

**CITY COUNCIL MEETING
INCLUDING THE ANTIOCH CITY COUNCIL
ACTING AS SUCCESSOR AGENCY/HOUSING SUCCESSOR
TO THE ANTIOCH DEVELOPMENT AGENCY
ANTIOCH PUBLIC FINANCING AUTHORITY**

**Special/Regular Meeting
5:00 P.M.**

**May 14, 2019
Council Chambers**

4:00 P.M. - CLOSED SESSION

1. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** pursuant to California Government Code section 54956.9(d)(1): Contra Costa County Flood Control and Water Conservation District v. Gary A. Eames, Contra Costa Superior Court Case No. C15-02052.
2. **CONFERENCE WITH LABOR NEGOTIATORS** – Agency designated representatives: Mayor Sean Wright and City Attorney Thomas Lloyd Smith. Unrepresented employee: City Manager Ron Bernal.

Mayor Wright called the Special Meeting/Study Session to order at 5:04 P.M., and Minutes Clerk Eiden called the roll.

Present: Council Members Wilson, Motts, Thorpe, Ogorchock and Mayor Wright

PLEDGE OF ALLEGIANCE

Mayor Wright led the Council and audience in the Pledge of Allegiance.

STUDY SESSION

1. **SPECIAL REVENUE, DEBT SERVICE, CAPITAL PROJECT, ENTERPRISE, INTERNAL SERVICE, ANTIOCH PUBLIC FINANCING AUTHORITY AND SUCCESSOR AGENCY FUNDS BUDGET DEVELOPMENT 2019-21**

City Manager Bernal introduced the Study Session Agenda Item #1.

Finance Director Merchant presented the staff report dated May 13, 2019 recommending the City Council provide feedback and direction regarding the budget development information provided for fiscal years 2019-21.

Council reviewed the Special Revenue, Capital Projects, Debt Service, Enterprise, Internal Service, Antioch Public Financing Authority, Housing Successor & Successor Agency Funds and provided the following direction:

- Direction to staff to conduct public outreach informing the community of a timeline for the Lone Tree Way repaving project

Finance Director Merchant announced that she would be back on May 28, 2019 with a review of General Fund reflecting the direction given by Council.

Councilmember Thorpe suggested staff consider developing a hybrid/electric vehicle replacement program as part of the community climate action plan.

Council thanked Finance Director Merchant for the report.

Mayor Wright adjourned the Study Session at 6:03 P.M.

Mayor Wright called the Regular meeting to order at 7:02 P.M., and Minutes Clerk Eiden called the roll.

Present: Council Members Wilson, Motts, Thorpe, Ogorchock and Mayor Wright

City Attorney Smith reported the City Council had been in Closed Session and gave the following report: **#1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**, no reportable action; and, **#2 CONFERENCE WITH LABOR NEGOTIATORS**, no reportable action.

PLEDGE OF ALLEGIANCE

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

PROCLAMATIONS

*In Honor of Antioch Memorial Day's 2019 Keynote Speaker Delphine Metcalf-Foster
National Water Safety and Drowning Prevention Month, May 2019
National Police Week, May 12 – 18, 2019
National Public Works Week, May 19 – 25, 2019*

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson the Council unanimously approved the Proclamations.

Mayor Wright presented the *In Honor of Antioch Memorial Day's 2019 Keynote Speaker Delphine Metcalf-Foster* proclamation to Delphine Metcalf-Foster who thanked Council for the proclamation.

Mayor Wright presented the *National Water Safety and Drowning Prevention Month* proclamation to Director of Parks and Recreation Kaiser and water park staff who thanked Council for the proclamation, and announced the American Red Cross had recognized the City of Antioch with their Gold Award.

Mayor Wright presented the *National Police Week* proclamation to Chief Brooks who accepted the proclamation on behalf of all men and women of the Antioch Police Department.

Mayor Wright presented the *National Public Works Week* proclamation to *Director of Public Works* Blank and Public Works staff who thanked Council for the proclamation and for their support.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Director of Parks and Recreation Kaiser announced the Antioch Recreation Department was providing the following recreational opportunities for the community:

- Traditional and Specialty Camps at various locations throughout the City
- Friday Family Movies at Prewett Community Park
- Summer Concert Series at Waldie Plaza
- Mobile Recreation Bus at various locations throughout the City

Kathie Fitzpatrick, Board of Directors of the Antioch Historical Society and Museum, announced that the Antioch Historical Museum had been designated a 2019 Blue Star Museum by the National Endowment for the Arts. She noted a program honoring Blue Star Families would be open to the public from 1:00 P.M. – 4:00 P.M., Wednesday – Saturday, May 18, 2019 – September 2, 2019, at the Museum. She recognized VFW #6435 for their ongoing support.

