

**CITY COUNCIL MEETING
INCLUDING THE ANTIOCH CITY COUNCIL
ACTING AS HOUSING SUCCESSOR
TO THE ANTIOCH DEVELOPMENT AGENCY**

**Regular Meeting
7:00 P.M.**

**October 8, 2019
Council Chambers**

Mayor Pro Tem Motts called the meeting to order at 7:01 P.M., and City Clerk Simonsen called the roll.

Present: Council Members Thorpe, Ogorchock and Mayor Pro Tem Motts
Absent: Councilmember Wilson and Mayor Wright

PLEDGE OF ALLEGIANCE

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

1. PROCLAMATION

In Honor of Unity Day, October 23, 2019

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe the City Council members present unanimously approved the Proclamation.

Mayor Pro Tem Motts presented the *In Honor of Unity Day* to Director of Parks and Recreation Kaiser who thanked the City Council for the proclamation and encouraged the community to wear orange to promote Unity Day.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Director of Parks and Recreation Kaiser announced the following events: Kids Fishing Derby at 9:00 A.M. on October 12, 2019 at Waldie Plaza and Big Truck Day, October 17, 2019 at Prewett Community Center.

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Simonsen announced the following Board and Commission openings:

- Planning Commission: Two (2) vacancies: deadline date is October 25, 2019

He reported applications would be available in online at the City's website and at the Deputy City Clerk and City Clerk's offices.

PUBLIC COMMENTS

Allen Sims, Antioch resident, reported he was a resident of the Delta Villa Estates, a 55+ community on 18th street and explained that there were ongoing safety and health concerns due to the homeless encampments adjacent to their property. He noted of particular concern was fires that were occurring in the area. He suggested the City declare the area a no fire/camping zone in the area to reduce the risks to their families.

Ruby and DeAngelo Mathis, Pittsburg residents, expressed concern that their child was picked up at school by an individual who was not authorized to do so and they were not been notified. They requested the City Council partner with the Antioch Unified School district to implement additional security measures to assure that this issue does not occur in the future.

Ray Shively, Antioch resident, reported that he was a tenant at Delta Villa Estates, a 55+ community. He explained that there had been ongoing health and safety concerns as well as criminal activity occurring in the area due to the homeless encampment adjacent to the property.

Nicole Gardner discussed the recent disbandment of a homeless encampment along the railroad tracks and requested the City build trust with individuals who were being impacted.

Thea Hendricks thanked the City for providing supplies, portable restrooms and a dumpster for the homeless.

Mariah Williams requested information on how to establish nonprofits for an art studio and a homeless gardening project.

Velma Wilson announced the Veterans Day celebration sponsored by the Delta Veteran's Group would be held on November 11, 2019 and begin with a Pancake Breakfast at 8:30 A.M. followed by a ceremony, Battle of the Bands, recognition of Veteran of the Year and a free lunch at the VFW. She provided the City Council with applications for parade.

COUNCIL SUBCOMMITTEE REPORTS/COMMUNICATIONS

Councilmember Thorpe reported on his attendance at the Tri Delta Transit subcommittee meeting.

MAYOR'S COMMENTS

Mayor Pro Tem Motts thanked City staff for all of their hard work and responding to Council's requests. She noted they were proud of all of their efforts and the work being done in Antioch.

PRESENTATION

Contra Costa County Fire Protection District Update

Fire Chief Lewis Broschard gave the Contra Costa County Fire Protection District Overview for City Leaders PowerPoint presentation. He offered to provide CPR classes to any group requesting it. He thanked the City for their partnership and support.

Councilmember Thorpe thanked the Contra Costa Fire Protection District for participating in the Homeless Encampment Task Force Ad Hoc committee meetings.

In response to Councilmember Thorpe, Chief Broschard discussed the impact of homeless encampments on the fire district and their efforts to work with the Coordinated Outreach Referral, Engagement (CORE) team, and various stakeholders to address this matter.

Councilmember Thorpe voiced his appreciation to the district in handling these issues. He reported that there were several agencies investing a lot to address the homeless crisis.

Mayor Pro Tem Motts thanked the Fire District for keeping the community safe and Chief Broschard for the outreach.

2. CONSENT CALENDAR

A. APPROVAL OF COUNCIL MINUTES FOR SEPTEMBER 10, 2019

B. APPROVAL OF COUNCIL MINUTES FOR SEPTEMBER 24, 2019

C. APPROVAL OF COUNCIL WARRANTS

D. APPROVAL OF TREASURER'S REPORT FOR AUGUST 2019

E. ORDINANCE NO. 2172-C-S SECOND READING – RESIDENTIAL GROWTH ORDINANCE AMENDMENT (*Introduced on 09/24/19*)

F. ORDINANCE NO. 2173-C-S SECOND READING – FIRE PROTECTION FEE ORDINANCE AMENDMENT (*Introduced on 09/24/19*)

G. RESOLUTION NO. 2019/152 COMMUNICATION ALLOWANCE FOR OTHER ELECTED OFFICIALS

H. RESOLUTION NO. 2019/153 ESTABLISHING THE MUNICIPAL RESERVOIR AQUATIC VEGETATION REMOVAL CAPITAL IMPROVEMENT PROJECT, AMENDING THE FISCAL YEAR 2019/2020 CAPITAL IMPROVEMENT BUDGET, AND AUTHORIZING THE CITY MANAGER TO SIGN A MAINTENANCE AND TRADE SERVICES AGREEMENT WITH CLEAN LAKES, INC. (P.W. 453-1)

I. RESOLUTION NO. 2019/154 FIFTH AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT WITH BROWN AND CALDWELL, INC. FOR THE JAMES DONLON BOOSTER PUMP STATION UPGRADES (P.W. 477-BP2)

- J. RESOLUTION NO. 2019/155 FORD POLICE VEHICLES BID AWARD**
- K. RESOLUTION NO. 2019/156 CITY HALL COUNCIL CHAMBERS HVAC UPGRADES WITH SOLE SOURCE JUSTIFICATION REQUEST (P.W. 247-P3)**
- L. REPORT ON ACTIVITIES AT VILLA MEDANOS APARTMENTS**

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe, the City Council members present unanimously approved the Council Consent Calendar with the exception of item L, which was removed for further discussion.

Item L - City Manager Bernal introduced Item L. Director of Community Development Ebbs presented the staff report dated October 8, 2019 recommending the City Council receive and file the report.

Thelma Ann Fields, Antioch resident, United Tenants of Villa Medanos member, asked for oversight of the renovations activities occurring at Villa Medanos Apartments.

Mayor Pro Tem Motts read written comment from Sandy Heinitz, Octavious Scott and Monica & Jonre James who expressed concern regarding the process in which the Villa Medanos Apartments had been converted to an affordable housing project by The Reliant Group.

Eduardo Torres, Bay Point resident, Northern California Regional Coordinator Tenants Together, reported he had assisted the residents of Villa Medanos Apartments to form a tenant's union. He expressed concern regarding the process in which the apartments had been converted to an affordable housing project. He announced that tenants were seeking the following demands: relocation expenses, new lease agreements, a Section 504 coordinator, a cap on rent increases at 10% while the City resolved the ongoing issues and a moratorium on unjust evictions.

Adam Dye, Antioch resident, tenants at Villa Medanos, expressed concern regarding the process in which the Villa Medanos Apartments had been converted to an affordable housing project by The Reliant Group.

Jason Snyder, Reliant Group Management, stated they had made mistakes in the process; however, they were doing their best to learn and understand the tenants concerns. He commented that they were sympathetic to those who had been dislocated. He noted they had followed state and federal guidelines as well as the regulations of the program. He discussed improvements being made to the property and explained that the rents that had been in place prior to them acquiring the property, were in direct relation to the condition of the apartment complex. He stated they welcomed the opportunity to continue the conversation to address the concerns of the residents.

Rosemarie Smith, Villa Medanos tenant, reported that she was going through the renovation process and management had done a good job communicating with her regarding the process. She thanked the City Council for supporting an affordable housing project.

Shernita Shields, Villa Medanos tenant, reported that she was going through the renovation process and she appreciated the current management staff. She encouraged management to secure the garbage area and restrict access to the area behind the complex.

Alex Magsano, Vallejo resident, discussed his support for AB-1482 Tenant Protection Act of 2019 and issues that Reliant tenants had been facing in Vallejo. He noted Vallejo City Council had assisted the tenants by enacting a rental cap.

Peggy Hardy, Vallejo resident, discussed issues related to a Reliant project in the City of Vallejo.

Christine Chambers, Pittsburg resident, stated she was a former tenant who had been displaced twice by rent increases at apartment complexes in Antioch.

Reverend Arnold Townsend, FRH Consulting, stated they had been engaged by Reliant Management Group to work with the Villa Medanos residents to assure that there was transparency to minimize the impacts. He discussed the need to create affordable housing to prevent homelessness. He explained that regulations placed a cap on income for residents living in an affordable housing project. He noted without renovations the buildings would be uninhabitable.

In response to Councilmember Ogorchock, Director of Community Development Ebbs commented that the purpose of the January hearing regarding endorsement of the bond was to accommodate The Reliant Groups procedural requirement under federal law. He explained that the City was not a regulatory agency over this type of project and if Council had decided not to endorse the bond, it would not have changed the course of the project.

City Attorney Smith added that the public hearing was the requirement to receive additional information on the topic. He noted what Council did with that information would have been separate and apart from the actual requirement for the hearing.

Councilmember Ogorchock encouraged Reliant to provide residents with a timeline for the renovations of their apartment units. She sympathized with the residents regarding the negative impacts they had experienced.

Councilmember Thorpe explained that Council's action regarding this project was limited to the issuance of bonds. He reported that he met with the president of Reliant and expressed concern that they had sent a letter to residents falsely claiming that the City was mandating the renovation. He commented that after touring the complex he was also concerned that the property had not been maintained or improved and noted that the rents were so low because they could not compete with a market rate project. He further noted that the renovations were a

significant improvement. He sympathized with the residents regarding the negative impacts they had experienced.

Mayor Pro Tem Motts stated she was encouraged that representatives from The Reliant Group were present this evening to address resident's concerns. She announced that she would be meeting with them on October 9, 2019 to discuss how they could improve the transition.

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe the City Council members present unanimously received and filed the report.

PUBLIC HEARING

3. PARK RIDGE CONDITION OF APPROVAL AMENDMENT (PD-05-01, UP-18-04, Z-19-02)

City Manager Bernal introduced Public Hearing Item #3.

Director of Community Development Ebbs presented the staff report dated October 8, 2019 recommending the City Council take the following actions: 1) Adopt the resolution approving the addendum to the final future urbanization area #2 specific plan EIR (FUA 2 EIR) prepared for the East Lone Tree Specific Plan as adequate for addressing the environmental impacts of the proposed amendment to condition of approval number 91 of City Council Resolution 2010-21 for the Park Ridge Subdivision project. 2) Adopt the resolution approving the proposed amendment to condition of approval number 91 of City Council Resolution 2010-21 for the Park Ridge Subdivision project.

Mayor Pro Tem Motts opened and closed the public hearing with no members of the public requesting to speak.

RESOLUTION NO. 2019/157
RESOLUTION NO. 2019/158

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe the City Council members present unanimously 1) Adopted the resolution approving the addendum to the final future urbanization area #2 specific plan EIR (FUA 2 EIR) prepared for the East Lone Tree Specific Plan as adequate for addressing the environmental impacts of the proposed amendment to condition of approval number 91 of City Council Resolution 2010-21 for the Park Ridge Subdivision project. 2) Adopted the resolution approving the proposed amendment to condition of approval number 91 of City Council Resolution 2010-21 for the Park Ridge Subdivision project.

COUNCIL REGULAR AGENDA

4. RESOLUTION APPROVING THE FINAL MAP AND IMPROVEMENT PLANS FOR PARK RIDGE UNIT 2 SUBDIVISION 9485 (DAVIDON HOMES) AND ANNEXING TO CITY WIDE LIGHTING AND LANDSCAPING DISTRICT 10 ZONE 1 (PW 674-2)

City Manager Bernal introduced Regular Agenda Item #4.

Director of Community Development Ebbs presented the staff report dated October 8, 2019 recommending the City Council adopt the resolution approving the final map and improvement plans for Park Ridge Unit 2 Subdivision 9485 and annexing to City Wide Lighting and Landscaping District 10 Zone 1.

RESOLUTION NO. 2019/159

On motion by Councilmember Thorpe, seconded by Councilmember Ogorchock the City Council members present unanimously adopted the resolution approving the final map and improvement plans for Park Ridge Unit 2 Subdivision 9485 and annexing to City Wide Lighting and Landscaping District 10 Zone 1.

PUBLIC COMMENTS – None

STAFF COMMUNICATIONS

City Manager Bernal announced that he had received a safety alert from PG&E and power may be turned off on October 9, 2019. He noted that a location for assistance would be established at the Bishop Ranch parking lot and it would be opened from 8:00 A.M. into night time hours.

Councilmember Ogorchock requested that the City open a local facility for residents in the event that PG&E turns off the power in Antioch.

Parks and Recreation Director Kaiser reported that Prewett Water Park would be available to serve as a center in the event residents needed assistance.

COUNCIL COMMUNICATIONS – None

ADJOURNMENT

On motion by Councilmember Thorpe, seconded by Councilmember Ogorchock, the City Council unanimously adjourned the meeting at 8:49 P.M.

Respectfully submitted:

Kitty Eiden
KITTY EIDEN, Minutes Clerk