ANTIOCH CITY COUNCIL ANTIOCH DEVELOPMENT AGENCY

Regular Meeting 7:00 P.M.

August 12, 2003 Council Chambers

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

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

MayorMayor Freitas announced Councilmember SimonsenMayor Freitas announced Councilmember S and and the Cityand the City Council would not be in session for the next regularly scheduled and the C August 26, 2003, due to summer recess.

PLEDGE OF ALLEGIANCE

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

MayorMayor Freitas requeMayor Freitas requested tMayor Freitas requested to add a procl Association Firefighter "Fill The Boot Day" August 14, 2003.

OnOn motion by Councilmember Conley, seconded by CounciOn motion by Councilmemb Councilmembers present unanimously placed the prodamation on the agenda.

PROCLAMATIONS

Constitution Week, September 17 - 23, 2003 Muscular Dystrophy Association Firefighter "Fill The Boot Day", August 14, 2003

OnOn motion by Councilmember Conley, secoOn motion by Councilmember Conley, seco Councilmembers present unanimously approved the proclamations.

CounCouncilmembCouncilmemberCouncilmember Davis presented the proclamation proclaiming MuscularMuscularDystrophyAssociationFirefighterMuscularDystrophyAssociationFirefighter"FillThe thethe Cthe City Council the City Council for the proclamation. Alex Lantrip, attending with his employeesemployees Denny and Susanemployees Denny and Susan Lantremployees Denny and DennyDennyLantrip thanked the City Council for their support and discussed the servicesDenny Lar MuscularMuscular Dystrophy Association had providedMuscular Dystrophy Association had providedMuscularDystrophy AssociationDystrophy AssociationDystr

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS - None

WALL OF HEROES

CouncilmembersCouncilmembers Davis, Councilmembers Davis, ConleyCouncilmembers Davis, Conley citizenscitizens to be addedcitizens to be added tocitizens to be added to the Wall of Heroes. Mayor F add a name(s) to contact City Hall. **PUBLIC COMMENTS** ElvinElvin ScottElvin Scott announced Comcast was broadcastingElvin Scott announced Comcast was a updated updated the community on his efforts to receive hisupdated the community on his efforts to receive histing to incorporate the Union All Pensionhis progress to incorporate statedstated he was attempting to acquire office spacestated he was attempting to acquire office space to the receive histing to the receive

EmilEmil Stein, Antioch resident, stated he was continuing to having a problem Emil Stein, Antio displaced animals and dust impacting his displaced animals and dust impacting his residence fr hehe felt intimidated whe felt intimidated when the he felt intimidated when the Chief Building residence and stated they did not see any dust.

MayorMayor Freitas requested Assistant City Engineer Bernal look into the Mayor Freitas requested Assi to the City Council via email regarding subsequent action taken.

KenKen Lee, Antioch resident, questioned whether there wereKen Lee, Antioch resident, questioned w useuse of public address systems use of public address systems from car dealerships impacting nearby expressed concern regarding vehicle unloading on Somersville Road.

MayorMayor FreitasMayor Freitas reqMayor Freitas requested City Attorney Galstan address the systems.

TrudyTrudy MartinezTrudy Martinez and Federico Martinez Jr. reviewed theirTrudy Martinez and Federic thethe construction of the Nissan/Toyota Dealership project. Mr. the construction of the Nissan/Toyota CouncilCouncil with photos to support the concerns theCouncil with photos to support the concerns theCouncil with photos to address the redirection of foot traffic through private property. They requested thethe Council enforce the City Ordinances and hold the contract the Council enforce th

MayorMayor Freitas requested staff concentrate their efforts on meeting with some of the individuals individuals to hear their concerns and individuals to hear their concerns and review the docum thethe contractor and the contractor and bthe contractor and builder to everyone's satisfaction, as requested requested staff closely monitor the activity as trequested staff closely monitor the activity a complaints.

CityCity Attorney Galstan statedCity Attorney Galstan stated he would work with Assistant City Enginee aa meeting with the neighba meeting with the neighbors, City sa meeting with the neighbors, City s compcomplaintscomplaints acomplaints and address the issues. Mayor Freitas requested the poparticipate in the meetings.

SandraSandra Golightly, Antioch resident, announced two local Dentists hadSandra Golightly, Antioch inin Antioch; Dr. Deloso had opened her prain Antioch; Dr. Deloso had opened her practice oin provided a contact number for anyone wishing to contact her office.

1. COUNCIL CONSENT CALENDAR

A. APPROVAL OF COUNCIL MINUTES FOR JUNE 17 AND JULY 8, 2003 #301-02

Regular Meeting

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В.	APPROVAL OF COUNCIL WARRANTS	#401-02
C.	APPROVAL OF TREASURER'S REPORT FOR JUNE 2003	#401-02

D. LEGISLATION AND ADVOCACY

- #701-04
- E. <u>RRESOLRESOLUTIONRESOLUTION NO. 2003/103</u> APPROVING PLANS AND SPECIFICA AUTHORIZINGAUTHORIZING CITY CLERKAUTHORIZING CITY CLERK TO AUTH INSTALLATIONINSTALLATION OF WATERINSTALLATION OF WATER AND SANITARY SEW 503-9) #1202-01
- F. <u>RESOLUTIONRESOLUTION NO. 2003/104</u> APPROVING THE APPROVING TH TRANSPORTATIONTRANSPORTATION FUND FORTRANSPORTATION FUND FOR CLEAN / HILLCREST AVE BICYCLE FACILITIES #1402-02

G. CONSIDERATIONCONSIDERATION OF BIDS FOR REMODEL OF CITY HALL AND OTHER FACILITIES (PW 247-K) #1001-04

OnOn motion by Councilmember Conley, seconded by Councilmember Davis, the CouncilmembersCouncilmembers present unanimously approved the Council ConsentCouncilmember exception of items E and G, which were removed for further discussion.

<u>ItemItem E</u> - In response to Mayor Freitas, Capital - In response to Mayor Freitas, Capital Improvement improvementsimprovements would beimprovements would be occurring on East and North Lake Drives sewer master plan. He stated the other area wassewer master plan. He stated the other area was of werewere already available. Mayor Freitas requested, were already available. Mayor Freitas requested toto the City Council to the City Council for action to the City Council for action complete with details and

OnOn motiOn motioOn motion by Councilmember Conley, seconded by Councilmember D Councilmembers present unanimously approved item E.

<u>ItemItem G</u> - In response to Mayor Freitas, - In response to Mayor Freitas, Capital Improvement Director improvementimprovement plans included the construction of new offices on the seconimprovement p conversionconversion of some offices on the third floor into an employee lounge. conversion of some currentlycurrently occupying that area would be relocated tocurrently occupying that area would be relocated thethe proposed the proposed Alternative A would move the door from the proposed Alternative A w areaarea of the room to prevent traffic from walking through the office area of the room to prevent traffic requested requested information and schematics be provided in the future when similarrequested inform brought to City Council for approval.

OnOn motion by CouncilmOn motion by CouncilmeOn motion by Councilmember Conley, Councilmembers present unanimously approved Item G.

PUBLIC HEARINGS

2. PRESENTATIONPRESENTATION BY ENGINEERING CONSULTANT WINZLER AND KPRES WASTEWASTE WAWASTE WATER CWASTE WATER COLLECTION MASTER PLAN AN

STUDYSTUDY AND RESOLUTIONSTUDY AND RESOLUTION AMENDINGSTUDY AND RESO SERVICE AND SEWER CONNECTION CHARGES #1205-01

MayorMayor Freitas announced, at the request of staff, the iteMayor Freitas announced, at th SeptemberSeptember 2, 2003. He further stSeptember 2, 2003. He further stated heSeptember regarding the item.

COUNCIL REGULAR AGENDA

3. RESOLUTIONRESOLUTION AUTHORIZING THE MAYOR TORESOLUTION AUTHORIZING TH AGREEMENTAGREEMENT WITH GAYLORD CONTAINER CORPORATION AND AAGREE YOUTHYOUTH SPORYOUTH SPORTSYOUTH SPORTS YOUTH SPORTS COMPLEYOUTH SPORTS TOTO BE USED AS A YOUTH SPORTS COMPLEX, SUBJECT TO CTO BE USED AS CONDITIONS #1402-03

AssistantAssistant to the City Manager Gegg presenteAssistant to the City Manager Gegg presere recommendingrecommending the City Council adoptrecommending the City Council adopt the resoluandand direct funds be released to theand direct funds be released to the Antioch Youth Sports Comaccountaccount established for this use and other items account established for this

MayorMayor Freitas requested in the event the purchase agreement was approved, the date be changedchanged to reflect the current date; regarding Section #6, the agreemchanged to reflect the clearlyclearly articulate those obligationsclearly articulate those obligations the agreement would remove hehe wanted to he wanted to assure the curb cuts along East 18thhe wanted to assure the curb cuts along concern regarding the ordinan assumptionassumption the agreement assumes, i.e. the East 18th Street Specific Plan had been approved, which presents a approved, which presents a poapproved, which presents a proved, which presents a poapproved, which presents a poapproved, which presents a proved, which presents a poapproved, which presents poapproved, which presents a poapproved, which presents p

MayoMayorMayor Freitas stated he felt the agreement went beyond the scope of the pMayor F acquisition.acquisition. He stated various concerns regarding the conditions of thacquisition. He sprevented him from being able to support the agreement.

CouncilmembeCouncilmemberCouncilmember Kalinowski stated he felt the City should have the abili optionoption on the parcel of 11.05 acres of land. option on the parcel of 11.05 acres of land. He further as dollar valua dollar value on the concessions the City had made for Temple Inland in exc negotiating points in an effort tonegotiating points in an effort to lower the \$22,500 per acres concern regarding section 8i, noting he would not support a piece meal annexation.

CityCity Attorney Galstan stated he felt it would beCity Attorney Galstan stated he felt it would be in the the item, in regards to recent comments. the item, in regards to recent comments. Furthermore, he selectedselected to work with staffselected to work with staff to address the issues before selected to work for consideration.

RespondingResponding to Councilmember Conley, City Responding to Councilmember Con corporationscorporations were entitled to procorporations were entitled to propertycorporations were streamliningstreamlining the agreement to buy the property and negotiate withstreamlining the agree they could acquire through the purchase of thethey could acquire through the purchase of the addition he would agree to be on the subcommittee if Council so directed.

MayoMayorMayor Freitas stated the language in the agreements locks the City into the East 1Mayor StreetStreet Specific Plan. He further stated if theStreet Specific Plan. He further stated if the item we Street Specific Plan should also return for the City Council's consideration.

ClayClay Baskin, Clay Baskin, President of Antioch YouthClay Baskin, President of Antioch Youth Sport forfor their for their efforts in aiding the development of the Sports Complex, statingfor their efforts in aid Council sCouncil s concerns. He noted they were willing to helpCouncil s concerns. He noted they we thethe process or mitigatethe process or mitigate issues. He announcedthe process or mitigate issues had approved the purchase for the amount specified in the agreement.

MayorMayor Freitas voiced his appreciation of Mayor Freitas voiced his appreciation of Mr. Baskin's comr CouncilmembersCouncilmembers Davis and Conley be the Council's subcommittee rCouncilmember requested representatives from the Antioch Youth Sportsrequested representatives from the A

OnOn motionOn motion byOn motion by Councilmember Conley, seconded by Councilmember Davi membersmembers present unanimously approved Mayor Freitas' nominationsmembers present u CouncilmembersCouncilmembers Conley and Davis to the Antioch Youth Sports Complex subcommit

STUDY SESSION

4. COMMUNITYCOMMUNITY DEVELOPMENT BLOCOMMUNITY DEVELOPMENT BLOCK GO INCENTIVEINCENTIVE LOAN PROGRAM SUBMITTED BY NORTH AMERICANINCENTIV MANUFACTURING CORPORATION #901-01

ActingActing Economic DevelopmentActing Economic Development Director Netter presented theActine 20032003 recommending the City Council review the proposal and recommendations, provide direction to staff regarding the preparations necessary for Council's consideration and approval of the loan documents for Council's consideration at the September 2, 2003.

Dennis Mills, President of Dennis Mills, President of North American TruckDennis Mills, President of N hadhad wohad worked over the last two years to put all the mechanisms in place to brinhad worked manufacturingmanufacturing jobs to the City of Antioch. He gave a bmanufacturing jobs to the City statedstated they were nearing finalization of a lease agreement for mstated they were nearing finalization. He stated they were in agreement with theAntioch. He swerewere any issues in question, he would bring them to the attention of the Econor Development Commission and/or the City Council.

InIn response to In response to Councilmember Kalinowski, Mr. MillsIn response to Councilmember Kalin approved expanding the Antioch location.

InIn response In response to Councilmember Davis, In response to Councilmember Davis, Mr. Mills clarif and international.

InIn reIn resIn response to Councilmember Conley, Mr. Mills stated they had agreed to provide full collatercollateral collateral protection. He clarified the acquisition of the Paris company wo opportunities for financing opportunities for financing alternatives, however if opportunities for financing financing would need to occur as structured financing would need to occur as structured by the financing would need to occur as structured financing would need to occur as structured by the financing would need to occur as structured financing would need to occur as structured by the financing would need to occur as structured financing would need to occur as structured by the financing would need to occur as structured financing would need to occur as structured

CouncilmemberCouncilmember Conley voicedCouncilmember Conley voiced his supCouncilmember expressedexpressed his expressed his concerns regarding the financial element. He requested staff confinancial projections to an existing company of inancial projections to an existing company realistic.

InIn response to Councilmember Kalinowski, Mr. MillIn response to Councilmember Kalinowski, Mr established at their new location within 4-6 weeks.

FollowingFollowing dFollowing discFollowing discussion, Mayor Freitas stated in the future, the C creation of an enterprise or foreign trade zone.

MayorMayor Freitas, on behalf of the City Council and community, thanked Mr. Mills for his intent to bring his business into the city of Antioch.

InIn response to Councilmember Conley, Acting Economic Development DirectorIn response to Coclarified clarified the 51% requirement clarified the 51% requirement fclarified the 51% requirement persons, was following a 4-year period.

MayorMayor Freitas suggested the Mayor Freitas suggested the term Foreman Mayor Freitas suggested

InIn response to Councilmember Kalinowski, In response to Councilmember Kalinowski, Acting Econom clarified clarified the current proposed local space for purchase in the future.

CouncilmemberCouncilmember Conley requested the loan be collateralizedCouncilmember Conley requested to cover the loan.

FollowingFollowing discussion the Council supported the conditions of the loan with thFollowing di stipulation of collateralization of the loan for the amount of \$195,000.

ActingActing Economic Development DirectorActing Economic Development Director Netter statedActin questionsquestions regarding the document prior to the item returning to Council. Mquestions regar requestedrequested the City Council berequested the City Council be provided with a sample loanreque issue returning to the City Council on September 2, 2003.

MayorMayor Freitas adjourned to tMayor Freitas adjourned to theMayor Freitas adjourned to the An present with the exception of Agencymember Simonsen who was excused

AGENCY CONSENT CALENDAR

5. APPROVAL OF AGENCY WARRANTS

OnOn motion by Agencymember Kalinowski, seconded by Agencymember Conley, the Agency members present unanimously approved the Agency Warrants.

ChairpersonChairperson Freitas adjourned to the Antioch City CouncilChairperson Freitas adjourned to with the exception of Councilmember Simonsen who was excused

PUBLIC COMMENTS - None

COUNCIL COMMUNICATIONS

MayorMayor Freitas tMayor Freitas thanMayor Freitas thanked Councilmember Davis for representing the Sister City Program in Chichibu Japan.

CouncilmemberCouncilmember Daviselaborated on his participation in tCouncilmember Daviselaborate hehe had met with the new Chichibuhe had met with the new Chichibu Mayohe had met with the program was going well; the 10 participating students had a great time.

FollowingFollowing discussion, Finance Director Tasker statedFollowing discussion, Finance Director within the next 6-8 weeks regarding the impacts of the state budget.

Mayor Freitas reported the National NightMayor Freitas reported the National Night Out eventMayor F successfulsuccessful event and thanked everyonesuccessful event and thanked everyone who providedprovided Council with the opportunity to hear from the public and bprovided Council with community for Antioch.

MaMayorMayor Freitas announced the City Council would not have another regular meeMayor Fre August.August. The next meeting wouldAugust. The next meeting would be aAugust. The next meeti

STAFF COMMUNICATIONS - None

WithWith no further business, Mayor FreitWith no further business, Mayor Freitas adjournedWith no adjourned Council meeting on September 2, 2003.

Respectfully Submitted

L. JOLENE MARTIN, City Clerk

Approved

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#401-02

DONALD P. FREITAS, Mayor

Attest

L. JOLENE MARTIN, City Clerk