

CITY COUNCIL MEETING

Regular Meeting
7:00 P.M.

August 11, 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.

6:30 P.M. - CLOSED SESSION

1. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** pursuant to California Government Code section 54956.9(d)(1): Mark Owens Jordan v. City of Antioch, United States District Court Northern District of California Case No. 20-cv-04429-SK.

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

Mayor Wright called the meeting to order at 7:00 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.

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.

1. INTRODUCTION OF NEW CITY EMPLOYEES

Finance Director Merchant introduced Mark Hadox, Accountant I who thanked Finance Director Merchant for the introduction and stated he was pleased to be working for the City of Antioch.

Mayor Wright welcomed Mark Hadox to the City of Antioch.

Code Enforcement Manager Michael introduced Fabian Velazquez Magana, Code Enforcement Officer who thanked Code Enforcement Manager Michael for the introduction and the City for giving him the opportunity to work in Antioch.

Mayor Wright welcomed Fabian Velazquez Magana to the City of Antioch.

Chief Brooks introduced Dustin Dibble, Police Officer who was unable to connect to the meeting via zoom.

Chief Brooks introduced Matthew Mulholland, Police Officer who thanked Chief Brooks for the introduction and stated he was proud to address the Council and serve the residents of Antioch.

Mayor Wright welcomed Matthew Mulholland to the City of Antioch.

Chief Brooks introduced Diane Nieves, Police Records Technician who stated she was happy to join the team and be part of the community.

Mayor Wright welcomed Diane Nieves to the City of Antioch.

Chief Brooks introduced Antonio Quintanilla, Police Records Technician who stated he was excited to be a part of the team and serve the community.

Mayor Wright welcomed Antonio Quintanilla to the City of Antioch.

Chief Brooks introduced Lisa Reinke, Crime Analyst who thanked Chief Brooks for the introduction and stated she looked forward to having the opportunity to support the Antioch Police Department and community.

Mayor Wright welcomed Lisa Reinke to the City of Antioch.

Chief Brooks introduced Joshua Egan, Police Officer who thanked Chief Brooks for the introduction and the City Council for the recognition.

Mayor Wright welcomed Joshua Egan to the City of Antioch.

Director of Public Works/City Engineer Samuelson introduced Manuel Hicks, Water Treatment Plant Maintenance Worker II who was unable to join the meeting this evening.

Director of Public Works/City Engineer Samuelson introduced Matthew Taylor, Water Treatment Plant Supervisor who stated he looked forward to his career in Antioch.

Mayor Wright welcomed Matthew Taylor to the City of Antioch.

Director of Public Works/City Engineer Samuelson introduced Brian Pitts, Lead Street Maintenance Worker who thanked Director of Public Works/City Engineer Samuelson for the

introduction, Council for their time and stated he looked forward to opportunity to serve the City of Antioch.

Mayor Wright welcomed Brian Pitts to the City of Antioch.

Director of Public Works/City Engineer Samuelson introduced Kasey Slick, Maintenance Worker who was unable to join the meeting this evening.

Director of Public Works/City Engineer Samuelson introduced Trino Barajas, Public Works Inspector who thanked Director of Public Works/City Engineer Samuelson for the introduction and the opportunity to work in Antioch.

Mayor Wright welcomed Trino Barajas to the City of Antioch.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS – None

PUBLIC COMMENTS

Kevin McMananan, Antioch resident, provided written comment reiterating his concerns regarding the Antioch Police Department.

COUNCIL SUBCOMMITTEE REPORTS/COMMUNICATIONS

Councilmember Ogorchock announced the Stuff the Bus giveaway would be held at 11:00 A.M. on August 15, 2020 in the parking lot of Somersville Towne Center.

Councilmember Motts reported on her attendance at the Lone Tree Golf Course Committee meeting with Mayor Wright.

MAYOR'S COMMENTS

Mayor Wright wished all Councilmembers good luck during the November election season and thanked them for their service.

2. PRESENTATION

Fire Chief Lewis Broschard, Contra Costa County Fire Protection District

Fire Chief Lewis Broschard, Contra Costa County Fire Protection District gave a Contra Costa County Fire Protection District Overview PowerPoint presentation. He encouraged the community to log onto <http://www.alertwildfire.org/> for access to cameras throughout the United States and sign up for the community warning system at cccf.org.

Mayor Wright thanked Chief Broschard his time this evening. He wished him and his staff safety during this time.

3. CONSENT CALENDAR
 - A. APPROVAL OF COUNCIL MINUTES FOR JUNE 23, 2020
 - B. APPROVAL OF SPECIAL MEETING MINUTES FOR JUNE 30, 2020
 - C. APPROVAL OF COUNCIL MINUTES FOR JULY 28, 2020
 - D. APPROVAL OF ADJOURNED REGULAR COUNCIL MEETING MINUTES FOR JULY 31, 2020
 - E. APPROVAL OF COUNCIL WARRANTS
 - F. REJECTION OF CLAIM: SARBJIT CHOCHAN AND HARPREET SINGH
 - G. ORDINANCE NO. 2188-C-S AND ORDINANCE NO. 2189-C-S SECOND READING – THE RANCH MASTER DEVELOPMENT PLAN (GP-20-01, MDP-20-01) (*Introduced on 07/28/20*)
 - H. RESOLUTION NO. 2020/123 AUTHORIZE RESPONSE TO THE GRAND JURY REPORT “POLICE DEPARTMENT STAFFING” REPORT 2004
 - I. RESOLUTION NO. 2020/124 ANTIOCH MUNICIPAL RESERVOIR AQUATIC VEGETATION REMOVAL PROJECT (P.W. 453-1)
 - J. RESOLUTION NO. 2020/125 SUNSET AND BEAR RIDGE BOOSTER PUMP STATION UPGRADES (P.W. 355-G)
 - K. RESOLUTION NO. 2020/126 ADOPTING THE MEASURE J GROWTH MANAGEMENT PROGRAM COMPLIANCE CHECKLIST FOR REPORTING CALENDAR YEARS 2018 AND 2019 FOR THE SALES TAX/TRANSPORTATION INITIATIVE
 - L. RESOLUTION NO. 2020/127 BRIGHT SECURITY INTEGRATIONS SOLE SOURCE REQUEST FOR CAMERA DATA STORAGE FEES AND MISCELLANEOUS REPAIRS, PROJECTS, AND NEW INTEGRATIONS
 - M. RESOLUTION NO. 2020/128 APPROVING A FIRST AMENDMENT TO THE AGREEMENT WITH AL FRESCO LANDSCAPING, INC. INCREASING THE CONTRACT AMOUNT FOR ADDITIONAL LANDSCAPE ENHANCEMENT SERVICES IN VARIOUS RIGHTS-OF-WAYS THROUGHOUT THE STREET LIGHTING AND LANDSCAPE MAINTENANCE DISTRICTS (SLLMDS) AS ALLOWABLE
 - N. RESOLUTION NO. 2020/129 APPROVING AGREEMENT FOR WATER PARK REPAIR AND MAINTENANCE SERVICES WITH SOLE SOURCE JUSTIFICATION
 - O. RESOLUTION NO. 2020/130 COMPENSATION STUDY

P. RESOLUTION NO. 2020/131 AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE ANTIOCH UNIFIED SCHOOL DISTRICT FOR THE COMCAST INTERNET ESSENTIAL SPONSORED SERVICES PROGRAM

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

PUBLIC HEARING

4. DENSITY BONUS ORDINANCE AMENDMENTS (Z-20-02)

City Manager Bernal introduced Public Hearing Item #4.

Associate Planner Merideth presented the staff report dated August 11, 2020 recommending the City Council introduce an ordinance amending Title 9 of Chapter 5 of the Antioch Municipal Code related to residential density bonuses.

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

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson the City Council unanimously introduced an ordinance amending Title 9 of Chapter 5 of the Antioch Municipal Code related to residential density bonuses.

5. PRELIMINARY DEVELOPMENT PLAN FOR UNITED PACIFIC GAS STATION/ CONVENIENCE STORE/CAR WASH (PDP-20-01)

City Manager Bernal introduced Public Hearing Item #5.

Associate Planner Kevin Scudero presented the staff report dated August 11, 2020 recommending the City Council provide feedback to staff regarding the proposal and provide direction to the applicant for any future entitlement submittal.

Mayor Wright opened the public hearing.

Jeff Ferrell, Project Manager with Embree Asset Group, representing United Pacific, explained that the proposed convenience store was a new concept and the location was selected after market research found the site was highly viable for this business. He stated their proposal sought to provide essential service for the surrounding community and would employ 10-12 people. He acknowledged that the rezoning of the property would require them to do environmental research and determinations and they were prepared to move forward with all the required studies. He stated they were here this evening to receive feedback on their proposal.

Joel Keller thanked the City Council for hearing their proposal this evening and staff for the report. He discussed his community outreach efforts and noted residents in the area described the property as a junkyard and not an asset to the neighborhood. He commented that their

concerns regarding noise, odor, and lighting would be addressed in the environmental process. Additionally, he noted they would continue community outreach and broaden the area to ensure neighbors had the opportunity to provide input prior to the project returning to the Planning Commission. He reported that the Assistant Manager of the apartment complex in the area felt the project would be an asset for tenants.

Peter Tobin, Barghausen Engineers, provided the general layout of project and noted a land buffer would help mitigate the projects impacts. He clarified that curb cuts would be right in and right out driveways. He stated they were willing to add additional landscaping along Lone Tree Way and modify the architectural style to blend with the neighborhood. He explained that recessed lighting on the canopies would be motion activated and shielded from the residences. Additionally, the lighting behind the store would be low level. He agreed to work with staff on the design of the deceleration lane along Lone Tree Way and provide the required studies.

The following public comment was read into the record by Administrative Services Director Mastay.

Sandra White, Antioch resident and City Council Candidate District 4, provided written comment urging Council to reject the application from United Pacific Gas Station/Convenience Store stating that there was an oversaturation of these types of businesses in the area.

Mayor Wright closed the public hearing.

In response to Councilmember Motts, Austin Colley, Senior Development Manager, reported that approximately \$2M in gas revenue was leaving the City of Antioch, which showed a gap in the market and the need for another station in the area.

Councilmember Wilson requested staff discuss possible alternative development opportunities for this site.

Councilmember Ogorchock discussed the need for gas stations in the area and noted the applicant proposed a good product.

Councilmember Thorpe stated that it seemed like a worthy opportunity considering there had been no interest in development of the property.

Mayor Wright stated that this property was blighted and while he preferred it to be developed as office space, he understood that it was not likely to occur in the near future. He commented that this would give residents the opportunity to purchase fuel in Antioch and allow Antioch to capture the tax dollars. He noted with staff's recommendations addressed, he would support further consideration of the project.

In response to Mayor Wright, Jeff Ferrell stated they had discussed staff's recommendations with United Pacific Gas Station and their design consultant, and they were willing to do what was needed to accommodate the City.

Councilmember Motts stated her concerns were related to the health risk assessment, emissions, historical significance of the site and the deceleration lane as well as the proximity to the park related to alcohol sales and a 24-hour business.

Councilmember Wilson stated she could not support the project because she believed the site should be utilized for something other than a gas station/convenience store.

Councilmember Ogorchock stated her main concern was for alcohol sales near the park. She reported people were currently living on the property and she discussed the historical value of barn on the property.

Joel Keller stated as the project moved forward there would be an analysis of the buildings on the property to determine their historical value. He commented going forward they would address the specific comments they had received.

COUNCIL REGULAR AGENDA

6. DISCUSSION ON ANTIOCH SMALL BUSINESS COVID-19 RECOVERY, RETENTION, AND THRIVING PLAN CONCEPTS

City Manager Bernal introduced Regular Agenda Item #6.

Director of Economic Development Reed presented the staff report dated August 11, 2020 and Economic Development Vice Chair Tracey Nicks presented a PowerPoint presentation recommending the City Council provide direction on the Economic Development Commission's recommendation for the Antioch Small Business COVID-19 Recovery, Retention, and Thriving Plan ("Plan").

Councilmember Motts thanked the Economic Development Commission (EDC) for their efforts. She explained that restaurants needed assistance immediately and suggested parklets or something similar, to facilitate outdoor dining downtown.

Mayor Wright thanked the EDC for the report noting that he appreciated their expertise.

Director of Economic Development Reed discussed the City's branding opportunities and noted that they would be working with Evviva Brands to partnership with larger businesses to match some funding.

Mayor Wright suggested an Opportunity Lives Here/Shop Antioch/Local campaign marketing concept. He supported developing processes to assist restaurants in opening outdoor dining.

Director of Economic Development Reed reported a budget item would be coming to Council at the next meeting and they could delay discussion on funding specific programs until then. He noted \$120,000 could be re-programmed from the current Economic Development budget and there was also funding through CARES relief.

Following discussion, the City Council directed staff to utilize no-cost resource opportunities that could educate and provide guidance to small businesses. The Council would like to continue doing things that are budgeted and programmed while streamlining the City processes for businesses that could operate outside. The Council would like staff to incorporate the Antioch Chamber of Commerce and Economic Development Commission into efforts related to resources and support when possible. Council also directed staff to proceed with business license relief and grants to assist Antioch small business' COVID-19 recovery efforts.

7. BRACKISH WATER DESALINATION PROJECT (P.W. 694)

City Manager Bernal introduced Regular Agenda Item #7.

Director of Public Works/City Engineer Samuelson presented the staff report dated August 11, 2020 recommending the City Council receive and file the status update on the Brackish Water Desalination Project ("Project").

Mayor Wright thanked Director of Public Works/City Engineer Samuelson for the report and Walter Bishop for his efforts in Sacramento to facilitate this project.

In response to Mayor Wright, Director of Public Works/City Engineer Samuelson stated once they finalized the agreement for the SRF loan and receive plans, they were prepared to go out to bid.

Walter Bishop commented that the permits were processed with no public comment which was a credit to the team who put this project together.

The City Council thanked and congratulated staff and the consultants for all their hard work on the project.

8. DESIGNATION OF A VOTING DELEGATE AND ALTERNATE DELEGATE FOR THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE AND AUTHORIZATION FOR ASSOCIATED CONFERENCE EXPENSES NOT TO EXCEED \$250 PER PARTICIPANT

City Manager Bernal introduced Regular Agenda Item #8.

Administrative Services Director Mastay presented the staff report dated August 11, 2020 recommending the City Council appoint a Voting Delegate and Alternate Delegate for the 2020 League of California Cities Annual Conference. It is further recommended that the Council authorize the associated conference expenses for one participant in an amount not to exceed \$250.

On motion by Councilmember Wilson, seconded by Councilmember Thorpe the City Council unanimously appointed Councilmember Ogorchock as Voting Delegate for the 2020 League of California Cities Annual Conference.

Mayor Wright volunteered to continue to serve as the Alternate Delegate.

On motion by Councilmember Thorpe, seconded by Councilmember Wilson the City Council unanimously appointed Councilmember Motts as Alternate Delegate for the 2020 League of California Cities Annual Conference.

PUBLIC COMMENTS

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

Patricia Granados, Antioch resident, provided written comment reiterating concerns regarding the Antioch Police Department.

STAFF COMMUNICATIONS – None

COUNCIL COMMUNICATIONS

Mayor Wright announced that the City had received the RFP for the mediator for upcoming dialog on Police Reform and Cultural Relations and they were going through the process now.

ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe, the City Council unanimously adjourned the meeting at 9:46 P.M.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk