURE (REQUIRED)

DATE (REQUIRED)

City of Antioch • Finance Department • C/O Business License Processing Center P.O. Box 27947 •
 Fresno, CA 93729-7947 • (800) 987-0999 Fax (559) 275-0289
 website: www.ci.antioch.ca.us email: Businessstax@Muniservices.com

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EXHIBIT 1-3



City of Antioch Declaration of Information

Please complete this form in its entirety as it applies to your business activity in the City of Antioch. If you need any assistance completing this application, please contact a MuniServices Representative, Monday through Friday, 8:00am to 5:00pm Pacific Time.

Section I Demographic Information

Start Date of Business Activity in the City of Antioch: _____

Description of Business: _____

Is Your Business Home Based? YES / NO

Section II Business License Information

Please complete the following information table for the applicable tax years. Once this section is complete, please sign the certification and fill out the applicable application(s) and return them to MuniServices in the envelope provided.

- Note: Completed application and acceptance of payment does not constitute an authorization to operate without the required City approvals.

Period	Gross Receipts ¹	Number of Rental Units ²
January to December 2017 Estimate		
January 1, 2016 – December 31, 2016		
January 1, 2015 – December 31, 2015		
January 1, 2014 – December 31, 2014		
January 1, 2013 – December 31, 2013		
January 1, 2012 – December 31, 2012		

¹ Professional Class Code – as defined in Antioch Municipal Code Sec 3.1.218, the owner of such business shall pay a business license tax based on gross receipts as provided in Sec 3.1.201 provided that the maximum annual tax payable under this section shall be \$312.50 annually.

² This column applies to the rental of residential property, which became effective through Measure O as of January 1, 2015.

Section III Certifications

I certify under the penalty of perjury that the information above is accurate and correct to the best of my knowledge and belief.

Signature of person authorized to sign for firm _____ Date _____ Phone Number _____
 Title _____ FEIN or Social Security Number _____

Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California building owners and tenants with buildings open to the public. You may obtain information about your legal obligations and how to comply with disability access laws at the following agencies:

- The Division of the State Architect at www.dgs.ca.gov/dsa/home.aspx
- The Department of Rehabilitation at www.rehab.ca.gov/net.gov
- The California Commission on Disability Access at www.cdda.ca.gov

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— EXHIBIT 2 —

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Claire E. Geber, by these presents do make, constitute, and appoint Keith Slipper, my true and lawful attorney, for me in my name, place, and stead, and for my use and benefit.

FIRST: In all aspects of management, litigation and sale of all real estate transactions.

SECOND: My attorney in fact shall have all lawful authority to act in my place for the purposes of:

All real estate transactions related to properties owned in California including repair and maintenance of said premises.

All discussions with and about any expenses, debts, disputes regarding said real estate and in particular with respect to the city of Richmond, and any or all of its affiliates concerning garbage or other liens placed against said.

THIRD: My attorney in fact has full power and authority to perform any and every act and thing whatsoever requisite or necessary to be done in the exercise of any of the foregoing powers, to all intents and purposes as I might or could do if personally present with full power of substitution and revocation, hereby ratifying and confirming all that my attorney in fact may lawfully do or cause to be done by virtue of this Specific Power of Attorney.

FOURTH: This , Specific Power of Attorney shall become effective on the twenty-fourth (24th) day of May, 2015. All powers and authority granted by this Specific Power of Attorney shall in any event terminate on the thirty-first day of December, 2019.

FIFTH: I hereby warrant, represent and agree that:

- a. No person or organization who relies upon this Specific Power of Attorney as representation of my attorney in fact shall incur any liability to me, my estate, my heirs, and successors for permitting my attorney in fact to exercise any power so granted.

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— EXHIBIT 3 —

Specific Power of Attorney Page 2

- b. All third parties are hereby authorized to provide all information concerning my affairs, as related to the authority granted, to my attorney in fact without limitation and are released from any legal liability to me, my estate, my heirs, and successors for providing such information,
- c. All third parties may accept the signature or acts of my attorney in fact granted in this Specific Power of Attorney as fully authorized by me with the same force as if I were personally present and acting on my own behalf.

