

Mayor Mayor Freitas Mayor Freitas presented the proclamation honoring Paul H. Causey on Mayor Freitas behalf of the Delta Diablo Sanitation District. Mr Causey stated it the Delta Diablo Sanitation District. Mr Causey thanked the district and thanked the City for the proclamation.

PRESENTATIONS

Presentation of Certificates of Appreciation to Outgoing City Commissioners

1. Police Crime Prevention Commission

Tom Tom Rood, Chairperson of the Police Crime Prevention Commission and Bob Miller for and Bob Miller for serving on the Police Crime Prevention Commission. On behalf of the Police Department and community, Mr. Rood presented Mr. Miller with a gift in appreciation of his service. Mr. Miller thanked everyone involved in the Neighborhood Watch Program.

Jim Jim Davis presented certificates of appreciation to outgoing Commissioners Robert Miller and Tony Suggs.

2. Economic Development Commission

Mayor Mayor FM Mayor Freitas on behalf of City Council and community, thanked Fran Vaughan and Janet Zacharatos for their participation on the Economic Development Commission.

Rich Rich Carraher, Janet Zacharatos and Fran Vaughan thanked the Council for the opportunity to serve on the Commission.

Councilmember Councilmember Councilmember Conley presented certificates of appreciation to outgoing Economic Development Commissioners Rick Carraher, Fran Vaughan and Janet Zacharatos.

3. Antioch Rivertown Business Association Celebration

Councilmember Councilmember Kalinowski Councilmember Kalinowski presented certificates of appreciation to Reiman Reiman and Sgt. Larry Hopwood. Rick Carraher and the Antioch Rivertown Business Association, and announced the event Antioch Rivertown Business Association Celebration. He thanked the Police Department, as well as Tri-Delta Transit, for their services to the community. He reported that the City will reimburse the City for the fireworks and police services. He thanked Rick Carraher for organizing the event. Sgt. Hopwood stated it a pleasure to participate in organizing the event.

Mayor Mayor Fre Mayor Freitas recognized the Public Works employees for doing a great job cleaning up the City following the 4th of July Celebration.

4. Presentation of \$500,000 from CalPine to the Foundation

Nordyn Anderson gave a brief history of the El Campanil Preservation Foundations efforts to acquire and restore the Theater.

Bill Ferguson, on behalf of CalPine, presented the members Rick Carraher, Nordyn Anderson and Ms. Anderson thanked Mr. Ferguson for CalPine's donation.

Mayor Freitas, Mayor Freitas, on behalf of the community, thanked Mr. Ferguson Calpine had given to the City of Antioch for community enhancement projects.

PUBLIC COMMENTS

Karl Wandry, Director of the Contra Costa Water District representing and Brentwood. He stated he would be providing an update regarding the Los Vaqueros project and he was looking

Gary Reiman announced the Arts and Cultural Foundation was seeking new board members and provided contact information for those wishing to receive add information. He reported the Arts and Cultural Foundation concert series to be held at Prewett Park each Saturday in August from 6:00 - 8:00 P.M.

Elvin Scott updated the community on his efforts Democrat Research Center Inc. and thanked everyone for their support. he was now supporting the Visits for Vets program.

Alan Kurnoff announced he had concluded negotiations with BART, and permission to use the Hillcrest Park and Ride a vehicles on the weekends. He noted he would be applying for a business license, and requested the City's help with those endeavors.

1. COUNCIL CONSENT CALENDAR

- | | |
|---|----------------|
| A. APPROVAL OF COUNCIL MINUTES FOR JUNE 10, 2003 | #301-02 |
| B. APPROVAL OF COUNCIL WARRANTS (Continued to 7/22/03) | #401-02 |
| C. REJECTION OF CLAIMS | #704-07 |
| 1. Jordan Pacello (a minor), #02/03-1349 (Tabled) | |
| 2. Alycia LaRose, #02/03-1399 | |
| D. LEGISLATION AND ADVOCACY | #701-04 |

E. RESOLUTION RESOLUTION NO. RESOLUTION NO. 2003/84 APPROVING THE AGREEMENT BETWEEN ANTOCH AND OF ANTOCH AND OF ANTOCH AND THE CONTRA COSTA COUNTY WATER CONSERVATION DISTRICT #1202-05

F. RESOLUTION RESOLUTION NO. 2003/85 APPROVING PROPERTY PURCHASE APPROVING LONE TREE WAY PARCEL, APN 071-151-008 #1001-03

On motion by Councilmember Kalinowski, seconded by Councilmember On motion by Councilmember Council unanimously approved the Council Council unanimously approved the Council Consent C-1, D and E, which were removed, for further discussion.

Item C1 - City Attorney Galstan requested to table the claim of Jordan Pacello.

On motion by Councilmember Conley, seconded by Councilmember On motion by Councilmember Conley, unanimously tabled C1.

Item D - Following - Following discussion the Council agreed to hold - Following discussion the Council

Item E - Mayor Freitas stated he would - Mayor Freitas stated he would be excusing himself from the of interest and turned the gavel over to Mayor Pro Tem Davis.

On motion by Councilmember On motion by Councilmember On motion by Councilmember approved item E. The motion carried by the following vote:

Ayes: Davis, Kalinowski, Conley and Simonsen

Mayor Pro Tem Davis turned the gavel back to Mayor Freitas.

PUBLIC HEARINGS

8. RESOLUTION VACATING RESOLUTION VACATING A PORTION OF MEDANOS STREET BETWEEN STREET AND LOMA LANE #1102-04

City Engineer/Community Development Director BranCity Engineer/Community Development Director July 8, 2003 recommending the July 8, 2003 recommending the City resolution to vacate a portion of Medanos Street between resolution to vacate a portion of Medanos Lane.

Following discussion City Attorney Galstan stated Council Following discussion City Attorney Galstan the recordation of the vacation until the fences were moved.

Mayor Freitas open and closed the public hearing with no speakers requesting to speak.

Mayor Freitas directed staff to communicate to the property owners the City Council's position on the fencing issue.

RESOLUTION NO. 2003/88

On motion by Councilmember Kalinowski, seconded by Councilmember Davis the Council unanimously approved the resolution directing staff to hold off on the vacation until the fences were moved.

COUNCIL REGULAR AGENDA

2. REVIEW OF ANTIOCH POLICE DEPARTMENT DISPATCH CENTER #1301-01

Councilmember Kalinowski excused himself from the podium stating he had a potential for a conflict of interest due to his employment with Costa County Sheriff's office, and item 2A.

Chief Moczulski introduced Lieutenant Marchoke, Administrative Information Systems Director Pavlicek as well as Com from the Contra Costa County Sheriff's office.

Lieutenant Marchoke and Administrative Police Manager dated July 2, 2003 and gave a brief overhead presentation of the Department Dispatch Center O maintain the current dispatch operations for the City of Antioch by the Department.

In response to Mayor Freitas, Administrative Police Manager to provide dispatch services to the cities of Antioch and Brentwood reimburses \$385,000 to the City of Antioch.

In response to Councilmember Conley, Administrative Police Manager was \$117,000 in the replacement fund for hardware. Mayor Freitas stated irrespective of the equipment replacement funds he felt it was important to set aside funds for the capital improvement.

In response to Mayor Freitas, Administrative Police Department would provide Council with a quarterly report on Police Department service.

Councilmembers Davis and Conley stated they appreciated the presentation on their dispatch services. felt the City currently provided the same services the Sheriff's Department offered.

Commander Clansey clarified the discussion on the dispatch services was not an attempt to take over the City services by the Sheriff's Office, noting to participate in the discussions regarding professional dispatch services. He thanked the City for considering their services as an option.

Ron Rackley, representing the Antioch Police Councilmember Kalinowski's decision to remove himself

Ron Rackley, representing the Association's support of Chief Moczulski's recommendation to proceed with the hiring of the dispatchers.

Councilmember Kalinowski stated he did not support the program noting he felt it would not reduce response times and concern for the potential misuses of the system.

Following discussion the Council agreed to take separate action on the locator.

RESOLUTION NO. 2003/86

On motion by Councilmember Conley, seconded by Councilmember Davis, unanimously adopted the resolution as presented, with the exclusion of the Vehicle Locator.

Councilmember Conley stated he felt the tools necessary to reduce response times.

RESOLUTION NO. 2003/86A

On motion by Councilmember Conley, seconded by Councilmember Davis the Council approved the automatic vehicle locator. The motion carried by the following vote:

Ayes: Davis, Freitas, Conley, Simonsen

Noes: Kalinowski

Mayor Freitas declared a recess at 9:24 P.M. The meeting reconvened at 9:35 P.M. and Councilmember Simonsen who arrived at 9:35 P.M.

4. SUGGESTED NAMES FOR NEWS MALL) #901-05

Acting City Manager Pappas Diaz presented the staff recommending the City Council review the name and choose one name to be submitted for consideration.

Mayor Freitas stated he suggested the Black Diamond Plaza as an accurate reflection of the area's history.

Councilmember Simonsen stated he did not support the open-air facility. He voiced his support for Somersville Mall.

Councilmember Councilmember Davis Councilmember Davis voiced his support Councilmember Davis v

Councilmember Councilmember Kalinowski voiced his support for Black Diamond Center Councilmember
he he did an informal survey, which resulted he did an informal survey, which resulted in he did an inform

5. RESOLUTION APPROVING CITY ATTORNEY SALARY ADJUSTMENT

#502-01

Mayor Mayor Freitas reported that the Council was in Mayor Freitas reported that the Council was in close
review of the City Attorney.

RESOLUTION NO. 2003/87

On On motion by Councilmember Kalinowski, seconded by Councilmember Davis the Council
unanimously unanimously approved the unanimously approved the resolution adjusting the salary for the
per month.

Mayor Mayor Freitas adjourned to the Antioch Development Agency with Mayor Freitas adjourned to
present.

PUBLIC HEARINGS Continued

9. RESIDENTIAL DEVELOPMENT APPLICATIONS

#204-05

Community Community Development Deputy Director Carniglia presented the staff report Community D
1,1, 2003, recommending the City Council direct staff 1, 2003, recommending the City Council direct staff
regarding regarding the Residential Development Allocation applications and grant or deny the
allocations they deem most appropriate.

- A. RDARDA 03 05 Dhyanyoga Centers Inc.** requests an allocation of twelve single family
residential residential units residential units for 2004 on approximately 6.6 acres located on
Contra Contra Loma Blvd., approximately 1,100 feet north of Contra Loma Blvd., approximate
immediately immediately north of the existing immediately north of the existing Centennial Park sub
076 031 038).

Associate Associate Planner Albro gave a brief overview of RDA-0 Associate Planner Albro gave a
project application.

Chris Chris Beckwith stated his home was adjacent to the proper Chris Beckwith stated his home v
regard regarding regarding the type of wall structure proposed between the new facility, residence reg
existing existing facilities. He noted precast walls fail and suggested the issue go before the
Design Design Revi Design Review Board Design Review Board for consideration. He provided the C
precast precast wall failures precast wall failures in the area and expressed his precast wall failures in t
buildout buildout the project as well buildout the project as well as the potent
religious religious facility purchasing the properties. He suggested limiting religious facility purchasing th
and prohibiting gating of the project area.

were mutually agreed upon by the developers; thus, the inconsistencies were mutually clarified any unused allocations for the project would be cleared within 5 years and will be counted against the 5-year allocation average.

RESOLUTION NO. 2003/89

On motion by Councilmember Conley, seconded by Councilmember Davis, the Council unanimously approved the resolution with additional wording to be inserted into item #4: "payable at the time of pulling the building permit."

B. RDARDA 03 06 Castle Companies requests an allocation of twenty five single family residential units for 2003 on approximately 6.11 acres located approximately 600 feet south of East 18th Street and east of Wilson Street (APN 051 190 032).

Assistant Planner Morris gave a brief application.

Mr. Boatwright stated it was a 25-unit infill project surrounded by existing development. He clarified they would be making an attempt to hire local residents to construction.

In response to Councilmember Simonsen, City Attorney Galstan stated that the McBail agreement as it pertains to local hire for guidance on the issue.

Community Development Deputy Director Coe benefit offered by the applicant and would return to Council as part of the tentative process.

Ellis Keys expressed concern his family had previously entered into an agreement with McBail to exchange the completion of Wilson Street for the completion of the items he had made several attempts to contact. He requested the items promised be completed.

Mike Gallagher clarified they had responded three times to Mr. Keys and when Castle Companies received their conditions of approval, those things promised, but not covered by their conditions of approval, would be completed.

In response to Councilmember Simonsen, City Attorney Galstan stated that the "fee" be eliminated from the community benefits.

RESOLUTION NO. 2003/90

On motion by Councilmember Conley, seconded by Councilmember Davis, the Council approved the resolution deleting the word "fee" from item #4.

Assistant Planner Morris gave a brief overview of RDA-03-07 McBail Company project application.

Mike Gallagher, representing McBail Company, clarified the total contributions for the project was \$654,000 and summarized the opposition to staff's proposal to rezone the property to staff's proposal to rezone the City Council consider what they were offering in the application and

In response to Councilmember Simonsen, Mr. Gallagher were offered to meet the standards for regional transportation improvements.

Following discussion, Mr. Gallagher agreed to one per lot for the 109 units, which would meet their community needs, v of the McBail Company, he requested McBail's contributions be visible to the public.

City Engineer/Community Development Director Brandt reviewed the list of community benefits and clarified full funding of the traffic therefore it was in itself an enhancement offered by the applicant.

Community Development Deputy Director Carniglia stated considered the property to be a commercial site.

Councilmember Kalinowski stated he did not support the project due to the quality of development and density. He added the project would freeway as an entrance into the community. He noted Antioch had it freeway as an entrance-level housing, exceeding the goals established by ABAG.

Mayor Freitas stated he was in agreement with Councilmember Conley's statement.

Mr. Gallagher stated he had no objection to the following motion.

RESOLUTION NO. 2003/91

On motion by Councilmember Conley, seconded by Councilmember Conley, seconded by Councilmember Conley, Council approved the resolution increasing the community benefit to \$7000.00 per lot to be used for items as provided by McBail A-D of the standard F for community enhancement and F for community enhancement proposed resolution to correctly indicate the action taken by the Allocation Committee. The motion carried by the following vote:

Ayes: Davis, Conley, Simonsen

Noes: Kalinowski, Freitas

Mayor Freitas declared a recess at 11:40 P.M. The meeting reconvened with all Councilmembers present.

Mayor Mayor Freitas Mayor Freitas announced RDA-03-4 would be held over Mayor Freitas announced meeting.

E. RDARDA 03 3 Discovery Builders, Inc. requests an all RDA 03 3 Discovery Builders, Inc. residential residential units over a four year period residential units over a four year period from 2004 acres acres located on the west side of the Somersville Rd. / James Donlon Blvd. intersection (APN 089 160 002, 003, 005, 006 and 089 150 001).

Associate Associate Planner Wehrmeister gave a Associate Planner Wehrmeister gave a brief overview A project application.

Edward Edward Edward S Edward Shaffer, representing Seecon Financial and Construction, presented Council Council with a letter putting the Council with a letter putting the City on Council with a letter process process on the project. He added Seecon process on the project. He added Seecon does not the the City new contributions and requested the City new contributions and requested the City follow state the allocations as requested by Discovery Builders.

Mayor Mayor Freitas stated Mr. Mayor Freitas stated Mr. Shaff Mayor Freitas stated Mr. Shaffer had therefore therefore discussion could cease on the therefore discussion could cease on the project and it with Council providing a legal response.

Mr. Mr. Shaffer requested the Council proceed and allow Mr. Shaffer requested the Council proceed and approvals for development.

City City Attorney Galstan City Attorney Galstan stated he had received a copy of City Attorney Galstan and he recommended the City Council consider the and he recommended the City Council consider the a and should they choose to grant the allocation the issues would become moot; if deny the application he could research the questions and return a deny the application he could research session to advise Council.

Council member Kalinowski requested Albert Seeno III come forward to the podium.

Albert Albert Seeno III clarified he was the applicant and the Albert Seeno III clarified he was the applicant the the City to approve his application noting he the City to approve his application noting he hoped the ac upon him personally.

City City Engineer/Com City Engineer/Community De City Engineer/Community Development Director Mr. Seeno and was supportive of the application.

Following Following discussion, the Council Following discussion, the Council expressed concern regarding their their legal representative as discussed in the letter pre their legal representative as discussed in the evening evening and noted the evening and noted the City would not do business in evening and noted they they recognized A they recognized Albert S they recognized Albert Seeno III willingness to work proposal.

RESOLUTION NO. 2003/92

On motion by Councilmember Kalinowski, seconded by Councilmember Davis the Council unanimously approved the resolution for a total of 286 units.

F. RDARDA 03 1 Davidon Homes requests an allocation of 549 single family residential units over a five year period from 2003 through 2007 on approximately 2,600 acres west of the future State Route 4 Bypass, approximately 2,600 feet north of Lone Tree Way and 1,150 feet from the current eastern terminus of Lone Tree Way and 1,150 feet from the western terminus of Lone Tree Way in Antioch (APN 053 060 021 and a portion of 053 072 013).

Associate Planner Wehrmeister gave a brief overview of Davidon Homes.

Jeff Thayer clarified the school site, item #4 of the resolution. He stated they were encouraged by City staff to develop a school site and noted they had accommodated the site, which he felt would be a benefit to the community. He reviewed additional information stated they were providing a different product line for variance in widths and setbacks. He clarified they were in the architecture now.

Councilmember Kalinowski stated there was no support for the additional market rate homes. The dedication of the high school site was a community benefit. City who would be giving up the open space should be based on the lack of quality and community benefit, he would not be supporting it.

Councilmember Conley stated he felt there could be space being used for a high school site. However, it was not a benefit. He stated he would like a variance decreasing the density.

Mr. Thayer stated he felt the contribution was significant for the school site, which would be purchased for a minimum price.

Councilmember Simonsen stated there was an urgent need for it. It would be a benefit to the City. He noted it would move forward, giving Davidon Homes the opportunity to work through the issues and bring it back to the City on July 22, 2003 with revisions.

Mayor Freitas voiced his concern on this application. He expressed his concern the proposal, as provided 500 cookie cutter houses, would produce 1200 children, 10 acres of open space and the remaining 10 acres would be used for a high school. He noted the third high school was important to the community and moving forward to try to find a solution to provide a project for the district, homebuyers and community.

AA motionA motion by Councilmember Kalinowski, seconded by Mayor Freitas toA motion by Councilme
forfor RDA -03-01for RDA -03-01 was withdrawn due to a request fromfor RDA -03-01 was withdrawn o
JulyJuly 22, 2003 to give himJuly 22, 2003 to give him the opportunJuly 22, 2003 to give him
regarding the application.

OnOn motion by Councilmember Kalinowski, seconded by Councilmember ConlOn motion by C
CouncilCouncil unanimously continued RDA-03-01 to July 2Council unanimously continued RDA-0
communicatecommunicate with the School District and City and communicate with the School Dist
application.

Mayor Freitas adjourned to the Antioch Development Agency.

AGENCY REGULAR AGENDA

6. APPROVAL OF AGENCY WARRANTS #401-02

OnOn motion by Agencymember Simonsen, seconded by Agencymember Conley, the
Agency unanimously continued item #6 to July 22, 2003.

7. RESOLUTIONRESOLUTION RESOLUTION APPROVINGRESOLUTION APPROVINGRESOLUT TO PROVIDE ADVICE FOR WATERFRONT DEVELOPMENT #902-07

CityCity Attorney Galstan presented the staff report dated JulyCity Attorney Galstan presented the staff r
Council approve the resolution.

MayorMayor Freitas stated the WaterfrontMayor Freitas stated the Waterfront Redevelopment PlanMa
to start a new course of action to provide development in the downtown area.

Resolution No. ADA-391

OnOn motion by Councilmember Conley, seconded by Councilmember Kalinowski the City
Council unanimously approved the resolution.

Chairperson Freitas adjourned to the Antioch City Council.

COUNCIL CONSENT CALENDAR (Item D cont from the beginning of meeting)

ItemItem D - CouncilmCouncilmember SimCouncilmember Simonsen announced the League of C
CloudyCloudy Skies Over CalCloudy Skies Over CalifoCloudy Skies Over California Cities was play
requestedrequested it be requested it be playedrequested it be played during the next City Co
Advocacy.

FollowingFollowing discussion the Council agreed to play the videoFollowing discussion the Council agr
meeting.

PUBLIC COMMENTS - None

COUNCIL COMMUNICATIONS - None

STAFF COMMUNICATIONS - None

With no further business, Mayor Freitas adjourns the regular Council meeting on July 22, 2003.

Respectfully Submitted,

L. JOLENE MARTIN, City Clerk

Approved:

DONALD P. FREITAS, Mayor

Attest:

L. JOLENE MARTIN, City Clerk