

CITY OF
ANTIOCH
CALIFORNIA

AGENDA

Antioch City Council REGULAR MEETING

**Including the Antioch City Council acting as
Housing Successor to the Antioch Development Agency**

Date: **Tuesday, April 23, 2024**
Time: 5:45 P.M. – Closed Session
7:00 P.M. – Regular Meeting
Place: **Council Chambers**
200 'H' Street
Antioch, CA 94509

City Council meetings are televised live on Comcast channel 24, AT&T U-verse channel 99, or live stream (at www.antiochca.gov). Please see the inside cover for detailed Speaker Rules.

PLEASE TURN OFF CELL PHONES BEFORE ENTERING COUNCIL CHAMBERS.

Lamar A. Hernandez-Thorpe, Mayor
Monica E. Wilson, Mayor Pro Tem (District 4)
Tamisha Torres-Walker, Council Member District 1
Michael Barbanica, Council Member District 2
Lori Ogorchock, Council Member District 3

Ellie Householder, City Clerk
Lauren Posada, City Treasurer
Kwame P. Reed, Acting City Manager
Thomas Lloyd Smith, City Attorney

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

SPEAKER RULES

Welcome to a meeting of the Antioch City Council. Your attendance is appreciated. The State Ralph M. Brown Act guarantees the public's right to address the City Council, within the framework of Speaker Rules. Because agendas encompass many business items, Speaker Rules enable the meeting to be efficiently conducted and concluded at a reasonable hour.

The City Council can only take action on items that are listed on the agenda. If you wish to speak about an item **not on the agenda**, the "Public Comments" section of the agenda is for you. Unagendized comments are provided until no later than 7:30 p.m. when the City Council moves on to agenda items. There is another opportunity for public comments at the end of the meeting.

If you wish to speak, either during "public comments" or during an agenda item, fill out a Speaker Request form, located at the entrance of the Council Chambers. Please place the Speaker Request form in the tray near the City Clerk before the Council Meeting begins. This will enable us to call upon you to speak. Important: On your Speaker Request form, please identify if the comment is for "Announcement of Community Events", "Public Comment", or a specific "Agenda Item". No one may speak more than once on an agenda item or during "public comments."

Speakers will be notified shortly before they are called to speak. When you are called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Mayor).

The "Consent Calendar" is a group of items which are determined to be routine. These items are usually considered all at once and approved without further discussion. If you are opposed to action which is recommended for an item on the "Consent Calendar," please submit a Speaker Request form before the meeting, and place in the Speaker Card tray near the City Clerk. This will enable the item to be removed from the "Consent Calendar" and call on you to speak.

During Public Hearings, each side is entitled to one "main presenter" who may not speak for more than 10 minutes; all other speakers during public hearing items, are entitled to a maximum of 5 minutes. These time limits may be modified depending on the number of speakers or number of items on the agenda (at the Mayor's discretion). Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers. During certain types of hearings, the applicant is allowed to give their presentation first. After all testimony is received, the applicant has an opportunity for rebuttal.

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

If the meeting appears to be going late, the City Council may decide to continue some items until a subsequent meeting. The City Council will try to make this determination around 10:00 p.m. It is the goal to stop discussing agenda items by not later than 11:00 p.m.

WRITTEN PUBLIC COMMENT – If you wish to provide a written public comment, you may email the City Clerk's Department at cityclerk@antiochca.gov, by 3:00 p.m. the day of the City Council Meeting.

PLEASE NOTE: *Written public comments received by 3:00 p.m. the day of the City Council Meeting will be shared with the City Council before the meeting; entered into the public record; retained on file by the City Clerk's Office; and available to the public upon request. Written public comments will not be read during the City Council Meeting.*

Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the City Council. For almost every agenda item, materials have been prepared by the City staff for the Council's consideration. These materials include staff reports which explain in detail the item before the Council and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Unless otherwise noted, City Council actions include a determination that the California Environmental Quality Act (CEQA) does not apply. The Council meets regularly on the second and fourth Tuesdays of the month at 7:00 p.m., with Closed Sessions often occurring before or after the regular meeting. City Council Agendas, including Staff Reports are posted onto our City's Website 72 hours before each Council Meeting. To be notified when the agenda packets are posted onto our City's Website, simply click on this link: [Notifications – City of Antioch, California \(antiochca.gov\)](https://www.antiochca.gov/notifications) and enter your e-mail address to subscribe. To view the agenda information, click on the following link: [City Council – City of Antioch, California \(antiochca.gov\)](https://www.antiochca.gov/city-council). Questions may be directed to the staff member who prepared the staff report, or to the City Clerk's Office, who will refer you to the appropriate person.

Notice of Opportunity to Address Council

The public has the opportunity to address the City Council on each agenda item. To address the Council, fill out a Speaker Request form and place in the Speaker Card Tray near the City Clerk before the meeting begins. This will enable us to call upon you to speak. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section. No one may speak more than once on an agenda item or during "Public Comments". The Speaker Request forms are located at the entrance of the Council Chambers. Please see the Speaker Rules on the inside cover of this Agenda.

5:45 P.M. ROLL CALL – CLOSED SESSION – for Council Members

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS *for Closed Session*

CLOSED SESSION:

- 1) PUBLIC EMPLOYMENT – RECRUITMENT OF CITY MANAGER.** This closed session is authorized pursuant to California Government Code section 54957(b).

MOTION TO ADJOURN TO CLOSED SESSION

7:00 P.M. ROLL CALL – REGULAR MEETING – for City /City Council Members acting as Housing Successor to the Antioch Development Agency

PLEDGE OF ALLEGIANCE

CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION

1. INTRODUCTION OF NEW CITY EMPLOYEES

2. PROCLAMATIONS

- Fair Housing Month, April 2024
- Arab America Heritage Month, April 2024
- Autism Acceptance Month, April 2024
- Proclamation Encouraging Youth to Vote

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

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

3. ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

- CONTRA COSTA COUNTY MOSQUITO & VECTOR CONTROL BOARD
- ECONOMIC DEVELOPMENT COMMISSION

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

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

MAYOR’S COMMENTS

- 4. PRESENTATION** – *National Library Week – Antioch Library Updates, presented by Contra Costa County Library Services Manager Gia Paolini*

- 5. CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency**

- A. APPROVAL OF COUNCIL MEETING MINUTES FOR MARCH 12, 2024**

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

CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency – Continued

B. APPROVAL OF COUNCIL MEETING MINUTES FOR MARCH 26, 2024

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

C. APPROVAL OF COUNCIL MEETING MINUTES FOR APRIL 9, 2024

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

D. APPROVAL OF COUNCIL WARRANTS

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

E. APPROVAL OF HOUSING SUCCESSOR WARRANTS

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

F. INCLUSIONARY HOUSING ORDINANCE CONSULTANT CONTRACT

Recommended Action: It is recommended that the City Council adopt a resolution authorizing the Acting City Manager to execute an agreement with PlaceWorks Inc. for a period of two years, for an amount not to exceed \$149,480 to assist the City in preparing an inclusionary housing ordinance in a form approved by the City Attorney.

G. INCREASE OF PURCHASE ORDER WITH AMAZON BUSINESS SOLUTIONS

Recommended Action: It is recommended that the City Council adopt a resolution approving an increase to the purchase order with Amazon Business Solutions for \$60,000 in Fiscal Year 2024 and \$65,000 in Fiscal Year 2025 for various supplies.

COUNCIL REGULAR AGENDA

6. DISCUSSION ITEM: JUST CAUSE DRAFT ORDINANCE

Recommended Action: It is recommended that the City Council:

- 1) Review, discuss, and provide feedback to staff on the staff report; and
- 2) Direct staff to:
 - a) Add, delete, modify or retain provisions of the draft Just Cause Eviction Ordinance and return to the City Council for further review;
 - b) Prepare a final version of the Just Cause Eviction Ordinance and introduce it at an upcoming city council meeting;or
 - c) Take no further action.

7. CITY COUNCIL REQUESTED DISCUSSION ITEM – DISCUSSION ON A FUTURE PRESENTATION FROM THE ANTIOCH POLICE DEPARTMENT ON THE TOOLS AND EQUIPMENT UTILIZED BY THE DEPARTMENT

Recommended Action: It is recommended that the City Council discuss and provide direction to City staff.

8. CITY COUNCIL REQUESTED DISCUSSION ITEM – DISCUSSION ON THE CREATION OF A CITY COMMISSION FOR SENIORS

Recommended Action: It is recommended that the City Council discuss and provide direction to City staff.

COUNCIL REGULAR AGENDA

9. FUTURE PLANS FOR THE ANTIOCH POLICE CRIME PREVENTION COMMISSION

Recommended Action: It is recommended that the City Council direct staff to take one of the following actions:

- Initiate the candidate application process to fill the vacancies on the Police Crime Prevention Commission;
- Prepare an ordinance to dissolve the Police Crime Prevention Commission;
- Prepare a resolution for an ad hoc committee to propose the future mission and purpose of the Antioch Police Crime Prevention Commission;
- Take no action.

PUBLIC COMMENTS

STAFF COMMUNICATIONS

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS – *Council Members report out various activities and any Council Member may place an item for discussion and direction on a future agenda. Timing determined by Mayor and Acting City Manager – no longer than 90 days.*


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

CITY OF
ANTIOCH
CALIFORNIA

INTRODUCTION OF NEW CITY EMPLOYEES

DATE: Regular Meeting of April 23, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ana Cortez, Human Resources Director 

➤ Acting Public Works Director/City Engineer Scott Buenting would like to introduce:

- Nathan Jovillete, Water Treatment Maintenance Worker II
- Jose Cabeza, Landscape Maintenance Worker I

➤ Acting Community Development Director Kevin Scudero would like to introduce:

- Monet Boyd – Assistant Planner

➤ Finance Director Dawn Merchant would like to introduce:

- Lysette Reyes, Accounting Technician
- Norby Acevedo, Accounting Technician

➤ City Attorney Thomas Lloyd Smith would like to introduce:

- Brittany Brace – Assistant City Attorney

➤ Interim Chief of Police Brian Addington would like to introduce:

- Shirley Lara, Police Officer
- Marcos Molina, Police Officer
- Justin Talavera, Police Officer
- Travis Donaldson, Police Officer
- Brittany DeJose – Records Technician



***FAIR HOUSING MONTH
APRIL 2024***

WHEREAS, the Fair Housing Act, enacted on April 11, 1968, enshrined into Federal Law the goal of eliminating racial segregation and ending housing discrimination in the United States;

WHEREAS, the Fair Housing Act prohibits discrimination in housing based on race, color, religion, sex, familial status, national origin, and disability and commits recipients of federal funding to affirmatively further fair housing in their communities;

WHEREAS, the City of Antioch is committed to the mission and intent of Congress to provide fair and equal housing opportunities for all;

WHEREAS, more than fifty years after the passage of the Fair Housing Act, discrimination persists, and many communities remain segregated;

WHEREAS, acts of housing discrimination and barriers to equal housing opportunity are repugnant to common sense of decency and fairness; and

WHEREAS, the City of Antioch is committed to affirmatively furthering fair housing and promoting equal access and choice in housing throughout the community.

NOW, THEREFORE, I, LAMAR A. HERNANDEZ-THORPE, Mayor of the City of Antioch, hereby proclaim the month of April 2024 as "Fair Housing Month," in the City of Antioch and to establish the City of Antioch as an inclusive community committed to fair housing, to promote appropriate activities by private and public entities, and to provide and advocate for equal housing opportunities for all residents and prospective residents of the City of Antioch.

APRIL 23, 2024

LAMAR A. HERNANDEZ-THORPE, Mayor

2.01
04-23-24

ARAB AMERICAN HERITAGE MONTH
APRIL 2024

WHEREAS, the City of Antioch proudly recognizes April 2024 as Arab American Heritage Month, honoring this community's valuable contributions to our nation, state, and city in all aspects of society, setting fine examples of model citizens and public servants;

WHEREAS, since first migrating to America in the 1880s, Arab Americans have brought their strong work ethic, dedication to education, and diversity in creed, adding strength to our democracy and national fabric. Today, nearly 3.7 million Americans are of Arab descent;

WHEREAS, the San Francisco Bay Area is home to the 4th largest population of Arab Americans in the U.S., following the Detroit, New York, and Los Angeles Metropolitan Areas;

WHEREAS, on January 3, 1959, George A. Kasem made history as the first Arab American elected to the U.S. House of Representatives representing California's 25th District;

WHEREAS, Farouk El-Baz, whose pioneering space photography made it possible for Apollo 15 to circle the moon with familiarity and precision and to understand arid terrain and locate groundwater resources;

WHEREAS, Kathy Najimy, a household name, is an award-winning stage and screen actress, having starred in films such as Sister Act and Hocus Pocus and on television as the voice of Peggy Hill on the Emmy Award-winning animated series King of the Hill;

WHEREAS, Helen Thomas, cited by the World Almanac in 1976 as one of the 25 Most Influential Women in America, served as White House correspondent for United Press International, covering every U.S. President from John F. Kennedy to Barack Obama;

WHEREAS, Arab-Americans are designated "White" in the U.S. Census and thus not officially recognized as a minority, excluding them from the assistance of policies established to support such groups;

WHEREAS, to ensure Arab Americans are fully represented, the Biden-Harris administration has finalized the addition of a new Middle Eastern and North African option for the 2030 census and other forms that ask for people's race and ethnicity – a vital step to ensure that Arab Americans are seen, counted, and valued as the new policy is being made;

WHEREAS, for over a century, Arab Americans have endured misrepresentation in the media, harmful, discriminatory policies, and bias and discrimination, including harassment, hate crimes, racist rhetoric, and violent attacks – recently, according to the Biden-Harris Administration, a Palestinian child was killed in his home, a young man was stabbed near a college campus, and a group of students shot for walking down a street;

WHEREAS, as we honor the contributions and resilience of our Arab-American sisters and brothers, we must also acknowledge the pain being felt by so many Arab Americans as a result of the epic humanitarian crisis of Arabs in Gaza;

WHEREAS, the trauma, death, and destruction in Gaza have claimed over 30,000 lives and injured more than 70,000 persons, including family and friends of Arab Americans across our Nation, including Antioch; and

WHEREAS, as the 2nd most diverse city in the San Francisco Bay Area, we must acknowledge the need for humanitarian aid to Gaza, freeing the hostages taken during the October 7, 2023, Hamas terrorist attack on Israel, and an immediate ceasefire will allow Palestinians and Israelis to work towards lasting peace and coexistence well into the future.

NOW, THEREFORE, I, LAMAR A. HERNANDEZ-THORPE, Mayor of the City of Antioch, hereby proclaim April 2024 as "Arab American Heritage Month" and call on Antioch residents to observe this month with relevant programs, activities, and reflections to create a more inclusive, just, and prosperous world for all.

APRIL 23, 2024



NATIONAL AUTISM ACCEPTANCE MONTH
APRIL 2024

WHEREAS, Autism is a developmental disability characterized by a range of challenges with social skills, speech, non-verbal communication, and repetitive behaviors;

WHEREAS, the symptoms of autism typically are present before age three and often accompanied by abnormalities in cognitive functioning, learning, attention, and sensory processing. Autism may affect anyone and does not discriminate by geography, class gender, or ethnicity;

WHEREAS, the incidence of autism in the United States is now reported to be 1 in 36, and is diagnosed in approximately 1 in 22 children in California as of 2023. Autism Spectrum Disorders are four more times more likely in boys than girls and is the fastest-growing serious disability in the United States;

WHEREAS, there is no known single cause for autism, although researchers believe there is a link between genetics and the environment; and there is no cure, but early detection and developmental intervention can greatly improve outcomes;

WHEREAS, autism has wide-ranging implications for the entire family, and it is critically important to educate parents, teachers, childcare providers, and healthcare professionals to recognize early signs of developmental delay and refer them to early intervention services to help them develop to their full potential; and

WHEREAS, the goal of Autism Acceptance Month is to spotlight the rising prevalence of autism foster understanding and inclusion; generate interest; support continued training, education, and research to identify the cause and the cure for this complex disability.

NOW, THEREFORE, I, LAMAR A. HERNANDEZ-THORPE, Mayor of the City of Antioch, hereby proclaim the month of April 2024 as “National Autism Acceptance Month” in the City of Antioch and encourage all residents to raise awareness, acceptance, and create a more inclusive environment for those affected by autism.

APRIL 23, 2024

LAMAR A. HERNANDEZ-THORPE, Mayor

2.03
04-23-24



**PROCLAMATION
ENCOURAGING YOUTH TO VOTE**

WHEREAS, the youth of our nation are a vital part of our future, and their participation in the democratic process is essential for a thriving and representative society;

WHEREAS, the act of voting is a fundamental right and responsibility of every citizen, and it is the cornerstone of our democracy;

WHEREAS, the energy, ideals, and innovation of our young people have the power to shape the direction of our nation and drive positive change;

WHEREAS, many challenges and issues facing our world today directly impact the lives and futures of our youth, including climate change, education, healthcare, and social justice;

WHEREAS, the voices and votes of our youth can influence public policy, elect leaders who champion their concerns, and create more inclusive and equitable society;

WHEREAS, it is crucial to inspire and empower our youth to engage in the electoral process, making informed decisions and participating in elections at the local, state, and national levels;

WHEREAS, voter registration, education, and accessibility are essential components in fostering youth participation in the democratic process;

WHEREAS, we urge young citizens in the City of Antioch to register to vote, stay informed about the issues that matter most to them, and cast their ballots in elections; and

WHEREAS, we recognize that the strength of our democracy lies in the engagement and active participation of our youth, and we commend their dedication to shaping a brighter future.

NOW, THEREFORE, I, LAMAR A. HERNANDEZ-THORPE, Mayor of the City of Antioch, hereby proclaim our commitment to encourage and support the youth of the City of Antioch to exercise their right to vote. We call upon all community leaders, educators, parents, and organizations to provide the necessary tools and knowledge to our youth in the City of Antioch for informed and active participation in the electoral process.

APRIL 23, 2024

LAMAR A. HERNANDEZ-THORPE, Mayor

**2.04
04-23-24**

The City of Antioch urges residents to become involved in their local community! One way to do so is to serve on the various Boards, Commissions, and Committees. Any interested resident is encouraged to apply for the vacancies by **5:00 p.m. on the deadline below.**

DEADLINE DATE: FRIDAY, APRIL 26, 2024:

- **CONTRA COSTA MOSQUITO & VECTOR CONTROL BOARD**
 - One (1) vacancy, expiring April 2026

DEADLINE DATE: FRIDAY, MAY 17, 2024:

- **ECONOMIC DEVELOPMENT COMMISSION**
 - Two (2) vacancies, expiring June 2025
 - Three (3) vacancies, expiring June 2027
 - One (1) Chamber of Commerce vacancy, expiring June 2027

To be considered for the vacancy position(s) listed above, please fill out an application available on the City's website at <https://bit.ly/COA-BC23>. Printed applications are also available at Antioch City Hall, 200 H Street, Antioch, CA.

Please return the completed application by the deadline date listed above, by email to: cityclerk@antiochca.gov. You can also drop off the application (Attn: City Clerk), in the water billing drop-off box outside Antioch City Hall.



#3

Your interest and desire to serve our community can make a difference.



The City of Antioch encourages residents to become involved in their local community. One way to do so is to serve on various commissions, boards, and committees. Any interested resident is encouraged to apply.

Purpose:

The Board of Trustees are officials appointed by their respective city councils to govern the Mosquito and Vector Control District knowledgeably and effectively. They serve without compensation for a term of two to four years and are highly dedicated to this community service.

Additional information regarding the responsibilities and duties are available online at www.contracostamosquito.com.

Qualifications:

To be eligible, you must be an Antioch resident and a Contra Costa County taxpayer who is at least 18 years old and interested in any of the following areas: public health, public policy, wetlands, farming, community education, finance, personnel, or land development.

Meetings:

The Board meets on the second Monday of every other the month starting January, at 7:00 p.m., and occasionally, it may be necessary to hold a special Board meeting.

Location:

Meetings are to be held at the District Office address, located at 155 Mason Circle, Concord.

If you are interested in pursuing volunteer positions with the City of Antioch, please complete an application and submit it via email to cityclerk@antiochca.gov, or mail/deliver it to the Office of the City Clerk, by the deadline date mentioned above. Applications must include your responses to the Questionnaire to be considered.

Applications are available on the City's website at: <https://bit.ly/COA-BC23>, and at the City Clerk's Office.



Two (2) Vacancies, expiring June 2025
Three (3) Vacancies, expiring June 2027
One (1) Chamber of Commerce Vacancy, expiring June 2027
Deadline Date: By 5:00 p.m., May 17, 2024

The City of Antioch encourages residents to become involved in their local community. One way to do so is to serve on various commissions, boards, and committees. Any interested resident is encouraged to apply.

Purpose:

Economic Development Commission serves in an advisory capacity to the City Council in matters pertaining to economic development issues within the City and makes recommendations to the City Council and staff regarding policies, regulations, marketing, development strategies and planning activities designed to enhance the City's economic base and create quality jobs.



Committee Seats:

- Seven (7) Members, 4-year terms.
 - At least five (5) members shall be Antioch residents/electors. Non-resident members shall own or operate a business in the City of Antioch.
 - Members with backgrounds in commercial real estate, marketing or investment banking are strongly preferred.
 - Antioch Chamber of Commerce shall recommend one member.

Meetings:

Regular meetings are held at 6:00 p.m. in the Council Chambers, 200 H Street, Antioch CA.

- First Tuesday in February, April, June, October, and December.
- Third Tuesday in July.
- First Tuesday on an as-needed basis only, in March, May, and November.
- No Meetings are held during January or August

Additional Requirements:

- Commissioners are required to submit the Fair Political Practices Commission (FPPC) Form 700 (Statement of Economic Interests) upon assuming office, and every year thereafter.
- Commissioners are required to complete a 2-hour online AB1234 Ethics training course within one year of their appointment.
- Newly appointed and reappointed members are required to take an Oath of Office administered by the City Clerk.

To be considered for these volunteer position(s), a completed application must be emailed to: cityclerk@antiochca.gov, or mailed/delivered to the Office of the City Clerk, by the deadline date listed above. Applications are available on the City's website at: <https://bit.ly/COA-BC23>, and at the City Clerk's Office.



April 7 – 13, 2024

National Library Week

Contra Costa County Library





Circulation

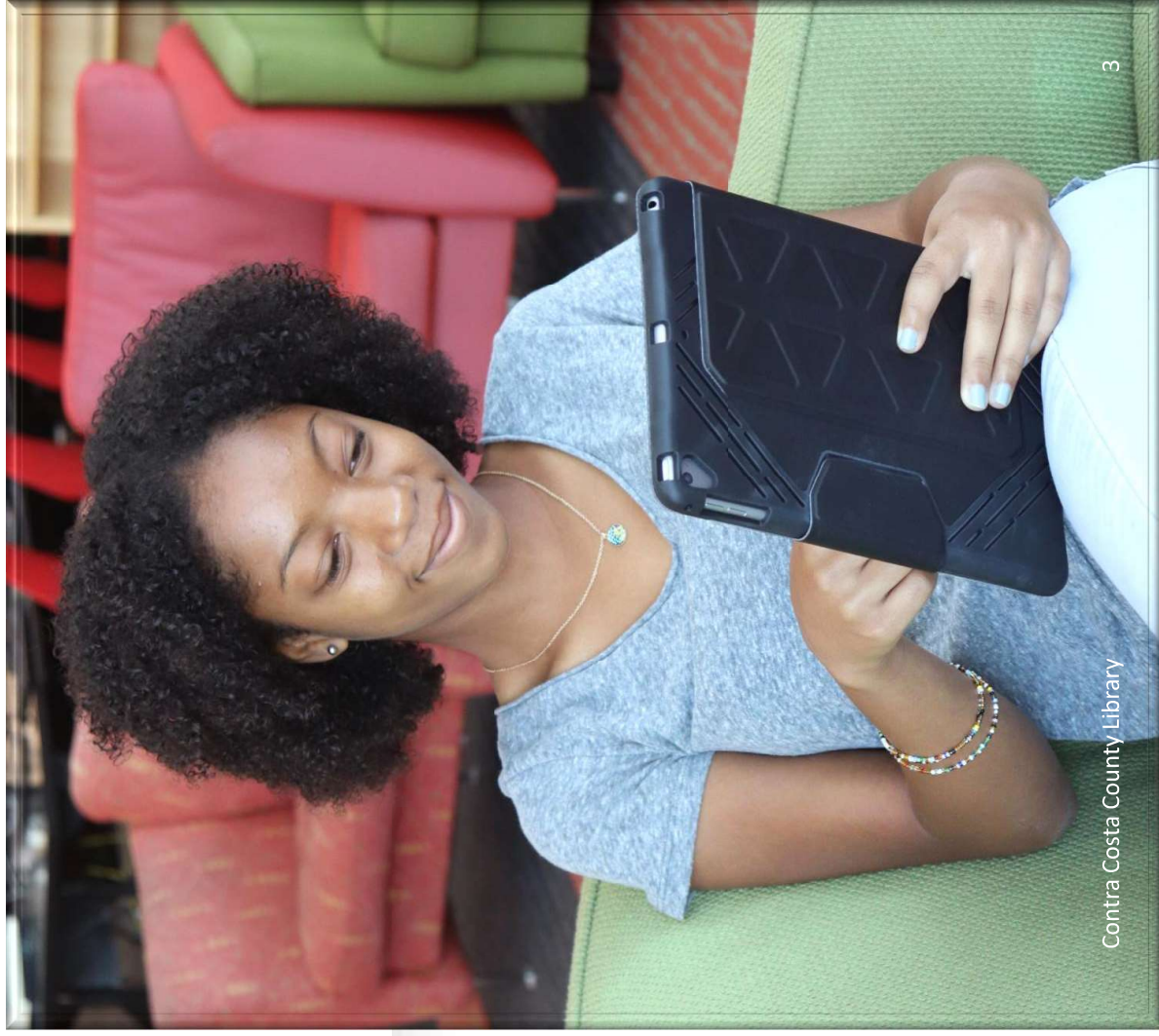


eBook Checkouts

FY 2021-22
1,533,914

FY 2022-23
1,869,715

↑ 22%





Library Visits

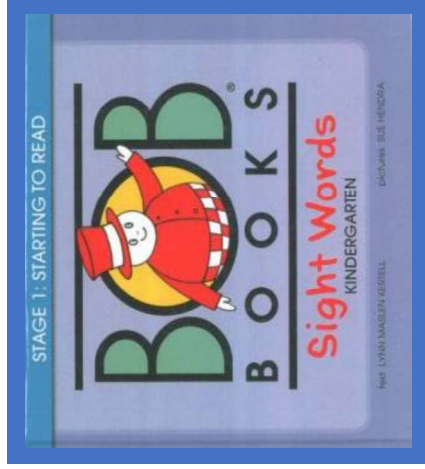
In Person **↑38%**

FY 2022-23	FY 2021-22
2,304,075	1,665,632

Virtual **↑21%**

FY 2022-23	FY 2021-22
4,987,988	4,117,632

Most Popular Books 2023



Early Reader

Bob Books Sight Words,
Kindergarten

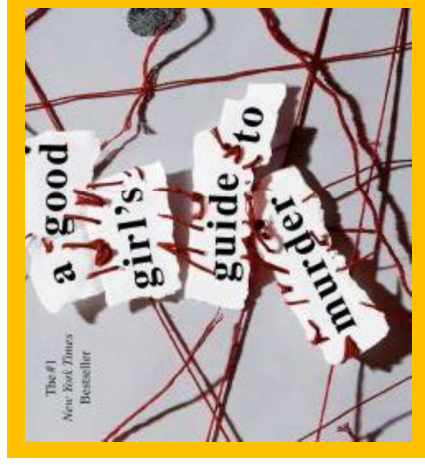
By Lynn Kertell



Middle Reader

Dog Man, Book 10

By Dav Pilkey



Teen Reader

A Good Girl's Guide to Murder

By Holly Jackson



Adult Reader

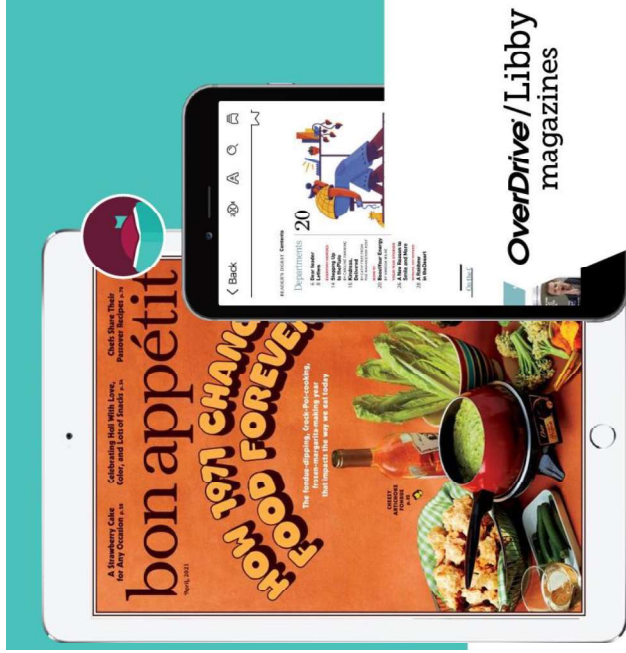
Spare

By Prince Harry



Rolling Reader

- All electric!
- Literacy services to children 0-5 years old in vulnerable communities
- Storytimes, free books, crafts, & more



New Digital Resources

Lunch at the Library

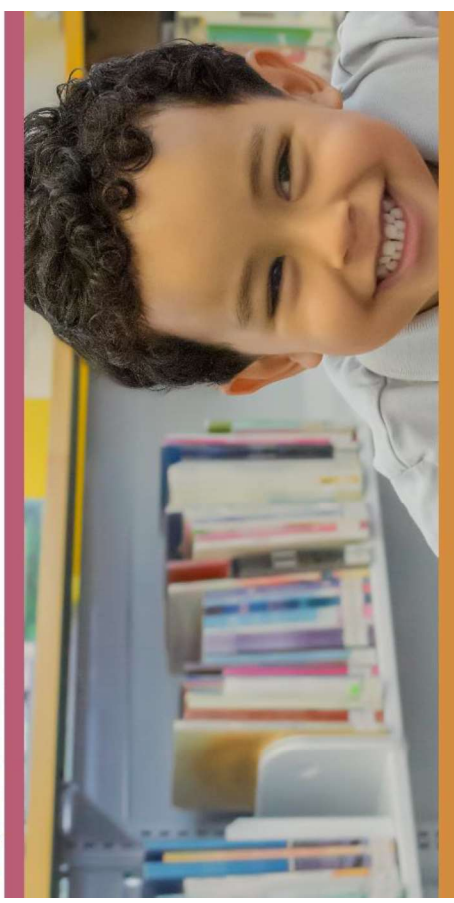
- 13,571 meals
 - 6,793 summer meals
 - 6,778 after school snacks
- 9 locations
 - Antioch
 - Concord
 - Crockett
 - El Cerrito
 - El Sobrante
 - Pinole
 - Prewett
 - Rodeo
 - San Pablo





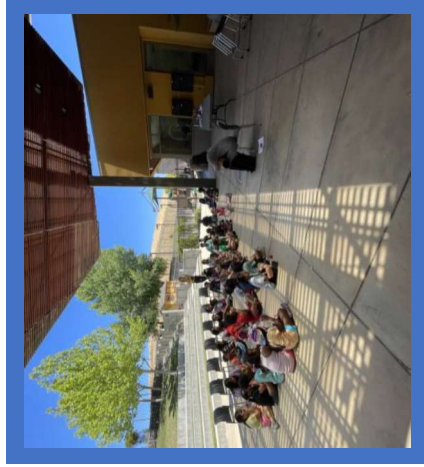
careeronline™
HIGH SCHOOL

LFCC
Library Foundation of Contra Costa



More From 2023

Your Library in Action



Partnerships

Summer Program
Antioch Community
Center/Prewett Library



Creatively Fostering Literacy

Puzzle Time
Antioch Library



School Outreach

Youth Librarian - Class Visit
Kimble Elementary School



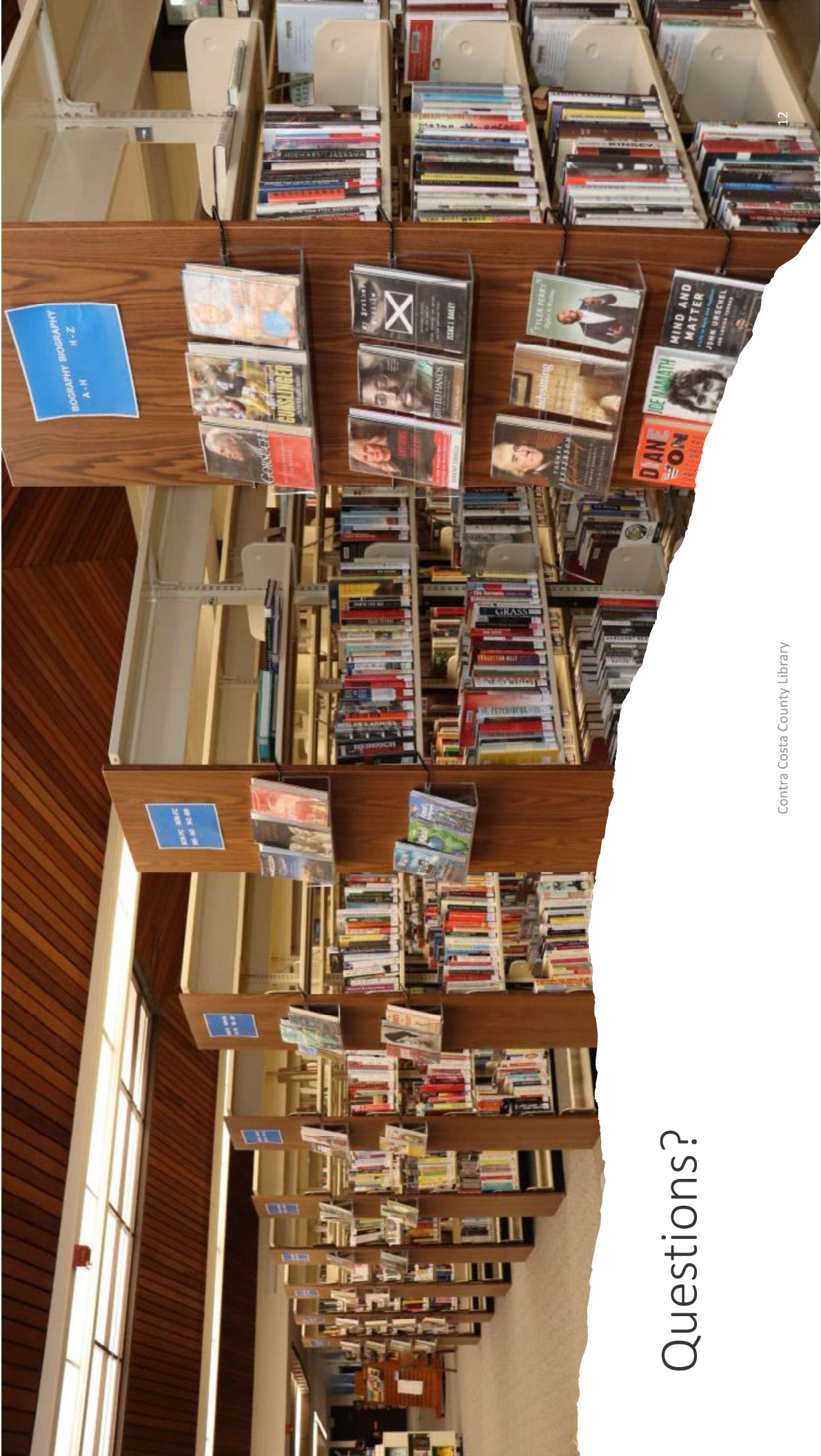
Inclusive Programs

Lunar New Year
Chinese Calligraphy Class

Looking Forward – Opportunity Lives Here!



- Facilities Improvement (Library Closure) – Tuesday, April 30 – Monday, June 10
- Increased County Support for Antioch Library’s Materials Collection
- Increased collaboration between the City of Antioch and County Library
- Partnership with Contra Costa County Department of Child Support Services
- Free Summer Lunches, Programming, and Reading Program
- July 19th – Celebration and Open Mic with Antioch’s Poet Laureate at Antioch Library. All are Invited!



Questions?

Contra Costa County Library

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

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

**March 12, 2024
Council Chambers**

6:30 P.M. - CLOSED SESSION

Mayor Pro Tem Wilson called the Closed Session to order at 6:30 P.M., and Acting City Clerk Rosales called the roll.

Present: Council/Agency Members District 2 Barbanica, District 3 Ogorchock and Mayor Pro Tem (District 4) Wilson

Absent: Council/Agency Members District 1 Torres-Walker and Mayor Hernandez-Thorpe

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Wilson led the Pledge of Allegiance.

- 1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** – pursuant to California Government Code section 54956.9: James Adams v. New Way Management Services, Veronica Dean, and City of Antioch, Superior Court of California Contra Costa County, Case No. MSC 20-01457.

PUBLIC COMMENTS – None

ADJOURN TO CLOSED SESSION

Mayor Pro Tem Wilson adjourned to Closed Session at 6:32 P.M.

7:00 P.M. REGULAR MEETING

Mayor Pro Tem Wilson called the meeting to order at 7:02 P.M., and City Clerk Householder called the roll.

Present: Council/Agency Members District 2 Barbanica, District 3 Ogorchock and Mayor Pro Tem (District 4) Wilson

Absent: Council/Agency Members District 1 Torres-Walker and Mayor Hernandez-Thorpe

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Wilson 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 LEGAL COUNSEL – EXISTING LITIGATION**, no reportable action.

1. PROCLAMATIONS

- In Honor of Women's History Month, March 2024
- Prescription Drug Abuse Awareness Month, March 2024

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

Mayor Pro Tem Wilson acknowledged all women in attendance.

Danielle Aubin, Patient Navigator for BAART Programs, accepted and thanked the City Council for the *Prescription Drug Abuse Awareness Month* proclamation.

2. ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Acting Assistant City Manager Helfenberger introduced members of the Antioch Council of Teens who announced the following civic and community events:

- JOIN THE ANTIOCH COUNCIL OF TEENS – The 'Youth Voice' for the City of Antioch meet on every second and fourth Wednesday, 4:30 P.M. – 6:30 P.M., at the Antioch Water Park

Serve as representatives for teens in the community – Visit us at: antiochca.gov/ACT For more information, email: youth@antiochca.gov.

- TEEN MOVIE NIGHT – March 26, 2024, at Maya Cinemas

Councilmember Ogorchock announced a Bunny Hop would be held on March 16, 2024, at the Antioch Marina and Gun Violence Prevention Workshops would be held on March 12, 2024, and March 25, 2024, at the Nick Rodriguez Community Center.

PUBLIC COMMENTS

Leslie May discussed allegations of misconduct involving an elected official, Interim Police Chief, and a mayoral candidate.

Councilmember Barbanica responded to allegations of misconduct.

Lucy Meinhardt, Antioch resident, speaking on behalf of May We Gather, announced they would be hosting A National Pilgrimage event on March 16, 2024, at the El Campanil Theatre.

Manuel Sidrian, Little Manuel's, requested the City seek law enforcement assistance from the CHP, Sheriff Department and Department of Justice.

Shannon Ackley requested the City work with local agencies to address retail theft and threatening behavior occurring because of large encampments located behind a retail center in Antioch. She also submitted written comments to the City Clerk.

Kathryn Wade discussed incidents involving her son and local law enforcement.

Patricia Granados expressed concern regarding individuals running for public office.

Melissa provided a history of actions taken by Council related to tasers for the Antioch Police Department (APD).

Fred Brown Jr. discussed an incident that occurred in his neighborhood involving the San Francisco and Antioch Police Departments and requested a copy of the police reports for this event. He offered his assistance to improve the APD.

Gabriel Makinano spoke in support of expanding youth programs at the Nick Rodriguez Community Center.

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

Councilmember Barbanica reported on his attendance at the Community Development Block Grant (CDBG) Standing Committee meeting.

Mayor Pro Tem Wilson announced she would be attending the Delta Diablo meeting on March 13, 2024, and a Tri Delta Transit meeting next week.

MAYOR'S COMMENTS – None

3. PRESENTATION

Sales Tax Citizens' Oversight Committee Chairperson Jones and Committee Member Raulston presented the 10th Annual Sales Tax Citizens' Oversight Committee Report.

An unidentified speaker expressed concern regarding the number of reported sex crimes being inconsistent with the County. She requested a complete list of businesses funding Measure W.

Chairperson Jones responded that the number differential for reported sex crimes may be attributed to the City reporting by fiscal year.

An unidentified speaker expressed support for allocating a portion of Measure W funding for improvements in Antioch's Opportunity Zones.

The City Council thanked the Sales Tax Citizens' Oversight Committee for the report.

4. **CONSENT CALENDAR for City /City Council Members acting as Successor Agency/Housing Successor to the Antioch Development Agency**
 - A. **APPROVAL OF COUNCIL MEETING MINUTES FOR FEBRUARY 13, 2024**
 - B. **APPROVAL OF COUNCIL MEETING MINUTES FOR FEBRUARY 27, 2024**
 - C. **APPROVAL OF COUNCIL WARRANTS**
 - D. **APPROVAL OF SUCCESSOR AGENCY WARRANTS**
 - E. **APPROVAL OF HOUSING SUCCESSOR WARRANTS**
 - F. **APPROVAL OF TREASURER'S REPORT FOR SEPTEMBER 2023**
 - G. **APPROVAL OF TREASURER'S REPORT FOR OCTOBER 2023**
 - H. **APPROVAL OF TREASURER'S REPORT FOR NOVEMBER 2023**
 - I. **SECOND READING – ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH, CALIFORNIA, ADDING CHAPTER 4 TO TITLE 4 (PUBLIC SAFETY) OF THE ANTIOCH MUNICIPAL CODE RELATING TO ORGANIZING OR ADVERTISING STREET RACING, SIDESHOWS, AND RECKLESS DRIVING EXHIBITIONS (*Introduced on February 27, 2024*)**
 - J. **RESOLUTION NO. 2024/31 EXTENSION OF VESTING TENTATIVE SUBDIVISION MAP 9501 AND DESIGN REVIEW APPROVALS FOR CREEKSIDE VINEYARDS AT SAND CREEK (GP-19-06, PD-19-02)**
 - K. **RESOLUTION NO. 2024/32 CONSIDERATION OF A COOPERATIVE AGREEMENT BETWEEN THE CITY OF ANTIOCH AND THE CONTRA COSTA TRANSPORTATION AUTHORITY FOR THE L STREET PATHWAY TO TRANSIT – BICYCLE AND PEDESTRIAN IMPROVEMENT PROJECT FUNDED IN PART BY A SAFE STREETS AND ROADS FOR ALL GRANT (P.W. 234-15)**
 - L. **RESOLUTION NO. 2024/33 ANTIOCH MUNICIPAL RESERVOIR AQUATIC VEGETATION MANAGEMENT MAINTENANCE SERVICES AGREEMENT (P.W. 453-2)**

- M. **RESOLUTION NO. 2024/34 AGREEMENT WITH WESTSIDE LANDSCAPE & CONCRETE, INC. FOR FIREBREAK MOWING AND DISKING SERVICES – PROPOSAL NO. 988-0221-24A**
- N. **RESOLUTION NO. 2024/35 SECOND AMENDMENT TO THE CONSTRUCTION AGREEMENT WITH FOUNDRY CONSTRUCTION, INC. FOR THE MAINTENANCE SERVICE CENTER WAREHOUSE IMPROVEMENTS (P.W. 143-R)**

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

Item I – Councilmember Barbanica stated he did not believe the proposed ordinance would be effective in reducing sideshow activities.

Councilmember Ogorchock agreed and stated that the ordinance should have been strengthened to include remedies and larger fines.

An unidentified speaker agreed that fines should be included in the ordinance and suggested a dedicated line to report sideshow activities.

City Attorney Smith provided an overview of the ordinance.

Councilmember Ogorchock reiterated her request for violations carrying larger fines and also suggested a mechanism for reimbursing the City for diminished services caused by sideshows.

An unidentified speaker advocated for higher fines and elevating certain crimes to felonies.

An unidentified speaker reported that a nearby jurisdiction confiscated vehicles of those who participated in sideshows.

No action was taken on Item I.

Councilmember Barbanica offered an apology to staff for the effort they put into bringing the ordinance to Council.

Item J – An unidentified speaker expressed concern regarding a capped well located on the land as well as an exploratory well drilling site directly to the south of the project.

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

Item K – Unidentified speakers expressed safety concerns regarding access to the area for bicycles and pedestrians.

In response to Councilmember Barbanica, Acting Director of Public Works/City Engineer Buenting identified funding sources for this project.

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

COUNCIL REGULAR AGENDA

5. PLANNING COMMISSION APPOINTMENT FOR ONE FULL-TERM VACANCY, 4-YEAR TERM, EXPIRING OCTOBER 2027

City Clerk Householder announced that Mayor Hernandez-Thorpe had nominated Seth Webber Corcoran to the Planning Commission for a 4-year term expiring October 2027 and read his biography.

RESOLUTION NO. 2024/36

On motion by Councilmember Barbanica, seconded by Councilmember Ogorchock, the City Council members present adopted a resolution appointing Seth Webber Corcoran to the Planning Commission for the one full-term vacancy, 4-year term, expiring October 2027.

Mr. Webber Corcoran thanked the City Council for the appointment.

City Clerk Householder administered the Oath of Office to Seth Webber Corcoran.

6. DISSOLVE THE HUMAN RIGHTS AND RACIAL EQUITY AD HOC COMMITTEE AND PROVIDE DIRECTION TO STAFF ON THE FORMATION OF A NEW AD HOC COMMITTEE OR STANDING COMMITTEE

In response to Councilmember Ogorchock, Acting City Manager Reed stated he did not recommend forming a new Ad Hoc Committee until staffing levels increased.

Councilmember Ogorchock suggested Council dissolve the Ad Hoc Committee and instead focus on developing human rights policies for the City through an ordinance. She noted that depending on what was brought forward, Council could consider forming another Ad Hoc Committee to review the matter.

Following discussion, Council consensus supported dissolving the Ad Hoc Committee and directed staff to create an ordinance focused on the development of human rights policies for the City

On motion by Councilmember Ogorchock, seconded by Mayor Pro Tem Wilson, the City Council members present dissolved the Human Rights and Racial Equity Ad Hoc Committee.

PUBLIC COMMENT

An unidentified speaker addressed allegations of Brown Act violations and advocated for affordable housing sustainable communities.

STAFF COMMUNICATIONS – None

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS

Councilmember Ogorchock requested staff agenda consideration of funding traffic cameras in areas where sideshow activities frequently occurred.

ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica, the City Council unanimously adjourned the meeting at 9:00 P.M.

Respectfully submitted:

Kitty Eiden
KITTY EIDEN, Minutes Clerk

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

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

**March 26, 2024
Council Chambers**

5:00 SPECIAL MEETING

Mayor Hernandez-Thorpe called the Special Meeting to order at 5:00 P.M., and Acting City Clerk Rosales called the roll.

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

PLEDGE OF ALLEGIANCE

Mayor Hernandez-Thorpe led the Pledge of Allegiance.

SM-1. EMINENT DOMAIN: PUBLIC ACQUISITIONS “THE CONDEMNATION PROCESS”

City Attorney Smith introduced Outside Legal Counsel Guillermo A. Frias who gave a PowerPoint presentation recommending the City Council receive and file the report.

Allen Payton questioned if the City was currently considering the acquisition of any properties by Eminent Domain.

Mayor Hernandez-Thorpe explained this item was part of a package that included preliminary injunction, summary abatement and health and safety receivership.

In response to Councilmember Ogorchock, Mr. Frias explained statutory requirements and clarified that the adoption of a resolution of necessity authorizing filing of eminent domain would require a super majority vote.

In response to Mayor Hernandez-Thorpe, Mr. Frias explained that the acquisition of property for affordable housing would satisfy the public use requirement; however, it would be harder to receive approval for taking of property for market rate housing.

Mayor Hernandez-Thorpe thanked Mr. Frias for the presentation.

MOTION TO ADJOURN SPECIAL MEETING

Mayor Hernandez-Thorpe adjourned at 5:42 P.M.

6:00 P.M. - CLOSED SESSION

Mayor Hernandez-Thorpe called the Closed Session to order at 6:00 P.M., and Acting City Clerk Rosales called the roll.

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

1. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** – pursuant to California Government Code section 54956.9: James Adams v. New Way Management Services, Veronica Dean, and City of Antioch, Superior Court of California Contra Costa County, Case No. MSC 20-01457.
2. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** – pursuant to California Government Code section 54956.9: Bullock v. City of Antioch, Superior Court of California Contra Costa County, Case No. MSC19-01331.
3. **PUBLIC EMPLOYMENT – RECRUITMENT OF CITY MANAGER.** This closed session is authorized pursuant to California Government Code section 54957(b).

PUBLIC COMMENTS – None

PLEDGE OF ALLEGIANCE

Mayor Hernandez-Thorpe led the Pledge of Allegiance.

ADJOURN TO CLOSED SESSION

Mayor Hernandez-Thorpe adjourned to Closed Session at 6:02 P.M.

7:00 P.M. REGULAR MEETING

Mayor Hernandez-Thorpe called the meeting to order at 7:09 P.M., and City Clerk Householder called the roll.

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

PLEDGE OF ALLEGIANCE

Mayor Hernandez-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 LEGAL COUNSEL – EXISTING LITIGATION**, City Council approved a settlement in the amount of \$325,000, by a 4-1 vote with Councilmember Ogorchock voting no, **#2 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**, direction given to City Attorney; and, **#3 PUBLIC EMPLOYMENT – RECRUITMENT OF CITY MANAGER**, direction given to Director of Human Resources and City Attorney.

COUNCILMEMBER BARBANICA REQUESTED A MOTION TO SUSPEND THE RULES TO MOVE UP REGULAR AGENDA ITEM #4 TO BE HEARD AFTER AGENDA ITEM #1.

COUNCILMEMBER OGORCHOCK MADE A SUBSTITUTE MOTION TO MOVE REGULAR AGENDA ITEM #4 TO BE HEARD AFTER THE CONSENT CALENDAR ITEM #3. THE SUBSTITUTE MOTION FAILED 2/3 (BARBANICA, TORRES-WALKER, AND HERNANDEZ - THORPE-NO).

THE PREVIOUS MOTION BY COUNCILMEMBER BARBANICA TO SUSPEND THE RULES TO MOVE UP REGULAR AGENDA ITEM #4 TO BE HEARD AFTER AGENDA ITEM #1, WAS APPROVED; 5/0.

An announcement was made that translation services were available this evening.

1. INTRODUCTION OF NEW CITY EMPLOYEES

City Attorney Smith introduced Kevin Kunding, Assistant City Attorney who thanked City Attorney Smith for the introduction.

COUNCIL REGULAR AGENDA

4. DISCUSSION ITEM: JUST CAUSE EVICTION ORDINANCE

City Attorney Smith introduced Assistant City Attorney Kunding and Housing Specialist Pedroza, who presented the staff report dated March 26, 2024, recommending the City Council: 1) Review, discuss, and provide feedback to staff on the staff report and just cause eviction ordinances from other cities; and 2) Direct staff to: a) Prepare a just cause eviction ordinance for the City of Antioch; or b) Take no further action.

Due to the amount of speaker requests, Mayor Thorpe reduced speaker times to two-minutes.

Teresa Farias, Antioch resident / Rising Juntos, Chipu Washington, Rising Juntos, Devin Williams, Silvia Angeles, Antioch resident / Rising Juntos, Brenden O'Laskey, Antioch resident / Rising Juntos, Deborah Polk, Antioch resident / Rising Juntos, Gabi Rivas, Rising Juntos, Frank Sterling, Reimagine Antioch, Carmen Ponce, ACCE, Ethan Silverstein, California Center for Movement Legal Services / ACCE, Tachina Garrett, ACCE, Kamileh Miller, ACCE, Archie Brumfield, ACCE / Retired Navy Veteran, Francisco Torres, Reimagine Antioch, Eddie Gums, ACCE, Loren Dalbert, Bay Point resident / RCF Connects, Addison Peterson, Judith Ortiz,

Monument Impact, Shagoofa Khan, Monument Impact and Reverend Millie Phillips, Faith Alliance for Moral Economy / EBASE, spoke in support of a Just Cause for Evictions ordinance. Several speakers made recommendations for items to be included in the ordinance.

Greg Terzakis, California Apartment Association, reported some items discussed this evening were duplicative of state laws and he encouraged Antioch to enforce those laws.

An unidentified speaker discussed the rental market in Antioch.

In response to Council, Assistant City Attorney Kunding reviewed options the City could consider for Antioch's ordinance.

Councilmember Ogorchock stated she wanted to ensure the ordinance would not impede upon the owner's ability to sell their property.

In response to Councilmember Torres-Walker, Ethan Silverstein confirmed that the cities of Oakland and Richmond had strong ordinances.

Assistant City Attorney Kunding explained that ordinance examples provided this evening were intended to provide a broad overview of different schemes other cities had taken.

In response to Mayor Hernandez-Thorpe, City Attorney Smith confirmed that an ordinance brought back to Council would stay within confines of a General Law City.

Following discussion, Council consensus directed staff to prepare a draft ordinance modeled after Bell Garden's ordinance that included considerations for IRS rules regarding owner-occupied homes, protections for tenants making repair requests, and the inclusion of relocation assistance fees.

Mayor Hernandez-Thorpe thanked Assistant City Attorney Kunding for the presentation.

2. ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Acting Assistant City Manager Helfenberger announced the following civic and community event:

- 3rd Annual Eggstravaganza & Rec Expo - March 30, 2024

PUBLIC COMMENTS

Travis Castle gave an overview of the Pathway to Humanity Program and provided Council with additional written comments.

Frank Sterling, Reimagine Antioch, Kelly Dumesnil, Brentwood resident, Isabella Klaus and Francisco Torres requested Council agendaize a Ceasefire Resolution.

Tim Barrow expressed concern regarding interactions he had with the Code Enforcement Division.

Gavin Payton, NAACP Youth Council, stated they supported ACCE and encouraged everyone to vote. He invited the public to attend the NAACP Officer Swearing-in event on May 25, 2024.

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

Councilmember Torres-Walker announced the following meeting dates: Community Development Block Grant (CDBG) Standing Committee, March 28, 2024, and the Cannabis Standing Committee April 4, 2024. She supported a discussion on the creation of a new Ad Hoc Committee to work on Human Rights and Racial Equity policies. She reported on meetings she attended with city staff and the County Public Health Department.

Councilmember Barbanica announced that he would be attending the CDBG meeting.

Councilmember Ogorchok reported on her attendance at the League of California Cities Policy Committee meeting.

Councilmember Wilson reported on her attendance at the Delta Diablo meeting and announced Tri Delta Transit would be meeting on March 27, 2024.

MAYOR'S COMMENTS

Mayor Hernandez-Thorpe announced he would be attending Tri Delta Transit, Mayor's Conference and CCTA subcommittee meetings. He reported on various meetings he attended on behalf of the City, including legislative week in Washington DC.

- 3. CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency**
 - A. APPROVAL OF COUNCIL MEETING MINUTES FOR FEBRUARY 27, 2024**
 - B. APPROVAL OF COUNCIL MEETING MINUTES FOR MARCH 12, 2024**
 - C. COUNCIL SPECIAL MEETING FOR MARCH 19, 2024 – NO QUORUM**
 - D. APPROVAL OF COUNCIL WARRANTS**
 - E. REJECTION OF CLAIMS: THOMAS O'CONNOR, INEZ ROGERS, ELIJAH SWANSON, MAVERICK SWANSON, HARLEY SWANSON, KENNEDY SWANSON, BILLIE SWANSON, SARAH SWANSON, AND TANIA SWANSON**
 - F. 2023 ANNUAL HOUSING ELEMENT PROGRESS REPORT, HOUSING SUCCESSOR ANNUAL REPORT AND PROGRESS REPORT FOR THE GENERAL PLAN**

- G. **RESOLUTION NO. 2024/37 PEREGRINE TECHNOLOGIES CONTRACT AGREEMENT**
- H. **RESOLUTION NO. 2024/38 APPROVING PROGRAM SUPPLEMENT AGREEMENT NO. F017 TO ADMINISTERING AGENCY-STATE AGREEMENT NO. 04-5038F15 FOR FEDERAL AID PROJECTS FOR THE ANTIOCH – L STREET PATHWAY TO TRANSIT (P.W. 234-15)**
- I. **RESOLUTION NO. 2024/39 AWARD OF AGREEMENT WITH GOLDEN GATE TRANS INC. FOR LANDSCAPING MATERIAL PURCHASES AND DELIVERIES**
- J. **RESOLUTION NO. 2024/40 INCREASE TO THE PURCHASE ORDER WITH CORE AND MAIN FOR THE PROCUREMENT OF WATER DISTRIBUTION MAINTENANCE PARTS AND SUPPLIES**
- K. **RESOLUTION NO. 2024/41 FIRST AMENDMENT TO THE CONSULTING SERVICES AGREEMENT WITH CENTRICITY GIS, LLC FOR IMPLEMENTATION OF CITYWORKS ASSET MANAGEMENT SOFTWARE**
- L. **RESOLUTION NO. 2024/42 INCREASE TO THE PURCHASE ORDER WITH BACKFLOW DISTRIBUTORS FOR THE PROCUREMENT OF WATER DISTRIBUTION BACKFLOW PARTS AND SUPPLIES**
- M. **RESOLUTION NO. 2024/43 APPROVAL OF A PURCHASE ORDER WITH BADGER METER, INC. FOR WATER METERS AND REPAIR PARTS**
- N. **RESOLUTION NO. 2024/44 ACCEPTANCE OF WORK AND NOTICE OF COMPLETION FOR THE MAINTENANCE SERVICE CENTER WAREHOUSE IMPROVEMENTS (P.W. 143-R)**
- O. **RESOLUTION NO. 2024/45 ESTABLISHING THE RATE PER EQUIVALENT RUNOFF UNIT FOR FISCAL YEAR 2024/25 AND REQUESTING THE CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TO ADOPT AN ANNUAL PARCEL ASSESSMENT FOR DRAINAGE MAINTENANCE AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PROGRAM**

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

Item F – An unidentified speaker expressed concern that the 2023 Annual Housing Element Progress Report was not a regular agenda item and the applications received did not include affordable housing units.

Councilmember Ogorchock reviewed Attachment A of the staff report and stated she was interested in seeing more affordable housing projects in Antioch.

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

COUNCIL REGULAR AGENDA – Continued

5. APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 800 WEST 2ND STREET, ANTIOCH, CA (APN 066-091-017); AUTHORIZING ACTING CITY MANAGER TO EXECUTE THE PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS WITH SKEJUL, LLC; APPROVING CERTAIN RELATED ACTIONS; AND MAKING CEQA EXEMPT FINDINGS

Director of Economic Development Reed presented the staff report dated March 26, 2024 recommending the City Council adopt a resolution approving the purchase of the real property located at 800 W. 2nd Street, Antioch, California (APN 066-091-017) (“Property”); authorizing the Acting City Manager or designee to execute the Purchase and Sale Agreement and Joint Escrow Instructions with SKEJUL, LLC for purchase of the Property with a purchase price in the amount of \$1,830,000.00 plus closing costs and fees, and take all related actions necessary to complete the acquisition; and making a finding that the purchase of the Property is found to be categorically exempt from environmental review under the California Environmental Quality Act (CEQA).

An unidentified speaker suggested as an alternative, the City invest in 501 Auto Center for the location of an affordable housing project and the Public Safety and Community Resources Department.

An unidentified speaker urged staff to document the graffiti on walls of the current Public Safety and Community Resources building on 10th Street, for historical record.

Councilmember Torres-Walker commented that after purchasing this property there should be sufficient funds remaining to consider the acquisition of 501 Auto Center Drive for the purpose of creating housing with resources on site for the city’s most vulnerable population. She requested that item be agendaized for discussion.

Councilmember Ogorchock commented that purchasing this building with no data or budget would be fiscally irresponsible. She suggested reorganizing one of the community centers for the Public Safety and Community Resources Department. She discussed the possibility of allocating funding to create housing for the unhoused on another property.

Councilmember Barbanica spoke in support of the purchase of the W. 2nd Street property noting that the City was lacking space for employees, and this was an opportunity to expand to a location adjacent to City Hall. He also supported selling the 10th Street property for market value.

RESOLUTION NO. 2024/46

On motion by Councilmember Barbanica, seconded by Councilmember Torres-Walker, the City Council adopted a resolution approving the purchase of the real property located at 800 W. 2nd Street, Antioch, California (APN 066-091-017) ("Property"); authorizing the Acting City Manager or designee to execute the Purchase and Sale Agreement and Joint Escrow Instructions with SKEJUL, LLC for purchase of the Property with a purchase price in the amount of \$1,830,000.00 plus closing costs and fees, and take all related actions necessary to complete the acquisition; and making a finding that the purchase of the Property is found to be categorically exempt from environmental review under the California Environmental Quality Act (CEQA). The motion carried the following vote:

Ayes: Torres-Walker, Barbanica, Wilson, Hernandez-Thorpe

Noes: Ogorchock

PUBLIC COMMENT

An unidentified speaker requested Council consider purchasing 501 Auto Center Drive for development of affordable housing.

An unidentified speaker suggested Council invest in affordable housing.

STAFF COMMUNICATIONS – None

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS

Councilmember Wilson requested Council revisit the mural program. She apologized to Councilmember Torres-Walker regarding the previous dissolution of the Human Rights and Racial Equity Ad Hoc Committee and requested the item come back for discussion.

Councilmember Torres-Walker requested staff agendize a resolution supporting a ceasefire and reiterated her request for a discussion item for the acquisition of 501 Auto Center Drive. She expressed concern regarding political posturing, discussed accomplishments of Council and asked for the community's support.

Councilmember Ogorchock requested the following items be agendized for consideration: an additional Veteran's parking spot at City Hall, renovations of Antioch Police Department Dispatch, establishment of an Antioch CORE Team and the hiring of a federal lobbyist.

Councilmember Torres-Walker invited the community to the CDBG Standing Committee meeting.

Mayor Hernandez-Thorpe thanked everyone for attending the meeting.

ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Torres-Walker, the City Council unanimously adjourned the meeting at 10:02 P.M.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 23, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ellie Householder, MPP, City Clerk
Christina Garcia, CMC, Assistant City Clerk *Cg*

SUBJECT: City Council Meeting Minutes of April 9, 2024

RECOMMENDED ACTION

It is recommended that the City Council continue the Meeting Minutes of April 9, 2024.

FISCAL IMPACT

None

DISCUSSION

N/A

ATTACHMENT

None.



CLAIMS BY FUND REPORT
FOR THE PERIOD OF
MARCH 29-APRIL 11, 2024
FUND/CHECK#

100	General Fund		
Non departmental			
00412142	PARS	PAYROLL	6,324.87
00412240	MUNICIPAL POOLING AUTHORITY	PAYROLL	7,385.91
00412257	QUADIENT LEASING USA INC	POSTAGE	3,000.00
00947999	NATIONWIDE RETIREMENT SOLUTION	PAYROLL	30,328.72
City Council			
00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	16.56
00412160	VERIZON WIRELESS	DATA USAGE	105.36
City Attorney			
00412079	ATKINSON ANDELSON LOYA RUUD ROMO	LEGAL SERVICES RENDERED	14,145.43
00412085	BEST BEST AND KRIEGER LLP	LEGAL SERVICES RENDERED	18,876.32
00412092	BURKE WILLIAMS AND SORENSEN LLP	LEGAL SERVICES RENDERED	23,469.60
00412102	COLE HUBER LLP	LEGAL SERVICES RENDERED	44.95
00412118	HANSON BRIDGETT LLP	LEGAL SERVICES RENDERED	121,536.10
00412125	LEXISNEXIS	SUBSCRIPTION SOFTWARE	244.00
00412126	LIEBERT CASSIDY WHITMORE	LEGAL SERVICES RENDERED	2,516.40
00412130	MEYERS NAVE A PROFESSIONAL CORP	LEGAL SERVICES RENDERED	11,196.11
00412155	TELECOM LAW FIRM PC	LEGAL SERVICES RENDERED	192.50
00412160	VERIZON WIRELESS	DATA USAGE	210.08
City Manager			
00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	51.03
00412160	VERIZON WIRELESS	DATA USAGE	41.91
City Clerk			
00412066	ACCOUNTEMPS	TEMP SERVICES	1,826.37
00412067	ACCOUNTEMPS	TEMP SERVICES	971.72
00412099	CITY CLERKS ASSOC OF CA	TRAINING - ROSALES	400.00
00412114	EIDEN, KITTY J	MINUTES CLERK	800.00
00412137	OFFICE DEPOT INC	SUPPLIES	482.73
00412217	EIDEN, KITTY J	MINUTES CLERK	550.00
00412243	OFFICE DEPOT INC	SUPPLIES	7.67
Human Resources			
00412093	CALIF DEPARTMENT OF JUSTICE	FINGERPRINTS	441.00
00412095	CANON FINANCIAL SERVICES	COPIER LEASE	278.43
00412100	CLONINGER, NAHLEEN R	TUITION REIMBURSEMENT	800.00
00412137	OFFICE DEPOT INC	OFFICE SUPPLIES	72.49
00412184	BROWN, JAZZMAN MONIQUE	EXPENSE REIMBURSEMENT	180.57
00412212	DIABLO LIVE SCAN LLC	FINGERPRINTS	180.00
00412230	IEDA INC	PROFESSIONAL SERVICES	11,274.64
00412240	MUNICIPAL POOLING AUTHORITY	PAYROLL	1,185.70
00412270	VANDERPOOL, JASON C	CHECK REPLACEMENT	125.00
00947997	UBEO BUSINESS SERVICES	CANON COPIER MAINTENANCE	477.83
Economic Development			
00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	23.04
00412117	GROUP C MEDIA INC	MARKETING SERVICES	5,500.00
00412160	VERIZON WIRELESS	DATA USAGE	105.04



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Finance Administration

00412179	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	252.21
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Finance Accounting

00412179	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	150.00
00412243	OFFICE DEPOT INC	OFFICE SUPPLIES	59.25
00948006	SUPERION LLC	ASP SERVICE	57,120.97

Finance Operations

00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	31.31
00412243	OFFICE DEPOT INC	OFFICE SUPPLIES	386.27
00412255	QUADIENT LEASING USA INC	POSTAGE SUPPLIES	54.22
00412256	QUADIENT LEASING USA INC	LEASE MAILING SYSTEM	1,403.39
00412257	QUADIENT LEASING USA INC	POSTAGE SUPPLIES	251.91
00947995	PITNEY BOWES INC	INSERTER MACHINE LEASE	1,503.49

Non Departmental

00412179	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	210.45
00412236	MARIAH WILLIAMS	UTILITY BOX PAINTING	500.00
00412240	MUNICIPAL POOLING AUTHORITY	PAYROLL	951.09

Public Works Administration

00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	83.96
00412160	VERIZON WIRELESS	DATA USAGE	76.02

Public Works Street Maintenance

00412072	ANRAK CORPORATION	ASPHALT	3,300.00
00412127	LIM AUTOMOTIVE SUPPLY INC	PARTS	196.45
00412149	SHARJO LLC	ENCAMPMENT ABATEMENT	4,580.80
00412150	SHERWIN WILLIAMS CO	SUPPLIES	216.11
00412160	VERIZON WIRELESS	DATA USAGE	152.04
00412164	ZAP MANUFACTURING INC	STREET SIGNS	3,243.43
00412193	CALIF, STATE OF	USE TAX REMITTANCE	206.59
00412271	VERIZON WIRELESS	DATA USAGE	52.68
00948002	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	157.50

Public Works-Signal/Street Lights

00412078	AT AND T MCI	PHONES	1,112.00
00412107	DC ELECTRIC GROUP INC	STREET MAINTENANCE	17,202.35
00412141	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,337.61
00412174	AT AND T MOBILITY	PHONES	46.23
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	27,478.04

Public Works-Facilities Maintenance

00412071	ANIXTER INC	SUPPLIES	675.71
00412078	AT AND T MCI	PHONES	84.82
00412083	BAY AREA AIR QUALITY MGMT DIST	PERMIT RENEWAL	560.00
00412084	BAY CITIES PYROTECTOR	QUATERLY INSPECTION	535.00
00412128	LOPEZ MNTS SVCS LLC	CONTRACTOR PAYMENT	6,150.00
00412159	ULINE	FACILITY SUPPLIES	1,407.38
00412160	VERIZON WIRELESS	DATA USAGE	76.02
00412168	AMERICAN PLUMBING INC	SERVICES	1,127.50
00412193	CALIF, STATE OF	USE TAX REMITTANCE	32.05
00412198	CLASSY GLASS TINTING	GLASS TINTING	550.00
00412211	DC ELECTRIC GROUP INC	SERVICE	5,589.10

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00412226	HOME DEPOT, THE	PARTS	605.13
00412247	PACIFIC GAS AND ELECTRIC CO	GAS	39,769.43
00412248	PEPPER INVESTMENTS INC	SERVICES	2,359.00
00412271	VERIZON WIRELESS	DATA USAGE	52.52
00948002	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	5,987.50
Public Works-Parks Maint			
00412078	AT AND T MCI	PHONES	146.90
00412141	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	23.96
00412193	CALIF, STATE OF	USE TAX REMITTANCE	27.58
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	4,243.82
Public Works-Median/General Land			
00412068	ALL STAR RENTS	RENTAL EQUIPMENTS	410.80
00412078	AT AND T MCI	PHONES	427.03
00412136	OCCUPATIONAL HEALTH CENTERS	PRE-EMPLOYMENT MEDICAL	656.00
00412141	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	66.71
00412163	WATERSAVERS IRRIGATION	PARTS	322.23
00412193	CALIF, STATE OF	USE TAX REMITTANCE	90.22
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	4,924.38
Police Administration			
00412077	ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	204.00
00412081	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	18,307.78
00412088	BPS TACTICAL INC.	SAFETY VEST	5,011.73
00412094	CANON FINANCIAL SERVICES	COPIER USAGE	2,419.29
00412101	CODE 3 WEAR PUBLIC SAFETY OUTFIT	UNIFORMS	3,646.15
00412103	CONTRA COSTA COUNTY	RADIOS SERVICES	1,776.00
00412105	CRUMP INVESTIGATIONS	NEW HIRE BACKGROUND	2,333.76
00412154	T JUNG INVESTIGATIONS	NEW HIRE BACKGROUND	572.36
00412170	AMERICAN TROPHIES AWARDS	MAILBOX NAME TAGS	13.17
00412172	ARROWHEAD 24 HOUR TOWING INC	TOW SERVICES	205.00
00412174	AT AND T MOBILITY	PHONES	6,960.63
00412176	AXON ENTERPRISE INC	SAFETY MATERIALS	171.76
00412181	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	3,081.06
00412183	BECERRA, ARTURO MODESTO	PER DIEM	279.00
00412193	CALIF, STATE OF	USE TAX REMITTANCE	342.89
00412199	CODE 3 WEAR PUBLIC SAFETY OUTFIT	UNIFORM	2,308.35
00412207	CORE PSYCHOLOGICAL CORP	BACKGROUNDS	1,500.00
00412214	EAN SERVICES LLC	TRAINING RENTALS	728.06
00412216	EGAN, JOSHUA	TRAINING PER DIEM	370.00
00412220	FLOWER, JARRED S	EXPENSE REIMBURSEMENT	1,534.27
00412221	GALLS LLC	NEW EMPLOYEE UNIFORM	52.86
00412231	KENDALL, PRICE JULIUS	PER DIEMS	279.00
00412232	KHALILI, ALI A	EXPENSE REIMBURSEMENT	1,604.15
00412233	KNOX INVESTIGATIONS	BACKGROUNDS	1,877.92
00412237	MARLOW, CATHIE	EXPENSE REIMBURSEMENT	153.40
00412241	NELSON, AMANDA SUSANNE	EXPENSE REIMBURSEMENT	72.23
00412250	PERMANENTE MEDICAL GROUP INC, THE	PRE-EMPLOYMENT MEDICAL	3,628.00
00412251	PERRY, APRIL	EXPENSE REIMBURSEMENT	531.66
00412253	PREFERRED ALLIANCE INC	PRE-EMPLOYMENT TEST	189.00



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00412254	PRI MANAGEMENT GROUP INC	TRAINING	1,413.50
00412272	VIGIL JR, JOSEPH	PER DIEM	276.50
00948003	PITNEY BOWES INC	INSERTER MACHINE LEASE	4,000.00
Police Prisoner Custody			
00412206	CONTRA COSTA HEALTH SERVICES	INSPECTION FEES	710.00
00412263	SAVE MART SUPERMARKETS	JAIL SUPPLIES	75.78
Police Community Policing			
00412081	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	61.61
00412158	EMPLOYEE	ADVANCED DISABILITY PENSION	5,685.00
00412165	ACEK9	K9 VEHICLE HEAT SENSOR	168.00
00412181	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	570.00
00412194	CANINE DEVELOPMENT GROUP INC	K9 HANDLER TRAINING	140.00
00412229	HUNT AND SONS INC	FUEL	643.04
Police Traffic Division			
00412081	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	598.00
Police Investigations			
00412148	SEROLOGICAL RESEARCH INSTITUTE	EVIDENCE	2,300.00
00412234	KOCH, MATTHEW T	EXPENSE REIMBURSEMENT	56.21
Police Communications			
00412078	AT AND T MCI	PHONES	3,935.39
00412134	NET TRANSCRIPTS	TRANSCRIPT SERVICES	135.94
00412169	AMERICAN TOWER CORPORATION	TOWER FEES	269.16
00412201	COMCAST	CONNECTION SERVICES	2,715.73
00412202	COMCAST	CONNECTION SERVICES	2,715.73
00412203	COMCAST	CONNECTION SERVICES	180.21
Office Of Emergency Management			
00412078	AT AND T MCI	PHONES	678.66
Police Community Volunteers			
00412210	CRYSTAL CLEAR LOGOS INC	VIPS SHIRTS	104.02
Police Facilities Maintenance			
00412078	AT AND T MCI	PHONES	269.89
00412175	AUTOMATIC DOOR SYSTEMS INC	DOOR REPAIR	25.00
00412193	CALIF, STATE OF	USE TAX REMITTANCE	2.64
00412211	DC ELECTRIC GROUP INC	SERVICE	3,537.37
00412247	PACIFIC GAS AND ELECTRIC CO	GAS	51,995.46
00412248	PEPPER INVESTMENTS INC	SERVICES	794.00
00948002	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	5,780.00
Youth Network Services			
00412147	RR TRANSITIONAL HOUSING	SERVICE AGREEMENT FOR FALL	3,386.00
00412160	VERIZON WIRELESS	DATA USAGE	105.04
00412180	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,609.60
00412187	CABRAL, MONSERRAT	EXPENSE REIMBURSEMENT	153.13
00412193	CALIF, STATE OF	USE TAX REMITTANCE	0.44
00412222	GRACE ARMS OF ANTIOCH	ANTIOCH BASKETBALL LEAGUE	9,734.12
Housing and Homelessness			
00412143	RIDLEY, JAZMIN K	CONFERENCE REIMBURSEMENT	1,175.90
00412160	VERIZON WIRELESS	DATA USAGE	52.68
00412260	RIDLEY, JAZMIN K	EXPENSE REIMBURSEMENT	60.40



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PSCR Administration

00412096	CANON FINANCIAL SERVICES	COPIER LEASE	204.13
00412160	VERIZON WIRELESS	DATA USAGE	52.68
00412180	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	759.83

Community Development Administration

00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	330.75
00412243	OFFICE DEPOT INC	OFFICE SUPPLIES	352.84

Community Development Land Planning

00412080	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	40.00
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CD Code Enforcement

00412076	THE PROFESSIONAL TREE CARE CO.	TREE TRIMMING SERVICES	8,800.00
00412106	CRYSTAL CLEAR LOGOS INC	UNIFORMS	64.95
00412151	STAMM ENTERPRISES, LTD	MONTHLY STORAGE	255.00
00412275	WORK WORLD	SAFETY SHOES	183.51
00412276	WORK WORLD	SAFETY SHOES	159.47

PW Engineer Land Development

00412078	AT AND T MCI	PHONES	57.21
00412160	VERIZON WIRELESS	DATA USAGE	152.04
00412193	CALIF, STATE OF	USE TAX REMITTANCE	3.95
00412243	OFFICE DEPOT INC	OFFICE SUPPLIES	417.46
00412271	VERIZON WIRELESS	DATA USAGE	52.68

Capital Imp. Administration

00301471	ISINGS CULLIGAN	WATER DISPENSER	120.90
00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	109.42
00412160	VERIZON WIRELESS	DATA USAGE	76.02
00412243	OFFICE DEPOT INC	OFFICE SUPPLIES	164.12

206 American Rescue Plan Fund

Non Departmental

00412182	BAY AREA COMMUNITY SERVICES INC	HOUSING PROGRAM	138,369.74
00412262	RUDRAM LLC	HOUSING SERVICES	97,333.33

P & R Community Center

00412209	CRUSADER FENCE COMPANY LLC	PROGRESS PAYMENT	17,079.00
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213 Gas Tax Fund

Streets

00412141	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	317.21
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	132,641.37

214 Animal Services Fund

Animal Services

00412193	CALIF, STATE OF	USE TAX REMITTANCE	2.02
00412200	COGENT SOLUTIONS AND SUPPLIES	OPERATING SUPPLIES	1,245.20
00412215	EAST HILLS VETERINARY HOSPITAL	VET SERVICES	204.00
00412247	PACIFIC GAS AND ELECTRIC CO	GAS	2,736.60
00412252	PETHUB INC.	PET TAGS	1,756.00

219 Recreation Fund

Non departmental

00412082	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	476.85
00412109	DEER VALLEY HIGH SCHOOL	DEPOSIT REFUND	500.00

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00412161	WAKIDA, PATRICIA	DEPOSIT REFUND	500.00
00412177	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,323.69
00412265	SUNSET CONGREGATION	DEPOSIT REFUND	500.00
Nick Rodriguez Community Cent			
00412178	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	591.33
00412193	CALIF, STATE OF	USE TAX REMITTANCE	2.95
00412247	PACIFIC GAS AND ELECTRIC CO	GAS	8,127.48
00412248	PEPPER INVESTMENTS INC	SERVICES	444.00
00948002	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	500.00
Senior Programs			
00207279	AMERICAN TROPHIES AWARDS	PERPETUAL PLATE	10.98
00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	1,316.22
00412070	AMERICAN STAGE TOURS	TRANSPORTATION	1,155.00
00412078	AT AND T MCI	PHONES	153.72
00412123	KECIA KEMP	REFUND	218.00
00412177	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	83.33
00412178	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	999.13
00412193	CALIF, STATE OF	USE TAX REMITTANCE	14.30
00412247	PACIFIC GAS AND ELECTRIC CO	GAS	5,418.32
00948002	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	5.00
Recreation Sports Programs			
00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	699.38
00412078	AT AND T MCI	PHONES	29.38
00412086	BIG SKY LOGOS AND EMBROIDERY	STAFF T-SHIRTS	1,722.82
00412160	VERIZON WIRELESS	DATA USAGE	39.04
00412177	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	4,502.99
00412185	BUFORD, ANDRE	CLASS REFUND	184.00
00412193	CALIF, STATE OF	USE TAX REMITTANCE	17.06
00412204	CONCORD SOFTBALL UMPIRES	UMPIRE	870.00
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	11,743.87
00412266	TWO WAY DIRECT, INC	WALKIE TALKIES	1,791.63
Recreation-Comm Center			
00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	832.53
00412078	AT AND T MCI	PHONES	30.49
00412089	BRADY INDUSTRIES	SUPPLIES	1,139.19
00412112	DUGAND, KARINA	CONTRACTOR PAYMENT	429.00
00412124	KOVALICK, LUANNE	CONTRACTOR PAYMENT	436.80
00412137	OFFICE DEPOT INC	OFFICE SUPPLIES	188.45
00412157	THOMPSON, RANDALL	CONTRACTOR PAYMENT	378.00
00412173	AT AND T MCI	PHONES	63.34
00412177	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	2,189.34
00412193	CALIF, STATE OF	USE TAX REMITTANCE	33.13
00412238	MAX MARTIAL ARTS LLC	CONTRACTOR PAYMENT	480.00
00412239	MUIR, ROXANNE	CONTRACTOR PAYMENT	684.00
00412247	PACIFIC GAS AND ELECTRIC CO	GAS	26,924.91
00412267	UNITED STATES POSTAL SERVICE	POSTAGE	10,300.00
Recreation Water Park			
00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	196.16

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00412078	AT AND T MCI	PHONES	171.62
00412082	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	5,328.18
00412091	BSN SPORTS LLC	STAFF UNIFORMS	4,129.37
00412108	DE LA ROSA, DANIEL	EGGSTRAVAGANZA DJ	1,800.00
00412177	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	88.55
00412193	CALIF, STATE OF	USE TAX REMITTANCE	5.94
00412247	PACIFIC GAS AND ELECTRIC CO	GAS	25,775.48
00412248	PEPPER INVESTMENTS INC	SERVICES	1,086.00
00412249	PEPSI COLA COMPANY	CONCESSION SUPPLIES	1,982.20
00412269	US FOODS INC	CONCESSION SUPPLIES	830.73
00948002	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	500.00
222	Measure C/J Fund		
Non departmental			
Streets			
00412104	CC TRANSPORTATION AUTHORITY	MEMBER CONTRIBUTION	27,346.00
00412163	WATERSAVERS IRRIGATION	PARTS	1,902.75
00412193	CALIF, STATE OF	USE TAX REMITTANCE	115.27
00412205	CONSOLIDATED ENGINEERING INC	PROGRESS PAYMENT	104,250.50
229	Pollution Elimination Fund		
Channel Maintenance Operation			
00412242	NOMAD ECOLOGY LLC	CONSULTING	120.00
251	Lone Tree SLLMD Fund		
Lonetree Maintenance Zone 1			
00412078	AT AND T MCI	PHONES	117.52
00412156	TERRACARE ASSOCIATES	TURF	567.51
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	2,290.79
Lonetree Maintenance Zone 2			
00412078	AT AND T MCI	PHONES	202.55
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	2,011.63
Lonetree Maintenance Zone 3			
00412078	AT AND T MCI	PHONES	88.14
Lonetree Maintenance Zone 4			
00412156	TERRACARE ASSOCIATES	TURF	907.83
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	221.90
252	Downtown SLLMD Fund		
Downtown Maintenance			
00412156	TERRACARE ASSOCIATES	TURF MOVING	567.51
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	777.79
253	Almondridge SLLMD Fund		
Almondridge Maintenance			
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	745.36
254	Hillcrest SLLMD Fund		
Hillcrest Maintenance Zone 1			
00412078	AT AND T MCI	PHONES	58.76
00412156	TERRACARE ASSOCIATES	TURF	1,475.52
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	2,348.14
Hillcrest Maintenance Zone 2			
00412076	THE PROFESSIONAL TREE CARE CO.	TREE TRIMMING SERVICES	6,150.00



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00412078	AT AND T MCI	PHONES	205.66
00412156	TERRACARE ASSOCIATES	TURF	2,020.32
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	2,034.63
Hillcrest Maintenance Zone 4			
00412076	THE PROFESSIONAL TREE CARE CO.	TREE SERVICES	6,125.00
00412078	AT AND T MCI	PHONES	174.73
00412156	TERRACARE ASSOCIATES	TURF	1,135.02
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,898.47
255	Park 1A Maintenance District Fund		
Park 1A Maintenance District			
00412078	AT AND T MCI	PHONES	59.03
00412141	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	99.63
00412156	TERRACARE ASSOCIATES	TURF	1,475.52
00412247	PACIFIC GAS AND ELECTRIC CO	GAS	332.91
256	Citywide 2A Maintenance District Fund		
Citywide 2A Maintenance Zone 3			
00412156	TERRACARE ASSOCIATES	TURF	22.68
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	217.74
Citywide 2A Maintenance Zone 4			
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,031.04
Citywide 2A Maintenance Zone 5			
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,713.36
Citywide 2A Maintenance Zone 6			
00412156	TERRACARE ASSOCIATES	TURF	1,362.00
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	656.51
Citywide 2A Maintenance Zone 8			
00412076	THE PROFESSIONAL TREE CARE CO.	TREE SERVICES	3,300.00
00412156	TERRACARE ASSOCIATES	TURF	113.49
Citywide 2A Maintenance Zone 9			
00412078	AT AND T MCI	PHONES	117.52
00412156	TERRACARE ASSOCIATES	TURF	340.50
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,332.15
Citywide 2A Maintenance Zone10			
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	213.32
257	SLLMD Administration Fund		
SLLMD Administration			
00412078	AT AND T MCI	PHONES	303.73
00412156	TERRACARE ASSOCIATES	TURF	1,361.10
00412160	VERIZON WIRELESS	DATA USAGE	152.04
00412193	CALIF, STATE OF	USE TAX REMITTANCE	18.88
311	Capital Improvement Fund		
Non departmental			
00412129	MAURI CONCRETE CONSTRUCTION	RELEASE RETENTION	8,871.09
00412186	BUILD FORCES INC.	RELEASE RETENTION	31,563.55
Energy Efficiency			
00412197	CIVICWELL	SERVICES	20,900.00

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312	Prewett CIP Fund		
	Parks & Open Space		
00412082	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	2,850.21
00412218	FISCHER, GEORGE M.	SUPPLIES	8,550.00
376	Lone Diamond Fund		
	Assessment District		
00412097	CENTRAL SELF STORAGE ANTIOCH	STORAGE	493.00
569	Vehicle Replacement Fund		
	Equipment Maintenance		
00412153	STOMMEL INC	REPAIR	25,248.48
570	Equipment Maintenance Fund		
	Non departmental		
00412122	HUNT AND SONS INC	FUEL	15,900.74
00412228	HUNT AND SONS INC	FUEL	3,964.05
	Equipment Maintenance		
00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	43.38
00412077	ARROWHEAD 24 HOUR TOWING INC	TOW SERVICES	205.00
00412113	EAST BAY TIRE CO	REPAIR	2,368.93
00412115	FALCON COLLISION REPAIR INC	AUTO BODY REPAIRS	4,234.02
00412127	LIM AUTOMOTIVE SUPPLY INC	PARTS	2,837.96
00412132	MUNICIPAL POOLING AUTHORITY	PAYROLL	188.16
00412138	OREILLY AUTO PARTS	AUTO PARTS	91.93
00412139	OREILLY AUTO PARTS	AUTO PARTS	1,257.21
00412153	STOMMEL INC	EMERGENCY EQUIPMENT	110.34
00412160	VERIZON WIRELESS	DATA USAGE	76.02
00412162	WALNUT CREEK FORD	AUTO PARTS	4,979.25
00412193	CALIF, STATE OF	USE TAX REMITTANCE	162.09
00412196	CHUCKS BRAKE AND WHEEL SERVICE	PARTS	315.92
00412235	LIM AUTOMOTIVE SUPPLY INC	PARTS	932.75
00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,789.68
00947987	A1 TRANSMISSION	REPAIR PARTS	5,376.59
00947988	BIG SKY ENVIRONMENTAL SOLUTIONS	TIRE DISPOSAL	192.25
00947993	KIMBALL MIDWEST	SUPPLIES	476.25
573	Information Services Fund		
	Information Services		
00412078	AT AND T MCI	PHONES	112.85
00412160	VERIZON WIRELESS	DATA USAGE	262.60
00412271	VERIZON WIRELESS	DATA USAGE	262.60
	Network Support & PCs		
00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	127.44
00412078	AT AND T MCI	PHONES	554.74
00412167	AMERICAN MESSAGING	PAGING SERVICES	99.86
00412171	AMS DOT NET INC	AZURE PROJECT	419.27
00412201	COMCAST	CONNECTION SERVICES	2,715.74
00412202	COMCAST	CONNECTION SERVICES	2,715.74
00947990	DIGITAL SERVICES	SERVER	7,475.00
00948000	CARTER, RONN	CAMERA OPERATOR	735.00

CITY OF
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CALIFORNIA

CLAIMS BY FUND REPORT
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Telephone System

00412078	AT AND T MCI	PHONES	4,440.59
00412173	AT AND T MCI	PHONES	3,764.63

GIS Support Services

00412160	VERIZON WIRELESS	DATA USAGE	76.02
00412271	VERIZON WIRELESS	DATA USAGE	72.42

577 Post Retirement Medical-Police Fund

Non Departmental

00947998	RETIREE	MEDICAL AFTER RETIREMENT	2,273.46
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578 Post Retirement Medical-Misc Fund

Non Departmental

00412111	RETIREE	MEDICAL AFTER RETIREMENT	1,420.14
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579 Post Retirement Medical-Mgmt Fund

Non Departmental

00947994	RETIREE	MEDICAL AFTER RETIREMENT	949.14
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611 Water Fund

Non departmental

00412127	LIM AUTOMOTIVE SUPPLY INC	PARTS	2,878.19
00412152	STANDARD PLUMBING SUPPLY CO. INC.	SUPPLIES	386.58
00412193	CALIF, STATE OF	USE TAX REMITTANCE	78.02
00412277	WR FORDE ASSOCIATES INC	RELEASE RETENTION	147,800.69

Water Supervision

00412160	VERIZON WIRELESS	DATA USAGE	304.08
00412271	VERIZON WIRELESS	DATA USAGE	198.12

Water Production

00412074	ANTIOCH ACE HARDWARE	SUPPLIES	162.25
00412075	ARAMARK UNIFORM SERVICES	WEEKLY SUPPLIES	108.34
00412078	AT AND T MCI	PHONES	1,605.28
00412087	BORGES AND MAHONEY	PARTS	364.46
00412098	CFMSF INC	EQUIPMENT	3,972.47
00412136	OCCUPATIONAL HEALTH CENTERS OF CA	PRE-EMPLOYMENT MEDICAL	871.00
00412141	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	83.86
00412145	ROBINS LOCK AND KEY	REPAIR	195.00
00412160	VERIZON WIRELESS	DATA USAGE	76.02
00412166	AED MARKET	AEDS	4,227.57
00412173	AT AND T MCI	PHONES	127.08
00412193	CALIF, STATE OF	USE TAX REMITTANCE	1,129.33
00412195	CASTILLO, JORDAN JOSEPH	EXPENSE REIMBURSEMENT	349.99
00412219	FISHER SCIENTIFIC COMPANY	SUPPLIES	1,176.25
00412224	HACH CO	SERVICE	2,094.05
00412225	HASA INC	POOL CHEMICALS	14,993.34
00412227	HONEYWELL INTERNATIONAL INC	MAINTENANCE	2,758.70
00412247	PACIFIC GAS AND ELECTRIC CO	GAS	248,477.05
00412268	UNIVAR SOLUTIONS USA INC	POOL CHEMICALS	9,143.16
00412271	VERIZON WIRELESS	DATA USAGE	145.60
00947989	CHEMTRADE CHEMICALS US LLC	POOL CHEMICALS	11,779.21
00947991	EUROFINS EATON ANALYTICAL INC	TESTING SERVICES	1,829.00

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00947992	GRAINGER INC	SUPPLIES	24,137.03
00948001	IDEXX LABORATORIES INC	SUPPLIES	367.89
00948002	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	400.00
00948004	RED WING SHOE STORE	SAFETY SHOES	350.00
00948007	UBEO BUSINESS SERVICES	PRINTER SUPPLIES	63.94
Water Distribution			
00207291	ST WATER RESC CONTROL BOARD	CERTIFICATE-M. RHODES	80.00
00412065	ACCONTEMPS	TEMP HELP	799.60
00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	702.59
00412073	ANTIOCH ACE HARDWARE	SUPPLIES	7.88
00412074	ANTIOCH ACE HARDWARE	HARDWARE	382.03
00412078	AT AND T MCI	PHONES	29.38
00412110	DELTA DIABLO	RECYCLE WATER	7,645.53
00412116	GRANITE CONSTRUCTION CO	ASPHALT	2,201.54
00412119	HAWKINS JR, JOSEPH WILLIAM	REIMBURSEMENT EXPENSE	50.00
00412120	HAWTHORN VENTURES LLC	UNIFORMS	567.53
00412121	HOPKINS, STEPHEN ARTHUR	EXPENSE REIMBURSEMENT	66.14
00412127	LIM AUTOMOTIVE SUPPLY INC	PARTS	15.63
00412131	MILIEU STUDIO LLC	MAINTENANCE SERVICE	450.00
00412133	NATEC INTERNATIONAL INC	CLASS REGISTRATION	525.00
00412135	NO CA BACKFLOW PREVENTION	MEMBERSHIP DUES	375.00
00412140	PACE SUPPLY CORP	PARTS	3,202.42
00412144	ROBERTS AND BRUNE CO	PARTS	711.19
00412146	ROYAL BRASS INC	PARTS	104.31
00412152	STANDARD PLUMBING SUPPLY CO.	PLUMBING SUPPLIES	428.35
00412160	VERIZON WIRELESS	DATA USAGE	836.22
00412208	CRESCO EQUIP RENTALS	EQUIPMENT RENTALS	4,136.20
00412244	PACE SUPPLY CORP	HYDRANTS	22,139.44
00412247	PACIFIC GAS AND ELECTRIC CO	GAS	262.45
00412259	RHODES, MICHAEL LEE	EXPENSE REIMBURSEMENT	165.00
00412261	ROBERTS AND BRUNE CO	PARTS	5,001.75
00412271	VERIZON WIRELESS	DATA USAGE	3,083.81
00412274	WESTERN PACIFIC TRUCK SCHOOL	TRAINING	9,990.00
00948002	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	157.50
00948004	RED WING SHOE STORE	SAFETY SHOES	300.00
Public Buildings & Facilities			
00412090	BROWN AND CALDWELL INC	LABOR	1,470.75
00947996	SHIMMICK CONSTRUCTION INC	PROGRESS PAYMENT	515,479.93
621	Sewer Fund		
Swr-Wastewater Administration			
00412065	ACCONTEMPS	TEMP HELP	799.60
00412069	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	55.43
00412078	AT AND T MCI	PHONES	59.87
00412116	GRANITE CONSTRUCTION CO	ASPHALT	2,201.53
00412133	NATEC INTERNATIONAL INC	CLASS REGISTRATION	450.00
00412160	VERIZON WIRELESS	DATA USAGE	608.16
00412193	CALIF, STATE OF	USE TAX REMITTANCE	78.95
00412213	DKF SOLUTIONS GROUP LLC	TRAINING	99.00



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00412247	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,996.02
00412271	VERIZON WIRELESS	DATA USAGE	2,932.22
00948002	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	157.50
00948005	SCOTTO, CHARLES W AND DONNA F	MAY 2024 RENT	5,000.00
631	Marina Fund		
	Marina Administration		
00412074	ANTIOCH ACE HARDWARE	TOOLS	53.32
00412160	VERIZON WIRELESS	DATA USAGE	76.02
00412247	PACIFIC GAS AND ELECTRIC CO	GAS	13,422.32
00412248	PEPPER INVESTMENTS INC	SERVICES	250.00
00412258	REINHOLDT ENGINEERING CONSTR	SERVICES	2,775.00
00412264	SHIELDS HARPER AND CO	FUEL FILTERS	46.49
00412273	WEST MARINE PRO	PARTS	161.67
00948002	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	1,300.00



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MARCH 29-APRIL 11, 2024
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227	Housing Fund			
Housing				
00412223	HABITAT FOR HUMANITY EAST BAY	HOUSING SERVICES	16,378.70	



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 23, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Zoe Merideth, Planning Manager *ZM*

APPROVED BY: Kevin Scudero, Acting Community Development Director *KS*

SUBJECT: Inclusionary Housing Ordinance Consultant Contract

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution authorizing the Acting City Manager to execute an agreement with PlaceWorks Inc. for a period of two years, for an amount not to exceed \$149,480 to assist the City in preparing an inclusionary housing ordinance in a form approved by the City Attorney.

FISCAL IMPACT

Funding for this contract is included in the adopted FY2023-25 Community Development General Fund budget.

DISCUSSION

At the direction of the City Council, the Planning Division is beginning work on an Inclusionary Housing Ordinance (“IHO”). An IHO is a policy that jurisdictions use to further the development of affordable housing and is used in hundreds of communities across the country.

As of 2018, over 170 California cities and counties have inclusionary policies. In the context of an IHO, “affordable housing” refers to deed restricting housing available for purchase or rent by households meeting specific income requirements. With an IHO, a developer of a new market rate housing project would be required to set aside a certain percentage of the housing units for affordable housing. Under state law, an “alternative means” of compliance is required for rental projects that could include, but is not limited to, in-lieu fees, land dedication, or rehabilitation of existing units. As part of the IHO, the percentage of units that would be required to be affordable would be determined through an economic feasibility study.

At the November 22, 2022 City Council meeting, at the request of City Council, staff gave an informational presentation about inclusionary housing policies that provided general

information about an IHO, state laws regarding inclusionary housing ordinances, and the general structure of an IHO.

In January 2023, the City Council adopted the City's 6th Cyle Housing Element Update. The Housing Element includes Policy 2.1.10, which states:

Initiate a feasibility study for an inclusionary housing ordinance for City Council consideration. The ordinance would generally require that the development of new market-rate housing units include a percentage of units that are affordable at specific income levels or that in-lieu payment be made. The revenue generated from in-lieu fees would be used to generate funding for the development of affordable housing in the city. Funds collected from in-lieu fees could be used for the following purposes:

- New construction of affordable housing.
- Acquisition/rehabilitation of housing and addition of affordability covenants.
- Permanent supportive housing/transitional and emergency shelters.
- Down payment assistance program.
- Rental assistance programs.

On February 1, 2024, the City issued a Request for Proposal (RFP) for the preparation of an IHO, including a financial feasibility study and community outreach program. The RFP was sent out to seven consulting firms and posted on the City's website. The City received responses from Lisa Wise Consulting and PlaceWorks, Inc. City staff reviewed the proposals and conducted interviews with both firms. Staff also called references for the firms. Based on the submitted proposals, interviews, and reference checks, PlaceWorks, Inc. was selected as the best qualified firm.

ATTACHMENTS

- A. Resolution
- B. Proposal for Services

RESOLUTION NO. 2024/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE AN AGREEMENT
WITH PLACEWORKS, INC. TO ASSIST THE CITY IN PREPARING AN
INCLUSIONARY HOUSING ORDINANCE**

WHEREAS, California State law requires the adoption of a Housing Element to identify housing opportunities within a city;

WHEREAS, the City of Antioch’s 6th Housing Element includes Policy 2.1.10 which states in part that the City shall initiate a feasibility study for an inclusionary housing ordinance for City Council consideration;

WHEREAS, a Request For Proposal (RFP) was issued on February 1, 2024 for the development of an inclusionary housing ordinance for the City; and

WHEREAS, of the two firms that submitted proposals, the PlaceWorks Inc. proposal best satisfied all requirements of the RFP.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch authorizes the Acting City Manager to execute an agreement with PlaceWorks Inc. for a period of two years, for an amount not to exceed \$149,480 to assist the City in preparing an Inclusionary Housing Ordinance in a form approved by the City Attorney.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 23rd day of April 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

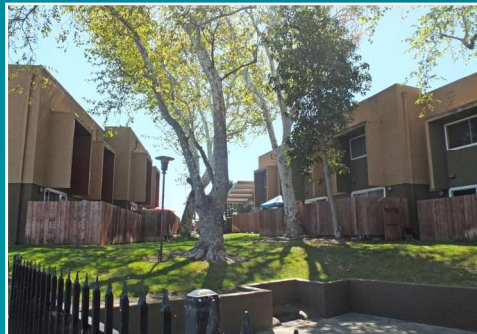
**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**



Inclusionary Housing Ordinance

Proposal for Services

March 7, 2024 | for the City of Antioch







Proposal for Services | March 7, 2024

Inclusionary Housing Ordinance

for the City of Antioch

Prepared by: PlaceWorks

2040 Bancroft Way, Suite 400
Berkeley, California 94704
t 510.848.3815

ORANGE COUNTY • **BAY AREA** • SACRAMENTO • CENTRAL COAST • LOS ANGELES • INLAND EMPIRE

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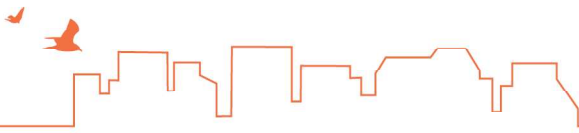


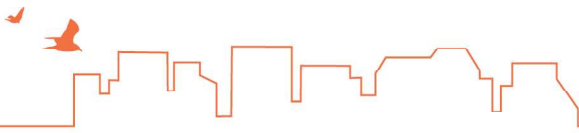
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APPENDIX – RESUMES



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1. COVER LETTER

March 7, 2024

Zoe Merideth, Acting Planning Manager
City of Antioch
200 H Street
Antioch, CA 94509

Subject: Inclusionary Housing Ordinance

Dear Zoe:

Please accept the attached submittal as PlaceWorks' proposal to prepare the Inclusionary Housing Ordinance for the City of Antioch.

PlaceWorks is a 100% employee-owned planning, design, and environmental consulting firm, with approximately 140 employees in six offices. Serving both public- and private-sector clients throughout the state, PlaceWorks provides comprehensive planning, housing, environmental review, urban design, community outreach and Geographic Information Systems (GIS) services. Our multidisciplinary team thrives on working with communities to tackle problems and develop workable solutions.

PlaceWorks has extensive experience in Antioch, having recently completed the City's General Plan Policies and Zoning Ordinance Standards for Infill Housing and Single-Family and Missing Middle Objective Design Standards projects. We also led the Pittsburg/Bay Point Community-Based Transportation Plan, which includes portions of Antioch. Finally, PlaceWorks is managing the Contra Costa County General Plan Update, Climate Action Plan, Objective Design Standards, Zoning Support, and EIR project.

We also have a specialty practice in housing that includes both technical assistance offered to and through the State Department of Housing and Community Development and preparation of local Housing Elements and Housing Element implementation measures. We have recently worked on five separate inclusionary housing ordinances, and we would be honored to add the City of Antioch to this list.

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

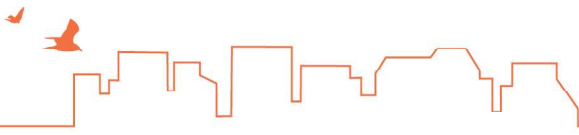
Respectfully submitted,

PLACEWORKS

David Early, FAICP, LEED AP
Senior Advisor



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2. FIRM PROFILE

PlaceWorks is highly qualified to prepare the City of Antioch Inclusionary Housing Ordinance. This chapter gives an overview of the firm. Additional information regarding staff to be assigned and relevant past and current projects are contained in Chapters 3 and 5 of this proposal, respectively. Additional materials are available upon request.

PlaceWorks is a 100% employee-owned planning, design, and environmental consulting firm. The firm serves both public- and private-sector clients in the fields of comprehensive planning, urban design, landscape architecture, environmental analysis and sciences, and GIS. Founded in 1975, PlaceWorks now employs a staff of approximately 140 people in six offices. We will conduct this project primarily from our office in Berkeley, which has served the City of Antioch on several previous projects, with support from our staff in Folsom and Santa Ana.

PlaceWorks is all about places and how they work geographically, environmentally, functionally, aesthetically, and culturally. We are also passionate about how we work with our clients. PlaceWorks brings together people from diverse practice areas, offering best-of-all-worlds capability and connectivity. Just as each place we work is distinctly different, so is our thinking.

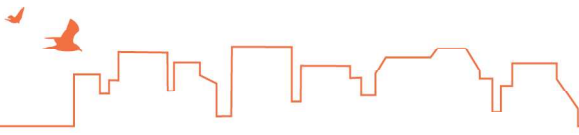
As noted in the cover letter, PlaceWorks has a specialty practice in housing that covers both technical assistance offered to and through the State Department of Housing and Community Development as well as preparation of local Housing Elements and housing implementation programs. We have recently worked on five separate inclusionary housing ordinances, which gives us important experience for the Antioch effort.

PlaceWorks recently worked with the City of Antioch on the *Strategic Infill Housing Analysis* project. This experience gives us a strong understanding of planning and development issues in the city.

Finally, PlaceWorks offers an extensive practice in CEQA and environmental review, which gives us the ability to justify an exemption for this ordinance from full CEQA review, and to prepare a Negative Declaration or EIR in the unlikely event that a CEQA document is found necessary.



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3. PROJECT TEAM

PlaceWorks offers a highly qualified team of staff members to prepare the Inclusionary Housing Ordinance for the City of Antioch. This chapter describes each of our key personnel who will be assigned to the project. Resumes for the staff identified in this chapter are included in the appendix at the end of this proposal.

David Early, FAICP, LEED AP, Senior Advisor

David will serve as **Principal-in-Charge** and will ensure that all products are produced on-time, on-budget, and meet the highest standards of quality. Additionally, he will be available to facilitate public workshops and critical meetings throughout the process. David is renowned throughout California as an expert on smart growth and sustainable development, with work in the fields of comprehensive planning, housing, plan implementation, public participation, urban design, transportation, and environmental review. His work spans diverse fields such as downtown revitalization, transit-oriented development, affordable housing, bicycle planning, GHG reduction, and agricultural preservation. David is an expert facilitator, and he has helped numerous groups achieve consensus on difficult development and conservation issues. He also has extensive knowledge of GIS planning concepts and has overseen the application of GIS to a number of major projects.

David is currently leading PlaceWorks projects on inclusionary housing issues in Hollister and Tracy.

David has over 35 years of experience in planning and design and has master's degrees in both Architecture and City Planning. He founded Design, Community & Environment in Berkeley in 1991; the firm became part of PlaceWorks in 2005. David is a member emeritus of the California Planning Roundtable, whose mission is to promote creativity and excellence in planning by providing leadership in addressing important planning issues in California. He is a frequent speaker and teacher, and his work has won awards at the local, State, and national levels. David was inducted as a Fellow of the American Institute of Certified Planners (FAICP) in 2020 and named a Planner Emeritus Network Honoree in 2019.

Greg Goodfellow, Senior Associate

Greg will serve as the **Project Manager** and will be responsible for the day-to-day management of the project, as well as for maintaining regular contact with City staff, facilitating workshops, and attending all project meetings. Greg's career at PlaceWorks has focused on comprehensive planning, infill housing, and, most recently, implementing programs, policies, and ordinances included in Housing Element updates. These include inclusionary housing ordinances, objective design standards, and strategic upzonings.

Greg is currently managing the City of Hollister and City of Tracy Inclusionary Housing Ordinances, recently managed the Downtown Oakland Specific Plan rezoning process, and has prepared Objective Standards for the cities of Pacifica and Sunnyvale and Contra Costa County. His community outreach experience includes tri-lingual neighborhood meetings for golf course re-use projects in San Jose and numerous Community-Based Transportation Plans, to regional workshops and survey efforts for the Bay Area Rapid Transit (BART) to Livermore Extension Outreach project. Greg has become an effective leader by managing projects at the intersection of State law, regional strategy, county management, and local policy.



Steve Gunnells, Chief Economist

Steve will serve as **Project Economist** and will lead pro forma and market analyses for the project. Steve focuses on crafting plans, policies, and development projects that are grounded in regional and global economic realities. Steve’s career spans the spectrum of community planning and economic development. As PlaceWorks’ in-house economist, he helps our clients leverage market forces and uses his grasp of economics and real estate markets to help communities create visionary plans that capitalize on future possibilities, not just past trends.

Steve’s recent, relevant project experience includes inclusionary housing feasibility studies for the cities of Fountain Valley, Calimesa, and Hollister; on-call economic services, including Inclusionary Housing Studies, under contract to the Western Riverside Council of Governments; and economic, market, and/or fiscal analysis for vast majority of PlaceWorks-led general plans statewide—more than five dozen since 2007. Steve has served as the field director for a consulting team on a World Bank project in Yemen, an Economic Development Fellow with the International Economic Development Council, a County planning director in Virginia, and a planning and economic consultant in Michigan and Ohio.

Angelica Garcia, Associate

Angelica Garcia, Associate, will serve as the key planning staff and will provide outreach, analysis, and translation services for the project. Angelica has experience working on a wide range of planning projects, including general plans, neighborhood plans, community outreach campaigns, housing elements, objective design standards, and zoning code updates. She is a seasoned, bilingual facilitator who recently organized a community workshop for the *City of Hollister Inclusionary Housing Ordinance*. She brings a wide variety of skills through her experience in the private and public sectors. Angelica recently worked on the *Vacaville Comprehensive Housing Analysis and Strategy*, as well as the *Soledad General Plan Update*, the *San Mateo General Plan Update*, and three Neighborhood-focused Housing Action Plans for the City of Stockton.

Prior to joining PlaceWorks, Angelica worked as a planner in the public sector for the City of Vacaville and City of Buena Park, where she gained valuable experience in policy implementation, zoning, land use entitlements, and community planning. In those roles, she collaborated closely with community members and industry professionals regarding land use design and entitlements.



4. WORK APPROACH

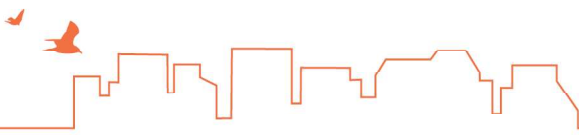
PlaceWorks' approach to the project is shown through our scope of work contained in Chapter 6 of this proposal. We propose a comprehensive approach that includes both rigorous technical analysis and extensive stakeholder and community engagement.

Key aspects of our approach include:

- Full financial analysis of six separate Antioch-specific development scenarios (instead of just three as requested in the RFP) to assess the effects that inclusionary housing requirements would have on the local residential development climate.
- Creation of a staffing plan to show how the City can administer the inclusionary housing program and the associated costs.
- A legally defensible fee study to support establishment of an in-lieu fee that will cover both housing provision and program administration. This study is not legally required to conform to the specifications for an AB 1600 Nexus Study, but it will provide all needed information to set a fee that is both legal and fair.
- A full outreach and engagement program that exceeds the specifications of the RFP, including preparation of a detailed community engagement strategy, interviews with both developers and other stakeholders, a project website, a community workshop, and a total of four study sessions and hearings before the Planning Commission and City Council.
- Translation of all meeting materials into Spanish and Spanish-language interpretation at the community workshop.
- Development of a comprehensive inclusionary ordinance that complies with State law regarding inclusionary housing, including:
 - » AB 1505: HCD review and reporting thresholds
 - » Government Code §65915: inclusionary units and State Density Bonus
 - » Government Code §655850: alternative compliance requirements
 - » Government Code §65589.8: affordable rental construction option
- Documentation of a CEQA exemption, which should be appropriate for this ordinance under CEQA Guidelines 15061 (b) (3) which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment and has been used across the State for multiple inclusionary housing ordinances.



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5. EXPERIENCE

PlaceWorks is a 100 percent employee-owned planning, design, and environmental consulting firm that operates as a corporation with headquarters in Santa Ana. Work will be performed primarily by our office in Berkeley, with support from staff in our Folsom and Santa Ana offices.

PlaceWorks serves both public- and private-sector clients in the fields of housing, comprehensive planning, urban design, landscape architecture, environmental analysis and sciences, and geographic information systems (GIS). Founded in 1975, PlaceWorks now employs a staff of approximately 140 people in six offices.

Inclusionary Housing Experience

City of Hollister Inclusionary Housing Ordinance. Hollister has experienced residential growth as Bay Area households migrate in search of housing. The City decided to adopt an inclusionary housing ordinance requiring 20 percent affordable housing for all types of new housing development, with no in-lieu fee. PlaceWorks led a bilingual inclusionary housing workshop to both educate residents about inclusionary ordinances and related legislation, and poll residents on preferred variables such as incentives and alternative compliance approaches. At the request of the City Council, we also assessed the benefits and liabilities of various alternative compliance options, such as in-lieu fees and off-site development. PlaceWorks conducted a detailed feasibility analysis and is currently drafting a revised ordinance.

City of Tracy Affordable/Workforce Housing Study. PlaceWorks has been working with the City of Tracy to study issues surrounding the production of affordable and workforce housing. This work has included an evaluation of incomes, housing costs, and commute patterns in Tracy, followed by an evaluation of existing City policies and practices to identify the incentives intended to promote affordable and workforce housing. We most recently completed an analysis, similar to the one foreseen in Antioch, explaining options for, and offering a preliminary feasibility assessment of, an inclusionary housing program. As part of this analysis, PlaceWorks interviewed housing and planning staff of numerous Bay Area jurisdictions and reviewed various local housing plan audits to assess staffing, training and costs needed to support such a program. This project has also included two community workshops, stakeholder meetings with local housing developers, and approximately a dozen 1:1 interviews with nonprofit and for-profit affordable housing developers.

Fountain Valley Inclusionary Housing Ordinance. The Regional Housing Needs Assessment (RHNA) allocation for Fountain Valley, a nine-square-mile city with about 57,000 residents and almost no vacant land, increased by 1,300 percent in the current housing cycle. To ensure that extremely scarce affordable housing sites identified in the Housing Element are not squandered, the City asked PlaceWorks to develop an inclusionary housing ordinance as an outgrowth of our work on the General Plan update.

2019-2027 Mendocino County Housing Element Update. The PlaceWorks team prepared the County of Mendocino's 6th Cycle Housing Element update, which included an evaluation of existing housing programs; a housing needs analysis; identification of housing resources and opportunities; housing constraints analysis update; and housing goals, policies, programs, and quantified objectives updates.



City of Laguna Beach Inclusionary Housing Program. PlaceWorks staff served on the City of Laguna Beach’s affordable housing task force, researching the impacts of the lack of affordable housing in the community and recommended proposed revisions to the City’s inclusionary program to require provision of affordable units or payment of an in-lieu fee for certain multifamily housing projects.

City of Los Angeles Affordable Housing Linkage Fee Nexus Study. By 2016, high-housing cost Los Angeles had yet to establish a permanent source of local funding for affordable housing or adopt an inclusionary housing ordinance. PlaceWorks, as a subconsultant to BAE Urban Economics (BAE), helped complete a Nexus Study (Study) to inform an Affordable Housing Linkage Fee. The Study calculated the cost of mitigating new affordable housing demand attributable to new commercial and residential development. The team estimated the density of low-wage workers in different industries, linked those industries to different commercial land uses, and then calculated the financing needed to develop affordable units for the new workers. The results indicated that a modest linkage fee would not significantly affect the feasibility of future residential or commercial development. PlaceWorks led a series of stakeholder meetings with business, development, and affordable housing leaders throughout the development of the Study.

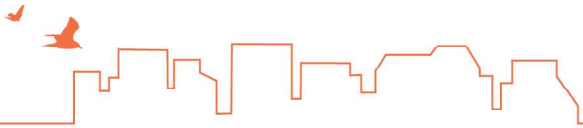
Other Housing Experience

Housing Elements. PlaceWorks has extensive experience with preparing housing elements for small and large cities and counties, as well as for urban and rural communities, and has significant experience with collecting and analyzing data. We have assisted more than 100 jurisdictions with the preparation of their State-mandated housing elements, through which we have developed close working relationships with California Department of Housing and Community Development (HCD) staff over the course of more than 15 years.

Senate Bill 2 and LEAP/REAP Technical Assistance. PlaceWorks has also provided technical assistance to help launch and implement the Senate Bill (SB) 2 Planning Grants Program and the Local and Regional Accelerating Housing Production (LEAP/REAP) Program. For both these projects, PlaceWorks conducted outreach throughout the state and provided direct assistance to all of California’s 540+ cities and counties through 11 regional liaisons.

Experience in Antioch and the Region

Antioch General Plan Policies and Zoning Ordinance Standards for Infill Housing. PlaceWorks analyzed key, underutilized commercial sites within Antioch to assess the feasibility of allowing new multi-family residential and mixed-use development on these types of sites. Following this analysis, PlaceWorks worked with the City to amend Antioch’s General Plan and Zoning Ordinance to include new land use policies for “Commercial Infill Housing.” The amendment also included new development and design standards for a new zoning overlay district to incentivize and streamline development of new mixed-use or multifamily residential projects. As part of the process, PlaceWorks engaged the Economic Development Department, the development community, and other stakeholders in a transparent process to discuss how to improve project feasibility while maintaining high quality development. PlaceWorks also completed environmental analyses of each of the commercial sites.



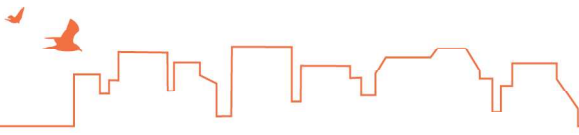
City of Antioch Single-Family and Missing Middle Objective Design Standards. As an extension of the General Plan and Zoning work, PlaceWorks created objective design standards for single-family homes, duplexes, triplexes, fourplexes and cottage courts. The document establishes a ministerial design review process and covers site design, building design, landscaping, lighting and neighborhood (subdivision) design, among other topics. To further streamline the housing approval process, a design review checklist for developers and city staff is provided as an appendix to the document. Compliance with the standards will lead to attractive projects and offer certainty to project applicants regarding local expectations of residential design and development.

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

Contra Costa Transportation Authority Community-Based Transportation Plans (CBTPs). PlaceWorks recently completed CBTPs for the Richmond Area and Pittsburg/Bay Point, for CCTA. For both plans, PlaceWorks guided a diverse engagement process focusing on lower-income and transit-dependent communities. This included working with community-based organizations, social service organizations, community colleges and transit operators. The study area of the Pittsburg/Bay Point CBTP includes parts of the City of Antioch, and as a result PlaceWorks coordinated "pop-up" events at the Antioch Senior Center, where we discussed topics such as access to medical services and improving transit routing in residential neighborhoods. Each CBTP establishes locally identified "mobility gaps" and associated solutions. These include expanding fixed-route transit, installing transit-related capital improvements such as new bus shelters, installing new bicycle and pedestrian infrastructure, improving arterial intersections, and expanding paratransit programming.



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6. SCOPE OF WORK

This chapter describes the scope of services that PlaceWorks will complete for the City of Antioch's Inclusionary Housing Ordinance. Our proposed scope of services closely follows the scope in the RFP, with some amplifications and additions.

Several components listed in the RFP for this chapter are contained elsewhere in this proposal:

- Our proposed schedule and list of deliverables are shown in Chapter 7.
- Our cost estimate (with breakouts per task) is contained in Chapter 8.

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

Task 1. Project Administration

1.1 Project Kick Off Meeting

PlaceWorks will schedule a kick-off meeting with City staff to discuss the project expectations regarding coordination, deliverables, and project procedures. Our project budget assumes that this meeting will be held in person.

1.2 Project Schedule Development

PlaceWorks will fine-tune the project schedule shown in Chapter 7 to meet City needs. The schedule will include staff review of work products, public outreach meetings, Planning Commission and City Council study sessions, and public hearings. We understand that the City seeks to complete the project in one year, and we believe that this can be reasonably accomplished.

1.3 Project Management and Coordination

David Early and Greg Goodfellow will manage the project and meet with the City's project manager on a regularly-scheduled basis to review progress on the project, so as to ensure that project objectives and milestones are met.

Task 2. Inclusionary Housing Ordinance

2.1 Examination of Data

PlaceWorks will gather and analyze data on existing housing and development conditions in Antioch and the region, including the cost to produce affordable and market rate housing, the existing market demand for housing, and existing affordable housing supply.

2.2 Economic Feasibility Study

The Inclusionary Housing Ordinance must generate affordable housing without negatively impacting the development of market rate housing. PlaceWorks will develop several economic pro formas for inclusion in an Economic Feasibility Study to analyze the impacts of potential inclusionary housing requirements.

As requested in the RFP, the Economic Feasibility Study will:

- Model the potential impacts and revenues associated with an Inclusionary Housing Ordinance.
- Propose the percentages of each legally-recognized income range for which affordable housing would be generated by the Ordinance. These percentages will be based on an analysis of local needs, RHNA obligations, and the regional market.
- Consider whether there should be differing inclusionary requirements for various residential prototypes found in the city. Recommendations will be based on recent construction activity and current development applications.

As requested in the RFP, the analysis will be based on several residential scenarios that are representative of the City. Although only three scenarios are requested in the RFP, we have scoped six scenarios to ensure a complete picture of the residential market in Antioch.

For each of the six scenarios, the analysis will include the following steps:

- Identify the six prototypical residential development scenarios for analysis, which may include large- and small-lot single-family homes, townhomes, and apartments, and will include both for-sale and rental projects.
- Calculate the costs to construct each development type.
- Estimate likely sales prices or rent revenues for each development type.
- Calculate surplus revenues (profit) that would result from the identified costs and revenues.
- Calculate the number of affordable “set aside” units for various income levels that could be required of each project type without endangering project feasibility.

The analysis will be used to propose options for an inclusionary housing ordinance, including:

- Application to for-sale vs. rental housing projects.
- Income levels for “set aside” housing units required under a potential ordinance.
- Minimum project size to which an ordinance would apply.
- Requirements for on-site housing provision as compared to off-site construction.
- Alternative compliance methods, including in-lieu fees, rehabilitation of existing units or other measures.

The results of this analysis will be published in a Residential Feasibility and Options Report that will also include:

- Information on inclusionary programs in neighboring and/or comparable communities.
- Identification of at least three overall inclusionary housing program options.
- Forecasts of future housing production that would occur under the identified inclusionary program options.

- Identification of income levels that would most benefit from inclusionary housing (including maximum income level).
- Identification of existing population segments that need deed-restricted affordable housing.
- Information about anticipated costs for the City to administer an inclusionary program, including options for a staffing structure.

As requested under Task 2.3 in the RFP, the Residential Feasibility and Options Report will be completed in a format consistent with AB 1505 in case review by HCD is to occur. Please note, however, that the report could only be reviewed by HCD if the City decides on an inclusionary requirement greater than 15%.

The RFP mentions developer interviews as part of this task. We have included those interviews as part of our overall engagement work in Task 3 of this proposal.

2.3 Staffing Plan

Based on our experiences throughout the state, PlaceWorks will develop a staffing plan to administer the inclusionary housing program, which will account for needed staff time to administer the program, work with developers, identify potential housing sites, and ultimately spend all fees to be collected. Costs for needed staff time will be considered in setting fees in Task 2.4.

2.4 Fee Study

PlaceWorks will conduct additional financial analysis to determine the appropriate amounts of in-lieu fees, additional land dedication, acquisition and rehabilitation of existing units, and preservation of existing units that would be required to provide the same level of housing that would be required if inclusionary housing is provided on site as part of a development project.

PlaceWorks recommends that the amount of any in-lieu fee be set in a resolution to be adopted by the City Council that is separate from the ordinance itself. This will provide for later flexibility to change the fee as conditions change.

PlaceWorks will use the results of the feasibility analyses conducted in Task 2.2 to calculate the appropriate fee amounts. The required fees will cover both costs to build affordable housing as well as costs to administer the program.

The RFP describes this as a Nexus Study, which is the term generally applied to development impact fees adopted under AB 1600 (as amended). An Inclusionary Housing in-lieu fee is not a development impact fee so it does not require a full AB 1600 fee study.

The RFP also asks that this study consider off-site construction of affordable housing. We do not believe that an analysis of off-site construction is needed at this juncture, since we assume that the same number of units would be needed whether they are constructed on- or off-site. That said, the City might also make a policy decision to require more units off-site as a means to encourage on-site provision of inclusionary units. This will be considered during meetings with the Planning Commission and City Council.



2.5 Recommendations for Inclusionary Housing Ordinance

Based on the results of community outreach in Task 3, examination of data, the Economic Feasibility Study conducted in Task 2.2, the Fee Study conducted in Task 2.3, and the Staffing Plan created in Task 2.5, PlaceWorks will provide recommendations for the Inclusionary Housing Ordinance. At a minimum, the recommendations will include:

- Recommended housing types and tenures to which inclusionary requirements would be applied.
- Required share of income categories to be served and required share of units to be set aside as affordable.
- Recommended incentives, with pros and cons of each incentive.
- Alternatives compliance methods.
- Program structure and administration strategies.
- Staffing needs to implement the proposed program.

2.6 Preparation of Inclusionary Housing Ordinance

PlaceWorks will prepare an administrative draft, public review draft, and final draft of the ordinance that include the following components:

- Definitions.
- Application to for-sale vs. rental housing projects.
- Required percentages and income levels for “set aside” housing units.
- Minimum project size to which the ordinance will apply.
- Requirements for on-site housing provision as compared to off-site construction.
- Alternative compliance methods, including in-lieu fees, rehabilitation of existing units, or other measures.

Task 3. Community Engagement

As requested in the RFP, PlaceWorks will develop and implement a robust community engagement program throughout the project. Engagement will occur at multiple junctures, but all engagement tasks are listed in this task for consistency with the RFP.

3.1 Community Outreach Strategy

PlaceWorks will develop a community outreach strategy to engage residents, the development community, and other stakeholders in the ordinance development process. The strategy will include methods to engage non-English speakers in the community; as noted below, we have included translation and interpretation as part of our scope.

As a minimum, the strategy will include the items listed in Tasks 3.2 through 3.5 below, which encompass the meetings, workshops and Planning Commission and City Council study sessions and hearings called out in the RFP. We may add additional components to the strategy through discussions with City staff.

3.2 Project Website

PlaceWorks will develop a webpage or website for the project, which could reside either on a stand-alone URL or become part of the City's overall website. The website will include background information about the project, links to all reports we prepare, and information about upcoming meetings and how to become involved.

3.3 Stakeholder Interviews

PlaceWorks will conduct interviews with both developers and the development community as well as affordable housing advocates and community-based organizations (CBOs) to determine these groups' interests, opinions and concerns in regard to a potential Inclusionary Housing Ordinance.

We will develop the list of potential interviewees and interview topics in consultation with City staff. PlaceWorks will develop all needed materials for these interviews.

3.4 Community Workshop

PlaceWorks will plan and lead one community workshop for all members of the community with an interest in inclusionary and affordable housing. As with the stakeholder interviews, PlaceWorks will develop all needed materials for this meeting, including both a flyer to advertise the workshop and materials for us in the workshop.

We will provide all outreach and meeting materials in both English and Spanish and will conduct the workshop with bilingual facilitation and interpretation.

3.5 Planning Commission and City Council Study Sessions and Hearings

PlaceWorks will prepare staff reports, exhibits, resolutions, ordinances, and presentations for two separate rounds of Planning Commission and City Council meetings. Our project budget assumes that we will attend these meetings in person.

We recommend that we first hold a pair of study sessions (one for each body) to review the results of Tasks 2 and 3, answer questions, and receive direction as to whether the City would like to proceed with an inclusionary housing program. These study sessions will consider the specifics of the ordinance, including topics such as, but not limited to:

- Inclusionary requirements for various unit types and tenures (for sale vs rental)
- Alternative compliance methods to be included.
- The relationship of an inclusionary ordinance to State Density Bonus and local density overall.
- Staff resources required to support inclusionary housing and linkage fee programs.
- Common responses to such ordinances from the builder and developer communities.

We will also prepare for, attend and present at two hearings (one before each body) to review and adopt the ordinance itself. PlaceWorks will support City staff in preparing for and conducting all hearings on the draft ordinance. This will include reviewing all staff prepared reports, exhibits, and presentations that staff will prepare for the Planning Commission and City Council.



Task 4. Environmental Analysis

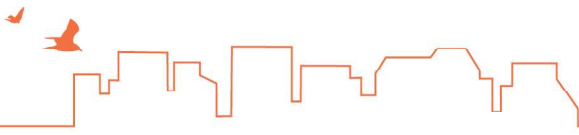
In this task, PlaceWorks will assist the City in complying with the California Environmental Quality Act as it applies to the inclusionary housing ordinance.

4.1 Environmental Determination

PlaceWorks will conduct an initial environmental review of the project and determine the appropriate environmental process. As noted in Chapter 4 of this proposal, we believe that the Inclusionary Ordinance will be found to be exempt from CEQA under CEQA Guidelines 15061 (b) (3), which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment and which has been used across the State for multiple inclusionary housing ordinances. We will confirm this approach during this task.

4.2 Exemption Notice

Assuming confirmation that the project is exempt from CEQA analysis, PlaceWorks will prepare a Notice of Exemption in compliance with CEQA to be published when the ordinance is considered by the Planning Commission and City Council, and for retention in City files. The Notice will explain the specific exemption(s) that apply and the reasons for their applicability.



7. SCHEDULE AND DELIVERABLES

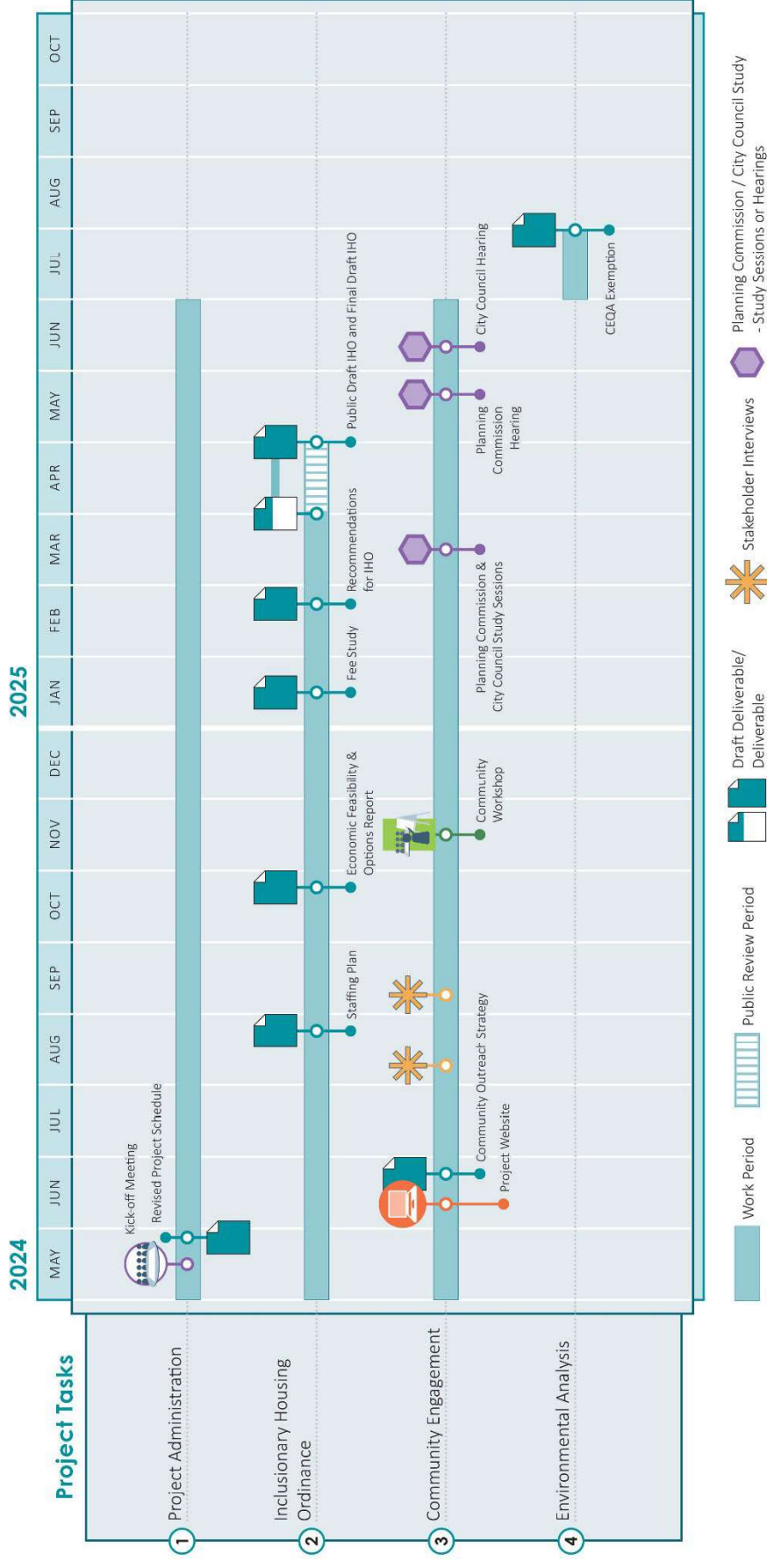
PlaceWorks' proposed schedule for completion of the Inclusionary Housing Ordinance is shown in **Figure 1**. As suggested in the City's Q&A document, we anticipate that the project can be completed in about 14 months, to account for outreach events and Planning Commission/City Council agenda planning. We believe this schedule is in keeping with your needs, but we are happy to revise this schedule if necessary.

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

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



Figure 1 Schedule





8. REFERENCES

As requested in the RFP, this chapter provides references for three current and recent PlaceWorks clients for inclusionary housing ordinance projects.

- **City of Hollister**
Project: Hollister Inclusionary Housing Ordinance
Eva Kelly, Planning Manager
375 5th Street, Hollister, CA 95023
(831) 636-4360
eva.kelly@hollister.ca.gov
- **City of Tracy**
Project: Tracy Affordable/Workforce Housing Study
Alan Bell, Senior Planner
333 Civic Center Plaza, Tracy, CA 95376
(209) 831-6426
alan.bell@cityoftracy.org
- **City of Fountain Valley**
Project: Fountain Valley Inclusionary Housing Ordinance
Omar Dadabhoy, Deputy City Manager/Community Development Director
10200 Slater Avenue, Fountain Valley, CA 92708
(714) 593-4426
omar.dadabhoy@fountainvalley.org



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9. COST ESTIMATE

As shown in **Table 1**, PlaceWorks' estimated cost to complete the scope of work described in this proposal is \$149,480. We will complete the scope of work in this proposal for a fee not to exceed that amount.

This total includes a 10 percent contingency fund to cover any unforeseen out-of-scope work that might be necessary for the project.

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

The billing rates for each team member are included in Table 2.

PlaceWorks bills for its work on a time-and-materials basis with monthly invoices, and can also provide monthly reports regarding work progress if requested.

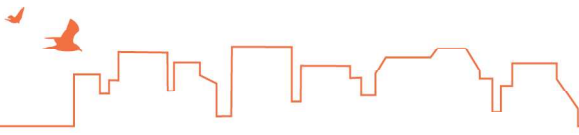
This scope of work and cost estimate assume the following:

- We will hold the meetings listed in Chapter 6. Any additional meetings would be billed on a time-and-materials basis.
- All products will be submitted to the City of Antioch in electronic (PDF) format. Any printing costs (if requested) would be billed at PlaceWorks' actual cost.
- City of Antioch staff will be responsible for meeting logistics, including schedule coordination, document production, printing notices, mailing costs, room reservations, room set-up and take-down, and refreshments.

Table 1 Cost Estimate

PlaceWorks
Antioch Inclusionary Housing Ordinance
COST PROPOSAL

		PLACEWORKS										PlaceWorks 2%
		David Early	Greg Goodfellow	Steve Gunnells	Angelica Garcia	GRAPHICS /WEBSITE	TECH. EDITOR	WP/ CLERICAL	PlaceWorks Hours	PlaceWorks Office Expenses	Total Task Budget	
		Principal-in-Charge \$325	Project Manager \$220	Chief Economist \$250	Associate \$170	\$140	\$150	\$135				
Task 1. Project Administration												
1.2	Project Kick Off Meeting	4	6	1					11	\$57	\$2,927	
1.2	Project Schedule Development	1	2					3	\$15	\$780		
1.3	Project Management and Coordination	4	30					34	\$158	\$8,058		
Task 1. Subtotal		9	38	1	0	0	0	0	48	\$230	\$11,765	
Task 2. Inclusionary Housing Ordinance												
2.1	Examination of Data	3	6	12	8				29	\$133	\$6,788	
2.2	Economic Feasibility Study	10	24	36	8		2		82	\$389	\$19,849	
2.3	Staffing Plan	2	12	2	6				22	\$96	\$4,906	
2.4	Fee Study	2	14	24	8				48	\$222	\$11,312	
2.5	Recommendations for Inclusionary Housing Ordinance	4	10	8	2				24	\$117	\$5,957	
2.6	Preparation of Inclusionary Housing Ordinance	8	30	4	18		2		64	\$277	\$14,107	
Task 2. Subtotal		29	96	86	50	0	4	4	269	\$1,234	\$62,919	
Task 3. Concept Plan Refinement												
3.1	Community Outreach Strategy	2	8		4				14	\$62	\$3,152	
3.2	Project Website	2	4			12			18	\$64	\$3,274	
3.3	Stakeholder Interviews	6	16		20				42	\$177	\$9,047	
3.4	Community Workshop	8	32	3	40	12	2		97	\$383	\$19,553	
3.5	Planning Commission and City Council Study Sessions and Hearings	20	32	4	22	8			86	\$388	\$19,788	
Task 3. Subtotal		38	92	7	86	32	2	0	257	\$1,074	\$54,814	
Task 4. Environmental Analysis												
4.1	Environmental Determination	1	6		8				15	\$60	\$3,065	
4.2	Exemption Notice	1	6		6				13	\$53	\$2,718	
Task 4. Subtotal		2	12	0	14	0	0	0	28	\$113	\$5,783	
Labor Dollars Total		\$25,350	\$52,360	\$23,500	\$25,500	\$4,480	\$900	\$540		\$2,651	\$135,281	
EXPENSES												
Travel Expenses											\$610	
											\$610	
Labor and Expenses Total											\$135,891	
10 Percent Contingency											\$13,589	
GRAND TOTAL											\$149,480	



10. INSURANCE

A summary of our insurance coverages is included on the following page.

PlaceWorks
Insurance Summary for 2023-2024

Commercial General Liability Insurance

Amount of Liability Insurance: \$5,000,000 Deductible \$5,000.00
Name of Insurer/Surety Agent: Crum & Forster Specialty Insurance Co. (AMB Rating A XIII)
Policy No. EPK144434
Expiration Date: 07/01/2024

Professional Liability/Contractors' Pollution Insurance

Amount of Liability Insurance: \$5,000,000 Deductible \$25,000.00
Name of Insurer/Surety Agent: Crum & Forster Specialty Insurance Co. (AMB Rating A XIII)
Policy No. EPK144434
Expiration Date: 07/01/2024

Automobile Liability Insurance

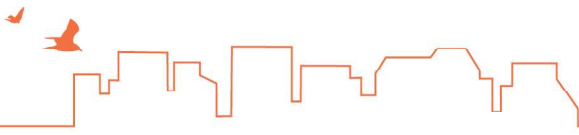
Amount of Liability Insurance: \$1,000,000 Deductible \$1,000.00
Name of Insurer/Surety Agent: Travelers Property Casualty Co of America (AMB Rating A++ XV)
Policy No. BA1N96406A2343G
Expiration Date: 07/01/2024

Worker's Compensation /Employer's Liability Insurance

Amount of Liability Insurance: \$1,000,000
Name of Insurer/Surety Agent: Travelers Property Casualty Co of America (AMB Rating A++ XV)
Policy No. UB7K7286762343G
Expiration Date: 07/01/2024

Excess Liability Insurance (only extends to Auto Liability and Employee Liability)

Amount of Liability Insurance: \$4,000,000
Name of Insurer/Surety Agent: Travelers Property Casualty Co of America (AMB Rating A++ XV)
Policy No. EX6J328756243
Expiration Date: 7/1/2024



11. CITY CONTRACT

PlaceWorks proposes the following changes to the City's standard consultant services agreement.

Proposed Modifications

2.2.2 City shall pay the last ~~105~~% of the total sum due pursuant to this Agreement within ~~sixty-three~~ (30) days after completion of the services and submittal to City a final invoice if all services required have been satisfactorily performed.]

5.1 To the fullest extent permitted by law, Consultant shall defend (with counsel reasonably acceptable to City), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, ~~in any manner to the extent~~ arising out of, pertaining to, or incident to any ~~negligent~~ acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's services or this Agreement, including without limitation the payment of all damages, expert witness fees and ~~reasonable~~ attorney's fees and other related costs and expenses ~~to the extent established by final arbitration or court judgment~~. Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

9.1 Records Created as Part of Consultant's Performance. All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, drawings, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City ~~once payment is received by Consultant~~. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. ~~If City desires to reuse any documents or other deliverables, including electronic media, pertaining to the project prepared by Consultant, City may do so, but if such documents or other deliverables are reused by City for any purpose other than that for which such documents or deliverables were originally prepared, or if City causes such documents or deliverables to be altered without Consultant's written consent, such reuse shall be at City's risk~~

9.2 Confidentiality. All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be kept confidential by Consultant ~~unless required by law~~. Such materials shall not, without the prior written permission of City, be used by Consultant for any purpose other than the performance of this Agreement nor shall such materials be disclosed publicly. Nothing furnished to Consultant which is generally known, shall be deemed confidential. Consultant shall not use the City's



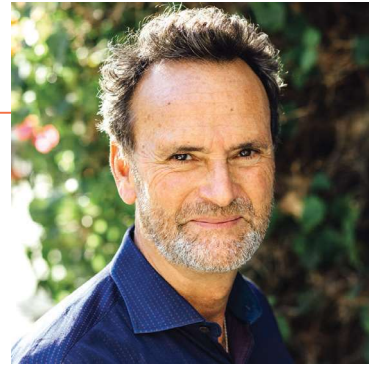
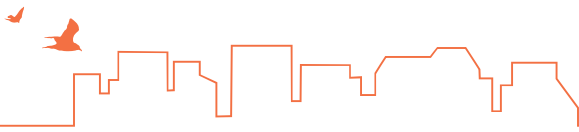
name or logo or photographs pertaining to the Services under this Agreement in any publication without the prior written consent of the City.



RESUMES







DAVID EARLY FAICP, LEED AP

Senior Advisor

David is renowned throughout California as an expert on smart growth and sustainable development, with work in the fields of comprehensive planning, plan implementation, public participation, urban design, transportation, and environmental review. His work spans diverse fields such as downtown revitalization, transit-oriented development, bicycle planning, greenhouse gas reduction, and agricultural preservation. David is an expert facilitator, and he has helped numerous groups achieve consensus on difficult development and conservation issues. He also has extensive knowledge of GIS planning concepts and has overseen the application of GIS to a number of major projects. David has over 35 years of experience in planning and design, and has master's degrees in both Architecture and City Planning. He founded Design, Community & Environment in Berkeley in 1991; the firm became part of PlaceWorks in 2005. David is a member emeritus of the California Planning Roundtable, whose mission is to promote creativity and excellence in planning by providing leadership in addressing important planning issues in California. He is a frequent speaker and teacher, and his work has won awards at the local, State, and national levels. David was inducted as a Fellow of the American Institute of Certified Planners (FAICP) in 2020 and named a Planner Emeritus Network Honoree in 2019.

HIGHLIGHTS OF EXPERIENCE

Comprehensive Planning

- Hollister General Plan | Hollister, CA
- SB 1000 Implementation Toolkit, CA (Statewide)
- Concord Hills Regional Park Land Use Plan and EIR, Concord CA
- Morgan Hill 2035 | Morgan Hill CA
- Vacaville General Plan Update and EIR | Vacaville CA
- Palo Alto Comprehensive Plan Update and EIR | Palo Alto CA
- Butte County General Plan update and EIR | Butte County CA
- Yolo County General Plan Update | Yolo County CA
- Sacramento County General Plan Update | Sacramento County CA
- Envision Chino-- General Plan 2025 and EIR | Chino CA
- National City General Plan, EIR, & Climate Action Plan | National City CA
- Livermore General Plan | Livermore CA
- Tracy General Plan and EIR | Tracy CA
- Eden Area General Plan and EIR | San Lorenzo CA
- Newman General Plan Update and EIR | Newman CA

Urban Design

- Concord Naval Weapons Station Specific Plan | Concord, CA
- Moraga Downtown Specific Plan | Moraga, CA

EDUCATION

- Master of Architecture, University of California, Berkeley
- Master of City Planning, University of California, Berkeley
- BA, Community Studies, University of California, Santa Cruz

CERTIFICATIONS

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

AFFILIATIONS

- American Planning Association
- Congress for the New Urbanism
- California Planning Roundtable

Team member since 1995



PLACEWORKS

B36



DAVID EARLY

Senior Advisor

dearly@placeworks.com

- Livermore Downtown Specific Plan Update | Livermore, CA
- Gilroy High-Speed Rail Station Visioning Project | Gilroy CA
- Hillsdale Station Area Plan | San Mateo CA
- Irvington Concept Plan | Fremont CA
- Cambria Design Plan | San Luis Obispo County CA
- Avila Beach Specific Plan and EIR | San Luis Obispo County CA
- Windsor Downtown Plan | Windsor CA
- Larkspur Downtown Specific Plan | Larkspur CA

Facilitation and Community Involvement

- East Bay Hills Wildfire Prevention Regional Planning | Alameda and Contra Costa Counties, CA
- Sunnyvale City Council Redistricting Process | Sunnyvale, CA
- LA Countywide Parks and Recreation Needs Assessment | Los Angeles County CA
- I-80/Gilman Intersection Improvement Project Approval & Environmental Documentation | Alameda County CA
- Measure A Outreach & Implementation | Los Angeles County CA
- Downtown Livermore Public Outreach | Livermore CA
- State Route 239 Planning and Outreach | Contra Costa County CA
- BART to Livermore Extension Planning Public Outreach Facilitation | Livermore CA
- Sonoma Marin Area Rail Transit (SMART) Community Outreach Project | Sonoma and Marin Counties CA
- Livermore Vision Project | Livermore CA
- Measure J Reauthorization Outreach, Facilitation, and Strategic Planning | Contra Costa County CA

Regional Planning

- Contra Costa Transportation Authority On-Call Planning, including updates to subregional Action Plans and the Countywide Transportation Plan | Contra Costa County, CA
- Fresno Council of Governments Regional Housing Needs Plan | Fresno County, CA
- Butte Council of Governments Regional Housing Needs Plan | Butte County, CA
- Solano County RHNA Strategy | Solano County CA
- Regional Smart Growth/Transit-Oriented Development Plan | San Joaquin County CA
- Bay Area Regional Smart Growth Strategy | San Francisco Bay Area CA

AWARDS

- 2018 Best Practices (Merit), APA California: SB 1000 Implementation Toolkit
- 2018 Resource Document (Merit), AEP California: SB 1000 Implementation Toolkit
- 2017 Public Outreach, APA California: Los Angeles County Comprehensive Parks and Recreation Needs Assessment
- 2016 Marketing and Communications Award of Excellence, California Park and Recreation Society: Los Angeles County Comprehensive Parks and Recreation Needs Assessment
- 2016 Hard-Won Victory Award, APA California: Vacaville General Plan
- 2015 Comprehensive Planning/Small Jurisdiction (Merit), APA California Northern Section: Benicia Urban Waterfront Enhancement and Master Plan



GREG GOODFELLOW

Senior Associate

Greg's career at PlaceWorks has focused on comprehensive planning, infill housing and innovative parking policy. Greg was on the City of Palo Alto Comprehensive Plan Update team, leading an effort to balance neighborhood land use policy and economic vitality via coordination of a citizen committee and City Council. In 2015-16, Greg managed the Main Street Neighborhood Specific Plan for the City of Alameda, one of four plans that will guide the future redevelopment of Alameda Point. As part of this process, Greg assessed the potential of aging Naval housing to sustain new supportive housing units. The accompanying visioning process included walk audits, stakeholder mediation, and subcommittee focus groups.

Greg has recently completed complex objective design standards for areas as diverse as the City of Sunnyvale and unincorporated Contra Costa County. His management of regional growth strategies, the rezoning of downtown Oakland and technical assistance programs for local jurisdictions has helped guide PlaceWorks' services related to evolving housing and transportation law in California. Greg has become an effective leader by managing projects at the intersection of state law, regional strategy, county management and local policy.

HIGHLIGHTS OF EXPERIENCE

Housing and Infill Policy

- Creation of Objective Design Standards for Housing Development | Sunnyvale, CA
- Single Family Objective Design Standards | Antioch, CA
- Multifamily and Mixed-Use Design Standards | Contra Costa County, CA
- Objective Design and Development Standards | Pacifica, CA
- Inclusionary Housing Ordinance | Hollister, CA
- 2021 PDA Investment and Growth Strategy | Contra Costa, CA
- Senate Bill 2 Grant Application and Technical Assistance | State of California
- SANDAG Smart Growth Design Guidelines | San Diego, CA
- Housing Implementation Strategy | Tracy, CA
- Dumbarton Rail Phase 2 Study | Bay Area, CA
- Walnut Creek BART Transit Village Plan | Walnut Creek, CA

Equitable Transportation Planning

- Richmond Area Community-Based Transportation Plan | Richmond, CA
- Pittsburg/Bay Point Community-Based Transportation Plan | Contra Costa, CA
- Daly City Community-Based Transportation Plan | Daly City, CA
- Southeast San Mateo County Community-Based Transportation Plan | San Mateo, CA

EDUCATION

- Master of Urban Planning, University of California, Los Angeles
- BA, Archaeology, University of California, Berkeley

AFFILIATIONS

- American Planning Association
- Association of Environmental Professionals
- Urban Land Institute

Team member since 2008



GREG GOODFELLOW
Senior Associate
ggoodfellow@placeworks.com

- MTC VMT Policy Adoption Technical Assistance & Training Program | Bay Area, CA
- Dumbarton Rail Phase 2 Study | Bay Area, CA

Comprehensive Planning

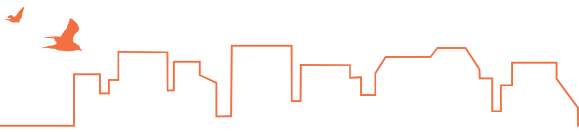
- City of Oakland General Plan Update Vision and Technical Framework | Oakland, CA
- Downtown Oakland Specific Plan Rezoning and General Plan Amendments | Oakland, CA
- City of Palo Alto General Plan Update | Palo Alto, CA
- Town of Los Gatos General Plan Update & EIR | Los Gatos, CA
- Eden Area General Plan and EIR | Alameda County, CA
- City of Capitola General Plan Update and EIR | Capitola, CA
- Dupont Bridgehead Road Specific Plan | Oakley, CA
- Novato General Plan Update and EIR | Novato, CA
- Main Street Specific Plan | City of Alameda, CA

Community Outreach

- I-80/Gilman Street Intersection Improvement Project | Berkeley, CA
- MTC Smart Parking Training Program | Bay Area, CA
- Los Lagos Golf Course Reuse Outreach and Alternatives Report | San Jose, CA
- Northeast Livermore Public Facilities and Programs Planning | Livermore, CA
- BART to Livermore Extension Outreach Program | Livermore, CA

PUBLICATIONS

- 2021: "CEQA: California's Living Environmental Law CEQA's Role in Housing, Environmental Justice, & Climate Change." Co-Author, Rose Foundation for Communities and the Environment.
- "Density and Parking Flexibility Improve Infill Feasibility," Vol. 22, No. 3, California Planning & Development Report.
- "South Bay Mixed-Use Centers Provide Infill Lessons," Vol. 22, No. 1, California Planning & Development Report.
- "The World Trade Center Report," Parsons Brinckerhoff global report on 9/11 rebuild efforts.



STEVE GUNNELLS

Chief Economist

Steve's career spans the spectrum of community planning and economic development. As PlaceWorks' in-house economist, he plays a role in a great many of the firm's active projects. He focuses on crafting plans, policies, and development projects that are grounded in regional and global economic realities. He helps his clients leverage market forces to achieve their goals. And most importantly, he uses his grasp of economics and real estate markets not only to overcome existing challenges but to help communities create visionary plans that capitalize on the possibilities, not just past trends.

Steve works with communities to bridge the gap between long-range planning policies and economic development—with community organizations and special districts to fund and implement priority projects—and with developers to guide project decision-making and obtain entitlements based on sound economic and market analysis. Steve has also served as the field director for a consulting team on a World Bank project in Yemen, an Economic Development Fellow with the International Economic Development Council, a county planning director in Virginia, and a planning and economic consultant in Michigan and Ohio.

HIGHLIGHTS OF EXPERIENCE

Economic and Market Analysis

- Logistics Industry Analysis | San Bernardino County CA
- TDR Bank Benefits Analysis | Santa Fe County NM
- Fiscal Impact Analysis, New Jersey Highlands Water Quality Protection and Regional Planning Act | Chester NJ
- Economic Analysis, Collier County Rural Fringe Mixed-Use District TDR Restudy | Naples FL
- Evaluation of Irvine Business Complex TDR Program | Irvine CA
- Market Analysis for the Downtown Redding Specific Plan | Redding CA
- Market Analysis, Southwest Fresno Specific Plan | Fresno CA
- Economic, Market, and Fiscal Analysis | San Clemente CA
- Market Analysis and Mixed-Use Development Feasibility Study | Chino CA
- Downtown Market Assessment and TOD Feasibility Study | Fontana CA
- Washoe County Economic Forecast and Analysis | Washoe County NV
- Fresno Marketplace | Fresno CA
- Dole Foods Atwater Plan and Market Analysis | Atwater CA

Economic Development Planning

- Economic Development Element and Economic Development Strategic Action Plan | Corcoran CA
- Re-envisioning Chino: Implementing the 2025 General Plan | Chino CA

EDUCATION

- MSc, Development Management, London School of Economics
- Master of Urban and Environmental Planning, University of Virginia
- BA, Urban Planning, Virginia Tech

AFFILIATIONS

- American Planning Association
- Urban Land Institute

AWARDS

- 2013 Best of the Best Award, ULI Orange County/Inland Empire | WRCOG Sustainability Framework
- 2012 SCAG Compass Blueprint Recognition Award, Achievement in Sustainability | Re-envisioning Chino: Implementing the 2025 General Plan
- Michael A. Hoffman Award (co-recipient), Council of Virginia Archaeologists | Acquisition and Preservation of the Morgan Jones Kiln Site, a National Register Site

Team member since 2007



STEVE GUNNELLS

Chief Economist

sgunnells@placeworks.com

- Economic Development Feasibility Study for the California Community Foundation | El Monte CA
- North Hemet Revitalization Plan | Riverside County CA
- Economic Development Recommendations for the Southeast Industrial Area, SCAG Compass Blueprint Demonstration Project | Fullerton CA
- Coachella Commercial Entertainment District Planning Study | Coachella CA

Comprehensive Planning

- San Bernardino Countywide Plan | San Bernardino County CA
- Bloomington Community Plan | Bloomington CA
- Westminster General Plan and EIR | Westminster CA
- Yucca Valley General Plan and EIR | Yucca Valley CA
- San Clemente General Plan and EIR | San Clemente CA
- Menifee General Plan and EIR | Menifee CA
- Industry General Plan Update and EIR | Industry CA
- Clovis General Plan Update and EIR | Clovis CA
- Economic Development Element, El Monte General Plan | El Monte CA
- Economic Development Element, The Ontario Plan | Ontario CA
- Strategic Plan Update: Community Profile and Environmental Scan | Torrance CA

Urban and Regional Planning

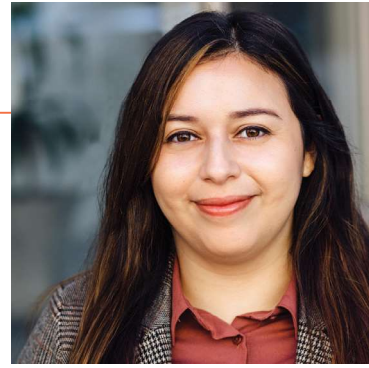
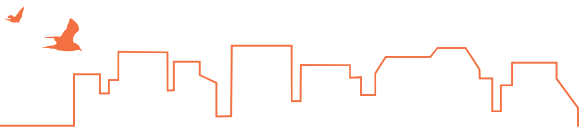
- Sustainability Plan Framework, Western Riverside COG | Riverside County CA
- 2015–2050 Growth Forecast Update | Kern Council of Governments
- San Joaquin Valley Demographic Forecasts 2010 to 2050, Fresno COG | San Joaquin Valley CA
- Life on State Corridor Plan, Wasatch Front Regional Council | Multi-jurisdictional, Salt Lake County UT
- 5600 West BRT Phase I Station Area Plan | Salt Lake County UT
- Development Options around Transit Stations, SCAG Compass Demonstration Project | Azusa CA

PRIOR EXPERIENCE

- Downtown Development Plan, Buena Vista Charter Township | Saginaw County MI
- Downtown Development Plan and Tax Increment Financing Plan, Lyon Charter Township | Oakland County MI
- Development Plan and Tax Increment Financing Plan, Van Buren Charter Township | Wayne County MI
- Tax-Increment-Financing Plan, Detroit Armory Redevelopment | Oak Park MI
- Economic Development Program | Richmond County VA
- Overall Economic Development Program | Westmoreland County VA
- Urban Development, Management, and Tourism Assessment, World Bank | Republic of Yemen

SPEAKING ENGAGEMENTS

- “Rail and TOD: Getting on the Right Track” | 2015 ULI OC/IE District Council | Santa Ana CA
- “Economic Development for Planners” | 2011 Southern California Association of Governments’ Toolbox Tuesdays | Los Angeles CA
- “TOD and Downtown Development Opportunities” | 2010 Downtown Fontana Technical Advisory Roundtable | Fontana CA
- “Mixed-Use Development: Myth or Must” (Panelist) | 2009 Developer Conference, Multifamily Executive Conference | Las Vegas NV



ANGELICA GARCIA

Associate

Angelica has experience working on a wide range of planning projects, including general plans, neighborhood plans, community outreach campaigns, housing elements, objective design standards, and zoning code updates. She has over eight years of experience and brings a wide variety of skills through her work experience and education. Her interest in urban planning stems from her desire to help create healthier communities. She enjoys working on plans that reflect the unique needs of each community. Angelica is currently the project manager for the General Plan Update in Soledad which began this year. She is also working on the General Plan Update for San Mateo, three Neighborhood focused Housing Action Plans for Stockton, and updating the Environmental Justice Elements for San Mateo County, City of Burlingame, and City of East Palo Alto.

Prior to joining Placeworks, Angelica worked as a planner in the public sector for the City of Vacaville and City of Buena Park, where she gained valuable experience in policy implementation, zoning, land use entitlements, and community planning. In her previous roles, she collaborated closely with community members and industry professionals regarding land use design and entitlements.

During her graduate program, Angelica assisted with a Complete Streets and Healthy Communities Initiative which was a collaborative effort with the City of Buena Park, residents, and other key stakeholders to prepare a safe routes to school plan.

HIGHLIGHTS OF EXPERIENCE

- Soledad General Plan Update | Soledad CA
- Stockton Neighborhood Action Plans | Stockton CA
- Vacaville Comprehensive Housing Analysis | Vacaville CA
- San Mateo General Plan Update | San Mateo CA
- San Mateo County Multi-Jurisdictional Environmental Justice Updates | San Mateo County CA
- Hollister General Plan Update and Environmental Review | Hollister CA
- Contra Costa County General Plan Update | Contra Costa CA
- Livermore General Plan Update | Livermore CA
- Santa Rosa General Plan Update | Santa Rosa CA
- Butte County General Plan Update and EIR | Butte County CA
- Marin County US 101 Bus on Shoulder Feasibility Study | Marin County CA
- Yuba City General Plan Update | Yuba City CA
- Big Basin Visioning Project | Statewide CA
- Sunnyvale Housing Development Objective Standards | Sunnyvale CA
- Rohnert Park Housing Services | Rohnert Park CA

EDUCATION

- Master of Planning, University of Southern California
- BA, Communication Studies, University of California, Los Angeles

CERTIFICATIONS

- IAP2 Planning for Effective Public Participation (May 2022)

AFFILIATIONS

- American Planning Association

Team member since 2020



ANGELICA GARCIA

Associate

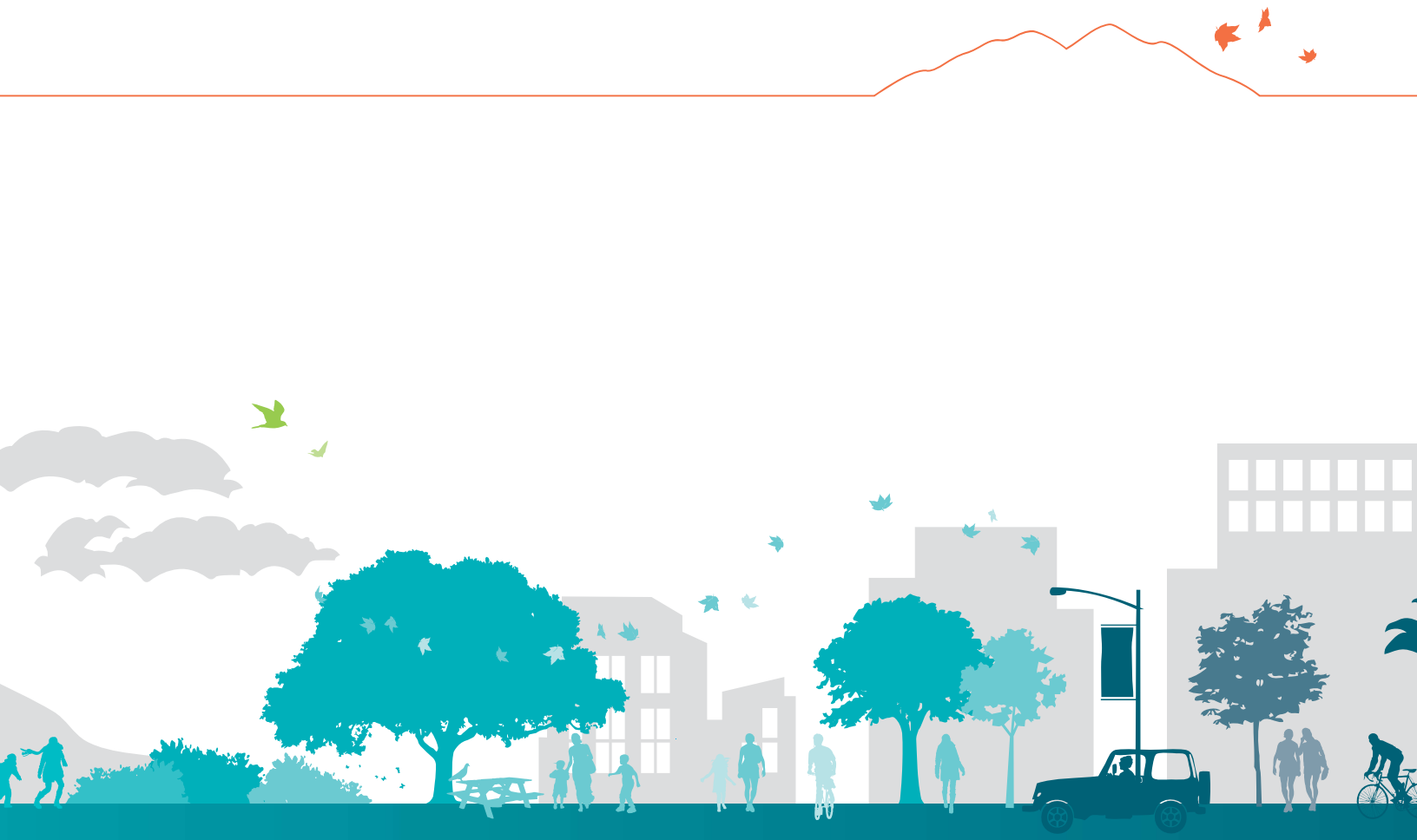
agarcia@placeworks.com

- Richmond Mills Act Ordinance Update | Richmond CA
- Valley Transportation Authority Transit Oriented Development Visioning | Gilroy CA
- Tuolumne County Title 17 Zoning Code Comprehensive Update and ADU Ordinance | Tuolumne County CA
- Imperial County Housing Element Update | Imperial County CA
- Laguna Hills Housing Element Update | Laguna Hills CA
- Marysville Housing Element Update | Marysville CA
- Yountville Housing Element Update | Yountville CA
- Western Riverside Council of Governments Planning Support Services | Riverside CA

ACTIVITIES

APA 2017-Present

- Sacramento Valley APA PLAN Program 2018-2019
- California APA Conference 2017-2020
- California APA Conference 2023





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ORANGE COUNTY • **BAY AREA** • SACRAMENTO • CENTRAL COAST • LOS ANGELES • INLAND EMPIRE




STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 23, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Dawn Merchant, Finance Director 

APPROVED BY: Kwame P. Reed, Acting City Manager 

SUBJECT: Increase of Purchase Order with Amazon Business Solutions

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution approving an increase to the purchase order with Amazon Business Solutions for \$60,000 in fiscal year 2024 and \$65,000 in fiscal year 2025 for various supplies.

FISCAL IMPACT

The cost of City department supplies is included in various department budgets in the FY2023-25 adopted budgets.

DISCUSSION

Amazon Business Services is just one of several vendors the City of Antioch utilizes to purchase various supplies. The fiscal year 2024 and 2025 annual purchase order with Amazon Business Services was approved in the adopted FY2023-25 budget in the amount of \$50,000 each fiscal year in the "Summary of Annual Recurring Purchase Orders and/or Contracts" detailed in the "Financial Summaries" section of the adopted FY2023-25 Budget (refer to Attachment B). Purchasing from Amazon Business Services has increased significantly during this fiscal year not only due to the variety of products offered, but ease of ordering and delivery. The increased demand warrants an increase in the purchase order. It is requested to increase the purchase order in the amount of \$60,000 in FY24 and \$65,000 in FY25.

ATTACHMENTS

- A. Resolution
- B. Financial Summaries Pages from Adopted FY2023-25 Budget

ATTACHMENT A

RESOLUTION NO. 2024/

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING A PURCHASE ORDER INCREASE WITH AMAZON BUSINESS SOLUTIONS IN THE AMOUNT OF \$60,000 IN FISCAL YEAR 2024 AND \$65,000 IN FISCAL YEAR 2025 FOR VARIOUS SUPPLIES

WHEREAS, the City currently purchases supplies from Amazon Business Solutions;

WHEREAS, the “Summary of Annual Recurring Purchase Orders and/or Contracts” approved in the adopted FY2023-25 budget included a purchase order approval for Amazon Business Solutions in the amount of \$50,000 in 2023-24 and \$50,000 in 2024-25; and

WHEREAS, the amount of the approved purchase order in the FY2023-25 budget will not be sufficient to meet City demand for purchases of various supplies and the purchase order needs to be increased by \$60,000 in 2023-24 and \$65,000 in fiscal year 2024-25.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby approves an increase to the purchase order with Amazon Business Solutions in the amount of \$60,000 in fiscal year 2024 and \$65,000 in fiscal year 2025 for various supplies.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 23rd day of April 2024, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**

ANTIOCH 2023-25 OPERATING BUDGET

FINANCIAL SUMMARIES

Summary of Annual Recurring Purchase Orders and/or Contracts

Vendor	2023-24	2024-25	Product/Service Description	Fund
	Budgeted Amount	Budgeted Amount		
Antioch Auto Parts	\$65,000	\$65,000	Vehicle parts	Vehicle Fund
Arrowhead Tow	60,000	60,000	Towing & evidence vehicle storage on as needed basis	General Fund
Badger Meter	1,500,000	1,500,000	Sole source for water meter and parts	Water Fund
Chaplin & Hill	60,000	60,000	Outside investigator – Police Department	General Fund
Contra Costa County	170,000	170,000	CAL-ID, City of Antioch portion	General Fund
Contra Costa County	260,000	260,000	Lab testing for Police Department	General Fund
Contra Costa County-Public Works	375,000	375,000	Traffic Signal Maintenance	General Fund
County Asphalt	79,000	79,000	Secondary asphalt & rock supplier	Various
Delta Diablo	124,000	124,000	Hazardous waste collection & disposal	Sewer/Solid Waste
East Bay Hills Vet Hospital	80,000	80,000	Emergency veterinary services	Animal Control Fund
Honeywell International	75,000	75,000	Additional HVAC repairs on as needed basis	Various
Mark 43	187,693	0	CAD/RMS (anticipated transition to new provider in FY24)	General Fund
SP Plus Corporation	260,000	260,000	Parking Enforcement	General Fund
Grainger	100,000	100,000	Various Public Works goods & supplies	Various
Jack Doheny Supplies	65,000	65,000	Sole source supplier for CCTV Truck	Water/Sewer
Office Depot	100,000	100,000	Office Supplies	Various
PFM	140,000	145,000	Investment Advisor	General Fund
San Diego Police Equipment	75,000	75,000	Various police equipment on as needed basis	General Fund
East Bay Regional Communications System Authority	200,000	200,000	EBRCS upgrade radio software encryption/installation and maintenance	General Fund
DKF Solutions	75,000	75,000	Training for City employees	Sewer
Central Square Inc/OneSolution	293,486	308,161	ASP (Hosting) service for financial software	General Fund
Granite	100,000	100,000	Sole source EZ asphalt bulk delivery	Various

ANTIOCH 2023-25 OPERATING BUDGET

FINANCIAL SUMMARIES

Vendor	2023-24	2024-25	Product/Service Description	Fund
	Budgeted Amount	Budgeted Amount		
NTU Technologies	\$50,000	\$50,000	Proprietary chemical for water treatment	Water
Polydyne Inc	50,000	50,000	Proprietary chemical for water treatment	Water
ICR Electrical	50,000	50,000	Backup and emergency electrical support to WTP	Water
Alta Fence	50,000	50,000	Provide emergency repair for WTP facilities	Water
Delta Fence	50,000	50,000	Provide emergency repair for WTP facilities	Water
Cummins West	50,000	50,000	Provide emergency repair service for backup generators	Water
Koffler Pump	50,000	50,000	Provide emergency repair service for backup generators	Water
Antioch Building Materials	300,000	300,000	Local source of asphalt material	Various
SiteOne Landscape	250,000	250,000	Sole source irrigation controllers	Various
Interstate Sales	50,000	50,000	Thermoplastic for street maintenance	General Fund
Borges & Mahoney	50,000	50,000	Instrumentation	Water
Peterson Tractor	50,000	50,000	General maintenance and equipment rentals	Various
Watersavers Irrigation	100,000	100,000	Irrigation parts	Various
Amazon Business Solutions	50,000	50,000	Office supplies	Various
Tyler Technologies/Incode	180,000	189,000	Utility billing software – hosting and transaction fees	Water/Sewer
Tyler Technologies/ELP	190,000	190,000	Energov/ELP Community Development permitting software	General Fund
Data Ticket Inc.	50,000	50,000	Citation processing, collections and hearing correspondence	General Fund
Lowe's	75,000	75,000	Materials and supplies on as needed basis	Various
Axon/Evidence.com	251,423	251,423	BWC and digital evidence storage	General Fund
EAN/Enterprise	100,000	100,000	Undercover vehicles, training vehicle rentals and temp vehicles	General Fund
Giordano Consulting	50,000	50,000	Outside investigator – Police Department	General Fund
MWI Veterinary Supply	75,000	75,000	Veterinary supplies	Animal Control Fund
Peregrine Technologies	92,250	200,000	Analysis platform, E-File DA	General Fund
Public Safety Family Counseling	75,000	75,000	Psychological services & support	General Fund
Serological Institute	75,000	75,000	DNA analysis	General Fund
ShotSpotter	280,000	280,000	Gunshot detection	General Fund



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting on April 23, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Kevin W. Kundinger, Assistant City Attorney *KK*

APPROVED BY: Thomas Lloyd Smith, City Attorney *TLS*

SUBJECT: Discussion Item: Just Cause Draft Ordinance

RECOMMENDED ACTION

It is recommended that the City Council:

1. Review, discuss, and provide feedback to staff on the staff report; and
2. Direct staff to:
 - a. Add, delete, modify or retain provisions of the draft Just Cause Eviction Ordinance and return to the City Council for further review;
 - b. Prepare a final version of the Just Cause Eviction Ordinance and introduce it at an upcoming city council meeting;
or
 - c. Take no further action.

FISCAL IMPACT

There is no fiscal impact projected for this staff report on a just cause ordinance in the City of Antioch because staff is seeking direction from the City Council concerning the content of the ordinance, which will inform the associated Rent Program costs. If the City Council directs staff to move forward with preparation of a just cause eviction ordinance, the fiscal impact of the ordinance will be projected on a subsequent staff report. It would include increased future workloads for the City Attorney's Office related to new inquiries and requests for services from tenants and landlords.

BACKGROUND

On March 26, 2024, the City Council discussed proposing a Just Cause Eviction Ordinance ("Ordinance") for rental properties within the City of Antioch. The City Council directed staff to prepare a draft ordinance modeled on the City of Bell Gardens ordinance and incorporating particular concerns raised by the Antioch City Council.

SUMMARY

State law requires "just cause" for a landlord can evict a tenant who has continuously and lawfully occupied a residence for at least 12 months.¹ The California Tenant Protection

¹ California Civil Code section 1946.2 (amended by Senate Bill 567, which took effect April 1, 2024).

Act of 2019 (“TPA”) limits rent increases and places restrictions on landlords’ ability to evict tenants, unless the eviction is as a result of a “just cause” that is defined by state law. The TPA also imposes certain notice and language requirements.² “Just cause” includes “at-fault” evictions for wrongful or malicious conduct by tenants and “no-fault” evictions, such as when a property owner or their immediate family move into an otherwise occupied unit, remove a unit from the rental market, or when a landlord intends to demolish or “substantially remodel” a unit. Section 1946.2 also provides protections against evictions that do not meet the “just cause” standard as well as remedies that tenants can avail themselves of when evicted without “just cause.”

Notwithstanding the protections afforded by state law, there are still many tenants who are not covered by the existing provisions of the TPA and thus are at risk of unnecessary or unjust evictions. Potentially foreseeing this outcome, the State Legislature drafted Section 1946.2 to preempt all local “just cause” eviction ordinances that were less protective than provided for in that section.

A summary of the current draft Ordinance is provided below, which will be followed by a summary of additional provisions that the City Council may wish to consider directing staff to include in the Ordinance when it is presented in the future. Staff is requesting guidance from the City Council related to the provisions of the anticipated Ordinance summarized here.

1. General Applicability

The Ordinance will provide eviction protection for tenants who have been living lawfully in their rental unit for at least **six (6) months**. Additionally, this Ordinance will apply to all rental properties except:

- Rental units by any hospital, skilled nursing facility, or health facility.
- Rental units in a nonprofit facility that has the primary purpose of providing short term treatment, assistance, or therapy for alcohol, drug, or other substance abuse and the housing is provided incident to the recovery program, and where the client has been informed in writing of the temporary or transitional nature of the housing at its inception and is licensed for such purposes where such license is required.
- Rental units in a nonprofit facility that provides a structured living environment with the primary purpose of helping homeless persons obtain skills necessary for independent living in permanent housing and where the occupancy is restricted to a limited and specific period of time and not more than 24 months, and where the client has been informed in writing of the temporary or transitional nature of the housing at its inception and is licensed for such purposes where such license is required.
- Rental units exempted from California Civil Code Part 4, Title 4, Chapter 2 by section 1940(b) (transient occupancy in hotels/motels), or successor statute, unless either the landlord offers for rent or rents the rental unit for a period of 30 days or more, or the landlord violates California Civil Code section 1940.1, or successor statute, to avoid tenancy status.

² The California Tenant Protection Act of 2019 went into effect in 2020 and was enacted as California Civil Code sections 1946.2 and 1947.12.

2. Termination of tenancy

The Ordinance will require that that a landlord has “just cause” to terminate a tenancy. There are two different categories of just cause: at-fault and no-fault. The at-fault just cause reasons outlined by the Ordinance are in line with the at-fault reasons provided by Section 1946.2. The only modification made to the at-fault reasons is related to a clarification to the language related to evictions as a result of criminal threats.

The no-fault reasons for termination of a tenancy in this Ordinance are in line with the reasons provided by Section 1946.2 with the following changes:

- Evictions for landlord move-in:
 - Requires that the **landlord notify the City** when evicting a tenant and allow the City to contact the landlord to confirm that the landlord and/or their immediate family are living in the rental unit.
 - Requires that the landlord and/or immediate family member move into the unit within **90 days** and live in the unit for at least **two (2) years** unless extenuating circumstances exist. If these conditions are not met, then the landlord must notify the former tenant and give them the **right of first refusal** for the unit at the same rental price previously charged plus any annual rent increases allowed under Antioch Municipal Code (“AMU”) Chapter 11.
- Evictions to demolish or substantially remodel rental unit:
 - Requires the landlord to begin work required for the demolition or remodel of the unit within **30 days** and requires that the landlord actually completes the work that required the eviction. If these conditions are not met, the landlord must notify the former tenant and give them the right of first refusal for the unit at the same rental price previously charged plus any annual rent increases allowed under AMU Title 11.
- Withdrawal of the unit from the rental market:
 - Requires that if the landlord ever places the rental unit back into the rental market, the landlord must notify the former tenant and give them the **right of first refusal** for the unit at the same price previously charged plus any annual rent increases allowed under AMU Title 11.
- Additional requirements:
 - The landlord must serve **written notice** for all evictions upon both the tenant and the City. The notice shall indicate that the just cause justification for the eviction, that the landlord has not accepted and will no longer accept rent or any other consideration for continued use of the unit, and that the tenant is eligible for relocation assistance when applicable.

3. Relocation assistance

The Ordinance will require that landlords who evict tenants for any of the no-fault reasons specified in the Ordinance shall pay tenants **relocation assistance** in the amount of **two (2) times the monthly rent in effect** when the landlord served the eviction notice This payment must be made directly to the tenant.

Tenants who are found to have caused the issue that ended up requiring the eviction,

such as creating the circumstances leading to an order that the unit be vacated, shall not be entitled to relocation assistance.

The Ordinance will further require landlords to provide tenants with **temporary relocation assistance** in situations when tenants must be temporary displaced due to circumstances that make the unit uninhabitable, will expose the tenants to toxic or hazardous materials, or cannot otherwise be completed while the tenant remains in the unit **and** any repairs or remodels will take less than 30 days. The following are acceptable forms of temporary relocation assistance:

- A per-diem payment
- A different, comparable unit owned by the landlord and offered to the tenant on a temporary basis
- A different, comparable unit owned by the landlord that is offered to the tenant for a new rental agreement at a price not exceeding the rental price in the original rental agreement between the tenant and landlord
- Temporary hotel or motel accommodations

Tenants cannot waive the right to receive relocation assistance.

4. Tenant buyout agreements

The Ordinance will require that all tenant buyout agreements must include a written disclosure that explains the tenant's rights related to the buyout agreement. The disclosure must be in a form approved of by the City and be in English and in the tenant's primary language when applicable. Any necessary translation will be at the landlord's expense. The waiver shall provide notice that:

- The tenant has the right not to enter into buyout negotiations or a buyout agreement.
- The tenant has the right to consult with an attorney before signing the buyout agreement.
- The tenant may rescind the agreement within 30 days of execution of the agreement.
- The tenant may contact the City to obtain information related to tenant buyout agreements.

The Ordinance will require that landlords provide tenants with a copy of a fully executed buyout agreement within 10 days of the execution of the agreement. A copy of the fully executed agreement, along with proof of service showing the agreement was sent to the tenant, shall be submitted to the City within 10 days of the execution of the buyout agreement.

5. Landlord retaliation and harassment

The Ordinance will prohibit landlords from committing any acts of retaliation pursuant to AMC Title 11, Chapter 4 or acts of harassment pursuant to AMC Title 11, Chapter 5. Findings that a landlord committed any of the aforementioned acts shall result in the eviction being found void along with any other remedies allowed by AMC Title 11 and any other applicable state or federal laws.

6. Notice requirements

The Ordinance will require that the landlord provide tenants written notice of their rights under the AMC prior to or at the time of entering into a rental agreement. The same notice must also be given upon the renewal of any rental agreement. When the rental agreement was negotiated or written in a language other than English, the landlord must provide the tenant the notice of their rights in that language, at the cost of the landlord.

7. Remedies and penalties

The Ordinance will provide the following remedies for tenants protected by the Ordinance and penalties for landlords who violate the Ordinance:

- Criminal penalties
- Civil cause of action
- Injunction/equitable relief
- Penalties and other possible monetary awards
- Affirmative defense against eviction
- Additional enforcement pursuant to AMC Title 1, Chapter 2

8. Possible additional terms

The following are provisions that have not been included in the current draft of the Ordinance but could be added at the City Council's direction:

- Additional considerations, such as stronger protections or additional relocation assistance, for "qualified" tenants who have lawfully resided at the rental property for a determined amount of time. "Qualified" tenants may include tenants who are:
 - Elderly, disabled, or handicapped
 - Live with minor dependent children
 - Considered "lower income households" as defined by California Health and Safety Code 50079.5
 - Terminally ill

ANALYSIS

A municipality may subject residential real property to "just cause" eviction requirements that are more protective than what is required under State law (Section 1946.2). To do so, the ordinance must: (i) have "just cause" eviction criteria that are consistent with Section 1946.2; (ii) further limit the reasons for termination of a residential tenancy, provide for higher relocation assistance amounts, or provide additional tenant protections that are not prohibited by any other provision of law; and (iii) be accompanied by a finding that the ordinance is more protective than the provisions of Section 1946.2.

The Ordinance meets all the requirements to comply with Section 1946.2. The "just cause" eviction criteria are consistent with those in Section 1946.2. The Ordinance provides for relocation payments higher than required by Section 1946.2. Furthermore, the Ordinance provides protections that do not exist under current state law such as requirements for tenant buyout agreements, a decrease in the amount of time a tenant must live in a rental unit to gain eviction protection, and an increase in the overall proportion of tenants that would be eligible receive tenant protections.

The Ordinance mitigates excessive evictions without being excessively burdensome on landlords. The Ordinance does not significantly limit the rights of landlords when it comes to evictions beyond limitations created by Section 1946.2. Instead, the Ordinance provides additional protections for tenants who experience unlawful evictions including additional financial assistance, assistance with securing alternate housing arraignments, and tools to contest unlaw eviction actions through administrative or court hearings.

The Ordinance enables the City to effectively monitor evictions in the City of Antioch and to prevent or deter unnecessary or unlawful evictions. The Ordinance deters landlords from unjustly evicting lawful tenants, which is important given the housing crisis in Antioch and across the State of California.

ATTACHMENTS

None.

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 23, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Kwame P. Reed, Acting City Manager *K.P.R.*

SUBJECT: City Council Requested Discussion Item - Discussion on a Future Presentation from the Antioch Police Department on the Tools and Equipment Utilized by the Department

RECOMMENDED ACTION

It is recommended that the City Council discuss and provide direction to City staff.

FISCAL IMPACT

The recommended action has no fiscal impact at this time.

DISCUSSION

This item is for the City Council's discussion at Councilmember Torres-Walker's request to consider a future presentation from the Antioch Police Department on the tools and equipment utilized by the department.

ATTACHMENTS

None



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 23, 2024
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Kwame P. Reed, Acting City Manager *K.P.R.*
SUBJECT: City Council Requested Discussion Item - Discussion on the Creation of a City Commission for Seniors

RECOMMENDED ACTION

It is recommended that the City Council discuss and provide direction to City staff.

FISCAL IMPACT

The recommended action has no fiscal impact at this time.

DISCUSSION

This item is for the City Council's discussion at Councilmember Ogorchock's request to consider the creation a City Commission for Seniors.

ATTACHMENTS

None



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 23, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Thomas Lloyd Smith, City Attorney *TLS*

SUBJECT: Future Plans for the Antioch Police Crime Prevention Commission

RECOMMENDED ACTION

It is recommended that the City Council direct staff to take one of the following actions:

- Initiate the candidate application process to fill the vacancies on the Police Crime Prevention Commission;
- Prepare an ordinance to dissolve the Police Crime Prevention Commission;
- Prepare a resolution for an ad hoc committee to propose the future mission and purpose of the Antioch Police Crime Prevention Commission;
- Take no action.

FISCAL IMPACT

If the City Council elects to retain and reactivate the Police Crime Prevention Commission, the fiscal impact would include staffing costs for the time dedicated by the Antioch Police Department staff liaison, the City Clerk's Office staff, and the City Attorney's Office staff. The Commission would also have expenses associated with training and development.

DISCUSSION

The Antioch Municipal Code (AMC) states that the Police Crime Prevention Commission consist of seven (7) members and has duties as specified by the City Council from time to time (AMC § 2-5.106). The AMC does not provide any other information on the Commission. For example, it does not explain the mission, purpose, responsibilities, or duties of the Commission. When the Antioch Police Crime Prevention Commission was active, they were involved in coordination of various neighborhood watch groups and special community events such as National Night Out.

The Police Crime Prevention Commission has not met since **2021**, due to a lack of a quorum at meetings. The most recent meeting for the Antioch Police Crime Prevention Commission was Monday, September 20, 2021. The regular agenda for that meeting included the following items:

- Neighborhood & Business Watch Implementation – Report by All Commissioners
- Community Outreach Sub Committee, “Bridging the Gap”
- Proposal to Change Mission Statement and Responsibility for Crime Prevention Commission
- Publicize Neighborhood Watch and Available Tools with Social Media
- Current and Future Commission Openings
- Antioch Historical Museum Recognition
 - Recommended Action: Review from last meeting and next steps.
- In-Person Meetings
 - Recommended Action: Obtain guidance on if the State’s expiration executive order will remain in place or if in person meetings are to resume in October.

The regular agenda of the July 19, 2021 meeting of the Commission contained the following items:

- Antioch Noise Ordinances
 - Recommended Action: It is recommended that the Commissioners review and discuss Lessons Learned from presentation and Neighborhood Watch groups regarding noise ordinances and research recommendations.
- Antioch Historical Museum Recognition
 - Recommended Action: Review and discuss next steps
- National Night Out 2021
 - Recommended Action: Discuss possible options and decide on next steps

The regular agenda of the June 21, 2021 meeting of the Commission contained the following items:

- PCPC Neighborhood Watch and Available Social Media Tools Document
 - Recommended Action: Receive update and review document for next steps.
- Antioch Noise Ordinances
 - Recommended Action: It is recommended that the Commissioners review and discuss lessons learned from Neighborhood Watch groups regarding noise ordinances and research recommendations.
- Neighborhood Watch Commission Assignments
 - Recommended Action: Review new assignments and provide feedback to Coordinator Ho.
- Bridging the Gap Program Review
 - Recommended Action: Review program guidelines.
- School Watch and Care Program
 - Recommended Action: Discuss general program idea and determine next steps.
- Presentation of Priority 2 & 3 Calls for Service
 - Recommended Action: Review and receive staff’s presentation.

Although the Police Crime Prevention Commission has not met since 2021, Neighborhood Watch and National Night Out continue to exist outside the purview of the Commission through the Police Department staff and Volunteers in Police Services (VIPS) program.

With the exception of Chairperson Matthew Dawson, all of the terms of office for commissioners serving on the Police Crime Prevention Commission have expired. The following is a list of the commissioners and their terms of office:

Commissioner	Term of Office	
	(Appointment – End of Term)	
Matthew Dawson, Chairperson	02/2021	06/2024
Dwayne Eubanks, Vice Chair	04/2017	10/2021
Nichole Randolph	03/2021	10/2021
Robert Munton	08/2020	10/2021
Clyde H. Lewis Jr.	04/2019	02/2023
Vacancy	08/2020	06/2023
Vacancy	02/2021	10/2024

Staff is seeking City Council’s direction on its future plans for the Police Crime Prevention Commission.

ATTACHMENTS

None.