



Council Chambers  
200 H Street  
Antioch, CA 94509

Closed Session - 6:00 P.M.  
Regular Meeting - 7:00 P.M.

# ANNOTATED AGENDA

for

## FEBRUARY 28, 2017

Antioch City Council  
Regular Meeting

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

Sean Wright, Mayor  
Lamar Thorpe, Mayor Pro Tem  
Monica E. Wilson, Council Member  
Tony Tiscareno, Council Member  
Lori Ogorchock, Council Member

Arne Simonsen, City Clerk  
Donna Conley, City Treasurer

Steven Duran, City Manager  
Michael G. Vigilia, City Attorney

*PLEASE TURN OFF CELL PHONES BEFORE ENTERING COUNCIL CHAMBERS.*

**Electronic Agenda Packet viewing at:** <http://www.ci.antioch.ca.us/CityGov/agendas/FindAgenda.asp>  
**With Project Plans at:** <http://ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/docs/Project-Pipeline.pdf>  
**Hard Copy viewing at:** Antioch Public Library, 501 W 18th St, Antioch, CA  
**Online Viewing:** <http://www.ci.antioch.ca.us/CityGov/citycouncilmeetings.asp>

*Council meetings are televised live on Comcast Channel 24*

### **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. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the City Clerk's Office, located on the 3<sup>rd</sup> Floor of City Hall, 200 H Street, Antioch, CA 94509, during normal business hours for inspection and (for a fee) copying. Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, 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 Council on each agenda item. To address the Council, fill out a yellow Speaker Request form, available on each side of the entrance doors, and place in the Speaker Card Tray. See the Speakers' Rules on the inside cover of this Agenda. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section.

**6:00 P.M.      ROLL CALL – CLOSED SESSIONS – for Council Members – *All Present***

**PUBLIC COMMENTS** for Closed Sessions – *None*

#### **CLOSED SESSIONS:**

1) **CONFERENCE WITH LABOR NEGOTIATORS** – This Closed Session with the City's Labor Negotiators is authorized by California Government Code § 54957.6; City designated representatives: Nickie Mastay, Denise Haskett and Glenn Berkheimer; Employee organization: Public Employees' Union Local 1.  
*Direction given to Labor Negotiators*

2) **PUBLIC EMPLOYEE PERFORMANCE EVALUATION: CITY ATTORNEY.** This closed session is authorized pursuant to Government Code section 54957.  
*Direction given to staff*

3) **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** pursuant to California Government Code section 54956.8; Property – Humphrey's Restaurant: Agency Negotiator – City Manager; Parties – Dorothy Everett and John Jernegan.  
*No reportable action*

**7:01 P.M.      ROLL CALL – REGULAR MEETING – for City /City Council Members acting as Successor Agency/Housing Successor to the Antioch Development Agency – *All Present***

**PLEDGE OF ALLEGIANCE**

**ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS**

**ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS**

➤ *ECONOMIC DEVELOPMENT COMMISSION (Deadline date to apply: 03/03/17)*

**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**

**MAYOR'S COMMENTS**

**PRESENTATION** – *Transforming the Homeless System of Care, presented by Jaime Jenett, Continuum of Care Planning and Policy Manager with the Health, Housing and Homeless Services Division of Contra Costa Health Services*

PRESENTATION

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

**A. APPROVAL OF COUNCIL MINUTES FOR FEBRUARY 14, 2017**

STAFF REPORT

**Approved, 5/0**

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

**B. APPROVAL OF COUNCIL WARRANTS**

**Approved, 5/0**

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

STAFF REPORT

**C. REJECTION OF CLAIMS: JUAN PARTIDA AND EMILY IRENE STEPHENS**

**Rejected, 5/0**

Recommended Action: It is recommended that the City Council take the following actions:

- 1) Reject the claim of Juan Partida that was received on January 10, 2017
- 2) Reject the claim of Emily Irene Stephens that was received on February 8, 2017.

STAFF REPORT

**D. RESOLUTION TO FORM AN AD HOC CITY/SCHOOL RELATIONS COMMITTEE FOR A PERIOD OF SIX MONTHS**

**Reso. No. 2017/21 adopted, 5/0**

Recommended Action: It is recommended that the City Council adopt the resolution to form an ad hoc City/School Relations Committee for a period of six months and appointing Mayor Wright and Council Member Wilson to the ad hoc committee.

STAFF REPORT

**E. RESOLUTION TO FORM AN AD HOC SYCAMORE CORRIDOR COMMITTEE FOR A PERIOD OF NINE MONTHS**

**Reso. No. 2017/22 adopted, 5/0**

Recommended Action: It is recommended that the City Council adopt the resolution to form an ad hoc Sycamore Corridor Committee for a period of nine months and appointing Mayor Wright and Council Member Wilson to the ad hoc committee.

STAFF REPORT

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

**City of Antioch Acting as Successor Agency/Housing Successor to the Antioch Development Agency**

**F. APPROVAL OF SUCCESSOR AGENCY WARRANTS**

STAFF REPORT

**Approved, 5/0**

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

**G. APPROVAL OF HOUSING SUCCESSOR WARRANTS**

**Approved, 5/0**

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

STAFF REPORT

**MOTION TO MOVE REGULAR AGENDA ITEM #7 AFTER CONSENT CALENDAR – 5/0**

**COUNCIL REGULAR AGENDA – for City /City Council Members acting as Housing Successor to the Antioch Development Agency**

7. RESOLUTION VACATING A PORTION OF OPEN SPACE PARCEL “B” (DEER PARK UNIT 11, SUBDIVISION 7290 [358M11]) AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO GRANT OR QUITCLAIM ANY PROPERTY INTEREST TO THE OWNER OF 4420 BELVEDERE WAY (LOT 240, DEER PARK UNIT 11, SUBDIVISION 7290 [358 M 11]) PW 443-01-17

**Reso. No. 2017/23 adopted, 5/0**

Recommended Action: It is recommended that the City Council adopt the resolution vacating a portion of open space Parcel “B” (Deer Park Unit 11, Subdivision 7290 [358M11]) and authorizing the City Manager to execute all documents necessary to grant or quitclaim any property interest to the owner of 4420 Belvedere Way (Lot 240, Deer Park Unit 11, Subdivision 7290 [358M11]).

STAFF REPORT

2. 2016-17 HOUSING SUCCESSOR FUNDING FOR THE ANTIOCH HOME OWNERSHIP PROGRAM

**Reso. No. 2017/24 adopted, 5/0**

Recommended Action: It is recommended that the City of Antioch, as Housing Successor to the Antioch Development Agency, approve the funding recommendations of the CDBG subcommittee and adopt the Resolution allocating Housing Successor funding for the Antioch Home Owner Program (AHOP) to be implemented by the Bay Area Affordable Homeownership Alliance beginning in FY 2016-17.

STAFF REPORT

**COUNCIL REGULAR AGENDA – for City /City Council Members acting as Housing Successor to the Antioch Development Agency – Continued**

**3. PRESENTATION OF SOLID WASTE PROGRAMS AND DISCUSSION OF COMMERCIAL ORGANICS RATE STRUCTURES**

***No action taken; direction provided to staff***

Recommended Action: It is recommended that the City Council provide direction to staff in regards to the preferred options for a mandatory organics recycling program as required by state law under AB 1826 (Chesbro) and any other contract revisions they would like to see.

STAFF REPORT

STAFF REPORT

**4. INCLUSIONARY HOUSING**

***Received, 5/0***

Recommended Action: It is recommended that the City Council receive the report on Inclusionary Housing and offer any questions or comments.

STAFF REPORT

**5. COST ALLOCATION PLAN – POLICE DEPARTMENT**

***Direction provided to staff; support Table B, 5/0***

Recommended Action: It is recommended that the City Council provide further direction to staff regarding the use of the City's Cost Allocation Plan for distribution of internal services costs to the Police Department in relation to Measure C expenditures in the fiscal year 2017-19 budget.

STAFF REPORT

**6. BODY WORN CAMERA UPDATE**

***Received, 5/0***

Recommended Action: It is recommended that the City Council receive the oral report concerning the implementation of a Body Worn Camera (BWC) Program.

