

CITY COUNCIL MEETING

Regular Meeting
7:00 P.M.

February 28, 2023
Council Chambers

7:00 P.M. REGULAR MEETING

Mayor Thorpe called the meeting to order at 7:01 P.M. and Acting City Clerk Rosales called the roll.

Present: Council Members District 2 Barbanica, District 3 Ogorchock, and Mayor Thorpe
Absent: Council Member District 4 Wilson and Mayor Pro Tem (District 1) Torres-Walker

PLEDGE OF ALLEGIANCE

Mayor Thorpe led the Pledge of Allegiance.

1. ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

Acting City Clerk Rosales announced the following Board and Commission openings.

- Sales Tax Citizens' Oversight Committee

For more information and to apply, visit the City's website.

PUBLIC COMMENTS

Renee Ya read a letter from her neighbor recognizing the Antioch Police Department for their professionalism during a recent incident. They requested traffic calming measures be installed in the neighborhood to improve safety.

LaShelle Renee Harris, Devin Williams and Jilandra Plaza representing ACCE, and Brendon O'Laskey and Maria Lopez representing East County Regional Group, spoke in support of Council considering enacting Just Cause and Anti-Harassment ordinances.

Matt Sigmon discussed the Special City Council meeting in which Council discussed unhoused strategies and his personal experience with homelessness. He encouraged Council to address homelessness in Antioch.

Melissa Case encouraged an elected official to accompany their apologies with actions.

Krystle Law spoke in support of Council enacting Just Cause and Anti-Harassment ordinances. She suggested the City reach out to assist the homeless.

Edgar M. spoke in support of Council enacting Just Cause and Anti-Harassment ordinances. He encouraged the community to reach out to other local elected officials to seek assistance.

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

Councilmember Ogorchock expressed concern that an article was published misrepresenting the Antioch Police Department and using Police Chief Ford's name. She requested an investigation take place regarding this incident.

MAYOR'S COMMENTS

Mayor Thorpe announced he would be attending the Mayor's Conference, an Annual Legislated Day in Washington D.C. on behalf of Tri Delta Transit, and a CCTA meeting. He addressed public comments and provided an overview of the City's efforts to address homelessness.

2. PRESENTATIONS

- *PFM Asset Management LLC Report on City Investments, presented by Sarah Meacham, Managing Director*
- *Micro-Housing Project Update, presented by Forrest Ebbs, Community Development Director*

Finance Director Merchant introduced Sarah Meacham, Managing Director of PFM Asset Management LLC who gave a PowerPoint presentation of the City of Antioch Investment Performance Review for the Quarter Ending December 31, 2022.

Mayor Thorpe stated he felt divesting from fossil fuel companies should be discussed.

Director of Community Development Ebbs introduced Meredith Rupp, Partnership for the Bay's Future, Jasmine Tarkoff, Multi-Faith ACTION Coalition and Hope Solutions and Jocelyn Vera and Deborah Carney, Hope Solutions, who gave a Micro-Housing Project Update PowerPoint presentation.

Loren Kadar and Christina Loyola Cabral, Hope Solutions, discussed their personal experiences with homelessness and spoke in support of an affordable housing project in Antioch.

Father Robert, St. Ignatius Catholic Church, and Chaplain for the Antioch Police Department and the Contra Costa Fire District discussed his observations of homelessness in Antioch. He commented that they had everything needed and would like to build housing for the unhoused, on parish property.

Jackie Lowery, Antioch resident representing Hope Solutions, spoke in support of the City working with their organization to bring housing opportunities for the unhoused.

Brian McCoy, St. Ignatius Catholic Church, Antioch resident, discussed his efforts to assist the unhoused and spoke in support of policies that would give churches a reasonable path to construct permanent housing on their unused land.

Christopher Watson, Golden Hills Outreach Center, discussed services they provided to the unhoused and spoke to the need for affordable housing in Antioch.

William Goodwin, Hope Solutions, and Michelle Kuslits discussed their observations of homelessness and spoke in support of building a Micro Housing community on faith-based land.

Andrew Becker spoke in support of building a Micro-Housing community as well as other opportunities to address homelessness in Antioch.

Rev. Millie Phillips, Faith Alliance for a Moral Economy, spoke in support of building a Micro-Housing community with supportive services for the unhoused.

Councilmember Ogorchock thanked Hope Solutions and Father Roberts for the presentation. She spoke in support of providing homes for families and requested the County partner with the City on this project. She thanked Director of Community Development Ebbs for participating in the discussions and spoke in support of the project moving forward.