PUBLIC COMMENTS

Marie Issa Gil, Regional Director Rocketship Public Schools and Co-Founder of Rocketship Delta Prep, reported that they had missed deadlines for submitting documentation to the Antioch Unified School District (AUSD) and as a result were served with letters of violation. She stated that they believed the City could implore AUSD to reject any resolution to revoke their charter. She requested the City provide them with an opportunity to formally present and showcase their students' academic achievements.

Katie Young stated she was representing children and concerned regarding the ranking of schools in the AUSD. She requested the City Council stand with them in making the reformation of the AUSD education system a priority.

Ken Rickner, spoke to praying for and serving the homeless population, in Antioch.

Ashly Mahan, expressed concern regarding a video she saw online addressing homelessness in Antioch. She suggested the non-profit organizations serving the homeless meet with Mayor Wright to discuss the homeless population, in Antioch.

Ali Shirani, expressed concern regarding increased criminal activity and the negative effect it is having on businesses in the area of the methadone clinic. He asked for Council's recognition of his concerns and advice on how to address the issue.

Kenny Strong, Antioch resident, requested the Antioch Police Department carry water and snacks to distribute to the homeless. He encouraged the City to have more compassion toward the homeless population.

Dan Aderhoff, American River Homeless Crew and Executive Board Member for the City Council in Natomas, discussed their efforts to clean up the community. He expressed concern regarding a video posted online addressing homelessness in Antioch and he invited Council to meet with them to develop their own perspective. He also discussed the need for a homeless shelter in Antioch.

Nicole Gardner, representing Facing Homelessness, expressed concern regarding the lack of services for the homeless and discussed the need for a shelter or care center in Antioch. She informed Council that there was a homeless crisis and she urged the City to respond to it immediately.

Richard Ksenzulak, provided letters to Council from tenants and other business owners, in the area of the methadone clinic who have had problems or issues with the clinic. He suggested Council consider relocating the facility to a more appropriate location. He noted it was affecting the business owner's ability to lease out their buildings.

Gene Zimmerman, Delta View Enterprises, thanked Council for their service. He expressed concern regarding the methadone clinic and its negative impact on children in the community, as well as the tenants in the area. He urged Council to not renew the license for the methadone clinic and relocate it to an area where they could be serviced without impacting children.

Lelah Sossaman, stated that she became homeless after being illegally evicted and when she sought help, there were no services available. She encouraged the City to take everyone's situation under consideration and provide a shelter for the homeless.

Carolyn Payne, Extended Hand Ministry, discussed services they provide to the homeless. She asked for the City to build a shelter and transitional housing.

Vicki Proctor, Extended Hands Ministry, provided a pamphlet of their organization to Council and discussed services they provide to the homeless. She expressed concern regarding a video that was posted on online addressing homelessness in Antioch. She encouraged Mayor Wright to speak with the homeless, to determine their needs.

Carlos Morales, Oakley resident, stated he was homeless and he discussed the need for shelters in Antioch. He expressed concern regarding a video that was posted online regarding homelessness in Antioch.

Eric Vizcarra, speaking on behalf of the Homeless, expressed concern regarding the lack of services for the homeless in Antioch and requested Council provide a shelter as soon as possible.

COUNCIL SUBCOMMITTEE REPORTS

Councilmember Wilson reported on her attendance at the Tri Delta Transit meeting.

Councilmember Motts reported on her attendance at the Lone Tree Golf Course Committee and Homeless Task Force Ad Hoc Committee meetings. She announced the next Homeless Task Force Ah Hoc Committee meeting would be held on May 30, 2019.

Councilmember Thorpe reported on his attendance at a Tri Delta meeting and the Homeless Encampment Task Force Ad Hoc meeting. He announced that an all-day session of the Homeless Encampment Task Force Ad Hoc committee would be held on May 30, 2019. He encouraged participation by homeless advocates. He noted an additional meeting of the committee would be taking place on June 10, 2019.

Councilmember Ogorchock reported on her attendance at the CDBG committee meeting with Councilmember Motts.

Mayor Wright reported on his attendance at the TRANSPLAN meeting.

MAYOR'S COMMENTS

Mayor Wright apologized for comments he made regarding the homeless and accepted an offer to meet one on one with them to discuss the issue. He announced that the City had formed an Ad Hoc Committee to address the matter. He reported on his participation in Ramadan at the local Mosque with Councilmember Ogorchock.

3. CONSENT CALENDAR

A. APPROVAL OF COUNCIL MINUTES FOR APRIL 9, 2019

B. APPROVAL OF COUNCIL MINUTES FOR APRIL 23, 2019

C. APPROVAL OF SPECIAL MEETING MINUTES FOR APRIL 30, 2019

D. APPROVAL OF COUNCIL WARRANTS

E. REJECTION OF CLAIMS: (1) DYMOND HODGES; (2) DYNISHA HODGES; (3) VICTORIA MABRON

F. RESOLUTION NO. 2019/67 DESIGNATING THE CITY OF ANTIOCH REPRESENTATIVES TO THE MUNICIPAL POOLING AUTHORITY BOARD

- G. **RESOLUTION NO. 2019/68 CURB, GUTTER, AND SIDEWALK REPAIR INCLUDING TREE REMOVAL AND STUMP GRINDING AND INSTALLATION OF CONCRETE CURB RAMPS AT MISCELLANEOUS LOCATIONS PROJECT (P.W. 507-16)**
- H. **RESOLUTION NO. 2019/69 FIRST AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT FOR PROFESSIONAL SERVICES WITH THE GUALCO GROUP, INC.**
- I. **RESOLUTION NO. 2019/70 AMEND THE FISCAL YEAR 2018-19 WATER DISTRIBUTION, SEWER COLLECTIONS, AND GENERAL FUND BUDGETS TO INSTALL BRIVO SECURITY SYSTEMS AND ACCESS CONTROLS**
- J. **RESOLUTION NO. 2019/71 ROAD MAINTENANCE AND REHABILITATION ACCOUNT (RMRA)**
- K. **RESOLUTION NO. 2019/72 IN SUPPORT OF CONTRA COSTA COUNTY PUBLIC MANAGER'S ASSOCIATION POLICY FRAMEWORK ON EMERGING HOUSING LEGISLATION**

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

PUBLIC HEARING

- 4. **AMCAL FAMILY/SENIOR APARTMENTS (Z-18-01, UP-18-04, AR-18-06, PW-357-RA-57)**

City Manager Bernal introduced Public Hearing Item #4.

Director of Community Development Ebbs discussed the project and introduced Associate Planner Kevin Scudero to give the staff report.

Associate Planner Scudero presented the staff report dated May 14, 2019 recommending the City Council take the following actions: 1) Adopt the resolution approving the AMCAL Family/Senior Apartments Project Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project. 2) Introduce the Ordinance approving a rezone of the project site from Planned Development (PD-08-06) to High Density Residential (R-25) and Senior Housing Overlay District (SH). 3) Adopt the resolution approving a senior housing density bonus, lot merger, use permit, and design review for multi-family development, subject to conditions of approval.

Director of Community Development Ebbs presented the memorandum dated May 14, 2019 regarding ambulance and fire services recommending the City Council include two additional conditions of approval with any forthcoming motion, to the Resolution.

Mayor Wright opened the public hearing.

Alex Pratt, Vice President of Development for AMCAL Multi-housing, gave a PowerPoint presentation of their project including the development/management team, company portfolio, identification of project site, public outreach, site plan, community amenities and landscape materials.

A speaker questioned if there were any resources for homeless who were employed.

Mayor Wright opened the public hearing.

Councilmember Motts suggested Mr. Pratt consider that seniors may want to bring their pets with them.

In response to Councilmember Motts, Mr. Pratt explained that initially there would be security on site and as they moved forward they would determine how much security would be necessary. He noted the entire development would be fully sprinklered and there would be a public fire system.

In response to Councilmember Ogorchock, Mr. Pratt explained that the unit mix would include 10% mobility and 4% sensory, disabled units. He noted generally the affordability requirement was 55-years.

A representative from LlifeSTEPS gave an overview of the social services they provided and recommended Council approve the project. She offered to meet with Council to discuss any issues related to social services.

Mr. Pratt explained there were no subsidies for this project; however, the average median income (AMI) for this project would be between 50-60% of median income and anyone below that, could apply for a unit through the voucher program.

In response to Councilmember Wilson, Mr. Pratt noted Veterans were welcome to participate; however, they had not designated a percentage to be allocated for Veterans.

In response to Councilmember Motts, the LifeSTEPS representative clarified that there would be a social worker and afterschool coordinator on site with the possibility of additional staffing based on needs. Mr. Pratt added that there would also be four full-time employees managing the property.

Mayor Wright stated he appreciated the presentation and their commitment to maintaining their properties. He noted the product was needed in the community and he thanked them for their professionalism.

RESOLUTION NO. 2019/73
RESOLUTION NO. 2019/74

On motion by Councilmember Ogorchock, seconded by Councilmember Motts the City Council unanimously 1) Adopted the resolution approving the AMCAL Family/Senior Apartments Project Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project. 2) Introduced the Ordinance approving a rezone of the project site from Planned Development (PD-08-06) to High Density Residential (R-25) and Senior Housing Overlay District (SH). 3) Adopted the resolution approving a senior housing density bonus, lot merger, use permit, and design review for multi-family development, subject to conditions of approval with the addition of the following project specific conditions:

- L28 In anticipation of a formal update and assumed increase to the Fire Projection Facility Fee in the coming months, the applicant shall pay an enhanced Fire Projection Facility Fee of \$460 at the time of building permits. Should the formal update occur prior to building permits and a lesser amount is determined for this type of project, the applicant shall be entitled to the lesser amount at that time.
- L29 The applicant shall agree to participate and/or assist in the formation of a Community Facilities District (CFD) to fund the incremental cost of fire protection and ambulance service delivery. At minimum, the applicant shall remit payment equivalent to five (5) years of participation prior to occupancy of the building. The specific values and terms of such arrangement shall be formalized in any forthcoming Development Agreement.

COUNCIL REGULAR AGENDA

5. DISCUSSION OF COUNCIL MEETING SUMMER SCHEDULE

City Manager Bernal introduced Regular Agenda Item #5.

Administrative Services Director Mastay presented the staff report dated May 14, 2019 recommending the City Council discuss the summer City Council meeting schedule and provide direction to staff.

In response to Councilmember Motts, City Manager Bernal stated that staff could accommodate both meetings in July, being cancelled.

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe the City Council unanimously directed staff to cancel the July 23, 2019 City Council meeting.

Councilmember Thorpe clarified that even though there would be no City Council meetings in July, Council would be working on other assignments during the month.

6. DISCUSSION AND DIRECTION ON CANNABIS RELATED ITEMS

City Manager Bernal introduced Regular Agenda Item #6.

Administrative Services Director Mastay presented the staff report dated May 14, 2019 recommending the City Council discuss cannabis related items and provide direction to staff. It was also recommended that the City Council determine whether it would form a standing or ad hoc cannabis committee and, if appropriate, select councilmembers to serve on the committee.

Jason Teramoto, provided a brief professional history and spoke in support of including a development agreement in the application process. He stated that he believed forming an Ad Hoc Committee would create a potential stop-gap. He noted that he was committed to participating at every working group.

Following discussion, Council agreed to formalize the formation of an Ad Hoc Committee to discuss an open application process, separation requirements, zoning overlays as well as the entire Ordinance.

On motion by Councilmember Thorpe, seconded by Councilmember Ogorchock the City Council unanimously directed staff to bring back a resolution formalizing the formation of the Cannabis Ad Hoc Committee.

7. RESOLUTION APPROVING A NEW CLASS SPECIFICATION OF YOUTH SERVICES NETWORK MANAGER, ASSIGNING A SALARY RANGE AND HAVING THIS SALARY RANGE PLACED ON THE HOURLY CLASSIFICATIONS SALARY SCHEDULE

City Manager Bernal introduced Regular Agenda Item #7.

Administrative Services Director Mastay presented the staff report dated May 14, 2019 recommending the City Council adopt a resolution:1) Approving the class specification of Youth Services Network Manager; and 2) Assigning the Youth Services Network Manager classification to a salary range and having this salary range placed on the hourly classifications salary schedule.

Councilmember Ogorchock requested that Restorative Justice be added to item #4.

Following discussion Council consensus directed staff to insert “restorative justice for youth” in #4 under Representative Duties.

RESOLUTION NO. 2019/75

On motion by Councilmember Thorpe, seconded by Councilmember Ogorchock the City Council unanimously adopted a resolution: 1) Approving the class specification of Youth Services Network Manager; and 2) Assigning the Youth Services Network Manager classification to a salary range and having this salary range placed on the hourly classifications salary schedule.

PUBLIC COMMENTS

Dan Aderhoff, American River Homeless Crew and Executive Board Member for the City of Natomas stated he was pleased with the response received from Council regarding homelessness. He discussed his dedication to the homeless and offered to provide his services. He provided contact information.

STAFF COMMUNICATIONS

City Manager Bernal announced Memorial Day Commemorative Services would be held at 10:00 A.M. on May 27, 2019 at Oak View Memorial Cemetery.

COUNCIL COMMUNICATIONS

Councilmember Ogorchock announced the following Memorial Day weekend events:

- Raising of the Memorial Banners - 9:00 A.M. – 10:00 A.M. on May 24, 2019
- Senior Picnic - 10:00 A.M on May 24, 2019
- Veteran's Tournament of Heroes - May 25-26, 2019
- Memorial Day Service - 10:00 A.M. on May 27, 2019

She stated she needed the Raising of the Memorial Banners event to come before Council because a stage and police presence would be necessary. She expressed concern regarding the negative impacts from the methadone clinic on adjacent businesses and stated that she believed security for the area was necessary.

Councilmember Wilson announced Gathering for Garments would be held from 12:00 P.M – 4:00 P.M, at Somerville Towne Center on May 18, 2019.

Councilmember Motts stated after the budget process she requests staff agendize the consideration of a retail vacancy ordinance.

ADJOURNMENT

With no further business, Mayor Wright adjourned the meeting at 9:25 P.M. to the next regular Council meeting on May 28, 2019.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk