

**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 11, 2025  
Council Chambers**

**5:30 P.M. - CLOSED SESSION**

Mayor Bernal called the Closed Session to order at 5:30 P.M., and City Clerk Rhodes called the roll.

Present: Council Members District 1 Torres-Walker, District 3 Freitas, District 4 Wilson, Mayor Pro Tem (District 2) Rocha and Mayor Bernal

**PLEDGE OF ALLEGIANCE**

Mayor Bernal led the Pledge of Allegiance.

1. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** pursuant to California Government Code section 54956.8; Property: Sycamore Square Police Substation 1084 Sycamore Drive, Antioch, CA; Negotiating Parties: City of Antioch Negotiators: Bessie Marie Scott, City Manager and Derek Cole, Interim City Attorney; Property Negotiator: Mike Korin, Property Owner; Under Negotiation: Rent and terms of payment.

**PUBLIC COMMENTS – None**

**ADJOURN TO CLOSED SESSION**

The City Council adjourned to Closed Session at 5:32 P.M.

**6:00 P.M. SPECIAL MEETING/BUDGET STUDY SESSION**

Mayor Bernal called the meeting to order at 6:24 P.M., and City Clerk Rhodes called the roll.

Present: Council Members District 1 Torres-Walker, District 3 Freitas, District 4 Wilson, Mayor Pro Tem (District 2) Rocha and Mayor Bernal

**PLEDGE OF ALLEGIANCE**

Mayor Bernal led the Pledge of Allegiance.

**BUDGET STUDY SESSION**

**SM-1. FISCAL YEAR 2025-27 BUDGET DEVELOPMENT – PUBLIC SAFETY AND  
COMMUNITY RESOURCES DEPARTMENT**

City Manager Scott introduced Budget Study Session Item SM-1.

Finance Director Merchant presented the staff report dated March 11, 2025, recommending the City Council provide feedback and direction regarding the budget development information provided for the Fiscal Year 2025-27 budget.

Director of Public Safety and Community Resources Johnson, Youth Services Network Manager Cabral (on special assignment as Public Safety Manager) and Environmental Resource Coordinator Haas-Wajdowicz gave a PowerPoint presentation of the Public Safety & Community Resources Department.

Mayor Bernal announced that since this item was continued from the last meeting, Council would not be taking any additional public comments.

City Manager Scott thanked Director of Public Safety and Community Resources Johnson and her team for the programs and services they had provided the community. She announced that BACS would be giving a presentation on Opportunity Village. She offered to provide any additional information the Council may need.

Councilmember Freitas requested program framework for Opportunity Village, CalVIP, Rubicon Program, and the Angelo Quinto Crisis Response Team (AQCRT). His request included specific details on outcomes, goals, and return on investment for each program. He also inquired whether any of the programs operated at a deficit and, if so, requested an explanation for those financial shortfalls. Furthermore, he requested that prior year's encumbrances be noted as carryovers in financial reports.

Mayor Bernal thanked Director of Public Safety and Community Resources Johnson and staff for incorporating answers to his previous questions into the presentation. He requested detailed information on how the AQCRT program had been scaled up since its inception.

### **MOTION TO ADJOURN SPECIAL MEETING/BUDGET STUDY SESSION**

On motion by Councilmember Wilson, seconded by Councilmember Rocha the City Council unanimously adjourned the Special Meeting at 7:02 P.M.

### **7:00 P.M. REGULAR MEETING**

Mayor Bernal called the meeting to order at 7:02 P.M., and City Clerk Rhodes called the roll.

Present: Council/Agency Members District 1 Torres-Walker, District 3 Freitas, District 4 Wilson, Mayor Pro Tem (District 2) Rocha and Mayor Bernal

### **PLEDGE OF ALLEGIANCE**

Mayor Bernal led the Pledge of Allegiance.

## CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION

Interim City Attorney Cole reported the City Council had been in Closed Session and gave the following report: **#1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**, direction given to the City's Negotiators.

## PUBLIC COMMENTS

Due to the amount of speaker requests, Mayor Bernal reduced speaker times to one and a half minutes and announced speakers would be given three minutes to provide public comments at the end of the meeting.

City Clerk Rhodes announced the Speaker Rules for the Council meeting.

Mayor Bernal announced he was extending public comment to 7:40 P.M. given the long introduction.

Moises Riley thanked Contra Costa County for providing him with healthcare.

Belafonte Anderson, AQCRT/Felton Institute, Behavioral Health Specialist, William Tate, AQCRT Case Manager, Gina Peterson, AQCRT, Community Response Specialist, Keith Carthen Jr., AQCRT, Alisea Westly Clark, AQCRT, Greg Lewis, Dynese Hess, AQCRT, Ricka Davis-Sheard, Anne Janks, Urban Strategies Council, Frank Sterling and Al Gilbert, Felton Institute, emphasized the significant impact of the AQCRT on the community, highlighting its commitment to providing resources for those in need as well as its effectiveness in reducing staff time on APD. Many shared stories illustrating how the program had transformed lives.

Environmental Resource Coordinator Haas-Wajdowicz announced that Resource Recovery Ambassador Training will be held virtually on March 24 and March 27, 2025, and in person on March 29, 2025.

Nakkiah Bradshaw, Antioch Council of Teens (ACT), emphasized the significant impact of the ACT program and encouraged the City to continue funding the program.

Corazon Rivera, Antioch resident, and Devin Williams spoke in support of Public Safety and Community Resource programs and encouraged the City to continue funding the department in critical areas such as youth programming and mental health services.

Leslie May discussed violations of the Antioch Police Oversight Commission (APOC) rules and regulations, particularly concerning political influence and announced her intention to file a formal complaint regarding this matter.

Chris Shackelford, Flex Your AI, and Derrick O'Neil, Training X.AI, expressed interest in bringing AI job training to the City.

Gavin Payton, NAACP, spoke in support of the City funding youth services and scholarships.

**ON MOTION BY COUNCILMEMBER FREITAS, SECONDED BY COUNCILMEMBER WILSON, THE CITY COUNCIL UNANIMOUSLY SUSPENDED THE RULES AND MOVED AGENDA ITEM #2 AS THE NEXT ORDER OF BUSINESS.**

## **2. PROCLAMATIONS**

- In Honor of WWII United States Navy Veteran George Jones 100th Birthday
- American Red Cross Month, March 2025
- National Prescription Drug Abuse Awareness Month, March 2025

WWII United States Navy Veteran George Jones accepted the *In Honor of WWII United States Navy Veteran George Jones 100th Birthday* proclamation.

Mariella, Contra Costa County MEDS Coalition Coordinator, accepted the *National Prescription Drug Abuse Awareness Month, March 2025* proclamation. She announced an Opioid Awareness Community Forum would be held on March 26, 2025.

On motion by Councilmember Freitas, seconded by Councilmember Wilson the City Council unanimously approved the Proclamations.

## **COUNCIL REGULAR AGENDA – Continued from February 25, 2025, Council Meeting**

### **1. CITY COUNCIL 90-DAY REQUEST LIST – DISCUSSION ON THE CREATION OF A HOMELESS/UNHOUSED AD HOC COMMITTEE**

City Manager Scott presented the staff report dated March 11, 2025, recommending the City Council discuss and provide direction to City staff.

Ricka Davis Sheard, SHARE Community, requested the Task Force include a community member with lived experience and a pastor/faith-based leader involved in the homeless community. She suggested the Task Force address trauma informed care and supportive services for individuals transitioning from being unhoused.

Nichole Gardner recommended appointing Councilmembers Torres-Walker and Wilson to the Homeless/Ad Hoc Committee. She questioned who was directing the homeless encampment sweeps throughout the City.

Andrew Becker urged the City to collaborate with the railroads, East Bay Municipal Utilities District, and Contra Costa Water District, regarding challenges related to encampment issues on their right of ways.

City Manager Scott provided further details of the staff report.

Councilmembers expressed their appreciation for City Manager Scott's comprehensive report and underscored the importance of diverse representation on the Task Force. Suggestions included involving County Supervisors representing Antioch, individuals with lived experience, professionals with expertise in trauma-informed care, representatives from the railroads, Kaiser Permanente and faith-based groups.

Councilmember Torres-Walker highlighted the necessity of developing strategies for collaboration with local jurisdictions and property owners, calling for broader funding efforts and encouraging community outreach to increase participation in Ad Hoc Committee meetings.

Mayor Bernal reiterated the significance of the Ad Hoc Committee's work and suggested Councilmember Rocha join him on the Ad Hoc Committee.

Councilmember Wilson proposed appointing Councilmember Torres-Walker to the Task Force, and Councilmember Torres-Walker responded that if selected she would be willing to serve.

Following discussion, Council directed staff to outline the duties of the Homeless/Unhoused Ad Hoc Committee and the Task Force, including the process for selecting individuals to serve on the Task Force.

Mayor Bernal declared a recess at 8:39 P.M. The meeting reconvened at 8:48 P.M. with all Councilmembers present.

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

Ricka Davis Sheard, SHARE Community, announced they were seeking volunteers and donations for their unhoused resident outreach. She provided a copy of their annual report and contact information was provided.

Tom Hartrick, Antioch Rotary Club, announced a Bunny Hop 5K Walk/Run fundraiser would be held on April 19, 2025, at the Antioch Marina and proceeds would be donated to Antioch High Schools.

Joshua Price, El Campanil Theatre, announced the following events:

- Encore Series Mads Tolling – March 13, 2025
- James Garner – A Johnny Cash Tribute Show – March 30, 2025
- El Campanil Theatre Academy - beginning in April

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

City Clerk Rhodes announced the following Board and Commission openings.

- Board of Administrative Appeals
- Parks and Recreation Commission

- Antioch Police Oversight Commission

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

## **CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS**

Councilmember Wilson reported on her attendance on behalf of Delta Diablo at the Annual Policy Conference in Washington D.C. and announced she would be attending a Delta Diablo meeting on March 12, 2025.

Councilmember Torres-Walker reported on her attendance at the City/School Standing Committee meeting with Councilmember Rocha, noting that their next meeting was scheduled for April 14, 2025. She also reported on her attendance at an African American Task Force meeting. She announced a Center for Policy Equity meeting would be held to discuss findings from the Racial Justice Act. She wished Angelo Quinto and Tachina Garrett happy birthdays and asked the community to keep Ms. Garrett in their prayers as she continued to recover.

Councilmember Freitas reported on his attendance at the Mayor's Conference and requested staff schedule a Cannabis Standing Committee meeting.

Councilmember Rocha reported on his attendance at the League of Cities meeting and a Know Your Rights event hosted by Stand Together and United Latino Voices.

## **MAYOR'S COMMENTS**

Mayor Bernal expressed his gratitude to the community for their participation in the Budget Study Sessions and thanked staff for facilitating those meetings.

Nichole Gardner requested that the Council hold Town Hall meetings in their districts. She expressed her support for Council allocating funding for AQCRT and an assistant in the City Manager's office.

- 4. CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency**
  - A. APPROVAL OF COUNCIL MEETING MINUTES FOR FEBRUARY 11, 2025**
  - B. APPROVAL OF COUNCIL SPECIAL MEETING/CLOSED SESSION MINUTES FOR FEBRUARY 19, 2025**
  - C. APPROVAL OF COUNCIL MEETING MINUTES FOR FEBRUARY 25, 2025**
  - D. APPROVAL OF COUNCIL SPECIAL MEETING MINUTES FOR MARCH 4, 2025**
  - E. APPROVAL OF COUNCIL WARRANTS**

- F. APPROVAL OF HOUSING SUCCESSOR WARRANTS
- G. REJECTION OF CLAIMS: MARILOU GECALE, ESTATE OF LINDA WOOLRIDGE, LINNETTE KIDD, DALLAS KIDD AND ISAHIAH KIDD
- H. RESOLUTION NO. 2025/37 ACCEPTANCE OF WORK AND NOTICE OF COMPLETION FOR THE COUNTRY HILLS DRIVE SOUNDWALL REPLACEMENT (P.W. 561-3)
- I. RESOLUTION NO. 2025/38 BUDGET AMENDMENT TO INCREASE THE FISCAL YEAR 2024/25 PUBLIC WORKS MEDIAN AND GENERAL LANDSCAPE OPERATING BUDGET FOR SOUNDWALL REPAIRS IN THE AMOUNT OF \$260,223
- J. RESOLUTION NO. 2025/39 INITIATE PREPARATION OF THE STREET LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT CITY ENGINEER'S REPORT FOR FISCAL YEAR 2025/26 (P.W. 500)
- K. RESOLUTION NO. 2025/40 AWARDING A DESIGN CONSULTANT SERVICES AGREEMENT TO CAROLLO ENGINEERS, INC. IN THE AMOUNT OF \$250,000 FOR THE WATER TREATMENT PLANT SOLIDS HANDLING IMPROVEMENTS (P.W. 551-5A)
- L. RESOLUTION NO. 2025/41 ESTABLISHING THE RATE PER EQUIVALENT RUNOFF UNIT FOR FISCAL YEAR 2025/26 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 Freitas, seconded by Councilmember Wilson, the City Council unanimously approved the Council Consent Calendar with the exception of Items A, B, C, D and L, which were removed for further discussion.

Items A,B,C,D – Councilmember Freitas questioned whether steps could be taken to produce the minutes in a more timely manner.

City Clerk Rhodes responded that she would investigate this matter.

On motion by Councilmember Freitas, seconded by Councilmember Wilson the City Council unanimously approved Items A, B, C and D.

Item L – City Manager Scott introduced Item Consent Calendar Item L.

Councilmember Freitas reported that the rate assigned to a single Equivalent Runoff Unit had not been raised in several years and suggested Council consider increasing revenue for this critical service.



On motion by Councilmember Freitas, seconded by Councilmember Rocha the City Council unanimously approved Item L with direction to staff to bring the issue of increasing the fee back to Council for consideration.

## **PUBLIC HEARING**

### **5. RESOLUTION APPROVING WATER RATES PROPOSED IN THE WATER RATE STUDY LISTED IN THE PROP 218 NOTICE PUBLIC HEARING (P.W. 362-9)**

City Manager Scott introduced Public Hearing Item #5.

Tom Pavletic, Pavletic Consulting LLC, gave a Water Rates Study - Findings and Recommendations PowerPoint presentation dated March 11, 2025, recommending the City Council adopt a resolution: 1) Approving the findings and the Water Utility Cash Flow Evaluation and Rates Study from Pavletic Consulting LLC dated January 2025; 2) Approving the water rate schedule effective May 1, 2025; and 3) Amending the Master Fee Schedule to include the updated water rates.

Mayor Bernal opened the public hearing.

Hector Navarez, Antioch resident, opposed water rate increases and suggested that if rates were to be increased, the City should eliminate the tiered water rate system.

Antonio Martinez, Antioch resident and Vice President of the Contra Costa Water District, supported increasing the rates to address rising costs and unfunded mandates. He requested Council consider including some of the charges associated with the operation and maintenance of the Brackish Water Desalination Plant. He committed to partnering with the City moving forward.

Greg Souza, Antioch resident, opposed water rate increases and requested Council table this item to get more details on the actual impacts to consumers.

Andrew Becker discussed water conservation technology and noted that rate increases were necessary to address the impact of inflation on operational costs.

Mayor Bernal closed the public hearing.

City Clerk Rhodes reported that as of 10:00 P.M. on March 11, 2025, Council had received the following votes: zero (0) yes votes, one (1) vote for not enacting the rate change at this time and ten (10) protests. She announced that Assistant City Clerk Garcia was available in the City Hall lobby this evening to receive written comments.

In response to Council, Acting Director of Public Works/City Engineer Buenting explained that the city benefitted from pre-1914 water rights, allowing it to source river water. However, environmental regulations and the availability of fresh water impose limits on this supply,



requiring the City to purchase additional water from Contra Costa Water District (CCWD) as needed.

Councilmember Freitas acknowledged previous inaction on rate increases, which he believed contributed to rising costs, and noted that current conditions necessitated a rate hike to ensure a reliable treated water supply, especially during droughts. He mentioned conservation programs and practices to help manage water demand.

Councilmember Wilson supported a rate increase to cover the rising costs of maintaining the City's water infrastructure, noting that rates had remained stable during the pandemic to alleviate resident's financial burdens.

In response to Mayor Bernal, Acting Director of Public Works/City Engineer Buenting reiterated the constraints on river water extraction and discussed efforts to secure a water source independent of rainwater runoff, aiming to collaborate with state authorities to lessen mandated conservation measures during droughts.

Councilmember Torres-Walker acknowledged the need for rate increases to finance the desalination plant and maintain city facilities. However, she noted that residents were struggling to afford current rates, leading her to oppose any further rate increases at this time.

**RESOLUTION NO. 2025/42**

On motion by Councilmember Freitas, seconded by Councilmember Torres-Walker the City Council adopted a resolution: 1) Approving the findings and the Water Utility Cash Flow Evaluation and Rates Study from Pavletic Consulting LLC dated January 2025; 2) Approving the water rate schedule effective May 1, 2025; and 3) Amending the Master Fee Schedule to include the updated water rates. The motion carried the following vote:

Ayes: Freitas, Wilson, Rocha, Bernal

Noes: Torres-Walker

**6. LONE TREE RETAIL PROJECT (PD2024-0001)**

City Manager Scott introduced Public Hearing Agenda Item #6.

Associate Planner Tinclair presented the staff report dated March 11, 2025 recommending the City Council take the following actions: 1) Adopt the resolution adopting the Addendum to the 2004 Initial Study/Mitigated Negative Declaration demonstrating that the Lone Tree Retail project has been appropriately analyzed under CEQA; and 2) Adopt the resolution approving a Final Development Plan, Use Permit and Design Review for development of the Lone Tree Retail project.

Mayor Bernal opened the public hearing.

Paul Rothbard, Proponent, gave a PowerPoint presentation that included Project History, Proposed Development, Development Highlights, Tenants and the Construction Schedule. He requested Council approve their project.

Andrew Becker, Opponent, opposed the project, expressing concerns about the lack of inclusionary housing in the residential section while commercial and medical areas are stalled. He shared feedback from residents for a community meeting space and upscale dining, questioned the developer's consideration of needs beyond traditional retail, and highlighted parking issues. He discussed an oversaturation of similar businesses in Antioch and urged the City to collaborate with the developer to find suitable operators, offering his assistance.

Melissa Case urged the Council to enhance the area's vibrancy by actively seeking community input. She expressed concerns about the oversaturation of specific business types and recommended that the City prioritize smart development by introducing restaurants offering nutritious sit-down dining options.

Tiki Flow echoed the sentiments of the previous speakers and highlighted the necessity for affordable grocery stores in the area. She emphasized the importance of addressing the needs of youth and underserved communities.

Brian Haron, Commercial Retail Associates, discussed Planned Development (PD) for retail use, noting that zoning regulations exclude government buildings and hospitals. He mentioned challenges in attracting sit-down dining options due to post-COVID market conditions but highlighted community demand for restaurants like Habit Burger and Chipotle. He expressed support for the project and thanked Council, seeking their approval.

On motion by Councilmember Freitas, seconded by Councilmember Rocha the City Council extended the City Council meeting to 11:30 P.M.

Katie questioned if the applicant could have amended the general plan to allow for other uses.

Mayor Bernal closed the public hearing.

Councilmember Freitas supported the original project concept and was dissatisfied with the proposed fast-food establishments and carwash, stating improvements in landscaping were needed if the project proceeded. Speaking of the approval process for the adjacent residential project, he requested more details on the Commercial Infill Housing Overlay District.

Councilmember Wilson agreed on the need for healthier food options and traditional restaurants. She raised concerns about site circulation due to the inclusion of the drive-through restaurants and carwash.

Councilmember Torres-Walker remained neutral on the project and suggested given the feedback received, the applicant consider selling the property to a housing developer.

Councilmember Rocha acknowledged the potential economic benefits of the project.

Councilmember Torres-Walker commented on the property's long marketing history and how the proposal reflected market demand.

Mayor Bernal expressed concerns about the building's orientation affecting traffic flow and recommended staff provide Council with the housing plans alongside larger project plans.

Councilmember Freitas proposed continuing the discussion to give Council a chance to engage with the developer to better align the project with the city's needs.

Paul Rothbard acknowledged the feedback received on the project and highlighted his efforts to market the property. He expressed concern that opposition could leave the property vacant and emphasized the necessity of economically viable tenants, claiming the proposed uses were higher quality. He assured that the landscape plan would align with neighboring properties and was open to adding more screening and landscaping if needed. Additionally, he indicated that construction was set to begin in 4 to 5 months.

On motion by Councilmember Freitas, seconded by Councilmember Torres-Walker the City Council continued the Lone Tree Retail Project to March 25, 2025.

## **COUNCIL REGULAR AGENDA**

### **7. RESOLUTION APPROVING THE CLASS SPECIFICATION UPDATES FOR THE CONFIDENTIAL UNIT AND OPERATING ENGINEERS LOCAL UNION NO. 3 BARGAINING UNITS**

#### **RESOLUTION NO. 2025/43**

On motion by Councilmember Freitas, seconded by Councilmember Wilson the City Council unanimously adopted the resolution approving a new class specification and other updates to an existing class specification in the Confidential and Operating Engineers Local Union No. 3 Bargaining Units.

## **PUBLIC COMMENT**

Cassandra Quinto Collins expressed her gratitude for the speakers supporting the AQCRT and reaffirmed her support for funding the program into the future.

Andrew Becker suggested that the City prioritize the development impact fee schedule. He also requested updates on the inclusionary housing ordinance and advocated for a mandatory affordable housing requirement within the commercial infill housing overlay. He emphasized the importance of prioritizing the Economic Development Department and acknowledged the contributions of both current and past Council members.

## STAFF COMMUNICATIONS

City Manager Scott announced that Assistant City Manager Reed's last day would be March 21, 2025, and congratulated him on his new position at the County. She also recognized his contributions to her success and expressed gratitude for his support.

## COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS

Councilmember Wilson requested staff agendaize a review of the City's investment portfolio and Healthy Overlays. She acknowledged Harriet Tubman Day.

Councilmember Torres-Walker requested staff agendaize consideration of a resolution in support of the African American Wellness Hub in Contra Costa County and an update on the Midnight Basketball program.

Councilmember Freitas requested staff agendaize presentations from the City Clerk and City Treasurer regarding operations within their departments.

Councilmember Rocha stated he supported focusing on hiring critical Department Head positions and suggested the possibility of a hiring freeze on support staff.

Mayor Bernal requested staff agendaize an Urban Limit Line presentation and an update from the Fire Chief.

City Manager Scott responded that the Fire Chief was scheduled to present to Council in April.

Councilmember Freitas requested presentations from local special district representatives, for the fall or next year.

In response to Mayor Bernal, Councilmember Torres-Walker announced that the City/School Standing Committee plans to discuss organizing a joint meeting between the City Council and the Antioch Unified School District (AUSD). She urged Mayor Bernal to contact the AUSD President to arrange this meeting.

## ADJOURNMENT

On motion by Councilmember Torres-Walker, seconded by Councilmember Wilson the City Council unanimously adjourned the meeting at 11:38 P.M.

Respectfully submitted:

Kitty Eiden  
KITTY EIDEN, Minutes Clerk