

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

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

**July 26, 2022
Council Chambers**

4:30 P.M. - CLOSED SESSION

1. **CONFERENCE WITH REAL PROPERTY NEGOTIATIONS** – pursuant to California Government Code section 54956.8; Property: 515 East 18th Street, Antioch, CA (APNs 065-143-018 and 065-143-019); Agency Negotiation: Rosanna Bayon Moore, Assistant City Manager and Thomas Lloyd Smith, City Attorney; Negotiating Parties: Michael Heath, Esq.; Under Negotiation: Price and Terms of Payment.
2. **CONFERENCE WITH LABOR NEGOTIATORS** – pursuant to California Government Code section 54957.6; City designated representatives: Nickie Mastay, Jazzman Brown, and Jeff Bailey; Employee organizations: Antioch Public Works Association and Antioch Police Sworn Management Association.
3. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** – pursuant to California Government Code section 54956.9: Brian Lim, v. City of Antioch et al., United States District Court, Northern District of California (Case 3:22-cv-04067-LB).
4. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION: INTERIM CITY MANAGER.**
This closed session is authorized pursuant to Government Code section 54957.

ADJOURN TO CLOSED SESSION

Councilmember Barbanica adjourned to Closed Session at 4:34 P.M.

5:30 P.M. SPECIAL MEETING/STUDY SESSION

Mayor Thorpe called the meeting to order at 5:30 P.M., and City Clerk Householder called the roll.

Present: Council/Agency Members District 1 Torres-Walker, District 3 Ogorchock, District 4 Wilson (attended via Zoom), Mayor Pro Tem (District 2) Barbanica (attended via Zoom) and Mayor Thorpe

PLEDGE OF ALLEGIANCE

Mayor Thorpe led the Pledge of Allegiance.

SM-1. RENT STABILIZATION

Mayor Thorpe announced Spanish translation services were available this evening.

City Clerk Householder announced Council was provided headsets that simultaneously translated Spanish comments to English in real time. She noted a summary of these comments would be translated for the public.

City Attorney Smith presented the staff report dated July 26, 2022, recommending the City Council receive the presentation on rent stabilization and provide feedback and direction to staff.

Due to the amount of speaker requests, Mayor Thorpe reduced speaker times to one-minute.

City Clerk Householder announced Councilmembers Barbanica and Wilson were participating in the meeting, via zoom.

PUBLIC COMMENT

Traveyon Carlson, ACCE, Thomas Heidt, resident of the Delta Pine Apartments and Archie Brumfield, ACCE, requested the City pass a more efficient rent control ordinance that included LIHTC properties.

Josefina Mercado and Margarita Duran, ACCE, provided comments in Spanish that were simultaneously translated into English for Council.

Mayor Thorpe summarized Ms. Mercado's and Duran's comments in support of rent control.

Devin Williams, ACCE, spoke in support of a rent control ordinance. Items suggested to be added to the ordinance included defining yearly increases at 60% of the CPI, capped at 3%, outline a process for tenants to petition and contest rent increases and decreases in services, create a diverse rent board for petition hearings, roll back rents to January 2022, eliminate exemptions for tenants in LIHTC properties or owner-occupied duplexes and remove the expiration date.

James Britto, Delta Association of Realtors, reported many landlords had been adversely affected by the pandemic and unable to keep up with expenses. He noted this ordinance would decrease inventory which would result in increased rents.

Mayor Thorpe requested everyone be respectful of opposing views and noted those who continued to interrupt would be escorted out of the meeting.

Francisco Torres, ACCE, and Jackie Lowery spoke in support of rent control, just cause and anti-harassment ordinances.

Regina Berny stated she was unable to pay rent and asked Council to make Antioch a more affordable city.

Tony, Monument Impact, encouraged the City to follow local ordinances and listen directly to Antioch tenants and advocates. He noted the ordinance should protect all renters including tenants living in LIHTC properties. He expressed concern for habitability issues.

Raquel, ACCE, expressed concern for those struggling and questioned how the City Council would address their concerns.

Taylor Rosa, ACCE, Twin Creeks Apartments, expressed concern regarding increased rents as well as management and maintenance of their complex.

Dulce Franco, Casa Blanca Apartment resident, provided comments in Spanish.

Mayor Thorpe summarized Ms. Franco's comments that were in support of rent control that included LIHTC properties.

Mayor Thorpe announced translation services were available on zoom.

Lawrence, Casa Blanca Apartment resident, spoke in support of rent control.

Theresa Lua, Casa Blanca Apartment resident, provided comments in Spanish.

Mayor Thorpe summarized Ms. Lua's comments in support of rent control that capped CPI, included LIHTC properties, retroactive to January 2022 and a moratorium on rent increases.

Joshua G., Casa Blanca Apartment resident, requested Council assist them with their rent concerns and discussed their substandard living conditions.

Brendon O'Laskey spoke in support of a moratorium on rent increases while Council studied solutions. He suggested the ordinance include LIHTC properties and be retroactive to January 2022.

Christine Clark, Antioch resident, ECRG, requested Council pass a moratorium on rent increases and a rent control policy that included LIHTC buildings, retroactive to January 2022. She also suggested it tie rent increases to 60% of CPI, capped at 3% and include a rent review board.

Berta provided comments in Spanish.

Mayor Thorpe summarized Berta's comments that were in support of rent control and requested the City consider a rent control board, moratorium on rent increases and CPI capped at 3%.

Rhea Laughlin, First 5 Contra Costa, requested the ordinance tie rent increases to 60% of CPI, capped at 3% and include LIHTC properties, retroactive to January 2022. She also supported a rent increase moratorium.

Chris Schildt, Urban Habitat, spoke in support of a rent stabilization ordinance including LIHTC properties, retroactive to January 2022. She also suggested it include a rent review board.

Andrew Becker discussed substandard living conditions and mismanagement of the Delta Pines apartments. He suggested the Council discuss subsidies for tenants.

Della Carrie, Delta Pines Apartment resident, discussed her substandard living conditions and spoke in support of Council enacting a moratorium on rent increases.

Jackie Zaneri, ACCE, suggested Council use the CPI percentage formula for rent increases, retroactive and include LIHTC properties. She asked that they consider local ordinances when developing the City's ordinance.

Frank Sterling stated he believed that one minute for public comments was insufficient for this topic. He urged Council to take immediate action to address tenant's concerns.

Xinwei Situ spoke in support of a rent stabilization ordinance for Antioch tenants.

Patricia Aguiar, ACCE, requested Council assist tenants by enacting a rent control ordinance.

Silvia Martinez provided comments in Spanish.

Mayor Thorpe summarized Ms. Martinez's comments in support of rent control capped at 3% CPI retroactive to January 2022, a moratorium on rent increases and the establishment of a rent control board.

Mayor Thorpe clarified the ordinance before Council was an example and comments provided this evening were important to help shape Antioch's ordinance. He explained that Antioch was a General Law City confined to certain regulations by the state.

Councilmember Barbanica thanked everyone for their comments. He stated illegal rent increases should be reported to law enforcement for a referral to the District Attorney. He encouraged anyone experiencing this issue contact him so he could assist them through the process. He urged anyone experiencing habitability issues report them to Code Enforcement. He commented due to state law this ordinance would only affect a small number of properties.

Councilmember Wilson thanked everyone for their comments and recognized those struggling. She suggested staff review rent stabilization ordinances from other local General Law cities. She noted requests from the speakers this evening should be considered.

Councilmember Torres-Walker expressed concern that there were families facing homelessness, tenant harassment and habitability issues, and their concerns had not been addressed. She spoke in support of passing emergency moratoriums on evictions and rent increases. She encouraged the speakers to continue to attend Council meetings and demand active leadership.

Councilmember Ogorchock thanked the public speakers and requested that this item be brought back at the next City Council meeting. She noted this ordinance did not take under consideration properties that had state bonds, tax credit or federal tax credit properties. She requested a list of those properties.

Following discussion, Council consensus directed staff to bring back a Rent Stabilization Ordinance that included the following:

- Elimination of exemptions for tenants in low income or owner-occupied duplexes (LIHTC) properties
- Outlining a process for tenants to petition and contest increases/decreases in services
- Rent Stabilization Board functions to be handled administratively with the intent to create and phase in a Rent Stabilization Board
- CPI Increases – this item would be addressed when the ordinance returned for consideration

Mayor Thorpe announced the first reading of the Rent Stabilization Ordinance would take place at a Special Council meeting on August 16, 2022.

MOTION TO ADJOURN SPECIAL MEETING/STUDY SESSION

On motion by Councilmember Ogorchock, seconded by Councilmember Torres-Walker the City Council unanimously adjourned the Special meeting at 6:54 P.M.

7:00 P.M. REGULAR MEETING

Mayor Thorpe called the meeting to order at 7:07 P.M., and City Clerk Householder called the roll.

Present: Council/Agency Members District 1 Torres-Walker, District 3 Ogorchock, District 4 Wilson (attended via Zoom), Mayor Pro Tem (District 2) Barbanica (attended via Zoom) and Mayor Thorpe

PLEDGE OF ALLEGIANCE

Mayor Thorpe led the Pledge of Allegiance.

CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION

City Attorney Smith reported the City Council had been in Closed Session and gave the following report: **#1 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS**, no reportable action, **#2 CONFERENCE WITH LABOR NEGOTIATORS**, no reportable action, **#3 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**, no reportable action; and **#4 PUBLIC EMPLOYEE PERFORMANCE EVALUATION: INTERIM CITY MANAGER**, no reportable action.

1. PROCLAMATION

Recognizing International Overdose Awareness Day, August 31, 2022

On motion by Councilmember Ogorchock, seconded by Councilmember Torres-Walker the City Council unanimously approved the proclamation.

Danielle Aubin representing BAART Programs and April Rovero representing MEDS Coalition, accepted the *Recognizing International Overdose Awareness Day* proclamation and thanked the City Council for the recognition. They invited the community to attend a candlelight vigil from 5:30 P.M. – 8:00 P.M. on August 27, 2022 at Chichibu Park.

Mayor Thorpe thanked Ms. Aubin and Ms. Rovero for accepting the proclamation and stated he appreciated the work they were doing in the community.

2. ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Interim Police Chief Ford announced the following civic and community event.

- Antioch Community Day, Contra Loma Estate Park – August 6, 2022

3. ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Householder announced the following Board and Commission openings.

- Sales Tax Citizens' Oversight Committee
- Contra Costa Mosquito & Vector Control Board of Trustees
- Board of Administrative Appeals

For more information and to apply, visit: www.bit.ly/ApplyAntioch or the City's homepage.

PUBLIC COMMENTS

Due to the amount of speaker requests, Mayor Thorpe reduced speaker times to one and one-half minutes.

Jon Hunter, Benjamin Ambriz and Eric Strongman representing Antioch Public Works Employees' Association (APWEA) yielded their speaker time to John Seaman.

John Seaman, APWEA, informed Council of the duties Public Works performed on behalf of the City.

Mike Lowe, Sean Watson and Simon Kemp yielded their speaker time to Art Lucero.

Art Lucero, APWEA President, expressed concern that Antioch Public Works employees were not being fairly compensated for duties they performed. He requested the City reconsider contract negotiations.

Brandy Brooks, Tyler and Ryan Morgan yielded their speaker time to Todd Northam.

Todd Northam, APWEA, explained that several other Public Works Employees would have been in attendance this evening; however, they were working. He informed the public that they were at a negotiation impasse with their labor contract. He announced they were asking for a fair wage and to recoup past losses due to the last recession and cost of living.

Cleveland Porter, APWEA, requested Council negotiate in good faith with Public Works employees.

Leslie May voiced her support for the Public Works employees. She expressed concern that sex trafficking was occurring in Antioch and suggested city staff focus on the issue.

Frank Sterling spoke in support of the Public Works employees. He urged Council to adopt an emergency ordinance to prevent rent increases.

Patricia Granados spoke in support of various community events occurring in Antioch.

Lacey Brown reported on a meeting she attended with the Community Engagement Team regarding a collaboration with unhoused resident advocates. She requested Interim City Manager Johnson participate in a follow up meeting to discuss these efforts and asked for a response to her inquiry regarding a legal syringe exchange program.

Public comment submitted in writing was entered into the record from the following individual: Joe Bosman, Brentwood resident.

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

Councilmember Torres-Walker reported on her attendance at the Cannabis Standing Committee and Community Violence Solution Ad Hoc Committee meetings as well as Unity Day. She announced a backpack giveaway would be held from 10:00 A.M. – 2:00 P.M. on August 1, 2022, at Rivertown Kids Corner. She reported on a meeting she attended with the railroad and City Manager's office to discuss blight and abatement of "A" Street.

Councilmember Barbanica reported that he had been ill and apologized for not being in attendance in person this evening.

Councilmember Ogorchock reported on her attendance at the Cal Cities meeting.

Councilmember Wilson reported on her attendance at the Cannabis Standing Committee and Delta Diablo meetings. She announced that Tri Delta would be meeting on July 27, 2022.

MAYOR'S COMMENTS

Mayor Thorpe acknowledged Public Employees hard work and stated he hoped to come to an agreement with regards to labor negotiations. He reported on his attendance at CCTA, East Contra Costa Regional Fee and Finance Authority (ECRFFA), Mayor's Conference as well as the Laurel Road and Rivertown marquee ribbon cutting events. He thanked Public Works and the Parks and Recreation department for facilitating infrastructure improvements. He announced the City would be launching the Public Safety and Community Resources Department on July 27, 2022 at 11:00 A.M. at the Rivertown Resource Center.

4. **CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency**
 - A. **APPROVAL OF COUNCIL MEETING MINUTES FOR MAY 24, 2022**
 - B. **APPROVAL OF COUNCIL MEETING MINUTES FOR JUNE 14, 2022**
 - C. **APPROVAL OF COUNCIL MEETING MINUTES FOR JUNE 28, 2022**
 - D. **APPROVAL OF COUNCIL WARRANTS**
 - E. **APPROVAL OF HOUSING SUCCESSOR WARRANTS**
 - F. **APPROVAL OF TREASURER'S REPORT FOR APRIL 2022**
 - G. **APPROVAL OF TREASURER'S REPORT FOR MAY 2022**
 - H. **RESOLUTION NO. 2022/121 DESIGNATING THE CITY OF ANTIOCH REPRESENTATIVES TO THE MUNICIPAL POOLING AUTHORITY BOARD**
 - I. **RESOLUTION NO. 2022/122 AB 361: RESOLUTION MAKING FINDINGS NECESSARY TO CONDUCT BROWN ACT MEETINGS BY TELECONFERENCE FOR THE CITY COUNCIL, BOARDS, COMMISSIONS, AND COMMITTEES**
 - J. **RESOLUTION NO. 2022/123 AUTHORIZE CITY MANAGER TO EXECUTE A THREE-YEAR AGREEMENT WITH GOLDEN BELL PRODUCTS FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$111,581.64**

- K. **RESOLUTION NO. 2022/124 FIRST AMENDMENT TO THE HONEYWELL BUILDING SOLUTIONS SERVICES AGREEMENT NO. 40098420 TO INCREASE THE EXTRA WORK CONTRACT AMOUNT**
- L. **RESOLUTION NO. 2022/125 AUTHORIZE CITY MANAGER TO APPROVE MASTER PURCHASE ORDERS FOR GATES & ASSOCIATES, C&J FAVALORA TRUCKING, AND WATERSAVERS IRRIGATION**
- M. **RESOLUTION NO. 2022/126 RIVERTOWN COMMUNITY SPACE (P.W. 514-7)**
- N. **RESOLUTION NO. 2022/127 APPROVAL OF INCREASE TO PURCHASE ORDER WITH SITEONE GREEN TECH FOR AN AMOUNT NOT TO EXCEED \$250,000**
- O. **RESOLUTION NO. 2022/128 SECOND AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT WITH CONSTRUCTION TESTING SERVICES FOR MATERIAL TESTING AND SPECIAL INSPECTION SERVICES FOR THE BRACKISH WATER DESALINATION PROJECT (P.W. 694)**
- P. **RESOLUTION NO. 2022/129 WATER TREATMENT PLANT INFORMATION AND CONTROL SYSTEMS ASSISTANCE (P.W. 246-32)**

On motion by Councilmember Ogorchock, seconded by Councilmember Torres-Walker, the City Council unanimously approved the Consent Calendar with the removal of items H and M which were removed for further discussion.

Item H – City Attorney Smith requested Council amend the resolution to change the alternate from the Risk Manager to Human Resources Director Cortez.

On motion by Councilmember Ogorchock, seconded by Councilmember Torres-Walker the City Council unanimously approved items H amending the resolution to change the alternate from the Risk Manager to Human Resources Director Cortez.

Item M – Courtney Field and Katie Felch yielded their speaker time to Andrew Becker.

Andrew Becker stated he did not believe the current need was the development of a community space and suggested the City Council provide direction on their priorities.

Director of Public Works/City Engineer Samuelson provided an overview of the agreement and clarified that this item would be funded with park in-lieu fees that could only be utilized for new or expanding existing parks.

Mayor Thorpe provided a history of this project and stated he was excited it was moving forward.

Director of Public Works/City Engineer Samuelson provided an overview of the community outreach process.

On motion by Councilmember Ogorchock, seconded by Councilmember Torres-Walker the City Council unanimously approved Item M.

PUBLIC HEARING

5. PROPOSED ORDINANCE AMENDING THE ANTIOCH MUNICIPAL CODE REGARDING THE PARKING OF MOTOR VEHICLES, INCLUDING RECREATIONAL VEHICLES, ON RESIDENTIAL PROPERTY

Director of Community Development Ebbs presented the staff report dated July 26, 2022, recommending the City Council introduce, waive the first reading, and read by title only the proposed amendment to the City's Municipal Code regarding parking motor vehicles, including Recreational Vehicles, on residential property.

Mayor Thorpe opened the public hearing.

Leslie May stated that any ordinance adopted by Council should be enforced equally. She suggested residents with large trucks park them off of public streets to maintain line of sight.

Roshon Williams, Michelle Barlow and Marlene Hartigan spoke in support of the proposed ordinance.

Greg Lyons felt the City should address large commercial vehicles that were parked on City streets. He spoke in support of the proposed ordinance.

Richard stated he was opposed to recreational vehicle storage in front yards and driveways. He expressed concern the ordinance eliminated the requirement that recreational vehicles must be owned by a resident of the property. He suggested a 3-foot setback requirement from public sidewalks.

Frank Sterling stated if a moratorium on rent increases was not addressed there would be more recreational vehicles parked throughout the community.

Patricia Granados spoke in support of establishing a safe space for homeless living in their recreational vehicles and encouraged the Council to consider families that would be displaced.

Greg Shanks yielded his speaker time to Roshon Williams.

Roshon Williams suggested amending the ordinance to prohibit blighted units and require a 3-foot setback. She noted new homeowners should have the same rights as current residents.

Mayor Thorpe closed the public hearing.

Mayor Thorpe reviewed staff's recommendations for this agenda item and noted there may be changes from Council that could be included in any motion made regarding this item.

Councilmember Barbanica stated he appreciated the comments this evening. He reported that he had received more feedback opposing the ordinance amendment so he would not be voting to support this item.

Councilmember Torres-Walker and Mayor Thorpe requested section B3 be amended to include that the recreational vehicle is required to be registered to the tenant or property owner as specified by the driver's license and vehicle registration.

A motion made by Councilmember Torres-Walker was seconded by Councilmember Wilson to introduce, waive the first reading, and read by title only the proposed amendment to the City's Municipal Code (attachment A) regarding parking motor vehicles, including Recreational Vehicles, on residential property to include the following:

- A three-foot setback requirement
- Section B3 amended to require the vehicle be registered to the owner or tenant per driver's license and vehicle registration.

Councilmember Ogorchock expressed concern that previous direction by the City Council regarding this item was not reflected in the staff report this evening. She requested eliminating 9-5.3830 B. 2 (e) A maximum of 50% of the front yard may be paved for parking purposes and requested section B (3) state the regulations within section 9-5.902.

Councilmember Ogorchock made a substitute motion, seconded by Councilmember Barbanica as follows:

- Change to a no fee permitting process
- Continuing with the current rules set forth in the previous motion and the those mentioned this evening
- Limiting permits (to be determined by Council)
- Continued to a date certain of August 23, 2022
- Waive the first reading

Mayor Thorpe and Councilmember Torres-Walker did not agree with limiting the number of permits.

A vote taken on the substitute motion passed.

Ayes: Ogorchock, Wilson, Barbanica

Noes: Torres-Walker, Thorpe

Councilmember Torres-Walker stated she believed that once the limited number of permits were exceeded, this issue would be back before the City Council.

Mayor Thorpe stated he did not believe this issue had been resolved this evening.

Mayor Thorpe declared a recess at 9:01 P.M. The meeting reconvened at 9:12 P.M. with all Councilmembers present.

6. NEW GAS STATION PROJECT PROPOSAL AT 5200 LONE TREE WAY: UNITED PACIFIC GAS STATION (GP-21-01, PD-21-01, UP-21-02, AR-21-03)

Planning Manager Hersch presented the staff report dated July 26, 2022, recommending the City Council take the following actions: 1) Adopt the resolution approving the United Pacific Gas Station Initial Study/Mitigated Negative Declaration (IS/MND) and the Mitigation Monitoring and Reporting Program (MMRP). 2) Adopt the resolution approving the United Pacific Gas Station General Plan Amendment (GP-21-01) changing the land use designation from Commercial Office to Convenience Commercial, 3) Introduce, waive the first reading, and read by title only the ordinance for a zoning map amendment from Planned Development District (PD) to Planned Development District (PD-21-01); and 4) Adopt the resolution approving a Final Development Plan, Use Permit and Design Review, subject to conditions of approval (PD-21-01, UP-21-02 AR-21-03).

Mayor Thorpe opened the public hearing.

Joel Keller and Pete Tobin, Barghausen Engineers, discussed their Community Outreach and the current condition of the property. They also gave a PowerPoint presentation of the Gas Station Project Proposal. They requested Council approve the project and allow the gas station/convenience store to be a 24-hour operation. They also asked that the requirement for drive by security be eliminated.

Andrew Becker provided a history of the property and suggested Council look at alternative solutions to fossil fuels. He questioned if the project had been properly noticed.

Leslie May and Lindsey Amezcua opposed the project and suggested Council investigate alternative uses for the property. Ms. Amezcua stated she lived in the area and was not notified of this application.

Atticus Finch, Frank Sterling and Richard opposed the project.

REBUTTAL

Joel Keller stated he appreciated the comments this evening. He explained that noticing was provided to residents based on a list provided by the Planning Department. He clarified that buildings on site were in a state of disrepair and suggested preserving the historical significance with a plaque on the property. He confirmed marketing research showed that there was a gap between demand and supply for gas stations in this area. He noted this project could capture that demand and be a source of new funding for Antioch. He requested Council approve the project.

Public comments submitted in writing were entered into the record from the following individuals: Rob Greaff, Delta Schools FCU and Reid Enright.

Mayor Thorpe closed the public hearing.

Councilmember Wilson thanked the public for their comments.

In response to Councilmember Wilson, Director of Community Development Ebbs stated this was the first development proposal received for this project site and clarified that the City did not actively market this property.

Councilmember Wilson stated she did not support the project due to its environmental impacts. She supported looking at alternative uses for the property.

Councilmember Barbanica stated he did not support another gas station in this area, particularly one in a residential neighborhood. He supported looking at alternative uses for the property.

Councilmember Ogorchock commented that the buildings on this property were in disrepair and the gas station/convenience store was esthetically pleasing; however, she had received feedback from residents in the area who did not support the project. She noted she was originally in favor of the project; however, no longer felt it was appropriate for the neighborhood.

Councilmember Torres-Walker thanked the presenters for their hard work on this project and apologized that the City had wasted their time since it did not appear there was support this evening. As an environmental justice advocate, she felt it would be out of alignment with her values to vote for this project.

Mayor Thorpe thanked the public for their participation and explained that the City did not control private property.

Anna Radonich, Stantec CEQA Consultant, reported that she had evaluated historical resources in the CEQA document, and they were not found to be significant.

Mayor Thorpe reported since this item first came to Council there had been an election and the direction of the City had changed significantly.

On motion by Councilmember Barbanica, seconded by Councilmember Wilson the City Council unanimously denied the New Gas Station Project Proposal.

COUNCIL REGULAR AGENDA

7. UNHOUSED RESIDENT SERVICES - NON-CONGREGATE BRIDGE HOUSING SITE AT EXECUTIVE INN LOCATED AT 515 EAST 18TH STREET

Assistant City Manager Bayon Moore presented the staff report dated July 26, 2022, recommending the City Council adopt the resolution approving a master lease with Rudram LLC for the Executive Inn located at 515 East 18th Street ~~*with an option to purchase.~~ [**Correct Recommended Action:** *recommending the City Council adopt the resolution approving a master lease with Rudram LLC for the Executive Inn located at 515 East 18th Street **for an initial term of two (2) years with two (2) option terms of two (2) years each.***]

Lacey Brown stated she believed the lease terms for this property were unreasonable and she suggested the City renegotiate with the property owner. She noted they wanted to ensure mitigation of the property and relocation of current tenants was done by qualified individuals.

Courtney Fields and Katie Felch yielded their speaker time to Andrew Becker.

Andrew Becker stated he believed the lease terms were unreasonable and could set precedent for property owners in Antioch. He expressed concern for the potential of asbestos and mold on site. He was also concerned that the relocation of people displaced by this project would be the responsibility of the landlord.

Atticus Finch expressed concern for the financial impact of this project. He stated this proposal would not provide housing and services for unhoused families.

Frank Sterling stated he did not believe this project was the best use of public funds and encouraged Council to reconsider moving forward.

Assistant City Manager Bayon Moore explained terms and conditions relative to the lease agreement.

In response to Councilmember Wilson, Assistant City Manager Bayon Moore explained that from the beginning the intention of this program had been to focus on unsheltered adults and co-location with families would not be compatible

Mayor Thorpe added that Council gave direction to focus this program on the chronically homeless living in encampments.

In response to Councilmember Torres-Walker, Assistant City Manager Bayon Moore explained no construction outside sprinkler installation would be necessary to protect residents. She noted the disturbance that would invoke treatment of asbestos or lead based paint was not proposed in the leasing scenario. She reported following the RFP process, BACS was asked to join the City in a walk-thru of the site and recognized it could be better secured with limited access. She noted the property owner took the proactive stance of installing a fence. She explained BACS staffing model and commented the provider had extensive experience with sites like Antioch.

Councilmember Torres-Walker stated she had not always been a supporter of this site selection because it was chosen by people who did not live in the community, and she was concerned the neighborhood was unsafe. She stated the project had evolved to incorporate substantial wrap-

around services, 24-hour onsite programs and assistance of the Antioch Police Department, if necessary. She added that this was a 2-year pilot program utilizing ARPA funds. She discussed costs associated with abating encampments and combating homelessness in Antioch. She stated she was in support of the project and believed that those in need of this program would be grateful to Council for moving forward.

Councilmember Ogorchock thanked staff for their hard work on this item. She reported that residents in the area were not in support of this project, and she was concerned that it would leave a majority of the unhoused on the street. She believed ARPA funds would be better spent on a Homekey project on Delta Fair Blvd. She noted if a room was vandalized, it could require major construction.

Assistant City Manager Bayon Moore stated if substantial repair work were to be performed a licensed contractor would be obligated to address asbestos and lead based paint.

City Attorney Smith added that under Article 8 of the Basic Lease Provisions, there were several obligations to ensure they were addressing all quality-of-life issues so they would be maintaining a standard appropriate for people occupying the space.

Mayor Thorpe stated the main concern was that there were no facilities for homeless individuals. and the City had been chasing people from corner to corner. He reported when they had visited facilities in other jurisdictions, it was determined that they typically served those from the relative location. He explained their goal was to serve and stabilize individuals so they could transition into permanent housing. He reported that direction on this item came from the community and was not absent the expertise of Focus Strategies. He confirmed that the focus would be on the people who were the most difficult to get into services due to chronic homelessness. He thanked staff for their leadership on this item.

City Attorney Smith stated when there was a motion, he would suggest that it include authorizing the Interim City Manager to execute the agreement.

Councilmember Wilson implored Council to work on funding a project to assist unhoused families.

RESOLUTION NO. 2022/130

On motion by Mayor Thorpe, seconded by Councilmember Torres-Walker, the City Council adopted the resolution approving a master lease with Rudram LLC for the Executive Inn located at 515 East 18th Street for an initial term of two (2) years with two (2) option terms of two (2) years each and authorizing the Interim City Manager to execute the agreement. The motion carried the following vote:

Ayes: Torres-Walker, Wilson, Thorpe

Noes: Ogorchock, Barbarica

8. UNHOUSED RESIDENT SERVICES - SUPPORTIVE SERVICES FOR THE CITY OF ANTIOCH'S NON-CONGREGATE BRIDGE HOUSING PROGRAM LOCATED AT 515 EAST 18TH STREET

Assistant City Manager Bayon Moore presented the staff report dated July 26, 2022, recommending the City Council adopt the resolution authorizing the City to enter into an agreement with Bay Area Community Services (BACS) for supportive services associated with the City's Non Congregate Bridge Housing Program located at 515 East 18th Street.

Lacey Brown expressed concern regarding the condition of the rooms at the Executive Inn. She stated she was opposed to this project because there were limited funds and people would still be pushed corner to corner. She explained that they were recommending a more efficient way to spend these dollars that would help more people.

Courtney Fields and Katie yielded their time to Andrew Becker.

Andrew Becker agreed with Ms. Brown's comments. He stated he was not opposed to housing the unhoused, BACS or the cost of services. He noted moving this program model to a larger community would be more impactful. He reported that he had brought solutions to the City and the Mayor, and staff had not responded to his request for a meeting. He offered to donate his time to assist the City in connecting to resources so that people could get the help they needed.

Atticus Finch stated he believed supportive services were too expensive for the impact it would have on the unhoused community. He believed the unhoused were undercounted because they feared being reported.

In response Council, Jonathan Russell representing BACS explained that individuals participating in the program would not be permitted to use or distribute substances onsite. He explained their harm reduction model. He commented that they would support participants in maintaining their prescribed medication so they could manage their own needs with support. He noted they would also provide secured refrigeration, if needed.

Mayor Thorpe thanked Assistant City Manager Bayon Moore for her work on this item. He reiterated that this process started years ago in response to individuals concerned that there were no services for the unhoused. He noted goals and approaches differed; however, this was the approach chosen to deal with encampments in Antioch.

City Attorney Smith stated when there was a motion, he would suggest that it include authorizing the Interim City Manager to execute the agreement.

RESOLUTION NO. 2022/131

On motion by Mayor Thorpe, seconded by Councilmember Torres-Walker the City Council adopted the resolution authorizing the City to enter into an agreement with Bay Area Community Services (BACS) for supportive services associated with the City's Non-Congregate Bridge

Housing Program located at 515 East 18th Street and authorizing Interim City Manager Johnson to execute the contract. The motion carried the following vote:

Ayes: Wilson, Torres-Walker, Thorpe

Noes: Ogorchock, Barbanica

9. TRAFFIC CALMING PROGRAM UPDATE (P.W. 282-19)

Director of Public Works/City Engineer Samuelson recognized his staff who were in attendance this evening. He presented the staff report dated July 26, 2022, recommending the City Council receive an update on the traffic calming program and provide recommendations, if any, on potential changes to the policy.

Atticus Finch stated he felt speed surveys were flawed and noted that slowing down traffic was better addressed by the Antioch Police Department.

Councilmember Ogorchock and Councilmember Torres-Walker thanked Director of Public Works/City Engineer Samuelson for the update.

Following discussion, Council consensus directed staff to bring back a non-residential traffic calming item for Council discussion and feedback.

10. NEW CLASS SPECIFICATIONS, ASSIGNING SALARY RANGES, ASSIGNING THE CLASSIFICATIONS TO THE BARGAINING UNITS

Director of Human Resources Cortez presented the staff report dated July 26, 2022, recommending the City Council take the following actions: 1) Adopt a Resolution Approving the New Class Specification for Principal Executive Assistant Assigning a Salary Range, Assigning the Classification to the Management - Mid/Professional Bargaining Unit. 2) Adopt a Resolution Approving the New Class Specification for Human Resources Specialist, Assigning a Salary Range, Assigning the Classification to the Confidential Bargaining Unit.

RESOLUTION NO. 2022/132

On motion by Councilmember Ogorchock, seconded by Councilmember Torres-Walker the City Council unanimously adopted the resolution approving the New Class Specification for Principal Executive Assistant Assigning a Salary Range, Assigning the Classification to the Management - Mid/Professional Bargaining Unit.

RESOLUTION NO. 2022/133

On motion by Councilmember Ogorchock, seconded by Councilmember Torres-Walker the City Council unanimously adopted a Resolution Approving the New Class Specification for Human Resources Specialist, Assigning a Salary Range, Assigning the Classification to the Confidential Bargaining Unit.

11. 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 \$2,300 PER PARTICIPANT

Director of Human Resources Cortez presented the staff report dated July 26, 2022, recommending the City Council appoint a Voting Delegate and Alternate Delegate for the 2022 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 \$2,300.

Councilmember Ogorchock volunteered to serve as Voting Delegate for the City of Antioch and Mayor Thorpe volunteered to serve as the Alternate Delegate.

On motion by Councilmember Wilson, seconded by Councilmember Barbanica the City Council unanimously appointed Councilmember Ogorchock Voting Delegate and Mayor Thorpe Alternate Delegate for the 2022 League of California Cities Annual Conference.

PUBLIC COMMENT

Tiki Flow, Reimagine Antioch, announced a backpack giveaway event sponsored by Reimagine Antioch, Lift Up Contra Costa and PPEYC, would be held from 10:00 A.M. – 2:00 P.M. on August 1, 2022.

Frank Sterling reiterated his support for a moratorium on rent increases.

Atticus Finch requested Mayor Thorpe step down and suggested the community review Councilmember's donations.

Patricia Granados thanked Council for their dedication to the community.

Andrew Becker spoke in support of Council and offered to work with them on positive solutions.

STAFF COMMUNICATIONS – None

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS

Councilmember Torres-Walker thanked the speakers for their comments. She expressed concern that no immediate action was taken to address the needs of Antioch renters. She suggested reconsidering what local control means in Antioch. She recognized the indigenous people and the diverse population of Antioch. She commented that civil rights were important to poor communities, people of color and working families. She stated she was pleased to work with a Council who supported renters in the community.

Councilmember Ogorchock reported on her attendance at the Cal Cities meeting. She requested Council begin working on a Homekey project for the Christmas Tree Lot property as soon as possible.

Councilmember Wilson thanked everyone who participated in the meeting this evening.

Mayor Thorpe stated he appreciated everyone's participation in the meeting. He noted he had theories on where the community received misinformation. He encouraged people to understand local, state and federal government structures. He discussed limitations of a General Law City and the possibility of City Clerk Householder holding a local government educational meeting.

ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Torres-Walker, the City Council unanimously adjourned the meeting at 12:00 A.M.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk