



ANNOTATED AGENDA

Antioch City Council REGULAR MEETING

Date: Tuesday, October 13, 2020

Time: 6:00 P.M. – Closed Session

7:00 P.M. – Regular Meeting

Place: The City of Antioch, in response to the Executive Order of the Governor and the Order of the Health Officer of Contra Costa County concerning the Novel Coronavirus Disease, is making Antioch City Council meetings available via Comcast channel 24, AT&T U-verse channel 99, or live stream (at www.antiochca.gov).

If you wish to make a public comment, you may do so any of the following ways: **(1)** by filling out an online speaker card, located at https://www.antiochca.gov/speaker_card, **(2)** by emailing the City Clerk prior to or during the meeting at cityclerk@ci.antioch.ca.us, or **(3)** by dialing **(925) 776-3057** during the meeting.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the City Council receives your comments, you are strongly encouraged to submit your comments in writing in advance of the meeting.

Sean Wright, Mayor
Joyann Motts, Mayor Pro Tem
Monica E. Wilson, Council Member
Lamar Thorpe, Council Member
Lori Ogorchock, Council Member

Arne Simonsen, MMC, City Clerk
James D. Davis, City Treasurer

Ron Bernal, City Manager
Thomas Lloyd Smith, City Attorney

Online Viewing: <https://www.antiochca.gov/government/city-council-meetings/>

Electronic Agenda Packet: <https://www.antiochca.gov/government/agendas-and-minutes/city-council/>

Project Plans: <https://www.antiochca.gov/fc/community-development/planning/Project-Pipeline.pdf>

Hard Copy Viewing: Antioch Public Library, 501 W 18th St, Antioch, CA

SPEAKERS' RULES

IMPORTANT NOTICE REGARDING THIS MEETING: To protect our residents, officials, and staff, and aligned with the Governor's Executive Order N-29-20, certain teleconference requirements of the Brown Act have been suspended, including the requirement to provide a physical location for members of the public to participate in the meeting.

Members of the public seeking to observe the meeting may do so at https://www.antiochca.gov/live_stream, on Comcast Channel 24, or AT&T U-Verse Channel 99.

Members of the public wishing to provide public comment may do so in the following ways (#2 pertains to the Zoom Webinar):

1. Fill out an online speaker card located at: https://www.antiochca.gov/speaker_card.
2. Provide oral public comments during the meeting by clicking the following link to register in advance to access the meeting via Zoom Webinar: <https://www.antiochca.gov/speakers>
 - You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.
 - When the Mayor announces public comments, click the "raise hand" feature in Zoom. For instructions on using the "raise hand" feature in Zoom, visit: https://www.antiochca.gov/raise_hand.
3. Email comments to cityclerk@ci.antioch.ca.us **prior** to the Mayor announcing that public comment is closed, and the comment will be read into the record at the meeting (350 words maximum, up to 3 minutes, at the discretion of the Mayor). **IMPORTANT:** Identify the agenda item in the subject line of your email if the comment is for Announcement of Community Events, General Comment, or a specific Agenda Item number. All emails received will be entered into the record for the meeting.

Speakers will be notified shortly before they are called to speak.

- When called to speak, please limit your comments to the time allotted (350 words, up to 3 minutes, at the discretion of the Mayor).

After having heard from the public, the agenda item will be closed. Deliberations will then be limited to members of the City Council.

If the Council meeting appears to be going late, the City Council may decide to continue some items until a subsequent meeting. We will try to make this determination around 10:00 p.m. It is the goal of the City Council to stop discussing agenda items no later than 11:00 p.m.

In accordance with the Americans with Disabilities Act and California law, it is the policy of the City of Antioch to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950, and e-mail: publicworks@ci.antioch.ca.us.

Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the City Council. For almost every agenda item, materials have been prepared by the City staff for the Council's consideration. These materials include staff reports which explain in detail the item before the Council and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. City Council Agendas, including Staff Reports are posted onto our City's Website 72 hours before each Council Meeting. To be notified when the agenda packets are posted onto our City's Website, simply click on this link: <https://www.antiochca.gov/notifications/> and enter your e-mail address to subscribe. To view the agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/city-council/>. Questions may be directed to the staff member who prepared the staff report, or to the City Clerk's Office, who will refer you to the appropriate person.

Notice of Opportunity to Address Council

The public has the opportunity to address the Council on each agenda item. To address the Council, fill out a Speaker Request form online at https://www.antiochca.gov/speaker_card. See the Speakers' Rules on the inside cover of this Agenda. The Council can only take action on items that are listed on the agenda. Comments regarding matters not on this Agenda, may be addressed during the "Public Comments" section.

6:00 P.M. ROLL CALL – CLOSED SESSION – for Council Members – *All Present*

PUBLIC COMMENTS for Closed Session – *None*

CLOSED SESSION:

- 1) CONFERENCE WITH LEGAL COUNSEL** – Existing Litigation pursuant to California Government Code §54956.9: Tancia Currie v. City of Antioch, United States District Court of Northern California Case No. 4:19-cv-07540-JSW.

No reportable action

- 2) CONFERENCE WITH LEGAL COUNSEL** – Existing Litigation pursuant to California Government Code §54956.9: Vance Gattis v. City of Antioch, United States District Court of Northern California Case No. 3:20-cv-02693-EMC.

No reportable action

6:02 P.M. Adjourn to Closed Session

7:08 P.M. ROLL CALL – REGULAR MEETING – for Council Members – *All Present*

PLEDGE OF ALLEGIANCE

- 1. *INTRODUCTION OF NEW CITY EMPLOYEES***

2. PROCLAMATION

- Honoring Unity Day in Antioch, October 21, 2020

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the proclamation.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

- POLICE CRIME PREVENTION COMMISSION
- PARKS AND RECREATION COMMISSION
- SALES TAX CITIZENS' OVERSIGHT COMMITTEE

PUBLIC COMMENTS – *Members of the public may comment only on unagendized items. The public may comment on agendized items when they come up on this Agenda.*

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

MAYOR'S COMMENTS

3. CONSENT CALENDAR

A. APPROVAL OF COUNCIL MINUTES FOR SEPTEMBER 8, 2020

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the Minutes.

B. APPROVAL OF COUNCIL MINUTES FOR SEPTEMBER 22, 2020

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the Minutes.

C. APPROVAL OF COUNCIL WARRANTS

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the warrants.

D. APPROVAL OF TREASURER'S REPORT FOR AUGUST 2020

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the report.

CONSENT CALENDAR – Continued

- E.** RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH PLACEWORKS FOR THE PREPARATION OF GENERAL PLAN POLICIES AND ZONING ORDINANCE STANDARDS FOR INFILL HOUSING

Reso. No. 2020/153 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt the resolution authorizing the City Manager to enter into a contract with PlaceWorks for the amount of \$288,000 for the Preparation of General Plan Policies and Zoning Ordinance Standards for Infill Housing.

- F.** RESOLUTION ACCEPTING COMPLETED IMPROVEMENTS AND THE RELEASE OF BONDS FOR AVIANO PHASE 1, TRACT NO. 8880 (P.W. 676-1)

Reso. No. 2020/154 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution accepting the completed improvements and the release of bonds for Aviano Phase 1, Tract No. 8880.

- G.** RESOLUTION APPROVING THE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR AVIANO PHASE 2 SUBDIVISION 9449 (P.W. 676-2)

Reso. No. 2020/155 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution authorizing the City Manager or designee to approve the final map and Subdivision Improvement Agreement for Aviano Phase 2 Subdivision 9449.

- H.** RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT DEED CONVEYING PROPERTY LOCATED AT 1896 GARDEN COURT, ASSESSOR'S PARCEL NUMBER 068-063-041 TO THE CITY OF ANTIOCH

Reso. No. 2020/156 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution authorizing the acceptance of a grant deed conveying property located at 1896 Garden Court, Assessor's Parcel Number 068-063-041 in Antioch and identified as a 1.46-acre parcel of vacant land, to the City of Antioch.

CONSENT CALENDAR – Continued

- I. FIFTH AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT WITH CAROLLO ENGINEERS, INC. FOR ENGINEERING SERVICES DURING CONSTRUCTION FOR THE BRACKISH WATER DESALINATION PROJECT (P.W. 694)**

Reso. No. 2020/157 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution:

- 1) Amending the Fiscal Year 2020/2021 Capital Improvements budget to increase Water Enterprise funding for the Brackish Water Desalination Project (“Project”) by \$4,334,976.
- 2) Authorizing the City Manager to execute the Fifth Amendment to the Consultant Services Agreement with Carollo Engineers, Inc. (“Carollo”) for engineering services during construction in the amount of \$4,334,976 for a total contract amount of \$10,361,460.

- J. CONSIDERATION OF BIDS FOR THE ANTIOCH PAVEMENT REHABILITATION (P.W. 392-31)**

Reso. No. 2020/158 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution:

- 1) Rejecting the second bid protest of Ghilotti Construction Company;
- 2) Approving an amendment to the Fiscal Year 2020/21 Capital Improvement budget carrying forward \$457,250 in unspent budgeted RMRA funds designated for the Antioch Pavement Rehabilitation (“Project”) from Fiscal Year 2019/20 to Fiscal Year 2020/21;
- 3) Awarding the construction agreement (“Agreement”) for the Project to lowest, responsive and responsible bidder, MCK Services, Inc. (“MCK”) for a total amount of \$3,122,250; and
- 4) Authorizing the City Manager to execute the Agreement with MCK for a total amount of \$3,122,250.

PUBLIC HEARING

4. PROPOSED AMENDMENTS TO THE CANNABIS BUSINESS ORDINANCE (ANTIOCH MUNICIPAL CODE SECTIONS 9-5.203, 9-5.3845) ADDING DEFINITION OF COMMERCIAL CANNABIS USE, REPLACING DEVELOPMENT AGREEMENT WITH OPERATING AGREEMENT, AND SPECIFYING MINIMUM CONDITIONS OF AN OPERATING AGREEMENT

To 10/27/20 for adoption, 5/0

Recommended Action: It is recommended that the City Council introduce, waive the first reading, and read by title only the proposed cannabis business ordinance, Antioch Municipal Code Sections 9-5.203, 9-5.3845, adding a definition of commercial cannabis use, requiring an operating agreement, and specifying minimum conditions for an operating agreement.

PUBLIC COMMENT

STAFF COMMUNICATIONS

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS – *Council Members report out various activities and any Council Member may place an item for discussion and direction on a future agenda. Timing determined by Mayor and City Manager – no longer than 6 months.*

MOTION TO ADJOURN – *After Council Communications and Future Agenda Items, the Mayor will make a motion to adjourn the meeting. A second of the motion is required, and then a majority vote is required to adjourn the meeting.*

Motioned to adjourn meeting at 7:50 p.m., 5/0

BOARDS / COMMISSION / COMMITTEE VACANCY ANNOUNCEMENTS

The City of Antioch encourages residents to become involved in their local community. One way to do so is to serve on various commissions, boards and committees. Any interested resident is encouraged to apply for the vacancy listed below. To be considered for these volunteer positions, a completed application must be received in the Office of the City Clerk **by 5:00 p.m., on the dates listed below**. Applications are available at <https://www.antiochca.gov/#>.

DEADLINE DATE: 10/16/2020

- ***POLICE CRIME PREVENTION COMMISSION***
 - ***PARKS AND RECREATION COMMISSION***
-

DEADLINE DATE: 10/30/2020

- ***SALES TAX CITIZENS' OVERSIGHT COMMITTEE***

Your interest and desire to serve our community is appreciated.

POLICE CRIME PREVENTION COMMISSION

(Deadline date: 10/16/20)

One (1) Commissioner 4-year term vacancy, expiring June 2024

- The Police Crime Prevention Commission makes recommendations to the City Council relative to crime prevention and makes reports on programs, which might be initiated to help the Police Department and the citizens create a safer community.
- Commissioners are involved in public presentations, coordination of Neighborhood Watch groups and programs, and special community events.
- The commission consists of seven members who serve a 4-year term. Applicants cannot be a full-time police officer.
- The Police Crime Prevention Commission meets on the 3rd Monday of each month at 7:00 p.m. in the Police Department Community Room at 300 L Street.
- Commissioners are required to submit a FPPC Form 700 (Statement of Economic Interests) upon assuming office, and every year thereafter no later than April 1st.
- Newly appointed Commissioners are also required to complete the AB 1234 Ethics training within 1-year of their appointment. All Commissioners must then take the AB 1234 Ethics training every two years thereafter. The Ethics training is available online.

PARKS AND RECREATION COMMISSION

(Deadline date: 10/16/20)

Two (2) Commissioners, 4-year term vacancies, expiring March 2024

- Parks and Recreation Commission serves in an advisory capacity to the City Council in matters pertaining to Parks and Recreation functions.
- Must be a resident of the City of Antioch.
- Surveying all current and future public and private recreation facilities.
- Recommend coordinated recreation programs for the City.
- Survey current and future park and recreational needs of the community to provide a sound and year-round recreational program for all ages.
- 7 member board – 4 year terms. These terms expire March 2024.
- Meetings are held the third Thursday of every month at 7:00 p.m.
- Commissioners are required to submit a FPPC Form 700 (Statement of Economic Interests) upon assuming office, and every year thereafter no later than April 1st.
- Newly appointed Commissioners are also required to complete the AB 1234 Ethics training within 1-year of their appointment. All Commissioners must then take the AB 1234 Ethics training every two years thereafter. The Ethics training is available online.


- A Sales Tax Citizens' Oversight Committee has been established following the voters passing Ballot Measure C – Transaction and Use (Sales) Tax. This passed at the November 5, 2013 Consolidated Election. At the November 6, 2018 Consolidated Election, the voters passed Ballot Measure W – Transaction and Use (Sales) Tax.
- Each year, an independent auditor shall complete a public audit report of the revenue raised and its expenditure. The Sales Tax Citizens' Oversight Committee shall review the expenditures and report publicly how the funds are being used to address the City Council's stated priorities of maintaining Antioch's fiscal stability, police patrols, 911 emergency response, youth violence prevention programs; ensuring water quality/safety; repairing streets; cleaning up parks/illegal dumping; restoring youth afterschool/summer programs; and other essential services. The Committee's review shall be completed in conjunction with the City's budget process. The Committee's report on its review, whether oral or written, shall be considered by the City Council at a public meeting before April 1 of each year. Any written report shall be a matter of public record.
- The Committee shall meet at least twice a year. The meetings will be public.
- The Sales Tax Citizens' Oversight Committee consists of seven members who are Antioch residents. At least one member of the Committee shall have a financial, accounting or auditing background. The Committee will be nominated by the Mayor and approved by the City Council.
- Members of the Sales Tax Citizens' Oversight Committee will be required to file an annual "Statement of Economic Interest".



INTRODUCTION OF NEW CITY EMPLOYEES

DATE: Regular Meeting of October 13, 2020

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Nickie Mastay, Administrative Services Director 

➤ City Manager Ron Bernal would like to introduce:

- Rosanna Bayon Moore, Assistant City Manager

➤ Police Chief Tammany Brooks would like to introduce:

- Erick Chavez, Police Officer
- Steven Miller, Police Officer
- Dr. Charlotte Chen, Doctor of Veterinary Medicine

➤ Public Works Director John Samuelson would like to introduce:

- Carlos Zepeda, Deputy Public Works Director

➤ Planning Manager Alexis Morris would like to introduce:

- Hilary Brown, Associate Community Development Technician



***HONORING UNITY DAY IN ANTIOCH
OCTOBER 21, 2020***

WHEREAS, the Antioch Community is composed of people from all over, yet we live, work, and reside together in our town;

WHEREAS, in the course of living and working together there is sometimes conflict and misunderstanding that causes strife and hardship;

WHEREAS, children, adolescents and seniors are affected by bullying every year, which causes pain and health repercussions that can last for years;

WHEREAS, targets of bullying are more likely to acquire physical, emotional and learning problems that affect such activities as attending community events, going to school, riding public transportation, and visiting parks;

WHEREAS, the presence of bullying in our community creates an environment that may hold all citizens back from being all they can be, especially our youth;

WHEREAS, research has shown that promoting and modeling the prosocial behaviors of kindness, acceptance of difference, and inclusion creates healthier communities for all people;

WHEREAS, coming together united in our desire to create a healthier community enriches the lives of children, young adults, families and our senior citizens – all of us that are proud to call Antioch home; and

WHEREAS, Unity Day is a national day of commemoration and observed annually in Antioch since 2017.

NOW, THEREFORE, I, SEAN WRIGHT, Mayor of the City of Antioch, do hereby proclaim Wednesday, October 21, 2020 as Unity Day in Antioch and encourage all residents to wear orange that day, and that students, parents, seniors, community organizations, religious institutions, recreation programs and businesses celebrate kindness and inclusion to create a healthier community.

OCTOBER 13, 2020

SEAN WRIGHT, Mayor

2
10-13-20

CITY COUNCIL MEETING

Regular Meeting
7:00 P.M.

September 8, 2020
Meeting Conducted Remotely

The City of Antioch, in response to the Executive Order of the Governor and the Order of the Health Officer of Contra Costa County concerning the Novel Coronavirus Disease (COVID-19), held Antioch City Council meetings via Comcast channel 24, AT&T U-verse channel 99, and live stream (at www.antiochca.gov). The City Council meeting was conducted utilizing Zoom Audio/Video Technology.

Mayor Wright called the 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

The City of Antioch, in response to the Executive Order of the Governor and the Order of the Health Officer of Contra Costa County concerning the Novel Coronavirus Disease, had made the Antioch City Council meeting available via Comcast channel 24, AT&T U-verse channel 99, or live stream at www.antiochca.gov. Anyone wishing to make a public comment, may do so any of the following ways: (1) by filling out an online speaker card, located at <https://www.antiochca.gov/government/city-council-meetings/live/>, (2) by emailing the City Clerk prior to or during the meeting at cityclerk@ci.antioch.ca.us or (3) by dialing (925) 776-3057 during the meeting.

PLEDGE OF ALLEGIANCE

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

1. INTRODUCTION OF NEW CITY EMPLOYEES

Finance Director Merchant introduced Amy Johnston, Lead Customer Services Representative, who thanked the City Council for authorizing the position and stated it was a pleasure to be working for the City of Antioch.

Public Works Water Distribution Superintendent Connelly introduced Adrian Reyes, Lead Water Distribution Operator who stated he was grateful for the opportunity to work for the City of Antioch.

Public Works Water Distribution Superintendent Connelly introduced Elliot Becker, Lead Water Distribution Operator who stated he was grateful for the opportunity to work for the City of Antioch.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS – None

PUBLIC COMMENTS

The following public comment was made by an individual who dialed in via telephone during the meeting.

Frank Sterling urged Mayor Wright to call a special meeting to address the concerns of the hunger strikers camped in front of the Antioch Police Department (APD). He discussed his personal experiences with the APD.

The following public comment was made by an individual utilizing Zoom Audio/Video Technology.

Athena Davis, Walnut Creek resident, voiced her support for individuals who were hunger striking at the Antioch Police Department and urged Council to act immediately.

The following public comments were read into the record by Administrative Services Director Mastay. In instances where a proper name was not given, pseudonyms used identified the commenter.

Emily Campos, Tannar Wells, Julio Hernandez Jr, Emily Harris, Dakota Spencer, Sofia Gatchalian, Claudia Kelly, Haley Hastings, Danielle Mirano, Jonathan Ferrari, Dominique Brown, Kimberlee Bell, Michelle Parmenter, Lia Nicole, Stephani Prieto, Laura Leslie, Nicholas Sessions, Jennifer Devries MD MPH, Jessica Ferguson, Valleria Rivas, Jacob Ilne, Jovanni Carrillo, Gabrielle Martin, Indigo Byers, Nakisha Trotter, Danae Griffin, Andy Herrada, Michele Huffaker, Elisa Gomez, Kathleen Ellis, Rosa Yee-Phinith, Lukas Carbone, Angela, Susan, Susana Soto, Tessa Maria, Jordan Trezona, Sophia Aliaga, Kelechi Nnebedum, Milen Abraha, Nocturnal Tentacles, Taylor Valerga, Johnny Switchblade, Tay Vay, Chloe Campos, Roseville resident, Kaylani Phillips, Auburn resident, Deanna Gordon, McKenna Peterson, Moxie Marsh, Leigh Stackpole, Patricia Granados, Gretchen Tofflemire, Michael Kerr, Bay Point resident, Anonymous and William Davis-Watkins, Antioch resident provided written comment in support of the demands from the "6 Forced 2 Strike" that are camped in front of the APD. Several speakers also requested a discussion of their demands be agendaized for a future City Council meeting.

Jacob, Oakley resident, Seygi Fernandez, El Cerrito resident representing Together We Stand, Rhiannon Priolini, Gia Hallaman, Sara Sakarata and Rin Boegel Walnut Creek residents, Jovanni Carrillo, Fremont resident representing East Bay Resistance, Dezirae Webster, Antioch resident representing Hunger Strike Antioch, Lacey Emery, Jessica Jenkins, Oakland resident, Indigo, Roman Ruddick, Martinez resident, Bella Keefe, Castro Valley resident, Danae, Salisa Campos, Roseville resident, Laura Ornelas, Audrey Theriault, Antioch resident, Deanna Gordon, Amy Prindle, Walnut Creek resident, Gabby, Kyra Hinton, Sonoma resident, provided written comment calling for a special meeting be scheduled to discuss the demands of the hunger strikers camped in front of the APD.

Sonya Cravines, Antioch resident, provided written comment discussing criminal activity occurring in her neighborhood and requested the City demand more owner-occupied residences and increase the police force and patrols in their neighborhood.

Elizabeth, Antioch resident, provided written comment requesting an update on the status of the investigation into the hiring of Officer Mellone and questioned if Council or Chief Brooks had engaged in conversation with the hunger strikers.

Director of Parks and Recreation Kaiser provided written comment announcing that September was Coastal Clean Up Month and encouraging families to collect litter in their neighborhoods, parks and trails. She noted prizes would be awarded to family members that participated by sending a selfie of clean up events to kalsaker@antiochca.gov.

Anonymous and Anonymous provided written comment in support of the removal of Officers Mellone and Aiello from the APD.

The following public comments were read into the record by Director of Parks and Recreation Kaiser.

Daniel, Dale Watson, Tracey Davis-Watkins, Megan Watson, Tamisha Walker, Haley Hastings Karen Bee, Kevin McManimen, Lucas Stuart-Chilcote Antioch residents, Thomas Spadini, Pleasant Hill resident, Cleo Lepolo, Brentwood resident, Luis, East County resident, provided written comment in support of the demands from the "6 Forced 2 Strike" that are camped in front of the APD. Some speakers also requested a discussion of their demands to be agendized for a future Council meeting.

Veronica Barajas, Antioch resident, provided written comment requesting Council consider the effects of poor decision making.

Grace Karkanias, Fremont resident representing East Bay Resistance, Matthew Whitlow, Antioch resident, provided written comment calling for a special meeting be scheduled to discuss the demands of the hunger strikers camped in front of the APD.

Wendell Watkins, Antioch resident, provided written comment provided written comment in support of defunding the APD to fund community-based programs.

Audrey Davis, Antioch resident, provided written comment asking for discussions to take place on racism, police reform, the hiring of Officer Mellone and the SRO program.

Bernadine Graham provided written comment expressing concern for the presence of the V2K organization in Antioch.

Sara Blanco provided written comment in which she expressed concern regarding Mayor Wright's interaction with protesters and in support of the demands from the "6 Forced 2 Strike" that are camped in front of the APD.

The following public comment was made by an individual who dialed in via telephone during the meeting.

Lacey Brown stated she was a hunger-striker in front of the APD and expressed concern regarding comments posted on social media regarding their efforts to engage in conversation with Mayor Wright. She encouraged Mayor Wright to participate in a conversation with them.

Michael Samson, Walnut Creek resident, spoke in support of the demands from the “6 Forced 2 Strike” that are camped in front of the APD.

The following public comments were read into the record by Administrative Services Director Mastay.

Olivia Coughlin, Walnut Creek resident and Cameron Cole, Pleasant Hill resident, provided written comment in support of scheduling a special meeting to discuss the demands of the hunger strikers camped in front of the APD.

Julio Jesse Mendez, San Mateo resident, provided written comment in support of the demands from the “6 Forced 2 Strike” that are camped in front of the APD.

Chuck provided written comment encouraging Council to not submit to the demands of the hunger strikers.

COUNCIL SUBCOMMITTEE REPORTS/COMMUNICATIONS

Councilmember Wilson reported on her attendance at the Tri Delta Transit and Cannabis Standing Committee meetings.

Councilmember Thorpe reported on his attendance Tri Delta Transit, Cannabis Standing Committee and Transitional Housing Ad Hoc Committee meetings. He announced they were finalizing interviews with the facilitators for the Bridging the Gap forums. He explained that it was not Council’s place to get into the affairs of the APD Police Union and he requested an update regarding the Officer Mellone investigation.

Councilmember Motts reported on her attendance at the Sesquicentennial Committee meeting and noted that because of COVID-19 they were requesting the committee be closed until January 2021. She thanked Director of Parks and Recreation Kaiser for creating a historic video of Antioch. She reported on her attendance at the Transitional Housing Committee meeting. She requested an update on the Officer Mellone investigation and discussed the process for hiring a moderator for the Bridging the Gap Program.

Mayor Wright reported on his attendance at the Sesquicentennial Committee meeting. He announced that they were in the process of hiring a facilitator for the Bridging the forums and as soon as one was selected, forums would begin.

MAYOR'S COMMENTS

Mayor Wright apologized for being on and off the video of the meeting and reported that while he was preparing for the meeting protesters were at his building. He explained that protesters did not request to have a conversation with him, and he would be happy to set up meetings with residents.

2. CONSENT CALENDAR

- A. APPROVAL OF COUNCIL MINUTES FOR JULY 28, 2020**
- B. APPROVAL OF ADJOURNED REGULAR COUNCIL MEETING MINUTES FOR JULY 31, 2020**
- C. APPROVAL OF COUNCIL MINUTES FOR AUGUST 11, 2020**
- D. APPROVAL OF COUNCIL MINUTES FOR AUGUST 25, 2020**
- E. APPROVAL OF COUNCIL WARRANTS**
- F. APPROVAL OF TREASURER'S REPORT FOR JUNE 2020**
- G. APPROVAL OF TREASURER'S REPORT FOR JULY 2020**
- H. RESOLUTION NO. 2020/142 PROPOSITION 68 – PER CAPITA ALLOCATION OF GRANT FUNDS**
- I. RESOLUTION NO. 2020/143 LOCAL ROADWAY SAFETY PLAN (P.W. 282-20)**
- J. RESOLUTION NO. 2020/144 ACCEPTING COMPLETED IMPROVEMENTS AND THE RELEASE OF BONDS FOR ALMONDRIDGE EAST UNIT 10, TRACT NO. 8880 (P.W. 485-10)**
- K. RESOLUTION NO. 2020/145 BID AWARD - CLOTHING APPAREL, UNIFORMS AND ACCESSORIES**
- L. RESOLUTION NO. 2020/146 BID AWARD - ELECTRICAL EQUIPMENT AND SUPPLIES**
- M. RESOLUTION NO. 2020/147 BID AWARD - JANITORIAL SUPPLIES AND ACCESSORIES**
- N. CONSIDERATION OF BIDS FOR THE ANTIOCH PAVEMENT REHABILITATION PROJECT (P.W. 392-31)**

O. RESOLUTION NO. 2020/148 APPROVING AMENDMENT NO. 2 TO THE CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF ANTIOCH AND VOLER STRATEGIC ADVISORS AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe, the City Council unanimously approved the Council Consent Calendar with the exception of Items H and N, which were removed for further discussion.

Item H – City Manager Bernal introduced Item H. Director of Parks and Recreation Kaiser presented the staff report dated September 8, 2020 recommending the City Council adopt the resolution.

In response to Council, Director of Parks and Recreation Kaiser stated staff would come back to Council with a progress reports for grant process and they would continue with community outreach. She agreed to analyze Marchetti Park to determine if it would qualify under Proposition 68.

On motion by Councilmember Wilson, seconded by Councilmember Ogorchock the City Council unanimously approved Item H.

Item N – City Manager Bernal announced that there had been a bid protest the City needed to address, so he was recommending that Item N be continued.

On motion by Councilmember Thorpe, seconded by Councilmember Ogorchock, the City Council unanimously continued Item N.

COUNCIL REGULAR AGENDA

3. RESOLUTION AUTHORIZING AN AMENDMENT TO THE PUBLIC AGENCY RETIREMENT SERVICES (PARS) SECTION 457 ALTERNATIVE RETIREMENT PLAN (ARS)

City Manager Bernal introduced Regular Agenda Item #3.

Administrative Services Director Mastay presented the staff report dated September 8, 2020 recommending the City Council adopt a resolution authorizing an amendment to the PARS Section 457(b) Alternative Retirement Plan (“Plan”) amending the contribution split under the Plan for eligible part-time, seasonal and temporary employees to zero percent (0%) Employer Contribution and 7.5 percent Employee Contribution.

In response to Council, Administrative Services Director Mastay explained that this action would affect 87 employees.

On motion by Councilmember Thorpe, seconded by Councilmember Ogorchock the City Council continued Regular Agenda Item #3.

4. CREATION OF A WATERFRONT REVITALIZATION STANDING COMMITTEE

City Manager Bernal introduced Regular Agenda Item #4.

Administrative Services Director Mastay presented the staff report dated September 8, 2020 recommending the City Council: 1) Adopt the resolution to form the Waterfront Revitalization Standing Committee; and 2) Confirm the appointment of the two (2) members of the standing committee.

City Attorney Smith added that there was additional staffing cost for Standing Committees because they followed Brown Act protocol.

Councilmember Motts and Councilmember Wilson reported on the Waterfront Revitalization Committee and requested Council approve the resolution to form a Standing Committee.

RESOLUTION NO. 2020/149

On motion by Councilmember Motts, seconded by Councilmember Wilson, the City Council unanimously adopted the resolution to form the Waterfront Revitalization Standing Committee and confirmed the appointment of Councilmembers Wilson and Motts.

5. SEXUAL VIOLENCE PREVENTION AD HOC COMMITTEE DISSOLUTION OR CREATION OF A STANDING COMMITTEE

City Manager Bernal introduced Regular Agenda Item #5.

Administrative Services Director Mastay presented the staff report dated September 8, 2020 recommending the City Council: 1) Receive an update from Committee members of the Sexual Violence Prevention Ad Hoc Committee on their ad hoc committee activities. 2) Determine whether to dissolve the ad hoc committee or create a standing committee. (Please note: Ad Hoc Committees may be dissolved, and another created with a different and specific purpose, in the same genre).

Councilmember Wilson provided an update on the Sexual Violence Prevention Ad Hoc Committee.

On motion by Councilmember Wilson, seconded by Councilmember Motts, the City Council unanimously dissolved the Sexual Violence Prevention Ad Hoc committee

PUBLIC COMMENTS

Sara Blonco provided written comment in which she countered comments Mayor Wright made on social media and requested Council support the demands of the hunger strikers at the APD.

STAFF COMMUNICATIONS – None

COUNCIL COMMUNICATIONS

Councilmember Ogorchock reported that Jim Boccio had passed away and requested the meeting be adjourned in his honor.

Councilmember Motts stated that Mr. Boccio was a great community member and would be missed.

ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Motts, the City Council unanimously adjourned the meeting in honor and in name of Jim Boccio at 8:55 P.M.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk

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

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

**September 22, 2020
Meeting Conducted Remotely**

The City of Antioch, in response to the Executive Order of the Governor and the Order of the Health Officer of Contra Costa County concerning the Novel Coronavirus Disease (COVID-19), held Antioch City Council meetings via Comcast channel 24, AT&T U-verse channel 99, and live stream (at www.antiochca.gov). The City Council meeting was conducted utilizing Zoom Audio/Video Technology.

Mayor Wright called the meeting to order at 7:00 P.M., and Administrative Services Director Mastay called the roll.

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

The City of Antioch, in response to the Executive Order of the Governor and the Order of the Health Officer of Contra Costa County concerning the Novel Coronavirus Disease, had made the Antioch City Council meeting available via Comcast channel 24, AT&T U-verse channel 99, or live stream at www.antiochca.gov. Anyone wishing to make a public comment, may do so any of the following ways: (1) by filling out an online speaker card, located at <https://www.antiochca.gov/government/city-council-meetings/live/>, (2) by emailing the City Clerk prior to or during the meeting at cityclerk@ci.antioch.ca.us or (3) by dialing (925) 776-3057 during the meeting.

PLEDGE OF ALLEGIANCE

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

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Director of Parks and Recreation Kaiser announced that due to projected heat wave, the cooling center located at the Nick Rodriguez Community Center will open 12:00 P.M. – 6:00 P.M. September 26-30, 2020.

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

Minutes Clerk Eiden announced the following Board and Commission openings:

- Police Crime Prevention Commission: One (1) vacancy: deadline date is October 16, 2020
- Parks and Recreation Commission: One (2) vacancies; deadline date is October 16, 2020

She reported applications would be available online on the City's website.

PUBLIC COMMENTS

The following public comments were read into the record by Administrative Services Director Mastay.

Loretta Sweatt, Antioch resident, provided written comment requesting the City Council start a conversation about a “Youth City Council Night” and supporting bullet proof police cars for Antioch Police Department. She urged Council to read Romans 13:1-2.

Gretchen Tofflemire, Antioch resident, provided written comment in support of the “6 Forced to Strike” and their demands. She questioned when the Bridging the Gap forums would be scheduled and when the results of Officer Mellone’s investigation would be made public.

McKenna Peterson provided written comment discussing police misconduct in Antioch and urging Mayor Wright to hold conversations with the community regarding this matter.

Frank Sterling, Antioch resident, provided written comment in which he discussed his personal experience with police misconduct in Antioch and urged Mayor Wright to engage in conversations with protestors at the Antioch Police Department.

The following public comment was made by an individual who dialed in via telephone during the meeting.

Shagoofa Khan reported she was a protester at the Antioch Police Department, and she was concerned that Mayor Wright had not met with them to discuss police accountability. She provided contact information and encouraged the community to join in their efforts.

The following public comments were read into the record by Administrative Services Director Mastay.

(Name Inaudible) provided written comment requesting Mayor Wright engage with the community.

Audrey Davis provided written comment requesting the City Council agendaize a discussion on police reforms.

COUNCIL SUBCOMMITTEE REPORTS/COMMUNICATIONS – None

MAYOR’S COMMENTS

Mayor Wright announced that he and Councilmember Thorpe were continuing interviews for a mediator for the Bridging the Gap forums which should be finalized on Thursday. He noted that hoped they would be able to choose a mediator and begin community forums as soon as possible.

PRESENTATION

Economic Development Director Reed gave a brief background of the City's strategic planning efforts and introduced consultant Roger Dale, The Natelson Dale Group, who gave a PowerPoint presentation of the City of Antioch Economic Development Baseline and Strategic Plans.

Councilmember Ogorchock expressed concern that the perception of crime had not improved with the City's marketing efforts.

Councilmember Motts spoke in support Council being involved in discussions regarding the strategies to obtain the City's goals.

Discussion ensued regarding the second and final phase of the Economic Development Baseline and Strategic Plans with Mr. Dale explaining that it would include specific strategies, the development of marketing materials and speaking with the property owners of the Somersville Towne Center and Slatten Ranch areas.

Mayor Wright thanked Mr. Dale for the presentation.

1. **CONSENT CALENDAR for City /City Council Members acting as Successor Agency/Housing Successor to the Antioch Development Agency**
 - A. **APPROVAL OF COUNCIL MINUTES FOR AUGUST 11, 2020**
 - B. **APPROVAL OF COUNCIL MINUTES FOR AUGUST 25, 2020**
 - C. **APPROVAL OF COUNCIL MINUTES FOR SEPTEMBER 8, 2020**
 - D. **APPROVAL OF COUNCIL WARRANTS**
 - E. **APPROVAL OF HOUSING SUCCESSOR WARRANTS**
 - F. **REJECTION OF CLAIM: MAYBEL WRIGHT AND GLEN HOUSTON**
 - G. **RESOLUTION NO. 2020/150 AND SA RESOLUTION NO. 2020/33 CONFLICT OF INTEREST CODE FOR THE CITY OF ANTIOCH AND CITY AS SUCCESSOR AGENCY TO THE ANTIOCH DEVELOPMENT AGENCY**
 - H. **RESOLUTION NO. 2020/151 ACCEPTANCE OF WORK AND NOTICE OF COMPLETION FOR THE ANTIOCH CAPE SEAL 2020 PROJECT (P.W. 328-12)**

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

Item H – City Manager Bernal introduced Item H. Jeanne Chilcote-Stuart, and Lucas provided written comment expressing concern regarding the quality of the cape seal project on Mastqui Road.

Director of Public Works/City Engineer Samuelson reported that he had reviewed the project and was satisfied with the work performed. He noted that it was typical that temporary roadway marks and aggregate appeared after a project was completed; however, those issues would dissipate in time. He explained that the cost increase was related to additional work on Deer Valley Road as well as additional streets that were added.

Councilmember Ogorchock requested staff review the quality of Matsqui Road.

On motion by Councilmember Ogorchock, seconded by Councilmember Motts, the City Council unanimously approved Item H.

PUBLIC HEARING

2. PUBLIC HEARING TO REVIEW ACCOMPLISHMENTS FOR FY 2019-20 CDBG AND HOUSING SUCCESSOR FUNDS, REPORTED IN THE CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER); AND REVIEW OF PRIORITY NEEDS AND STRATEGIES FOR THE 21-22 ACTION PLAN

City Manager Bernal introduced Public Hearing Item #2.

CDBG Housing Consultant House presented the staff report dated September 22, 2020 recommending the City Council receive and consider public comment on the FY 2019-20 CAPER year-end report and closeout for the 2015-20 Consolidated Plan, detailing achievements of programs funded with CDBG and Housing Successor funds for housing, homeless, and community services to improve the quality of life of lower income Antioch residents and neighborhoods. 2) It is recommended that the City Council receive and consider public comment on the Priority Needs and Strategies for the 21-22 Action Plan.

Mayor Wright opened and closed the public hearing with no members of the public requesting to speak.

Councilmember Ogorchock stated it was exciting to see CDBG funds being used for their intended purpose. She suggested reaching out to the Delta Learning Center to see if partnership opportunities were available to assist low income youth with distance learning. She thanked CDBG/Housing Consultant House for the report.

CDBG/Housing Consultant House responded that she would work with Director of Parks and Recreation Kaiser to determine what could be done.

Councilmember Motts thanked CDBG/Housing Consultant House for the report and stated it was a privilege to serve on the CDBG committee.

Councilmember Thorpe requested staff reach out to Youth Services Network Manager Johnson to discuss potential funding opportunities to assist with distance learning for low income residents.

On motion by Councilmember Thorpe, seconded by Councilmember Ogorchock, the City Council unanimously received the Fiscal Year 2019-20 CAPER year-end report and closeout for the 2015-20 Consolidated Plan and Priority Needs and Strategies for the 21-22 Action Plan.

3. DELTA FAIR VILLAGE MULTI-FAMILY PROJECT (GP-18-02, PD-18-03, UP-18-19 and AR-18-20)

City Manager Bernal introduced Public Hearing Item #3.

Director of Community Development Ebbs clarified that the plans reference a condominium project; however, the proposed project was a multi-family rental apartment project. He also clarified that a condition of approval was added that would obligate this project to join the pending Contra Costa Fire Protection District CFD.

Contract Planner Gnos presented the staff report dated September 22, 2020. The Planning Commission recommended that the City Council take the following actions: 1) Adopt the resolution approving the Delta Fair Village Project Initial Study/Mitigated Negative Declaration (IS/MND) and adopting the Mitigation Monitoring and Reporting Program (MMRP); 2) Adopt the resolution approving a General Plan Amendment for purposes of amending the City of Antioch General Plan Land Use Map (GP-18-02); 3) Introduce the ordinance rezoning the property to Planned Development District and adopting the development standards (PD-18-03); and 4) Adopt the resolution approving a Final Development Plan, Use Permit (UP-18-19), and Design Review (AR-18-20).

Mayor Wright opened the public hearing.

The following public comments were read into the record by Administrative Services Director Mastay.

Tony Tiscareno, Antioch resident, provided written comment in support of the project. He suggested the development plan include a CFD for fire protection, a local hire provision and require the property owner to resolve all outstanding code enforcement violations and citations on his properties in Antioch.

Leslie May, Antioch resident, provided written comment suggesting a better use of the site would be to restructure the existing building for transitional housing and resources for the homeless.

The following public comment was made by an individual utilizing Zoom Audio/Video Technology.

Mousaab Atassi requested Council deny the project noting that the City did not have a housing crisis, it had a job crisis.

Thomas Lawson, Business Manager Plumbers and Steamfitters Local 159, spoke in opposition to the project because he believed it did not protect public health, safety, general welfare or provide for local hiring.

Kyle Jones, Adams, Broadwell Joseph and Cardoza, Antioch Residents for Responsible Development, spoke in opposition to the approval of the project until an EIR was prepared to address air quality and greenhouse gas impacts.

Mayor Wright closed the public hearing.

Councilmember Motts stated she was not supportive of moving forward with the project with an applicant that had a history of not maintaining his properties.

Councilmember Thorpe agreed with Councilmember Motts.

Councilmember Ogorchock stated she also had concerns regarding this applicant but felt the City should move forward with an infill apartment project that was needed in the area. She spoke in support of a condition of approval requiring the applicant to resolve code enforcement issues prior to construction, the project designating a certain percentage of senior units, a project labor agreement, and a 24-hour onsite property manager. She stated sidewalks in the area should be wide enough to accommodate wheelchairs.

In response to Councilmember Wilson, Director of Community Development Ebbs commented that code enforcement issues on properties owned by this applicant had been occurring consistently for at least 5-years.

Councilmember Wilson stated she was not confident that the applicant would maintain the site and that would need to be addressed prior to her considering approval. She also spoke in support of a PLA and management plan for the property.

Mayor Wright stated this was an opportunity to take an area that needed investment and spur development in the community. He noted the conditions of approval would require the applicant to bring his properties up to City standards prior to construction. He noted if not approved, they would continue to deal with code enforcement issues and blight in the area and they would send a negative message to the development community.

Councilmember Motts expressed concern that this developer had been non-responsive to the City and it affected economic development in the area and attracted crime and homeless. She stated she would need a broader conversation with the applicant to move to approval.

Councilmember Ogorchock commented the property in its current condition was a drain on City resources and something needed to be done to move forward. She noted approval may give the applicant incentive to maintain his other properties.

A motion was made by Councilmember Ogorchock and seconded by Mayor Wright, to adopt the resolution approving the Delta Fair Village Project Initial Study/Mitigated Negative Declaration (IS/MND) and adopting the Mitigation Monitoring and Reporting Program (MMRP).

Councilmember Thorpe made a substitute motion to postpone the Delta Fair Village Multi-Family Project indefinitely. Councilmember Motts seconded the motion.

Councilmember Thorpe stated he would not support moving forward until the applicant was present to address Council's concerns.

Councilmember Motts agreed with Councilmember Thorpe.

Mayor Wright stated that he felt this project was an opportunity to drive change into an area of town where it was much needed and he hoped that by postponing it, they could work toward a resolution.

A vote taken on the previous motion to postpone the Delta Fair Village Multi-Family Project, indefinitely carried the following vote:

Ayes: Wilson, Thorpe and Motts

Noes: Ogorchock and Wright

COUNCIL REGULAR AGENDA

4. RESOLUTION TO APPROVE OPERATING AGREEMENT WITH CANNABIS BUSINESS OPERATOR THREE HABITAT CONSULTING ANTIOCH LLC DBA ONE PLANT, A LIMITED LIABILITY COMPANY

City Manager Bernal introduced Regular Agenda Item #4.

City Attorney Smith presented the staff report dated September 22, 2020 recommending the City Council adopt a resolution: 1) Approving the operating agreement between the City of Antioch and Three Habitat Consulting Antioch LLC, DBA One Plant; and 2) Authorize the City Manager to execute the operating agreement.

Matthew Emory, representing One Plant, thanked the City Council for their time this evening and voiced his appreciation to the City for assisting them with their operating agreement. He reported

they had found *Beat the Streets* as a strong local partner for their Social Equity Program. He voiced his appreciation to Youth Network Services Manager Johnson for assisting them and the Cannabis Committee for their input. He stated they were excited about their partnership with the City.

In response to Councilmember Ogorchock, Mr. Emory explained that their project was delayed due to vandalism, dumping and the economic impacts of COVID-19. He reported that they had hired 24-hour security and the code violations had been addressed. He stated they looked forward to expanding their Social Equity program.

Councilmember Wilson explained that she along with Councilmember Thorpe and Ruthann Ziegler worked with the applicant to ensure that the operating agreement would meet the City's requirements.

A motion was made by Councilmember Thorpe, seconded by Councilmember Wilson, to adopt the resolution approving the operating agreement between the City of Antioch and Three Habitat Consulting Antioch LLC, DBA One Plant.

In response to Council, Mr. Emory explained his goal to expand their business and discussed employment opportunities. He confirmed that they would be improving the landscaping and signage on the property.

RESOLUTION NO. 2020/152

A vote taken on the previous motion to adopt the resolution passed unanimously.

5. FOUNDERS' DAY AD HOC COMMITTEE DISSOLUTION OR CREATION OF A STANDING COMMITTEE

Councilmember Motts commented that they anticipated reestablishing this committee back in January 2021.

On motion by Councilmember Motts, seconded by Councilmember Thorpe, the City Council unanimously dissolved the Founders Day Ad Hoc Committee.

6. TRANSITIONAL HOUSING AD HOC COMMITTEE DISSOLUTION OR CREATION OF A STANDING COMMITTEE

City Manager Bernal introduced Regular Agenda Item #6.

Administrative Services Director Mastay presented the staff report dated September 22, 2020 recommending the City Council: 1) Receive an update from Committee members of the Transitional Housing Ad Hoc Committee on their ad hoc committee activities. 2) Determine whether to dissolve the ad hoc committee or create a standing committee.

On motion by Councilmember Motts, seconded by Councilmember Thorpe, the City Council extended the Transitional Housing Ad Hoc Committee to the first Council meeting in January 2021.

7. LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE RESOLUTIONS PACKET

City Manager Bernal introduced Regular Agenda Item #7.

Administrative Services Director Mastay presented the staff report dated September 22, 2020 recommending the City Council review and discuss the League of California Cities Annual Conference Resolutions Packet and provide direction to the Voting Delegate (Councilmember Ogorchock).

Councilmember Ogorchock reported that the League of California Cities Annual Conference would be taking place on zoom this year and she encouraged fellow Councilmembers to participate.

On motion by Councilmember Thorpe, seconded by Councilmember Motts, the City Council unanimously provided direction to Councilmember Ogorchock.

PUBLIC COMMENTS

The following public comments were read into the record by Administrative Services Director Mastay.

Leslie May provided written comment expressing concern regarding the lack of access to the sites selected by the City's consultant Mr. Dale, for economic development. She also stated that the perception of crime in Antioch was incorrect.

STAFF COMMUNICATIONS

City Manager Bernal announced the next regular City Council meeting would be held on October 13, 2020.

COUNCIL COMMUNICATIONS

Councilmember Motts requested staff agendize a vacancy ordinance and revisit the CARES small business grant policy.

Councilmember Ogorchock requested staff agendize a discussion regarding requiring all new projects to include the CFD for fire protection as well as presentations by Avviva, Orange 22 and the City's PIO firm regarding the perception of Antioch. She encouraged the Waterfront Committee to discuss hiring an architect for one-way streets downtown. She announced the Bedford Center Block Party fundraiser would be held online on October 3, 2020.

Councilmember Thorpe requested staff agendaize consideration of the permanent closure of Empire Mine Road.

ADJOURNMENT

On motion by Councilmember Motts, seconded by Councilmember Thorpe, the City Council unanimously adjourned the meeting at 9:39 P.M.

Respectfully submitted:

Kitty Eiden
KITTY EIDEN, Minutes Clerk

CITY OF
ANTIOCH
CALIFORNIA

CLAIMS BY FUND REPORT
FOR THE PERIOD OF
SEPTEMBER 11 - OCTOBER 1, 2020
FUND/CHECK#

100 General Fund

Non Departmental

00390103	COLONIAL LIFE	INSURANCE PREMIUM	351.68
00390129	GEE, ANNIE Y	SB1186 STATE FEE REFUND	4.00
00390153	MUNICIPAL POOLING AUTHORITY	SUPPLEMENTAL LIFE	1,924.00
00390154	MUNICIPAL POOLING AUTHORITY	SUPPLEMENTAL LIFE	962.00
00390215	CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00
00390216	CONTRA COSTA COUNTY	FISH AND GAME FEE	2,406.75
00390217	CONTRA COSTA WATER DISTRICT	FACILITY RESERVE CHARGES	199,548.00
00390218	CONTRA COSTA WATER DISTRICT	TREATED WATER CAPACITY FEE	40,369.98
00390227	ECC REG FEE AND FIN AUTH	ECCRFFA-RTDIM	681,870.00
00390254	LINA	PAYROLL DEDUCTIONS	3,833.59
00390261	MUNICIPAL POOLING AUTHORITY	PAYROLL DEDUCTIONS	2,126.78
00390262	MUNICIPAL POOLING AUTHORITY	PAYROLL DEDUCTIONS	962.00
00390266	OPERATING ENGINEERS LOCAL NO	PAYROLL DEDUCTIONS	3,835.00
00390272	PARS	PAYROLL DEDUCTIONS	3,986.57
00390289	STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	100.00
00390290	STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	200.00
00390310	ABRAMS ASSOCIATES	CONSULTING SERVICES	1,979.00
00390311	AFLAC	INSURANCE PREMIUM	6,003.15
00390329	BLUE SHIELD LIFE	INSURANCE PREMIUM	4,168.97
00390373	RANEY PLANNING & MANAGEMENT INC	CONSULTING SERVICES	1,436.84
00937836	ANTIOCH PD SWORN MGMT ASSOC	PAYROLL DEDUCTIONS	880.00
00937837	APOA	PAYROLL DEDUCTIONS	21,665.68
00937838	APWEA	PAYROLL DEDUCTIONS	4,121.41
00937851	NATIONWIDE RETIREMENT SOLUTIONS	PAYROLL DEDUCTIONS	39,839.80
00937855	VANTAGEPOINT TRANSFER AGENTS	PAYROLL DEDUCTIONS	7,121.80
00937856	NATIONWIDE RETIREMENT SOLUTION	PAYROLL DEDUCTIONS	25,755.60

City Attorney

00390331	COLE HUBER LLP	LEGAL SERVICES RENDERED	25,906.00
00390389	TELECOM LAW FIRM PC	LEGAL SERVICES RENDERED	771.00
00390394	VERIZON WIRELESS	CELL PHONE	51.66
00937858	CANON FINANCIAL SERVICES	COPIER LEASE	98.89

City Manager

00390081	ALHAMBRA	WATER SUPPLIES	14.00
00390094	BANK OF AMERICA	OFFICE SUPPLIES	121.50
00390125	FOCUS STRATEGIES	UNHOUSED RESIDENT COORDINATOR	3,860.00
00390394	VERIZON WIRELESS	CELL PHONE	38.01
00937858	CANON FINANCIAL SERVICES	COPIER LEASE	98.90

City Clerk

00390097	BAY AREA NEWS GROUP - EAST BAY	LEGAL PUBLICATION	748.80
00390229	EIDEN, KITTY J	MINUTES CLERK	1,100.00

City Treasurer

00937867	PFM ASSET MGMT LLC	ADVISORY SERVICES	9,579.66
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Human Resources

00390122	FEDEX	SHIPPING	29.37
00390265	OFFICE DEPOT INC	OFFICE SUPPLIES	228.09
00390346	IEDA INC	PROFESSIONAL SERVICES	5,056.33
00390367	OFFICE DEPOT INC	OFFICE SUPPLIES	81.90

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Economic Development

00390156	NATELSON DALE GROUP INC, THE	CONSULTING SERVICE	5,110.00
00390336	CCC ECONOMIC PARTNERSHIP	STRATEGIC PLANNING	10,000.00
00390347	IHEARTCOMMUNICATIONS INC	MEDIA PURCHASES	654.50
00390380	SIERRA DISPLAY INC	MARKETING BANNERS	74,941.81
00390394	VERIZON WIRELESS	CELL PHONE	51.66
00937858	CANON FINANCIAL SERVICES	COPIER LEASE	98.89

Finance Administration

00390265	OFFICE DEPOT INC	OFFICE SUPPLIES	72.50
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Finance Accounting

00390144	KOA HILLS CONSULTING LLC	PROFESSIONAL SERVICES	437.50
00390180	TYLER TECHNOLOGIES	EXECUTIME ANNUAL FEE	12,480.00
00390250	KOA HILLS CONSULTING LLC	PROFESSIONAL SERVICES	787.50
00937835	SUPERION LLC	REPORT WRITING	800.00
00937853	SUPERION LLC	ASP SERVICES	17,930.28

Finance Operations

00390265	OFFICE DEPOT INC	OFFICE SUPPLIES	57.03
00390298	UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	37.00
00390339	DIABLO LIVE SCAN	FINGERPRINTING FEES	20.00
00390372	QUADIENT LEASING USA INC	MAILING SYSTEM LEASE	1,025.65
00390384	STATE OF CALIFORNIA	FINGERPRINTING FEES	49.00

Non Departmental

00390108	CONTRA COSTA COUNTY LIBRARY	LIBRARY MAINTENANCE	48,792.92
00390129	GEE, ANNIE Y	OVER PAYMENT REFUND	250.00
00390160	PACIFIC CREDIT SERVICES	COLLECTIONS FEE - AR	798.00
00390183	WAGeworks	ADMIN FEE	284.00
00390359	RETIREE	ACCURAL PAYOUT	25,925.63
00390361	MUNICIPAL POOLING AUTHORITY	UNMET LIABILITY DEDUCTIBLE	59,728.94
00390395	WAGeworks	ADMIN FEE	284.00
00937940	RETIREE	MEDICAL AFTER RETIREMENT	1,820.54

Public Works Administration

00390326	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	59.88
00390394	VERIZON WIRELESS	CELL PHONE	38.01

Public Works Street Maintenance

00390082	ALTA FENCE	FENCE REPAIR	825.00
00390083	AMERICAN ASPHALT	PARKING LOT SEAL COAT	14,000.00
00390086	ANTIOCH ACE HARDWARE	TAMPING BAR	44.24
00390130	GENOS AUTO BODY	MAINTENANCE SERVICES	702.40
00390138	INTERSTATE SALES	SUPPLIES	6,826.60
00390148	LOWES COMPANIES INC	SUPPLIES	177.64
00390194	ANTIOCH BUILDING MATERIALS	ASPHALT	222.96
00390220	COUNTY ASPHALT	ASPHALT	988.77
00390235	FIRST VANGUARD RENTALS AND SALES	TRAFFIC CONTROL EQUIPMENT	7,541.31
00390277	RSM DESIGN	MOBILIZATION FEE	9,000.00
00390283	SHERWIN WILLIAMS CO	SPRAY TIPS	441.37
00390318	ANTIOCH ACE HARDWARE	SUPPLIES	26.13
00390320	ANTIOCH BUILDING MATERIALS	ASPHALT	440.82
00390349	INTERSTATE SALES	BARRICADES	2,240.24
00390358	LOWES COMPANIES INC	LUMBER	471.09

CITY OF
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00390364	NEXTEL SPRINT	CELL PHONE	41.32
00390365	NUTRIEN AG SOLUTIONS	PESTICIDES	2,294.25
00390367	OFFICE DEPOT INC	OFFICE SUPPLIES	386.80
00390378	SHERWIN WILLIAMS CO	SUPPLIES	21.98
00390379	SHERWIN WILLIAMS CO	SUPPLIES	21.89
00390394	VERIZON WIRELESS	CELL PHONE	76.02
00390397	ZAP MANUFACTURING INC	STREET SIGNS	2,305.74
Public Works-Signal/Street Lights			
00390271	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	3,032.09
00390324	AT AND T MOBILITY	CONNECTION SERVICES	46.23
00937822	CONSOLIDATED ELECTRICAL DIST INC	SUPPLIES	23,434.59
00937828	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	6,404.64
00937844	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	6,172.85
00937863	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	1,896.39
Public Works-Facilities Maintenance			
00390109	CONTRA COSTA FIRE EQUIPMENT	FIRE EXTINGUISHERS	889.78
00390148	LOWES COMPANIES INC	SUPPLIES	722.90
00390192	ANTIOCH ACE HARDWARE	SUPPLIES	6.86
00390199	BRIGHT SECURITY INTEGRATIONS	ACCESS CONTROL	240.00
00390226	DREAM RIDE ELEVATOR	ELEVATOR SERVICE	880.00
00390233	FASTSIGNS	CITY HALL SIGNAGE	491.09
00390271	PACIFIC GAS AND ELECTRIC CO	GAS	1,274.62
00390276	RICKIES ROOF REPAIR	SIDING REPLACEMENT	4,999.00
00390358	LOWES COMPANIES INC	SUPPLIES	2,122.77
00937822	CONSOLIDATED ELECTRICAL DIST INC	SUPPLIES	469.07
00937844	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	16,118.12
00937848	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,600.00
Public Works-Parks Maint			
00390082	ALTA FENCE	FENCE RENTAL	640.50
00390169	STEWARTS TREE SERVICE INC	TREE SERVICES	1,200.00
00390189	ALTA FENCE	FENCING SERVICES	153.72
00390190	AMERICAN PLUMBING INC	PLUMBING SERVICES	1,052.50
00390211	COMBINATION LOCK AND SAFE	PROFESSIONAL SERVICES	526.65
00390271	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	295.19
00390314	ALTA FENCE	FENCE INSTALLATION	2,650.00
00390315	AMERICAN PLUMBING INC	PLUMBING SERVICES	155.00
00937823	DEL CONTES LANDSCAPING INC	LANDSCAPE SERVICES	36,297.00
00937834	SITEONE LANDSCAPE SUPPLY HOLDING	SUPPLIES	2,737.29
00937841	DEL CONTES LANDSCAPING INC	PARK MAINTENANCE	60,795.00
Public Works-Median/General Land			
00390082	ALTA FENCE	SUPPLIES	83.03
00390086	ANTIOCH ACE HARDWARE	IRRIGATION PARTS	129.96
00390148	LOWES COMPANIES INC	IRRIGATION PARTS	72.57
00390169	STEWARTS TREE SERVICE INC	TREE SERVICES	2,800.00
00390187	AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	12,912.48
00390271	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	151.34
00390285	SILVA LANDSCAPE	LANDSCAPE SERVICES	1,435.20
00390306	WATERSAVERS IRRIGATION	IRRIGATION PARTS	916.32
00390313	AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	5,978.00

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00390323	AT AND T MCI	CONNECTION SERVICES	89.50
00390358	LOWES COMPANIES INC	IRRIGATION PARTS	180.08
00390381	SILVA LANDSCAPE	LANDSCAPE SERVICES	3,825.92
00390385	STEWARTS TREE SERVICE INC	TREE SERVICE	750.00
00390396	WATERSAVERS IRRIGATION	IRRIGATION PARTS	699.90
00937870	SITEONE LANDSCAPE SUPPLY HOLDING	IRRIGATION PARTS	143.28
PW-Work Alternative-Strt Maint			
00390364	NEXTEL SPRINT	CELL PHONE	16.10
Police Administration			
00390085	AMS DOT NET INC	SOFTWARE	672.23
00390091	ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	480.00
00390092	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,924.50
00390100	BLEDSE, LOREN M	TRAINING PER DIEM	760.00
00390102	COLLEY, JAMES M	TRAINING PER DIEM	213.00
00390110	CORDICO PSYCHOLOGICAL CORP	PROFESSIONAL SERVICES	400.00
00390111	CORDICO PSYCHOLOGICAL CORP	PROFESSIONAL SERVICES	400.00
00390112	CRIME SCENE CLEANERS INC	BIOHAZARD CLEAN UP	500.00
00390113	CRUMP INVESTIGATIONS	PROFESSIONAL SERVICES	1,704.97
00390114	CRUMP INVESTIGATIONS	PROFESSIONAL SERVICES	1,829.34
00390115	CRYSTAL CLEAR LOGOS INC	UNIFORMS	49.88
00390116	CSI FORENSIC SUPPLY	SUPPLIES	127.17
00390117	CSI FORENSIC SUPPLY	SUPPLIES	172.40
00390120	EAN SERVICES LLC	RENTAL TRUCK	215.13
00390128	GALLS LLC	EQUIPMENT	719.04
00390146	LEXISNEXIS	ONLINE REPORTING SYSTEM	15,512.95
00390150	MCDONALD, RYAN J	TRAINING PER DIEM	213.00
00390161	REACH PROJECT INC	PROGRAM SERVICES	17,083.00
00390166	SMITH, THOMAS S	TRAINING PER DIEM	760.00
00390168	STATE OF CALIFORNIA	BACKGROUND SERVICES	196.00
00390181	UNITED STATES POSTAL SERVICE	PRE-PAID POSTAGE	2,000.00
00390201	BROWNELLS INC	SNIPER RIFLE PARTS	736.90
00390221	CRIME SCENE CLEANERS INC	BIOHAZARD CLEANUP	70.00
00390222	CRYSTAL CLEAR LOGOS INC	NAME TAGS	30.59
00390223	CRYSTAL CLEAR LOGOS INC	UNIFORMS	42.61
00390228	ED JONES CO INC	EQUIPMENT	560.33
00390229	EIDEN, KITTY J	MINUTES CLERK	225.00
00390231	FARO TECHNOLOGIES INC	TRAINING	8,234.00
00390238	GALLS LLC	UNIFORMS	2,197.56
00390251	KUSTOM SIGNALS INC	RADAR TRAILER	13,208.95
00390265	OFFICE DEPOT INC	OFFICE SUPPLIES	1,904.02
00390273	PORAC LEGAL DEFENSE FUND	RESERVE UNIT PORAC DUES	18.00
00390274	PSYCHOLOGICAL SERVICES GROUP	ANNUAL CONTRACT	12,000.00
00390280	SAFESTORE INC	EVIDENCE STORAGE	2,626.31
00390284	SHRED IT INC	SHRED SERVICES	240.38
00390288	STATE OF CALIFORNIA	BACKGROUNDS	98.00
00390342	GALLS LLC	OFFICE EQUIPMENT	2,221.94
00390366	OCCUPATIONAL HEALTH CENTERS CA	PRE-EMP MEDICAL EXAM	1,291.50
00390367	OFFICE DEPOT INC	OFFICE SUPPLIES	372.57
00390370	PITNEY BOWES INC	EQUIPMENT RENTAL	105.84

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00390382	SMITH, KYLE T	GAS REIMBURSEMENT	90.48
00937822	CONSOLIDATED ELECTRICAL DIST INC	SUPPLIES	162.02
00937830	IMAGE SALES INC	ID CARDS	21.86
00937832	MOBILE MINI LLC	EVIDENCE STORAGE	120.74
00937846	IMAGE SALES INC	ID CARDS	35.24
00937850	MOBILE MINI LLC	EVIDENCE STORAGE	160.81
00937858	CANON FINANCIAL SERVICES	COPIER LEASE	1,907.18
00937868	PROFORCE MARKETING INC	TASER BATTERIES	445.74
Police Community Policing			
00390089	ARK PET HOSPITAL INC, THE	VETERINARY SERVICES	64.89
00390091	ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	1,392.50
00390118	D TAC K9 LLC	K9 TRAINING	1,850.00
00390119	DELTA FENCE CO	KENNEL	1,352.04
00390134	HARLEY DAVIDSON	NEW MOTORCYCLES	45,858.24
00390136	HUNT AND SONS INC	GAS	73.47
00390137	HUNT AND SONS INC	GAS	79.74
00390170	STOMMEL INC	RADAR CAMERAS	20,996.38
00390327	BHALLA SERVICES INC	CAR WASHING SERVICES	803.00
00390329	BLUE SHIELD LIFE	INSURANCE PREMIUM	12.79
00390343	H & S CONTROLLED K9	POLICE K9	13,406.25
00390345	HUNT AND SONS INC	GAS	66.64
Police Investigations			
00390159	ORMAN, LEONARD A	EXPENSE REIMBURSEMENTS	170.07
00390164	SAM CLAR OFFICE FURNITURE	OFFICE FURNITURE	9,399.79
00390171	T MOBILE USA INC	CELL ANALYTICS	306.00
00390172	T MOBILE USA INC	CELL ANALYSIS	153.00
00390178	TRANSUNION RISK ALTERNATIVE DATA	LEO DATABASE	226.10
00390188	ALHAMBRA	WATER SERVICES	230.07
00390214	CONTRA COSTA COUNTY	EXTRADITION SERVICES	445.00
00390253	LEXISNEXIS	SUBSCRIPTION SERVICES	252.50
00390275	RANEY, MICHAEL	EXPENSE REIMBURSEMENT	50.00
00390328	BLEDSE, LOREN M	EXPENSE REIMBURSEMENT	192.11
00390351	JEONG, JISEOK	EXPENSE REIMBURSEMENT	101.51
00390383	SMITH, THOMAS S	EXPENSE REIMBURSEMENT	214.63
Police Special Operations Unit			
00390177	TOYOTA FINANCIAL SERVICES	VEHICLE LEASE	620.66
00390293	TOYOTA FINANCIAL SERVICES	VEHICLE LEASE	599.36
Police Communications			
00390104	COMCAST	VARIOUS BUSINESS EXPENSES	3,259.57
00390302	VERIZON WIRELESS	PATROL VEHICLE MODEMS	2,774.73
00390311	AFLAC	INSURANCE PREMIUM	130.58
00390329	BLUE SHIELD LIFE	INSURANCE PREMIUM	41.27
Police Facilities Maintenance			
00390133	HANSON AND FITCH TEMPORARY SITE	RESTROOM RENTAL	776.25
00390148	LOWES COMPANIES INC	SUPPLIES	40.31
00390174	TMC SHOOTING RANGE SPECIALIST INC	RANGE MAINTENANCE	2,550.00
00390195	ANTIOCH GLASS	REPAIR SERVICES	1,084.03
00390226	DREAM RIDE ELEVATOR	ELEVATOR SERVICE	80.00
00390325	AUTOMATIC DOOR SYSTEMS INC	JAIL DOOR MAINTENANCE	357.31

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00390338	CREATIVE SUPPORTS INC	OFFICE FURNITURE	529.81
00390358	LOWES COMPANIES INC	SUPPLIES	62.24
00937821	COMPUTERLAND	COMPUTER SUPPLIES	5,592.55
00937842	DELL COMPUTER CORP	COMPUTER EQUIPMENT	5,314.63
00937848	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,680.00
P & R Administration			
00390148	LOWES COMPANIES INC	SUPPLIES	277.05
00390162	ROBERT STUSCAVAGE	FLOOR REPAIR	13,696.00
Community Development Land Planning Services			
00390094	BANK OF AMERICA	OFFICE SUPPLIES	158.39
00390097	BAY AREA NEWS GROUP - EAST BAY	LEGAL PUBLICATION	1,500.75
00390197	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	40.00
00390339	DIABLO LIVE SCAN	FINGERPRINTING FEES	20.00
00390360	MORRIS, ALEXIS S	REGISTRATION FEE REIMBURSEMENT	200.00
00390384	STATE OF CALIFORNIA	FINGERPRINTING FEES	49.00
CD Code Enforcement			
00390148	LOWES COMPANIES INC	PAINT	123.28
00390197	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	2,127.16
00390224	DAVID, MARIA E	EXPENSE REIMBURSEMENT	107.70
00390358	LOWES COMPANIES INC	SUPPLIES	35.58
00390364	NEXTEL SPRINT	CELL PHONE	576.26
00390367	OFFICE DEPOT INC	OFFICE SUPPLIES	196.64
PW Engineer Land Development			
00390265	OFFICE DEPOT INC	OFFICE SUPPLIES	104.02
00390364	NEXTEL SPRINT	CELL PHONE	322.17
00390394	VERIZON WIRELESS	CELL PHONE	181.90
00937833	RED WING SHOE STORE	SAFETY SHOES - T BARAJAS	739.18
00937858	CANON FINANCIAL SERVICES	COPIER LEASE	98.89
Community Development Building Inspection			
00390135	HOOVERS COMMERCIAL SERVICES INC	OFFICE FURNITURE	3,506.92
00390197	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	153.30
00390358	LOWES COMPANIES INC	SUPPLIES	26.90
00390364	NEXTEL SPRINT	CELL PHONE	187.53
00390367	OFFICE DEPOT INC	OFFICE SUPPLIES	906.63
Capital Imp. Administration			
00390265	OFFICE DEPOT INC	OFFICE SUPPLIES	131.70
00390364	NEXTEL SPRINT	CELL PHONE	121.82
00390394	VERIZON WIRELESS	CELL PHONE	38.01
205	CARES Act Fund		
Non Departmental			
00390158	OMEGA INDUSTRIAL SUPPLY	SUPPLIES	769.60
00390258	MITY LITE INC	ACRYLIC SHIELDS	1,399.34
00390341	FASTENAL CO	SUPPLIES	1,967.65
209	RMRA Fund		
Streets			
00390097	BAY AREA NEWS GROUP - EAST BAY	LEGAL PUBLICATION	460.80
00390255	LOCAL AGENCY FORM ASSISTANCE LLC	CONSULTING SERVICES	540.00

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212 CDBG Fund

CDBG

00390094	BANK OF AMERICA	OFFICE SUPPLIES	157.64
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213 Gas Tax Fund

Streets

00390079	AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	15,360.00
00390186	AL FRESCO LANDSCAPING INC	LANDSCAPE ENHANCEMENT	6,144.00
00390243	HARRIS AND ASSOCIATES INC	PROFESSIONAL SERVICES	2,026.50
00390271	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,368.15
00390295	TREESAP FARMS LLC	NURSERY PLANTS FOR MEDIAN	5,519.49
00390310	ABRAMS ASSOCIATES	CONSULTING SERVICES	426.00
00390312	AL FRESCO LANDSCAPING INC	LANDSCAPE ENHANCEMENT	7,680.00
00390374	RECOLOGY BLOSSOM VALLEY ORGANIC	PLANTER MATERIAL	5,239.60
00390391	TREESAP FARMS LLC	NURSERY PLANTS	5,757.60

214 Animal Control Fund

Animal Control

00390095	BANK OF AMERICA	ANIMAL HANDLING EQUIPMENT	92.66
00390155	MWI VETERINARY SUPPLY CO	SUPPLIES	1,186.08
00390175	TONY LA RUSSA'S ANIMAL RESCUE	VETERINARY SERVICES	1,500.00
00390176	TONY LA RUSSA'S ANIMAL RESCUE	VETERINARY SERVICES	1,500.00
00390185	AIRGAS USA LLC	OXYGEN TANKS	60.70
00390244	HILLS PET NUTRITION	PET FOOD	110.30
00390247	JA BAULCH AND ASSOCIATES	MACHINE MAINTENANCE	950.53
00390265	OFFICE DEPOT INC	OFFICE SUPPLIES	196.47
00390291	TONY LA RUSSA'S ANIMAL RESCUE	VETERINARY SERVICES	1,500.00
00390292	TONY LA RUSSA'S ANIMAL RESCUE	VETERINARY SERVICES	1,500.00
00390303	VICTOR MEDICAL COMPANY	SUPPLIES	1,870.43
00390309	ZOETIS LLC	VETERINARY SUPPLIES	268.27
00390340	EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	359.80
00390344	HILLS PET NUTRITION	ANIMAL FOOD	203.31
00390362	MWI VETERINARY SUPPLY CO	SUPPLIES	597.48
00937829	IDEXX LABORATORIES INC	VETERINARY SUPPLIES	322.75
00937850	MOBILE MINI LLC	STORAGE	121.90

216 Park-In-Lieu Fund

Parks & Open Space

00390179	TRIDENT ENVIRONMENTAL ENGINEER.	CONSULTING SERVICES	14,967.07
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219 Recreation Fund

Non Departmental

00390101	CERVANTES, CECILIA	RENTAL DEPOSIT REFUND	500.00
00390126	FRANKLIN, VANESSA	RENTAL DEPOSIT REFUND	500.00
00390163	ROQUE HENRIQUEZ, SERGIO	RENTAL DEPOSIT REFUND	500.00
00390165	SERVIN, CARINA	RENTAL DEPOSIT REFUND	1,000.00
00390239	GARDUNO, EDUARDO	REPLACEMENT CHECK	500.00

Nick Rodriguez Community Cent

00390358	LOWES COMPANIES INC	SUPPLIES	135.24
00937840	COMPUTERLAND	ADOBE SUBSCRIPTION	19.81
00937848	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	500.00

Senior Programs

00390329	BLUE SHIELD LIFE	INSURANCE PREMIUM	41.27
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00937848	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	2.00
Recreation Sports Programs			
00390296	TULLOCH, JENIELLE	CLASS REFUND	22.00
00390329	BLUE SHIELD LIFE	INSURANCE PREMIUM	25.76
Recreation-Comm Center			
00390093	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	81.53
00390104	COMCAST	CONNECTION SERVICES	50.01
00390148	LOWES COMPANIES INC	SUPPLIES	88.38
00390206	CASEY PRINTING INC	RECREATION GUIDE PRINTING	3,423.00
00390207	CASTRO-MANNER, MAY	RENTAL REFUND	400.00
00390230	ELLIS, RONELL	CLASS REFUND	60.00
00390271	PACIFIC GAS AND ELECTRIC CO	GAS	8,893.76
00390297	UNIQUE PEST CONTROL	BIRD CONTROL	400.00
00390358	LOWES COMPANIES INC	SUPPLIES	66.82
00390394	VERIZON WIRELESS	CELL PHONE	38.01
00937840	COMPUTERLAND	ADOBE SUBSCRIPTION	19.81
00937841	DEL CONTES LANDSCAPING INC	PARK MAINTENANCE	2,682.50
00937849	LSA ASSOCIATES INC	OWL MONITORING	65.00
Recreation Water Park			
00390093	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	283.27
00390147	LINCOLN EQUIPMENT INC	CHEMICALS	1,197.75
00390157	OFFICE DEPOT INC	OFFICE SUPPLIES	25.42
00390182	UNIVAR SOLUTIONS USA INC	CHEMICALS	3,226.67
00390202	BURCH, SHEENA	AQUATICS PROGRAM REFUND	144.00
00390332	COMCAST	CONNECTION SERVICES	48.59
00390334	COMMERCIAL POOL SYSTEMS INC	AQUATIC EQUIPMENT RENTAL	63.37
00390354	KNORR SYSTEMS INC	CHEMICALS	2,029.16
00390355	KNORR SYSTEMS INC	CHEMICALS	4,437.71
00390358	LOWES COMPANIES INC	SUPPLIES	492.79
00390363	NATIONAL AQUATICS INC	AQUATIC MAINTENANCE	5,350.00
00390364	NEXTEL SPRINT	CELL PHONE	16.10
00390367	OFFICE DEPOT INC	OFFICE SUPPLIES	74.37
00390371	QUADIENT LEASING USA INC	POSTAGE	49.11
00937841	DEL CONTES LANDSCAPING INC	PARK MAINTNENACE	4,639.17
00937848	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	500.00
222	Measure C/J Fund		
Non Departmental			
Streets			
00390213	CONSTRUCTION TESTING SERVICES	PROFESSIONAL SERVICES	18,762.00
00390304	VSS INTERNATIONAL INC	CAPE SEAL PROJECT	33,569.34
229	Pollution Elimination Fund		
Channel Maintenance Operation			
00390080	AL FRESCO LANDSCAPING INC	SUPPLIES	4,800.00
00390148	LOWES COMPANIES INC	SUPPLIES	37.93
00390152	MJH EXCAVATING INC	OPERATED EQUIPMENT RENTAL	2,947.50
00390187	AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	8,640.00
00390237	FURBER SAW INC	EQUIPMENT	688.26
00390259	MJH EXCAVATING INC	CREEK MAINTENANCE	7,917.50
00390263	NOMAD ECOLOGY LLC	CONSULTING SERVICES	220.00

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00390364	NEXTEL SPRINT	CELL PHONE	16.10
00937827	FREDS WELDING	REPAIR SERVICES	935.34
238	PEG Franchise Fee Fund		
Non Departmental			
00390123	FIRE PROTECTION PLUS	FIRE ALARM PANEL	9,502.50
00390234	FIRE PROTECTION PLUS	HVAC INSTALLATION	2,427.50
00390279	SABOO INC	COUNCIL CHAMBERS PROJECT	150,356.41
251	Lone Tree SLLMD Fund		
Lonetree Maintenance Zone 1			
00390286	SILVA LANDSCAPE	LANDSCAPE SERVICES	8,369.20
00390390	TERRACARE ASSOCIATES	TURF MOWING	173.10
Lonetree Maintenance Zone 2			
00390187	AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	717.36
00390313	AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	3,586.80
Lonetree Maintenance Zone 3			
00390385	STEWARTS TREE SERVICE INC	TREE SERVICES	650.00
Lonetree Maintenance Zone 4			
00390390	TERRACARE ASSOCIATES	TURF MOWING	553.92
252	Downtown SLLMD Fund		
Downtown Maintenance			
00390241	HANSON AND FITCH TEMPORARY SITE	RESTROOM RENTAL	1,101.72
00390390	TERRACARE ASSOCIATES	TURF MOWING	346.20
253	Almondridge SLLMD Fund		
Almondridge Maintenance			
00390187	AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	3,586.80
254	Hillcrest SLLMD Fund		
Hillcrest Maintenance Zone 1			
00390390	TERRACARE ASSOCIATES	TURF MOWING	900.12
Hillcrest Maintenance Zone 2			
00390080	AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	4,304.16
00390286	SILVA LANDSCAPE	LANDSCAPE SERVICES	1,435.20
00390390	TERRACARE ASSOCIATES	TURF MOWING	1,232.48
Hillcrest Maintenance Zone 4			
00390390	TERRACARE ASSOCIATES	TURF MOWING	692.40
255	Park 1A Maintenance District Fund		
Park 1A Maintenance District			
00390082	ALTA FENCE	FENCE REPAIR	8,441.00
00390271	PACIFIC GAS AND ELECTRIC CO	GAS	78.95
00390390	TERRACARE ASSOCIATES	TURF MOWING	1,073.22
00937844	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	5,553.32
00937863	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	12,727.55
256	Citywide 2A Maintenance District Fund		
Citywide 2A Maintenance Zone 3			
00390390	TERRACARE ASSOCIATES	TURF MOWING	13.84
Citywide 2A Maintenance Zone 6			
00390390	TERRACARE ASSOCIATES	TURF MOWING	830.88
Citywide 2A Maintenance Zone 8			
00390390	TERRACARE ASSOCIATES	TURF MOWING	69.24

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Citywide 2A Maintenance Zone 9

00390169	STEWARTS TREE SERVICE INC	TREE SERVICES	650.00
00390286	SILVA LANDSCAPE	LANDSCAPE SERVICES	717.60
00390385	STEWARTS TREE SERVICE INC	TREE SERVICES	11,850.00
00390390	TERRACARE ASSOCIATES	TURF MOWING	207.72

257 SLLMD Administration Fund

SLLMD Administration

00390148	LOWES COMPANIES INC	SUPPLIES	15.55
00390246	IRRIGATION SYSTEM SERVICE	IRRIGATION REPROGRAM	225.00
00390318	ANTIOCH ACE HARDWARE	SUPPLIES	90.40
00390358	LOWES COMPANIES INC	SUPPLIES	81.43
00390364	NEXTEL SPRINT	CELL PHONE	41.32
00390385	STEWARTS TREE SERVICE INC	TREE SERVICES	850.00
00390390	TERRACARE ASSOCIATES	TURF MOWING	830.88
00390394	VERIZON WIRELESS	CELL PHONE	76.02
00390396	WATERSAVERS IRRIGATION	IRRIGATION SUPPLIES	2,100.40
00937828	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	1,416.86

259 East Lone Tree SLLMD Fund

Zone 1-District 10

00390286	SILVA LANDSCAPE	LANDSCAPE SERVICES	7,652.80
00390381	SILVA LANDSCAPE	LANDSCAPE SERVICES	4,544.48

376 Lone Diamond Fund

Assessment District

00390330	CENTRAL SELF STORAGE ANTIOCH	STORAGE	317.00
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570 Equipment Maintenance Fund

Equipment Maintenance

00390087	ANTIOCH AUTO PARTS	SUPPLIES	505.55
00390099	BILL BRANDT FORD	AUTO DIAGNOSIS	75.00
00390121	FALCON COLLISION REPAIR INC	MAINTENANCE SERVICES	6,766.89
00390145	LES SCHWAB TIRES OF CALIFORNIA	TIRE INSTALLATION	688.88
00390170	STOMMEL INC	EMERGENCY EQUIPMENT	1,419.60
00390184	WINTER CHEVROLET CO	PARTS	205.81
00390193	ANTIOCH AUTO PARTS	AUTO PARTS	1,315.50
00390209	CHUCKS BRAKE AND WHEEL SERVICE	AUTO PARTS	101.84
00390267	OREILLY AUTO PARTS	AUTO PARTS	3,135.01
00390294	TRED SHED, THE	TIRES	3,131.78
00390319	ANTIOCH AUTO PARTS	SUPPLIES	671.87
00390368	OREILLY AUTO PARTS	SUPPLIES	779.96
00390386	STOMMEL INC	EMERGENCY EQUIPMENT	1,013.19
00390394	VERIZON WIRELESS	CELL PHONE	38.01
00937817	A1 TRANSMISSION	LABOR	2,160.20
00937854	UNLIMITED GRAPHIC SIGN NETWORK	CITY VEHICLE DECALS	3,508.55
00937865	KIMBALL MIDWEST	SUPPLIES	1,125.99
00937866	PETERSON TRACTOR CO	REPAIR SERVICE	790.88

573 Information Services Fund

Network Support & PCs

00390094	BANK OF AMERICA	OFFICE SUPPLIES	483.95
00390104	COMCAST	CONNECTION SERVICES	1,648.22
00390105	COMCAST	CONNECTION SERVICES	120.05

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00390106	COMCAST	CONNECTION SERVICES	164.74
00390142	KIS	SUPPORT SERVICES	337.50
00390191	AMS DOT NET INC	ONLINE STORAGE	693.75
00390212	COMMUNICATION STRATEGIES	WIFI STUDY	2,590.00
00390316	AMS DOT NET INC	WIRELESS BRIDGE INSTALL	1,656.00
00390333	COMCAST	CONNECTION SERVICES	135.51
00937818	ALTURA COMMUNICATION SOLUTIONS	SUPPORT SERVICES	2,280.00
00937824	DIGITAL SERVICES	EQUIPMENT LEASES	13,640.00
Telephone System			
00390084	AMERICAN MESSAGING	PAGER SERVICES	41.87
00390322	AT AND T MCI	PHONE	821.92
00390348	INTERNATIONAL AVAYA USERS GROUP	SUBSCRIPTION	200.00
GIS Support Services			
00390350	INTERWEST CONSULTING GROUP INC	GIS SERVICES	4,987.50
00937824	DIGITAL SERVICES	GIS SERVICES	1,852.59
Office Equipment Replacement			
00390131	GETAC INC	POLICE COMPUTER CAMERA	21,016.97
00390191	AMS DOT NET INC	ONLINE DIRECTORY	846.00
00390316	AMS DOT NET INC	ONLINE DIRECTORY	846.00
00937842	DELL COMPUTER CORP	COMPUTER EQUIPMENT	5,419.52
00937861	COMPUTERLAND	COMPUTER SUPPLIES	281.06
577 Post Retirement Medical-Police Fund			
Non Departmental			
00390399	RETIREE	MEDICAL AFTER RETIREMENT	1,397.98
00390400	RETIREE	MEDICAL AFTER RETIREMENT	762.82
00390403	RETIREE	MEDICAL AFTER RETIREMENT	1,108.78
00390407	RETIREE	MEDICAL AFTER RETIREMENT	1,090.58
00390414	RETIREE	MEDICAL AFTER RETIREMENT	704.31
00390415	RETIREE	MEDICAL AFTER RETIREMENT	968.92
00390417	RETIREE	MEDICAL AFTER RETIREMENT	629.49
00390418	RETIREE	MEDICAL AFTER RETIREMENT	1,321.13
00390421	RETIREE	MEDICAL AFTER RETIREMENT	1,321.13
00390426	RETIREE	MEDICAL AFTER RETIREMENT	860.04
00937871	RETIREE	MEDICAL AFTER RETIREMENT	539.86
00937872	RETIREE	MEDICAL AFTER RETIREMENT	1,859.07
00937876	RETIREE	MEDICAL AFTER RETIREMENT	968.92
00937877	RETIREE	MEDICAL AFTER RETIREMENT	283.67
00937879	RETIREE	MEDICAL AFTER RETIREMENT	1,397.98
00937880	RETIREE	MEDICAL AFTER RETIREMENT	1,433.99
00937884	RETIREE	MEDICAL AFTER RETIREMENT	1,397.98
00937885	RETIREE	MEDICAL AFTER RETIREMENT	1,280.32
00937892	RETIREE	MEDICAL AFTER RETIREMENT	1,397.98
00937897	RETIREE	MEDICAL AFTER RETIREMENT	1,000.95
00937899	RETIREE	MEDICAL AFTER RETIREMENT	883.00
00937902	RETIREE	MEDICAL AFTER RETIREMENT	563.78
00937904	RETIREE	MEDICAL AFTER RETIREMENT	629.49
00937917	RETIREE	MEDICAL AFTER RETIREMENT	1,280.32
00937918	RETIREE	MEDICAL AFTER RETIREMENT	1,536.98
00937924	RETIREE	MEDICAL AFTER RETIREMENT	1,280.32



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00937925	RETIREE	MEDICAL AFTER RETIREMENT	883.00
00937926	RETIREE	MEDICAL AFTER RETIREMENT	1,397.98
00937939	RETIREE	MEDICAL AFTER RETIREMENT	200.43
00937942	RETIREE	MEDICAL AFTER RETIREMENT	539.86
00937943	RETIREE	MEDICAL AFTER RETIREMENT	1,378.92
00937944	RETIREE	MEDICAL AFTER RETIREMENT	275.71
00937945	RETIREE	MEDICAL AFTER RETIREMENT	1,397.98
00937954	RETIREE	MEDICAL AFTER RETIREMENT	200.43
00937955	RETIREE	MEDICAL AFTER RETIREMENT	1,397.98
00937958	RETIREE	MEDICAL AFTER RETIREMENT	131.98
00937970	RETIREE	MEDICAL AFTER RETIREMENT	1,536.98
00937971	RETIREE	MEDICAL AFTER RETIREMENT	629.49
00937972	RETIREE	MEDICAL AFTER RETIREMENT	245.78
00937983	RETIREE	MEDICAL AFTER RETIREMENT	1,397.98
00937984	RETIREE	MEDICAL AFTER RETIREMENT	584.82
00937986	RETIREE	MEDICAL AFTER RETIREMENT	539.86
00937988	RETIREE	MEDICAL AFTER RETIREMENT	1,013.74
00937991	RETIREE	MEDICAL AFTER RETIREMENT	245.25
00938000	RETIREE	MEDICAL AFTER RETIREMENT	566.53
00938002	RETIREE	MEDICAL AFTER RETIREMENT	1,420.72
00938011	RETIREE	MEDICAL AFTER RETIREMENT	1,397.98
00938013	RETIREE	MEDICAL AFTER RETIREMENT	768.49
00938018	RETIREE	MEDICAL AFTER RETIREMENT	539.86
00938019	RETIREE	MEDICAL AFTER RETIREMENT	1,397.98
00938023	RETIREE	MEDICAL AFTER RETIREMENT	245.25
00938035	RETIREE	MEDICAL AFTER RETIREMENT	539.86
00938036	RETIREE	MEDICAL AFTER RETIREMENT	629.49
00938038	RETIREE	MEDICAL AFTER RETIREMENT	17.69
00938040	RETIREE	MEDICAL AFTER RETIREMENT	629.49
578	Post Retirement Medical-Misc Fund		
<i>Non Departmental</i>			
00390398	RETIREE	MEDICAL AFTER RETIREMENT	215.69
00390401	RETIREE	MEDICAL AFTER RETIREMENT	363.34
00390404	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00390406	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00390408	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00390410	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00390411	RETIREE	MEDICAL AFTER RETIREMENT	570.38
00390422	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00390423	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00390425	RETIREE	MEDICAL AFTER RETIREMENT	100.00
00937873	RETIREE	MEDICAL AFTER RETIREMENT	245.78
00937874	RETIREE	MEDICAL AFTER RETIREMENT	188.03
00937878	RETIREE	MEDICAL AFTER RETIREMENT	570.38
00937883	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937888	RETIREE	MEDICAL AFTER RETIREMENT	215.69
00937890	RETIREE	MEDICAL AFTER RETIREMENT	215.69
00937893	RETIREE	MEDICAL AFTER RETIREMENT	215.69
00937894	RETIREE	MEDICAL AFTER RETIREMENT	570.38



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00937895	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937898	RETIREE	MEDICAL AFTER RETIREMENT	570.38
00937905	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937909	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937910	RETIREE	MEDICAL AFTER RETIREMENT	215.69
00937913	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937916	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937920	RETIREE	MEDICAL AFTER RETIREMENT	570.38
00937921	RETIREE	MEDICAL AFTER RETIREMENT	570.38
00937922	RETIREE	MEDICAL AFTER RETIREMENT	570.38
00937923	RETIREE	MEDICAL AFTER RETIREMENT	200.43
00937930	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00937931	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937932	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937933	RETIREE	MEDICAL AFTER RETIREMENT	126.13
00937938	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937941	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937949	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937953	RETIREE	MEDICAL AFTER RETIREMENT	103.69
00937957	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937961	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937963	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937964	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937967	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937969	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937978	RETIREE	MEDICAL AFTER RETIREMENT	200.43
00937979	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937980	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937985	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937990	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937994	RETIREE	MEDICAL AFTER RETIREMENT	97.67
00937999	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00938001	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00938006	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00938016	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00938021	RETIREE	MEDICAL AFTER RETIREMENT	79.02
00938022	RETIREE	MEDICAL AFTER RETIREMENT	200.43
00938024	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00938026	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00938027	RETIREE	MEDICAL AFTER RETIREMENT	473.38
00938034	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00938037	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00938039	RETIREE	MEDICAL AFTER RETIREMENT	570.38
579	Post Retirement Medical-Mgmt Fund		
Non Departmental			
00390402	RETIREE	MEDICAL AFTER RETIREMENT	874.90
00390405	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00390409	RETIREE	MEDICAL AFTER RETIREMENT	215.69
00390412	RETIREE	MEDICAL AFTER RETIREMENT	874.90



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00390413	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00390416	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00390419	RETIREE	MEDICAL AFTER RETIREMENT	437.37
00390420	RETIREE	MEDICAL AFTER RETIREMENT	735.38
00390424	RETIREE	MEDICAL AFTER RETIREMENT	1,859.07
00937875	RETIREE	MEDICAL AFTER RETIREMENT	570.38
00937881	RETIREE	MEDICAL AFTER RETIREMENT	570.38
00937882	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937886	RETIREE	MEDICAL AFTER RETIREMENT	200.43
00937887	RETIREE	MEDICAL AFTER RETIREMENT	200.43
00937889	RETIREE	MEDICAL AFTER RETIREMENT	155.70
00937891	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937896	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937900	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937901	RETIREE	MEDICAL AFTER RETIREMENT	98.38
00937903	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00937906	RETIREE	MEDICAL AFTER RETIREMENT	630.56
00937907	RETIREE	MEDICAL AFTER RETIREMENT	155.69
00937908	RETIREE	MEDICAL AFTER RETIREMENT	188.03
00937911	RETIREE	MEDICAL AFTER RETIREMENT	515.08
00937912	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937914	RETIREE	MEDICAL AFTER RETIREMENT	450.38
00937915	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937919	RETIREE	MEDICAL AFTER RETIREMENT	245.78
00937927	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937928	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937929	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937934	RETIREE	MEDICAL AFTER RETIREMENT	357.40
00937935	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937936	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937937	RETIREE	MEDICAL AFTER RETIREMENT	200.43
00937946	RETIREE	MEDICAL AFTER RETIREMENT	346.39
00937947	RETIREE	MEDICAL AFTER RETIREMENT	400.00
00937948	RETIREE	MEDICAL AFTER RETIREMENT	98.38
00937950	RETIREE	MEDICAL AFTER RETIREMENT	700.38
00937951	RETIREE	MEDICAL AFTER RETIREMENT	223.62
00937952	RETIREE	MEDICAL AFTER RETIREMENT	1,859.07
00937956	RETIREE	MEDICAL AFTER RETIREMENT	874.90
00937959	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937960	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937962	RETIREE	MEDICAL AFTER RETIREMENT	1,397.98
00937965	RETIREE	MEDICAL AFTER RETIREMENT	50.71
00937966	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937968	RETIREE	MEDICAL AFTER RETIREMENT	1,244.28
00937973	RETIREE	MEDICAL AFTER RETIREMENT	245.78
00937974	RETIREE	MEDICAL AFTER RETIREMENT	155.69
00937975	RETIREE	MEDICAL AFTER RETIREMENT	1,859.07
00937976	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937977	RETIREE	MEDICAL AFTER RETIREMENT	334.38

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00937981	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937982	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937987	RETIREE	MEDICAL AFTER RETIREMENT	607.47
00937989	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00937992	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937993	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00937995	RETIREE	MEDICAL AFTER RETIREMENT	215.69
00937996	RETIREE	MEDICAL AFTER RETIREMENT	155.70
00937997	RETIREE	MEDICAL AFTER RETIREMENT	874.40
00937998	RETIREE	MEDICAL AFTER RETIREMENT	215.69
00938003	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00938004	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00938005	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00938007	RETIREE	MEDICAL AFTER RETIREMENT	245.78
00938008	RETIREE	MEDICAL AFTER RETIREMENT	630.56
00938009	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00938010	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00938012	RETIREE	MEDICAL AFTER RETIREMENT	450.38
00938014	RETIREE	MEDICAL AFTER RETIREMENT	239.58
00938015	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00938017	RETIREE	MEDICAL AFTER RETIREMENT	570.38
00938020	RETIREE	MEDICAL AFTER RETIREMENT	418.26
00938025	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00938028	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00938029	RETIREE	MEDICAL AFTER RETIREMENT	334.38
00938030	RETIREE	MEDICAL AFTER RETIREMENT	215.69
00938031	RETIREE	MEDICAL AFTER RETIREMENT	1,859.07
00938032	RETIREE	MEDICAL AFTER RETIREMENT	97.69
00938033	RETIREE	MEDICAL AFTER RETIREMENT	1,706.12
611	Water Fund		
Non Departmental			
00390193	ANTIOCH AUTO PARTS	AUTO PARTS	950.80
00390341	FASTENAL CO	SUPPLIES	712.66
00390358	LOWES COMPANIES INC	SUPPLIES	257.92
00390375	ROBERTS AND BRUNE CO	SUPPLIES	660.09
Water Supervision			
00390364	NEXTEL SPRINT	CELL PHONE	145.73
00390394	VERIZON WIRELESS	CELL PHONE	152.04
Water Production			
00390086	ANTIOCH ACE HARDWARE	SUPPLIES	49.15
00390087	ANTIOCH AUTO PARTS	AUTO PARTS	137.72
00390124	FISHER SCIENTIFIC COMPANY	LAB SUPPLIES	121.02
00390132	HACH CO	LAB SUPPLIES	474.11
00390139	KAPSCH TRAFFICOM USA INC	CONTRACT SERVICES	7,800.00
00390140	KARL NEEDHAM ENTERPRISES INC	CENTRIFUGE RENTAL	27,409.31
00390141	KELLY MOORE PAINT CO	SUPPLIES	69.90
00390151	MEDORA CORP	SOLAR FEES	13,635.00
00390167	SOUTHWEST VALVE LLC	VALVE REPAIR PARTS	6,814.76
00390169	STEWARTS TREE SERVICE INC	TREE SERVICES	4,800.00

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00390182	UNIVAR SOLUTIONS USA INC	CHEMICALS	16,418.21
00390192	ANTIOCH ACE HARDWARE	PARTS	51.81
00390193	ANTIOCH AUTO PARTS	AUTOMOTIVE REPAIR PARTS	611.11
00390196	ARAMARK UNIFORM SERVICES	PROFESSIONAL SERVICES	57.71
00390198	BERENDSEN FLUID POWER	REPAIR KITS	953.90
00390210	CITY OF BRENTWOOD	GROUNDWATER SUPPORT	14,423.63
00390219	CONTRA COSTA WATER DISTRICT	RAW WATER - AUGUST	1,270,130.73
00390225	DELTA BAY CONCRETE CUTTING INC	CORE DRILLED HOLE	405.00
00390236	FISHER SCIENTIFIC COMPANY	LAB SUPPLIES	91.64
00390240	GUALCO GROUP INC, THE	PROFESSIONAL SERVICES	4,180.00
00390242	HARRINGTON INDUSTRIAL PLASTICS	PARTS	61.31
00390245	INDUSTRIAL SOLUTIONS SERVICES INC	CHEMICALS	5,075.78
00390249	KIRK WELDING	PARTS	63.87
00390252	LAW OFFICE OF MATTHEW EMRICK	WATER RIGHTS	3,496.50
00390256	MCCROMETER INC	14 INCH METER	6,914.44
00390265	OFFICE DEPOT INC	OFFICE SUPPLIES	16.98
00390268	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	51.08
00390271	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	86.13
00390285	SILVA LANDSCAPE	LANDSCAPE SERVICES	2,152.80
00390286	SILVA LANDSCAPE	LANDSCAPE SERVICES	1,435.20
00390287	SOLVAY FLUORIDES LLC	CHEMICALS	8,006.74
00390299	UNIVAR SOLUTIONS USA INC	CHEMICALS	22,194.72
00390300	US BANK	COPIER	86.54
00390301	USA BLUEBOOK	EQUIPMENT	258.35
00390305	WALTER BISHOP CONSULTING	PROFESSIONAL SERVICES	5,687.50
00390317	ANTIOCH ACE HARDWARE	SUPPLIES	63.29
00390318	ANTIOCH ACE HARDWARE	SUPPLIES	115.57
00390321	ARAMARK UNIFORM SERVICES	PROFESSIONAL SERVICES	57.71
00390322	AT AND T MCI	PHONE	134.12
00390337	CONTRA COSTA WATER DISTRICT	RAW WATER - SEPTEMBER	1,440,428.70
00390341	FASTENAL CO	SUPPLIES	48.31
00390352	KAPSCH TRAFFICOM USA INC	PROFESSIONAL SERVICE	7,150.00
00390356	KOFFLER ELECTRICAL MECH	REPAIR SERVICES	22,080.83
00390358	LOWES COMPANIES INC	SUPPLIES	39.67
00390364	NEXTEL SPRINT	CELL PHONE	63.61
00390388	TARGET SPECIALTY PRODUCTS	CHEMICALS	11,200.20
00390393	UNIVAR SOLUTIONS USA INC	CHEMICALS	7,720.91
00390394	VERIZON WIRELESS	CELL PHONE	38.01
00937820	CHEMTRADE CHEMICALS US LLC	CHEMICALS	25,874.57
00937825	EUROFINS EATON ANALYTICAL INC	WATER TESTING AND ANALYSIS	120.00
00937828	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	2,307.00
00937833	RED WING SHOE STORE	SAFETY SHOES - B CONNELLY	248.95
00937843	EUROFINS EATON ANALYTICAL INC	TESTING	20.00
00937844	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	1,231.40
00937845	IDEXX LABORATORIES INC	SUPPLIES	3,542.30
00937848	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	250.00
00937860	CHEMTRADE CHEMICALS US LLC	CHEMICALS	31,074.05
00937862	GRAINGER INC	SUPPLIES	1,302.64
00937866	PETERSON TRACTOR CO	GENERATOR RENTAL	4,419.54

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Water Distribution

00390086	ANTIOCH ACE HARDWARE	SUPPLIES	7.46
00390088	ANTIOCH BUILDING MATERIALS	ASPHALT MATERIALS	8,191.13
00390104	COMCAST	CONNECTION SERVICES	1,059.57
00390127	FURBER SAW INC	LABOR	109.62
00390143	KLEINFELDER INC	TESTING SERVICES	1,645.00
00390148	LOWES COMPANIES INC	SUPPLIES	104.13
00390149	MASSONE MECHANICAL INC	MAINTENANCE SERVICES	1,996.78
00390160	PACIFIC CREDIT SERVICES	COLLECTIONS FEE - WATER	514.92
00390192	ANTIOCH ACE HARDWARE	SUPPLIES	94.12
00390194	ANTIOCH BUILDING MATERIALS	ASPHALT	1,419.96
00390203	C AND J FAVALORA TRUCKING INC	FULTON YARD RECYCLING PROJECT	10,404.00
00390232	FASTENAL CO	SUPPLIES	3.82
00390257	MINEX ENGINEERING CORPORATION	PARTS	100.00
00390260	MT DIABLO LANDSCAPE CENTERS INC	SUPPLIES	138.06
00390265	OFFICE DEPOT INC	OFFICE SUPPLIES	492.23
00390298	UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	37.00
00390339	DIABLO LIVE SCAN	FINGERPRINTING FEES	20.00
00390358	LOWES COMPANIES INC	PVC FITTINGS	285.76
00390364	NEXTEL SPRINT	CELL PHONE	265.96
00390375	ROBERTS AND BRUNE CO	SUPPLIES	6,027.07
00390376	ROYAL BRASS INC	SUPPLIES	17.23
00390377	RT LAWRENCE CORP	MONTHLY LOCKBOX PROCESSING	511.59
00390384	STATE OF CALIFORNIA	FINGERPRINTING FEES	32.00
00390387	SYAR INDUSTRIES INC	ASPHALT	2,218.87
00390394	VERIZON WIRELESS	CELL PHONE	1,031.93
00937819	BADGER METER INC	WATER METER AND METER PARTS	4,879.43
00937831	INFOSEND INC	PRINT & MAIL SERVICES	1,647.42
00937833	RED WING SHOE STORE	SAFETY SHOES - J MARTINEZ	1,509.21
00937839	BADGER METER INC	WATER METER	1,876.05
00937844	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	174.81
00937847	INFOSEND INC	PRINT & MAIL SERVICES	1,038.48
00937852	RAY MORGAN COMPANY	MAINTENANCE SERVICES	831.93
00937857	BADGER METER INC	WATER METER AND METER PARTS	18,033.40
00937864	INFOSEND INC	PRINT & MAIL SERVICES	4,056.52

Public Buildings & Facilities

00390086	ANTIOCH ACE HARDWARE	IRRIGATION TOOLS	31.45
00390087	ANTIOCH AUTO PARTS	SUPPLIES	43.68
00390096	BARTLE WELLS ASSOCIATES INC	FINANCIAL ADVISORY SERVICES	2,120.00
00390143	KLEINFELDER INC	TESTING SERVICES	4,305.50
00390200	BROWN AND CALDWELL INC	PROFESSIONAL SERVICES	9,350.00
00390204	CALIFORNIA TRENCHLESS INC	WATER MAIN PROJECT	636,554.00
00390208	CDM SMITH INC	CONSULTING SERVICES	60,262.85
00390306	WATERSAVERS IRRIGATION	IRRIGATION PARTS	4,341.58
00390307	WONDERWARE CALIFORNIA	FUNCTIONAL SPECIFICATIONS	500.00
00390335	CONTRA COSTA COUNTY	EASEMENT FEE	396.49
00390353	KLEINFELDER INC	PROFESSIONAL SERVICES	3,310.00
00390358	LOWES COMPANIES INC	SUPPLIES	33.99
00390369	PACIFIC GAS AND ELECTRIC CO	PERMIT FEES	25,000.00

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00390392	UNION PACIFIC RAILROAD COMPANY	PERMIT FEES	755.00
00390396	WATERSAVERS IRRIGATION	IRRIGATION PARTS	1,064.73
00937859	CAROLLO ENGINEERS INC	PROFESSIONAL SERVICES	38,987.73
00937863	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	1,769.47
621	Sewer Fund		
	<i>Swr-Wastewater Administration</i>		
00390088	ANTIOCH BUILDING MATERIALS	ASPHALT MATERIALS	8,062.50
00390098	BEACH, TOBY ALAN	EXPENSE REIMBURSEMENT	70.00
00390104	COMCAST	CONNECTION SERVICES	1,059.57
00390189	ALTA FENCE	FENCING PARTS	209.49
00390194	ANTIOCH BUILDING MATERIALS	ASPHALT	1,419.97
00390203	C AND J FAVALORA TRUCKING INC	FULTON YARD RECYCLING PROJECT	10,404.00
00390248	JACK DOHENY SUPPLIES INC	CCTV CABLE	5,508.38
00390265	OFFICE DEPOT INC	OFFICE SUPPLIES	224.98
00390341	FASTENAL CO	SUPPLIES	1,064.53
00390358	LOWES COMPANIES INC	SMALL TOOLS	305.46
00390364	NEXTEL SPRINT	CELL PHONE	83.26
00390375	ROBERTS AND BRUNE CO	SUPPLIES	51.71
00390377	RT LAWRENCE CORP	MONTHLY LOCKBOX PROCESSING	511.60
00390387	SYAR INDUSTRIES INC	ASPHALT	2,218.87
00390394	VERIZON WIRELESS	CELL PHONE	2,348.52
00937826	FERGUSON ENTERPRISES INC	COLLECTIONS	158.01
00937831	INFOSEND INC	PRINT AND MAIL SERVICES	1,647.42
00937844	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	174.81
00937847	INFOSEND INC	PRINT AND MAIL SERVICES	1,038.48
00937864	INFOSEND INC	PRINT AND MAIL SERVICES	4,056.51
00937869	SCOTTO, CHARLES W AND DONNA F	MONTHLY RENTAL	5,000.00
631	Marina Fund		
	<i>Non Departmental</i>		
00390205	CARY, OTIS	BERTH DEPOSIT REFUND	161.00
00390308	WOODY, MARK	BERTH DEPOSIT REFUND	143.75
	<i>Marina Administration</i>		
00390090	ARMOUR PETROLEUM SERVICE	FUEL DOCK REPAIR	1,474.94
00390148	LOWES COMPANIES INC	SUPPLIES	220.10
00390199	BRIGHT SECURITY INTEGRATIONS	ACCESS CONTROL	150.00
00390278	RUSSELL, DARREN EUGENE	EXPENSE REIMBURSEMENT	171.79
00390281	SCRIBBLE SOFTWARE INC	YEARLY SUPPORT PLAN	3,149.40
00390282	SCRIBBLE SOFTWARE INC	ANNUAL SOFTWARE MAINTENANCE	6,735.00
00390358	LOWES COMPANIES INC	SUPPLIES	72.65
00937848	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	1,300.00
752	Storm Drain Deposits Fund		
	<i>Non Departmental</i>		
00390107	CONTRA COSTA COUNTY	DRAINAGE FEE	800,580.44

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 13, 2020

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: James D. Davis, City Treasurer 

SUBJECT: Treasurer's Report – August 31, 2020

RECOMMENDED ACTION

It is recommended that the City Council receive and file the August 2020 Treasurer's Report.

FISCAL IMPACT

There is no fiscal impact of this action.

DISCUSSION

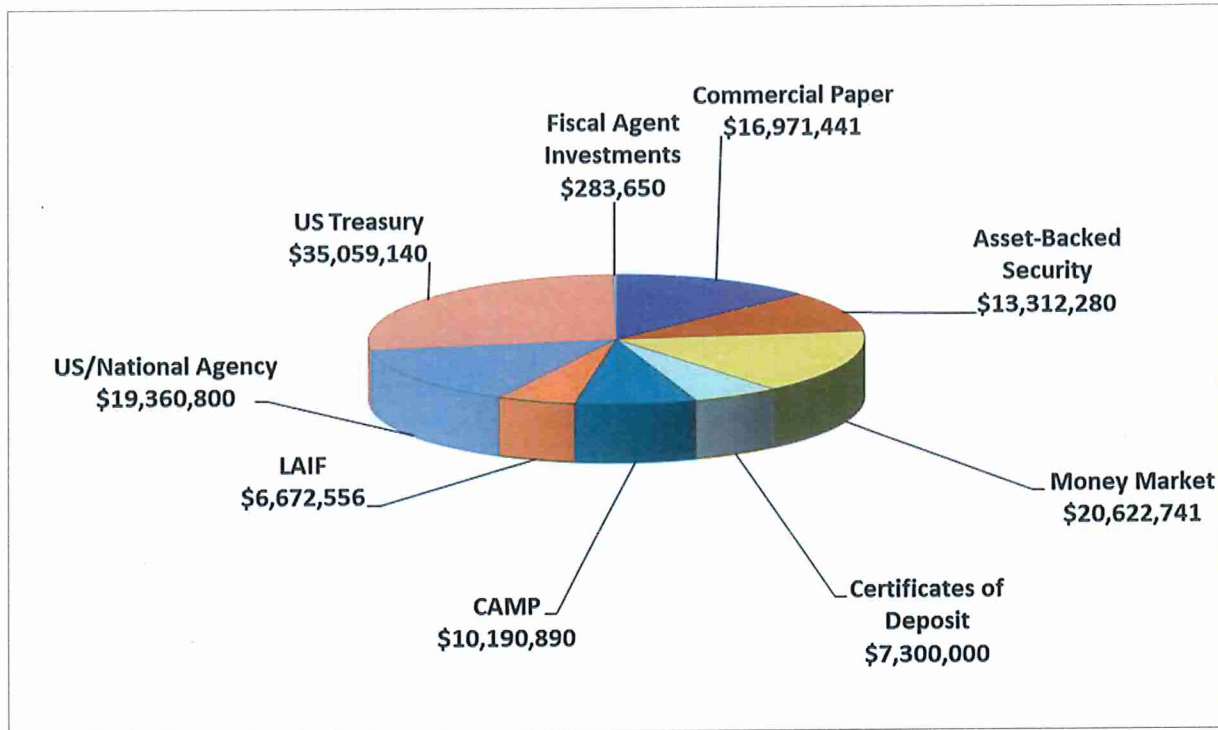
The City's *Statement of Investment Policy* (Policy) requires that the City Treasurer render, at least quarterly, an investment report to the City Council. The Policy also requires a monthly report of investment transactions to City Council. A monthly Treasurer's Report is provided to comply with both reporting provisions of the Policy.

ATTACHMENT

A. Treasurer's Report

**CITY OF ANTIOCH
SUMMARY REPORT ON THE CITY'S INVESTMENTS**

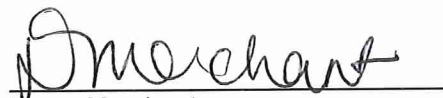
August 31, 2020



Total of City and Fiscal Agent Investments = \$129,773,498

All City investments are shown above and conform to the City Investment Policy. All investment transactions during this period are included in this report. As Treasurer of the City of Antioch and Finance Director of the City of Antioch, we hereby certify that sufficient investment liquidity and anticipated revenue are available to meet the next six (6) months' estimated expenditures.


James D. Davis
Treasurer


Dawn Merchant
Finance Director

**Summary of Fiscal Agent Balances by
Debt Issue**

	<u>Amount</u>
Antioch Public Financing Authority 2015 Bonds	53
Antioch Development Agency 2009 Tax Allocation Bonds	283,596
	<u><u>\$283,650</u></u>



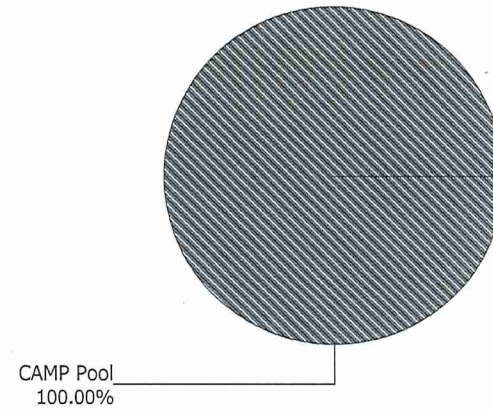
Account Statement - Transaction Summary

For the Month Ending **August 31, 2020**

City of Antioch - City of Antioch - 6090-001

CAMP Pool	
Opening Market Value	10,188,303.98
Purchases	2,585.54
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00
Closing Market Value	\$10,190,889.52
Cash Dividends and Income	2,585.54

Asset Summary		
	August 31, 2020	July 31, 2020
CAMP Pool	10,190,889.52	10,188,303.98
Total	\$10,190,889.52	\$10,188,303.98
Asset Allocation		





Account Statement

For the Month Ending **August 31, 2020**

City of Antioch - City of Antioch - 6090-001

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CAMP Pool					
Opening Balance					10,188,303.98
08/31/20	09/01/20	Accrual Income Div Reinvestment - Distributions	1.00	2,585.54	10,190,889.52
Closing Balance					10,190,889.52

	Month of August	Fiscal YTD July-August		
Opening Balance	10,188,303.98	10,185,100.88	Closing Balance	10,190,889.52
Purchases	2,585.54	5,788.64	Average Monthly Balance	10,188,387.38
Redemptions (Excl. Checks)	0.00	0.00	Monthly Distribution Yield	0.30%
Check Disbursements	0.00	0.00		
Closing Balance	10,190,889.52	10,190,889.52		
Cash Dividends and Income	2,585.54	5,788.64		



Managed Account Summary Statement

For the Month Ending **August 31, 2020**

CITY OF ANTIOCH, CA - 04380500

Transaction Summary - Managed Account

Opening Market Value	\$93,137,023.25
Maturities/Calls	(373,453.73)
Principal Dispositions	(2,258,313.76)
Principal Acquisitions	3,887,893.00
Unsettled Trades	0.00
Change in Current Value	(112,939.33)
Closing Market Value	\$94,280,209.43

Cash Transactions Summary - Managed Account

Maturities/Calls	0.00
Sale Proceeds	2,277,066.67
Coupon/Interest/Dividend Income	160,944.76
Principal Payments	373,453.73
Security Purchases	(4,813,690.11)
Net Cash Contribution	2,002,224.95
Reconciling Transactions	0.00

Earnings Reconciliation (Cash Basis) - Managed Account

Interest/Dividends/Coupons Received	179,697.67
Less Purchased Interest Related to Interest/Coupons	(797.11)
Plus Net Realized Gains/Losses	29,001.06
Total Cash Basis Earnings	\$207,901.62

Cash Balance

Closing Cash Balance	\$0.00
-----------------------------	---------------

Earnings Reconciliation (Accrual Basis)

	Total
Ending Amortized Value of Securities	92,273,660.68
Ending Accrued Interest	301,431.08
Plus Proceeds from Sales	2,277,066.67
Plus Proceeds of Maturities/Calls/Principal Payments	373,453.73
Plus Coupons/Dividends Received	160,944.76
Less Cost of New Purchases	(3,888,690.11)
Less Beginning Amortized Value of Securities	(90,990,072.56)
Less Beginning Accrued Interest	(339,152.46)
Total Accrual Basis Earnings	\$168,641.79



Portfolio Summary and Statistics

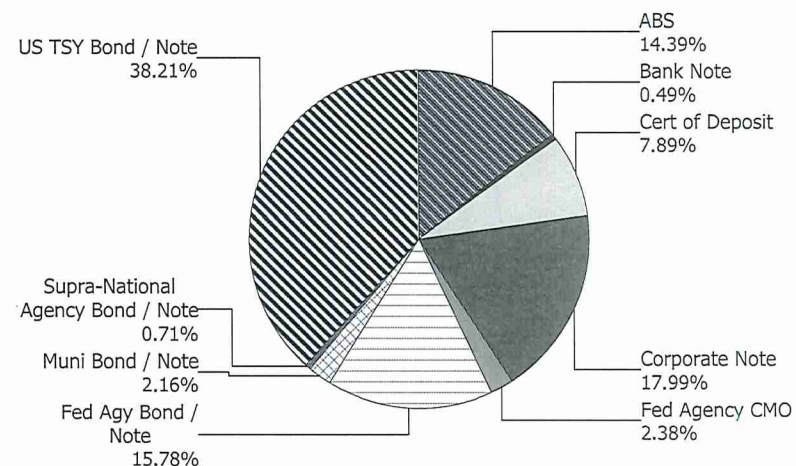
For the Month Ending **August 31, 2020**

CITY OF ANTIOCH, CA - 04380500

Account Summary

Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	35,075,000.00	36,036,199.21	38.21
Supra-National Agency Bond / Note	665,000.00	669,488.75	0.71
Municipal Bond / Note	1,960,000.00	2,033,384.95	2.16
Federal Agency Collateralized Mortgage Obligation	2,175,694.52	2,239,287.85	2.38
Federal Agency Bond / Note	14,795,000.00	14,881,663.67	15.78
Corporate Note	16,435,000.00	16,961,990.66	17.99
Certificate of Deposit	7,300,000.00	7,436,565.31	7.89
Bank Note	425,000.00	458,998.30	0.49
Asset-Backed Security	13,313,522.87	13,562,630.73	14.39
Managed Account Sub-Total	92,144,217.39	94,280,209.43	100.00%
Accrued Interest		301,431.08	
Total Portfolio	92,144,217.39	94,581,640.51	

Sector Allocation

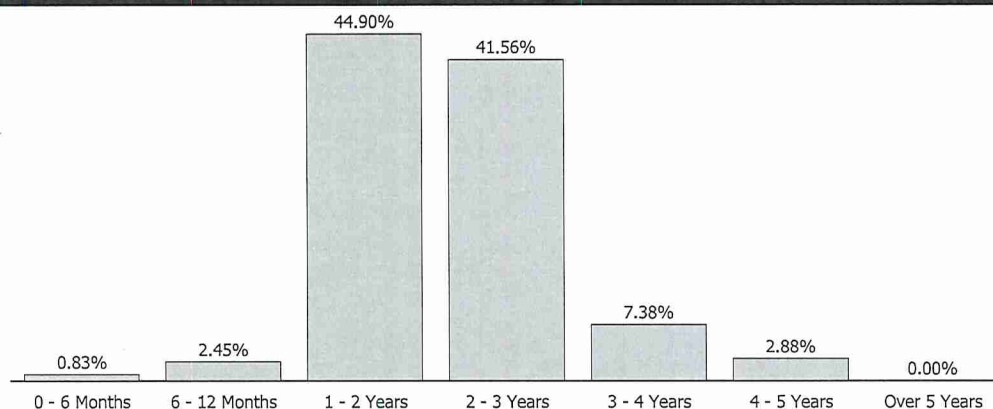


Unsettled Trades

0.00

0.00

Maturity Distribution



Characteristics

Yield to Maturity at Cost	1.79%
Yield to Maturity at Market	0.53%
Weighted Average Days to Maturity	785



Managed Account Issuer Summary

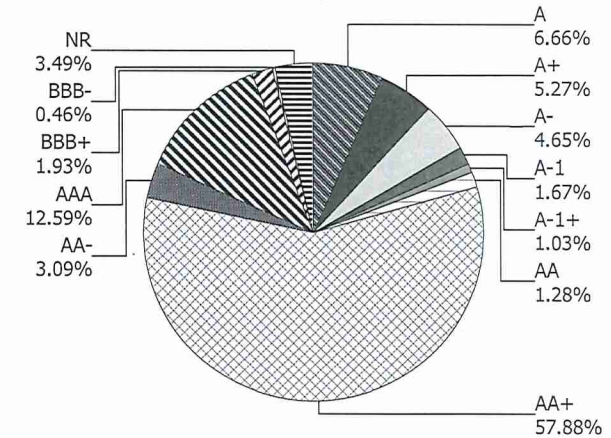
For the Month Ending August 31, 2020

CITY OF ANTIOCH, CA - 04380500

Issuer Summary

Issuer	Market Value of Holdings	Percent
3M COMPANY	437,809.63	0.46
ADOBE INC	336,078.93	0.36
ALLY AUTO RECEIVABLES TRUST	286,376.30	0.30
AMAZON.COM INC	476,696.23	0.51
AMERICAN HONDA FINANCE	825,821.45	0.88
APPLE INC	930,669.71	0.99
BANK OF AMERICA CO	969,187.86	1.03
BMW VEHICLE OWNER TRUST	195,524.30	0.21
BOEING COMPANY	435,385.92	0.46
BURLINGTON NORTHERN SANTA FE	292,230.17	0.31
CALIFORNIA ST DEPT OF WTR RESO	452,781.00	0.48
CAPITAL ONE FINANCIAL CORP	821,487.20	0.87
CAPITAL ONE PRIME AUTO REC TRUST	235,589.44	0.25
CARMAX AUTO OWNER TRUST	1,120,062.42	1.19
CATERPILLAR INC	901,950.80	0.96
CHEVRON CORPORATION	587,897.99	0.62
CITIGROUP INC	667,147.10	0.71
CLOROX COMPANY	366,354.45	0.39
COMCAST CORP	332,612.70	0.35
CREDIT AGRICOLE SA	786,618.80	0.83
CREDIT SUISSE GROUP RK	725,134.13	0.77
DEERE & COMPANY	508,359.50	0.54
DISCOVER FINANCIAL SERVICES	340,601.02	0.36
DNB ASA	907,681.25	0.96
EXXON MOBIL CORP	617,351.33	0.65
FANNIE MAE	6,850,889.61	7.27
FEDERAL HOME LOAN BANKS	335,294.05	0.36
FIFTH THIRD AUTO TRUST	291,628.44	0.31
FORD CREDIT AUTO LEASE TRUST	499,231.91	0.53
FORD CREDIT AUTO OWNER TRUST	645,978.06	0.69
FREDDIE MAC	9,934,767.86	10.54
GENERAL DYNAMICS CORP	350,666.55	0.37

Credit Quality (S&P Ratings)





Managed Account Issuer Summary

For the Month Ending August 31, 2020

CITY OF ANTIOCH, CA - 04380500

Issuer	Market Value of Holdings	Percent
GM FINANCIAL AUTO LEASING TRUST	318,020.53	0.34
GM FINANCIAL SECURITIZED TERM	880,274.96	0.93
GOLDMAN SACHS GROUP INC	406,250.80	0.43
HARLEY-DAVIDSON MOTORCYCLE TRUST	611,651.12	0.65
HOME DEPOT INC	235,110.15	0.25
HONDA AUTO RECEIVABLES	1,036,114.70	1.10
HONEYWELL INTERNATIONAL	616,512.58	0.65
HYUNDAI AUTO RECEIVABLES	933,645.80	0.99
IBM CORP	334,546.55	0.35
INTER-AMERICAN DEVELOPMENT BANK	669,488.75	0.71
JP MORGAN CHASE & CO	834,296.80	0.88
MARYLAND ST	477,702.75	0.51
MERCEDES-BENZ AUTO LEASE TRUST	436,051.60	0.46
MERCEDES-BENZ AUTO RECEIVABLES	316,473.00	0.34
MINITUBISHI UFJ FINANCIAL GROUP INC	785,704.30	0.83
MORGAN STANLEY	744,430.30	0.79
NATIONAL RURAL UTILITIES CO FINANCE CORP	178,524.68	0.19
NISSAN AUTO LEASE TRUST	299,596.69	0.32
NISSAN AUTO RECEIVABLES	1,322,206.85	1.40
NORDEA BANK AB	824,022.40	0.87
NY & NJ PORT AUTH	516,946.20	0.55
PACCAR FINANCIAL CORP	666,508.49	0.71
PEPSICO INC	217,784.04	0.23
PFIZER INC	701,485.37	0.74
PNC FINANCIAL SERVICES GROUP	458,998.30	0.49
ROYAL BANK OF CANADA	972,390.55	1.03
SKANDINAVISKA ENSKILDA BANKEN AB	824,180.00	0.87
SOCIETE GENERALE	885,692.50	0.94
STATE OF CONNECTICUT	103,869.00	0.11
STATE OF WASHINGTON	482,086.00	0.51
SUMITOMO MITSUI FINANCIAL GROUP INC	725,141.38	0.77
THE BANK OF NEW YORK MELLON CORPORATION	645,773.00	0.68
THE WALT DISNEY CORPORATION	220,046.70	0.23



Managed Account Issuer Summary

For the Month Ending **August 31, 2020**

CITY OF ANTIOCH, CA - 04380500

Issuer	Market Value of Holdings	Percent
TOYOTA MOTOR CORP	1,515,396.07	1.61
TRUIST FIN CORP	835,448.80	0.89
UNITED STATES TREASURY	36,036,199.21	38.22
US BANCORP	420,931.08	0.45
VERIZON OWNER TRUST	1,289,165.52	1.37
VOLKSWAGEN AUTO LEASE TURST	223,336.50	0.24
VOLKSWAGEN OF AMERICA	541,049.67	0.57
WORLD OMNI AUTO REC TRUST	271,289.63	0.29
Total	\$94,280,209.43	100.00%



Managed Account Detail of Securities Held

For the Month Ending August 31, 2020

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 10/31/2014 2.000% 10/31/2021	912828F96	1,600,000.00	AA+	Aaa	11/02/18	11/02/18	1,556,375.00	2.96	10,782.61	1,583,052.45	1,634,500.00
US TREASURY NOTES DTD 10/31/2016 1.250% 10/31/2021	912828T67	2,125,000.00	AA+	Aaa	11/08/19	11/12/19	2,107,070.31	1.69	8,950.41	2,114,401.78	2,152,226.56
US TREASURY NOTES DTD 10/31/2016 1.250% 10/31/2021	912828T67	3,000,000.00	AA+	Aaa	09/17/19	09/18/19	2,968,593.75	1.76	12,635.87	2,982,754.97	3,038,437.50
US TREASURY NOTES DTD 01/15/2019 2.500% 01/15/2022	9128285V8	2,300,000.00	AA+	Aaa	01/29/19	01/31/19	2,296,675.78	2.55	7,500.00	2,298,457.93	2,374,031.25
US TREASURY NOTES DTD 01/31/2017 1.875% 01/31/2022	912828V72	3,425,000.00	AA+	Aaa	01/07/19	01/09/19	3,362,654.30	2.50	5,584.24	3,396,169.30	3,508,484.38
US TREASURY NOTES DTD 02/15/2019 2.500% 02/15/2022	9128286C9	2,800,000.00	AA+	Aaa	03/01/19	03/05/19	2,796,937.50	2.54	3,233.70	2,798,488.64	2,895,812.64
UNITED STATES TREASURY NOTES DTD 04/15/2019 2.250% 04/15/2022	9128286M7	1,050,000.00	AA+	Aaa	05/01/19	05/03/19	1,050,738.28	2.23	8,972.34	1,050,404.75	1,085,765.63
US TREASURY NOTES DTD 07/31/2017 1.875% 07/31/2022	9128282P4	800,000.00	AA+	Aaa	07/01/19	07/03/19	802,718.75	1.76	1,304.35	801,688.33	826,375.04
US TREASURY NOTES DTD 07/31/2017 1.875% 07/31/2022	9128282P4	3,375,000.00	AA+	Aaa	06/03/19	06/05/19	3,377,768.55	1.85	5,502.72	3,376,677.47	3,486,269.70
US TREASURY NOTES DTD 08/31/2017 1.625% 08/31/2022	9128282S8	1,350,000.00	AA+	Aaa	08/02/19	08/05/19	1,347,310.55	1.69	60.60	1,348,252.58	1,389,867.12
US TREASURY NOTES DTD 08/31/2017 1.625% 08/31/2022	9128282S8	1,700,000.00	AA+	Aaa	10/03/19	10/04/19	1,713,945.31	1.34	76.31	1,709,572.63	1,750,203.04
UNITED STATES TREASURY NOTES DTD 10/15/2019 1.375% 10/15/2022	912828YK0	450,000.00	AA+	Aaa	12/20/19	12/20/19	446,343.75	1.67	2,349.90	447,252.49	461,671.87
UNITED STATES TREASURY NOTES DTD 10/15/2019 1.375% 10/15/2022	912828YK0	1,000,000.00	AA+	Aaa	10/31/19	11/04/19	996,289.06	1.50	5,221.99	997,330.61	1,025,937.50
UNITED STATES TREASURY NOTES DTD 10/15/2019 1.375% 10/15/2022	912828YK0	3,150,000.00	AA+	Aaa	12/02/19	12/04/19	3,127,851.56	1.63	16,449.28	3,133,611.00	3,231,703.13



Managed Account Detail of Securities Held

For the Month Ending August 31, 2020

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
UNITED STATES TREASURY NOTES DTD 01/15/2020 1.500% 01/15/2023	912828Z29	1,200,000.00	AA+	Aaa	02/03/20	02/05/20	1,205,906.25	1.33	2,347.83	1,204,757.97	1,238,625.00
US TREASURY NOTES DTD 02/01/2016 1.750% 01/31/2023	912828P38	1,500,000.00	AA+	Aaa	01/02/20	01/06/20	1,506,093.75	1.61	2,282.61	1,504,794.55	1,558,125.00
UNITED STATES TREASURY NOTES DTD 02/15/2020 1.375% 02/15/2023	912828Z86	4,250,000.00	AA+	Aaa	03/02/20	03/04/20	4,323,876.96	0.78	2,699.56	4,311,472.76	4,378,163.85
Security Type Sub-Total		35,075,000.00					34,987,149.41	1.83	95,954.32	35,059,140.21	36,036,199.21
Supra-National Agency Bond / Note											
INTER-AMERICAN DEVEL BK CORPORATE NOTES DTD 04/24/2020 0.500% 05/24/2023	4581X0DM7	665,000.00	AAA	Aaa	04/17/20	04/24/20	664,773.90	0.51	895.90	664,800.03	669,488.75
Security Type Sub-Total		665,000.00					664,773.90	0.51	895.90	664,800.03	669,488.75
Municipal Bond / Note											
CT ST TXBL GO BONDS DTD 06/11/2020 2.000% 07/01/2023	20772KJV2	100,000.00	A	A1	05/29/20	06/11/20	100,597.00	1.80	444.44	100,553.10	103,869.00
PORT AUTH OF NY/NJ TXBL REV BONDS DTD 07/08/2020 1.086% 07/01/2023	73358W4V3	255,000.00	A+	Aa3	07/02/20	07/08/20	255,000.00	1.09	407.71	255,000.00	258,473.10
PORT AUTH OF NY/NJ TXBL REV BONDS DTD 07/08/2020 1.086% 07/01/2023	73358W4V3	255,000.00	A+	Aa3	07/07/20	07/09/20	256,494.30	0.89	407.71	256,420.07	258,473.10
WA ST T/E GO BONDS DTD 04/29/2020 5.000% 07/01/2023	93974EHJ8	425,000.00	AA+	Aaa	04/23/20	04/29/20	477,517.25	1.03	3,541.67	471,848.29	482,086.00
MD ST TXBL GO BONDS DTD 08/05/2020 0.410% 08/01/2023	574193TP3	475,000.00	AAA	Aaa	07/23/20	08/05/20	475,000.00	0.41	140.65	475,000.00	477,702.75
CA ST DEPT WTR RES WTR SYS TXBL REV BNDS DTD 08/06/2020 0.414% 12/01/2023	13067WRA2	450,000.00	AAA	Aa1	07/30/20	08/06/20	450,000.00	0.41	129.38	450,000.00	452,781.00



Managed Account Detail of Securities Held

For the Month Ending August 31, 2020

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Security Type Sub-Total		1,960,000.00					2,014,608.55	0.78	5,071.56	2,008,821.46	2,033,384.95
Federal Agency Collateralized Mortgage Obligation											
FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/01/2021	3136B1XP4	222,380.82	AA+	Aaa	04/11/18	04/30/18	226,804.19	2.93	659.73	223,704.21	224,133.93
FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	375,000.00	AA+	Aaa	03/13/19	03/18/19	374,533.45	2.76	848.75	374,745.81	384,513.06
FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.355% 07/01/2022	3137AVXN2	360,000.00	AA+	Aaa	06/12/19	06/17/19	361,321.88	2.23	706.50	360,795.51	369,305.38
FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2013 2.510% 11/01/2022	3137B1BS0	375,000.00	AA+	Aaa	08/13/19	08/16/19	381,210.94	1.98	784.38	379,188.28	389,874.77
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGO4	208,261.04	AA+	Aaa	09/11/19	09/16/19	209,558.71	2.08	395.69	209,170.07	215,579.98
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGO4	275,878.26	AA+	Aaa	09/04/19	09/09/19	279,492.54	1.86	524.17	278,395.07	285,573.48
FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	191,846.14	AA+	Aaa	12/07/18	12/17/18	191,845.56	3.20	512.07	191,845.78	197,419.27
FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137FO3V3	167,328.26	AA+	Aaa	11/20/19	11/26/19	167,324.26	2.09	291.71	167,324.93	172,887.98
Security Type Sub-Total		2,175,694.52					2,192,091.53	2.36	4,723.00	2,185,169.66	2,239,287.85
Federal Agency Bond / Note											
FEDERAL HOME LOAN BANKS NOTES DTD 10/12/2018 3.000% 10/12/2021	3130AF5B9	325,000.00	AA+	Aaa	11/02/18	11/02/18	324,766.00	3.03	3,764.58	324,911.62	335,294.05
FANNIE MAE NOTES DTD 01/11/2019 2.625% 01/11/2022	3135G0U92	800,000.00	AA+	Aaa	01/09/19	01/11/19	799,424.00	2.65	2,916.67	799,738.80	826,657.60
FANNIE MAE NOTES DTD 01/11/2019 2.625% 01/11/2022	3135G0U92	800,000.00	AA+	Aaa	01/29/19	01/31/19	800,208.00	2.62	2,916.67	800,096.07	826,657.60
FREDDIE MAC NOTES DTD 04/20/2020 0.375% 04/20/2023	3137EAE08	2,200,000.00	AA+	Aaa	04/17/20	04/20/20	2,194,500.00	0.46	3,002.08	2,195,173.06	2,208,870.40



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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FREDDIE MAC NOTES DTD 05/07/2020 0.375% 05/05/2023	3137EAER6	950,000.00	AA+	Aaa	06/03/20	06/04/20	950,760.00	0.35	1,128.13	950,696.49	953,636.60
FREDDIE MAC NOTES DTD 05/07/2020 0.375% 05/05/2023	3137EAER6	1,655,000.00	AA+	Aaa	05/05/20	05/07/20	1,654,304.90	0.39	1,965.31	1,654,379.31	1,661,335.34
FANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04O3	925,000.00	AA+	Aaa	06/03/20	06/04/20	922,003.00	0.36	635.94	922,249.52	925,464.35
FANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04O3	1,750,000.00	AA+	Aaa	05/20/20	05/22/20	1,744,732.50	0.35	1,203.12	1,745,223.17	1,750,878.50
FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023	3137EAES4	1,620,000.00	AA+	Aaa	06/24/20	06/26/20	1,615,269.60	0.35	731.25	1,615,559.04	1,620,840.78
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	1,795,000.00	AA+	Aaa	07/08/20	07/10/20	1,791,140.75	0.32	635.73	1,791,327.54	1,795,944.17
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	700,000.00	AA+	Aaa	08/25/20	08/26/20	698,936.00	0.30	48.61	698,941.84	700,384.30
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	1,275,000.00	AA+	Aaa	08/19/20	08/21/20	1,273,699.50	0.28	88.55	1,273,712.53	1,275,699.98
Security Type Sub-Total		14,795,000.00					14,769,744.25	0.67	19,036.64	14,772,008.99	14,881,663.67
Corporate Note											
MORGAN STANLEY CORP NOTES DTD 04/21/2016 2.500% 04/21/2021	61746BEA0	350,000.00	BBB+	A3	02/13/18	02/15/18	344,120.00	3.06	3,159.72	348,825.01	354,787.30
BOEING CO NOTES DTD 07/31/2019 2.300% 08/01/2021	097023CL7	130,000.00	BBB-	Baa2	07/29/19	07/31/19	129,994.80	2.30	249.17	129,997.63	131,557.92
CATERPILLAR FINANCIAL SERVICES CORP CORP DTD 09/07/2018 3.150% 09/07/2021	14913Q2N8	205,000.00	A	A3	09/04/18	09/07/18	204,842.15	3.18	3,121.13	204,946.57	210,945.21
3M COMPANY DTD 09/14/2018 3.000% 09/14/2021	88579YBA8	175,000.00	A+	A1	09/11/18	09/14/18	174,641.25	3.07	2,435.42	174,876.27	179,496.63



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Corporate Note											
BURLINGTON NORTH SANTA FE CORP NOTES DTD 08/22/2011 3.450% 09/15/2021	12189LAF8	285,000.00	A+	A3	08/09/19	08/13/19	292,105.05	2.22	4,533.88	288,524.63	292,230.17
PFIZER INC CORP NOTE DTD 09/07/2018 3.000% 09/15/2021	717081EM1	450,000.00	AA-	A1	09/04/18	09/07/18	449,392.50	3.05	6,225.00	449,791.45	462,879.00
BANK OF AMERICA CORP (CALLABLE) DTD 09/18/2017 2.328% 10/01/2021	06051GGS2	275,000.00	A-	A2	09/22/17	09/26/17	274,560.00	2.37	2,667.50	274,881.45	274,999.18
BANK OF AMERICA CORP (CALLABLE) DTD 09/18/2017 2.328% 10/01/2021	06051GGS2	450,000.00	A-	A2	09/13/17	09/18/17	450,000.00	2.33	4,365.00	450,000.00	449,998.65
BOEING COMPANY NOTE DTD 10/31/2014 2.350% 10/30/2021	097023BG9	300,000.00	BBB-	Baa2	05/21/19	05/23/19	296,922.00	2.79	2,369.58	298,535.27	303,828.00
CITIGROUP INC CORP (CALLABLE) NOTE DTD 12/08/2016 2.900% 12/08/2021	172967LC3	350,000.00	BBB+	A3	01/15/19	01/17/19	343,633.50	3.57	2,340.14	347,208.63	360,397.10
AMERICAN HONDA FINANCE CORP NOTES DTD 10/10/2018 3.375% 12/10/2021	02665WCP4	250,000.00	A-	A3	10/03/18	10/10/18	249,880.00	3.39	1,898.44	249,951.77	259,264.25
TOYOTA MOTOR CREDIT CORP BONDS DTD 01/09/2017 2.600% 01/11/2022	89236TDP7	345,000.00	A+	A1	12/28/18	12/31/18	339,172.95	3.19	1,245.83	342,383.88	355,384.50
NATIONAL RURAL UTIL COOP CORP NOTE DTD 02/05/2020 1.750% 01/21/2022	63743HET5	175,000.00	A	A2	01/22/20	02/05/20	174,846.00	1.79	391.32	174,890.95	178,524.68
PACCAR FINANCIAL CORP NOTE DTD 03/01/2019 2.850% 03/01/2022	69371RP75	170,000.00	A+	A1	02/22/19	03/01/19	169,850.40	2.88	2,422.50	169,925.47	176,165.39
HOME DEPOT INC DTD 12/06/2018 3.250% 03/01/2022	437076BV3	225,000.00	A	A2	11/27/18	12/06/18	224,383.50	3.34	3,656.25	224,714.98	235,110.15
3M COMPANY BONDS DTD 02/22/2019 2.750% 03/01/2022	88579YBF7	250,000.00	A+	A1	02/12/19	02/22/19	249,882.50	2.77	3,437.50	249,941.84	258,313.00
EXXON MOBIL CORP (CALLABLE) NOTE DTD 03/06/2015 2.397% 03/06/2022	30231GAJ1	375,000.00	AA	Aa1	11/26/18	11/28/18	363,615.00	3.38	4,369.53	369,746.12	385,501.88
PFIZER INC CORP BONDS DTD 03/11/2019 2.800% 03/11/2022	717081ER0	230,000.00	AA-	A1	03/04/19	03/11/19	229,986.20	2.80	3,041.11	229,993.00	238,606.37



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Corporate Note											
US BANCORP (CALLABLE) NOTE DTD 03/02/2012 3.000% 03/15/2022	91159HHC7	105,000.00	A+	A1	07/24/19	07/26/19	107,086.35	2.22	1,452.50	106,187.10	109,130.28
US BANCORP (CALLABLE) NOTE DTD 03/02/2012 3.000% 03/15/2022	91159HHC7	300,000.00	A+	A1	07/24/19	07/26/19	305,925.00	2.22	4,150.00	303,371.23	311,800.80
JOHN DEERE CAPITAL CORP DTD 03/07/2019 2.950% 04/01/2022	24422EUT4	275,000.00	A	A2	03/04/19	03/07/19	274,868.00	2.97	3,380.21	274,932.06	286,355.30
GOLDMAN SACHS GROUP INC (CALLABLE) NOTE DTD 01/26/2017 3.000% 04/26/2022	38141GWC4	400,000.00	BBB+	A3	02/13/19	02/15/19	395,608.00	3.36	4,166.67	397,732.43	406,250.80
PACCAR FINANCIAL CORP CORP NOTES DTD 05/10/2019 2.650% 05/10/2022	69371RP83	400,000.00	A+	A1	05/03/19	05/10/19	399,784.00	2.67	3,268.33	399,878.60	414,997.20
APPLE INC CORP NOTES DTD 05/13/2015 2.700% 05/13/2022	037833BF6	400,000.00	AA+	Aa1	06/12/19	06/14/19	405,032.00	2.25	3,240.00	402,927.45	415,956.40
MORGAN STANLEY CORP NOTES DTD 05/19/2017 2.750% 05/19/2022	61744YAH1	375,000.00	BBB+	A3	04/05/19	04/09/19	372,513.75	2.97	2,921.88	373,632.12	389,643.00
BRANCH BANKING & TRUST CORP NOTES DTD 03/18/2019 3.050% 06/20/2022	05531FBG7	800,000.00	A-	A3	03/11/19	03/18/19	799,976.00	3.05	4,812.22	799,986.75	835,448.80
AMERICAN HONDA FINANCE DTD 06/27/2019 2.200% 06/27/2022	02665WCY5	550,000.00	A-	A3	06/24/19	06/27/19	549,494.00	2.23	2,151.11	549,693.45	566,557.20
IBM CORP NOTES DTD 07/30/2012 1.875% 08/01/2022	459200HG9	325,000.00	A	A2	10/30/19	11/01/19	323,966.50	1.99	507.81	324,280.46	334,546.55
HONEYWELL INTERNATIONAL (CALLABLE) NOTE DTD 08/08/2019 2.150% 08/08/2022	438516BT2	165,000.00	A	A2	07/30/19	08/08/19	164,833.35	2.19	226.65	164,892.65	170,716.92
HONEYWELL INTERNATIONAL CORPORATE NOTES DTD 08/19/2020 0.483% 08/19/2022	438516CC8	445,000.00	A	A2	08/17/20	08/19/20	445,000.00	0.48	71.65	445,000.00	445,795.66
BANK OF NY MELLON CORP CORP NOTES DTD 08/23/2019 1.950% 08/23/2022	06406RAK3	175,000.00	A	A1	09/03/19	09/05/19	175,483.00	1.85	75.83	175,321.55	180,742.80



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Corporate Note											
BANK OF NY MELLON CORP CORP NOTES DTD 08/23/2019 1.950% 08/23/2022	06406RAK3	250,000.00	A	A1	08/20/19	08/23/19	249,920.00	1.96	108.34	249,947.37	258,204.00
WALT DISNEY COMPANY/THE DTD 09/06/2019 1.650% 09/01/2022	254687FJ0	215,000.00	A-	A2	09/03/19	09/06/19	214,533.45	1.72	1,773.75	214,687.83	220,046.70
CATERPILLAR FINANCIAL SERVICES CORP NOTE DTD 09/06/2019 1.900% 09/06/2022	1491303A5	420,000.00	A	A3	09/03/19	09/06/19	419,416.20	1.95	3,879.17	419,608.49	432,579.84
APPLE INC DTD 09/11/2019 1.700% 09/11/2022	037833DL1	225,000.00	AA+	Aa1	09/04/19	09/11/19	224,961.75	1.71	1,806.25	224,974.17	231,311.03
CLOROX COMPANY CORP NOTE (CALLABLE) DTD 09/13/2012 3.050% 09/15/2022	189054AT6	350,000.00	A-	Baa1	05/07/20	05/11/20	366,002.00	1.07	4,922.36	363,638.31	366,354.45
CATERPILLAR FINL SERVICE DTD 01/13/2020 1.950% 11/18/2022	1491303C1	250,000.00	A	A3	01/09/20	01/13/20	249,885.00	1.97	1,394.79	249,910.65	258,425.75
BANK OF NY MELLON CORP NOTES DTD 01/28/2020 1.850% 01/27/2023	06406RAM9	200,000.00	A	A1	01/21/20	01/28/20	199,860.00	1.87	349.44	199,887.74	206,826.20
ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	100,000.00	A	A2	01/22/20	02/03/20	99,863.00	1.75	141.67	99,889.42	103,408.90
ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	225,000.00	A	A2	01/23/20	02/03/20	224,948.25	1.71	318.75	224,958.23	232,670.03
JPMORGAN CHASE & CO BONDS DTD 03/22/2019 3.207% 04/01/2023	46647PBB1	800,000.00	A-	A2	03/15/19	03/22/19	800,000.00	3.21	10,690.00	800,000.00	834,296.80
EXXON MOBIL CORPORATION CORPORATE NOTES DTD 04/15/2020 1.571% 04/15/2023	30231GBL5	225,000.00	AA	Aa1	05/11/20	05/13/20	227,902.50	1.12	1,335.35	227,600.55	231,849.45
PEPSICO INC CORPORATE NOTES DTD 05/01/2020 0.750% 05/01/2023	713448EY0	215,000.00	A+	A1	04/29/20	05/01/20	214,574.30	0.82	537.50	214,622.12	217,784.04
CHEVRON CORP CORPORATE NOTES DTD 05/11/2020 1.141% 05/11/2023	166764BV1	130,000.00	AA	Aa2	05/07/20	05/11/20	130,000.00	1.14	453.23	130,000.00	132,606.11



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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
APPLE INC CORPORATE NOTES DTD 05/11/2020 0.750% 05/11/2023	037833DV9	280,000.00	AA+	Aa1	05/04/20	05/11/20	279,238.40	0.84	641.67	279,316.99	283,402.28
GENERAL DYNAMICS CORP NOTES DTD 05/11/2018 3.375% 05/15/2023	369550BD9	325,000.00	A	A2	05/11/20	05/13/20	347,642.75	1.02	3,229.69	345,287.22	350,666.55
AMAZON.COM INC CORPORATE NOTES DTD 06/03/2020 0.400% 06/03/2023	023135BP0	475,000.00	AA-	A2	06/01/20	06/03/20	474,335.00	0.45	464.44	474,389.66	476,696.23
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 06/08/2020 0.800% 06/08/2023	69371R082	75,000.00	A+	A1	06/01/20	06/08/20	74,895.75	0.85	138.33	74,903.84	75,345.90
CHEVRON CORP DTD 06/24/2013 3.191% 06/24/2023	166764AH3	425,000.00	AA	Aa2	02/25/20	02/27/20	446,560.25	1.62	2,523.99	443,236.45	455,291.88
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 06/04/2020 0.700% 07/05/2023	24422EVH9	220,000.00	A	A2	06/01/20	06/04/20	219,819.60	0.73	372.17	219,833.86	222,004.20
TOYOTA MOTOR CREDIT CORP CORPORATE NOTES DTD 05/26/2020 1.350% 08/25/2023	89236THA6	500,000.00	A+	A1	05/20/20	05/26/20	499,815.00	1.36	112.50	499,830.29	512,736.50
COMCAST CORP CORPORATE NOTES DTD 10/05/2018 3.700% 04/15/2024	20030NCR0	300,000.00	A-	A3	05/07/20	05/11/20	328,677.00	1.20	4,193.33	326,418.81	332,612.70
CITIGROUP INC CORPORATE NOTES DTD 05/14/2020 1.678% 05/15/2024	172967MR9	300,000.00	BBB+	A3	05/07/20	05/14/20	300,000.00	1.68	1,496.21	300,000.00	306,750.00
BANK OF AMERICA CORP NOTES DTD 07/23/2018 3.864% 07/23/2024	06051GHL6	225,000.00	A-	A2	08/21/20	08/25/20	245,362.50	1.47	917.70	245,277.85	244,190.03
Security Type Sub-Total		16,435,000.00					16,519,610.45	2.21	124,154.51	16,525,190.62	16,961,990.66
Certificate of Deposit											
MUFG BANK LTD/NY CERT DEPOS DTD 02/28/2019 2.970% 02/26/2021	55379WZT6	775,000.00	A-1	P-1	02/27/19	02/28/19	775,000.00	2.94	12,020.25	775,000.00	785,704.30



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Certificate of Deposit											
CREDIT AGRICOLE CIB NY CERT DEPOS DTD 04/04/2019 2.830% 04/02/2021	22535CDU2	775,000.00	A-1	P-1	04/03/19	04/04/19	775,000.00	2.83	9,016.69	775,000.00	786,618.80
ROYAL BANK OF CANADA NY CD DTD 06/08/2018 3.240% 06/07/2021	78012UEE1	950,000.00	A-1+	P-1	06/07/18	06/08/18	950,000.00	3.24	7,182.00	950,000.00	972,390.55
CREDIT SUISSE NEW YORK CERT DEPOS DTD 08/07/2020 0.520% 02/01/2022	22549L6F7	725,000.00	A+	A1	08/05/20	08/07/20	725,000.00	0.52	261.81	725,000.00	725,134.13
SOCIETE GENERALE NY CERT DEPOS DTD 02/19/2020 1.800% 02/14/2022	83369XDL9	875,000.00	A	A1	02/14/20	02/19/20	875,000.00	1.80	743.75	875,000.00	885,692.50
SUMITOMO MITSUI BANK NY CERT DEPOS DTD 07/14/2020 0.700% 07/08/2022	86565CKU2	725,000.00	A	A1	07/10/20	07/14/20	725,000.00	0.70	690.76	725,000.00	725,141.38
NORDEA BANK ABP NEW YORK CERT DEPOS DTD 08/29/2019 1.850% 08/26/2022	65558TLL7	800,000.00	AA-	Aa3	08/27/19	08/29/19	800,000.00	1.84	246.67	800,000.00	824,022.40
SKANDINAV ENSKILDA BANK LT CD DTD 09/03/2019 1.860% 08/26/2022	83050PDR7	800,000.00	A+	Aa2	08/29/19	09/03/19	800,000.00	1.85	248.00	800,000.00	824,180.00
DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	875,000.00	AA-	Aa2	12/04/19	12/06/19	875,000.00	2.03	4,512.08	875,000.00	907,681.25
Security Type Sub-Total		7,300,000.00					7,300,000.00	2.02	34,922.01	7,300,000.00	7,436,565.31
Bank Note											
PNC BANK NA CORP NOTES DTD 06/08/2018 3.500% 06/08/2023	69353RFL7	425,000.00	A	A2	03/06/20	03/10/20	454,818.00	1.28	3,429.51	446,249.61	458,998.30
Security Type Sub-Total		425,000.00					454,818.00	1.28	3,429.51	446,249.61	458,998.30
Asset-Backed Security											
GMALT 2018-3 A3 DTD 09/26/2018 3.180% 06/20/2021	36256GAD1	61,518.17	AAA	Aaa	09/18/18	09/26/18	61,513.31	3.18	59.78	61,516.75	61,698.79
MBALT 2018-B A3 DTD 11/20/2018 3.210% 09/15/2021	58769LAC6	433,065.40	AAA	NR	11/15/18	11/20/18	433,055.70	3.21	617.84	433,061.83	436,051.60



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Asset-Backed Security											
FORDL 2018-B A3 DTD 09/21/2018 3.190% 12/15/2021	34531LAD2	164,906.87	NR	Aaa	09/18/18	09/21/18	164,892.93	3.19	233.80	164,901.32	165,768.49
GMALT 2019-1 A3 DTD 02/21/2019 2.980% 12/20/2021	36256UAD0	254,249.66	AAA	Aaa	02/13/19	02/21/19	254,209.74	2.99	231.51	254,231.30	256,321.74
FORDL 2019-A A3 DTD 02/25/2019 2.900% 05/15/2022	34532FAD4	330,000.00	AAA	NR	02/20/19	02/25/19	329,974.19	2.90	425.33	329,986.36	333,463.42
NALT 2019-B A3 DTD 07/24/2019 2.270% 07/15/2022	65478LAD1	295,000.00	AAA	Aaa	07/16/19	07/24/19	294,983.24	2.27	297.62	294,989.48	299,596.69
VWALT 2019-A A3 DTD 10/04/2019 1.990% 11/21/2022	92867XAD8	220,000.00	AAA	NR	10/01/19	10/04/19	219,996.52	1.99	133.77	219,997.53	223,336.50
HART 2018-B A3 DTD 12/12/2018 3.200% 12/15/2022	44933AAC1	276,578.92	AAA	Aaa	12/04/18	12/12/18	276,575.60	3.20	393.36	276,577.03	281,366.22
HAROT 2018-4 A3 DTD 11/28/2018 3.160% 01/15/2023	43815AAC6	705,905.99	AAA	Aaa	11/20/18	11/28/18	705,800.46	3.16	991.41	705,845.43	719,755.16
TOYOTA AUTO RECEIVABLES OWNER DTD 11/07/2018 3.180% 03/15/2023	89231PAD0	320,000.00	AAA	Aaa	10/31/18	11/07/18	319,930.78	3.19	452.27	319,959.71	326,750.27
HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	120,000.00	AAA	NR	02/19/19	02/27/19	119,996.78	2.83	122.63	119,997.98	122,803.20
VALET 2018-2 A3 DTD 11/21/2018 3.250% 04/20/2023	92869BAD4	529,594.85	AAA	Aaa	11/15/18	11/21/18	529,572.60	3.25	525.92	529,581.58	541,049.67
CARMAX AUTO OWNER TRUST DTD 07/25/2018 3.130% 06/15/2023	14313FAD1	296,197.73	AAA	NR	07/18/18	07/25/18	296,157.36	3.13	412.04	296,174.74	301,933.30
HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	335,000.00	AAA	NR	04/03/19	04/10/19	334,955.91	2.66	396.04	334,970.64	342,329.80
NAROT 2018-C A3 DTD 12/12/2018 3.220% 06/15/2023	65478NAD7	775,000.00	AAA	Aaa	12/04/18	12/12/18	774,851.51	3.22	1,109.11	774,908.25	793,833.28
HAROT 2019-3 A3 DTD 08/27/2019 1.780% 08/15/2023	43815NAC8	190,000.00	AAA	Aaa	08/20/19	08/27/19	189,998.42	1.78	150.31	189,998.82	193,556.34



Managed Account Detail of Securities Held

For the Month Ending August 31, 2020

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	280,000.00	NR	Aaa	02/05/19	02/13/19	279,966.18	2.91	362.13	279,977.61	286,376.30
CARMAX AUTO OWNER TRUST DTD 10/24/2018 3.360% 09/15/2023	14315EAC4	285,000.00	AAA	NR	10/17/18	10/24/18	284,997.38	3.36	425.60	284,998.37	292,702.01
FORDO 2019-A A3 DTD 03/22/2019 2.780% 09/15/2023	34533FAD3	630,000.00	NR	Aaa	03/19/19	03/22/19	629,893.97	2.78	778.40	629,928.21	645,978.06
NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	515,000.00	NR	Aaa	02/05/19	02/13/19	514,921.98	2.90	663.78	514,947.88	528,373.57
COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	230,000.00	AAA	Aaa	05/21/19	05/30/19	229,953.40	2.51	256.58	229,966.55	235,589.44
GMCAR 2019-1 A3 DTD 01/16/2019 2.970% 11/16/2023	36256XAD4	411,505.28	NR	Aaa	01/08/19	01/16/19	411,459.73	2.97	509.24	411,475.06	420,016.98
FIFTH THIRD AUTO TRUST DTD 05/08/2019 2.640% 12/15/2023	31680YAD9	285,000.00	AAA	Aaa	04/30/19	05/08/19	284,937.36	2.65	334.40	284,955.31	291,628.44
HDMOT 2019-A A3 DTD 06/26/2019 2.340% 02/15/2024	41284WAC4	400,000.00	NR	Aaa	06/19/19	06/26/19	399,969.04	2.34	416.00	399,976.95	407,454.60
GMCAR 2019-2 A3 DTD 04/17/2019 2.650% 02/16/2024	36257FAD2	450,000.00	AAA	Aaa	04/09/19	04/17/19	449,963.37	2.65	496.88	449,973.80	460,257.98
CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	265,000.00	AAA	NR	04/09/19	04/17/19	264,972.92	2.68	315.64	264,980.51	273,128.85
VZOT 2019-C A1A DTD 10/08/2019 1.940% 04/22/2024	92348AAA3	555,000.00	AAA	NR	10/01/19	10/08/19	554,957.21	1.94	328.99	554,965.70	568,368.29
VZOT 2020-A A1A DTD 01/29/2020 1.850% 07/22/2024	92348TAA2	215,000.00	AAA	Aaa	01/21/20	01/29/20	214,974.82	1.85	121.53	214,978.14	220,815.08
COMET 2019-A2 A2 DTD 09/05/2019 1.720% 08/15/2024	14041NFU0	800,000.00	AAA	NR	08/28/19	09/05/19	799,798.56	1.73	611.56	799,838.94	821,487.20
HDMOT 2020-A A3 DTD 01/29/2020 1.870% 10/15/2024	41284UAD6	200,000.00	AAA	Aaa	01/21/20	01/29/20	199,956.38	1.87	166.22	199,961.85	204,196.52



Managed Account Detail of Securities Held

For the Month Ending August 31, 2020

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
TAOT 2020-C A3 DTD 07/27/2020 0.440% 10/15/2024	89237VAB5	320,000.00	AAA	Aaa	07/21/20	07/27/20	319,975.36	0.44	62.58	319,975.94	320,524.80
DCENT 2019-A3 A DTD 10/31/2019 1.890% 10/15/2024	254683CM5	330,000.00	NR	Aaa	10/24/19	10/31/19	329,929.12	1.89	277.20	329,941.10	340,601.02
BMWOT 2020-A A3 DTD 07/15/2020 0.480% 10/25/2024	09661RAD3	195,000.00	AAA	NR	07/08/20	07/15/20	194,985.28	0.48	15.60	194,985.73	195,524.30
CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	245,000.00	AAA	NR	01/14/20	01/22/20	244,951.93	1.89	205.80	244,957.92	252,298.26
HART 2020-B A3 DTD 07/22/2020 0.480% 12/16/2024	44933FAC0	310,000.00	AAA	NR	07/14/20	07/22/20	309,941.97	0.48	66.13	309,943.45	309,949.78
MBART 2020-1 A3 DTD 06/23/2020 0.550% 02/18/2025	58769VAC4	315,000.00	AAA	NR	06/16/20	06/23/20	314,975.40	0.55	77.00	314,976.41	316,473.00
VZOT 2020-B A DTD 08/12/2020 0.470% 02/20/2025	92290BAA9	500,000.00	NR	Aaa	08/04/20	08/12/20	499,895.00	0.47	124.03	499,896.27	499,982.15
WOART 2020-B A3 DTD 06/24/2020 0.630% 05/15/2025	98163WAC0	270,000.00	AAA	NR	06/16/20	06/24/20	269,978.83	0.63	75.60	269,979.65	271,289.63
Security Type Sub-Total		13,313,522.87					13,311,820.24	2.37	13,243.63	13,312,280.10	13,562,630.73
Managed Account Sub-Total		92,144,217.39					92,214,616.33	1.79	301,431.08	92,273,660.68	94,280,209.43
Securities Sub-Total		\$92,144,217.39					\$92,214,616.33	1.79%	\$301,431.08	\$92,273,660.68	\$94,280,209.43
Accrued Interest											\$301,431.08
Total Investments											\$94,581,640.51



Managed Account Security Transactions & Interest

For the Month Ending August 31, 2020

CITY OF ANTIOCH, CA - 04380500

Transaction Type			CUSIP	Par	Principal		Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description			Proceeds	Interest	Cost		Amort Cost	Method	
BUY											
07/23/20	08/05/20	MD ST TXBL GO BONDS DTD 08/05/2020 0.410% 08/01/2023	574193TP3	475,000.00	(475,000.00)		0.00	(475,000.00)			
07/30/20	08/06/20	CA ST DEPT WTR RES WTR SYS TXBL REV BNDS DTD 08/06/2020 0.414% 12/01/2023	13067WRA2	450,000.00	(450,000.00)		0.00	(450,000.00)			
08/04/20	08/12/20	VZOT 2020-B A DTD 08/12/2020 0.470% 02/20/2025	92290BAA9	500,000.00	(499,895.00)		0.00	(499,895.00)			
08/05/20	08/07/20	CREDIT SUISSE NEW YORK CERT DEPOS DTD 08/07/2020 0.520% 02/01/2022	22549L6F7	725,000.00	(725,000.00)		0.00	(725,000.00)			
08/17/20	08/19/20	HONEYWELL INTERNATIONAL CORPORATE NOTES DTD 08/19/2020 0.483% 08/19/2022	438516CC8	445,000.00	(445,000.00)		0.00	(445,000.00)			
08/19/20	08/21/20	FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	1,275,000.00	(1,273,699.50)		0.00	(1,273,699.50)			
08/21/20	08/25/20	BANK OF AMERICA CORP NOTES DTD 07/23/2018 3.864% 07/23/2024	06051GHL6	225,000.00	(245,362.50)		(772.80)	(246,135.30)			
08/25/20	08/26/20	FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	700,000.00	(698,936.00)		(24.31)	(698,960.31)			
Transaction Type Sub-Total				4,795,000.00	(4,812,893.00)		(797.11)	(4,813,690.11)			
INTEREST											
08/01/20	08/01/20	IBM CORP NOTES DTD 07/30/2012 1.875% 08/01/2022	459200HG9	325,000.00		0.00	3,046.88	3,046.88			
08/01/20	08/01/20	ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	325,000.00		0.00	2,731.81	2,731.81			
08/01/20	08/01/20	BOEING CO NOTES DTD 07/31/2019 2.300% 08/01/2021	097023CL7	130,000.00		0.00	1,495.00	1,495.00			
08/01/20	08/25/20	FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137FO3V3	171,916.40		0.00	404.87	404.87			
08/01/20	08/25/20	FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	375,000.00		0.00	848.75	848.75			
08/01/20	08/25/20	FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.355% 07/01/2022	3137AVXN2	360,000.00		0.00	706.50	706.50			



Managed Account Security Transactions & Interest

For the Month Ending August 31, 2020

CITY OF ANTIOCH, CA - 04380500

Transaction Type		Security Description	CUSIP	Par	Principal		Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds		Interest	Total	Cost	Amort Cost	Method
INTEREST											
08/01/20	08/25/20	FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2013 2.510% 11/01/2022	3137B1BS0	375,000.00	0.00		784.38		784.38		
08/01/20	08/25/20	FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/01/2021	3136B1XP4	253,856.64	0.00		760.67		760.67		
08/01/20	08/25/20	FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGQ4	485,120.59	0.00		921.73		921.73		
08/01/20	08/25/20	FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	192,182.45	0.00		512.97		512.97		
08/08/20	08/08/20	HONEYWELL INTERNATIONAL (CALLABLE) NOTE DTD 08/08/2019 2.150% 08/08/2022	438516BT2	165,000.00	0.00		1,773.75		1,773.75		
08/14/20	08/14/20	SOCIETE GENERALE NY CERT DEPOS DTD 02/19/2020 1.800% 02/14/2022	83369XDL9	875,000.00	0.00		7,656.25		7,656.25		
08/15/20	08/15/20	DCENT 2019-A3 A DTD 10/31/2019 1.890% 10/15/2024	254683CM5	330,000.00	0.00		519.75		519.75		
08/15/20	08/15/20	HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	335,000.00	0.00		742.58		742.58		
08/15/20	08/15/20	HDMOT 2020-A A3 DTD 01/29/2020 1.870% 10/15/2024	41284UAD6	200,000.00	0.00		311.67		311.67		
08/15/20	08/15/20	WOART 2020-B A3 DTD 06/24/2020 0.630% 05/15/2025	98163WAC0	270,000.00	0.00		141.75		141.75		
08/15/20	08/15/20	US TREASURY NOTES DTD 02/15/2019 2.500% 02/15/2022	9128286C9	2,800,000.00	0.00		35,000.00		35,000.00		
08/15/20	08/15/20	FIFTH THIRD AUTO TRUST DTD 05/08/2019 2.640% 12/15/2023	31680YAD9	285,000.00	0.00		627.00		627.00		
08/15/20	08/15/20	HAROT 2019-3 A3 DTD 08/27/2019 1.780% 08/15/2023	43815NAC8	190,000.00	0.00		281.83		281.83		
08/15/20	08/15/20	HART 2020-B A3 DTD 07/22/2020 0.480% 12/16/2024	44933FAC0	310,000.00	0.00		95.07		95.07		
08/15/20	08/15/20	TOYOTA AUTO RECEIVABLES OWNER DTD 11/07/2018 3.180% 03/15/2023	89231PAD0	320,000.00	0.00		848.00		848.00		
08/15/20	08/15/20	NAROT 2018-C A3 DTD 12/12/2018 3.220% 06/15/2023	65478NAD7	775,000.00	0.00		2,079.58		2,079.58		



Managed Account Security Transactions & Interest

For the Month Ending August 31, 2020

CITY OF ANTIOCH, CA - 04380500

Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	Method
INTEREST										
08/15/20	08/15/20	UNITED STATES TREASURY NOTES DTD 02/15/2020 1.375% 02/15/2023	912828Z86	4,250,000.00	0.00	29,218.75	29,218.75			
08/15/20	08/15/20	COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	230,000.00	0.00	481.08	481.08			
08/15/20	08/15/20	ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	280,000.00	0.00	679.00	679.00			
08/15/20	08/15/20	FORDL 2019-A A3 DTD 02/25/2019 2.900% 05/15/2022	34532FAD4	330,000.00	0.00	797.50	797.50			
08/15/20	08/15/20	CARMAX AUTO OWNER TRUST DTD 10/24/2018 3.360% 09/15/2023	14315EAC4	285,000.00	0.00	798.00	798.00			
08/15/20	08/15/20	COMET 2019-A2 A2 DTD 09/05/2019 1.720% 08/15/2024	14041NFU0	800,000.00	0.00	1,146.67	1,146.67			
08/15/20	08/15/20	HART 2018-B A3 DTD 12/12/2018 3.200% 12/15/2022	44933AAC1	300,000.00	0.00	800.00	800.00			
08/15/20	08/15/20	NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	515,000.00	0.00	1,244.58	1,244.58			
08/15/20	08/15/20	HDMOT 2019-A A3 DTD 06/26/2019 2.340% 02/15/2024	41284WAC4	400,000.00	0.00	780.00	780.00			
08/15/20	08/15/20	NALT 2019-B A3 DTD 07/24/2019 2.270% 07/15/2022	65478LAD1	295,000.00	0.00	558.04	558.04			
08/15/20	08/15/20	MBART 2020-1 A3 DTD 06/23/2020 0.550% 02/18/2025	58769VAC4	315,000.00	0.00	144.38	144.38			
08/15/20	08/15/20	CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	245,000.00	0.00	385.88	385.88			
08/15/20	08/15/20	FORDO 2019-A A3 DTD 03/22/2019 2.780% 09/15/2023	34533FAD3	630,000.00	0.00	1,459.50	1,459.50			
08/15/20	08/15/20	CARMAX AUTO OWNER TRUST DTD 07/25/2018 3.130% 06/15/2023	14313FAD1	316,568.51	0.00	825.72	825.72			
08/15/20	08/15/20	TAOT 2020-C A3 DTD 07/27/2020 0.440% 10/15/2024	89237VAB5	320,000.00	0.00	70.40	70.40			
08/15/20	08/15/20	CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	265,000.00	0.00	591.83	591.83			
08/15/20	08/15/20	MBALT 2018-B A3 DTD 11/20/2018 3.210% 09/15/2021	58769LAC6	522,238.01	0.00	1,396.99	1,396.99			



Managed Account Security Transactions & Interest

For the Month Ending August 31, 2020

CITY OF ANTIOCH, CA - 04380500

Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	Method
INTEREST										
08/15/20	08/15/20	FORDL 2018-B A3 DTD 09/21/2018 3.190% 12/15/2021	34531LAD2	218,691.36	0.00	581.35	581.35			
08/15/20	08/15/20	HAROT 2018-4 A3 DTD 11/28/2018 3.160% 01/15/2023	43815AAC6	740,000.00	0.00	1,948.67	1,948.67			
08/16/20	08/16/20	GMCAR 2019-2 A3 DTD 04/17/2019 2.650% 02/16/2024	36257FAD2	450,000.00	0.00	993.75	993.75			
08/16/20	08/16/20	GMCAR 2019-1 A3 DTD 01/16/2019 2.970% 11/16/2023	36256XAD4	437,158.31	0.00	1,081.97	1,081.97			
08/18/20	08/18/20	HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	120,000.00	0.00	283.00	283.00			
08/20/20	08/20/20	VALET 2018-2 A3 DTD 11/21/2018 3.250% 04/20/2023	92869BAD4	568,038.56	0.00	1,538.44	1,538.44			
08/20/20	08/20/20	VZOT 2020-A A1A DTD 01/29/2020 1.850% 07/22/2024	92348TAA2	215,000.00	0.00	331.46	331.46			
08/20/20	08/20/20	GMALT 2019-1 A3 DTD 02/21/2019 2.980% 12/20/2021	36256UAD0	270,000.00	0.00	670.50	670.50			
08/20/20	08/20/20	VWALT 2019-A A3 DTD 10/04/2019 1.990% 11/21/2022	92867XAD8	220,000.00	0.00	364.83	364.83			
08/20/20	08/20/20	GMALT 2018-3 A3 DTD 09/26/2018 3.180% 06/20/2021	36256GAD1	96,900.29	0.00	256.79	256.79			
08/20/20	08/20/20	VZOT 2019-C A1A DTD 10/08/2019 1.940% 04/22/2024	92348AAA3	555,000.00	0.00	897.25	897.25			
08/22/20	08/22/20	AMERICAN EXPRESS CO CORP NOTES DTD 02/22/2019 3.000% 02/22/2021	025816CB3	175,000.00	0.00	2,625.00	2,625.00			
08/23/20	08/23/20	BANK OF NY MELLON CORP CORP NOTES DTD 08/23/2019 1.950% 08/23/2022	06406RAK3	425,000.00	0.00	4,143.75	4,143.75			
08/25/20	08/25/20	BMWOT 2020-A A3 DTD 07/15/2020 0.480% 10/25/2024	09661RAD3	195,000.00	0.00	104.00	104.00			
08/25/20	08/25/20	TOYOTA MOTOR CREDIT CORP CORPORATE NOTES DTD 05/26/2020 1.350% 08/25/2023	89236THA6	500,000.00	0.00	1,668.75	1,668.75			



Managed Account Security Transactions & Interest

For the Month Ending August 31, 2020

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Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	Method
INTEREST										
08/26/20	08/26/20	NORDEA BANK ABP NEW YORK CERT DEPOS	65558TLL7	800,000.00	0.00	7,482.22	7,482.22			
08/26/20	08/26/20	DTD 08/29/2019 1.850% 08/26/2022								
08/26/20	08/26/20	SKANDINAV ENSKILDA BANK LT CD	83050PDR7	800,000.00	0.00	7,522.67	7,522.67			
		DTD 09/03/2019 1.860% 08/26/2022								
08/31/20	08/31/20	US TREASURY NOTES	9128282S8	3,050,000.00	0.00	24,781.25	24,781.25			
		DTD 08/31/2017 1.625% 08/31/2022								
Transaction Type Sub-Total				29,982,671.12	0.00	160,944.76	160,944.76			
PAYDOWNS										
08/01/20	08/25/20	FNA 2013-M7 A2	3136AEGO4	422.12	422.12	0.00	422.12	(2.63)	0.00	
		DTD 05/01/2013 2.280% 12/01/2022								
08/01/20	08/25/20	FNA 2013-M7 A2	3136AEGO4	559.17	559.17	0.00	559.17	(7.33)	0.00	
		DTD 05/01/2013 2.280% 12/01/2022								
08/01/20	08/25/20	FNA 2018-M5 A2	3136B1XP4	31,475.82	31,475.82	0.00	31,475.82	(626.08)	0.00	
		DTD 04/01/2018 3.560% 09/01/2021								
08/01/20	08/25/20	FHMS KP05 A	3137FKK39	336.31	336.31	0.00	336.31	0.00	0.00	
		DTD 12/01/2018 3.203% 07/01/2023								
08/01/20	08/25/20	FHMS KJ27 A1	3137FO3V3	4,588.14	4,588.14	0.00	4,588.14	0.11	0.00	
		DTD 11/01/2019 2.092% 07/01/2024								
08/15/20	08/15/20	MBALT 2018-B A3	58769LAC6	89,172.61	89,172.61	0.00	89,172.61	2.00	0.00	
		DTD 11/20/2018 3.210% 09/15/2021								
08/15/20	08/15/20	FORDL 2018-B A3	34531LAD2	53,784.49	53,784.49	0.00	53,784.49	4.54	0.00	
		DTD 09/21/2018 3.190% 12/15/2021								
08/15/20	08/15/20	CARMAX AUTO OWNER TRUST	14313FAD1	20,370.78	20,370.78	0.00	20,370.78	2.78	0.00	
		DTD 07/25/2018 3.130% 06/15/2023								
08/15/20	08/15/20	HART 2018-B A3	44933AAC1	23,421.08	23,421.08	0.00	23,421.08	0.28	0.00	
		DTD 12/12/2018 3.200% 12/15/2022								
08/15/20	08/15/20	HAROT 2018-4 A3	43815AAC6	34,094.01	34,094.01	0.00	34,094.01	5.10	0.00	
		DTD 11/28/2018 3.160% 01/15/2023								
08/16/20	08/16/20	GMCAR 2019-1 A3	36256XAD4	25,653.03	25,653.03	0.00	25,653.03	2.84	0.00	
		DTD 01/16/2019 2.970% 11/16/2023								
08/20/20	08/20/20	GMALT 2018-3 A3	36256GAD1	35,382.12	35,382.12	0.00	35,382.12	2.80	0.00	
		DTD 09/26/2018 3.180% 06/20/2021								



Managed Account Security Transactions & Interest

For the Month Ending **August 31, 2020**

CITY OF ANTIOCH, CA - 04380500

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale Method
Trade	Settle							Cost	Amort Cost	
PAYDOWNS										
08/20/20	08/20/20	GMALT 2019-1 A3 DTD 02/21/2019 2.980% 12/20/2021	36256UAD0	15,750.34	15,750.34	0.00	15,750.34	2.47	0.00	
08/20/20	08/20/20	VALET 2018-2 A3 DTD 11/21/2018 3.250% 04/20/2023	92869BAD4	38,443.71	38,443.71	0.00	38,443.71	1.61	0.00	
Transaction Type Sub-Total				373,453.73	373,453.73	0.00	373,453.73	(611.51)	0.00	
SELL										
08/05/20	08/07/20	CHARLES SCHWAB CORP NOTES DTD 05/22/2018 3.250% 05/21/2021	808513AW5	350,000.00	357,385.00	2,401.39	359,786.39	7,395.50	7,387.75	FIFO
08/05/20	08/07/20	HART 2018-A A3 DTD 04/18/2018 2.790% 07/15/2022	44891KAD7	84,140.56	85,034.55	143.46	85,178.01	906.66	899.77	FIFO
08/06/20	08/07/20	AMERICAN EXPRESS CO CORP NOTES DTD 02/22/2019 3.000% 02/22/2021	025816CB3	275,000.00	278,429.25	3,781.25	282,210.50	3,704.25	3,504.11	FIFO
08/20/20	08/21/20	CA ST TXBL GO BONDS DTD 04/25/2018 2.800% 04/01/2021	13063DGA0	845,000.00	858,198.90	9,201.11	867,400.01	13,165.10	13,191.87	FIFO
08/25/20	08/26/20	SWEDBANK (NEW YORK) CERT DEPOS DTD 11/17/2017 2.270% 11/16/2020	87019U6D6	500,000.00	502,355.06	3,152.78	505,507.84	2,355.06	2,355.06	FIFO
08/25/20	08/27/20	AMERICAN EXPRESS CO CORP NOTES DTD 02/22/2019 3.000% 02/22/2021	025816CB3	175,000.00	176,911.00	72.92	176,983.92	2,086.00	1,953.85	FIFO
Transaction Type Sub-Total				2,229,140.56	2,258,313.76	18,752.91	2,277,066.67	29,612.57	29,292.41	
Managed Account Sub-Total					(2,181,125.51)	178,900.56	(2,002,224.95)	29,001.06	29,292.41	
Total Security Transactions					(\$2,181,125.51)	\$178,900.56	(\$2,002,224.95)	\$29,001.06	\$29,292.41	

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 13, 2020

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Alexis Morris, Planning Manager *Amby Ch*

APPROVED BY: Forrest Ebbs, Community Development Director *FE*

SUBJECT: Resolution Authorizing the City Manager to Enter into a Contract with PlaceWorks for the Preparation of General Plan Policies and Zoning Ordinance Standards for Infill Housing

RECOMMENDED ACTION

It is recommended that the City Council adopt the resolution authorizing the City Manager to enter into a contract with PlaceWorks for the amount of \$288,000 for the Preparation of General Plan Policies and Zoning Ordinance Standards for Infill Housing.

FISCAL IMPACT

Funding for this work will be provided by the State of California SB2 Planning Grant Program Funds. The City of Antioch was awarded a grant in the amount of \$310,000. Staff time and PlaceWorks' time will be reimbursed by grant funds, which are distributed to grantees based on reimbursements of actual costs incurred and must be spent by the end of the grant term (June 30, 2022).

DISCUSSION

On November 12, 2019, the City Council authorized staff to apply for SB2 Planning Grant Program Funds in order to update the General Plan and Zoning Ordinance to create policies and development standards for infill, high density housing in targeted commercial areas where the General Plan currently does not allow housing. Grant activities will include: identifying the appropriate commercial areas for new housing; studying the viability of commercial areas previously identified only for retail development; validating existing commercial and office zoning where applicable; creating a new mixed-use zoning overlay district and development standards; creating objective design standards; and

documentation to comply with CEQA. The City of Antioch was awarded a \$310,000 grant on March 10, 2020.

In June 2020, Requests for Proposals were sent out to twelve planning consulting firms for the subject project for the preparation of General Plan Policies and Zoning Ordinance Standards for Infill Housing. The City received six responses from Dyett & Bhatia, M-Group, MIG, Mintier Harnish, PlaceWorks, and Urban Planning Partners. City staff conducted interviews with Dyett & Bhatia, MIG and PlaceWorks in September. Based on the submitted proposals and the interviews, PlaceWorks was selected as the best qualified firm.

Staff is requesting authorization to execute a contract with PlaceWorks with a budget not to exceed \$288,000. A copy of the proposal is included as Attachment "B".

ATTACHMENTS

- A. Resolution
- B. PlaceWorks Proposal

ATTACHMENT A

RESOLUTION NO. 2020/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH
PLACEWORKS FOR THE AMOUNT OF \$288,000 FOR THE PREPARATION OF
GENERAL PLAN POLICIES AND ZONING ORDINANCE STANDARDS FOR INFILL
HOUSING**

WHEREAS, on November 12, 2019, the City Council of the City of Antioch adopted a resolution authorizing application for, and receipt of, SB 2 Planning Grants program funds;

WHEREAS, on March 10, 2020, the City of Antioch was awarded \$310,000 in SB 2 Planning Grants funds; and

WHEREAS, the City of Antioch desires to enter into a contract with PlaceWorks for this project and for the Preparation of General Plan Policies and Zoning Ordinance Standards for Infill Housing for a not to exceed amount of \$288,000.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch authorizes the City Manager to enter into a contract with PlaceWorks for a total amount not to exceed \$288,000, in a form approved by the City Attorney.

* * * * *

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 13th day of October 2020 by the following vote:

AYES:

NOES:

ABSENT:

**ARNE SIMONSEN, MMC
CITY CLERK OF THE CITY OF ANTIOCH**

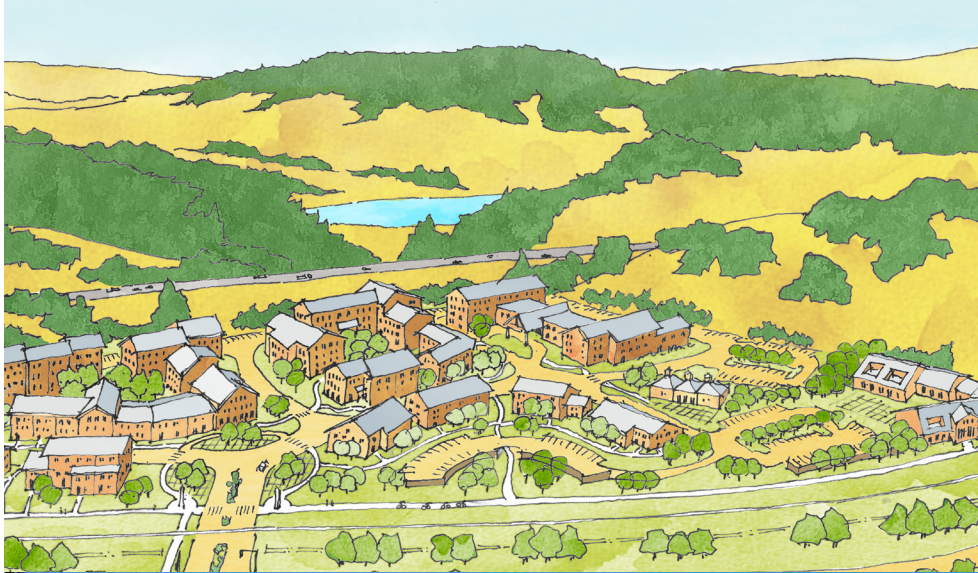
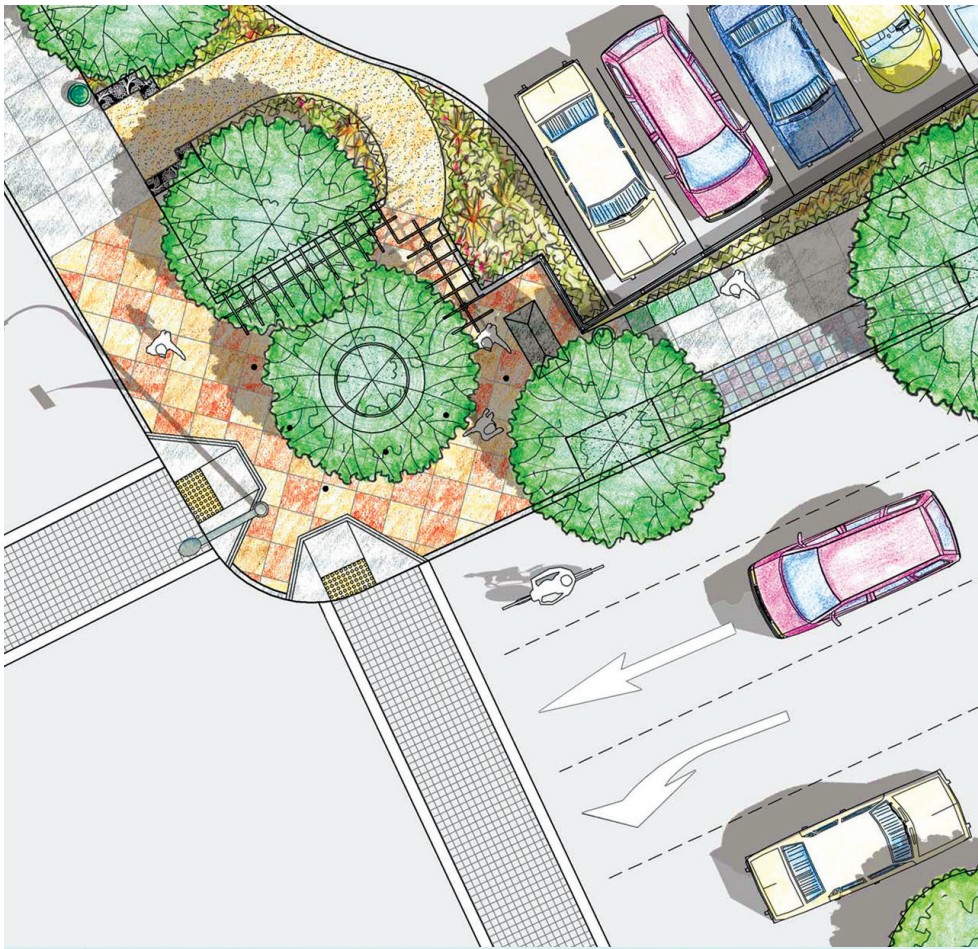
JULY 31, 2020

PROPOSAL FOR SERVICES

General
Plan Policies
and Zoning
Ordinance
Standards for
Infill Housing

for the
City of Antioch







July 31, 2020

Alexis Morris
Planning Manager
City of Antioch
PO Box 5007
Antioch, CA 94531-5007

**Re: Proposal to Prepare General Plan Policies and Zoning Ordinance Standards
for Infill Housing**

Dear Alexis:

Please accept the attached submittal as PlaceWorks' proposal to prepare General Plan Policies and Zoning Ordinance Standards for Infill Housing for the City of Antioch. Antioch is poised to provide much-needed housing, to redevelop outdated shopping centers, and to create new nodes of energy and activity throughout the community. However, recent experience with projects that propose to transform retail into residential development highlight the barriers to attaining these goals and the critical need for clear and effective standards.

The PlaceWorks team is uniquely qualified to help the City develop these new standards. PlaceWorks is one of the West's preeminent planning and design firms, serving both public- and private-sector clients throughout the state. We provide comprehensive planning, environmental review, urban design, landscape architecture, community outreach, and Geographic Information Systems (GIS) services. Our talented, multidisciplinary team thrives on working with communities like Antioch to tackle complex problems and develop workable solutions.

I will be Principal-in-Charge for this project. I am a registered architect, have a passion for infill development, and have completed many projects that create new opportunities for development that supports community goals in places similar to Antioch, as you will see in this proposal. Principal **Joanna Jansen** will be an advisor on this project and will direct the CEQA task. She has led more than a dozen General Plan updates and is also the Bay Area liaison between HCD and local jurisdictions for the SB2 planning grant program that is funding this work. Urban designer **Janet Chang** will be the project manager and lead the tasks to assess potential sites and will direct the graphic output of the team. She has worked on private and public development projects in Daly City, Healdsburg, Gilroy, and Concord.

To assist us we have selected two nimble and knowledgeable subconsultants who are frequent collaborators. **BAE Urban Economics** will assist with the feasibility assessment of transitioning older commercial properties into new mixed use and residential development. They have extensive experience assisting jurisdictions similar to Antioch with decision-making for land use economics. **W-Trans** will support staff and the consultant team in fielding traffic and parking



questions from neighbors and decisionmakers, provide analysis for the CEQA document, and advise on transportation-related issues that will affect the feasibility analysis.

We believe our team's experience in policy and urban design, our skill in working with clients and stakeholders, and our commitment to complete this project on time and on budget are exactly what Antioch needs.

Joanna Jansen is authorized to bind PlaceWorks and her signature is below. We confirm that this proposal is a firm offer for a 6-month period, and that the proposed work will be performed at the "not-to-exceed" price.

Please do not hesitate to contact me if you need more information. The PlaceWorks team looks forward to working with you on this interesting and challenging project.

Sincerely,
PLACEWORKS

Bruce Brubaker, LEED AP
Associate Principal
CA Registered Architect

Joanna Jansen, AICP, LEED AP
Principal

JULY 31, 2020
PROPOSAL FOR SERVICES

General Plan Policies and Zoning Ordinance Standards for Infill Housing

for the City of Antioch

Submitted By:

PlaceWorks

1625 Shattuck Avenue, Suite 300
Berkeley, California 94709
510.848.3815

In Association with:

BAE Urban Economics
W-Trans

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CONSULTANT TEAM QUALIFICATIONS

PlaceWorks
BAE Urban Economics
W-Trans

CHAPTER 1: INTRODUCTION

PlaceWorks understands the City of Antioch (City) is seeking a consultant to prepare amendments to General Plan policy as well as Zoning Code standards to incentivize and streamline development of new mixed-use or residential projects on older, underutilized commercial properties. The City also seeks to create Objective Development Standards that will give more certainty to project applicants as well as the community on what is expected of new development through the entitlement process. This project is funded by the Senate Bill (SB) 2 Planning Grants Program from the California Housing and Community Development Department (HCD) for projects that accelerate housing production.

KEY ISSUES AND APPROACH

PlaceWorks has had the opportunity to lead both private development projects and regulatory documents for local jurisdictions in many Bay Area communities similar to Antioch. We also have the honor of working with HCD as liaison to local jurisdictions to provide guidance to jurisdictions to ensure goals for the SB 2 program are met. Given our experience and knowledge at both the local and statewide levels, we believe the General Plan Policies and Zoning Ordinance Standards for Infill Housing project will need to address the following key issues:

Ensure High-Quality Development

Well-established norms around commercial and housing development are changing rapidly in California and throughout the U.S., as retail continues its shift away from older models and housing becomes a more critical need. This shift is compounded by the recent health and economic crisis caused by COVID-19. However, developments on commercial sites transitioning towards residential land use must be carefully designed if they are to ensure a high quality of life for new residents and make a positive contribution to Antioch's character.

The qualities that make Antioch an attractive place to live should be held up as goals for any new development. For residential developments on older commercial sites, if they are not designed well, they may end up looking like a residential project landed in a parking lot. High-quality development means there should be appropriate landscaped buffers, street connections that feel like walkable public streets, and buildings that have variety and interest suited to Antioch's specific East County context. PlaceWorks' designers will apply their knowledge and skills to create standards that will lead to attractive solutions on these sites.

PLACEWORKS

1625 SHATTUCK AVENUE, SUITE 300
BERKELEY, CALIFORNIA 94709
510 | 848.3815

SERVICES BY DISCIPLINE

COMMUNITY PLANNING

- Comprehensive Planning including General Plans, Specific Plans
- Housing Research and Analysis
- Transit-Oriented Development Planning
- Corridor Planning
- Infill Planning and Design
- Zoning and Form-Based Code
- Climate Action and Resiliency Planning
- Transferable Development Rights
- Community Engagement
- Municipal Services
- Geographic Information Systems
- Creative Media

ENVIRONMENTAL SERVICES

- CEQA/NEPA Documentation
- Third-Party Review
- Technical Studies, including Air Quality and GHG Emissions/Inventory, Noise, Traffic, Shade and Shadow
- Site Investigation
- Remedial Engineering Design
- Health Risk Assessment
- Regulatory Compliance

DESIGN

- Transit-Oriented Design
- Downtown Planning
- Design Standards/Guidelines
- Site Planning
- Large-Scale Planning and Design
- Strategic Plans

LANDSCAPE ARCHITECTURE

- Streetscape Design
- Parks and Trails Planning
- Urban Agriculture and Urban Forestry
- Stormwater Management Planning
- Evidence-Based Design

ECONOMICS

- Economic and Market Analysis
- Economic Development Planning
- Site Selection and Development
- Feasibility Studies

Critically Review Existing Standards

Antioch has a set of policies and standards that has served it well. However, we know that zoning codes are not often looked at critically from a usability perspective. A critical review can reveal opportunities for simplifying and streamlining. This is an important part of the Objective Standards approach.

PlaceWorks will do a comprehensive review of all relevant policies and standards, including Mixed-Use standards from the recent Downtown Specific Plan that may be applicable to commercial sites outside the downtown, and solicit input on the effectiveness of them from City staff and others. We aim to leverage our knowledge and expertise of zoning codes and best practices, including form-based codes, conventional zoning codes, and performance zoning.

Assess Feasibility

Aspirational design standards are meaningless if the projects can't get built. Moreover, transforming commercial sites to residential or mixed-use sites presents unique challenges. A key issue will be to review existing standards and adjust them to make development of these sites more feasible. This needs to be a careful process, because new development needs to respect the existing context and patterns of life in Antioch.

Aided by findings from BAE's economic work, PlaceWorks will hone in on and identify any standards that may be obstacles to redevelopment. In addition, our transportation consultant, W-Trans, will advise on best practices for parking standards. Any recommendations for changes will be reviewed with City staff prior to being discussed with stakeholders. If necessary, we have an optional task to review potential new standards with the Planning Commission and/or City Council in a study session. Any discussion about new standards will be framed by a comprehensive summary of trade-offs – positives and negatives – of making a change.

Leverage State and Regional Resources

In addition to the state funding available through the SB 2 program, HCD and Association of Bay Area Governments (ABAG) are partnering to provide technical assistance to cities in responding to the significant amount of recent housing legislation, including new requirements for project approvals conditioned on Objective Design Standards. PlaceWorks is leading HCD's consultant team providing technical assistance services; as part of that, we will be well-positioned to maximize the City's use of toolkits, model language, and other resources that HCD and/or ABAG generate. This will enable us to take advantage of state and regional knowledge-sharing to answer big-picture questions about legal requirements and best practices and to direct the maximum amount of SB 2 funding towards tailoring new standards, General Plan language, and zoning amendments to be Antioch-specific.

Engage Stakeholders

Key stakeholders in this project include property owners and developers. Property owners are likely to be cautious when thinking about investing in their properties, and potentially resistant to change. Developers are likewise going to be cautious about infill projects in Antioch. Although the Bay Area has many examples of redevelopment of older commercial sites, there are not many examples nearby.

For these reasons, PlaceWorks proposes to engage stakeholders with a transparent process centered around a feasibility analysis. We propose two meetings: At the first, we will review a site and market analysis with stakeholders and adjust the conclusions to respond to feedback. The second meeting will be to review our feasibility analysis and discuss potential ways to adjust policies and standards to improve project feasibility. Although we expect strong interest and engagement because we are focused on their interests, we will also make clear we are upholding the interests of the community in seeking quality development.

TEAM STRENGTHS

The following qualities of the PlaceWorks team make us ideally suited to implement the recommended approach described herein.

Development Project Experience

PlaceWorks has extensive experience in working with both public-sector and private-sector clients to prepare site and concept design plans for development proposals and feasibility analyses. From this work, we have knowledge of how developments interact with zoning ordinances and where barriers and opportunities exist. We will use our experience from our site planning projects and understanding of multifamily and mixed-use development types to inform this project, test what's feasible, and write standards that will ensure high-quality development.

Leadership in General Plans and Zoning

PlaceWorks has the distinction of having prepared more than 100 General Plans for communities throughout California, 18 of which have won awards at the local and state levels from the American Planning Association. Our team for this project includes Joanna Jansen, who has managed General Plan updates for more than a dozen communities and who taught this year's University of California (UC) Davis continuing and professional education course on *The General Plan in California*. Similarly, PlaceWorks has prepared zoning code updates for over a dozen communities throughout California. Our zoning codes are highly customized to each individual community, and we work closely with each client to identify the approach that will most effectively achieve the community's objectives. We understand Antioch is a community that values its existing built character highly, and we expect the General Plan policies and Zoning standards developed in this process will be highly tailored. Our extensive experience with General Plan policy writing

and Zoning Code preparation will enable us to ensure that new development standards are supported with clear, implementable guidance in these crucial regulatory documents.

Integrated Planning and Design

PlaceWorks has a breadth of expertise that includes comprehensive planning, zoning codes, urban design, active transportation, landscape architecture, and environmental review, staffed from our Berkeley office. We will bring all of this expertise to bear on the General Plan Policy and Zoning Ordinance Standards project. The interactive nature of our office means that we have open communication at all time between different disciplines, leading to a seamlessly integrated project.

Strong Project Management

On this project, we will be accountable primarily to the City, but we are aware that the City will also need to provide regular status updates to HCD, adding to the need for careful and persistent project management. All of PlaceWorks' projects, regardless of the size or scope, have significant principal-level involvement. Every PlaceWorks project has a designated principal-in-charge who is responsible for ensuring that all products are produced on-time, within budget, and meet the highest quality. For this project, Bruce Brubaker will be principal-in-charge. He has over 20 years of experience on infill, redevelopment, and revitalization projects in Northern California suburbs similar to Antioch. Joanna Jansen will be adding additional principal-level involvement to this project with an emphasis on General Plan coordination and environmental review.

Additionally, the project manager for this project is Janet Chang. Janet has a background and extensive experience in both planning and urban design, and has led the company's efforts in virtual community engagement. Janet will be responsible for day-to-day project management and for maintaining regular contact with the City and ensuring the project adheres to schedule and budget.

CHAPTER 2: SCOPE OF WORK

This chapter describes the scope of services to be completed by the PlaceWorks team for the General Plan Policies and Zoning Ordinance Standards for Infill Housing. To facilitate your review of this proposal, we have prepared a concise scope that emphasizes key components of our approach to this project.

We are flexible regarding the proposed scope of work and will work with you to prepare a more detailed scope when we enter into a contract. We also recognize that it may be necessary to alter the scope as the project progresses and would be happy to work with you to ensure the successful completion of the project.

A summary of the work program is presented in **Table 1**.

TABLE 1 WORK PROGRAM SUMMARY	
Task A: General Plan Policies and Zoning Ordinance Standards for Selected Sites	
A.1 General Plan Policies and Zoning Ordinance Standards for Selected Sites	A.3 Site Selection
A.2 Background Analysis	A.4 Development Feasibility
	A.5 General Plan Policies and Zoning Ordinance Standards
Task B: Objective Design Standards	
B.1 Objective Design Standards Initiation	
B.2 Draft Objective Design Standards	
Task C: Environmental Documents	
C.1 Environmental Review	
Task D: Approvals	
D.1 Adoption	

TASK A. GENERAL PLAN POLICIES AND ZONING ORDINANCE STANDARDS FOR SELECTED SITES

Task A1. Project Initiation

A1.1 Kick-Off Meeting

The PlaceWorks team will prepare for and attend a kick-off meeting through Zoom or another virtual platform to exchange information and initiate work on the project. Agenda items will include:

- Review of scope, schedule, and budget.
- Discuss project goals and expectations.
- Discuss proposed outreach strategy to stakeholders.

A1.2 Project Management

PlaceWorks will conduct project management tasks throughout the project, including overseeing schedule, budget, and staffing.

A1.3 Staff Check-in Meetings

PlaceWorks will work with City staff to establish regular check-ins and staff review periods. PlaceWorks will be available for calls and emails with City staff, including regular conference calls. We will remain in close collaboration with City staff throughout the project. These check-in meetings will not have formal meeting summaries, but follow-up tasks will be noted in a summary email.

Task A2. Background Analysis

A2.1 Potential Sites Basemap

Working with City staff, PlaceWorks will create a clear and user-friendly basemap for reference during stakeholder outreach and internal discussion. The map will identify potential infill residential or mixed-use sites for further study (i.e., underutilized commercial sites) and include annotations describing key characteristics for each site, such as size, current occupancy, existing surrounding land use, and transit vicinity.

A2.2 Policy Review

PlaceWorks will continue a thorough review of Antioch's General Plan, Zoning Ordinance, City standards, and Citywide Design Guidelines to understand the existing policy and design framework under which the City operates. These documents will be used as a reference to create new General Plan Policies, Zoning Ordinance standards, and Objective Design Standards Documents to help create new infill residential or mixed-use development. Documents to be reviewed include:

- 2003 Antioch General Plan
- Citywide General Plan 2017 Land Use Element Update
- Zoning Ordinance, including its Development Standards
- Citywide Design Guidelines Manual
- Downtown Specific Plan
- East Eighteenth Street Specific Plan
- East Lone Tree Specific Plan
- Hillcrest Station Area Specific Plan

A2.3 Potential Development Types Inventory

PlaceWorks will showcase examples of high-quality, successful residential and mixed-use development (both vertical and horizontal mixed-use) appropriate for potential development sites within Antioch. We will use elements of this inventory throughout the stakeholder outreach process to present potential solutions for infill housing. Each of the development types will include photos with a text summary of typical requirements such as height, density, setbacks, parking, and open space in an easy to understand format. In

a separate section we will also identify typical objective design standards that could be prescribed for each development type (e.g., related to massing, building articulation, landscaping, stepbacks, setbacks, etc.) to demonstrate “on the ground” outcomes of objective standards. The Inventory will be created as a PowerPoint presentation that may be added to during the planning process.

Task A3. Site Selection

A3.1 Stakeholder Meeting 1

PlaceWorks will work with City staff to identify appropriate stakeholders, such as developers and property owners, to participate in the site review and selection process for new infill residential or mixed-use development and eligible for new General Plan policies and zoning ordinance standards. The PlaceWorks team will conduct and serve as online host of a virtual Zoom stakeholder meeting to facilitate this discussion. The Potential Sites Basemap and Potential Development Types Inventory created in the previous task will be discussed in this meeting, with opportunities for stakeholder comment and discussion. It is assumed the City will be responsible for inviting and coordinating with stakeholders.

A3.2 Site Research

Following Stakeholder Meeting 1, PlaceWorks will conduct in-depth research of up to 10 selected sites to understand the potential for infill residential or mixed-use development. Research will include existing physical conditions, surrounding context, land use, zoning and development standards, and underlying or surrounding utilities. In anticipation of neighbor and decision-maker concerns about new development, W-Trans will review the 10 sites in terms of:

- Access and circulation issues in the site vicinity, including site distance and potential obstacles such as railroad crossings.
- Safety, including reported collision history for the most recent five-year period available.
- Historic peak-hour traffic data at nearby intersections and on nearby roadways if readily available.

PlaceWorks will conduct a site visit to assess site conditions and take photographs.

A3.3 Economic Profiles of Commercial Centers

BAE will prepare brief economic profiles of up to 10 commercial centers to be studied as part of the project. BAE’s economic profiles will focus on identifying the current function and vitality of the centers as retail shopping amenities adjacent neighborhoods and the surrounding community. The profiles will cover such factors as:

- Current assessed valuation and improvement to land-value ratio
- Total space, occupied space, and asking rents, as reported by CoStar
- Residential population density within 1-mile radius

- Qualitative evaluation of tenant mix and whether the center hosts key businesses, such as grocery stores, health care providers, childcare, or other essential community or social services
- Qualitative evaluation of shopping center physical condition and configuration, visibility and access, overall tenant mix, and relationship to surrounding land uses
- Qualitative evaluation of shopping center site characteristics in relation to supporting potential residential infill/redevelopment, including land use compatibility, access to jobs, schools, and community services

BAE will prepare a memo to present the profiles of the different centers, including recommendations for prioritizing commercial centers to accommodate housing and/or mixed-use, based on the considerations identified in the profiles. This prioritization may include recommendations for a combination of infill housing and retaining key existing commercial functions in a mixed-use setting as well as recommendations for complete removal of commercial uses and replacement with housing and/or new mixed-use development. BAE's recommendations for new housing and/or mixed-use will include recommendations on suitable housing and mixed-use types (e.g., multifamily rental, multifamily for sale, or single-family for sale).

A3.4 Opportunities and Constraints Memorandum

PlaceWorks will prepare a memorandum that summarizes work done in Task A3. It will present site research from Task A3.2, including a discussion of opportunities and constraints for each potential development site, as well as the commercial centers' economic profiles from Task A3.3. In addition, it will sort the development sites into a small number of groups or typologies that share similar characteristics. The typologies may consider the size of the site, the existing use of the site, or neighboring land uses. The results will inform the development of the feasibility analysis in the next task.

Task A4. Development Feasibility

A4.1 Mixed-use/Residential Development Feasibility Analysis

BAE will conduct conceptual feasibility analysis to evaluate the financial feasibility of developing housing and mixed use at commercial centers. BAE will prepare high-level financial feasibility pro-formas for up to three new residential and/or mixed-use project prototypes, such as multifamily rental apartments (market rate), multifamily rental apartments (affordable), for-sale townhouses, and multifamily over retail. BAE, PlaceWorks, and City staff will discuss options and confirm the three prototypes to be modeled. BAE will then estimate development costs (including site acquisition costs) and project development proceeds (i.e., rental income or sales revenue as appropriate) and determine whether projects would generate sufficient developer profit to attract developer interest. As a first step in the feasibility analysis, BAE will develop these prototype analyses with baseline cost and revenue assumptions generalized for Antioch. As a second step in the analysis, BAE will then use the prototype pro-forma models to assess the extent to which site factors at individual commercial centers would be likely to contribute to substantially better or worse feasibility outcomes for a given prototype as compared to the baseline prototype feasibility findings.

BAE will prepare a memo to document the financial feasibility analysis and findings. The memo will discuss the financial feasibility of various prototype residential and/or mixed-use developments and will identify the circumstances under which different prototypes would be feasible and/or identify necessary subsidies or assistance that would be necessary for projects to achieve feasibility. PlaceWorks will utilize the findings from the feasibility analysis, combined with the Profiles of Commercial Centers to inform the prioritization of commercial sites for housing and mixed-use development.

A4.2 Draft Feasibility Analysis Memorandum

The PlaceWorks team will complete a Draft Feasibility Analysis Memo that will provide a qualitative review of feasibility. The memo will summarize BAE's mixed-use/residential development feasibility analysis (Task A4.1), which reviews potential for development on different types of opportunity sites.

Following this high-level analysis, each of the up to 10 potential development sites will be discussed in more detail. Along with a summary of the feasibility for the site's group or typology, opportunities and constraints for the site will be listed and the potential impact on feasibility will be highlighted. For example, the analysis may state that utility upgrades will likely be needed to achieve the desired development on that particular site, which may reduce the feasibility of the project. W-Trans will provide a discussion of parking requirements, including an estimate of shared parking demand, recommendations for appropriate parking standards, and comparison of these recommendations to current City Code. W-Trans will also identify potential transportation improvements that could affect the cost or feasibility of new development.

The memo will conclude with highlights of the needed changes to existing policies or standards resulting from the feasibility analysis, which may include height limits, densities, or parking ratios.

A4.3 Stakeholder Meeting 2

The PlaceWorks team will host a second online stakeholder meeting to present the Draft Feasibility Analysis Memo to the stakeholder group from Task A3.1. The PlaceWorks team will seek input from stakeholders about the feasibility analysis and specific site findings as well as potential changes to policies or standards. This discussion will help guide the creation of future General Plan policies, zoning ordinance standards, and objective design standards appropriate for each of the sites or site typologies. The meeting will be summarized in a written summary to aid in future discussions with the Planning Commission or City Council.

A4.4 Final Feasibility Analysis Memorandum

The PlaceWorks team will make any modifications to the Draft Feasibility Analysis Memo based on City and stakeholder input received from Stakeholder Meeting 2. Working with City staff, we will use feedback solicited at Stakeholder Meeting 2 to guide the upcoming General Plan Policy, Zoning Ordinance Standards, and Objective Design Standards tasks.

A4.5 OPTIONAL: City Council/Planning Commission Study Session

PlaceWorks will present the Draft Feasibility Analysis Memo to one City Council, Planning Commission, or joint study session meeting for input. We will walk the Commission and/or Council through the site selection process, summarize the findings of the market review and feasibility analysis, and relate the salient points made at the stakeholder meeting.

Task A5. General Plan Policies and Zoning Ordinance Standards

A5.1 City Review Meeting

PlaceWorks will meet with City staff over Zoom or another online platform to discuss the project's progress thus far and how it should inform the creation of new General Plan policies and zoning ordinance standards for the infill residential or mixed-use development sites. PlaceWorks and City staff will review the Final Feasibility Analysis Memo together and discuss potential General Plan Policies and Zoning Ordinance Standards.

A5.2 Administrative Draft General Plan Policies and Zoning Ordinance Standards

PlaceWorks will create an administrative draft of new General Plan Policies and Zoning Ordinance Standards to guide infill residential development. The goal of the policies and standards will be to help incentivize and streamline quality residential and mixed-use development on underutilized commercial sites while maintaining community character and supporting state affordability and supply goals. We will develop policies and standards based on the 10 potential development sites, but, depending on the outcomes of the analysis, this guidance may be more broadly applicable to infill sites throughout Antioch.

A5.3 Draft General Plan Policies and Zoning Ordinance Standards

After one round of City comments on the Administrative Draft General Plan Policies and Zoning Ordinance Standards, PlaceWorks will make revisions to the administrative draft to create Draft General Plan Policies and Zoning Ordinances Standards to be presented to Planning Commission and City Council alongside the Objective Design Standards. We expect that this new content will be formally processed as a General Plan amendment and Zoning Ordinance amendment.

Task A Deliverables:

- Kick-Off Meeting Agenda and Summary; Revised Scope and Schedule (if needed)
- Potential Sites Basemap
- Potential Development Types Inventory PowerPoint Presentation
- Profiles of Commercial Centers Memorandum

- Stakeholder Meeting 1 agenda, meeting materials, and summary
- Opportunities and Constraints Memorandum
- Stakeholder Meeting 2 agenda, meeting materials, and summary
- Draft Feasibility Analysis Memo
- Final Feasibility Analysis Memo
- City Review Meeting agenda, meeting materials, and summary
- Administrative Draft General Plan Policies and Zoning Ordinance Standards
- Draft General Plan Policies and Zoning Ordinance Standards

TASK B. OBJECTIVE DESIGN STANDARDS

Task B1. Objective Design Standards Initiation

B1.1 Sample Text and Graphics

After developing Draft General Plan Policies and Zoning Ordinance Standards in the previous task, PlaceWorks will prepare sample text and graphics illustrating the format for the new residential and mixed-use Objective Design Standards. The text and graphics will be attractive, user-friendly, and succinct. They will likely include three-dimensional Sketchup models to depict key concepts like step-backs. If desired, the sample text and graphics may include the layout of text and graphics as a graphics-rich, user-friendly document created in Adobe InDesign.

B1.2 City Review Meeting

PlaceWorks will meet with City staff to review the sample text and graphics prepared in Task B1.1. City staff will provide PlaceWorks guidance on whether the sample text and graphics are appropriate and discuss any modifications that should be implemented for the Draft Objective Design Standards deliverable.

Task B2. Draft Objective Design Standards

B2.1 Administrative Draft Objective Design Standards

Using guidance from City staff in the previous task, the PlaceWorks team will develop objective design standards for residential and mixed-use development for the selected sites, using the regulatory format for the sites used in the General Plan policy and Zoning Ordinance standards, likely as a mixed-use overlay district. The Objective Design Standards will include a quantifiable series of standards written in text and supported by graphics, either photographs or illustrations. Examples of standards that may be illustrated include building setbacks or build-to lines, height at street frontage, height at abutting properties, street-level frontage requirements, upper-level street frontage massing, roof termination, required open space, parking location, and others. PlaceWorks is flexible about the approach to the creation of new objective design standards, and will work with the City to develop standards in keeping with the character of Antioch.

After one round of City comments on the Administrative Draft Objective Design Standards, PlaceWorks will make revisions to create Draft Objective Design Standards to be presented to Planning Commission and City Council for approval.

Task B Deliverables:

- Sample Text and Graphics
- City Review Meeting agenda and summary
- Administrative Draft Objective Design Standards
- Draft Objective Design Standards

TASK C. ENVIRONMENTAL DOCUMENTS

In this task, PlaceWorks will prepare a program-level environmental review document as required by the California Environmental Quality Act (CEQA).

We believe that allowing for the transition of commercial properties to residential or mixed use will not create new or substantially increased significant environmental effects and that therefore the most appropriate CEQA document is an Addendum to the 2003 General Plan Environmental Impact Report (EIR). The use of an Addendum builds on the investment in the General Plan made by the City, and significantly shortens the time period for consideration of the project. Provided that the City's decision to use an Addendum for this project is supported with substantial evidence on the record, the decision enjoys the same protection as the General Plan EIR if challenged. PlaceWorks will work with City staff to ensure that any relevant information from the Addendum is shared with the public as part of the hearings in Task D.

Most importantly, an Addendum allows the greatest proportion of available funding to go to the most critical project tasks: Understanding feasibility, tailoring development standards, and crafting General Plan and Zoning amendments to support transformation.

Task C1. Environmental Review

C1.1 Addendum

The PlaceWorks team will prepare an Addendum pursuant to CEQA Guidelines, Section 15164. The Addendum will cover the adoption of the General Plan policies, Zoning Ordinance amendments, and Objective Design Standards; it will not include project-level clearance for any sites or proposed projects. Although the specific sites where the potential new mixed-use overlay zone will be applied have not yet been determined, this scope assumes that all sites will include existing development and will be served by existing roadways, utilities, and services. This scope does not include site-specific studies.

Given that the sites are likely to be developed infill sites, we anticipate that topics such as construction-related impacts to air quality, noise, and water quality; protection of buried archeological or paleontological remains; and emergency vehicle access will be adequately mitigated by accepted best practices.

We know that traffic is a common concern for neighbors and decisionmakers. As part of the Addendum, W-Trans will evaluate the following:

- Net change in trip generation (daily and weekday a.m. and p.m. peak-hours)
- Identification of nearby bicycle and pedestrian facilities
- Identification of nearby transit services

Based on this data, PlaceWorks will prepare an air quality and greenhouse gas (GHG) emissions analysis in accordance with the Bay Area Air Quality Management District's (BAAQMD) CEQA Guidelines, as well as a qualitative evaluation of potential noise and vibration impacts for the construction and operation of multifamily and mixed-use projects.

PlaceWorks will provide an Administrative Draft Addendum following a format agreed upon with the City. Our default format for an Addendum follows the findings in Section 15162 rather than using an Initial Study. All impacts identified in the General Plan EIR will be reviewed in the context of the proposed changes. One administrative draft will be provided for review. The final draft of the Addendum will be used to support the CEQA determination during the hearing(s) for the proposed project.

C1.2 Senate Bill 18 Tribal Consultation

While an Addendum does not trigger the Assembly Bill (AB) 52 requirements for tribal consultation, all General Plan amendments must comply with SB 18. PlaceWorks will complete the Native American Heritage Commission (NAHC) online form requesting a tribal contact list. Using the addresses on the list from NAHC, PlaceWorks will draft letters to be placed on City letterhead to each of the tribes on the NAHC list inquiring whether they want consultation. Following the consultation meeting (or more typically, a conference call), PlaceWorks will provide the written outcome of the process and a record for the project. Completion of the SB 18 process is required prior to adoption of the General Plan amendments.

Task C Deliverables:

- Administrative Draft Addendum
- Screencheck Draft Addendum
- Public Review Draft Addendum
- Consultation request letters to each tribe identified by NAHC
- Written documentation of tribal consultation process and outcomes

TASK D. APPROVALS

Task D1. Adoption

D1.1 Planning Commission Hearing

PlaceWorks will attend a Hearing of the City of Antioch Planning Commission on the Draft General Plan Policies, Zoning Ordinance Standards, Objective Design Standards, and Environmental Review.

D1.2 City Council Public Hearing

PlaceWorks will attend a Hearing of the City of Antioch City Council on the Draft General Plan Policies, Zoning Ordinance Standards, Objective Design Standards, and Environmental Review.

D1.3 Final General Plan Policies and Zoning Ordinance Standards

The PlaceWorks team will coordinate with City staff to integrate comments from the public and elected officials into final General Plan Policies and Zoning Ordinance Standards illustrations for adoption by elected officials. It is assumed that any revisions will not be substantial.

D1.4 Final Objective Design Standards

The PlaceWorks team will coordinate with City staff to integrate comments from the public and elected officials into Final Objective Design Standards and accompanying graphics for adoption by elected officials. It is assumed that any revisions will not be substantial.

Task D Deliverables:

- Planning Commission and City Council Presentations
- Final General Plan Policies and Zoning Ordinance Standards
- Final Objective Design Standards

CHAPTER 3:

SCHEDULE

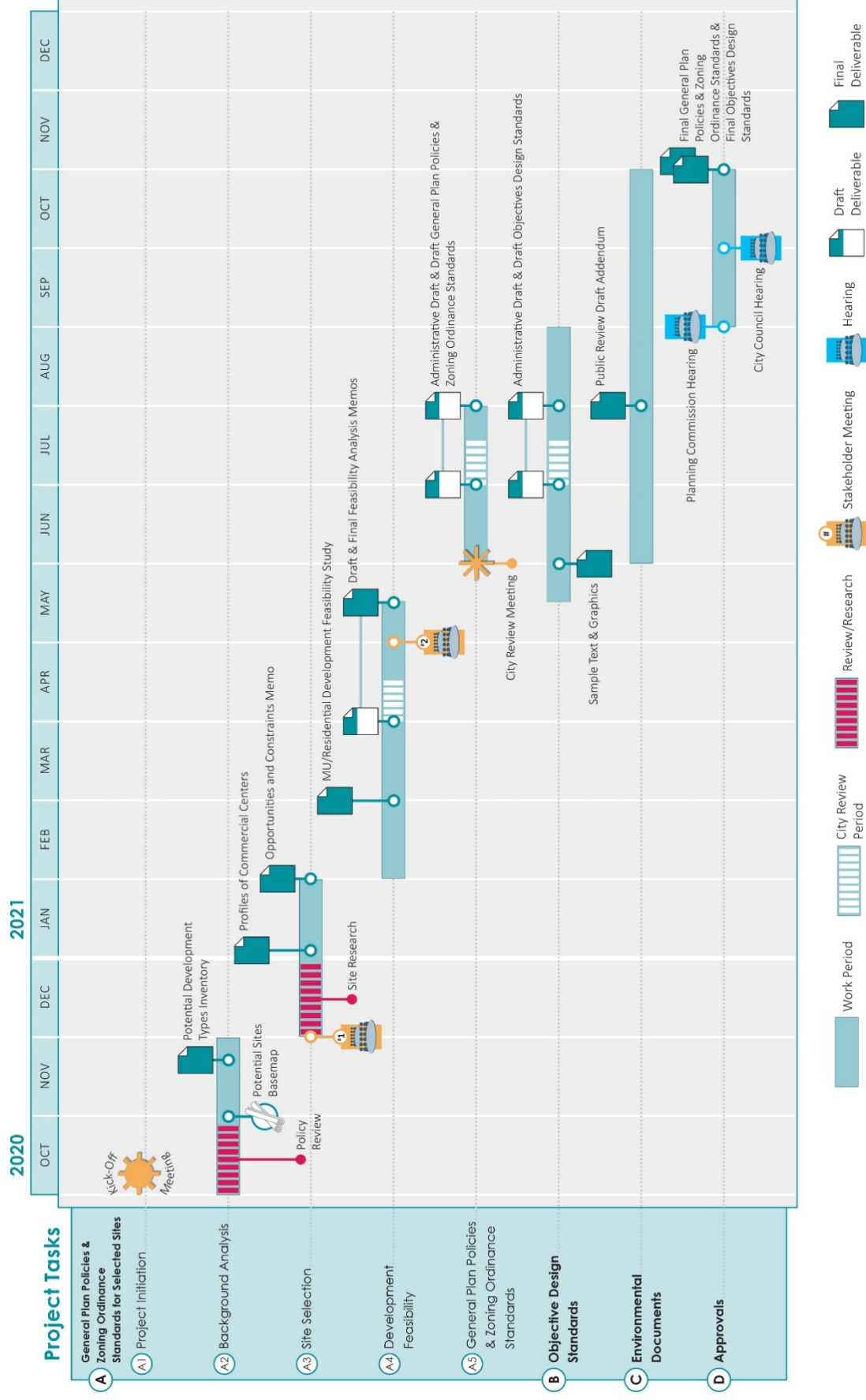
This chapter describes the products associated with PlaceWorks' work scope and the schedule by which each of these products will be completed. It also summarizes the meetings that PlaceWorks will attend for the project.

PlaceWorks proposed schedule for completion of the General Plan policies and Zoning Ordinance Standards for infill housing is shown in **Figure 1**. As shown in the schedule, we anticipate that the project can be completed by October 2021. We believe this schedule is in keeping with your needs and will achieve adoption well before the June 2022 deadline for SB 2 grant-funded activities, but we are happy to revise this schedule if necessary.

PlaceWorks has a strong track record in meeting project schedules and coordinating closely with its clients. Over years of managing similar projects, we have developed a variety of tools to keep projects on schedule and ensure that staff are well informed at all times:

- We maintain an up-to-date schedule throughout the project, to ensure that all team members are aware of upcoming meetings and product due dates.
- We stay in close, regular contact with staff and our subconsultants and document important decisions about the project in writing, which ensures that decisions are understood by all team members.
- We schedule project due dates for staff and subconsultants with adequate time for editing and formatting into finished reports.
- We limit subconsultants' payments to specific milestones, so as to ensure that progress on the project is commensurate with billings.

FIGURE 1 SCHEDULE



CHAPTER 4:

COST SCHEDULE

As shown in **Table 2**, the estimated cost to complete the scope of work described in this proposal is \$287,609.

Our cost table proposes a different allocation of costs among tasks than shown in the RFP because we believe an Addendum provides the appropriate level of coverage and offers significant efficiencies. HCD has said that costs can be reallocated differently among tasks than was shown in the approved grant application as long as the total grant amount is not exceeded; PlaceWorks can work with HCD to provide documentation of proposed changes to task budgets if needed.

PlaceWorks recommends planning for a contingency fund to cover any unforeseen out-of-scope work that might be necessary for the project. The cost table notes a proposed \$8,000 contingency that is not included in the total cost.

We are flexible regarding project costs and hope that you will not eliminate us from consideration on the basis of cost alone.

PlaceWorks bills for its work on a time-and-materials basis with monthly invoices.

ASSUMPTIONS

- Our cost estimate includes the meetings shown in Chapter 4. Additional meetings would be billed on a time-and-materials basis. Bruce Brubaker will attend all project meetings, stakeholder meetings, and other public hearings. BAE staff will attend the kick-off meeting and all stakeholder meetings.
- It is assumed that all meetings will be virtual and not require travel. We can attend Planning Commission or City Council hearings in person if it is safe to do so and in compliance with applicable local health orders.
- All products will be submitted to City of Antioch in electronic format, in native file format and/or as PDFs. Any printing costs will be billed at PlaceWorks actual cost.
- We will receive a single set of internally reconciled comments from the City on Administrative Draft documents and will provide a single round of revision each between the Screencheck and Public Review Draft documents. Additional drafts or multiple separate sets of comments may require a scope and budget amendment.

TABLE 2 COST ESTIMATE

		PLACEWORKS							SUBCONSULTANTS							
		BRUBAKER	CHANG	JANSEN	DEOKUIE	PlaceWorks		PlaceWorks 2% Office Expenses	PlaceWorks Total	Economics	Transportatio n	10% Markup			Subconsultan t Total	Total Task Budget
						Principal-in- Charge	Tech Team									
	Hourly Rate:	\$195	\$140	\$225	\$115	\$170	\$115									
TASK A1. Project Initiation																
1	Kick-off Meeting	3	8	3				14	\$48	\$2,428	\$1,433	\$0	\$143	\$1,576	\$4,004	
2	Project Management	16	42	8				66	\$216	\$11,016	\$0	\$0	\$0	\$0	\$11,016	
3	Staff Check-in Meetings	18	18	4				40	\$139	\$7,069	\$0	\$0	\$0	\$0	\$7,069	
	Task A1. Subtotal	37	68	15	0	0	0	120	\$403	\$20,513	\$1,433	\$0	\$143	\$1,576	\$22,089	
TASK A2. Background Analysis																
1	Potential Sites Basemap	1	4		12			17	\$43	\$2,178	\$0	\$0	\$0	\$0	\$2,178	
2	Policy Review	6	22	3				31	\$99	\$5,024	\$0	\$0	\$0	\$0	\$5,024	
3	Potential Development Types Inventory	6	32		18			56	\$154	\$7,874	\$0	\$0	\$0	\$0	\$7,874	
	Task A2. Subtotal	13	58	3	30	0	0	104	\$296	\$15,076	\$0	\$0	\$0	\$0	\$15,076	
TASK A3. Site Selection																
1	Stakeholder Meeting #1	8	28					36	\$110	\$5,590	\$1,263	\$0	\$126	\$1,389	\$6,979	
2	Site Research	16	44		12			72	\$213	\$10,873	\$0	\$16,920	\$1,692	\$18,612	\$29,485	
3	Profiles of Commercial Centers	2	4					6	\$19	\$969	\$16,330	\$0	\$1,633	\$17,963	\$18,932	
4	Opportunity and Constraints Memorandum	8	40	2	16			66	\$189	\$9,639	\$0	\$0	\$0	\$0	\$9,639	
	Task A3. Subtotal	34	116	2	28	0	0	180	\$531	\$27,071	\$17,593	\$16,920	\$3,451	\$37,964	\$65,035	
TASK A4. Development Feasibility																
1	Mixed-use/Residential Development Feasibility Analysis	2	4					6	\$19	\$969	\$10,210	\$0	\$1,021	\$11,231	\$12,200	
2	Draft Feasibility Analysis Memorandum	8	56	2	12	2		80	\$231	\$11,801	\$2,970	\$11,960	\$1,493	\$16,423	\$28,224	
3	Stakeholder Meeting #2	8	28					36	\$110	\$5,590	\$1,263	\$0	\$126	\$1,389	\$6,979	
4	Final Feasibility Analysis Memorandum	4	14		4			22	\$64	\$3,264	\$2,290	\$0	\$229	\$2,519	\$5,783	
	Task A4. Subtotal	22	102	2	16	2	0	144	\$424	\$21,624	\$16,733	\$11,960	\$2,869	\$31,562	\$53,186	
TASK A5. General Plan Policy and Zoning Ordinance Standards																
1	City Review Meeting	8	14	2				24	\$79	\$4,049	\$0	\$0	\$0	\$0	\$4,049	
2	Administrative Draft General Plan Policies and Zoning Ordinance Standards	16	42	8	4	4		74	\$239	\$12,179	\$0	\$0	\$0	\$0	\$12,179	
3	Draft General Plan Policies and Zoning Ordinance Standards	6	14	2	2	2		26	\$83	\$4,233	\$0	\$0	\$0	\$0	\$4,233	
	Task A5. Subtotal	30	70	12	6	6	0	124	\$401	\$20,461	\$0	\$0	\$0	\$0	\$20,461	
TASK B1. Objective Design Standards Initiation																
1	Sample Text and Graphics	2	22		8			32	\$88	\$4,478	\$0	\$0	\$0	\$0	\$4,478	
2	City Review Meeting	4	10					14	\$44	\$2,224	\$0	\$0	\$0	\$0	\$2,224	
	Task B1. Subtotal	6	32	0	8	0	0	46	\$132	\$6,702	\$0	\$0	\$0	\$0	\$6,702	
TASK B2. Draft Objective Design Standards																
1	Administrative Draft Objective Design Standards	12	52		68			132	\$349	\$17,789	\$0	\$0	\$0	\$0	\$17,789	
2	Draft Objective Design Standards	4	16		20			40	\$106	\$5,426	\$0	\$0	\$0	\$0	\$5,426	
	Task B2. Subtotal	16	68	0	88	0	0	172	\$455	\$23,215	\$0	\$0	\$0	\$0	\$23,215	
TASK C1. Environmental Review																
1	Addendum	4	12	52		92	108	268	\$844	\$43,064	\$0	\$11,120	\$1,112	\$12,232	\$55,296	
2	SB 18 Tribal Consultation		4		2	4		10	\$34	\$1,724	\$0	\$0	\$0	\$0	\$1,724	
	Task C1. Subtotal	4	16	54	0	96	108	278	\$878	\$44,788	\$0	\$11,120	\$1,112	\$12,232	\$57,020	
TASK D. Adoption																
1	Planning Commission Hearing	6	12	6				24	\$84	\$4,284	\$0	\$0	\$0	\$0	\$4,284	
2	City Council Hearing	6	12	6				24	\$84	\$4,284	\$0	\$0	\$0	\$0	\$4,284	
3	Final General Plan Policies and Zoning Ordinance Standards	2	18	2				22	\$67	\$3,427	\$0	\$0	\$0	\$0	\$3,427	
4	Final Objective Design Standards	2	10		10			22	\$59	\$2,999	\$0	\$0	\$0	\$0	\$2,999	
	Task D1. Subtotal	16	52	14	10	0	0	92	\$294	\$14,994	\$0	\$0	\$0	\$0	\$14,994	
	Labor Hours Total	178	582	102	186	104	108	1260								
	Labor Dollars Total	\$34,710	\$81,480	\$22,950	\$21,390	\$17,680	\$12,420		\$3,814	\$194,444	\$35,759	\$40,000		\$83,334	\$277,778	
	PlaceWorks Percent of Total Labor	14%	46%	8%	15%	8%	9%									
EXPENSES																
	PlaceWorks Reimbursable Expenses														\$181	
	Subconsultants' Reimbursable Expenses														\$1,650	
	EXPENSES TOTAL														\$1,831	
TASK A. GENERAL PLAN POLICIES AND ZONING ORDINANCE STANDARDS FOR SELECTED SITES SUBTOTAL																
TASK B. OBJECTIVE DESIGN STANDARDS SUBTOTAL																
TASK C. ENVIRONMENTAL DOCUMENTS SUBTOTAL																
TASK D. APPROVALS SUBTOTAL																
CONTINGENCY																
GRAND TOTAL																
OPTIONAL TASK 4.5: City Council/Planning Commission Study Session																

CHAPTER 5: RELEVANT QUALIFICATIONS

GENERAL PLAN UPDATES

With nearly a dozen principal-level General Plan practitioners throughout California, PlaceWorks' portfolio of General Plan projects and expertise is unparalleled. As shown in **Figure 2**, PlaceWorks has the distinction of having prepared more than 100 General Plans for communities throughout California, 18 of which have won awards at the local and state levels from the American Planning Association. The blue shaded areas on the map indicate countywide general plans. The breadth of our experience includes small and large urbanized cities as well as rural, suburban, and unincorporated communities. We also have a broad range of experience in coastal, mountain, valley, and desert communities throughout the state. Our staff members are frequent speakers on the General Plan process, requirements, and best practices.

ZONING CODE UPDATES

PlaceWorks has prepared zoning code updates for jurisdictions throughout California. Our zoning codes are highly customized to each individual community, and we work closely with each client to identify the approach that will most effectively achieve the community's objectives. We aim to incorporate best practices and innovative tools from all approaches to zoning, including form-based codes, conventional zoning codes, and performance zoning. We have prepared zoning code updates or zoning amendments for dozens of communities in California.

OBJECTIVE DEVELOPMENT STANDARDS

Through our work with HCD in leading the statewide SB 2 Technical Assistance program, the PlaceWorks team is in the process of developing a sample template of Objective Design Standards for jurisdictions to customize to meet their unique needs. These standards include recommended zoning text, illustrations, and definitions to enable the agency to use them as a complete package, or take relevant portions. As a web-based toolkit, it will be regularly updated with links to adopted examples facilitating a peer-to-peer discussion between agencies addressing similar issues.

We've also prepared Objective Development Standards for numerous Bay Area cities, including Pacifica, San Mateo, and Menlo Park.

FIGURE 2 GENERAL PLAN EXPERIENCE



HOUSING ELEMENT UPDATES

PlaceWorks has provided housing services since 1988. We have prepared housing elements, analyses of impediments to fair housing, strategic plans, pro formas, housing demand studies, and video productions. PlaceWorks has also received numerous awards from the state chapter and local sections of the American Planning Association.

PlaceWorks staff bring decades of work supporting local agencies HCD compliance. We have extensive experience working with HCD—completing over 100 certified Housing Elements since 2008, the vast majority of which were certified after a single round of review. We also have considerable expertise with preparing inclusionary housing ordinances, analyses of impediments to fair housing choice, consolidated plans, annual action plans, housing condition, and income surveys as well as acting as an extension to local staff to help with housing element implementation and annual housing element report submittal to HCD.

PlaceWorks understands that each community has unique housing conditions and challenges and understands the complex regulatory requirements that accompany the housing element certification process. We use our experience and knowledge to work with local governments to gain an understanding of each community's unique housing needs and strategies in order to produce a user-friendly housing element. We have extensive experience with preparing housing elements for small and large cities and counties, as well as for urban and rural communities.

ENVIRONMENTAL REVIEW

In addition to our urban planning and design practice, PlaceWorks is also one of the West Coast's leading environmental planning firms, providing environmental documentation for public- and private-sector clients. We have over four decades of experience in environmental planning and science, bringing technical expertise and a long-term perspective in shaping responses to the dynamic state and federal regulatory environment. Our in-house environmental planners, scientists, and attorneys have handled projects of every size, type, and complexity, including large-scale comprehensive plans, specific developments, infrastructure, and implementation projects.

PlaceWorks has prepared hundreds of legally sound CEQA and National Environmental Policy Act (NEPA) documents throughout our firm's history. This includes Categorical Exemptions, Negative Declarations, Mitigated Negative Declarations, Initial Studies, Environmental Assessments, Statutory Worksheets, Environmental Impact Reports and Statements (EIR/EIS), Addendums, Supplemental and Focused EIRs/EISs, and Findings of No Significant Impact (FONSI). Through this work, we have continued to hone our approach to best meet the needs of our clients and adhere to the allotted budget and schedule.

Our environmental team includes a full staff of scientists and engineers who offer technical analysis in air quality and GHG emissions, noise, vibration, acoustics, biological resources, geology and soils, hydrology and water quality, and traffic.

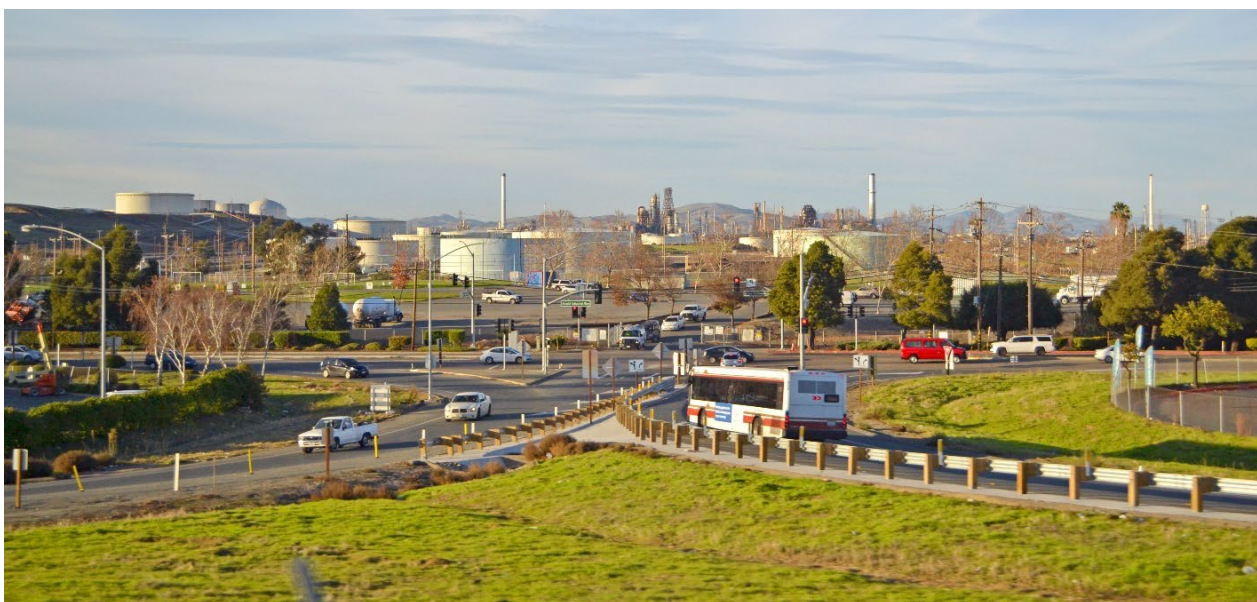
CHAPTER 6: RELEVANT EXPERIENCE

PLACEWORKS

General Plan/Zoning/Feasibility

General Plan Update, Climate Action Plan, Zoning Support, and Environmental Impact Report for Contra Costa County

Contra Costa County, in the San Francisco Bay Area, is a large and diverse county, encompassing farms and orchards, intact historic communities, high-density transit-oriented neighborhoods, suburban subdivisions, and extensive natural open space. Guiding development and conservation across this diverse landscape is challenging given the age of the County's existing General Plan, which is still replete with the data, attitudes, and assumptions of the 1970s and 1980s. The County's Zoning Code is even older, with major components that have been in place since the 1940s. This General Plan and Zoning Code Update, led by Joanna Jansen, is an opportunity to significantly streamline both documents and improve their accessibility and usability. The updated documents, along with a parallel Climate Action Plan, will reflect present-day issues like sustainability, resilience, and public health, while carrying forward enduring themes of compact growth, agricultural preservation, and economic vitality that remain strongly supported by Contra Costa County voters. The update process is organized around focused planning in dozens of distinct communities, and includes over 80 public meetings throughout the county, as well as online engagement tools to reach far-flung residents. PlaceWorks will also prepare a programmatic EIR covering the updated General Plan, Climate Action Plan, and Zoning Code. The project will conclude with clear statements of the County's vision for its future and simplified and responsive regulations for development, contained in both a graphically rich print version of the General Plan and an interactive online Plan to maximize access and understanding.



Vacaville General Plan Update, EIR, and Energy and Conservation Action Strategy for the City of Vacaville



Surrounded by the farms and ranches of rural Solano County, the City of Vacaville has long been a bedroom community to both the Bay Area and Sacramento, thanks to its location midway between the two metropolitan areas. Like Antioch residents, residents in Vacaville enjoy the community's family-friendly reputation, ties to an agricultural past, and connections to nature. A key task of the General Plan Update, led by Joanna Jansen, was exploring alternative uses for aging, vacant shopping centers along commercial arterials throughout the city. Based on market analysis by BAE, PlaceWorks developed land use and design alternatives for six shopping centers that contemplated different amounts and mixes of residential, retail, and office development. As part of an extensive public process to discuss the pros and cons of the proposed land use changes, PlaceWorks prepared visual simulations of how mixed-use redevelopment and associated streetscape improvements might look. In the final updated General Plan, two of the shopping centers retained their commercial designation, three were redesignated to mixed use, and one was designated with a combination of commercial and high density residential designations. To support redevelopment, PlaceWorks prepared a new Mixed Use designation for the City that allowed both horizontal and vertical mixed use, as well as new General Plan policies addressing both residential and commercial design. In 2016, PlaceWorks and the City were recognized by APA California through an Award of Excellence in the category of Hard Won Victories at both the local section and State levels.

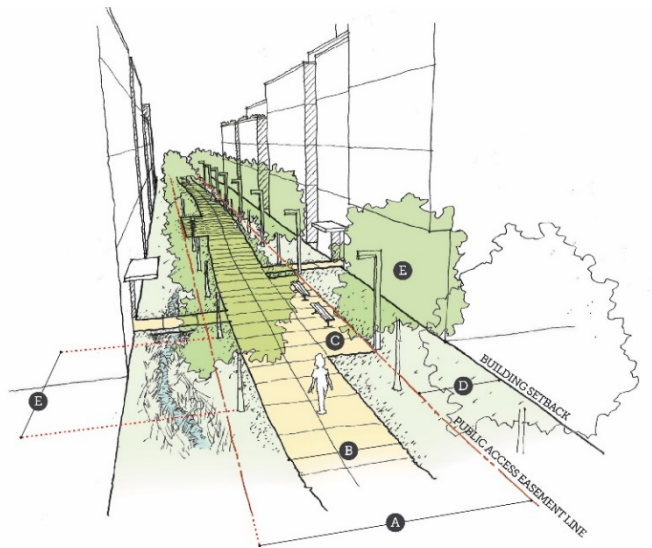
Winfield Site Planning and Analysis for the Santa Clara Valley Water District

PlaceWorks, as subconsultant to BAE Urban Economics, prepared planning-level site feasibility studies for the Santa Clara Valley Water District (SCVWD). PlaceWorks conducted capacity studies of both SCVWD-owned parcel and a Santa Clara Valley Transportation Authority (VTA)-owned parcel, totaling 11.6 acres, that are directly adjacent to the Almaden VTA light-rail station. Our services included preparing site plans and researching zoning regulations and development standards. We prepared several planning-level site concept options studying various scales and combinations of multifamily housing, medical office, retail, and storage on the site, including calculating unit counts, parking counts, open space areas, and heights. BAE incorporated the site concept options into the Site Development Options Report. Though this work, PlaceWorks demonstrated the ability to conduct site feasibility studies seeking to achieve high densities and use while meeting local zoning requirements.



General Plan and Zoning Update for the City of Menlo Park

PlaceWorks led an update of the Land Use and Circulation Elements and drafting of new zoning regulations for the historically industrial M-2 area that has been rapidly transitioning with development of the Facebook headquarters and research and development (R&D) uses. The Zoning Ordinance update included new office, life sciences, and residential mixed-use districts intended to encourage investment in a live/work/play environment that fosters sustainability and active transportation. The project included provision of community benefits, especially for the Belle Haven neighborhood between U.S. Highway 101 and the San Francisco Bay, with incentives to promote high-quality design for new development. The innovative suite of community outreach included double-decker bus tours, a mobile app, interactive online surveys, educational symposia, General Plan Advisory Committee, and focus groups, with a total of 65 public meetings. The zoning update also included market feasibility analysis to support development incentives and regulations.



Gilroy High-Speed Train Station Visioning Project for the City of Gilroy

The California High-Speed Rail Authority proposed to build a high-speed train station in Gilroy on the track segment linking San Jose and Merced. PlaceWorks led the first phase of the project to identify the Gilroy community's preferred alignment for the train through Gilroy, a preferred station location, and a preliminary station design. The project evaluated two potential alignments and station sites, in Downtown and East Gilroy, each with two potential vertical track configurations. Using an extensive and multilingual outreach process, including sophisticated tools such as photo-realistic visual simulations, PlaceWorks helped Gilroy's residents understand the implications of each proposed alignment and station site. We also worked with the community to identify multiple visions for each potential station site, and then conducted a detailed analysis of each one. Finally, PlaceWorks helped Gilroy's residents to develop their preferred, consensus-based vision, which will ultimately become the City's recommendation to the High-Speed Rail Authority.

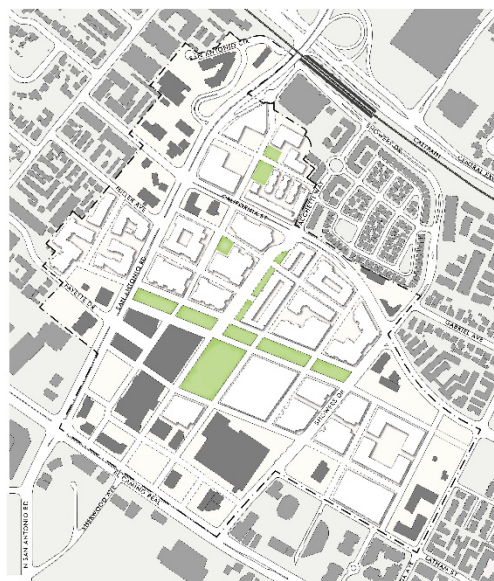
North Entry Area Plan for the City of Healdsburg

PlaceWorks is working with the City of Healdsburg to create an area plan for a 30-acre property at the north entry of the city. This highly visible location was the site of a historic mill but is now cleared of all structures. PlaceWorks assessed the site's existing conditions, including physical attributes and regulatory characteristics. Working with City staff, property owners, and community members, PlaceWorks created vision concept alternatives for the site, which were refined into a preferred alternative to guide the development of the Area Plan. PlaceWorks also prepared development standards and guidelines tailored for the rural nature of the site. These included standards for a mix of land uses, site access, views to and from the site, topography, architecture, and landscape.



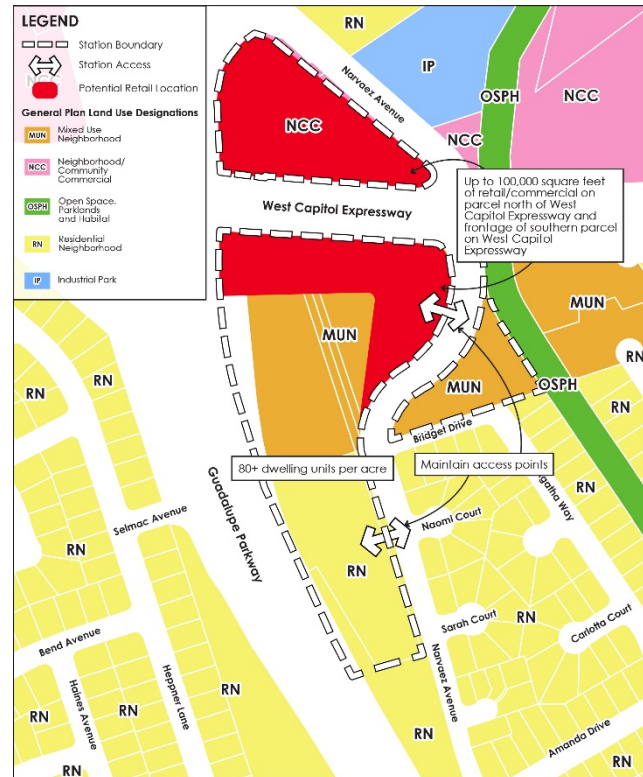
San Antonio Precise Plan and EIR for the City of Mountain View

PlaceWorks prepared the Precise Plan to guide the future redevelopment of the San Antonio Shopping Center and surrounding area, located between the San Antonio Caltrain Station and El Camino Real. Based on an established vision and policy guidance in the recently updated General Plan, the goal of the project was to weave the auto-oriented shopping mall back into the urban fabric and develop a transit-oriented, accessible, and cohesive mixed-use district. PlaceWorks worked closely with the City of Mountain View to create a village center by enhancing the mixture of new residential and commercial uses; providing pedestrian, bicycle, and transit connections; guiding the design of new development; and creating new community open spaces. Shortly after the plan's adoption, half of the project area was purchased by the developers of Santana Row and will begin redevelopment in keeping with the plan's recommendations and required public benefits.



Transit-Oriented Development (TOD) Entitlement and Environmental Clearance for the Santa Clara Valley Transportation Authority (VTA)

PlaceWorks is assisting VTA's Joint Development Portfolio program by preparing site plans, land use plans, and environmental reports for seven light-rail station park-and-ride sites throughout Santa Clara County. The sites will be developed with multifamily housing and complementary retail space to achieve mutual goals of increased transit ridership, affordable housing, and expansion of multimodal transportation options. Three of the seven sites require General Plan amendments, one requires rezoning, and three sites can be processed as Signature Projects, whereby the City has already applied Urban Village designations to accommodate higher-density transit-oriented development. PlaceWorks is conducting facilitation to help City staff in conveying complex concepts related to this set of intertwined mixed-use developments.



Objective Development Standards

Objective Standards and Housing Element Implementation for the City of Pacifica

PlaceWorks is supporting City staff efforts to increase the local housing supply at all income levels, including by promoting the development of accessory dwelling units (ADUs) on single-family residential parcels throughout Pacifica. High-priority near-term actions include amending the zoning ordinance to streamline ADU production, providing homeowners with guides to facilitate construction of ADUs, and identifying properties for targeted outreach to encourage ADUs. PlaceWorks also has produced an objective standards checklist for the City to expedite housing development, including ADUs. As part of the effort, PlaceWorks led the preparation of objective standards for the City's policy documents. As part of a logical, transparent update process, we developed detailed tables in which objective standards in 2017 legislation, existing subjective City policy, and PlaceWorks' recommended objective revisions are laid out row by row. This process allowed staff and elected officials to better understand the disconnect between new laws and historic, discretionary language.



Objective Standards Review and Update for the City of San Mateo

In addition to leading the current General Plan update, which is focusing on how to increase the housing supply in San Mateo through ADU production and mixed-use, multifamily transit-oriented development, PlaceWorks is producing an objective standards checklist for the city. The background report for the checklist includes numerous potential zoning and design guideline updates to streamline and expedite housing production, including ADUs, by removing uncertainties in the review and approval process that currently are identified as an impediment to ADU production.



Multifamily Design Standards and Guidelines for the City of Wildomar

The Multifamily Residential Design Standards and Guidelines are intended to provide developers, builders, and architects with a clear statement of the desired architectural and site design characteristics for new multifamily residential development in Wildomar. Developed to comply with recent state legislation mandating objective standards for residential projects, the standards and guidelines are intended to establish a strong, consistent design image and direction that reflects the desires, aspirations, and vision of the City of Wildomar. The standards and guidelines are structured to create an easily understandable document using accessible language and imagery to convey architectural and site planning concepts. Precedent images, descriptive text, and illustrative diagrams are used to communicate the essential features of each architectural style. Additional treatments to heighten visual interest and design integrity are noted as well. The intent of these standards, working in concert with objective Commercial Design Standards and Guidelines developed by PlaceWorks and adopted in 2019, is to establish a baseline of quality and uniformity to enhance the area's built environment.

BAE URBAN ECONOMICS

Sacramento Central City Specific Plan for the City of Sacramento

BAE served as the housing and economics subcontractor for this assignment to prepare a Specific Plan and design guidelines, Historic Resource Survey, and EIR for the City of Sacramento. This work is a key program to implement the Downtown Housing Initiative, which aims to provide 10,000 new places to live within the central city area, in 10 years. BAE's work included an in-depth housing market analysis, including detailed projections of housing demand by income level, by tenure, and by household size. BAE's work also included case studies of central city housing development in five peer cities across the U.S., examining housing production levels and the local policies and programs that supported increases in central city housing supplies. BAE also



prepared a housing cost development comparison for Sacramento and peer cities; identifying key factors and opportunities for the City of Sacramento to facilitate cost effective development of higher density housing. BAE assisted ESA in drafting recommendations for a holistic set of housing and economic policies and actions that would encourage and support robust central city housing production for households at all income levels. This project included extensive community outreach, including developer/stakeholder focus group sessions and community outreach events. Companion work commissioned by the Capitol Area Development Authority (CADA) and the City of Sacramento included more detailed analysis of downtown workforce housing demand, including a worker survey that attracted over 4,000 individual responses, and interviews with key central City multifamily property managers regarding worker household demand and issues surrounding preservation of older Class B/C apartment properties as sources of moderate-priced housing. This plan won a Statewide Award of Excellence in Planning from the California Chapter of the American Planning Association.

Heart of Fairfield Specific Plan for the City of Fairfield

BAE served as the economics subconsultant for the Heart of Fairfield Specific Plan. BAE's work included a comprehensive background assessment that analyzed economic and demographic trends and conditions within the Heart of Fairfield Specific Plan Area, along with comparisons to the City of Fairfield as a whole and the greater Bay Area Region. BAE's work identified the unique characteristics of the Plan Area, including the Downtown and West Texas sub-areas,



and the real estate market niches that Plan Area developments serve. BAE estimated near and long-term residential and commercial land use demand for the area, and also conducted pro-forma financial analysis to evaluate the development feasibility of different prototype development projects that reflect long-term Plan Area goals for infill and revitalization. BAE also conducted a fiscal impact analysis that identified likely General Fund service cost increases, offsetting increases in General Fund revenues, and fiscal surpluses that could be reinvested in the Plan Area to help fund proposed Plan Area public improvements that would support long-term buildout. As part of the analysis of potential implementing funding opportunities, BAE prepared projections of the tax increment revenues that the Plan Area could generate with the formation of an Enhanced Infrastructure Financing District (EIFD). BAE also contributed to Specific Plan strategies that provide a roadmap for actions that the City can take to implement the Plan, including preparation of an affordable housing and anti-displacement strategy.

Vacaville General Plan Update for the City of Vacaville

BAE served as the economics subconsultant to PlaceWorks for the Vacaville General Plan Update. BAE prepared a series of background reports to help inform the development of General Plan alternatives. The background studies included: Population, Employment and Housing; Downtown Housing Opportunities; Regional Competitive Positioning; and Neighborhood Retail Center Revitalization. These memos documented current conditions and recent trends in the City of Vacaville and then evaluated prospects for change during the General Plan time horizon,



identifying important implications for the General Plan Update to consider. The Downtown Housing Opportunities analysis evaluated the potential to bring infill housing to the City’s downtown area and the Neighborhood Retail Center Revitalization analysis specifically focused on aging retail centers and considered their potential for redevelopment, including infill housing. BAE then evaluated General Plan alternatives for responsiveness to anticipated market opportunities and constraints, and evaluated economic viability based on anticipated infrastructure requirements. The Vacaville General Plan Update won a statewide award of excellence from the California American Planning Association.

W-TRANS

Shadelands Gateway Specific Plan and EIR for the City of Walnut Creek

The Shadelands Gateway Specific Plan is a mixed-use land use plan with a grocery store, office, retail and restaurant space, and senior residential housing on a 25-acre site along Ygnacio Valley Road. W-Trans developed circulation concepts to accommodate bicyclists and pedestrians, protect adjacent neighborhoods, and incorporate trip-reduction strategies. Working through an iterative process with City staff and an Advisory Committee, a preferred land use plan was adopted. The EIR transportation analysis prepared by W-Trans addressed the preferred land use plan as well as alternatives, including issues associated with site access and design, impacts to the local and regional transportation network, consistency with City of Walnut Creek and Contra Costa Transportation Authority (CCTA) transportation policies, mobility concepts and parking strategies, and multi-modal analysis.



Belmont Village Specific Plan for the City of Belmont

The Belmont Village Specific Plan covers approximately 80 acres surrounding the Caltrain Station at the intersection of El Camino Real and Ralston Avenue. The Village area was designated a “Priority Development Area,” or PDA, by the Metropolitan Transportation Commission and ABAG; thus, it has been identified for future growth because of its proximity to transit, jobs, shopping, and other services and its potential to support new housing and employment near transit. Residents in the Belmont community have confirmed their vision for the Village as a vibrant, mixed-use town center through the General Plan Update process and through the City’s 2003 visioning process. The land uses and regulations for the Village area date back to 1990, when the first Downtown Specific Plan was adopted. W-Trans worked with the project team and City staff to develop an updated plan that addresses the area’s challenges, potential, policies and implementation strategies so that



the community's vision for the Village is realized. W-Trans developed circulation concepts, parking alternatives, pedestrian and bicycle amenities, and conducted analyses of several development alternatives for the environmental documentation.

Dell Avenue Area Plan and EIR for the City of Campbell

For this 80-acre project in south Campbell, W-Trans assisted PlaceWorks in the development of the plan's circulation elements and prepared the EIR's transportation analysis. Among the key elements of the plan are the extension of the Vasona light-rail transit line to Los Gatos, with stations at either end of the site, access and circulation from Winchester Boulevard, and incorporation of bicycle and pedestrian amenities that connect the site to Los Gatos Creek Park.

CHAPTER 7:

KEY TEAM MEMBER SUMMARY

PlaceWorks has assembled a highly qualified team to prepare the Antioch General Plan Policies and Zoning Ordinance Standards. This chapter describes the qualifications of the key personnel that will be assigned to the project.

Resumes for the key staff identified below are included in the appendix at the end of this proposal. Additional materials are available upon request.

PLACEWORKS

Key Staff

Bruce Brubaker, LEED AP, Associate Principal, will serve as principal-in-charge and will ensure that all products are produced on-time, on-budget, and meet the highest standards of quality. Additionally, he will be available to facilitate public workshops and critical meetings throughout the process. Bruce has spent over 25 years shepherding urban design and architecture projects from conceptual designs through construction for public, commercial, and residential projects. His work has ranged in scale from regional blueprint plans to detailed multimodal street design projects. He is very interested in the middle scale of station area plans, downtown plans, and neighborhood plans, and he brings his understanding of the very small and the very big to the careful, complicated work of developing visions that generate excitement while being feasible in the real world. Bruce is well known for innovative planning and design work on transit-oriented development projects in northern and southern California, and he is an accomplished practitioner of the principles of Crime Prevention Through Environmental Design (CPTED). Bruce applies sustainable design principles to architectural projects that include energy efficiency, use of renewable and recycled materials, and healthy building principles. In addition, he is a highly collaborative facilitator and has successfully forged consensus in numerous public workshop settings. He is certified as a charrette planner by the National Charrette Institute and has led several projects incorporating multiday design charrettes for local and regional governments. Bruce served as principal-in-charge of the *San Antonio Precise Plan and EIR* for the City of Mountain View and the *Healdsburg North Entry Area Plan*.

Joanna Jansen, AICP, LEED AP, Principal, will serve as an advisor to the PlaceWorks team. Joanna oversees PlaceWorks' comprehensive planning practice in Northern California. She is committed to intensive hands-on involvement in all aspects of the projects she directs, from policy creation to meeting agendas to environmental review. Joanna leads both General Plans and General Plan EIRs has a particular expertise in skillfully managing integrated processes to ensure a streamlined flow of work and avoid surprises during the CEQA process. Joanna has also prepared several Addenda to General Plan EIRs, including to cover zoning changes and Climate Action Plans that implement the newly-updated

General Plan. Joanna is currently overseeing the *Contra Costa County General Plan Update*, and is serving as the San Francisco Bay Area Regional Liaison for the Senate Bill 2 Technical Assistance program.

Janet Chang, AICP, Associate, will serve as project manager and will be responsible for the day-to-day management of the project, as well as for maintaining regular contact with City staff, coordinating with subconsultants, and attending all project meetings. Janet is recognized for her ability to think both creatively and analytically about projects and for her skills in design, plan writing, community outreach and engagement, workshop facilitation, and project management. She has a strong understanding of placemaking and strives toward fostering vibrant communities that encourage compact development and multimodal accessibility. She has a background in both planning and urban design, and has extensive experience on projects that require both disciplines. Janet has worked on public and private development projects that require analysis of opportunity sites and developing design and development standards, including in Healdsburg, Gilroy, Concord, and Daly City. She was the project manager for the *Healdsburg North Entry Area Plan*, *Downtown Gilroy Station Area Plan*, the *Concord Naval Weapons Station Specific Plan*, and is currently managing a private master plan development in Daly City. She also has experience in the public sector as a planner at the City of Piedmont, helping property owners, architects, and contractors navigate the City's zoning code, design guidelines, and development review process.

Pranjali Deokule, Project Urban Designer, will assist with site design, development analysis and graphic production, as well community outreach and facilitation. Pranjali is an adaptable, creative, and energetic professional who brings valuable skills from architecture and urban planning disciplines to any project. She focuses on architecture and urban planning, with an emphasis on urban design, planning and geographic information system (GIS) application. She has experience working on a variety of transportation planning and bike and pedestrian analysis projects, including complete streets projects, long-range active transportation plans, Bicycle and Pedestrian Master Plans, and complete streets design guidelines. Aside from her planning and design skills, Pranjali is recognized for her software skills, commitment to high-quality graphic and written products, and timely completion of projects. She is experienced in providing planning support services for a number of cities.

BAE URBAN ECONOMICS

Key Staff

Matt Kowta, Managing Principal, will serve as BAE's principal in charge for this assignment. Matt brings over 25 years of experience in economic analysis supporting housing-related projects in Northern California communities. This includes housing needs assessments and strategies, housing-focused Specific Plans, infill housing strategies, Housing Elements, and other related studies. He is experienced with projects in Eastern Contra Costa County, including several projects for the City of Brentwood. He is currently working as part of the PlaceWorks team on the General Plan Update for Contra Costa County.

Aaron Nousaine, Associate Principal, will serve as BAE’s project manager for this assignment. Aaron brings over 10 years of experience providing economic analysis in support of housing production in diverse communities including Davis, Stockton, Tahoe/Truckee, and San Francisco and as part of the Contra Costa County General Plan Update. Aaron will coordinate BAE’s day-to-day work with the rest of the General Plan project team and will manage BAE’s supporting staff in collecting, compiling, and analyzing data to support the infill housing study. He will collaborate with Matt Kowta in developing key recommendations and participating in key meetings and presentations.

Matt Fairris, Senior Associate, will play a key staff support role for this assignment. Beginning with BAE as an analyst, he has advanced through multiple roles at BAE while also earning his Master’s degree. He provides economic research and analysis and financial modeling, including work supporting BAE’s role as the economics subconsultant for the Heart of Fairfield Specific Plan. He has also worked on housing-related issues as part of the Placer County Housing Development Strategy, the Sacramento Central City Specific Plan, and General Plan Updates in Stockton, Lathrop, Truckee, and Sacramento, among others.

Miki Kobayashi, Analyst, will also provide staff support for this project. As an analyst with BAE, Miki has supported many key projects with research and analysis, including housing market research and feasibility analysis for projects in diverse locations, such as Stockton, Contra Costa County, Truckee, Sacramento, and Los Banos.

W-TRANS

Key Staff

Mark Spencer, PE, Senior Principal, is a manager of the Oakland office, focuses on traffic analysis for multidisciplinary projects, and excels at community engagement. He is registered in California as a Traffic Engineer. Mark holds a B. Eng. in Civil Engineering from McGill University and a Master’s in Civil Engineering from the University of California at Berkeley. He has been working as a consultant in the Bay Area since 1990, and joined W-Trans in 2011. His work includes managing a wide array of transportation planning projects, from EIRs and Specific Plans to parking studies and neighborhood traffic management plans. He is often invited to present projects before community forums and elected officials, and is recognized for his ability to present technical topics to both general and professional audiences. When asked what he does for a living, Mark will typically respond that, through transportation, he works to make communities better, safer, and more livable. He also enjoys his role in mentoring and training staff.

Mark has been an active member of ITE since he was a Student Chapter President “back in the day” and then as an elected officer in the San Francisco Bay Area Section. He was Chair of the 2010 ITE Western District Annual Meeting in San Francisco, and was elected to the Western District Board in 2014. He is the International Director-Elect of the ITE Western District, was an Executive Board Member of the ITE International Transportation Consultants Council, and was on the Technical Review Panel for the most recent ITE Parking Generation Manual. Mark has presented papers at ITE and TRB Meetings on

topics ranging from ITS to Parking Guidance Systems and Americans with Disabilities Act (ADA) Training for Professionals.

Kenny Jeong, PE, Traffic Engineer, manages traffic engineering studies and provides technical support for transportation improvement projects. He is registered in California as a Traffic Engineer. Kenny received his Bachelor's in Civil and Environmental Engineering from San Jose State University in 2001. The Bay Area native began his consulting career immediately following graduation, contributing on Plans, Specifications, and Estimates and traffic analysis reports for roadway improvement projects across the Bay Area. Kenny has a broad range of experience that includes working on multijurisdictional projects evaluating traffic operations using micro-simulation, roundabout analysis and planning, conducting traffic impact studies, and reviewing school circulation issues.

CHAPTER 8:

CITY'S CONSULTANT CONTRACT

PlaceWorks has reviewed the City's standard consultant contract and proposes the following modifications:

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES

5.1. CONSULTANT shall, to the fullest extent permitted by law, indemnify, defend (with counsel acceptable to the CITY) and hold harmless CITY, and its employees, officials, volunteers and agents ("Indemnified Parties") from and against any and all losses, claims, damages, costs and liability arising out of any personal injury, loss of life, damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent arising out of or resulting from the negligent performance of this Agreement by CONSULTANT, its officers, employees, agents, volunteers, subcontractors or sub-consultants, excepting only liability arising from the sole negligence, active negligence or intentional misconduct of CITY.

CHAPTER 9: BILLING STRUCTURE

PlaceWorks' billing structure is detailed in our fee schedule included as **Table 3**.

TABLE 3 – FEE SCHEDULE	
PLACEWORKS	RATE/HOUR
Joanna Jansen, Principal	\$225
Bruce Brubaker, Associate Principal	\$195
Janet Chang, Associate	\$140
Pranjali Deokule, Project Planner	\$115
BAE URBAN ECONOMICS	RATE/HOUR
Matt Kowta, Managing Principal	\$310
Aaron Noursaine, Associate Principal	\$270
Matt Fairris, Senior Associate	\$195
Miki Kobayashi, Analyst	\$100
W-TRANS	RATE/HOUR
Mark Spencer, Senior Principal	\$280
Kenny Jeong, Traffic Engineer	\$160

CHAPTER 10: REFERENCES

This chapter identifies clients for whom PlaceWorks has provided services that are similar to those described in the City's RFP.

REFERENCE:	WILL NELSON , SENIOR PLANNER
AGENCY:	CONTRA COSTA COUNTY
ADDRESS:	30 MUIR ROAD, MARTINEZ, CA 94553
CONTACT INFO:	925.674.7791 WILLIAM.NELSON@DCD.CCCOUNTY.US

REFERENCE:	DEANNA CHOW , SENIOR PLANNER
AGENCY:	CITY OF MENLO PARK
ADDRESS:	701 LAUREL ST., MENLO PARK, CA 94025
CONTACT INFO:	650.330.6733 DMCHOW@MENLOPARK.ORG

REFERENCE:	PAUL SPENCE , COMMUNITY DEVELOPMENT DIRECTOR
AGENCY:	CITY OF LIVERMORE
ADDRESS:	1052 S. LIVERMORE AVE., LIVERMORE, CA 94550
CONTACT INFO:	925.960.4450 PRSPENCE@CI.LIVERMORE.CA.US

REFERENCE:	JESSIE O'MALLEY SOLIS , SENIOR REAL ESTATE AGENT
AGENCY:	SANTA CLARA VALLEY TRANSPORTATION AUTHORITY
ADDRESS:	3331 NORTH FIRST STREET, SAN JOSE, CA 95134
CONTACT INFO:	408.321.5950 JESSIE.THIELEN@VTA.ORG

REFERENCE:	MAYA DEROSA , PLANNING AND BUILDING DIRECTOR
AGENCY:	CITY OF ST. HELENA (PREVIOUSLY WITH THE CITY OF HEALDSBURG)
ADDRESS:	1572 RAILROAD AVENUE, ST. HELENA, CA 94574
CONTACT INFO:	707.968.2659 MDEROSA@CITYOFSTHELENA.ORG

RESUMES



BRUCE BRUBAKER, LEED AP

Associate Principal

Bruce has spent over 25 years shepherding urban design and architecture projects from conceptual designs through construction for public, commercial, and residential projects. His work has ranged in scale from regional blueprint plans to detailed multimodal street design projects. He is very interested in the middle scale of station area plans, downtown plans, and neighborhood plans, and he brings his understanding of the very small and the very big to the careful, complicated work of developing visions that generate excitement while being feasible in the real world. Bruce is well known for innovative planning and design work on transit-oriented development projects in northern and southern California, and he is an accomplished practitioner of the principles of Crime Prevention Through Environmental Design (CPTED).

Bruce applies sustainable design principles to architectural projects that include energy efficiency, use of renewable and recycled materials, and healthy building principles. In addition, he is a highly collaborative facilitator and has successfully forged consensus in numerous public workshop settings. He is certified as a charrette planner by the National Charrette Institute and has led several projects incorporating multiday design charrettes for local and regional governments. Prior to joining PlaceWorks, Bruce was an associate with the architecture and urban design firm Lyndon/Buchanan Associates and had his own practice, Yellow Studio, focused on sustainable design.

HIGHLIGHTS OF EXPERIENCE

URBAN DESIGN - TOD PLANS

- » Millbrae Station Area Specific Plan, Millbrae CA
- » Ventura/Kings Canyon Corridor Revitalization Project, Fresno County CA
- » Gilroy High Speed Train Vision Plan, Gilroy CA
- » Bergamot Area Plan, Santa Monica CA
- » Fresno Southwest Specific Plan and Program EIR, Fresno CA
- » West Downtown Walnut Creek Specific Plan and EIR, Walnut Creek CA
- » Ravenswood/Four Corners Specific Plan and EIR, East Palo Alto CA
- » Hillsdale Station Area Plan, San Mateo CA
- » Upland Downtown Specific Plan, Upland CA
- » Southeast Greenway GPA, Rezoning, and EIR, Santa Rosa CA
- » Bay Fair BART Station Area Improvement Plan, San Leandro CA
- » Area Two Concept Plan, Newark CA
- » Santa Rosa Downtown Station Area Specific Plan, Santa Rosa CA

URBAN DESIGN - DOWNTOWN PLANS

- » Ceres Downtown Specific Plan and EIR, Ceres CA
- » West Broadway Urban Village Specific Plan, Seaside CA

URBAN DESIGN - NEIGHBORHOOD/AREA PLANS

- » San Antonio Precise Plan, Mountain View CA
- » Suisun City Development Feasibility Analysis, Suisun City CA
- » Kentfield College Avenue Vision Plan, Kentfield CA

EDUCATION

- » Master of Architecture, University of California, Berkeley
- » Residential Course, International Laboratory for Architecture and Urban Design, Siena, Italy
- » BS, Architecture, California Polytechnic State University, San Luis Obispo

REGISTRATIONS

- » California Registered Architect
#C22756

CERTIFICATIONS

- » Leadership in Energy and Environmental Design Accredited Professional

AFFILIATIONS

- » US Green Building Council
- » Urban Land Institute
- » Congress for the New Urbanism

Team member since 2006

- » Point Arena Action Plan, Mendocino County CA
- » Southwest Chico Neighborhood Plan, Chico CA
- » California Avenue Master Plan, Fresno CA
- » Downtown Gilroy High-Speed Rail Station Area Plan, Gilroy CA
- » Laytonville Traffic Calming and Downtown Revitalization: Planning for a Livable Community, Mendocino County CA

URBAN DESIGN - SITE PLANS/STREETScape/ARCHITECTURE

- » MTC West San Carlos Master Streetscape Plan, San Jose CA
- » Antelope Crossing Transformation Project, Citrus Heights CA
- » Calpella Community Design Project, Mendocino County CA
- » Waterman Gardens Master Planning, San Bernardino CA
- » Santa Rosa Avenue Corridor Plan, Santa Rosa CA
- » Onizuka AFS Redevelopment Plan, Sunnyvale CA
- » Davis Tools of Engagement/Concept Plans, Davis CA
- » Miraflores Housing Development Site Plan and EIR, Richmond CA
- » Integrated Site Development Plan, Petaluma CA
- » Downtown Infill Conceptual Building Designs, Lafayette CA
- » Marinwood Village Master Plan, San Rafael CA
- » Urban Farm Design Service, Treasure Island, San Francisco CA
- » Tenaya Lodge Expansion Permitting and Site Planning Services, Mariposa County CA

COMPREHENSIVE PLANS

- » Vacaville General Plan Update and EIR, Vacaville CA
- » Capitola General Plan Update and EIR, Capitola CA

TRANSPORTATION/BICYCLE PLANNING

- » Harrison Street Corridor Plan, Oakland CA
- » City of Alameda Community-Based Transportation Plan, Alameda CA
- » Regional Blueprint Planning Public Involvement and Outreach, Mendocino CA
- » Palm Springs Airport Shuttle Demonstration Project, Palm Springs CA

SPEAKING ENGAGEMENTS

- » "Not All TODs Are Alike," 2010 APACA State Conference, Carlsbad CA

AWARDS

- » 2011 Comprehensive Planning Award for a Small Jurisdiction, APACA Central Section, Ceres Downtown Specific Plan
- » 2010 SMART Ideas Competition Urban Design Award, AIA Redwood Empire Chapter and the Leadership Institute for Ecology and the Economy, Refarming Suburbia
- » 2010 Focused Issue Planning Award, APACA Northern California Section, Bay Fair BART Station Area Improvement Plan
- » 2008 Merit Award, APACA Northern California Section, Santa Rosa Downtown Station Area Specific Plan
- » 2008 Honor Award, APA California Chapter, California Avenue Master Plan
- » 2010 Residential Preservation Award, Berkeley Architectural Heritage Association, Hurtig House
- » 1990 Second Place, St. Vincent's/Silviera Design Competition
- » 1991 Honorable Mention, Vietnam Women's Memorial Competition
- » 1988 First Place Thomas Church Award, University of California, Berkeley

LEADERSHIP AND COMMUNITY

- » Trails for Richmond Action Committee, Vice Chairman

BRUCE BRUBAKER

Associate Principal

bbrubaker@placeworks.com



JANET CHANG, AICP

Associate

Janet is recognized for her ability to think both creatively and analytically about projects and for her skills in design, plan writing, community outreach and engagement, workshop facilitation, and project management. She has a strong understanding of placemaking and strives toward fostering vibrant communities that encourage compact development and multimodal accessibility. Janet has robust experience in developing and managing Specific Plans for projects across California. She was the project manager for the Healdsburg North Entry Area Plan and Southwest Fresno Specific Plan.

HIGHLIGHTS OF EXPERIENCE

URBAN DESIGN AND SPECIFIC AREA PLANS

- » Southwest Fresno Specific Plan, Fresno CA
- » Mariners' Mile Revitalization Plan, Newport Beach CA
- » Downtown Gilroy High-Speed Rail Station Area Plan, Gilroy CA
- » North Entry Area Plan, Healdsburg, CA
- » Specific Plan for the Concord Naval Weapons Station, Concord, CA

MULTIMODAL STREET PLANNING

- » Relinquished State Route 84 Centerville Complete Streets Project, Fremont CA
- » East Alisal Street Corridor Plan, Salinas CA
- » Highest and Best Use Curb Study, Emeryville CA
- » Active Transportation and Safe Routes to School Plan, Avenal CA
- » Central County Complete Streets Implementation Plan, Alameda County CA

OUTREACH AND ENGAGEMENT

- » Fremont Boulevard Smart and Safe Corridor, Fremont CA
- » Emeryville Parking Management Plan, Emeryville CA
- » Downtown Parking Study, San Bruno CA

EDUCATION

- » Master of City Planning, Massachusetts Institute of Technology
- » BA, Architecture, University of California, Berkeley

CERTIFICATIONS

- » American Institute of Certified Planners

AFFILIATIONS

- » American Planning Association

Team member since 2015



PLACEWORKS

B47



JOANNA JANSEN, AICP, LEED AP

Principal

Joanna oversees PlaceWorks' comprehensive planning practice in Northern California. She is committed to intensive hands-on involvement in all aspects of the projects she directs, from policy creation to meeting agendas to environmental review. Joanna has a particular expertise in skillfully managing integrated comprehensive plans and EIRs to ensure a streamlined flow of work and avoid surprises during the CEQA process.

Joanna has significant experience in the organization and facilitation of public involvement programs, both as stand-alone outreach efforts and as part of larger planning projects. She believes that meaningful community engagement from the earliest stages of a project enhances the ultimate outcome and establishes invaluable public support for its implementation. Joanna regularly facilitates public involvement at all scales, from community workshops with hundreds of participants to citizen committees and focus groups. She is skilled at designing and running meetings that result in focused, relevant input and at translating this input into effective policies.

HIGHLIGHTS OF EXPERIENCE

COMPREHENSIVE PLANNING

- » Palo Alto Comprehensive Plan Amendment and EIR, Palo Alto CA
- » San Mateo General Plan Update, San Mateo CA
- » Contra Costa County General Plan Update and EIR, Contra Costa County CA
- » Morgan Hill 2035, Morgan Hill CA
- » Los Banos General Plan Update 2040, Los Banos CA
- » Vacaville General Plan Update and EIR, Vacaville CA
- » San Leandro General Plan Update, Housing Element, and EIR, San Leandro CA
- » Los Gatos General Plan Update, Housing Element, and EIR, Los Gatos CA
- » Corcoran General Plan Update, Corcoran CA
- » Tulare TOD Plan and General Plan Amendment, Tulare CA
- » Butte County General Plan Update and EIR, Butte County CA
- » Oroville General Plan and Development Code Update and EIR, Oroville CA
- » Yolo County General Plan Update, Yolo County CA
- » Newman General Plan Update and EIR, Newman CA
- » Napa County Housing Element Update, Napa CA
- » Seaside Housing Element Update, Seaside CA
- » Livermore General Plan, Livermore CA
- » Napa County Housing Element Update and EIR, Napa County CA

PUBLIC PARTICIPATION

- » SamTrans 101 Express Bus Plan, San Mateo CA
- » C/CAG PDA Parking Policy Technical Assistance Program, San Mateo CA
- » Emeryville Parking Pricing Program, Emeryville CA
- » Downtown Livermore Facilitation Services, Livermore CA
- » Portola Valley Outreach and Engagement Tools, Portola Valley CA
- » Albany and San Leandro Parking Management Plans, Alameda County CA
- » Vehicle Registration Fee Expenditure Plan and Public Outreach, Alameda County CA

EDUCATION

- » BA, History, University of Arkansas, Fayetteville, AR

CERTIFICATIONS

- » American Institute of Certified Planners
- » Leadership in Energy and Environmental Design Accredited Professional

AFFILIATIONS

- » American Planning Association

Team member since 1999



JOANNA JANSEN

Principal

jjansen@placeworks.com

- » Vehicle Registration Fee Public Outreach, Contra Costa County CA
- » Northeast Livermore Public Facilities and Programs Planning, Livermore CA
- » City/County Association of Governments of San Mateo County PLACE3S Modeling, San Mateo County CA
- » Bay Area Regional Smart Growth Strategy, San Francisco Bay Area CA
- » Measure J Outreach, Facilitation, and Strategic Planning, Contra Costa CA
- » La Honda Creek Open Space Preserve Master Plan, La Honda CA
- » Livermore Vision Project, Livermore CA

SUSTAINABILITY

- » Butte County Solar Guide, Butte County CA
- » Los Gatos Sustainability Plan, Los Gatos CA
- » Los Gatos Bicycle and Pedestrian Master Plan, Los Gatos CA
- » Vacaville Energy and Conservation Action Strategy, Vacaville CA
- » Newman Non-Motorized Transportation Plan, Newman CA
- » Avenal General Plan and Sustainability Implementation Programs, Avenal CA

ENVIRONMENTAL REVIEW

- » Pigeon Point State Park General Plan IS/MND, Pescadero CA
- » Concord Hills Regional Park Land Use Plan and EIR, Concord CA
- » Brighton Landing EIR, Vacaville CA
- » Downtown Vallejo Specific Plan and Virginia Street Mixed-Use Project EIR, Vallejo CA
- » Crocker Art Museum Expansion EIR, Sacramento CA
- » Siena Hill EIR, Oakland CA
- » Mission Square EIR, Sonoma CA
- » Codornices Creek Initial Study, Albany CA
- » Marbella Subdivision Focused EIR, South San Francisco CA
- » Seismic Replacement Building #1 EIR, University of California Berkeley
- » Corte Madera Housing Element EIR, Corte Madera CA
- » Ames Research Center EIS, Mountain View CA
- » Oyster Point Boulevard Initial Study, South San Francisco CA

SPEAKING ENGAGEMENTS

- » “The Envelope, Please! Determining Appropriate Buildout,” 2017 AEP California Conference, San Francisco, CA
- » “Net Zero Trips: Fact or Fiction,” 2016 APA California Conference, Pasadena, CA
- » “Planning for Utility-Scale Solar Facilities,” 2016 APA California Conference, Pasadena, CA
- » “Meaningful Input in 10 Minutes or Less,” 2014 APA California Conference, Anaheim, CA
- » “Plan Implementation Tools,” UC Davis Extension, Land Use and Environmental Planning Certificate Program, 2010
- » “Using Steering Committees Effectively,” 2008 APA California Conference, Burbank CA

AWARDS

- » 2018 Hard-Won Victory Award of Merit, APA CA Northern Section, Palo Alto Comprehensive Plan Update
- » 2017 AEP Merit Award, Butte County Utility-Scale Solar Guide
- » 2016 Planning Award for Hard-Won Victories, APA California Chapter, Vacaville General Plan Update
- » 2011 Outstanding Comprehensive Planning for a Small Jurisdiction, APACA Sacramento Valley Section, Butte County General Plan Update and EIR
- » 2003 Comprehensive Planning Award for a Small Jurisdiction, APA CA Northern California Section, Livermore Vision Project and General Plan
- » 2003 NASA Group Achievement Award, Ames Research Center EIS



PRANJALI DEOKULE

Project Urban Designer

Pranjali is an adaptable, creative, and energetic professional who brings valuable skills from architecture and urban planning disciplines to any project. She focuses on architecture and urban planning, with an emphasis on urban design, planning and GIS application. She has experience working on a variety of transportation planning and bike and pedestrian analysis projects, including complete streets projects, long-range active transportation plans, Bicycle and Pedestrian Master Plans, and complete streets design guidelines. Aside from her planning and design skills, Pranjali is recognized for her software skills, commitment to high-quality graphic and written products, and timely completion of projects. She is experienced in providing planning support services for a number of cities.

HIGHLIGHTS OF EXPERIENCE

PLANNING AND URBAN DESIGN

- » South San Francisco Downtown Transit Core Rezoning and Downtown Residential Rezoning, South San Francisco CA
- » Expedited Permit Review Services for 1446 Campus Drive and 1140 Wildcat Canyon, Berkeley CA
- » Outreach and Graphic Production for Gilroy High-Speed Rail Station Area Planning, Gilroy CA
- » Redding Downtown Specific Plan, Redding CA

TRANSPORTATION

- » Central County Complete Streets Implementation Project, Alameda County CA
- » Los Gatos Bicycle and Pedestrian Master Plan, Los Gatos CA
- » Avenal Active Transportation and Safe Routes to School Plan, Avenal CA
- » Murphys State Route 4 Complete Streets Corridor Plan and Project Prioritization, Calaveras County CA
- » Alisal Corridor Complete Streets Plan, Salinas CA
- » Community-Based Transportation Plans for the Cities of Pittsburg and Richmond, Contra Cost County CA
- » Richmond Ferry to Bridge Complete Streets Plan, Richmond CA

GIS/SPATIAL ANALYSIS

- » Development of Online Briefing Book for Contra Costa County General Plan Update project
- » GIS Data Analysis for Richmond Ferry to Bridge Complete Streets Plan and Community Based Transportation Plans for City of Pittsburg and City of Richmond
- » Los Angeles County Parks and Recreation Needs Assessment, Los Angeles CA
- » Napa Valley Transportation Authority, Napa CA
- » Moraga Hillsides and Ridgelines Project, Moraga CA
- » Concord Hills Regional Park Project, Concord CA
- » Connect Menlo: General Plan and M-2 Area Zoning Update, Menlo Park CA

EDUCATION

- » Bachelor of Architecture (B.Arch.), Pune University, India, 2011
- » Master of Urban Planning (MUP), San Jose State University, CA, 2014

AFFILIATIONS

- » American Planning Association (APA)
- » Association of Environmental Professional (AEP)

Team member since 2015



PRANJALI DEOKULE
Project Urban Designer
pdeokule@placeworks.com

PRIOR EXPERIENCE

HUMAN INVESTMENT PROJECT (HIP) HOUSING, SAN MATEO | INTERN | 2015

Data analysis for HIP's Self Sufficiency and Home Sharing Program, and research on Gap Funding sources.

MEDIAN HOUSEHOLD INCOME AND MONTHLY HOUSING EXPENDITURE MAP FOR HIP HOUSING, SAN MATEO, CA | INTERN | 2015

Created a GIS Map with median household income and housing expenditures data for San Mateo County based on American Community Survey (ACS) data. Primarily responsible for data collection, data cleaning and data analysis.

SUSTAINABLE LAND USE INTERN: SIERRA CLUB LOMA PRIETA CHAPTER, CA | INTERN | 2014

Worked on the comment letter for South San Francisco Downtown Station Area Plan (DSAP) and comment letter in response to the Draft Environmental Impact Report for DSAP.

THE INTERNATIONAL INSTITUTE FOR SUSTAINABLE TRANSPORTATION (INIST), CA | INTERN | 2014

Worked on the Automated Transportation Network (ATN) for Almaden-Oakridge Urban Village in San Jose. Developed a proposal for the ATN system in Almaden-Oakridge area, indicating the station locations, and transportation network.

Prepared presentation materials for meetings with ATN Association and City of San Jose's Transportation Department.

THE AID, ARCHITECTS AND INTERIOR DESIGNERS | ARCHITECTURAL INTERN | 2010

Prepared presentation and working drawings for hospitality and residential projects. Provided structural details and plans for building services and conducting site supervision.

bae urban economics

Matt Kowta, MCP
Managing Principal



Education

Master of City Planning,
UC Berkeley

Bachelor of Arts,
Geography, UCLA

Professional Experience

For over 25 years, Matt has pioneered innovative techniques in economic analysis to meet the challenges of contemporary urban development. Matt oversees BAE operations spanning all of BAE's offices, supporting clients with expertise in development feasibility and market analysis, affordable and workforce housing, public finance and fiscal impact, and strategic economic development.

Based in BAE's Sacramento Region office, Matt has managed numerous assignments throughout Northern California, including the award-winning Sacramento Central City Specific Plan, the Davis Downtown Plan Update, the Heart of Fairfield Specific Plan, and the award-winning Vacaville General Plan Update. Matt has overseen BAE's economics work on many other housing-related projects, such as the Sunnyvale Housing Strategy, Alameda Point Main Street Neighborhood Specific Plan, Placer County Housing Development Plan and Strategy, Brentwood Priority Area 1 Specific Plan, and the Gilroy High Speed Rail alignment and station area planning project.

Matt's other experience includes studies conducted for a diverse range of projects, including market analysis, financial feasibility analysis, fiscal impact analysis; affordable housing needs studies and strategies; other unique projects tailored to our clients' unique needs in locations across the US.

Central City Specific Plan

City of Sacramento,
California

Award Winning, Housing
Needs Analysis, Policy
Development, and
Development Feasibility
Analysis

Downtown Plan Update

City of Davis, California

Land Use Demand
Projections, Retail and
Housing Strategy
Development

General Plan Update

City of Vacaville,
California

Downtown Housing
Opportunities,
Neighborhood Retail
Repositioning,
Infrastructure Cost Burden
Analysis, Fee Updates

Sunnyvale Housing Strategy

Sunnyvale, California

Economic and
Demographic,
Housing Needs Analysis,
Inclusionary Housing,
Supply-side and Demand-
side Strategies

Priority Area 1 Specific Plan

City of Brentwood,
California

Market Analysis, Housing
Needs Analysis, Fiscal
Analysis, Economic
Development Strategies

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Sacramento

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Los Angeles

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Washington DC

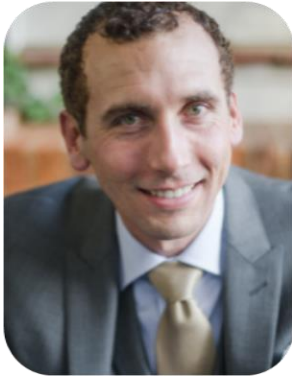
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202.588.8945

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234 5th Ave.
New York, NY 10001
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bae urban economics

Aaron Nousaine
Associate Principal



Education

- Master of City and Regional Planning, University of North Carolina at Chapel Hill
- Bachelor of Arts, Political Economy, California State University, Monterey Bay

Professional Experience

Aaron has more than ten years of experience in the field of affordable housing, economic development, revitalization/redevelopment, and planning. As Associate Principal, Aaron plays a key role in the day-to-day management of BAE's broad portfolio of consulting assignments. While Aaron conducts technical analyses across BAE's full range of services, he also specializes in economic development, mixed-use and transit-oriented development, economic and fiscal impacts analysis, fair housing, and affordable and fair housing.

Aaron's housing experience covers BAE's full range of services from market analysis and financial feasibility testing to cashflow modeling and strategic policy development. Aaron was the lead researcher assigned to prepare BAE's housing analysis in support of the Sacramento Central City Specific Plan, which aims to facilitate construction of 10,000 housing units in and near downtown Sacramento within a ten-year period. Aaron's other recent experience includes the preparation of an Affordable Housing Strategy and Development Plan for Placer County in California, economic analysis in support of BAE's work supporting the State of California's program to utilize excess state property for affordable housing development, a regional workforce housing needs assessment in North Lake Tahoe in California, inclusionary housing policy updates for the communities of Windsor and Truckee in California and the City of Bloomington in Minnesota, and cash flow modeling for a multiphase mixed-income residential development in San Francisco, California. Aaron has also participated in General Plan and Housing Element updates for communities throughout northern California.

Prior to rejoining BAE, Aaron worked as a Planner with the California Energy Commission, conducting fiscal and economic impact analysis for proposed power plant siting cases. He also served as a Senior Associate with the Carolina Center for Competitive Economies (C3E) at the Kenan Institute of Private Enterprise.

Analysis of Impediments

Redding, CA
Fair Housing Assessment
Housing Policy Update
Action Plan Preparation
HUD Facilitation

Central City Specific Plan

Sacramento, CA
Market Analysis
Financial Feasibility Analysis
Displacement Feasibility Assessment
Worker Housing Needs Survey

Inclusionary Housing Policy Update

Town of Windsor, CA
Residential and Commercial
Affordable Housing Nexus
Development Feasibility Test
Inclusionary Policy Update

Inclusionary Housing Nexus and Policy Study

Bloomington, MN
Affordable Housing Nexus
Development Feasibility Test
Draft Inclusionary Policy

Workforce Housing Policy Feasibility Testing

Palm Beach County, FL
Housing Needs Assessment
Policy Development
Financial Feasibility Analysis

Regional Workforce Housing Needs Assessment

Truckee, CA
Housing Needs Assessment
Regional Market Analysis
Strategy Development

Housing Strategy and Development Plan

Placer County, CA
Housing Needs Assessment
Vacant Land Inventory
Strategy Development

Balboa Reservoir Cash Flow Modeling

San Francisco, CA
Financial Feasibility Analysis
and Cash Flow Modeling
Public Private Partnership
Development Negotiation

San Francisco

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Los Angeles

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Washington DC

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New York City

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New York, NY 10001
212.683.4486

bae urban economics

Matt Fairris

Senior Associate



Education

Master of City Planning
University of California,
Berkeley

Bachelor of Science,
Environmental Policy
Analysis and Planning,
UC Davis

Role for Proposed Scope of Services

Project research and
analytical support

Professional Experience

Matt Fairris is a Senior Associate in BAE's Sacramento Region office, where he provides research and analytical support for BAE's consulting assignments. He specializes in market and financial feasibility analyses, as well as fiscal impact modeling.

His recent experience includes a value-capture analysis for the Diridon Station Area Plan and an alternatives analysis for the proposed Gilroy High-Speed Rail Station. He has also conducted demographic and market analysis for the Sacramento Downtown Specific Plan, General Plan updates in various California communities, workforce housing needs assessments for San Mateo County and the Truckee-North Tahoe region, a commercial land use inventory for El Dorado County, and an alternatives analysis for reuse of the Sacramento-Placerville Transportation Corridor, as well as a series of annual citywide apartment vacancy and rental rate surveys conducted on behalf of UC Davis. Matt also contributed to the analysis of two proposed Innovation Parks in the City of Davis, and a business incubator feasibility study for the City of Eureka. He also conducts demographic and economic analysis in the preparation of community investment profiles for major metropolitan areas throughout California on behalf of a major bank.

Prior to joining BAE, Matt earned his BS in Environmental Policy Analysis and Planning from UC Davis. As a student he provided research assistance for the UC Davis Institute of Transportation Studies, where he helped conduct the 2013 UC Davis Campus Travel Survey and assisted with a statewide transportation demand survey. Following graduation, Matt also interned with the Yolo County Transportation District, where he helped plan for additional transit service within the City of Davis and assisted in the development of the Yolo County Short Range Transit Plan.

San Jose Diridon Station Financial Feasibility

San Jose, CA
Market Analysis
Value-Capture Modeling

Gilroy High-Speed Rail Station

Gilroy, CA
Market Analysis
Station Alternative Analysis
Economic Impact Analysis

Sacramento Central City Specific Plan

Sacramento, CA
Market Analysis
Financial Feasibility Analysis
Development Cost Comparison

Alexandria Route 1 South Economic Analysis

Alexandria, VA
Financial Feasibility Analysis
Market Opportunity Evaluation

New York City M1 Hotel Analysis

New York, New York
Market Analysis
Demand Forecasts
Economic Impact Analysis

Stockton General Plan Update

Stockton, CA
Market Analysis
Financial Feasibility Analysis
Fiscal Impacts
Downtown Element

Davis Innovation Centers

Davis, CA
Market Analysis
Absorption Projections
Key Informant Interviews

Downtown Sacramento Infill Office Development Advisory

Sacramento, CA
Market Analysis

Brentwood Priority Area 1 Specific Plan

Brentwood, CA
Market Analysis
Demand Projections
Fiscal Impact Analysis

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New York City

234 5th Ave.
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bae urban economics

Miki Kobayashi
Analyst



Education
Bachelor of Science,
Environmental Policy Analysis
and Planning, University of
California, Davis

Professional Experience

Miki Kobayashi is an Analyst in BAE's Sacramento Region office, where she provides research and analytical support for a wide range of consulting assignments.

Her experience includes data collection and analysis for the Contra Costa County GPU, the Sacramento GPU, the Glenn County GPU, and the Alameda County Real Estate Master Plan Update. This work included collection of demographic and economic data through primary and secondary research techniques and analysis of housing sales data and trends. Miki also contributed GIS-based analysis for the Placer County Housing Strategy and Development Plan and for economic evaluation of master plan changes for a mixed-use village in Truckee. Additionally, she recently helped with an affordable housing market study for Abode Communities. Currently, she is providing research assistance for the Stockton AI and Consolidated Plan.

Prior to joining BAE, Miki interned with the Yolo County Transportation District, where she provided research support in analyzing ridership trends and planning for reroutes and detours. Additionally, she interned at Morgan Stanley and Majerko Investment Management, where she conducted financial analyses and market research.

Miki completed a BS in Environmental Policy Analysis and Planning with a minor in Managerial Economics from UC Davis. She also completed specialized coursework in GIS analysis and Sustainable Planning at UC San Diego.

Placer County Housing Strategy & Development Plan

Placer County, CA
Market Analysis
GIS Analysis
Housing Study

Alameda County Real Estate Master Plan Update

Alameda County, CA
Market Analysis

Abode Affordable Housing Market Study

Multiple Jurisdictions in the
Bay Area, CA
Market Demand Analysis
Housing Needs Assessment
Local Policy Analysis

Sacramento General Plan Update

City of Sacramento, CA
Market Analysis

Contra Costa County General Plan Update

Contra Costa County, CA
Market Analysis

Stockton Consolidated Plan/Analysis of Impediments

City of Stockton, CA
Fair Housing Assessment
Housing Policy Update

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Mark E. Spencer, PE Senior Principal

Mark Spencer is a Senior Principal and manager of the Oakland office, focuses on traffic analysis for multi-disciplinary projects, and excels at community engagement. He is registered in California as a Traffic Engineer.

Mark holds a B. Eng. in Civil Engineering from McGill University and an M.S. in Civil Engineering from the University of California at Berkeley. He has been working as a consultant in the Bay Area since 1990, and joined W-Trans in 2011. His work includes managing a wide array of transportation planning projects, from EIRs and Specific Plans to parking studies and neighborhood traffic management plans. He is often invited to present projects before community forums and elected officials, and is recognized for his ability to present technical topics to both general and professional audiences. When asked what he does for a living, Mark will typically respond that, through transportation, he works to make communities better, safer and more livable. He also enjoys his role in mentoring and training staff.

Mark has been an active member of ITE since he was a Student Chapter President "back in the day" and then as an elected officer in the San Francisco Bay Area Section. He was Chair of the 2010 ITE Western District Annual Meeting in San Francisco, and was elected to the Western District Board in 2014. He is currently the ITE Western District International Director-Elect. Previously, he was an Executive Board Member of the ITE International Transportation Consultants Council, and a member of the Review Panel for the ITE Parking Generation Manual. Mark has presented papers at ITE and TRB Meetings on topics ranging from ITS to Parking Guidance Systems and ADA Training for Professionals. He also serves as Chair of the City of Fremont Mobility Commission.

Publications and Presentations

The Transportation Engineering Profession is Changing: How Do Managers Keep Up?, presented at the ITE Annual Meeting, Toronto, ON, August 2017
ADA Design vs. Practicality: Training Engineers to Go Beyond the Manuals, with L. Lim-Tsao, presented at the ITE Western District Annual Meeting, Anchorage, AK, July 2011
Implementation of San Jose's Parking Guidance System, with J. West, presented at the TRB Annual Meeting, Washington, DC, January 2004 and published in Transportation Research Record, Journal of the Transportation Research Board, No. 1886, 2004
Merging ITS Into the Santa Clara County Transportation Plan 2020, with C. Emoto, presented at the ITE Annual Meeting, Las Vegas, NV, August 1999
Spartan Stadium Parking and Transportation Plan, with D. Dagang and J. Harrison, presented at the ITE District 6 Annual Meeting, San Jose, CA, July 1998

Representative Projects

CEQA EIR/NEPA EIS

BART – Segment 2 Seismic Retrofit Program EIR/EIS
Fremont – Niles Gateway EIR
Menlo Park – Facebook Campus EIR, 1300 El Camino Real EIR, and 500 El Camino Real EIR
Palo Alto – Castilleja School EIR
Suisun City – Logistics Center EIR

Transportation Planning

Campbell – Dell Avenue Area Plan and EIR
Fremont – State Route 84 Truck Restriction Study
Menlo Park – Transportation Master Plan
Santa Clara County – Silicon Valley Main Street Best Practices Study
Walnut Creek – Shadelands Gateway Specific Plan

Education

MS in Civil Engineering

University of California, Berkeley, 1989

B. Eng. in Civil Engineering

McGill University, Montreal, Canada, 1988

Affiliations/Activities

Institute of Transportation Engineers (ITE) Fellow

International Director - Elect, 2020

President, *Western District Board*, 2016-2018

Chair, *ITE Western District Annual Meeting*,
San Francisco, 2010

San Francisco Bay Area Section President,
2003-2004

ITE Transportation Consultants Council Executive Board

2012-2018

ITE Parking Generation Manual Review Panel

2018

South Bay Transportation Officials Association

President, 2000

City of Fremont Mobility Action Plan Task Force

Chair, 2020

Member, 2017-2018

VTA El Camino Real BRT

Peer Review Panel

2015

Registration

Traffic Engineer #1737 (CA)

Professional History

2011-Present

W-Trans

1990-2011

DKS (Principal)

Mark E. Spencer
(continued)

School Traffic and Parking Studies

Atherton – Sacred Heart Schools Master Plan Transportation Analysis
Menlo Park – Menlo-Atherton High School Monitoring and TDM Program Implementation
Menlo Park – Oak Knoll and Encinal School Safe Routes to School Plans
Oakland – Madison Park School Master Plan Transportation Analysis
San Jose – Franklin Elementary School Access Improvements

Parking Studies

Arroyo Grande – East Grand Avenue Corridor Study
Morgan Hill – Downtown Parking Management Plan
San Jose – Downtown Parking Guidance System
San Rafael – Canal Neighborhood Parking Study
Santa Clara – Santa Clara University Parking Study
VTa – El Camino BRT Parking Analysis

Transportation Impact Studies

Alameda – Fire Station No. 3 Relocation Study
Hayward – Eden Shores Transportation Impact Analysis
Pleasant Hill – Car Max Transportation Impact Analysis
South San Francisco – Centennial Village Transit Oriented Development
Walnut Creek – Marriott Hotel Traffic and Parking Study

On-Call Traffic Engineering Services

Albany – Development and design review
El Cerrito – Engineering and Traffic Surveys
Menlo Park – Development project and policy consistency analysis, mitigation plan review
Pleasanton – Traffic impact studies of mixed-use developments
Richmond – Peer review of traffic studies, neighborhood traffic control evaluation
San Bruno – Traffic signal and stop sign warrants, traffic calming toolkit
San Pablo – Parking and traffic calming studies

General Plan Circulation Elements

Belmont – General Plan
Fremont – General Plan
Milpitas – General Plan

Complete Street Corridor Projects

Atherton – El Camino Real Complete Streets Plan
Menlo Park – El Camino Real Corridor Study
Redwood City – El Camino Real Corridor Plan



Kenneth Jeong, PE Traffic Engineer

Kenny Jeong is a Traffic Engineer who manages traffic engineering studies and provides technical support for transportation improvement projects. He is registered in California as a Traffic Engineer.

Kenny received his B.S. in Civil and Environmental Engineering from San Jose State University in 2001. The Bay Area native began his consulting career immediately following graduation from SJSU contributing on Plans, Specifications and Estimates and traffic analysis reports for roadway improvement projects all across the Bay Area. Kenny has a broad range of experience which includes working on multi-jurisdictional projects evaluating traffic operations using micro-simulation, roundabout analysis and planning, conducting traffic impact studies and reviewing school circulation issues.

Representative Projects

Traffic Impacts

Campbell – In-N-Out Burger, Orchard Supply Hardware, Chick-fil-A, 1700 Dell Avenue
Traffic Impact Studies

Eureka – General Plan EIR

Fremont – General Plan EIR, Springhill Suites, Ardenwood IV, Osgood II Traffic Impact
Studies

Napa County – NVTA Bus Maintenance Facility Traffic Impact Study

Palo Alto – Castilleja School Traffic Impact Study

Pittsburg – 1201 Stoneman Avenue Traffic Impact Study

Redwood City – 610 Walnut Street Traffic Impact Study

Richmond – Power Plant, Country Club, UPS Expansion Traffic Impact Studies

Half Moon Bay – Hyatt Hotel Traffic Impact Study San Carlos – Field Lighting EIR

San Ramon – Chang Property Traffic Impact Study

Santa Clara County – SR 85 Express Lanes/Local Streets Traffic Impact Study

Windsor – General Plan EIR

Traffic Engineering

Alameda County – Miscellaneous studies of traffic operations

Antioch, Belmont, San Leandro, South San Francisco, Stockton, and Union City,
Walnut Creek – Engineering & Traffic Surveys

Campbell – School of Innovation Access Study

Contra Costa County – Alamo Springs Owners Association Speed Study

Oakland – Bentley School and Head Royce School Traffic Monitoring

San Mateo – El Camino Real at Barneson Street Left Turn Evaluation

San Pablo – Lake Street Traffic Calming Study

Santa Clara – Pepper Tree Traffic Calming and Parking Study

Roundabouts

Mecca – Hammond Road/Fourth Street Traffic Study

Napa County – Rutherford Roundabout Concept Approval Report

San Leandro – MacArthur Boulevard/Superior Avenue Roundabout Study

San Rafael – Las Gallinas Bike and Pedestrian Study

Temecula – Rancho California Road/Anza Road Roundabout Study

Traffic Signal Evaluation

San Jose and Sunnyvale – SCATS Before and After Study

San Ramon – Adaptive Signals Before and After Study

Traffic Operations

Half Moon Bay – SR 1 PEER (Permit Engineering Evaluation Report)

Hayward – I-880/Whipple Avenue Interchange TOAR

Las Vegas – Maryland Boulevard Traffic Signal Priority Study

Education

BS in Civil Engineering
San Jose State University,
San Jose, 2001

Affiliations/Activities

Institute of Transportation Engineers (ITE)
Member

Registration

Traffic Engineer #2787 (CA)

Professional History

2017-Present
W-Trans

2001-2017
DKS Associates

Kenneth Jeong
(continued)

Rancho Cordova – *US 50/Hazel Avenue Operations Study*
Redwood City – *US 101/Willow Road Operations Study*
San Francisco – *Geary Boulevard BRT Operations Study*
San Ramon – *I-680/Norris Canyon Road HOV Direct TOAR*
Santa Clara County – *US 101/SR 85/SR 237 Express Lanes TOAR*

Traffic Control Plans

Moraga – *Moraga Road Traffic Control Plans*
Stockton – *Eight Mile Road Traffic Control Plans*

Street Design and Highway Improvement

Fremont – *Traffic Impact Fee Update*
Oakland – *San Pablo Avenue Median*
San Bruno – *El Camino Real/Sneath Lane Widening*



1625 Shattuck Ave, Suite 300
Berkeley, California 94709
510.848.3815

www.placeworks.com

B61



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 13, 2020

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Vicky Lau, Junior Engineer ✓

APPROVED BY: John Samuelson, Public Works Director/City Engineer JS

SUBJECT: Resolution Accepting Completed Improvements and the Release of Bonds for Aviano Phase 1, Tract No. 8880, P.W. 676-1

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution accepting the completed improvements and the release of bonds for Aviano Phase 1, Tract No. 8880, P.W. 676-1.

FISCAL IMPACT

Upon satisfactory completion of the one-year warranty period, the City accepts responsibility for maintenance of the subdivision improvements. Upon recordation of a notice of completion and the start of the warranty period, the City accepts responsibility for maintenance of landscape improvements.

DISCUSSION

On September 8, 2015, the City Council adopted Resolution 2015/68 approving the vesting tentative map for the Aviano subdivision, containing 533 single-family homes and residing on 184 acres. The conditions of approval included the construction of various improvements. On March 24, 2020, the City Council approved Resolution 2020/43, entering into a Subdivision Improvement Agreement with Phase 1 of Aviano subdivision ensuring the construction of improvements. On February 27, 2018, the City Council adopted Resolution 2018/26, annexing Aviano subdivision into Community Facilities District 2018-01 (Public Services) to allocate funds for maintenance costs.

Public Works Inspectors have inspected and approved the completion of the final punch-list items for improvements. The warranty period for improvements shall begin upon the date of recordation of a notice of completion. The City of Antioch shall assume responsibility for maintenance upon expiration of the one-year warranty period; except for landscape improvements, which the City shall assume maintenance responsibilities immediately upon recordation of a notice of completion with Contra Costa County and the start of the warranty period.

ATTACHMENTS

- A. Resolution
- B. Notice of Completion
- C. Vicinity Map

ATTACHMENT “A”

RESOLUTION NO. 2020/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ACCEPTING COMPLETED IMPROVEMENTS AND THE RELEASE OF BONDS FOR AVIANO PHASE 1, TRACT NO. 8880, P.W. 676-1

WHEREAS, on September 8, 2015, the City Council adopted Resolution 2015/68 approving a final development plan and vesting tentative map for the Aviano subdivision project P.W. 676-1;

WHEREAS, on March 24, 2020 the City Council adopted Resolution 2020/43 entering into a Subdivision Improvement Agreement with Aviano Phase 1 (Civic Aviano, LLC) P.W. 676-1;

WHEREAS, on February 27, 2018, the City Council adopted Resolution 2018/26, annexing the subdivision into Community Facilities District 2018-01 (Public Services) to allocate funds for maintenance costs;

WHEREAS, the City received a request from the Developer to accept the completed improvements;

WHEREAS, the City has accepted and acquired all necessary Rights-of-Way required for the maintenance of improvements;

WHEREAS, improvements consisting of paving, curb, gutter, storm drain facilities, sanitary sewer, water mains, and landscaping have been constructed and dedicated for public use; and

WHEREAS, the completed improvements have been constructed and inspected in accordance with the Standards Specifications and Subdivision Regulations of the City of Antioch, to the satisfaction of the City Engineer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby authorizes the City Manager or designee to accept improvements and approve the release of bonds under the Subdivision Improvement Agreement with Aviano Phase 1 (Civic Aviano, LLC) P.W. 676-1;

BE IT FURTHER RESOLVED that the accepted improvements shall be maintained by the City of Antioch in accordance with standard City maintenance policies upon satisfactory completion of the one-year warranty period; and

BE IT FURTHER RESOLVED that the accepted landscape improvements shall be maintained by the City of Antioch upon the start date of the warranty period.

* * * * *

RESOLUTION NO. 2020/**

October 13, 2020

Page 2

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 13th day of October 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ARNE SIMONSEN, MMC
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT "B"

**RECORDED AT THE REQUEST
OF:**
CITY OF ANTIOCH, CA

WHEN RECORDED MAIL TO:
CITY OF ANTIOCH
DEVELOPMENT ENGINEERING
DIVISION
P.O. BOX 5007
ANTIOCH, CA 94531

THIS SPACE FOR RECORDER'S USE

**NOTICE OF COMPLETION FOR
AVIANO PHASE 1 IMPROVEMENTS (P.W. 676-1)
IN THE CITY OF ANTIOCH**

NOTICE IS HEREBY GIVEN:

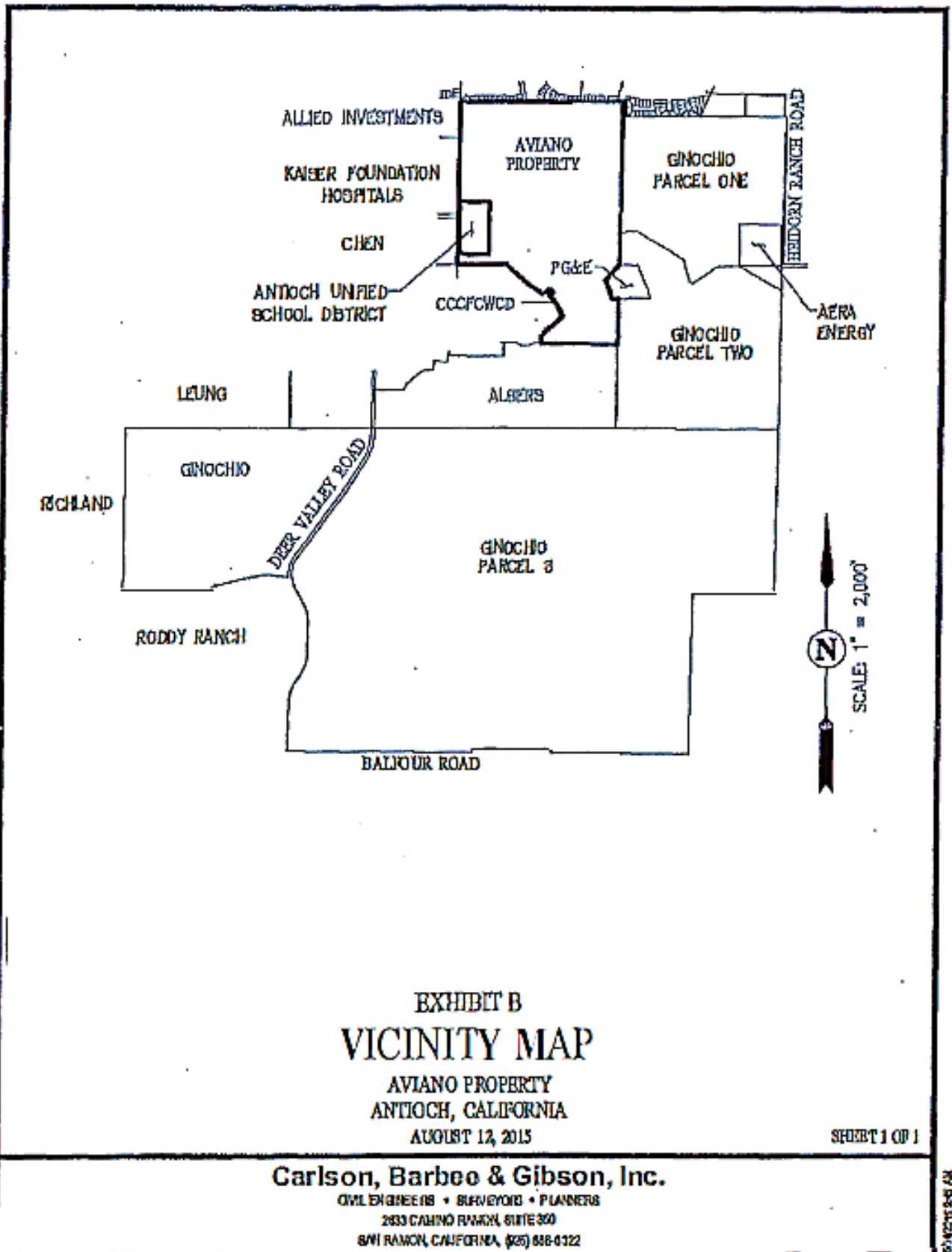
1. That the interest or estate stated in paragraph 3 herein the real property herein described is owned by: City of Antioch, 200 H Street, Antioch, California 94509.
2. That the full name and address of the Owner of said interest or estate, if there is only one Owner, and that the full names and addresses of all the co-owners who own said interest or estate as tenants in common, as joint tenants, or otherwise, if there is more than one owner, are set forth in the preceding paragraph.
3. That the nature of the stated owner, or if more than one owner, then of the stated owner and co-owners is: In fee.
4. That on October 13, 2020 the work and improvements hereinafter described was completed.
5. The project is located at the easterly side of the Sand Creek Focus Area, west of the current terminus of Hillcrest Avenue, east and north of Dozier Libby Medical High School
6. The surety for said project was The Ohio Casualty Insurance Company.
7. This project consisted of all public improvements including paving, curb, gutter, storm drain facilities, sewer mains, water mains, and landscaping which have been installed and completed in the subdivision by the developer to the satisfaction of the City Engineer.

**THE UNDERSIGNED STATES UNDER PENALTY OF
PERJURY THAT THE ABOVE IS TRUE AND CORRECT**

Date

John Samuelson, P.E.
Public Works Director/City Engineer
City of Antioch

ATTACHMENT "C"



CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 13, 2020

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Vicky Lau, Junior Engineer *VL*

REVIEWED BY: Scott Buenting, Project Manager *SB*

APPROVED BY: John Samuelson, Public Works Director/City Engineer *JS*

SUBJECT: Resolution Approving the Final Map and Subdivision Improvement Agreement for Aviano Phase 2 Subdivision 9449 (P.W. 676-2)

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution authorizing the City Manager or designee to approve the final map and Subdivision Improvement Agreement for Aviano Phase 2 Subdivision 9449 (P.W. 676-2).

FISCAL IMPACT

There is no projected financial impact. The developer has paid all required fees and is responsible for all costs of construction and maintenance until the City Council accepts the improvements.

DISCUSSION

On September 8, 2015, the City Council adopted Resolution No. 2015/68 approving a vesting tentative map and final development plan to subdivide an approximately 184-acre parcel into a development of 533 single-family homes for the Aviano subdivision project. The second phase of the project, referred as, Aviano Phase 2, includes 227 single-family homes and a 1.93-acre park.

The project is located on the easterly side of the Sand Creek Focus Area, west of the current terminus of Hillcrest Avenue, east and north of Dozier Libby Medical High School, Assessor's Parcel Number (APN) 057-050-022, 057-030-005 (Vicinity Map, Attachment "B"). The subject final map is in substantial conformance with the Aviano subdivision project's vesting tentative map and is consistent with the Antioch General Plan.

ATTACHMENTS

- A. Resolution
- B. Vicinity Map

ATTACHMENT "A"

RESOLUTION NO. 2020/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AUTHORIZING THE CITY MANAGER OR DESIGNEE TO APPROVE THE
FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR AVIANO
PHASE 2, SUBDIVISION 9449,
P.W. 676-2**

WHEREAS, the Civic Aviano, LLC, formerly Aviano Farms, LLC, has filed with the City Engineer a final map entitled "Aviano Phase 2 Subdivision 9449" and has requested approval of said final map;

WHEREAS, on September 8, 2015 the City Council adopted Resolution No. 2015/68 approving a final development plan and vesting tentative map for the Aviano subdivision project;

WHEREAS, this City Council has specifically found that the final map is in complete compliance with the provisions of the Antioch General Plan;

WHEREAS, this City Council has specifically found that the site of this final map is specifically suitable for the type of development proposed;

WHEREAS, this City Council has specifically found that the design of this subdivision will not likely cause substantial environmental damage and is not likely to substantially and avoidably injure fish or wildlife or their habitats;

WHEREAS, this City Council has specifically found that the design of this subdivision will not likely cause serious public health problems;

WHEREAS, this City Council has specifically found that the design of the subdivision will not conflict with easements acquired by the public at large for access through or use of property within this proposed subdivision; and

WHEREAS, the Subdivider has paid all the necessary fees, made all deposits required to date, and submitted a Subdivision Improvement Agreement and the required bonds.

NOW, THEREFORE, BE IT RESOLVED that the recitals above are true and correct and the City Council of the City of Antioch hereby authorizes the City Manager or his designee to conduct the following actions related to Aviano Phase 2, Subdivision 9449, P.W. 676-2:

- 1) Approve the Final Map.
- 2) Accept all street and other easements offered for dedication on said Final Map.
- 3) Execute the Subdivision Improvement Agreement.

RESOLUTION NO. 2020/**

October 13, 2020

Page 2

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 13th day of October 2020, by the following vote:

AYES:

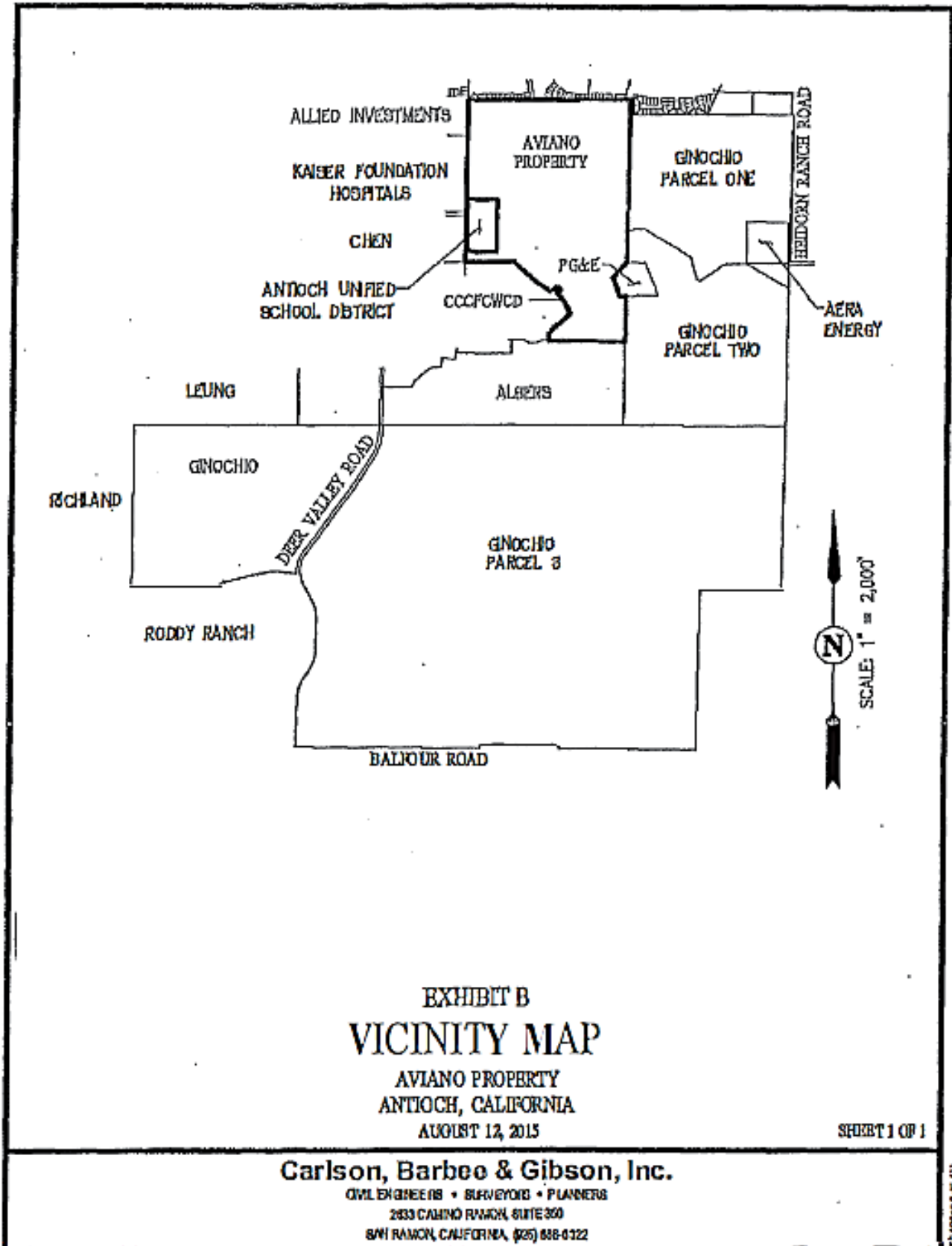
NOES:

ABSTAIN:

ABSENT:

ARNE SIMONSEN, MMC
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT "B"



CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 13, 2020

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Vicky Lau, Junior Engineer

APPROVED BY: John Samuelson, Public Works Director/City Engineer JS

SUBJECT: Resolution Authorizing the Acceptance of a Grant Deed Conveying Property located at 1896 Garden Court, Assessor's Parcel Number 068-063-041 to the City of Antioch

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution authorizing the acceptance of a grant deed conveying property located at 1896 Garden Court, Assessor's Parcel Number 068-063-041 in Antioch and identified as a 1.46-acre parcel of vacant land, to the City of Antioch.

FISCAL IMPACT

There is no projected financial impact.

DISCUSSION

Narendra and Jawahrlal M. Khatri, the owners of a 1.46-acre undeveloped parcel, located at 1896 Garden Court, have requested to convey the property in fee to the City of Antioch. The City of Antioch currently operates a sanitary sewer and drainage easement on the whole parcel. Therefore, it would be preferable for the City to take over the property. The City Manager and City Engineer have reviewed the request and determined that acceptance of the property is appropriate.

ATTACHMENTS

- A. Resolution
- B. Grant Deed
- C. Vicinity Map

ATTACHMENT “A”

RESOLUTION NO. 2020/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AUTHORIZING THE ACCEPTANCE OF A GRANT DEED CONVEYING PROPERTY LOCATED AT 1896 GARDEN COURT, ASSESSOR'S PARCEL NUMBER 068-063-041 TO THE CITY OF ANTIOCH.

WHEREAS, Narendra and Jawahrlal M. Khatri, has offered to grant to the City of Antioch in fee the property described below, located at 1896 Garden Court in Antioch and identified as a 1.46-acre parcel of vacant land, Assessor's Parcel Number 068-063-041; and

WHEREAS, the City Manager has reviewed the Grantor's proposal and determined that it is appropriate for the City to accept the property.

NOW, THEREFORE, BE IT RESOLVED this City Council has approved the City of Antioch to:

1. Accept the real property conveyed by the Grant Deed from Narendra and Jawahrlal M. Khatri to the City of Antioch for that property consisting of one legal parcel of property described as Contra Costa County Assessor's Parcel Number 068-063-041; and
2. Authorize the City Manager to sign the Certificate of Acceptance for said property in the form attached to this Resolution.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 13th day of October 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ARNE SIMONSEN, MMC
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT "B"

RECORDING REQUESTED BY:
CITY OF ANTIOCH

When Recorded Mail Document
CITY OF ANTIOCH
P. O. BOX 5007
Antioch, CA 94531-5007

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0 City Transfer Tax is \$ 0

- [13.00] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] City of ANTIOCH

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NARENDRA M. KHATRI AND JAWAHARLAL M. KHATRI

hereby GRANT(S) to CITY OF ANTIOCH, CALIFORNIA

the following described real property in the City of Antioch, County of Contra Costa State of California:

Legal Description: CCX:0680630415

Aka: 1896 Garden Court, Antioch, CA 94531

Vacant Land: 1.455 acres

Assessed Value 13.00

DATED: 08/12/2020

State of California

County of Alameda

On 08/12/2020 before me,
Dwaine Everett Pulliam, Notary Public
(here insert name and title of the officer), personally appeared

NARENDRA M. KHATRI & JAWAHARLAL M. KHATRI
who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dwaine Everett Pulliam (Seal)

Narendra M. Khatri

Jawaharlal M. Khatri



MAIL TAX STATEMENTS AS DIRECTED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On 8/17/2020 before me, J Maynard, notary public,
Date Here Insert Name and Title of the Officer
personally appeared Jawahar Lal M. Khatri
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature J Maynard
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: GD Document Date: 8/12/2020
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Antioch, CA 94531 \$ 13

- You are here:
- /
- [States/](#)
- [California/](#)
- [Antioch/](#)
- [1896 Garden Ct](#)

Owner Name	Narendra M & Jawahrlal M Khatri
Address	1896 Garden Ct
City	Antioch
State	CA
Zip Code	94531
Land Use	Vacant
Land Size	1.455 acres
Appraised Value	\$13
Assessed Value	\$13

Legal Description Ccx:0680630415

1896 Garden Ct is a parcel of land located in Antioch, CA and has a legal description provided by the local assessor of CCX:0680630415. The Arivify.com account number for this parcel is CCX-0680630415.

This parcel is owned by Narendra M & Jawahrlal M Khatri and can be described as a Vacant.

The estimated market value of this property is \$13.

For more information regarding 1896 Garden Ct including construction details, assessments, previous owners, and sales data please look below.

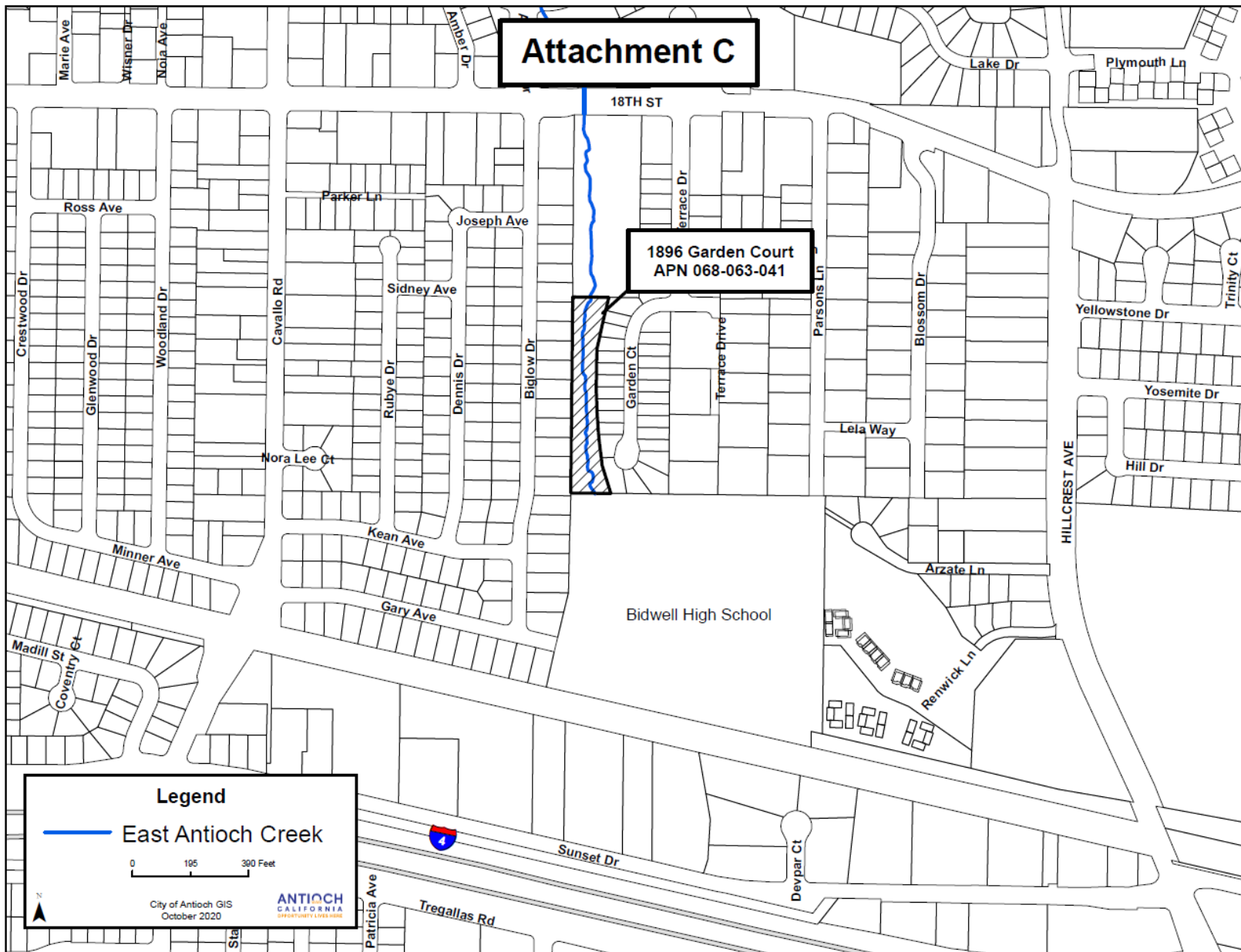
Building	1
Living Area	sq/ft
Replacement Cost	\$13

Building Attributes

Assessor	Gus Kramer, Assessor
Improvement Percentage	0%
Land Value	\$13
Legal Description	T5582 Sewer & Drainage R/w
Use Description	Vacant

Assessments

Year Value
2015 \$13



CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 13, 2020

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Scott Buenting, Project Manager *SB*

APPROVED BY: John Samuelson, Public Works Director/City Engineer *JS*

SUBJECT: Fifth Amendment to the Consultant Services Agreement with Carollo Engineers, Inc. for Engineering Services During Construction for the Brackish Water Desalination Project, P.W. 694

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution:

1. Amending the fiscal year 2020/2021 capital improvements budget to increase Water Enterprise funding for the Brackish Water Desalination Project ("Project") by \$4,334,976.
2. Authorizing the City Manager to execute the fifth amendment to the Consultant Services Agreement with Carollo Engineers, Inc. ("Carollo") for engineering services during construction in the amount of \$4,334,976 for a total contract amount of \$10,361,460.

FISCAL IMPACTS

Adoption of this resolution will amend the fiscal year 2020/2021 capital improvements budget to increase Water Enterprise funding for the Project by \$4,334,976 and increase Carollo's contract by \$4,334,976 for a total contract amount of \$10,361,460. A portion of these costs are eligible for reimbursement under the Department of Water Resources ("DWR") Desalination Grant (No. 4600012957) executed on April 4, 2019 and the Drinking Water State Revolving Fund (DWSRF) loan that is expected to be executed in the near future.

DISCUSSION

The Project is being implemented to improve the City's water supply reliability and provide operational flexibility while reducing costs, especially during droughts and with future proposed changes in Delta water management. The Project will allow the City to use water from its river intake year-round, even when the salinity is above levels normally treated at the existing conventional Water Treatment Plant ("WTP").

This project includes the construction of a brackish water desalination facility located within the fence line of the City's existing WTP with a capacity of 6 million gallons per day

(mgd). The project also includes replacement of the City's existing San Joaquin River intake pump station with a new pump station, including state of the art fish screens and construction of approximately 3,000 feet of new raw water pipeline connecting the new river pump pipeline to the City's WTP. In addition, the project includes the construction of a 4.3 mile long brine disposal pipeline from the new desalination facility to Delta Diablo to convey approximately 2 mgd of brine for discharge through Delta Diablo's existing wastewater outfall. Advertisement for bids to construct the Project is underway with the bid opening scheduled for November 17, 2020.

On August 11, 2015, the City Council awarded the original contract to Carollo Engineers to perform an initial planning study of a brackish water treatment facility. This study identified the DWSRF program as a means to provide project funding for permitting and environmental activities. Under a DWSRF planning loan, potential brine discharge locations and treatment techniques were investigated, and a preliminary environmental evaluation of the City's current water intake was performed.

On March 22, 2016, the City Council amended Carollo's contract to include development of conceptual designs and cost estimates of a brackish water desalination facility. Various treatment processes were evaluated for a standalone facility, as well as one that utilizes portions of the existing plant for pretreatment activities. Brine management options were further evaluated. Finished water quality parameters of a brackish desalination plant were developed and verified to be attainable with the proposed treatment processes.

On March 14, 2017, the City Council amended Carollo's contract to include developing the treatment technical parameters and a preliminary design of the brackish water desalination facility. Brine management approaches were finalized and a cooperative agreement with Delta Diablo to integrate disposal of brine from the brackish water desalination facility into the District's National Pollutant Discharge Elimination System ("NPDES") permit was negotiated and executed. Regulatory agencies were engaged, and Carollo commenced initial permitting activities. Environmental documentation required under the California Environmental Quality Act (CEQA) was prepared and certified by the City Council on October 23, 2018.

On November 13, 2018, the City Council amended Carollo's contract to include work required to complete project permitting, to secure additional project funding (DWR Desalination Grant and DWSRF low interest loan financing), and to prepare documents needed to execute a design-build contract for the construction of the Project.

On October 22, 2019, the City Council amended Carollo's contract for the final design documents and bid package services under a design-bid-build delivery approach.

This amendment authorizes Carollo to provide engineering services during construction of the Project, which includes review of contractor submittals, responding to contractor requests for information, training, operations and maintenance manuals, start-up assistance, and day-to-day engineering support to help ensure successful completion of the Project and additional services provided during the final design process.

ATTACHMENTS

- A. Resolution
- B. Amendment No. 5 to the Consultant Services Agreement with Carollo Engineers, Inc.

ATTACHMENT "A"

RESOLUTION NO. 2020/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AMENDING THE 2020/2021 FISCAL YEAR CAPITAL IMPROVEMENT BUDGET
AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIFTH AMENDMENT
TO THE AGREEMENT WITH CAROLLO ENGINEERS, INC. FOR ENGINEERING
SERVICES DURING CONSTRUCTION FOR THE BRACKISH WATER
DESALINATION PROJECT
P.W. 694**

WHEREAS, on August 12, 2015, Carollo Engineers, Inc. ("Carollo") entered into a Consultant Services Agreement ("Agreement") to provide facility planning and funding assistance in the amount of \$100,000 for the Brackish Water Desalination ("Project");

WHEREAS, on March 23, 2016, City increased the compensation for Carollo in the amount of \$201,516 bringing the total compensation to an amount not to exceed \$301,516;

WHEREAS, on March 14, 2017, City increased the compensation for Carollo in the amount of \$797,555 bringing the total compensation to an amount not to exceed \$1,099,071;

WHEREAS, City Council approved an amendment increasing the 2018/2019 fiscal year capital improvement budget to increase Water Enterprise funding for this Project in the amount of \$2,971,989;

WHEREAS, on November 13, 2018, City increased the compensation for Carollo in the amount of \$2,971,989 for completion of permitting and preparation of design-build documents for this Project;

WHEREAS, on October 22, 2019, City increased the compensation for Carollo in the amount of \$1,955,424 for completion of design-bid-build final design documents and bid period services for this Project;

WHEREAS, the City has considered amending the 2020/2021 fiscal year capital improvement budget to increase Water Enterprise funding for the Project by \$4,334,976; and

WHEREAS, the City has considered authorizing the City Manager to execute the fifth amendment to the Agreement with Carollo for engineering services during construction of the Project in the amount of \$4,334,976 for a total contract amount of \$10,361,460.

RESOLUTION NO. 2020/**

October 13, 2020

Page 2

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby approves:

1. Amending the 2020/2021 fiscal year capital improvement budget to increase Water Enterprise funding for the Project by \$4,334,976; and
2. Authorizing the City Manager, subject to the approval of the City Attorney as to form, to execute the fifth amendment to the Agreement with Carollo for engineering services during construction for this Project in the amount of \$4,334,976 for a total contract amount of \$10,361,460.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 13th day of October 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ARNE SIMONSEN, MMC
CITY CLERK OF THE CITY OF ANTIOCH

A2

ATTACHMENT "B"
AMENDMENT NO. 5 TO AGREEMENT
WITH CAROLLO ENGINEERS, INC.
FOR THE BRACKISH WATER DESALINATION
P.W. 694

THIS FIFTH AMENDMENT TO THE AGREEMENT FOR CONSULTANT SERVICES is entered into this 13th day of October, 2020, by and between the CITY OF ANTIOCH, a municipal corporation ("CITY") and CAROLLO ENGINEERS, INC., their address is 2795 Mitchell Drive, Walnut Creek, CA 94598-1601 ("Consultant").

RECITALS

WHEREAS, on August 12, 2015, Carollo Engineers, Inc. entered into an Agreement for Professional Consultant Services for the Brackish Water Desalinization Project ("Agreement") in the amount of \$100,000;

WHEREAS, on March 23, 2016, CITY increased the compensation for Carollo Engineers, Inc. in the amount of \$201,516 bringing the total compensation to an amount not to exceed \$301,516;

WHEREAS, on March 14, 2017, CITY increased the compensation for Carollo Engineers, Inc. in the amount of \$797,555 bringing the total compensation to an amount not to exceed \$1,099,071;

WHEREAS, on November 13, 2018, CITY increased the compensation for Carollo Engineers, Inc. in the amount of \$2,971,989 bringing the total compensation to an amount not to exceed \$4,071,060; and

WHEREAS, on October 22, 2019, CITY increased the compensation for Carollo Engineers, Inc. in the amount of \$1,955,424 bringing the total compensation to an amount not to exceed \$6,026,484.

NOW, THEREFORE, THE PARTIES DO MUTUALLY AGREE AS FOLLOWS:

1. Section 1 "SERVICES" the first paragraph shall be amended to read as follows:

"Subject to the terms and conditions set forth in this Agreement, Consultant shall furnish all technical and professional services including labor, materials, equipment, transportation, supervision, and expertise to provide to City the services described in the Scope of Work attached as Exhibit A to the Agreement, Exhibit A to Amendment No. 1, Exhibit A to Amendment No. 2, Exhibit A to Amendment No. 3, Exhibit A to Amendment No. 4, and Exhibit A to Amendment No. 5 of the Agreement at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and the Exhibits, the Agreement shall prevail."

2. Section 2 "COMPENSATION" the first sentence shall be amended to read as follows:

"CITY hereby agrees to pay Consultant a sum not to exceed **\$10,361,460**, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

All other terms and conditions of the Agreement shall remain in full force and effect.

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CITY OF ANTIOCH:

By: _____

Rowland E. Bernal, Jr., City Manager

ATTEST:

Arne Simonsen, MMC, City Clerk

APPROVED AS TO FORM:

Thomas Lloyd Smith, City Attorney

CAROLLO ENGINEERS, INC.

By: _____

Louis J. Carella, Executive Vice President

CAROLLO ENGINEERS, INC. CO-SIGNOR:

By: _____

Scott Weddle, Associate Vice President

EXHIBIT A
City of Antioch Brackish Water Desalination Project
Scope of Work
for
Amendment No. 5
Engineering Services During Construction

Introduction

The City of Antioch (City) is moving forward with the Brackish Water Desalination Project (Project). Permitting and preparation of design documents were completed under Amendment No. 4 to the Agreement between the City and Carollo Engineers, Inc. (Carollo). This Amendment No. 5 includes consultant services and budget necessary for providing Engineering Services During Construction (ESDC) which includes the following tasks:

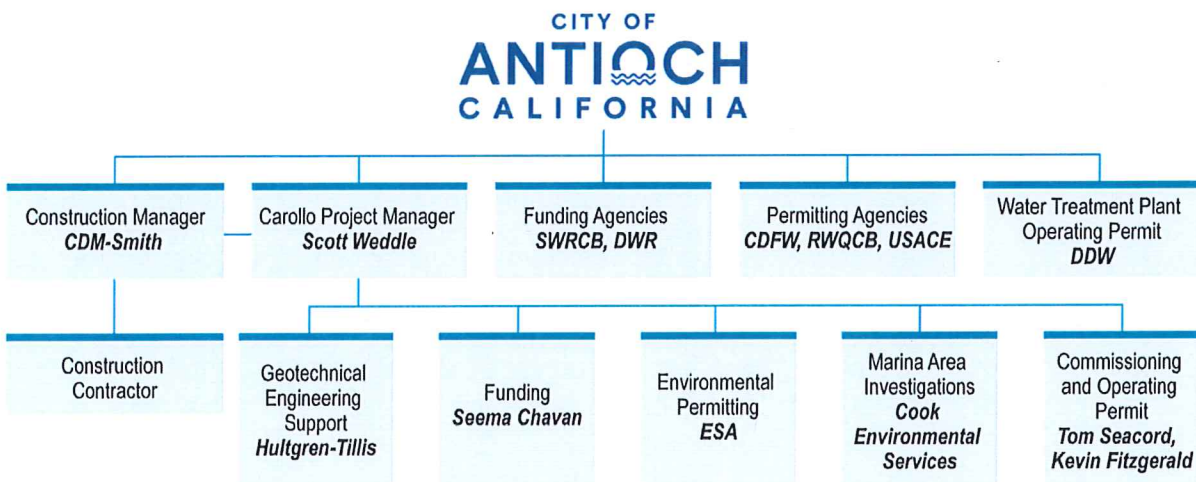
- Task 1 – Project Management/Administration:
 - Monthly Reporting.
 - Correspondence and Communications with City.
 - Funding Management.
- Task 2 – Division of Drinking Water (DDW) Permit Amendment:
 - Prepare Water Treatment Permit Amendment.
 - Conduct Testing Requested by DDW.
- Task 3 – Meetings:
 - Pre-Construction Conference.
 - Weekly Construction Meetings.
 - Special Technical Meetings and Inspections.
 - Funding Meetings.
 - Partnering Meetings.
- Task 4 – Engineering Review Services:
 - Shop Drawing Submittal Review.
 - Requests for Information.
 - Request for Proposal Review (Value Engineering).
 - Change Orders.
 - Shop Witness Testing.
- Task 5 - Startup Assistance:
 - Operations Plan.
 - Testing and Startup Services.
- Task 6 - Environmental Permitting Compliance:
 - Permit Tracking, Meetings, Reporting.
 - Fish Screen Testing
 - Adaptive Management Plan Monitoring.
- Task 7 – Operation and Maintenance Manual.
- Task 8 – Operations Training.
 - Prepare Training Plan.
 - Conduct Training Sessions.

- Task 9 – Boat Launch Area Investigations.
- Task 10 – Additional Services Provided During Final Design.
- Task 11 – Optional Services

The scope of work for these tasks are described in the following sections. Refer to Exhibit B (Estimated Costs) for details of costs for each task. The scope of work assumes the tasks will be completed during the anticipated construction and start-up period of twenty seven months as described in the Schedule section of this Exhibit.

Project Organization Chart

The organization chart below shows the working relationships for the project between the City, Construction Manager, Contractor, Government Agencies, Carollo and its key project team members.



Scope of Work Task Descriptions

TASK 1- PROJECT MANAGEMENT / ADMINISTRATION

1.1 - Monthly Progress Reports

Prepare monthly project progress reports to keep the City informed regarding the project work progress, issues, and financial status. Carollo will furnish monthly progress reports in a brief 2 to 3 page format that will include:

- Scope Report - A narrative progress report of specific accomplishments during the reporting period, problems encountered or anticipated, and work scheduled for the next reporting period.
- Cost Report - A report that shows the current period and accumulated expenditures to date, the approved not to exceed fee, and estimated percent complete.
- Invoices - A summary of labor expenditures, direct costs, and billed subcontract charges. Invoices will be transmitted with the Progress Reports and will be organized such that the billing categories correspond with the scope of service tasks.

Assumptions:



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- The scope and budget assumes twenty seven (27) Monthly Progress reports with an estimated effort of two (2) hours per report.

Deliverables:

- Monthly progress reports.
- Monthly invoices.

1.2 - Correspondence and Communications with City

Carollo will provide general administrative services to remain current on the project status and to provide organized execution of the work and retrieval of information. These services include reviewing and routing project correspondence furnished by the Construction Manager (CM), City, and other entities, and maintaining logs of all correspondence and other project documentation transmittals.

Assumptions:

- The scope and budget assumes approximately four (4) hours per month for this task.

1.3 - Project Funding Coordination.

Carollo will provide ongoing coordination, reporting, and prepare funding disbursement requests for the DWSRF Loan and the DWR Prop 1 Grant in accordance with the funding agreements between the City and the funding agencies.

TASK 2 – DIVISION OF DRINKING WATER PERMIT AMENDMENT

Carollo will provide services in support of amending the City's existing drinking water permit with the State Water Resources Control Board – Division of Drinking Water (DDW) for the new brackish water desalination facilities. These services will include:

- Preparation of a Technical Report that summarizes pertinent design information including:
 - General Water System Information.
 - Source Water Information.
 - Treatment Process Design Information.
 - Water Quality Monitoring Plan.
 - Standard Operations Plan (SOP).
- Description of staff responsibilities, process operation and routine maintenance, methods to monitor water quality, and frequency of instrument calibration.
- Detailed information related to operations including start-up and shut down procedures, and emergency operation procedures will be provided in an appendix.
- Cross Connection Control.
- Correspondence with DDW staff to address comments and finalize the report contents.
- Up to three meetings with DDW and City staff to review the report and tour the project.

Deliverables:

- 5 hard copies and electronic copy of the Draft Technical Report to DDW.

- 5 hard copies and electronic copy of the Final Technical Report to DDW.

TASK 3- MEETINGS

Carollo will attend meetings as described below.

3.1 - Preconstruction Conference

Carollo will attend the Preconstruction Conference with the Contractor, CM, and City staff. The preconstruction conference will be attended by the up to four Carollo team members including the Project Manager and key technical staff.

3.2 - Regularly Scheduled Meetings

Carollo will attend the weekly progress meetings at the WTP in order to keep abreast of construction activities and be involved in questions which may arise concerning construction progress. During these weekly meetings, Carollo will walk the job site with the CM to observe construction progress and discuss relevant construction issues.

Assumptions:

- Carollo will attend weekly meetings for the duration of the project to facilitate resolution of design issues.
- Total number of meetings: It is assumed that there will be approximately one hundred (100) weekly meetings during the twenty seven (27) month construction period.

3.3 - Special Technical Meetings

During construction, it will be necessary at times to visit the construction site to provide field engineering with respect to such items as design intent, addressing interface issues of existing systems and equipment, structural inspection of critical structures and connections, geotechnical observation and consultation, electrical and instrumentation interfacing issues, and resolving other technical issues.

Assumptions:

- Carollo will attend up to fifteen (15) meetings to discuss and assist in resolving construction issues as requested by the CM or City.

3.4 - Partnering

Carollo will participate in all partnering sessions requested by the City and complete assignments as dictated by the process.

Assumptions:

- The CM will organize the Partnering sessions. Carollo will attend up to four (4) partnering meetings approximately six (6) hours each.

TASK 4 - ENGINEERING REVIEW SERVICES

Engineering review services during construction are described below.

4.1 - Shop Drawing Submittal Review

The purpose of this subtask is to complete the review of technical submittals and operating and maintenance manuals provided by the Contractor. Submittal reviews will determine if the items covered by the submittals will conform to the requirements of the construction contract documents after installation. Submittal reviews will not extend to means, methods, techniques, sequences or procedures (except where called for by the construction contract documents).

Carollo will review, comment on and return shop drawings, submittals, and samples provided by the Contractor via the CM. The CM will screen all submittals for form and general content conforming to the Contract Documents prior to transmitting them to the Carollo.

Assumptions:

- It is estimated that Contractor will submit, for review by Carollo and subconsultants, approximately six hundred twenty (620) submittals, equipment operation manuals, and maintenance manuals. This number of submittals includes re-submittals. It is assumed that approximately 50% of the submittals will require re-submittal.
- The scope and budget assumes an average of eight (8) hours for review of submittals and resubmittals combined.
- The budget does not include review of "off brand or equal" equipment substitutions which require research related to the manufacturer's qualifications and ability to perform as specified or which require verification that alternative materials and configurations are acceptable. Upon request by the City, Carollo will review "or equal" substitutions as an Optional Service.

4.2 - Requests for Information (RFIs) and Design Clarifications

During the construction period, the general contractor will ask questions on details of the contract, request for substitutions, and propose alternative approaches that are best answered by Carollo. Questions may also be raised by vendors, City staff, inspectors, or regulators. These questions come in the form of emails, letters, formal Requests for Information (RFIs), or telephone calls. Activities by Carollo will typically include receiving the request or question, researching the question, preparing a written or verbal response, and documenting the response.

During the course of construction, design issues will be identified by the CM, Carollo, or the City that require clarification or design changes. These items will be addressed in Design Clarifications to be prepared by Carollo.

Assumptions:

- The budget is based on an estimate of two hundred fifty (250) RFIs at an average of four (4) hours per RFI; and eight (8) Design Clarifications at an average of sixteen (16) hours per clarification.

4.3 - Request for Proposal Review (Value Engineering Proposals)

During the construction period the Contractor may request changes to the Contract work to improve constructability or reduce costs. The CM will screen these requests for merit. If it is determined that the request is worthy of further review, the CM will issue a formal Request for Proposal (RFP). The RFP will be reviewed by the Carollo for impact on design intent, costs and impacts to the construction schedule. If a value engineering proposal is acceptable, Carollo will prepare a Change Order per subtask 4.4.

Assumptions:

- Carollo will review up to five (5) RFPs at an average of sixteen (16) hours per RFP.

4.4 - Change Orders

During the construction period, construction change orders may be required to address unforeseen conditions, new information, and resolve inconsistencies with the Contract Documents. In addition, the City may also wish to add work to the project for a variety of reasons. The purpose of this task is to provide support in construction Change Order review and development.

Carollo will design, write, or review Change Order documentation. Activities will include assisting the CM in preparing Change Order requests (CORs), assistance in research of contract documents to determine if work proposed by Contractor for inclusion as a Change Order should be considered extra work for which a Change Order is appropriate, review design calculations and intent, review of construction Change Order cost estimates, preparing drawings, sketches, or specifications for extra or changed work items, and other minor design work.

Assumptions:

- The budget for this task is based on assisting with fifteen (15) Change Orders at sixteen (16) hours each.

4.5 Shop Witness Testing

Carollo will provide personnel to witness performance testing of equipment and control systems required by the Contract Documents in the vendor's factory to evaluate compliance with specifications requirements prior to delivery to the job site. In the event that Carollo does not witness the equipment shop tests, Carollo will review certified reports of performance tests conducted by others and prepare memoranda as needed to summarize evaluations and recommendations.

Assumptions

- Carollo will attend up to four (4) factory witnessed tests. Travel expenses are included in the estimated cost.

TASK 5- STARTUP ASSISTANCE

Carollo will perform startup assistance as described below.

5.1 - Operations Plan for Start-Up

Prior to startup, Carollo will develop a general plan of operation for startup to provide guidance to the Contractor, CM, and City staff. The plan of operation will be a brief listing that summarizes the initial process operating modes and equipment settings and provides a listing of major operation implementation milestones and dates. The Contractor will be responsible for developing the detailed start-up and commissioning plan in accordance with the Contract Documents.

Assumptions:

- Carollo will hold meetings with the Contractor, CM, and City to review the plan and make adjustments as needed.

5.2 - Testing and Start-up Services

Carollo will assist the City in the operation and startup of new processes. Operation and startup assistance will generally follow procedures outlined in the Contract Documents.

Carollo will assist the Contractor and City with planning and implementation of treatment plant shutdowns and the startup and testing of the WTP in conjunction with the new desalination facilities. Other work will include preparing written startup sequences, attending coordination meetings, and planning and witnessing tests. Assistance will be provided during on-site testing and startup of individual components (e.g., chemical metering pumps, valves and actuators), testing and startup of integrated components (e.g., RO trains, feed pumps), during the 30 day commissioning of the plant with all the new facilities in service. Carollo will also assist the City in establishing initial process set points.

Assumptions:

- The scope and budget assumes testing and startup services is based upon approximately three hundred twenty (320) hours including preparation time, and time on site during startup and testing.

TASK 6 – ENVIRONMENTAL PERMITTING COMPLIANCE AND INSPECTIONS

Carollo and its subconsultant (ESA) will provide oversight of permit compliance for the project to ensure the City Contractor are meeting its obligations under the terms of various environmental permits.

6.1 – Permit Tracking, Meetings, Reporting, Inspections

Carollo/ESA will track all permit requirements and monitor the Contractor's efforts to ensure compliance. Carollo/ESA will attend meetings upon request with the Contractor and/or regulatory agencies during construction.

Assumptions:

- The Contractor will be responsible for providing environmental permit monitoring with oversight by Carollo/ESA.
- ESA will be on site one day per week during construction to attend meetings in person and provide inspection oversight.

6.2 – Intake Fish Screen Testing

ESA will perform fish screen testing as required by the CDFW Incidental Take Permit following construction of the fish screen. The work will be conducted by licensed divers using testing techniques approved by CDFW.

Assumptions:

- Testing by ESA will only be conducted for the first post-construction inspection.
- Subsequent annual inspections and testing will be conducted under a separate contract.

6.3 – Adaptive Management Plan Monitoring

ESA will conduct Adaptive Management Plan Testing in the receiving water at the Delta Diablo WWTP outfall as described in the DWR Prop 1 Grant Funding Agreement.

Assumptions:

- Testing by ESA will only be conducted for the first post-construction inspection.
- Subsequent annual inspections and testing will be conducted under a separate contract.

TASK 7 – OPERATION AND MAINTENANCE MANUAL

Carollo will prepare an Operations and Maintenance (O&M) Manual for the new facilities including improvements added during the project. The O&M manual will provide standard operating procedures (SOPs), and general maintenance including lock-out/tag-out procedures for the new and modified facilities.

The O&M manual will be separated into four divisions, an introduction overview, individual unit process descriptions, general plant operations including sampling and analysis, and appendices. Unit processes will include a general operations description, process control, startup and shutdown, normal operating procedures, emergency operating procedures, alarm conditions and trouble-shooting, design criteria, component equipment listing, safety, maintenance, and figures.

O&M manuals for individual pieces of equipment will be provided separately by the Contractor, and will include routine preventative maintenance information. Carollo will not be responsible for compiling preventative maintenance into the O&M Manual or the City's maintenance tracking software/database.

Assumptions:

- Three (3) hard copies and electronic copy of the draft O&M manual.
- Five (5) hard copies and electronic copy of the final O&M manual.
- Two (2) workshops with City's staff to develop O&M manual, each workshop will be approximately 8 hours in duration.

TASK 8- OPERATIONS TRAINING

Carollo will provide process operations training during startup. The intent of this training will be to inform the operations staff of the new and modified operating configurations. This training is in addition to the training provided by individual equipment manufacturers as required by the Contract Documents and provided by the Contractor. Training will be provided by Carollo for:

- Raw Water Pump Station.
- Chemical storage and feed systems.
- RO Trains.
- CIP System.
- Brackish Filtered Water Pump Station.
- Brine Disposal System.
- Instrumentation and Control Systems.

Assumptions:

- Carollo will prepare and conduct up to ten (10) training sessions to encompass the areas described above in half-day sessions. The training will include both classroom and "hands-on" sessions. Training will include preparation of written training material to support the training sessions.

TASK 9 – BOAT LAUNCH SOIL INVESTIGATIONS

Contaminated soils and groundwater were encountered during geotechnical investigations in 2019 at the City's boat launch facility on Fulton Shipyard Road. Subsequent investigations determined that the primary contaminants are hydrocarbons which were likely generated by the neighboring property. The City has

entered into an agreement with the Regional Water Quality Control Board (RWQCB) to conduct additional studies and develop a remediation plan for the site.

Assumptions:

- The scope of work includes conducting soil borings and testing in the boat launch area where construction of new facilities are designed. Work will be conducted by Carollo's subconsultant and will be summarized in a report for review by the City and RWQCB.
- The need for further studies and reports will be determined after the report is submitted and discussions have been held with the RWQCB. Further work will be covered in a subsequent amendment.

TASK 10- ADDITIONAL SERVICES PROVIDED DURING FINAL DESIGN

During the course of executing final design services there were unforeseen conditions and requests by the City that required additional work to be performed by Carollo and its subconsultants which were not included in the scope of work for Amendment 4. Carollo proceeded with the work to meet the project schedule as requested with the understanding that additional costs would be reimbursed under Amendment 5. The estimated costs for Carollo labor and actual costs of subconsultants for the additional services are included in Exhibit B. The additional services items included the following:

- Boat launch area soil investigations.
- Water treatment testing (Jar testing) requested by DDW.
- Additional geotechnical borings, potholing, and traffic control due to unknown utilities.
- Preparation of a 60% design submittal requested by SWRCB for SRF funding.
- Evaluation of Delta Diablo (DD) WWTP outfall requested by DD.
- Acquiring easements for a segment new raw water pipeline.
- Additional funding and permitting effort.
- Additional constructability reviews.
- Preparation of Construction Management procurement documents.
- Purchase and installation of water quality monitoring equipment (SDI monitor).
- Reverse osmosis system training.
- Significant changes to design following 30% submittal.
- Design of new valves and motorized actuators for Plant A filters.
- Corrosion control subconsultant.

TASK 11 – OPTIONAL SERVICES

A contingency for Optional Services is provided to cover labor and expenses for unforeseen miscellaneous tasks. Carollo will discuss requests by the City for Optional Services as they arise and will track them in the monthly reports. Additional funding may be required if significant efforts are required to complete the requested work beyond the funding available in this Amendment.

SCHEDULE

The above scope of work is based on the anticipated project milestones summarized below. Changes to the schedule may occur due to permitting, funding, or other items that are beyond the control of Carollo or the City. The project schedule will be adjusted as needed to accommodate these changes when they occur.

- Award Construction Contract – 4th Quarter 2020.
- Contractor Notice to Proceed – 1st Quarter 2021.
- Construction Substantial Completion – 2nd Quarter 2023.
- Final Testing and DDW Operating Permit Amendment – 3rd Quarter 2023.

City of Antioch Brackish Water Desalination Project
Amendment No. 5
Estimated Costs

Task	Project Elements	Carollo Labor Hours										Estimated Costs			
		PIC/SP	PM	PE	Civil Eng.	EE/IC Eng.	HVAC Eng.	Arch/Struct	CAD	Support	Labor Hours	Total Labor Costs	Subconsultants	Other Direct Costs	Total Costs
1	Project Management / Administration														
1.1	Monthly Progress Reports	8	60	0	0	0	0	0	0	24	92	\$ 23,000	\$ -	\$ -	\$ 23,000
1.2	Correspondence, Staffing Oversight, Communications with City	0	240	40	0	0	0	0	0	40	320	\$ 82,200	\$ -	\$ -	\$ 82,200
1.3	Funding Management and Reporting	8	250	300	0	0	0	0	0	40	598	\$ 139,800	\$ -	\$ 600	\$ 140,400
	Task Totals	16	550	340	0	0	0	0	0	104	1010	\$ 245,000	\$ -	\$ 600	\$ 245,600
2	Division of Drinking Water Permit Amendment														
2.1	Prepare draft permit amendment	32	120	120	0	0	0	0	0	24	296	\$ 71,600	\$ -	\$ 800	\$ 72,400
2.2	Conduct Testing Requested by DDW	24	40	120	0	0	0	0	0	0	184	\$ 43,000	\$ 20,000	\$ 1,600	\$ 64,600
	Task Totals	56	160	240	0	0	0	0	0	24	480	\$ 114,600	\$ 20,000	\$ 2,400	\$ 137,000
3	Meetings and Inspection														
3.1	Attend Preconstruction Conference	16	8	16	8	8	0	0	0	0	56	\$ 14,300	\$ -	\$ 1,600	\$ 15,900
3.2	Attend Weekly Meetings	16	240	240	40	40	0	0	0	0	576	\$ 141,300	\$ -	\$ -	\$ 141,300
3.3	Attend Special Technical Meetings and Inspection	80	120	120	40	80	24	80	0	0	544	\$ 133,400	\$ 125,000	\$ 8,000	\$ 266,400
3.4	Funding Meetings	0	40	40	0	0	0	0	0	0	80	\$ 19,500	\$ -	\$ -	\$ 19,500
3.5	Partnering Meetings	24	24	24	24	0	0	0	0	0	96	\$ 24,900	\$ -	\$ 3,200	\$ 28,100
	Task Totals	136	432	440	112	128	24	80	0	0	1352	\$ 333,400	\$ 125,000	\$ 12,800	\$ 471,200
4	Engineering Review Services														
4.1	Shop Drawing Submittal Review	120	800	1200	500	1400	240	700	0	0	4960	\$ 1,160,900	\$ 60,000	\$ -	\$ 1,220,900
4.2	Requests for Information (RFIs)	80	240	120	180	400	60	0	0	0	1080	\$ 270,300	\$ 20,000	\$ -	\$ 290,300
4.3	Request for Proposal Review (Value Engineering Proposals)	8	32	40	0	0	0	0	0	0	80	\$ 19,700	\$ -	\$ -	\$ 19,700
4.4	Change Orders	16	40	40	40	40	0	40	0	24	240	\$ 55,400	\$ -	\$ -	\$ 55,400
4.5	Shop Witness Testing	40	40	40	0	120	0	0	0	0	240	\$ 60,900	\$ -	\$ 3,200	\$ 64,100
	Task Totals	264	1152	1440	720	1960	300	740	0	24	6600	\$ 1,567,200	\$ 80,000	\$ 3,200	\$ 1,650,400
5	Startup Assistance														
5.1	Operations Plan	40	24	40	0	8	8	0	0	40	160	\$ 36,300	\$ -	\$ -	\$ 36,300
5.2	Testing and Startup Services	120	16	80	0	24	8	0	0	0	248	\$ 64,900	\$ -	\$ 3,200	\$ 68,100
	Task Totals	160	40	120	0	32	16	0	0	40	408	\$ 101,200	\$ -	\$ 3,200	\$ 104,400
6	Environmental Permitting Compliance														
6.1	Permit Tracking, Meetings, Reporting, Inspection	0	40	80	0	0	0	0	0	0	120	\$ 27,600	\$ 140,000	\$ -	\$ 167,600
6.2	Fish Screen Testing	0	4	8	0	0	0	0	0	0	12	\$ 2,800	\$ 30,000	\$ -	\$ 32,800
6.3	Adaptive Management Plan Monitoring	0	16	0	0	0	0	0	0	0	16	\$ 4,600	\$ 50,000	\$ -	\$ 54,600
	Task Totals	0	60	88	0	0	0	0	0	0	148	\$ 35,000	\$ 220,000	\$ -	\$ 255,000
7	Operation and Maintenance Manual	40	80	300	0	0	0	0	40	40	500	\$ 107,200	\$ 10,000	\$ 3,800	\$ 121,000
8	Boat Launch Soil Investigation	8	80	16	16	0	0	0	0	0	120	\$ 32,500	\$ 100,000	\$ -	\$ 132,500
9	Operations Training														
9.1	Prepare training plan	40	24	40	0	8	8	0	0	40	160	\$ 36,300	\$ -	\$ -	\$ 36,300
9.2	Conduct training sessions	120	16	80	0	24	8	0	0	0	248	\$ 64,900	\$ -	\$ 3,200	\$ 68,100
	Task Totals	160	40	120	0	32	16	0	0	40	408	\$ 101,200	\$ -	\$ 3,200	\$ 104,400
10	Additional Services During Design	112	460	704	136	180	24	120	480	120	2360	\$ 512,600	\$ 327,076	\$ 20,000	\$ 859,676
11	Optional Services	8	120	120	24	24	24	24	24	24	392	\$ 89,400	\$ 10,000	\$ 10,000	\$ 109,400
	Project Totals	864	3,278	3,808	1,008	2,364	388	964	544	400	13,882	\$ 3,260,200	\$ 892,076	\$ 59,200	\$ 4,211,476

Notes:

1. Abbreviations

PIC/SP - Principal-in-charge/Senior Professional

PM = Project Manager

PE = Project Engineer

Civil Eng = Civil Engineer

EE/IC Eng - Electrical/Instrumentation Engineer

HVAC Eng. - HVAC Engineer

Arch/Struct - Architectural/Structural Engineer

CAD - Computer Aided Drafting

Support - Word processing, clerical

2. Subconsultant costs include 10% markup.

3. Carollo labor costs based on 2020 Fee Schedule.

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**CAROLLO ENGINEERS, INC.
FEE SCHEDULE**

**As of January 1, 2020
California**

	<u>Hourly Rate</u>
Engineers/Scientists	
Assistant Professional	\$201.00
Professional	243.00
Project Professional	286.00
Lead Project Professional	306.00
Senior Professional	328.00
Technicians	
Technicians	155.00
Senior Technicians	211.00
Support Staff	
Document Processing / Clerical	138.00
 Other Direct Expenses	
Travel and Subsistence	at cost
Mileage at IRS Reimbursement Rate Effective January 1, 2020	\$.575 per mile
 Subconsultant	cost + 10%
Other Direct Cost	cost + 10%
Expert Witness	Rate x 2.0

This fee schedule is subject to annual revisions due to labor adjustments.

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 13, 2020

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Junming Li, Junior Engineer *JK*

REVIEWED BY: Scott Buenting, Project Manager *SB*

APPROVED BY: John Samuelson, Public Works Director/City Engineer *JS*

SUBJECT: Consideration of Bids for the Antioch Pavement Rehabilitation
(P.W. 392-31)

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution:

1. Rejecting the second bid protest of Ghilotti Construction Company;
2. Approving an amendment to the fiscal year 20/21 capital improvement budget carrying forward \$457,250 in unspent budgeted RMRA funds designated for the Antioch Pavement Rehabilitation ("Project") from fiscal year 19/20 to fiscal year 20/21;
3. Awarding the construction agreement ("Agreement") for the Project to lowest, responsive and responsible bidder, MCK Services, Inc. ("MCK") for a total amount of \$3,122,250; and
4. Authorizing the City Manager to execute the Agreement with MCK for a total amount of \$3,122,250.

FISCAL IMPACT

The fiscal year 20/21 capital improvement budget includes funding in the amount \$2,674,000 including \$200,000 of Road Maintenance and Rehabilitation Account ("RMRA") Funds and \$2,474,000 through the One Bay Area Grant ("OBAG 2") Local Street and Road Maintenance program for this Project. Funding for Project design was included in the fiscal year 19/20 capital improvement budget. Approval of this budget amendment will carry forward \$457,250 of unspent RMRA funding from fiscal year 19/20 to the fiscal year 20/21 capital improvement budget.

DISCUSSION

On August 25, 2020, nine (9) bids were received and opened, as shown on the attached tabulation. The low bid was submitted by MCK of Concord in the amount of \$3,122,250. The bids have been checked and found to be without errors or omissions.

On September 1, 2020, Ghilotti Construction Company (Ghilotti) submitted a bid protest (Attachment D) claiming that MCK failed to list their subcontractor's Department of Industrial Relations ("DIR") public works contractor registration number on the bid forms and should be considered non-responsive. The Project contract documents require that bidders submit a list of subcontractors in accordance with the provisions of Sections 4100 to 4114, inclusive, of the Public Contract Code of the State of California prior to the bid opening. Section 4104(1)(a) of the California Public Contract Code of the State of California states that all bidders of public works projects shall provide "the name, the location of the place of business, the California contractor license number, and public works contractor registration number". Staff has reviewed MCK's bid and determined that MCK did include this information. On September 2, 2020 staff notified Ghilotti that their bid protest has been rejected (Attachment E).

On September 8, 2020, Ghilotti submitted a second bid protest (Attachment F) claiming that MCK failed to meet the required Disadvantaged Business Enterprise (DBE) goal or perform an adequate Good Faith Effort (GFE). On September 10, 2020, Ghilotti submitted a follow up letter related to the September 8th bid protest (Attachment G). On September 14, 2020 MCK submitted their response to Ghilotti's second bid protest (Attachment H). The contract DBE goal for the Project was determined to be 18%. The DBE commitment listed in MCK's bid documents is 9%. Under the DBE program, when a bidder has not committed to meet the contract DBE goal, the contractor's GFE must be evaluated by the State of California, Department of Transportation (Caltrans), Contract Evaluation Branch (CEB) to determine if the bidder has demonstrated adequate effort to meet the contract DBE goal. On October 2, 2020, the CEB issued a memorandum (Attachment G) stating the Caltrans' Office of Civil Rights (OCR) determined that MCK did demonstrate adequate effort to meet the contract DBE goal. Staff agrees with the position of OCR and recommends rejecting Ghilotti's bid protest and awarding the contract to lowest, responsive and responsible bidder, MCK in the amount of \$3,122,250.

ATTACHMENTS

- A: Resolution
- B: Bid Tabulation
- C: Construction Agreement
- D: Ghilotti Construction Company – First Bid Protest
- E: City of Antioch - Rejection of First Bid Protest
- F: Ghilotti Construction Company - Second Bid Protest
- G: Ghilotti Construction Company – Second Bid Protest Follow Up Letter
- H: MCK Services, Inc. - Response to Second Bid Protest
- I: Caltrans - Good Faith Effort Evaluation

ATTACHMENT "A"

RESOLUTION NO. 2020/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AMENDING THE FISCAL YEAR 20/21 CAPITAL IMPROVEMENT BUDGET;
AWARDING THE ANTIOCH PAVEMENT REHABILITATION PROJECT
AGREEMENT; AND AUTHORIZING THE CITY MANAGER TO EXECUTE A
CONSTRUCTION AGREEMENT WITH MCK SERVICES, INC.
P.W. 392-31**

WHEREAS, an amendment to increase the fiscal year 20/21 capital improvement budget by carrying forward \$457,250 in unspent budgeted funds designated for the Antioch Pavement Rehabilitation ("Project") in fiscal year 19/20 has been considered by the City Council;

WHEREAS, the City Council has considered rejecting the second bid protest of Ghilotti Construction Company;

WHEREAS, the City Council has considered awarding the Project construction agreement ("Agreement") to the lowest, responsive and responsible bidder, MCK Services, Inc. ("MCK") for a total amount of \$3,122,250; and

WHEREAS, the City has considered authorizing the City Manager to execute the Agreement with MCK for a total amount of \$3,122,250.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby:

1. Rejects the second bid protest of Ghilotti Construction Company;
2. Approves an amendment to the fiscal year 20/21 capital improvement budget carrying forward \$457,250 in unspent budgeted RMRA funds designated for the Project from fiscal year 19/20 to fiscal year 20/21;
3. Awards the construction agreement for the Project to the lowest responsive and responsible bidder, MCK for a total amount of \$3,122,250; and
4. Authorizes the City Manager to execute the Agreement with MCK, for a total amount of \$3,122,250 in a form approved by the City Attorney.

* * * * *

RESOLUTION NO. 2020/**

October 13, 2020

Page 2

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 13th day of October 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ARNE SIMONSEN, MMC
CITY CLERK OF THE CITY OF ANTIOCH

A2

**CITY OF ANTIOCH
TABULATION OF BIDS**

JOB TITLE: Antioch Pavement Rehabilitation
(P.W. 392-31)

BIDS OPENED: August 25, 2020 ~ 2:00 p.m.
City Council Chambers

	Engineer's Estimate	MCK Services, Inc. Concord	Bay Cities Paving & Grading, Inc. Concord	Ghilotti Construction Company Santa Rosa	Interstate Grading & Paving, Inc. So. San Francisco	
TOTAL BID PRICE	\$2,900,000.00	\$3,122,250.00	\$3,177,138.00	\$3,222,850.00	\$3,247,200.00	

LIST OF SUBCONTRACTORS

<i>MCK Services, Inc.</i>	<i>Bay Cities Paving & Grading, Inc.</i>	<i>Ghilotti Construction Co.</i>	<i>Interstate Grading & Paving, Inc.</i>	
<u>Traffic Striping, Markings & Markers</u> Chrisp Co. <u>Traffic Loop Detectors</u> St. Francis Electric <u>Adjust Utilities</u> JCC, Inc. <u>Partial TC Plans</u> Almendariz Consulting Concrete FBD Vanguard <u>Antioch Cape Seal</u> Pavement Coatings	<u>Adjust Covers & Manholes</u> Johnson Construction Concrete FBD Vanguard <u>Loop Detectors</u> St Francis Electric <u>Cape Seal</u> American Pavement Systems Striping Chrisp Co. <u>Cold Planing</u> ABSL Construction <u>Traffic Control</u> Hernandez Engineering	<u>Cape Seal</u> American Pavement Systems <u>Tree Trimming</u> P&J Tree Service <u>Signal Loops</u> Columbia Electric Cold Plane ABSL Construction <u>Traffic Stripes, Markings & Markers</u> Chrisp Co. <u>Tack Oil</u> Pacific Northwest Oil <u>Curb & Gutter, Sidewalk, Curb Ramps & TC</u> JJR Construction <u>Traffic Control</u> Total Traffic Control	<u>Trucking Partial</u> 18 Trucking Concrete JJR <u>Adjust Utility</u> JCC Striping Super Seal Stripe <u>Cape Seal</u> American Pavement Systems <u>Loops</u> St. Francis Electric	

ATTACHMENT "B"

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CITY OF ANTIOCH
TABULATION OF BIDS

JOB TITLE: Antioch Pavement Rehabilitation
(P.W. 392-31)

BIDS OPENED: August 25, 2020 ~ 2:00 p.m.
City Council Chambers

	Engineer's Estimate	Granite Construction Co. Santa Clara	Graniterock San Jose	Ghilotti Bros., Inc. San Rafael	Teichert Construction Pleasanton	Martin Brothers Construction Sacramento
TOTAL BID PRICE	\$2,900,000.00	\$3,305,015.00	\$3,449,500.00	\$3,541,360.00	\$3,614,790.00	\$3,664,839.00

LIST OF SUBCONTRACTORS

<i>Granite Construction Co.</i>	<i>Graniterock</i>	<i>Ghilotti Bros., Inc.</i>	<i>Teichert Construction</i>	<i>Martin Brothers Construction</i>
<u>Adjust Utilities</u> JCC, Inc. <u>Minor Concrete</u> FBD Vanguard <u>Slurry</u> American Pavement Systems <u>Electrical</u> Columbia Electric <u>Grinder Rental</u> ABSL <u>Striping</u> Chrisp Co. <u>Trucking</u> All Cities Trucking <u>Traffic Control</u> American Traffic & Safety	<u>Striping</u> Super Seal & Stripe <u>Traffic Control (Partial)</u> CMC Traffic <u>Minor Concrete</u> JJR Construction <u>Adjust Utilities</u> Johnson Construction Co. <u>Traffic Signal Loops</u> Columbia Electric <u>Cape Seal</u> American Pavement Systems	<u>Cape Seal</u> Pavement Coatings Co. <u>Adjust Iron</u> Johnson Construction Co. <u>Striping</u> Super Seal & Stripe <u>Traffic Control</u> CMC Traffic Control Specialist <u>Cold Plane/Grinding</u> ABSL Construction <u>Electrical</u> Columbia Electric <u>Curb & Gutter, Sidewalk, Curb Ramps & TC</u> JJR Construction <u>Traffic Control</u> Total Traffic Control	<u>Antioch Cape Seal</u> Pavement Coatings Co. <u>Grinder Rental</u> ABSL Construction <u>Striping & Markings: Temp Striping</u> Chrisp Co. <u>Traffic Signal Loop Detectors</u> Columbia Electric, Inc. <u>Concrete Curb & Gutter: Ramps</u> <u>And Sidewalk</u> JJR Construction	<u>Tack Oil</u> Pacific Northwest <u>AC Grinding</u> ABSL Construction <u>Traffic Control</u> Roll N Rock <u>Thermo Traffic Stripes & Markers</u> Chrisp Co. <u>Concrete Curb & Gutter: Concrete</u> <u>Sidewalk: Concrete Ramps</u> Norcal Concrete <u>Cape Seal</u> American Pavement Systems <u>Loop Detectors</u> Columbia Electric

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ATTACHMENT "C"

CITY OF ANTIOCH PUBLIC WORKS DEPARTMENT CAPITAL IMPROVEMENTS DIVISION

CONTRACT NO. P.W. 392-31

Federal Aid No STPL 5038 (026)

THIS AGREEMENT, made and concluded, in duplicate, October 13, 2020, between the City of Antioch thereof, party of the first part, and MCK Services, Inc.

Contractor, party of the second part.

ARTICLE I.--WITNESSETH, That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the said party of the first part, and under the conditions expressed in the 2 bonds, bearing even date with these presents, and hereunto annexed, the said party of the second part agrees with the said party of the first part, at his own proper cost and expense, to do all the work and furnish all the materials, except such as are mentioned in the specifications to be furnished by said party of the first part, necessary to construct and complete in a good, workmanlike and substantial manner and to the satisfaction of the *CITY OF ANTIOCH, PUBLIC WORKS DEPARTMENT, CAPITAL IMPROVEMENTS DIVISION*, the work described in the special provisions and the project plans described below, including any addenda thereto, and also in conformance with current California Department of Transportation Standard Plans, the Standard Specifications, and the Labor Surcharge and Equipment Rental Rates in effect on the date the work is accomplished, which said special provisions, project plans, Standard Plans, Standard Specifications, and Labor Surcharge and Equipment Rental Rates are hereby specially referred to and by such reference made a part hereof.

The special provisions for the work to be done are entitled:

CITY OF ANTIOCH PUBLIC WORKS DEPARTMENT CAPITAL IMPROVEMENTS DIVISION NOTICE TO CONTRACTORS AND SPECIAL PROVISIONS FOR ANTIOCH PAVEMENT REHABILITATION IN ANTIOCH, CALIFORNIA P.W. 392-31

The project plans for the work to be done are entitled:

CITY OF ANTIOCH PUBLIC WORKS DEPARTMENT CAPITAL IMPROVEMENTS DIVISION PROJECT PLANS FOR ANTIOCH PAVEMENT REHABILITATION IN ANTIOCH, CALIFORNIA P.W. 392-31

CI

ARTICLE II.--The said party of the first part hereby promises and agrees with the said Contractor to employ, and does hereby employ, the said Contractor to provide the materials and to do the work according to the terms and conditions herein contained and referred to, for the prices hereinafter set forth, and hereby contracts to pay the same at the time, in the manner and upon the conditions herein set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE III.--The State general prevailing wage rates determined by the Director of Industrial Relations are hereby made a part of this contract. It is further expressly agreed by and between the parties hereto that should there be any conflict between the terms of this instrument and the bid or proposal of said Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

ARTICLE IV.--By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self insurance in conformance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

ARTICLE V.--And the said Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this agreement; also for all loss or damage, arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the *CITY OF ANTIOCH, PUBLIC WORKS DEPARTMENT, CAPITAL IMPROVEMENTS DIVISION*, and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the plans and specifications, and the requirements of the Engineer under them, to wit:

ARTICLE VI.--The provisions of Form FHWA 1273 is hereby physically attached, unmodified as a part of this contract (Exhibit A). This provision applies to federal-aid contracts and all work performed by subcontracts and subsequent lower-tier subcontracts and required be physically included in each executed contract.

ARTICLE VII.-- The Minimum Federal Wage Rates Determination is hereby physically attached, in conformance with federal 10-day rule as a part of this contract (Exhibit B). This wage rate determination applies to federal-aid contracts and all work performed exceeding \$2000 by subcontracts and subsequent lower-tier subcontracts and required be physically included in each executed contract.

BID ITEM LIST

Item No.	Item	Units	Quantity	Unit Price (In Figures)	Item Total (In Figures)
1.	Mobilization	LS	1	\$145,000.00	\$145,000.00
2.	Traffic Control	LS	1	\$293,000.00	\$293,000.00
3.	Water Pollution Control	LS	1	\$5,000.00	\$5,000.00
4.	Adjust Existing Valve Covers/Cleanouts to Grade	EA	162	\$550.00	\$89,100.00
5.	Adjust Existing Storm Manholes to Grade	EA	10	\$800.00	\$8,000.00
6.	Adjust Existing Sewer Manholes to Grade	EA	95	\$800.00	\$76,000.00
7.	Adjust Existing PG&E Manholes to Grade	EA	2	\$1,000.00	\$2,000.00
8.	Adjust Existing AT&T Manholes to Grade	EA	7	\$1,000.00	\$7,000.00
9.	Traffic Signal Loop Detectors	EA	31	\$450.00	\$13,950.00
10.	Concrete Curb and Gutter	LF	1,500	\$60.00	\$90,000.00
11.	Concrete Sidewalk	SF	2,000	\$18.00	\$36,000.00
12.	Concrete Curb Ramp	SF	5,000	\$20.00	\$100,000.00
13.	Cold Planing 4-inch Plug Cut	SF	40,000	\$0.90	\$36,000.00
14.	Cold Planing 6-inch Plug Cut	SF	140,000	\$1.10	\$154,000.00
15.	Asphalt Concrete	TN	6,200	\$131.00	\$812,200.00
16.	Antioch Cape Seal	SY	150,000	\$7.50	\$1,125,000.00
17.	Thermoplastic Traffic Stripes Pavement Markers and Pavement Markings	LS	1	\$125,000.00	\$125,000.00
18.	Federal Trainee Program	LS	1	\$5,000.00	\$5,000.00
TOTAL BID:				\$3,122,250.00	

TOTAL BID: Three million one hundred twenty-two thousand, two hundred fifty dollars.

IN WITNESS WHEREOF, The parties to these presents have here-unto set their hands the year and date first above written

*CITY OF ANTIOCH
PUBLIC WORKS DEPARTMENT
CAPITAL IMPROVEMENTS DIVISION*

By _____
Rowland E. Bernal, Jr., City Manager

Contractor

By _____

Licensed in accordance with
an act providing for the
registration of contractors,

License No. _____

Federal Employer Identification

Number _____

Approved and certified as being in conformance with the requirements of the State Contract Act.

Thomas Lloyd Smith, City Attorney

Approved Effective _____

PW 392-31

ATTACHMENT "D"



Ghilotti Construction Company, Inc.
246 Ghilotti Avenue
Santa Rosa, CA 95407
Ph: (707) 585-1221/Fx: (707) 585-1601

September 1, 2020

City of Antioch
Capital Improvements Division
Attn: Scott Buenting, P.E.
200 'H' Street, PO Box 5007
Antioch, California, 94531 - 5007

Re: **Antioch Pavement Rehabilitation Project**
City Project No. P.W. 392-31 / Federal Aid No. STPL-5038(026)

Bid Protest

Dear Mr. Buenting,

On Tuesday, August 25, 2020, Ghilotti Construction Company, Inc. bid the above referenced project and at the time of bid was the apparent 3rd low bidder. This letter serves as a protest of the bids submitted by the apparent low bidder, MCK Services, Inc. (MCK) and the apparent second low bidder, Bay Cities, Inc. (Bay Cities).

The City must reject MCK's and Bay Cities' bid as nonresponsive because both firms failed to list the subcontractor's DIR public works contractor registration number.

The requirements of Public Contract Code Section 4104 (a)(1) states, in part:

*'...any person making a bid or offer to perform the work ... shall set forth the **name**, the **location** of the place of business, the California contractor **license number**, and **public works contractor registration number** ... of each subcontractor who will perform work...'*

Neither MCK nor Bay Cities listed the required DIR public works contractor registration number for any of the subcontractors listed on bid day. Having failed to comply with this requirement of Public Contracting Code 4104 the City must reject both bids as nonresponsive.

Based on the requirements cited above, Ghilotti Construction Company, Inc. protests an award of this contract to either MCK or Bay Cities. We request the City reject these bids as nonresponsive.

Thank you for considering this matter.

Annette Conley
Estimating Administrator
Ghilotti Construction Company, Inc.
annette@ghilotti.com

ATTACHMENT "E"



September 2, 2020

Annette Conley, Estimating Administrator
Ghilotti Construction Company, Inc.
246 Ghilotti Ave.
Santa Rosa, CA 95407

Re: Bid Protest - Antioch Pavement Rehabilitation Project
City Project No. P.W. 392-31 / Federal Aid Project No. STPL-5038 (026)

Dear Annette:

The City of Antioch has received your correspondence dated September 1, 2020 regarding the protest to the award of the above referenced project by Ghilotti Construction Company (Ghilotti). The protest claims that MCK Services, Inc. (MCK) and Bay Cities, Inc. (Bay Cities) failed to list the subcontractors' DIR public works contractor registration number and that the subject bids should be considered non-responsive.

The project contract requires that the bidder submit a list of subcontractors in accordance with the provisions of Sections 4100 to 4114, inclusive, of the Public Contract Code of the State of California prior to the bid opening.

Section 4104(1)(a) of the California Public Contract Code of the State of California states that all bidders of public works projects shall provide "the name, the location of the place of business, the California contractor license number, and public works contractor registration number".

Bay Cities did not provide a name, location, license number, and DIR registration number of the subcontractors in their bid package, but MCK did include such information. Staff, under the advisement of the City Attorney, will be recommending that the protest filed by Ghilotti Construction Company be rejected and the contract be awarded to the lowest responsive, responsible bidder, MCK Services, in the amount of \$3,122,250.

Please contact me at (925) 779-7025 or jl@antiochca.gov if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Junming Li".

Junming Li
Junior Engineer

CC: Thomas Lloyd Smith, City Attorney
John Samuelson, Public Works Director/City Engineer
Scott Buenting, Project Manager





September 8, 2020

City of Antioch
Capital Improvements Division
Attn: Scott Buenting, P.E.
200 'H' Street, PO Box 5007
Antioch, California, 94531 - 5007

Re: **Antioch Pavement Rehabilitation Project**
City Project No. P.W. 392-31 / Federal Aid No. STPL-5038(026)

Bid Protest

Dear Mr. Buenting,

On Tuesday, August 25, 2020, Ghilotti Construction Company, Inc. bid the above referenced project and at the time of bid was the apparent 3rd low bidder. This letter serves as a protest of the bid submitted by the apparent low bidder, MCK Services, Inc.

The City must reject MCK Services, Inc.'s bid as nonresponsive because it failed to meet the DBE goal or perform an adequate Good Faith Effort (GFE).

MCK achieved only 9% DBE participation on this contract that contains an 18% DBE goal. The goal of 18% was achievable as demonstrated by other bidders achieving the goal.

Chapter 9 of the Civil Rights & Disadvantaged Business Enterprise of Local Assistance Procedures Manual states the following:

"Anticipated Good Faith Efforts - The following types of actions should be considered by a Local Agency as part of the bidder's Good Faith Efforts..."

Soliciting through all reasonable and available means (e.g., attendance at pre-bid meetings, advertising and/or written notices) the interest of all certified DBEs that are capable of performing the work of the contract...The bidder must determine with certainty if the DBEs are interested...

This includes, where appropriate, breaking out contract work items into economically feasible units to facilitate DBE participation, even when the prime contractor might otherwise prefer to perform these work items with their own forces.

Also, the ability or desire of a prime contractor to perform the work of a contract with its own organization does not relieve the bidder of the responsibility to make GFEs."

MCK, having not listed a subcontractor to perform Traffic Control or Asphalt Grinding, has chosen to self-perform these items of work. As stated above, the specifications don't permit a bidding contractor to self-perform work "even when the prime contractor might otherwise prefer to perform these work items with their own forces." MCK could have increased its

— Engineering Contractor —

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www.ghilotti.com

STATE CONTRACTORS LICENSE #644515

F1

DBE participation on this contract by using a DBE traffic control firm or DBE asphalt grinding firm just as the second and third low bidders did – Total Traffic Control and ABSL Construction.

MCK did list FBD Vanguard to perform the concrete work, but could have listed JJR Construction (a DBE firm) to perform this same scope just as many of the other bidders did. Also, in its list of rejected DBE firms (Exhibit 12-B (Part 2)), MCK does not explain to the City why it rejected JJR Construction's quote / proposal. How can the City evaluate whether MCK made a legitimate good faith effort if it is not provided with the documentation that shows the specific DBE firms that were rejected after having been solicited?

MCK could have met the 18% DBE goal for this project, but it chose not to when it did not select DBE firms to perform traffic control or asphalt grinding choosing instead to self-perform, and additionally by not using a DBE firm to perform the concrete work.

In its list of rejected DBE firms (Exhibit 12-B (Part 2)), MCK lists 3 DBE traffic control firms but does not explain to the City why it rejected these DBE firms.

ABSL Construction, a well-known asphalt grinding DBE firm in the region, was not used by MCK, but also was not shown on MCK's rejected DBE firms list. MCK was responsible for soliciting all DBE firms in the region and as such would have solicited ABSL, but then should have listed ABSL on MCK's rejected subcontractors list (Exhibit 12-B (Part 2)). This did not happen – either MCK did not solicit ABSL (which it was required to do) or it rejected ABSL but didn't document it (which it was required to do) – either way, a good faith effort was not performed.

Based on the requirements cited above, Ghilotti Construction Company, Inc. protests an award of this contract to MCK Services, Inc. We request that the City reject the bid as nonresponsive.

Thank you for considering this matter.



Thomas Smith
Vice President – Estimating
Ghilotti Construction Company, Inc.
(707) 484-8292 (Cell)



September 10, 2020

City of Antioch
Capital Improvements Division
Attn: Scott Buenting, P.E.
200 'H' Street, PO Box 5007
Antioch, California, 94531 - 5007

Re: **Antioch Pavement Rehabilitation Project**
City Project No. P.W. 392-31 / Federal Aid No. STPL-5038(026)

Bid Protest

Dear Mr. Buenting,

This letter serves as a follow up to our protest letter dated 9/8/2020 regarding the bid submitted for the above referenced project by the apparent low bidder, MCK Services, Inc.

The City must reject MCK Services, Inc.'s bid as nonresponsive because it failed to meet the DBE goal or perform an adequate Good Faith Effort (GFE).

MCK failed to meet the 18% DBE goal, achieving only 9% DBE participation. As such, MCK was required to demonstrate it made good faith efforts to meet the goal. As described below, MCK failed to demonstrate or document a good faith effort.

Good Faith Efforts Submittal - Section 2-1.02(b) of the contract Special Provisions states:

"Good faith efforts documentation must include the following information and supporting documents..."

Name of selected firm and its status as a DBE for each item of work made available. Include name, address, and telephone number of each DBE that provided a quote and their price quote. If the firm selected for the item is not a DBE, provide the reasons for the selection."

MCK included Traffic Control, Asphalt Milling, Concrete and Electrical Loops in the items of work it made available to DBE's in its solicitations, but failed to provide the reasons for not selecting a DBE firm to perform these items.

Page P-19 of the proposal for this contract is **EXHIBIT 15-H: PROPOSER/CONTRACTOR GOOD FAITH EFFORTS**. Paragraph D of this proposal document requires the following information to be provided as part of the good faith effort submittal:

"The names, addresses and phone numbers of rejected DBE firms, the reasons for the bidder's rejection of the DBEs, the firms selected for that work and the price difference for each DBE if the selected firm is not a DBE."

As shown below, MCK provided no information concerning the DBE firms that it rejected.

— Engineering Contractor —

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www.ghilotti.com

STATE CONTRACTORS LICENSE #644515

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- 1) Traffic Control - In its list of rejected DBE firms (Exhibit 12-B (Part 2)), MCK lists 3 DBE traffic control firms, but does not provide the reason (including price differences) to the City for why it rejected these DBE firms.
Note: 6 other bidders listed a DBE firm to perform Traffic Control.
- 2) Asphalt Milling - In its list of rejected DBE firms (Exhibit 12-B (Part 2)), MCK lists no DBE asphalt milling firm. Did it not receive a quote from a DBE firm for this work?
Note: 6 other bidders listed a DBE firm to perform Asphalt Milling.
- 3) Concrete (curb/gutter/sidewalk/curb ramps) - In its list of rejected DBE firms (Exhibit 12-B (Part 2)), MCK lists no DBE Concrete firm. Did it not receive a quote from a DBE firm for this work?
Note: 5 other bidders listed a DBE firm to perform Concrete.
- 4) Electrical Loops - In its list of rejected DBE firms (Exhibit 12-B (Part 2)), MCK lists no DBE Electrical Loops firm. Did it not receive a quote from a DBE firm for this work?
Note: 6 other bidders listed a DBE firm to perform Electrical Loops.

As stated in **Section 2-1.02(b)** and **EXHIBIT 15-H** above, MCK was required to "provide the reasons for the selection" of non-DBE firms over DBE firms. It failed to comply with this requirement.

MCK could have increased its DBE participation necessary to meet the goal on this contract by using a DBE firm as was done by other bidding prime contractors shown in the table below.

Scope of Work	Listed DBE Firm	Listed by No. of Bidders
Traffic Control	Various DBE Firms	6
Asphalt Milling	ABSL Construction	6
Concrete	JJR Construction	5
Electrical Loops	Columbia Electric	6

As demonstrated above, MCK failed to meet the contract DBE goal and perform / document a good faith effort.

Based on the requirements cited, Ghilotti Construction Company, Inc. protests an award of this contract to MCK Services, Inc. We request that the City reject its bid as nonresponsive.

Thank you for considering this matter.



Thomas Smith
Vice President – Estimating
Ghilotti Construction Company, Inc.
(707) 484-8292 (Cell)

Attachment

**CITY OF ANTIOCH
TABULATION OF BIDS**

JOB TITLE: Antioch Pavement Rehabilitation
(P.W. 392-31)

BIDS OPENED: August 25, 2020 ~ 2:00 p.m.
City Council Chambers

	Engineer's Estimate	MCK Services, Inc. Concord	Bay Cities Paving & Grading, Inc. Concord	Ghilotti Construction Company Santa Rosa	Interstate Grading & Paving, Inc. So. San Francisco	
TOTAL BID PRICE	\$2,900,000.00	\$3,122,250.00	\$3,177,138.00	\$3,222,850.00	\$3,247,200.00	

LIST OF SUBCONTRACTORS

<i>MCK Services, Inc.</i>	<i>Bay Cities Paving & Grading, Inc.</i>	<i>Ghilotti Construction Co.</i>	<i>Interstate Grading & Paving, Inc.</i>	
<u>Traffic Striping, Markings & Markers</u> Chrisp Co. <u>Traffic Loop Detectors</u> St. Francis Electric <u>Adjust Utilities</u> JCC, Inc. <u>Partial TC Plans</u> Almendariz Consulting Concrete FBD Vanguard <u>Antioch Cape Seal</u> Pavement Coatings	<u>Adjust Covers & Manholes</u> Johnson Construction Concrete FBD Vanguard <u>Loop Detectors</u> St Francis Electric Cape Seal American Pavement Systems Striping Chrisp Co. <u>Cold Planing</u> ABSL Construction 1 <u>Traffic Control</u> Hernandez Engineering 1	<u>Cape Seal</u> American Pavement Systems Tree Trimming P&J Tree Service Signal Loops Columbia Electric 1 Cold Plane 2 ABSL Construction <u>Traffic Stripes, Markings & Markers</u> Chrisp Co. Tack Oil Pacific Northwest Oil <u>Curb & Gutter, Sidewalk, Curb Ramps & TC</u> JJR Construction 1 <u>Traffic Control</u> Total Traffic Control 2	<u>Trucking Partial</u> 18 Trucking Concrete JJR 2 <u>Adjust Utility</u> JCC Striping Super Seal Stripe Cape Seal American Pavement Systems Loops St. Francis Electric	

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**CITY OF ANTIOCH
TABULATION OF BIDS**

JOB TITLE: Antioch Pavement Rehabilitation
(P.W. 392-31)

BIDS OPENED: August 25, 2020 ~ 2:00 p.m.
City Council Chambers

	Engineer's Estimate	Granite Construction Co. Santa Clara	Graniterock San Jose	Ghilotti Bros., Inc. San Rafael	Teichert Construction Pleasanton	Martin Brothers Construction Sacramento
TOTAL BID PRICE	\$2,900,000.00	\$3,305,015.00	\$3,449,500.00	\$3,541,360.00	\$3,614,790.00	\$3,664,839.00

LIST OF SUBCONTRACTORS

<i>Granite Construction Co.</i>	<i>Graniterock</i>	<i>Ghilotti Bros., Inc.</i>	<i>Teichert Construction</i>	<i>Martin Brothers Construction</i>
<u>Adjust Utilities</u> JCC, Inc. <u>Minor Concrete</u> FBD Vanguard <u>Slurry</u> American Pavement Systems <u>Electrical</u> Columbia Electric 2 <u>Grinder Rental</u> 3 ABSL <u>Striping</u> Chrisp Co. <u>Trucking</u> All Cities Trucking <u>Traffic Control</u> 3 American Traffic & Safety	<u>Striping</u> Super Seal & Stripe <u>Traffic Control (Partial)</u> 4 CMC Traffic Minor Concrete JJR Construction 3 <u>Adjust Utilities</u> Johnson Construction Co. <u>Traffic Signal Loops</u> Columbia Electric 3 <u>Cape Seal</u> American Pavement Systems	<u>Cape Seal</u> Pavement Coatings Co. <u>Adjust Iron</u> Johnson Construction Co. <u>Striping</u> Super Seal & Stripe <u>Traffic Control</u> CMC Traffic Control Specialist 5 <u>Cold Plane/Grinding</u> ABSL Construction 4 <u>Electrical</u> Columbia Electric 4 <u>Curb & Gutter, Sidewalk, Curb Ramps & TC</u> JJR Construction 4 <u>Traffic Control</u> Total Traffic Control	<u>Antioch Cape Seal</u> Pavement Coatings Co. <u>Grinder Rental</u> 5 ABSL Construction <u>Striping & Markings: Temp Striping</u> Chrisp Co. <u>Traffic Signal Loop Detectors</u> Columbia Electric, Inc. 5 <u>Concrete Curb & Gutter: Ramps</u> <u>And Sidewalk</u> JJR Construction 5	<u>Tack Oil</u> Pacific Northwest <u>AC Grinding</u> 6 ABSL Construction <u>Traffic Control</u> 6 Roll N Rock <u>Thermo Traffic Stripes & Markers</u> Chrisp Co. <u>Concrete Curb & Gutter: Concrete</u> <u>Sidewalk: Concrete Ramps</u> Norcal Concrete <u>Cape Seal</u> American Pavement Systems <u>Loop Detectors</u> Columbia Electric 6

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ATTACHMENT "H"
MCK Services, Inc.

Asphalt Paving/Resurfacing/Rehabilitation

September 14, 2020

City of Antioch
Capitol Improvements Division
Attn: Scott Buenting
200 "H" Street, PO Box 5007
Antioch, California, 94531 - 5007

Re: Antioch Pavement Rehabilitation Project
City Project No. P.W. 392-31 / Federal Aid No. STPL-5038(026)

Subject: MCK Good Faith Effort

This letter serves as a follow-up to MCK's email, sent by Jen McLaughlin at 11:59 AM on 9/11/2020, in response to the protest letters from Ghilotti Construction on 9/8/2020 and 9/10/2020, which were forwarded to MCK Services by the City of Antioch via email on 9/11/2020 at 9:04 A.M. Per the protest letters, Ghilotti Construction states that "The City must reject MCK Services, Inc.'s bid as nonresponsive because it failed to meet the DBE goal or perform adequate Good Faith Effort (GFE)."

Although MCK did not meet the 18% percent DBE, a good faith effort can clearly be seen through our documentation provided. MCK asks that the City review the GFE along with the additional clarification to your questions below. MCK respectfully requests the City of Antioch and Caltrans perform the review of our bid and award the job to MCK.

Our GFE documentation that was submitted on Friday 8/28 via FedEx Delivery can be found using this link: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:06c2d8f4-2dc9-4ead-95f5-f5f925b477d1>

As you can see, we never received quotes from ABSL Construction, JJR Construction, and/or Columbia Electric as stated in Ghilotti's protest, which is the reason their names are not shown on the 12-B Form "Bidders List of Subcontractors" for quotes received but not used. All three were solicited to.

Email Delivery Receipts <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:3917c081-11c7-467e-bdb9-4fbc7eb90826>

In response to your questions:

- 1. Describe the work and approximate dollar amount, as a percentage of total work, made available to DBEs:**

The breakdown can be seen using the link below. This was also submitted along with our GFE.
<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:a0fc2716-1921-43de-a5c7-440c7de6d91d>

- 2. How many of the DBEs solicited are capable of performing the work?**

Out of the DBE's we solicited to directly from utilizing Caltrans Office of Civil Rights DBE Search, roughly 100 DBE companies were emailed and/or faxed, all of which are capable of performing some type of work for the scope of this project.

- 3. How many DBE quotes were accepted or rejected by the Low Bidder? Why were the quotes**

H1

MCK Services, Inc.

Asphalt Paving/Resurfacing/Rehabilitation

rejected?

We accepted 2 DBE quotes.

Trucking: Mercado Trucking DBE Cert # 38653

Traffic Control Plans/CMS Boards: Almendariz Consulting DBE Cert #40463

We also accepted Pavement Coatings who is not a DBE but they listed All Cities Trucking DBE Cert #36987 and Kitties Sweeping, Inc. DBE Cert #43571.

We rejected 8 DBE quotes:

Most quotes that we received from DBE companies were for the same scope of work we already had covered by other DBE companies. We received one quote from a DBE traffic striper Super Stripe & Seal, however their quote was high, \$88,510 more than Chrisp Co. so we chose not to proceed with them.

4. What publications were used and when to request DBE participation for this the project?

We advertised in the Northern California Daily Construction Service publication on 8/6/2020 and again on 8/21/2020

5. Did MCK contact other organizations for outreach to encourage DBE participation on this contact?

MCK Services gathered a list of current DBE's from the Caltrans Office of Civil Rights on 8/11/2020

CONCLUSION

MCK Services, Inc has consistently shown diligence in applying detailed efforts associated with good faith efforts as required by the City. The same is true for the effort, specificity and intentionality that were used to identify minority firms for this project.

Sincerely,



Dave Praklet

Memorandum

*Making Conservation
a California Way of Life*

To: ANNETTE GOUDEAU
Staff Service Analyst
Division of Local Assistance

Date: October 2, 2020

File: STPL-5038(026)

From: Don Ward *DRW*
Senior Transportation Engineer
Contract Evaluation Branch
Office of Civil Rights

Subject: **CITY OF ANTIOCH PUBLIC WORKS DEPARTMENT GOOD FAITH EFFORT EVALUATION**

City of Antioch Public Works Department determined that the Disadvantaged Business Enterprise (DBE) contract goal for this project is 18%. According to the documentation provided by City of Antioch, the DBE commitment listed the apparent lowest bidder, MCK Services Inc. (MCK), as 9% or \$284,050.00 of the total bid for the pavement rehabilitation project.

Under the DBE Program, when a bidder has not committed to meet the contract goal, CEB evaluates the bidder's good faith efforts using Appendix A of 49 CFR Part 26.

Caltrans OCR concurs with the City of Antioch determination that MCK did demonstrate adequate Good Faith Effort (GFE) to meet the contract goal.

EVALUATION OF GOOD FAITH EFFORT DOCUMENTATION

The Good Faith Efforts (GFE) are all necessary and reasonable steps to achieve a DBE goal or other requirement of this part which, by their scope, intensity, and appropriateness to the objective, could reasonably be expected to obtain sufficient DBE participation.

1. Publication Outreach Documentation

In Part A of Exhibit 15-H, Proposer/Contractor GFE, MCK listed Northern California Daily Construction Service.

According to the GFE documentation, MCK published two advertisements for DBE participation on the dates as shown below.

Publication	Advertisement Date(s)	Bid Opening Date	Number of Days Published
Northern California Daily Construction Service.	8/8/2020 – Bid Opening	8/25/2020	18 Days
Northern California Daily Construction Service.	8/21/2020 – Bid Opening		

MCK provided a copy of the advertisements from the publication as proof in the GFE package.

2. Documentation and Confirmation of Solicitation and Follow-up Efforts

In Part B of Exhibit 15-H, Proposer/Contractor GFE, MCK entered the sentence, "See attached Spread Sheet showing names dates and follow up methods of all DBEs solicited", in the GFE package.

MCK provided the search result from utilizing the California United Certification Program (CUCP). The search resulted in 62 DBE firms. According to the GFE packet, MCK used the following criteria for their search: Alameda; Contra Costa; El Dorado; Monterey; San Francisco; San Mateo; Santa Clara; Solano, NAICS category code: construction, and work codes:

Work Category Code	Description
C0800	TRAFFIC STRIPES, MARKING AND TRAFFIC CONTROL MATERIALS SUPPLIER
C1200	CONSTRUCTION AREA SIGNS
C1201	TRAFFIC CONTROL SYSTEM
C1522	RESET AND ADJUST ROADWAY ITEMS
C1531	PLANE ASPHALT CONCRETE
C3901	ASPHALT CONCRETE
C4010	PORTLAND CEMENT CONCRETE PAVEMENT
C8405	THERMOPLASTIC TRAFIC STRIPING & MARKING
C8501	PAVEMENT MARKER
C8608	DETECTOR

The 62 DBE firms from the above search was used as a basis to create a Good Faith Effort Call Log for this project. MCK added an additional 36 DBEs that they thought would be interested in working on the project. The final DBE log listed 98 DBE firms from across the state. This GFE call log was provide in MCK GFE package. The GFE call log had the DBE firm ID number, Name of Firm, NAICS Code, Work Code, First Solicitation, Second Solicitation, and follow up phone calls. It also had the names of the DBE firms, the Gender and Ethnicity of the owners of the firms.

MCK indicated they solicited 98 DBE firms on August 11, 2020 through fax and email. On August 20, 2020, MCK followed up with 98 DBE firms with emails that solicited for help and contained information on addendum for the project. Faxes were also sent to a few firms where the emails did not go through or failed.

Date	Solicitation	Method	Successful	Failed	Cannot Verify	N/A	Total
8/17/2020	initial	Fax	4	-	1	-	5
8/20/20	2nd	Fax	2	-	-	-	2
8/11/20	Initial	Email	47	5	42	4	98
8/20/2020	2nd	Email	40	3	53	2	98

Per the information in MCK GFE call log, follow up phone calls started August 17, 2020 where completed by August 24, 2020. Below is a table summarizing the results of MCK solicitation efforts via phone.

Date	Unable To contact	Left Message	No Bid Too far	No Bid	Will Bid	Total
8/17/2020	14	51	13	13	7	98
8/24/2020						

MCK GFE Log indicates that voice messages were left to 51 DBE firms, 26 DBE firms indicated they would not bid, and 7 DBE firms would submit a bid. MCK was unable to contact 14 DBE firms due to disconnected phone numbers, voicemail was not set up, voicemail was full, or incorrect phone number listed.

There is no evidence or assertion that MCK followed up with the 51 that they had left messages. This may have increased DBE participation.

At bid time, MCK received quotes from a total of 12 DBE firms as a result of their solicitation efforts. Four of these firms where listed on the DBE commitment form so they could be used in the construction contract.

3. Work Made Available to DBEs

In Part C of the Exhibit 15-H, Proposer/Contractor GFE, MCK entered the sentence, "See attached for breakdown of items," in the GFE package. MCKs attachment

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

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indicated that they made 39.83%, or \$1,155,130.00, of the items of work, from the Engineers Estimate, available to DBE firms.

4. Rejected DBEs

In Part D of the Exhibit 15-H, Proposer/Contractor GFE, MCK entered the sentence, "See attached copies of all quotes received (DBE and non-DBE)". There was no table or summary provided. However, from their Exhibit 12-B "Bidders list of Subcontractors" Part 1 and Part 2 (Bidders who provided bids but where not selected), and the commitment forms, CEB was able to determine the following:

Item of Work	Accepted Firm	Rejected DBE Firm	Reason
Item 3 Water Pollution Control	MCK \$5,000	Tully Consulting Group (\$9,000.00)	Price too high
		Jahn Engineering Inc.	Price too high
Item 17 Striping	Chrisp (\$122,750.00)	Supper Stripe & Seal (\$211,260.00)	Price to high

MCK did not have a sub listed for water pollution control. It is assumed that they would perform bid item No. 3, "Water Pollution Control", over two DBE firms, Tully Consulting Group and Jahn Engineering, Inc at a lower price. For item 17 "Striping" Chrisp Company was selected over DBE Supper Stripe & Seal. Chrisp Company had a lower price quote.

5. Provide Request for Plans, Specifications and Contract Requirements

In Part E of the Exhibit 15-H, Proposer/Contractor GFE, MCK entered the sentence, "Efforts were made via advertisement in N. CA Daily Construction Service. As well as individually to each DBE via email". In their advertisement in the emails and Faxes the DBE were provided a partial copy "Notice to Contractors and Special Provisions" which had the website link on how to obtain copies of the set of plans. Also, MCK's advertisement stated that "Plans are available for viewing at out office located at 865 Howe Road, Martinez, Ca."

There is no evidence or assertion that DBE firms requested any assistance.

6. Offer of Assistance for Bonding, Line of Credit, or Insurance, Equipment, Supplies and Materials

In Part F of the Exhibit 15-H, Proposer/Contractor GFE, MCK entered the sentence, "Efforts to assist DBE's in abating bonding, lines of credit or insurance, and any technical assistance or information was offered in the advertisement and in each email sent out". A review of their advertisements, emails and faxes verified this.

MCKs advertisements had the statement "Assistance with bonding lines of credit, insurance, equipment, materials and supplies can be provided by calling Nancy Jackson at (925) 957-9200"

There is no evidence or assertion that DBE firms requested any assistance.

7. Additional Organizations

In Part G of Exhibit 15-H, Proposer/Contractor GFE, MCK stated that they contacted "Caltrans office of Civil Rights on August 1, 2020" and obtained a "Current list of DBE companies" A review of their GFE package has a search result from utilizing the California United Certification Program (CUCP). The search resulted in 62 DBE firms.

As mentioned in section two of this memorandum the 62 DBE firms on this search were included to on their GFE Call log which has 98 GFE Firms listed.

There is no evidence that show that they reached out to any services of available minority/women community organizations; minority/women contractors' groups; local, state, and Federal minority/women business assistance offices; and other organizations as allowed on a case-by-case basis to provide assistance in the recruitment and placement of DBEs.

8. Additional Good Faith Efforts

In Part H of the Exhibit 15-H, Proposer/Contractor GFE, MCK did not provide a response for additional good faith efforts.

9. Bidder Comparison of Confirmed DBE Commitment

Per the City of Antioch Bid Summary, the second bidder, Bay Cities Inc. claimed 10.0% DBE participation on their Commitment Form Exhibit 15-G. Bay Cities did not meet the contract goal of 18.0%.

Per City of Antioch Bid Summary, the third bidder, Ghilotti Construction, Inc. claimed 18.68% DBE participation. It appears Ghilotti Construction, Inc meet the contract goal however the DBE confirmation submittal has not been reviewed by the City of Antioch.

SUMMARY OF FACTS

Contract Evaluation Branch finds that MCK did not meet goal but did demonstrate adequate good faith efforts to meet the contract goal through indirect and direct methods. CEB considers the quantity, quality, and intensity of the different efforts that Teichert has made. Based on the following facts:

- The second bidder, Bay Cities, Inc. claimed 10% DBE participation, which did not meet the contract goal of 18.0%. third bidder, Ghilotti Construction, Inc. Claimed 18.68% DBE participation.
- CEB notes that MCK placed advertisements in the Northern California Daily Construction Service on August 6, 2020 and again on August 21, 2020. This was 18 Days before bid time.
- MCK indicated they solicited a total of 98 DBE firms on August 11, 2020 through fax and email. MCK followed up with 98 DBE firms on August 20th, 2020 and again by phone calls on August 24, 2020.
- MCK demonstrated proactive efforts during follow up solicitation efforts via phone calls and maintained a log of their efforts.
- MCK provided responses for why the DBE firms decided to not bid on this project. 26 DBE indicated that the project was too faraway or they would not be bidding. 51 DBE firms could not be contacted but the prime left a message. 14 could not be contacted due to wrong number, disconnected phone, or no answer.
- MCK received bids from a total of 12 DBE firms from their solicitation efforts. MCK selected four DBE quotes and rejected eight of these bids due to significant price difference, multiple DBE bidding the same work, or the prime chose to self-perform the bid item.
- MCK provided reasonable explanation for the rejected DBE firms in instances where a non-DBE firm was selected over a DBE firm. However, CEB notes that considering MCK did not meet the DBE goal, accepting higher bids may increase DBE participation.
- MCK advertised their availability to provide assistance for plans, specifications and contract requirements in copies of advertisements. However, there is no evidence or assertion that DBE firms requested any assistance.
- MCK advertised their availability to provide assistance for bonding, line of credit, insurance, equipment, supplies, and materials in copies of advertisements. However, there is no evidence or assertion that DBE firms requested any assistance.
- MCK did demonstrate that they took necessary and reasonable steps and available means to obtain sufficient DBE participation for this contract.

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 13, 2020

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Thomas Lloyd Smith, City Attorney *TLS*

SUBJECT: Proposed Amendments to the Cannabis Business Ordinance (Antioch Municipal Code Sections 9-5.203, 9-5.3845) Adding Definition of Commercial Cannabis Use, Replacing Development Agreement with Operating Agreement, and Specifying Minimum Conditions of an Operating Agreement

RECOMMENDED ACTION

It is recommended that the City Council introduce, waive the first reading, and read by title only the proposed cannabis business ordinance, attached hereto as Attachment A, Antioch Municipal Code Sections 9-5.203, 9-5.3845, adding a definition of commercial cannabis use, requiring an operating agreement, and specifying minimum conditions for an operating agreement.

FISCAL IMPACT

The proposed action will have no effect on the City's budget.

DISCUSSION

The proposed cannabis business ordinance includes three new areas: a new definition; modifying the existing ordinance to require an operating agreement rather than a development agreement; and specifying additional minimum conditions for the operating agreement. Each is discussed below.

1. Adding definition of commercial cannabis use.

The proposed ordinance adds the definition of "commercial cannabis use" to § 9-5.203 of Article 5 of the Antioch Municipal Code. Currently, the AMC regulates a "cannabis business," defined as a person, partnership, corporation, company, association, collective, or cooperative which engages in commercial cannabis use(s)." However, "commercial cannabis use is not defined. The proposed new definition defines that term broadly.

2. Substituting "operating agreement" for "development agreement."

On September 10, 2019, the City Council adopted Resolution 2019/143, which specified that, for cannabis businesses with approved cannabis business use permits ("CBUP"),

the City would use an operating agreement, rather than a development agreement, for the business. This change memorializes the City Council's action and makes the requirement of an operating agreement applicable to any unapproved cannabis business in the City.

3. Including additional terms and conditions of an operating agreement.

Currently, § 9-3845 of Article 5 of the Antioch Municipal Code states that the operating agreement must include public outreach and education, community service, payment of fees and other charges as mutually agreed, and such other terms and conditions that would protect and promote the public health, safety and welfare. The operating agreement currently used by the City includes additional terms, which would be referenced in the proposed amendment. These terms are:

- (1) Providing a public outreach and education program;
- (2) Implementing and maintaining a social equity program (clarifying the prior reference to "community service");
- (3) Payment of fees and other charges, which may be imposed on gross receipts and/or square footage of cultivation, or such other methodology as determined by the City Council;
- (4) Implementing and maintaining a security plan to be approved by the Chief of Police;
- (5) Odor control and mitigation plan;
- (6) Payment of fees and charges;
- (7) Record keeping;
- (8) City's periodic review of operations and related matters;
- (9) Insurance;
- (10) Indemnification;
- (11) Assignability;
- (12) Procedures for amendment;
- (13) Hours of operation;
- (14) Signage;
- (15) External lighting; and
- (16) Such other terms and conditions that will protect and promote the public health, safety, and welfare.

In addition, the proposed amendment makes clear that the operating agreement is non-transferable to a different operator or to a different business without the City's approval on the terms and conditions set forth in the operating agreement.

ATTACHMENT

A. Ordinance

ORDINANCE NO.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AMENDING ARTICLE 3845 OF CHAPTER 5 OF TITLE 9 OF THE ANTIOCH
MUNICIPAL CODE ADDING DEFINITION OF COMMERCIAL CANNABIS USE,
REPLACING DEVELOPMENT AGREEMENT WITH OPERATING AGREEMENT, AND
SPECIFYING MINIMUM CONDITIONS OF AN OPERATING AGREEMENT**

The City Council of the City of Antioch does ordain as follows:

SECTION 1.

The City Council enacted Ordinance No. 2143-C-S on June 26, 2018 and Ordinance No. 2165-C-S on April 23, 2019 regarding Cannabis Businesses.

SECTION 2.

On September 10, 2019, the City Council adopted Resolution No. 2019/143, which specified that, for cannabis businesses ("CBUP") whose applications were deemed complete prior to the enactment of Ordinance No. 2165-C-S on April 23, 2019, the City would use an operating agreement, rather than a development agreement, for the business. This ordinance makes the requirement of an operating agreement, rather than a development agreement, applicable to all unapproved cannabis businesses in the City.

SECTION 3. Add the following definitions to Section 9-5.203 DEFINITIONS

COMMERCIAL CANNABIS USE. Any commercial cannabis activity which is or may be licensed pursuant to state law including, but not limited to, cultivation, possession, distribution, laboratory testing, labeling, retail, delivery, sale, or manufacture of cannabis or cannabis products. "Commercial cannabis use" shall not include legal cannabis activities carried out exclusively for one's personal use that do not involve commercial activity or sales and that do not require a state license or permit.

SECTION 4. Modify the following Section to Chapter 5 of Title 9 of the Antioch Municipal Code:

Section 9-5.3845 CANNABIS BUSINESSES

A cannabis business may be established within the Cannabis Business (CB) Zoning Overlay District only under the following conditions:

~~(A) — (A) — A use permit from the City Council is required for all cannabis land uses, including cannabis businesses and cannabis retail. The application shall be considered by the Planning Commission who shall make a recommendation to the City Council.~~

A cannabis business may be established only under the conditions set forth herein. No other cannabis business or commercial cannabis use shall be allowed within the city except as authorized by this Article.

~~(B) —(B) Prior to operating in the city and as a condition of issuance of a use permit, the operator of each cannabis business shall enter into a development agreement pursuant to Cal. Gov't Code §§ 65864 et seq., known as the Development Agreement statute, setting forth the terms and conditions under which the cannabis business will operate that are in addition to the requirements of this section, including, but not limited to, public outreach and education, community service, payment of fees and other charges as mutually agreed, and such other terms and conditions that will protect and promote the public health, safety and welfare.~~

A use permit from the City Council is required for all cannabis businesses. The application for the use permit shall be considered by the Planning Commission which shall make a recommendation to the City Council.

Prior to operating in the city and as a condition of issuance of a use permit, the operator of each cannabis business shall enter into and maintain compliance with an operating agreement-, setting forth the terms and conditions under which the cannabis business will operate. Such requirements for the cannabis business operator shall include, but are not limited to, the following:

- (1) Providing a public outreach and education program;
- (2) Implementing and maintaining a social equity program;
- (3) Payment and reporting of fees and other charges, which may be imposed on gross receipts and/or square footage of cultivation, or such other methodology as determined by the Council;
- (4) Implementing and maintaining a security plan to be approved by the Chief of Police;
- (5) Implementing and maintaining an odor control and mitigation plan;
- (6) Payment of fees and charges including, but not limited to administrative and penalty fees;
- (7) Record keeping;
- (8) Compliance with City's requirements for periodic review and audit of the cannabis business's operations and related matters;
- (9) Insurance coverage as required by the City;
- (10) Indemnification of the City, its officers, officials, employees, agents and consultants;
- (11) Assignability;
- (12) Procedures for amendment of the operating agreement;
- (13) Hours of operation;
- (14) Signage;
- (15) External lighting; and
- (16) Such other terms and conditions that will protect and promote the public health, safety, and welfare

- (C) A cannabis business shall be located no closer than 600 feet from the following:
- (1) Any private or public school serving students grade kindergarten through high school;
 - (2) Any public park owned or operated by the city;
 - (3) Any property occupied by a residential land use or with a residential or general plan land use designation or zoning designation; and
 - (4) A child care center, as defined by this municipal code.
- (D) In addition to the standard findings for approval of a use permit, the City Council shall make the following additional finding in support of approval of a use permit for a cannabis business.
- (1) That the location and site characteristics of the proposed cannabis business are consistent with all applicable state laws and city standards or guidelines, that all provisions have been made to ensure that the operation of the cannabis business will not create excessive demands for police service or other public services, and that the cannabis business will benefit the city.

SECTION 5. Severability.

Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

SECTION 6. CEQA.

The above amendments to the City's Municipal Code are exempt from environmental review per CEQA Guidelines under the General Rule, 14 California Code of Regulations, section 15061(b)(3).

SECTION 7. Publication; Effective Date.

This Ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption by the City Council at a second reading and shall be posted and published in accordance with the California Government Code.

* * * * *

I HEREBY CERTIFY that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the ____ of ____ 2020, and passed and adopted at a regular meeting thereof, held on the ____ of ____ 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Wright, Mayor of the City of Antioch

ATTEST:

Arne Simonsen, MMC
City Clerk of the City of Antioch