

ANTIOCH CITY COUNCIL

**Study Session/
Adjourned Regular Meeting**

**Council Chambers
May 20, 2008**

5:30 P.M. - CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL -- ANTICIPATED LITIGATION – Initiation of litigation pursuant to subdivision (c) of §54956.9: 1 potential case.

Mayor Freitas called the meeting to order at 5:45 P.M., and City Clerk Martin called the roll.

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

PLEDGE OF ALLEGIANCE

Councilmember Davis led the Council and audience in the Pledge of Allegiance.

Mayor Freitas reported the City Council had been in Closed Session and the City of Antioch authorized a claim to be filed against Contra Costa County for overcharges of property tax administration fees.

PUBLIC COMMENTS - None

STUDY SESSION

1. PRESENTATION ON THE STATUS OF STATE ROUTE 4 WIDENING, eBART, PROPOSED PHILLIPS LANE INTERCHANGE AND DISCUSSION/PRELIMINARY DIRECTION TO STAFF ON THE eBART RIDERSHIP DEVELOPMENT PLAN

Deputy Director Advanced Planning Carniglia presented the staff report dated May 14, 2008 and gave a brief introduction of the item recommending the City Council provide direction and feedback on the item.

Susan Miller, Contra Costa Transportation Authority, gave a brief overhead presentation on the project status of State Route 4 widening project and how it related to the eBART project.

In response to Mayor Freitas, Ms. Miller clarified there was a construction management firm that was assisting to evaluate construction circulation issues. She discussed the shortfall of \$37m which had resulted in a proposed interim project for the Hillcrest Interchange.

Mayor Freitas stated from the City perspective, an interim project for the Hillcrest Interchange was not desirable due to the negative impact on circulation and development in the area.

Ms. Miller stated they would be pursuing federal funding for the \$37M shortfall.

Ellen Smith, representing BART, gave a brief overhead presentation on the proposed eBART project

Councilmember Simonsen requested he be provided information regarding how the Dublin parking garage was funded.

Mayor Freitas stated that the City of Antioch does not and would not have \$10M to fund parking for the eBART station and the issue would need to be resolved collaboratively with all stakeholders.

Economic Development Director Bjerke gave a brief overhead presentation of the status of the Phillips Lane Interchange project.

In response to Councilmember Simonsen, Economic Development Director Bjerke stated he would distribute the diagram of the Phillips Lane Interchange to the City Council.

Councilmember Kalinowski stated he would find it difficult to approve the Phillips Lane Interchange if the Hillcrest Avenue Interchange and parking structure were not funded.

Leslie Gould, representing Dyett & Bhatia, gave a brief overhead presentation of the Hillcrest Station Area Specific Plan and eBART options.

Mayor Freitas declared a recess at 7:13 p.m. The meeting reconvened at 7:27 with all Councilmembers present with the exception of Councilmembers Simonsen and Moore who were absent

Councilmembers Simonsen and Moore arrived at 7:28 p.m.

Following discussion the City Council postponed the Budget Study Session discussion until May 27, 2008.

PUBLIC COMMENTS

Don Parachini, property owner, requested the City Council think ahead and demand something the City could be proud of and would produce the maximum amount of local jobs and tax revenue. He voiced his support for the Phillips Lane Interchange and locating the eBART station to the farthest east location.

Peggy Weaton, representing the First Family Church, reported they own property east of Hillcrest Avenue and they welcome the project as it would bring the needed infrastructure to allow them to build a church campus on the land. She voiced their support for the eBART scenario #2 - north side west alternative.

Ann Cheng, representing Transportation & Land Use Coalition (TALC), presented the City Council with booklets on the importance of Transit Oriented Development and the creation of a transit village.

Dan Revey, representing Brosamer & Wall, spoke in support of the Interchange and Median eBART station at Phillips Lane.

Lauri Fehlberg, representing the Dahlin Group Architecture / Planning, voiced their support for the Interchange at Phillips Lane and gave a brief overhead presentation of their concepts for transit oriented development.

Dan Schaffer, representing BKF Engineers, discussed the importance of the Phillips Lane Interchange to each plan presented this evening.

In response to Mayor Freitas, Mr. Schaffer noted if the interchange at Phillips Lane was not approved by CALTRANS the development may be different in densities.

Mayor Freitas expressed concern a majority of the development in the area was premised on an interchange that may not be approved by CALTRANS and noted Slatten Ranch Road would be a critical connector for Byron, Discovery Bay, Brentwood and Oakley.

Deputy Director Advanced Planning Carniglia clarified without the Phillips Lane Interchange, the intensity of development would be significantly reduced.

Mr. Schaffer stated they were pursuing a fourth option to move the median station to Phillips Lane.

Charles Wall, property owner, discussed the regional benefits of building the Phillips Lane Interchange and the importance of planning and building an extraordinary project. He noted Hillcrest Avenue will be impacted with or without the Phillips Lane interchange.

DISCUSSION ON KEY POLICY ISSUES

Should the City pursue additional funding for the out-of-median station?

Mayor Freitas stated the Curley property was an opportunity for Antioch to have enough land to do an outstanding job with regards to economic development, commercial, retail, residential, open space and transit. He noted it would require the City to look twenty five years into the future and further noted the north side station was his preference. However, he was not sure CALTRANS will approve the Phillips Lane Interchange. He noted it would provide Antioch jobs, sales tax revenue, increased land value, more revenue for infrastructure issues and it was his highest priority and felt it was worth it to try to fund the project.

Councilmember Simonsen agreed the City should seek additional funding for an out of median station provided it does not delay the delivery of eBART to Antioch.

Councilmember Kalinowski stated he agreed the City should seek additional funding provided the unfunded mandates for the Hillcrest Interchange and the parking structure were funded. Additionally, he voiced his support for the north side west station option.

Councilmember Moore voiced his support to pursue additional funding by the end of 2010 for an out of median station and voiced his support for the north side east station option.

Councilmember Davis voiced his support for the median station and if funding was found, he would support the north side west station option.

Mayor Freitas stated the consensus of the City Council agreed the default position for the City was the station in the median, however Antioch would be best served by an out of median station at the north side east location.

City Manager Jakel reiterated the majority of the City Council censuses were to continue pursuing funding for potential out of median stations at potentially Phillips Lane but in no case should the action impede the delivery of eBART. Staff had the latitude to seek additional funding for the next 18 months.

How much land should the specific plan set aside for the eBART parking?

Council consensus supported land be set aside for 1000 parking spaces, however, they challenged staff to be more creative with regards to designing the parking to eliminate as much of the asphalt parking lot as possible.

Are building heights of two to six stories acceptable in this area?

- Up to 4 stories was acceptable and 6 stories for office
- Single story housing was acceptable
- Recommend a variety of square footage for dwelling units
- Mixed uses were acceptable
- Prefer interior parking with office use

Councilmember Kalinowski requested the City Council be provided with information regarding the impact of the City of Pittsburg's plans on Antioch's project.

Should the City continue to work with CCTA and Caltrans on the Project Study Report, and provide funding for the additional work?

Council consensus was the issue was not a high priority and was behind other issues.

With regards to how to proceed, the City Council directed staff to bring future issues to the City Council.

Deputy Director Advanced Planning Carniglia stated he would return to the City Council with this issue in 60-45 days.

In response to Ann Cheng, representing (TALC), Deputy Director Advanced Planning Carniglia stated that after the next Study Session with the City Council when the project was more definitive, he anticipated a community workshop with the residents of the area.

2. PRESENTATION AND DISCUSSION OF BUDGET DEVELOPMENT FOR SPECIAL REVENUE FUNDS, CAPITAL IMPROVEMENT PROJECTS FUNDS, DEBT SERVICE FUNDS, INTERNAL SERVICE FUNDS, ENTERPRISE FUNDS, ANTIOCH DEVELOPMENT AGENCY AND THE ANTIOCH PUBLIC FINANCING AUTHORITY FOR FISCAL YEARS 2008 – 2010

This item was postponed until June 3, 2008.

PUBLIC COMMENTS - None

COUNCIL COMMUNICATIONS - None

STAFF COMMUNICATIONS

City Manager Jakel announced the City Council would be meeting on May 27, 2008 with Closed Session, Budget Study Session beginning at 5:30 p.m. and at that time the City Council should hold all Tuesday's in June open for meetings.

With no further business, Mayor Freitas adjourned the meeting at 9:13 p.m. to the next regular Council meeting on May 27, 2008.

Respectfully submitted:

L. JOLENE MARTIN, CMC, City Clerk