

## ANTIOCH CITY COUNCIL

**Special Adjourned Meeting  
6:30 P.M.**

**May 6, 2003  
Council Chambers**

### **6:00 P.M. - CLOSED SESSION**

**1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR.** Property: that property lying generally easterly of the Delta Youth Sports Complex, southerly of Wilbur Avenue and easterly of Apollo Court, consisting of approximately 35 acres. Negotiating parties: Seller: Temple-Inland Corporation; Buyer: City of Antioch. Under negotiation: instruction to negotiator will concern price and terms of payment. This closed session is authorized by Government Code §54956.8.

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

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

Mayor Freitas announced the closed session went long due to a complicated issue and noted there was no action to report.

### **PLEDGE OF ALLEGIANCE**

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

### **1. PRESENTATION BY NAVIGANT CONSULTANTS AND MICHAEL WOODS ON FEASIBILITY OF MUNICIPAL UTILITY AND COMMUNITY AGGREGATION**

**#1201-01**

Larry Regal and Michael Woods, representing Navigant Consultants, provided a brief overview of the Electric Utility Services Options as well as the Utility Structural and Operational Issues for the City of Antioch.

Mayor Freitas discussed the importance of a fallback position and redundancies of services for the City if they approve the aggregation. He requested the feasibility study include the advantages and disadvantages of community aggregation.

Councilmember Simonsen expressed concern regarding the restrictions of AB 117 and requested should the City move forward with the feasibility study, the consultants provide an overview of the assembly bill.

Councilmember Conley requested the feasibility study include details of the operating and maintenance costs.

Following discussion the Council agreed Municipal Utility and Community Aggregation could save customers money and expressed interest in continuing Phase II of the study.

## **2. REVIEW AND DISCUSSION OF SHAPING OUR FUTURE PLAN FOR FUTURE GROWTH OF CONTRA COSTA COUNTY #202-01**

Mayor Freitas stated the Urban Limit Line was an ongoing concern of Pittsburg, Oakley and Brentwood. The general consensus among the cities was until the Urban Limit Line issue was resolved, they could not accept or approve the Shaping Our Future proposal. He reviewed the proposed Urban Limit Line revision and requested the Council's input. He provided Council with an email correspondence from Don Blubaugh, project manager regarding the Shaping Our Future meeting as well as correspondences from the Green Belt Alliance, Save Mount Diablo and Sierra Club who were opposed to weakening of the Urban Limit Line. He stated he felt the Urban Limit Line, as it stood due to the actions of the Board of Supervisors, was not fair and equitable for development in the various jurisdictions. He reported all of Eastern Contra Costa County was in concurrence, and opposed the policy statement regarding the adoption of the Urban Limit Line as it was, as part of the Shaping Our Future Proposal.

Mayor Freitas stated the Council could take the following actions: 1) support the urban limit line and adopt it as part of Shaping Our Future proposal; 2) support the proposal before the City Council which includes 985 acres which would include approximately 220 acres of the golf course, and; 3) delete or add other lands with the proposal presented.

Councilmember Simonsen expressed concern regarding various transit elements along with the Urban Limit Line and presented in the Shaping Our Future proposal. He suggested including the Smith parcel and Roddy parcel within the proposed Urban Limit Line.

Councilmember Davis stated he supported including the entire Roddy parcel, Deer Valley and Horse Valley but as a minimum he would support advocating for the Horse Valley and Smith parcel.

Councilmember Conley stated he felt the Urban Limit Line should revert to its original approved configuration. He further felt the proposal for Horse Valley was reasonable, both politically and for the time line. He agreed the Smith lot should be included within the Urban Limit Line and suggested the City formalize the sphere of influence boundary agreements. He stated he would like the Board of Supervisors to agree the cities have the right to control future development.

Councilmember Kalinowski stated he felt it was important for the City to have its sphere of influence clearly articulated and recorded with the County. He further stated if he were to support moving the Urban Limit Line he would like it to occur with infrastructure milestones. Furthermore, he felt the City Council should have the ability to request the Urban Limit Line be moved as long as the requesting city could demonstrate the quality of the development.

Mayor Freitas discussed the advantages to the City of metering growth and as a planning horizon he felt it was appropriate to include the property in and around Roddy Ranch golf course.

Councilmember Kalinowski stated he was not likely to support Shaping Our Future due to issues other than the Urban Limit Line.

Following discussion Council consensus supported the proposed adjustment to the Urban Limit Line with the inclusion of the Smith property.

Mayor Freitas discussed the importance of a countywide consensus embracing transportation improvements as the first priority in Eastern as well as Western Contra Costa County.

Mayor Freitas declared a recess at 8:19 P.M. the meeting reconvened at 8:27 P.M. with all Councilmembers present.

**3. OVERVIEW OF 2003/2004 BUDGET AND DISCUSSION OF ENTERPRISE FUNDS, INTERNAL SERVICE FUNDS, DEBT SERVICE FUNDS AND ANTIOCH PUBLIC FINANCING AUTHORITY #410-02**

Finance Director Tasker presented the staff report dated May 2, 2003 and gave a brief overview of the 2003/2004 Budget for discussion of the enterprise funds, internal service funds, debt service funds and Antioch Public Financing Authority.

Mayor Freitas stated if there were no identified projects for the water fund surplus after 2008-2009 the City might want to consider lowering the rates. He noted from an economic development perspective the water rates could be important to attracting businesses.

Phil Harrington clarified by 2008-2009 the major improvements to the plants would have occurred and the City could consider lowering or stabilizing the rates. He added the last plant expansion was not reflected in the rates.

In response to Councilmember Conley, Finance Director Tasker clarified workman's compensation was based on salary therefore the cost of Workman Compensation would rise incrementally as salaries increase. He noted the modifier determines the cost and by hiring an employee to improve the program it would decrease the modifier, saving money in the long run.

Phil Harrington added the maintenance service center had been averaging 30-45 Workman Compensation claims per year. To date for 2003, there had been eight claims filed.

In response to Mayor Freitas, Phil Harrington stated following a review of the study as well as internal investigations, staff was comfortable with the sewer connection and user fees.

Councilmember Simonsen expressed concern raising sewer users fees and suggested the possibility of spreading the rate increase over a 4-year period.

Phil Harrington stated the increase in the rate was necessary to allow the City to complete the projects now and avoid increased costs due to inflation. Furthermore, the proposed maintenance was necessary to avoid system failure.

Mayor Freitas added from a public policy prospective it was better to be proactive to make the investments in the infrastructure to avoid a system failure.

Finance Director Tasker stated he would provide the Council with a copy of the study once it was completed. Acting City Manager Pappas-Diaz stated Councilmember Simonsen's comments would be taken under consideration in the staff report.

In response to Mayor Freitas, Finance Director Tasker stated he would provide additional information regarding the decrease in the CIP fund for sidewalk repair when the Capital Improvement Program was presented to Council.

Finance Director Tasker clarified the Road Widening "L" Street project and Water Plan Update figures were reversed and would be corrected. He stated he received \$500,000 for land acquisition today for the "L" Street project and noted he would revisit the figures and provide the Council with an update with regards to the funds.

In response to Councilmember Conley, Finance Director Tasker stated he would provide additional information regarding the \$30,000 2002-03 Restaurant attraction expenditures.

Discussion ensued regarding the compensated absences funds and equipment maintenance fund with Councilmember Kalinowski suggesting a the compensated absence fund was 100% funded, the City could back off some of the services charged out of the general fund to the internal services fund to better balance the budget and address some of this year's shortfall, without affecting staff positions. Finance Director Tasker stated he had attempted to fund at a level that would be comfortable for 3 years and cautioned should the City reduce the equipment maintenance fund it could affect the City's ability to replace vehicles in future years.

Councilmember Simonsen suggested Council review the master plan for Prewett Park. Mayor Freitas requested an overview of the Prewett Park master plan during the budget cycle.

Following discussion the Council agreed to the following meeting schedule:

May 13, 2003	Regular Council Meeting
May 20, 2003	CIP Meeting - 6:00 P.M.
May 27, 2003	Regular Meeting
June 3, 2003	General Fund Meeting - 6:00 P.M.
June 10, 2003	Regular Meeting

Councilmember Kalinowski advised Council he would be unable to attend the May 27, 2003 City Council meeting due to a work training session; should staff need to bring something budget related to the May 27, 2003 meeting he would contact staff directly for the information.

#### **4. REVIEW AND DISCUSSION REGARDING THE BOARDS AND COMMISSIONS ANNUAL APPRECIATION EVENT #301-01**

Acting City Manager Pappas Diaz requested direction from the City Council as to how they would like to proceed with the Boards and Commissions Appreciation Event.

Following discussion, the City Council agreed the Employee Appreciation event and Boards and Commission Appreciation event should be held separately. They agreed to explore the possibility of using Prewett Park for both events and Mayor Freitas agreed to meet with staff to determine a date for the event.

**PUBLIC COMMENTS - None**

With no further business, Mayor Freitas adjourned the meeting at 9:35 P.M., to the next regular scheduled meeting on May 13, 2003.

Respectfully Submitted

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L. JOLENE MARTIN  
ANTIOCH CITY CLERK

Approved:

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DONALD P. FREITAS, Mayor

Attest:

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L. JOLENE MARTIN  
ANTIOCH CITY CLERK