In response to Councilmember Barbanica, Ms. Tarkoff explained the project would be built to HCD standards and they proposed permanent housing with supportive services specific to the population being served. She noted this grant was for exploring the development of a Micro-Housing project on faith-owned land and creating policy standards to streamline the entitlement process. She explained that Hope Solutions was planning on seeking private and public funding for construction and operations. She noted there would be no time limitations; however, their goal and hope was that people would thrive and move onto other housing.

Mayor Thorpe thanked Hope Solutions for the presentation.

In response to Mayor Thorpe, Director of Community Development Ebbs clarified that state law regarding this type of project had not gone into effect yet; however, this project would exceed the number of units that would be imposed by the State. He confirmed that the City would be addressing zoning which would be the catalyst for moving the project forward.

Mayor Thorpe supported the City addressing zoning so faith-based groups had the opportunity to move forward in an efficient manner.

Father Robert acknowledged Director of Community Development Ebbs, Assistant City Manager Bayon Moore and City Manager Johnson for attending their meeting. He expressed interest in partnering with the City to address an important problem they were facing.

Mayor Thorpe stated he did not want the City to impede the project in any way. He recognized Assistant City Manager Bayon Moore for being heavily involved in unhoused resident matters. He appreciated her for those efforts and for transforming the lives of several of Antioch's unhoused residents. He announced she would be leaving Antioch to become the City Administrator for Piedmont.

3. CONSENT CALENDAR
 - A. APPROVAL OF COUNCIL MEETING MINUTES FOR JANUARY 24, 2023
 - B. APPROVAL OF COUNCIL MEETING MINUTES FOR FEBRUARY 14, 2023
 - C. APPROVAL OF COUNCIL SPECIAL MEETING MINUTES FOR FEBRUARY 23, 2023
 - D. ORDINANCE NO. 2225-C-S SECOND READING – BILLBOARD REGULATIONS (Z-22-04) (Introduced on 02/14/2023)
 - E. ORDINANCE NO. 2226-C-S SECOND READING – BUILDING CODE UPDATES (Introduced on 02/14/2023)
 - F. BUILDING INSPECTION SERVICES DIVISION ANNUAL REPORT
 - G. RESOLUTION NO. 2023/28 APPROVAL OF AWARDS FOR THE 2022-2023 CIVIC ENHANCEMENT GRANT PROGRAM
 - H. RESOLUTION NO. 2023/29 ACCEPTANCE OF WORK AND NOTICE OF COMPLETION FOR THE CITY HALL PLAZA IMPROVEMENTS AND LEO FONTANA FOUNTAIN PROJECT (P.W. 247-R)
 - I. RESOLUTION NO. 2023/30 TERMINATING THE DECLARATION OF A LOCAL EMERGENCY CONCERNING THE NOVEL CORONAVIRUS DISEASE 2019 (“COVID-19”)
 - J. RESOLUTION NO. 2023/31 IN SUPPORT OF CLEAN MOBILITY OPTIONS PROGRAM VOUCHER APPLICATION
 - K. RESOLUTION NO. 2023/32 APPROVING A SIXTH AMENDMENT TO THE PROFESSIONAL SERVICES CONTRACT WITH 4LEAF, INC., TO PROVIDE SUPPORT TO THE BUILDING INSPECTION SERVICES DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND AUTHORIZING THE CITY MANAGER TO ENTER INTO THE AGREEMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica, the City Council members present unanimously approved the Council Consent Calendar with the exception of Items G, J and K, which were removed for further discussion.

Item G – Amina Siddigi, Love Never Fails, Dwayne Eubanks, Antioch Historical Society and Lynda Green, Be Exceptional, thanked the City for awarding their organizations Civic Enhancement Grants.

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council members present unanimously approved Item G.

Item J – Lucas Stuart-Chilcote spoke in support of the Clean Mobility Options Program.

Andrew Becker stated he believed this item deserved a presentation from the organization with more details.

Environmental Resource Coordinator Haas-Wajdowicz explained Richmond Community Foundation was taking the lead on applying for the voucher process and if approved project details would then be discussed.

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council members present unanimously approved Item J.

Item K – Lucas Stuart-Chilcote announced his grandfather Tom Chilcoat was a former Building Inspector for the City of Antioch.

Councilmember Ogorchock recognized Mr. Stuart-Chilcote’s grandfather for his public service.

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council members present unanimously approved Item K.

PUBLIC HEARING

4. SUBSTANTIAL AMENDMENT TO THE FISCAL YEAR 2022-23 ACTION PLAN/2020-25 CONSOLIDATED PLAN TO DISSOLVE REVOLVING LOAN FUND AND REPROGRAM FUNDING TO HIGH PRIORITY GOAL # CD-7 GOAL: INFRASTRUCTURE AND ACCESSIBILITY, STRATEGY CD-7.1 CITY DOWNTOWN STREET AND ACCESSIBILITY PROJECT, AND AMENDMENT TO THE CONSTRUCTION AGREEMENT WITH REDGWICK CONSTRUCTION CO. FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT DOWNTOWN ROADWAY PAVEMENT REHABILITATION, PHASE 9 PROJECT (P.W. 678-9)

Director of Public Safety and Community Resources Johnson introduced CDBG/Housing Consultant House who presented the staff report dated February 28, 2023, recommending the City Council: 1) Adopt the resolution approving the substantial amendment to the Fiscal Year (FY) 2022-23 Action Plan and 2020-25 Contra Costa Consortium Consolidated Plan for the City of Antioch: a. Determining that it is appropriate to submit the revised City of Antioch FY 2022-23 Action Plan to the U.S. Department of Housing and Urban Development (HUD), outlining the Substantial Amendment to the City’s expenditure of CDBG funds in support of HUD’s national objectives, which includes (1) dissolution of the Housing Revolving Loan Fund, (2) cancellation of the CDBG project allocation to the Antioch Home Ownership Program, and (3) reallocation of \$550,000 in former Revolving Loan Fund monies to the City Downtown Street and Accessibility Project; and b. Identifying the City Manager, or designee, (1) shall be the City representative to submit the Substantial Amendment to the FY 2022-2023 Action Plan and all understandings and assurances contained therein, (2) is hereby directed and authorized to disburse funds and execute all attendant documents and agreements consistent with the City Council’s designation and approval of the programs, activities and projects as designated in the Amended City of

Antioch FY 2022-23 Action Plan, and (3) shall act in connection with the submission and provide such additional information as may be required; and, 2) Adopt the resolution amending the Fiscal Year 2022-23 Capital Improvements and Operating Budgets to include an amendment to increase the construction agreement with Redgwick Construction Co. for the CDBG Downtown Roadway Pavement Rehabilitation, Phase 9 Project PW. 678-9: a. Increasing the FY 2022/2023 Capital Improvement and Operating Budgets in the amount of \$550,000 for the Project from the Community Development Block Grant Fund for a total project budget of \$1,483,000; b. Increasing the construction agreement with Redgwick Construction Co. for the Project by \$550,000 for a total agreement amount of \$1,235,000; and c. Authorizing and directing the City Manager to execute the amendment in a form approved by the City Attorney.

Mayor Thorpe opened the public hearing.

Andrew Becker, Opponent, announced GIS maps and a previous presentation had not been included in agenda packets. He expressed his frustration that staff was recommending Housing Revolving Loan fund dollars be reallocated to the Downtown Roadway Project.

Krystle Law stated she had never heard of the Housing Revolving Loan fund and opposed Council reallocating the money to the Downtown Roadway Project.

Mayor Thorpe closed the public hearing.

CDBG/Housing Consultant House explained the First-Time Homebuyer Program still had \$500,000 in Housing Successor funds that would cover all applicants that were eligible. She noted once applicants qualified for a regular mortgage, this program would assist with closing costs and downpayment assistance. She commented that the funds were administered by Bay Area Affordable Housing Associates (BAAHA) and residents could apply online at their website. She reported that when the program was established, over 300 residents had participated in homeownership classes held in Council Chambers; however, since COVID, those classes had moved online. She explained that if CDBG funds were not utilized, HUD would take the balance from their next allocation. She confirmed that CDGB funds could not be used for public services.

Councilmember Barbanica thanked CDBG/Housing Consultant House for her work with the Community Development Block Grant Program.

In response to Councilmember Barbanica, CDBG/Housing Consultant House confirmed the downpayment assistance program was taking applications and they should begin making loans next week. She reiterated \$500,000 was sufficient to meet the needs in that program and if it was not, they could come before Council to determine if they wanted to allocate more funds for the program this fiscal year. She noted moving this money would have no impact on the housing program.

Mayor Thorpe reopened the public hearing.

Melissa Case stated she knew about this program; however, she was unsure of how to inform her clients on how to obtain funding. She suggested giving program information to local lenders so they could help clients utilize these funds.

Mayor Thorpe closed the public hearing.

Mayor Thorpe stated that in the future the City should bring these types of decisions earlier so timelines would not be a concern.

RESOLUTION NO. 2023/33

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council members present unanimously adopted the resolution approving the substantial amendment to the Fiscal Year (FY) 2022-23 Action Plan and 2020-25 Contra Costa Consortium Consolidated Plan for the City of Antioch.

RESOLUTION NO. 2023/34

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council members present unanimously adopted the resolution amending the Fiscal Year 2022-23 Capital Improvements and Operating Budgets to include an amendment to increase the construction agreement with Redgwick Construction Co. for the CDBG Downtown Roadway Pavement Rehabilitation, Phase 9 Project PW. 678-9.

COUNCIL REGULAR AGENDA

5. RESOLUTION APPROVING AN AMENDMENT TO THE 2022/23 FISCAL YEAR BUDGET TO INCLUDE EXPENDITURES FOR THE JULY 4, 2023, CELEBRATION IN THE AMOUNT OF \$110,000

Director of Parks and Recreation Helfenberger presented the staff report dated February 28, 2023, recommending the City Council adopt the resolution approving an amendment to the 2022/23 fiscal year budget to include expenditures for the July 4, 2023, Celebration in the amount of \$110,000.

Andrew Becker questioned if staff had the capacity to cover this event. He requested Celebrate Antioch Foundation (CAF) provide the budget for the 2022 July 4th celebration. He suggested the City work with an event planner to organize this year's event.

Councilmember Ogorchock thanked CAF for all their hard work organizing past events for the City. She expressed concern for the City assuming responsibility for the event since they were short staffed. She suggested staff work with CAF to have them organize the event.

Mayor Thorpe asked that this item be continued since a consensus could not be determined.

On motion by Councilmember Barbanica, seconded by Councilmember Ogorchock the City Council members present unanimously tabled Agenda Item #5.

6. CONSIDERATION OF WHETHER TO PROVIDE TELECONFERENCE MEETING ACCOMMODATIONS FOR BROWN ACT MEETINGS OF THE CITY COUNCIL AND CITY BOARDS, COMMISSIONS AND COMMITTEES

City Attorney Smith presented the staff report dated February 28, 2023 recommending the City Council: 1) Make a motion to implement teleconference meeting accommodations, as permitted by Assembly Bill (AB) 2449, for Brown Act meetings of the City Council and City boards, commissions, and committees; or 2) Make a motion to conduct meetings of the City Council and City boards, commissions, and committees in person and without teleconferencing.

Lucas Stuart-Chilcote spoke in support of providing residents the ability to participate in City meetings via zoom.

In response to Councilmember Ogorchock, City Attorney Smith clarified that if Council chose to allow for teleconferencing the public would also have the opportunity to participate audio/visually.

Councilmember Barbanica and Mayor Thorpe stated they supported conducting City meetings in person without teleconferencing.

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council members present unanimously motioned to conduct meetings of the City Council and City Boards, Commissions, and Committees in person and without teleconferencing.

PUBLIC COMMENT

Greg Farina, Director of Civic Engagement for Genesis Church, offered his services to the City Council and announced they were a registered food bank.

Andrew Becker stated he appreciated the City Council. He expressed concern that no direction had been given with regards to Project Homekey. He explained that there were still opportunities available. He requested the City allocate \$4M in ARPA funds and donate the Delta Fair site, with the State matching funds. He noted the County could assume responsibility for the project in the future.

STAFF COMMUNICATIONS

City Attorney Smith announced it was his four-year anniversary of working for the City of Antioch.

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS

Mayor Thorpe congratulated City Attorney Smith on celebrating four years as City Attorney.

Councilmember Barbanica congratulated City Attorney Smith and stated he appreciated his hard work. He thanked Assistant City Manager Bayon Moore for her professionalism and stated Piedmont's gain would be Antioch's loss.

Councilmember Ogorchock reported graffiti remained on the Highway 4 overpass sign and requested that it be removed. She thanked Assistant City Manager Bayon Moore for her service and noted that she would be missed.

City Manager Johnson, on behalf of the City, stated Assistant City Manager Bayon Moore was an extraordinary leader and her dedication would be missed. He noted she would make a great City Administrator for Piedmont and he thanked her for all of her accomplishments in Antioch.

City Attorney Smith stated it was a pleasure working with Assistant City Manager Bayon Moore and he looked forward to seeing the great things she would accomplish for the City of Piedmont.

ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council members present unanimously adjourned the meeting at 10:16 P.M.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk