

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

**Special/Regular Meeting  
5:45 P.M.**

**February 25, 2020  
Antioch Community Center**

**4:30 P.M. - CLOSED SESSION**

1. **CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION** – Deciding Whether to Initiate Litigation pursuant to California Government Code section 54956.9 (d)(4): Water Rights BDCP/WaterFix (Bay Delta Conservation Plan/WaterFix).
2. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** pursuant to California Government Code section 54956.8: Property – 4527 Deerfield Drive, Antioch, CA; City of Antioch Negotiator: City Manager Ron Bernal; Negotiating Parties: City of Antioch and Yellow Roof Foundation; Under Negotiation: Price and terms of payment.
3. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** pursuant to California Government Code section 54956.8: Property – Orton/Libitzky owned Assessor's Parcel Numbers (APN No.'s): 066-110-009-9; 074-040-035; City of Antioch Negotiator: City Manager Ron Bernal; Negotiating Parties: City of Antioch; Libitzky Family Foundation; EAOPCII, LLC; Sinclaire CPII, LLC; and NOCPPII, LLC; Under Negotiation: Price and terms of payment.
4. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** pursuant to California Government Code section 54956.8: Delta Fair Site – Assessor's Parcel Number 074-080-034. County's Negotiator, Lavonna Martin, Director of Contra Costa County Health, Housing and Homelessness. City and Agency Negotiator, City Manager Ron Bernal.
5. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** pursuant to California Government Code section 54956.8: Fitzuren Site—Assessor's Parcel Numbers 067-342-001, 067-342-002, and 067-342-013. County's Negotiator, Brian Balbas, Chief Engineer. City and Agency Negotiator, City Manager Ron Bernal.

Mayor Wright called the Special meeting to order at 6:04 P.M., and City Clerk Simonsen called the roll.

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

**PLEDGE OF ALLEGIANCE**

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

## **STUDY SESSION**

### **1. YOUTH NETWORK SERVICES UPDATE**

Tasha Johnson, Youth Services Network Coordinator, presented the Youth Network Services Update PowerPoint presentation. At the conclusion of her report, she asked Council to consider the following next steps; infrastructure for a youth development office, initial implementation of staff training and highlighting youth in City communications. She thanked Council for the opportunity to make the presentation and to show that they were trying to thoughtfully, and intentionally address the situation.

Joshua Carrell, Antioch resident representing Delta Youth Soccer League, stated they were interested in the development of an integrated and holistic approach to providing services for youth. He offered to work with the City and spoke in support of any programs going forward.

Julie Mason, Antioch resident, Grant Manager for Get Fit Antioch, gave a history of their organization. She reported Kaiser had changed their funding priorities so their program would no longer be funded. She announced that they were looking for \$3500.00 for a modified program in four schools for 2021.

Victoria Williams and Adrienne Cao, Antioch residents, representing Antioch Council of Teens (ACT), discussed the importance of youth programming and stated once Council set the groundwork for programming, youth in the community would be willing to work to expand those opportunities.

Christine Ibarra, Associate Superintendent for Antioch Unified School District, stated she appreciated working with Ms. Johnson. She reported that the students appreciated being heard and it would be powerful to see some of their ideas come to fruition. She thanked Council for their consideration.

Aaron Bowers, Recreation Coordinator City of Antioch, stated he was in constant conversation with students, teachers and parents who indicated that they wanted to have afterschool programs available for the youth. He requested programming move forward.

Mayor Wright thanked Ms. Johnson for the report and commented that it was exciting to see the City investing in youth. He discussed the importance of the youth feeling welcomed and a part of the community. He stated he was eager to see the work going forward and supported continuing oversight with a Youth Services Director to facilitate the program.

Councilmember Thorpe spoke in support of continuing the Youth Services Director position and training City staff in youth development principals. He discussed the importance of having infrastructure in place to ensure programs functioned correctly. He commented that Parks and Recreation needed to refocus on youth. He thanked Ms. Johnson for her honesty and discussed the importance of having a strong relationship with the school district.

Mayor Wright stated Council was asking for the Youth Services Director position to be added to the mid-year budget. He requested Ms. Johnson look at the money set-aside for youth services and come back to Council with recommendations.

Councilmember Ogorchock thanked Ms. Johnson for the presentation. She agreed that staff training and continuing the Youth Services Director position were important. She thanked the ACT representatives for speaking this evening and reported that at the last School/City committee meeting they discussed the importance of having Ms. Johnson participate. She suggested the following items be considered:

- Involving the Parks and Recreation Commission
- Looking for grant opportunities to cover fees associated with lifeguard training
- A Boys and Girls Club at the Nick Rodriguez Center
- A youth app built by students within the district
- Bands starting before summer concerts
- A contract with "C" Street pool for recreation services in the downtown area

Councilmember Wilson thanked Ms. Johnson for the report. She discussed the importance of creating safe spaces for the youth at location throughout the City. She thanked representatives from ACT for their comments and for their work in the community. She encouraged them to participate in policy and suggested their meetings be more accessible. She stated that she appreciated the feedback from the youth.

Councilmember Motts thanked Ms. Johnson for the report and discussed their importance of being proactive. She recognized stakeholders in attendance this evening. She stated she looked forward to future presentations on this issue.

Councilmember Thorpe announced that the subcommittee planned on holding family forums to gather additional input. He noted work needed to be done smartly because it was taxpayer's money they were investing in the community.

In response to Councilmember Ogorchock, Ms. Johnson reported that Chief Brooks was looking into adding School Resource Officers to school campuses. Mayor Wright added that Chief Brooks was in the grant process partnering with the school district to accomplish that goal.

## **ADJOURNMENT**

On motion by Councilmember Wilson, seconded by Councilmember Ogorchock the City Council unanimously adjourned the Special Meeting at 7:04 P.M.

Mayor Wright called the Regular meeting to order at 7:13 P.M., and City Clerk Simonsen called the roll.

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

City Attorney Smith reported the City Council had been in Closed Session and gave the following report: **#1 CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION**, direction given to City Manager Bernal, **#2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**, direction given to City Manager Bernal, **#3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS** direction given to City Manager Bernal, **#4 CONFERENCE WITH REAL PROPERTY NEGOTIATORS** direction given to City Manager Bernal; and, **#5 CONFERENCE WITH REAL PROPERTY NEGOTIATORS** direction given to City Manager Bernal.

## **PLEDGE OF ALLEGIANCE**

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

## **ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS**

Director of Parks and Recreation Kaiser announced that Antioch was awarded the Proposition 68 State Park Bond Program grant in the amount of \$2.9M for improvements to Contra Loma Estates Park.

Mayor Wright congratulated Director of Parks and Recreation Kaiser and staff for their hard work.

## **ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS**

City Clerk Simonsen announced the following Board and Commission openings:

- Board of Administrative Appeals: Five (5) vacancies: deadline date is March 13, 2020
- Sales Tax Citizens' Oversight Committee: Three (3) vacancies: deadline date is March 13, 2020

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

## **PUBLIC COMMENTS**

Nicole Gardner questioned comments made by Mayor Wright at a recent meeting on school safety.

## **COUNCIL SUBCOMMITTEE REPORTS/COMMUNICATIONS**

Councilmember Wilson stated she would be attending the Tri Delta Transit meeting on February 26, 2020.

Councilmember Thorpe reported on his attendance at the Youth Services Ad Hoc Committee meeting. He noted he would also be attending Tri Delta Transit meeting on February 26, 2020.

Councilmember Ogorchock thanked Ms. Johnson for the presentation this evening and Director of Parks and Recreation Kaiser for reporting on Antioch receiving the Proposition 68 State Park Bond Program grant.

Mayor Wright reported on his attendance at the Delta Diablo meeting.

### **MAYOR'S COMMENTS**

Mayor Wright clarified comments he made at a recent PTA meeting at Deer Valley High School.

- 3. CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency**
  - A. APPROVAL OF SPECIAL MEETING MINUTES FOR JANUARY 28, 2020**
  - B. APPROVAL OF COUNCIL MINUTES FOR JANUARY 28, 2020**
  - C. APPROVAL OF COUNCIL MINUTES FOR FEBRUARY 11, 2020**
  - D. APPROVAL OF COUNCIL WARRANTS**
  - E. APPROVAL OF HOUSING SUCCESSOR WARRANTS**
  - F. RESOLUTION NO. 2020/26 ACCEPTANCE OF WORK AND NOTICE OF COMPLETION FOR THE LONE TREE WAY AND GOLF COURSE ROAD PAVEMENT RESURFACING PROJECT (P.W. 392-30)**
  - G. APPROVAL OF TREASURER'S REPORT FOR DECEMBER 2019**
  - H. RESOLUTION NO. 2020/27 FENCING PARTS AND INSTALLATION BID AWARD**
  - I. CITY COUNCIL TRAVEL**

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

### **PUBLIC HEARING**

- 3. ACCESSORY DWELLING UNIT ORDINANCE (Z-19-07)**

City Manager Bernal introduced Public Hearing Item #3.

Director of Community Development Ebbs reported Council had received a letter from Californians For Homeownership regarding this item which will be addressed in the presentation.

Associate Planner Merideth presented the staff report dated February 25, 2020 recommending the City Council introduce an ordinance repealing and replacing Section 9-3805 of the Antioch Municipal Code regulating Accessory Dwelling Units. With regards to the letter received from Californians For Homeownership, she noted staff was requesting size requirements in sections 9-5.3805 (D) (1) (a) (4), (c) (1) and (d) (2) be removed.

Mayor Wright opened the public hearing.

Joe Bosman, Antioch resident, read written comments provided to Council expressing concern ADU fees could exceed those of the primary unit unless a fee schedule was written into the ordinance capping them at a rate not to exceed those of the qualifying dwelling.

Mayor Wright closed the public hearing.

In response to Councilmember Thorpe, Associate Planner Merideth confirmed that impact fees could not be charged for an ADU less than 750 sq. ft. Director of Community Development Ebbs added that ADU fees would be coming to Council at a future meeting and the intent was to charge fees proportionality.

In response to Councilmember Ogorchock, City Attorney Smith stated the letter from Californians For Homeownership raised some valid points and that was the reason for the exception proposed by staff.

Director of Community Development Ebbs reiterated that staff was recommending introduction of the ordinance striking out maximum square footage.

Councilmember Motts thanked staff for the ordinance and explained that the City had to modify their ordinance to be in compliance with the state law that was passed in January 2020.

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe the City Council unanimously introduced an ordinance repealing and replacing Section 9-5.3805 of the Antioch Municipal Code regulating Accessory Dwelling Units and Junior Accessory Dwelling Units (Z-19-07) striking size requirements in 9-5.3805 (D)(1)(a)(4) and 9-5.3805 (D)(1)(c)(1) and 9-5.3805 (D) (1)(d)(2).

## **COUNCIL REGULAR AGENDA**

### **4. 2020-25 CONSOLIDATED PLAN PRIORITIES FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOUSING SUCCESSOR FUNDING**

City Manager Bernal introduced Regular Agenda Item #4.

CDBG/Housing Consultant House presented the staff report dated February 25, 2020 recommending the City Council consider and adopt Priorities and Goals for the five-year Consolidated Plan for 2020-25. She noted staff was recommending adding the following priority:

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CD-8 Public Facilities For Homeless and Emergency Services – Improve Public Facilities at which agencies that deliver homeless services to homeless residents and those that will serve as cooling/warming centers and clean air centers.

In response to Councilmember Ogorchock, CDBG/Housing Consultant House commented that the current reading of CD-6 Economic Development allowed for the creation of job opportunities for homeless individuals. She noted the priorities gave an over-arching framework to invite applications for the 2020/2021 funding cycle and those applications would be coming to Council in the near future.

Councilmember Ogorchock suggested priorities address the additional impact of rate increases for energy.

Councilmember Motts spoke in support of the addition of CD-8 as discussed this evening.

In response to Mayor Wright, CDBG/Housing Consultant House clarified that with the addition of the new CD-8, numbering would change and Administration would become CD-9.

CDBG/Housing Consultant House stated this item would come back to Council to be adopted by resolution in the final consolidated plan in May.

## **5. INFORMATION ON CHARTER CITIES**

City Manager Bernal introduced Regular Agenda Item #5.

City Attorney Smith presented the staff report dated February 25, 2020 recommending the City Council receive the information on charter cities, discuss it, and provide direction to staff concerning next steps.

Gil Murillo, Antioch resident, encouraged Council to consider looking at a Charter City as part of the city's 20-year plan.

In response to Council, City Attorney Smith explained how Charter City differed from a General Law City.

Councilmember Thorpe stated there was a lot to consider and he recommended the formation of an Ad Hoc committee dedicated to researching the issue.

Councilmember Ogorchock stated that there would be a great expense associated with establishing a Charter City as well as significant work involved and with all of the items currently being addressed by Council and staff, she believed this item should be tabled.

Councilmember Wilson thanked City Attorney Smith for the report and agreed that Council should revisit this issue at a later date.

Mayor Wright thanked City Attorney Smith for the report and stated at this time he did not see enough benefit to raise this item to a level of priority. He spoke in support of tabling the matter and revisiting it in the future.

Councilmember Motts thanked City Attorney Smith for the report.

Council tabled this item indefinitely.

**PUBLIC COMMENTS** – None

**STAFF COMMUNICATIONS** – None

**COUNCIL COMMUNICATIONS**

Councilmember Motts requested that an Ad Hoc committee be brought forward for consideration for the development of the Beede Lumber Yard Property with the goal of determining the viability and cost of a community park on that site.

**ADJOURNMENT**

On motion by Councilmember Ogorchock, seconded by Councilmember Motts the City Council unanimously adjourned the meeting at 8:14 P.M.

Respectfully submitted:

*Kitty Eiden*

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KITTY EIDEN, Minutes Clerk