IN WITNESS WHEREOF, I have signed this Specific Power of Attorney, consisting of two pages, this page included:

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truth, accuracy, or validity of that document.

DATED 5/24/15

STATE OF CALIFORNIA

COUNTY OF SANTA CLARA

ON May 24, 2015
before me, THERESA POON,
a Notary Public, personally appeared
CLAIRE E. GEBER



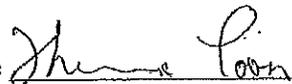
Claire E. Geber

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct



WITNESS my hand and official seal.

Signature 

(This area for official notarial seal)

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- EXHIBIT 4 -



REFERENCE# ANT151655372

CITY OF ANTIOCH
BUSINESS LICENSE APPLICATION

BUSINESS#:
CLASS CODE:

INSTRUCTIONS:
 -LSFD - Landlord - Residential Single Family dwelling
 -LMFD - Landlord - Residential Multi Family dwelling
 THIS APPLICATION IS CONSIDERED INCOMPLETE WITHOUT SIGNATURE AND DATE

1. OWNER'S NAME CLARE E. GEBEN OWNER OF RECORD	2. OWNER'S MAILING ADDRESS P.O. BOX PALO ALTO CA 94306
3. 4. FAX NUMBER NONE	5. EMAIL ADDRESS KEITHSD@PASELLA.NET
6. PERMIT FROM #1 (NO PO BOX)	7. CONTACT NAME & ADDRESS (I.E. PROPERTY MANAGEMENT COMPANY) KEITH SLIPPER P.O. BOX PALO ALTO CA 94306

12a. PROPERTY ADDRESS (PLEASE USE ADDITIONAL SHEET IF NECESSARY)	12b. # OF UNITS	12c. AMOUNT
WEST 4TH	6	

13. STATE MANDATED FEE (PLEASE SEE REVERSE SIDE)	14. APPLICATION FEE
15. TOTAL AMOUNT DUE (combining boxes 12c, 13, 14)	

OFFICE USE ONLY	OFFICE USE ONLY
CATE: RECEIPT#	PLANNING: BLDG DEPT:
	ZONING:

The undersigned, being authorized to make this Application, hereby declares to the best of his knowledge and belief that this is a true, correct, and complete information made pursuant to the Antioch Municipal Code. The undersigned also agrees to abide by all considerations and restrictions imposed under the Antioch Municipal Code. This business license does not authorize holder to engage in any business or profession for which other certificates or permits are required.

Boxes 1, 2, 3 and 6 are non-confidential information and may be made public.

Sign Here Keith Slipper
SIGNATURE (REQUIRED)

10-13-17
DATE (REQUIRED)

City of Antioch · Finance Department · C/O Business License Processing Center P.O. Box 27947 · Fresno, CA 93729-7947 · (800) 987-0999 Fax (559) 275-0289
 website: www.ci.antioch.ca.us email: Businessstax@Muniservices.com

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EXHIBIT 5



City of Antioch Declaration of Information

Please complete this form in its entirety as it applies to your business activity in the City of Antioch. If you need any assistance completing this application, please contact a MuniServices Representative, Monday through Friday, 8:00am to 5:00pm Pacific Time.

Section I Demographic Information

Start Date of Business Activity in the City of Antioch: BEFORE 2012

Description of Business: 6 UNITS IN 2 @ 2 - PLEX'S + 2 SFH'S

Is Your Business Home Based? YES (NO)

Section II Business License Information

Please complete the following information table for the applicable tax years. Once this section is complete, please sign the certification and fill out the applicable application(s) and return them to MuniServices in the envelope provided.

- Note: Completed application and acceptance of payment does not constitute an authorization to operate without the required City approvals.

Table with 3 columns: Period, Gross Receipts^1, Number of Rental Units^2. Rows include estimates for 2017 and historical data for 2016, 2015, 2014, 2013, and 2012.

1 Professional Class Code - as defined in Antioch Municipal Code Sec 3.1.218, the owner of such business shall pay a business license tax based on gross receipts as provided in Sec 3.1.201 provided that the maximum annual tax payable under this section shall be \$312.50 annually.

2 This column applies to the rental of residential property, which became effective through Measure O as of January, 1, 2015.

Section III Certifications

I certify under the penalty of perjury that the information above is accurate and correct to the best of my knowledge and belief.

Signature of person authorized to sign for firm

10-13-17

Phone Number

OWNER OF RECORD

Title

Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California building owners and tenants with buildings open to the public.

- The Division of the State Architect at www.dgs.ca.gov/dsa/Home.aspx
The Department of Rehabilitation at www.rehab.cahwnet.gov
The California Commission on Disability Access at www.cdda.ca.gov



CITY OF ANTIOCH
ADMINISTRATIVE CITATION

EXHIBIT 6-1

Invoice Number: 2514
Issued: 09/28/2017
Due Date: 10/09/2017

CLAIRE GEBER
PO BOX 60652
SAN ALTO, CA 94806-0652

4/58

Account number: 3017403

Location: [redacted] W 4TH ST

Charges:

CHARGE	YEAR	DESCRIPTION	AMOUNT
ANTIOCH	2017	Business License Renewal for 2017	\$100.00
Charges for this invoice			\$100.00

TO AVOID ADDITIONAL CITATIONS YOU MUST ABATE THE ABOVE VIOLATIONS ON OR BEFORE 10/09/2017

City of Antioch SJ 5220

CITY OF ANTIOCH FINANCE DEPARTMENT

ANTIOCH, CA 94501-5007

510-770-7800

CLAIRE GEBER
Account Number: 3017403
Invoice Number: 2514
Due Date: 10/09/2017
Due Amount Due: \$100.00

Antioch, CA 94501



14

- EXHIBIT ~~6-4~~ -

6-3

BUSINESS LICENSE DEPARTMENT



925-779-7059

RE: RESIDENTIAL LANDLORD BUSINESS LICENSE REQUIREMENTS

Dear Sir/Madam:

In November 2014, Antioch voters approved Measure O, an update to the City's existing business license tax. Specifically, Measure O imposes an annual business license tax on residential landlords on the rental or leasing of detached single family dwelling units at \$250.00 per dwelling unit and attached multi-family dwelling units at \$150.00 per dwelling unit. Measure O became effective December 9, 2014.

It has come to our attention that you own rental property within the City of Antioch. For any rental properties located within the City, you must obtain a business license in order to comply with the City's Municipal Code.

For your convenience, an application and return envelope are enclosed. Please complete the enclosed application, listing **all** rental properties owned within the City, with applicable taxes and fees due. Please note that there is a \$30 application fee and \$1 state mandated fee due in addition to the Measure O tax, as listed above, with the application. Please note that only one \$30 application fee is due regardless of the number of properties/units listed on the application. For detached single family dwelling units, a separate business license will be issued for each location.

Each new application (not renewal) submitted in the future will require an application fee for those additional properties listed that are being licensed.

Thank you for your prompt attention to this matter. If you have already complied with the requirements and have received your business license certificate disregard this letter and we THANK YOU for your compliance. Should you have any questions, please do not hesitate to contact our business license department at (925) 779-7059.

Sincerely,

800-987-0999 Ann Sves

Business License Department

925 779 7059 8:11-11:30

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EXHIBIT 6-4



CITY OF ANTIOCH BUSINESS LICENSE APPLICATION

BUSINESS #: CLASS CODE:

INSTRUCTIONS:

For taxi cabs and/or limo services: please provide a copy of the current Police Department Annual Permit. For massage therapist and/or massage practitioner: please fill out City of Antioch Registration of Massage Therapist and provide a copy of the State Issued Certification. For In-Home Business: please provide a copy of your approved Home Occupation Use Permit (HOUP) from Community Development Department. For Food Establishments: please provide a copy of your Health Certificate & ABC License, if applicable. For Non-Profit organizations: please provide a copy of your non-profit status, form IRS 501C. THIS APPLICATION IS CONSIDERED INCOMPLETE WITHOUT SIGNATURE AND DATE.

1. MAILING NAME & ADDRESS 2. BUSINESS NAME & PHYSICAL ADDRESS (no PO Boxes) 3. BUSINESS PHONE 4. FAX NUMBER 5. EMAIL ADDRESS 6. BUSINESS DESCRIPTION, IF LANDLORD-SPECIFY ADDRESSES OF RENTAL PROPERTIES AND # OF UNITS BELOW, ATTACH SEPARATE PAGE, IF NECESSARY 7. FOR LANDLORDS, SPECIFY # OF DWELLING UNITS FOR EACH ADDRESS 8. SELLER'S PERMIT# (COPY REQUIRED) 9. HOME OCCUPATION# (COPY REQUIRED) 10. MASSAGE CERTIFICATION # AND EXPIRATION DATE (COPY REQUIRED) 11. OWNER TYPE (Sole Proprietorship, Partnership, CORP, Trust) 12. FED ID# 13. STATE ID# 14. OWNER NAME & PHYSICAL ADDRESS (NO PO BOX, STATE REQUIREMENT) 15. CONTACT NAME & ADDRESS 14A. OWNER'S PHONE # 15A. CONTACT PHONE # 14B. OWNER'S EMAIL ADDRESS 15B. CONTACT'S EMAIL ADDRESS 14C. OWNER#1 SSN 14D. OWNER#1 DL 16. NUMBER OF VEHICLES (IF APPLICABLE) 17. NUMBER OF CARD TABLES (IF APPLICABLE) 18. GROSS RECEIPTS 19. LICENSE TAX 19A. PENALTY 19B. APPLICATION FEE 19C. STATE MANDATED FEE (PLEASE SEE REVERSE SIDE) 19D. STICKER FEE (\$5 per VEHICLE-FOR VEHICLE BASED BUSINESS ONLY) 20. TOTAL AMOUNT DUE (combine boxes 19, 19A, 19B, 19C, & 19D) OFFICE USE ONLY DATE: RECEIPT#: PLANNING: BLDG DEPT: ZONING:

The undersigned, being authorized to make this Application, hereby declares to the best of his knowledge and belief that this is a true, correct, and complete information made pursuant to the Antioch Municipal Code. The undersigned also agrees to abide by all considerations and restrictions imposed under the Antioch Municipal Code. This business license does not authorize holder to engage in any business or profession for which other certificates or permits are required.

Boxes 1, 2, 3 and 14 are non-confidential information and may be made public.

Sign Here

SIGNATURE (REQUIRED)

DATE (REQUIRED)

16

EXHIBIT 6-5

DAKLAND
CA 945
29 SEP '17
PM 6 L

NEOPOST FIRST-CLASS MAIL
09/28/2017
\$000.46
ZIP 94509
041011225614



P.O. Box 5007
Antioch, CA 94531-5007

RETURN SERVICE REQUESTED

041011225614

041011225614

17

— EXHIBIT 7 —



SEAN WRIGHT
Mayor

925-550-8026 Mobile
swright@ci.antioch.ca.us
www.antioch.ca.us
P.O. Box 5007
Antioch, CA 94531-5007

18

3:21 - 335

- EXHIBIT 8 -

JOHNNY YSLAS

- WAS TOLD NOT TO SPEAK TO ME
- BY CITY OF ANTIOCH
- HUNG - UP

13

RENA (WILL NOT GIVE 2nd NAME)

- SAID HAD BEEN GIVEN SPECIFIC INSTRUCTIONS ON THE PROPERTY

CLAIRE CAME ON

- TOLD CANNOT SPEAK TO KEITH SLIPPER UNDER ANY CIRCUMSTANCES
- HAS NOT RECD ANY DOCS;
 - 4X TO THEM
 - 2X TO CITY
- HUNG UP

19

— EXHIBIT 9-1 —



Finance Department
P.O. Box 5007 Antioch, CA 94531-5007

Claire E Geber
PO BOX
Palo Alto, CA 94306

October 13, 2017

*** URGENT ***

RE:
W 4th St, Antioch, CA

Ms. Geber,

This letter is to acknowledge a voice mail message received, from Keith Slipper, on an outstanding issue regarding the requirement of a business license for the above residential rental property per Measure O effective 12/9/2014.

The City has contracted with MuniServices and our records indicate several attempts have been made by them to contact you in this outstanding matter. As the owner of the property communication is required from you directly.

Please reply as requested directly to MuniServices at 1-800-987-0999; to date there is no record contact has been made. We hope you take this opportunity to voluntarily cooperate without the need for the City to issue an Administrative Citation. If you have any questions feel free to contact the Business License Department directly at 925-779-7059.

City of Antioch
Finance Services Supervisor
PO BOX 5007
Antioch, CA 94509-5007

Thank you.

21

EXHIBIT 101

CITY OF ANTIOCH
ATTN: A/R DEPT
P.O. BOX 5007
ANTIOCH, CA 94531-5007



Invoice Number:
Invoice Date: 10/12/2017
Customer ID:

Bill To: GEBER, CLAIRE
PO BOX
PALO ALTO, CA 94306

Issuing Department
FINANCE DEPT
(925) 779-7055

REFERENCE	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENSION
100125046020	ADMIN CITE 2514 FOR W4TH ST	1.00	100.00	100.00
100125041140	LATE FEE W4TH ST	1.00	10.00	10.00
Total Due:				110.00

Invoices Are Due And Payable Upon Receipt.
For questions, please call the phone number above for the issuing department.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:
CITY OF ANTIOCH

Customer ID:
Invoice Number:
Invoice Date: 10/12/2017

PAYMENT AMOUNT: _____

22

- EXHIBIT 10-2 -

220



P.O. Box 5007
Antioch, CA 94531-5007

RETURN SERVICE REQUESTED

RECEIVED
10-20-17

DAKLAND
CA 945
16 OCT '17
PM 8 L



ZIP 94508
04 1871 500014

NECPOCS1
10/16/2017
FIRST CLASS
\$000.499



EXHIBIT 11
CITY OF ANTIOCH
ADMINISTRATIVE CITATION

Invoice Number: 2536
Issued: 10/16/2017
Due Date: 10/26/2017

CLARE GEEBER
PO BOX [redacted]
ANTIOCH, CA 94506-0352

RE: Account number: 3017403

Starting Balance: \$5300.00

Location: [redacted] W 41st St

Charges:

DATE	YEAR	DESCRIPTION	AMOUNT
10/16/17	2017	Business License Required 2017	200.00
		Charges from this invoice	5200.00

Amount Due: \$5300.00

TO AVOID ADDITIONAL CITATIONS YOU MUST ABATE THE ABOVE VIOLATIONS ON OR BEFORE 10/26/2017

Issuing Office: IS

CITY OF ANTIOCH FINANCE DEPARTMENT
P.O. BOX 5007
ANTIOCH, CA 94531-5007
530-727-4030

CLARE GEEBER
Account Number: 3017403
Invoice Number: 2536
Due Date: 10/26/2017
Due Amount Due: \$5300.00
Amount Enclosed:



26

- EXHIBIT 12-1 -



City of Antioch
Citation Appeal Application

CITY OF ANTIOCH
ATTN: CITY CLERK
P.O. BOX 5007
ANTIOCH, CA 94531-5007
(925) 779-7009

Date of Citation: 9-28-17

Citation #: 2514

Name: CLAIRE GERBER

Property Address: WEST 4TH STREET AND
ADJACENT BUILDINGS

Mailing Address: P.O. BOX
PALO ALTO CA 94306

Home Phone:

REASON FOR APPEAL

PLEASE SEE ATTACHED DOCUMENTS

Signature

Date

10-25-17