STAFF REPORT

**PUBLIC COMMENT**

**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 City Manager – no longer than 6 months.*

**ADJOURNMENT – 9:37 p.m.**

# Transforming the Homeless System of Care



CONTRA COSTA  

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HEALTH SERVICES

# Point in Time Count 2016

9%  
veterans

1,730 homeless

\* 620 in shelters

\* 1,110 on streets

15%  
chronically  
homeless

29% mental  
health issues

1,770 imminently  
at-risk

7% families  
with minor  
children

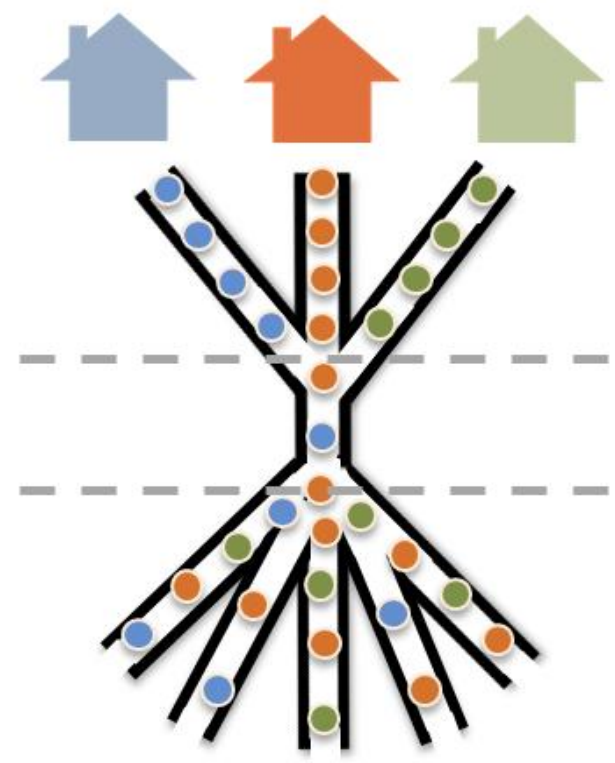
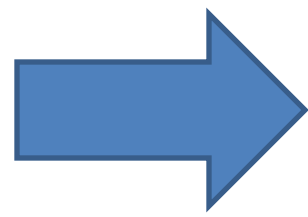
3,500 Homeless or Imminently At-Risk



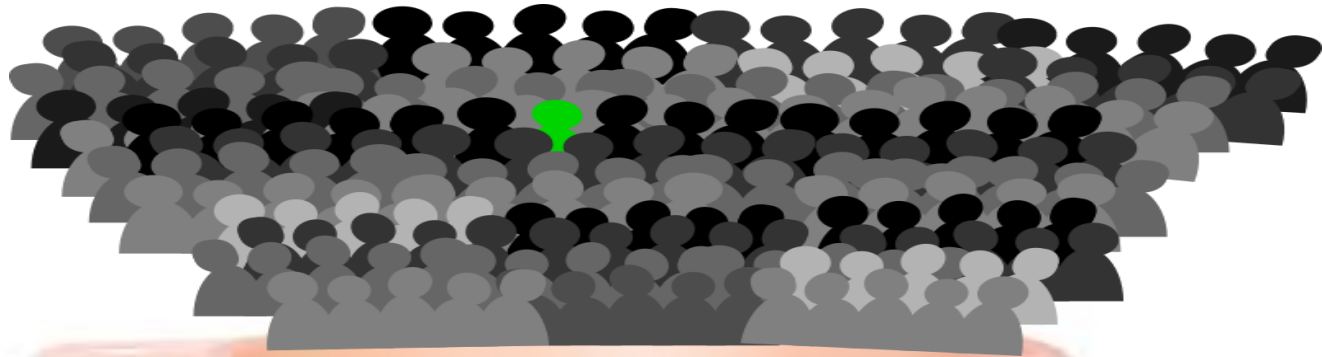
Anka Behavioral Health, Inc.







# Recipe for Failure



1,110 people living  
outside every day



500 shelter beds

# Coming Early 2017

THE FOLLOWING **PREVIEW** HAS BEEN APPROVED FOR  
**ALL AUDIENCES**  
BY THE MOTION PICTURE ASSOCIATION OF AMERICA, INC.

[www.filmratings.com](http://www.filmratings.com)

[www.mpa.org](http://www.mpa.org)

# CONTRA COSTA COUNTY COORDINATED ENTRY MODEL



Consumers



Law Enforcement



Health Care Providers



Service Providers



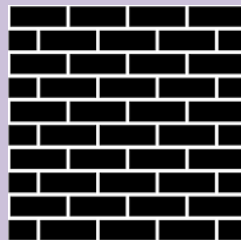
Community Members



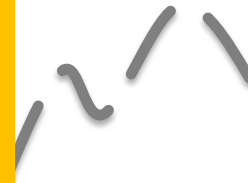
**CALL**  
211



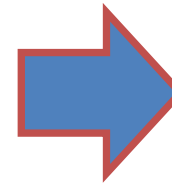
**CARE**  
Coordinated Assessment,  
Resource Center



**CORE**  
Coordinated Outreach  
Referral and  
Engagement Teams




Interim  
Housing



Permanent Housing

# Homeless Info Line



What	When	Who
<ul style="list-style-type: none"><li>• Prevention/Diversion screening and triage</li><li>• CARE and CARE-Capable center referrals</li><li>• Referrals to safety net and other social services</li><li>• Housing Security Fund Administration</li></ul> 	<ul style="list-style-type: none"><li>• 24/7</li></ul>	<ul style="list-style-type: none"><li>• At Risk</li><li>• Literally Homeless</li></ul>

# CORE Team



(Coordinated Outreach, Referral and Engagement)

What	When	Who
<ul style="list-style-type: none"><li>• Shelter and Warming Center Placement</li><li>• In-the-field healthcare services provided by HCH</li><li>• Benefits eligibility screening and enrollment</li><li>• Permanent housing prioritization assessment</li><li>• Linkages to Behavioral Health</li><li>• VI-SPDAT assessment</li></ul>	<ul style="list-style-type: none"><li>• Monday – Saturday, 7 am – 1 am</li><li>• 3 Teams across County</li></ul>	<ul style="list-style-type: none"><li>• Literally Homeless</li></ul>

# CARE Centers



What	Where/When	Who
<ul style="list-style-type: none"> <li>• VI-SPDAT assessment</li> <li>• Showers</li> <li>• Food</li> <li>• Mail Services</li> <li>• Laundry</li> <li>• Primary and Behavioral Health Services</li> <li>• Benefits enrollment</li> <li>• Housing Navigation</li> <li>• *Warming Center</li> </ul>	<p style="text-align: center;"><b>Monday -Friday</b> <b>8 am – 5 pm</b></p> <p style="text-align: center;"><u>West County</u> 165 22<sup>nd</sup> Street Richmond</p> <p style="text-align: center;"><u>Central County</u> 1924 Trinity Ave Walnut Creek</p> <p style="text-align: center;"><u>Central County*</u> 2047-A Arnold Industrial Way Concord</p>	<ul style="list-style-type: none"> <li>• Literally Homeless</li> </ul>

# Warming Center Pilot



What	Where/When	Who
<ul style="list-style-type: none"><li>• Screening and intake</li><li>• Housing assessment</li><li>• Food</li><li>• Showers</li></ul>	<p><b>Monday -Saturday</b> <b>7 pm– 7 am</b></p> <p><u>Central County*</u> 2047-A Arnold Industrial Way Concord</p>	<ul style="list-style-type: none"><li>• Literally Homeless</li></ul>

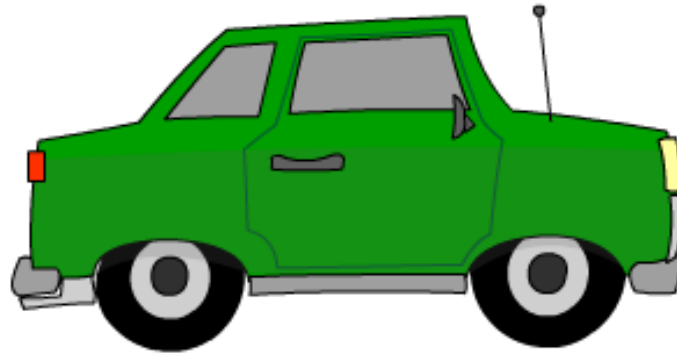
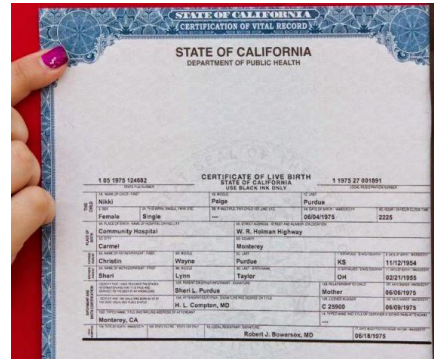


# CARE Capable Center



What	Where/When	Who
<ul style="list-style-type: none"><li>• Referrals to 211 for prevention/diversion</li><li>• Referrals to CARE Centers</li><li>• VI-SPDAT assessment</li></ul>	<p><b>M, W, Th, F</b> <b>8 am – 5 pm</b></p> <p><b>Tu</b> <b>8 am – 7 pm</b></p> <p><u>Central County</u> Monument Crisis Center 1990 Market Street Concord</p>	<ul style="list-style-type: none"><li>• At-Risk</li><li>• Literally Homeless</li><li>• Focus on families and seniors</li></ul>

# HOUSING NAVIGATION





# Summary

- Only 3 entry points
- Assignment based on vulnerability versus first-come-first-serve
- Warming Center
- Housing navigation services beyond just shelters
- Standard policies and protocols across providers
- Coordinated exit from homelessness

# Future Growth

- ❑ Expansion of CORE teams (**Scalable to meet each City's need**)
- ❑ Additional CARE Centers (East County)
- ❑ Enhancement of all CARE Centers with Warming Centers
- ❑ Seven day/week operation



# Implementation Timeline

## Phase I (February 2017)

- CORE Outreach Teams mobilized
- 211 Call Center begins
  - referrals to CORE Team
  - referrals to CARE Centers
- CARE Centers open with Housing Navigation services available on-site
- Warming Center opens in Central County

## Phase II (May 2017)

- 211 implements Prevention and Diversion Screening and Referral services

## Phase III (September 2017)

- 211 begins centralized reservation system for direct placement into emergency shelters



Jaime Jenett, MPH  
CoC Planning and Policy Manager

[Jaime.jenett@hsd.cccounty.us](mailto:Jaime.jenett@hsd.cccounty.us)

925-313-7720

## CITY COUNCIL MEETING

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

**February 14, 2017**  
**Council Chambers**

### **6:00 P.M. - CLOSED SESSION**

- 1. CONFERENCE WITH LABOR NEGOTIATORS** – This Closed Session with the City's Labor Negotiators is authorized by California Government Code § 54957.6; City designated representatives: Nickie Mastay, Denise Haskett and Glenn Berkheimer; Employee organization: Public Employees' Union Local 1.
- 2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION: City Manager.** This closed session is authorized pursuant to Government Code section 54957.
- 3. PUBLIC EMPLOYEE APPOINTMENT: Recruitment of City Manager.** This closed session is authorized pursuant to Government Code section 54957.

City Attorney Vigilia reported the City Council had been in Closed Session and gave the following report: **#1 CONFERENCE WITH LABOR NEGOTIATORS**, Direction was given to the Labor Negotiators and **#2 PUBLIC EMPLOYEE PERFORMANCE EVALUATION: City Manager**, Direction was given to staff; and, **#3 PUBLIC EMPLOYEE APPOINTMENT: Recruitment of City Manager**, Direction was given to staff.

Mayor Wright called the meeting to order at 7:31 P.M., and City Clerk Simonsen called the roll.

Present: Council Members Wilson, Thorpe, Tiscareno, Ogorchock, and Mayor Wright

### **PLEDGE OF ALLEGIANCE**

Councilmember Wilson led the Council and audience in the Pledge of Allegiance.

### **PROCLAMATIONS**

*John McMullen, Antioch's First Veteran of the Year*  
*Dr. Joseph E. Langston, Global Outreach Divine Ministries, LLC*

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

The City Council presented the proclamation to John McMullen who accepted the proclamation on behalf of his family, the VFW, and everyone who supported Veterans. He thanked the City Council for the recognition.

J.R. Wilson congratulated John McMullen and presented him with a plaque honoring him as Veteran of the Year.

The Council presented the proclamation to Dr. Joseph Eugene Langston who thanked the Council for the proclamation.

Mayor Wright thanked Dr. Langston and all those who served the community.

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

Director of Parks and Recreation Kaiser announced the Black History Month Exhibit was on display February 15 – 19, 2017 at the Nick Rodriguez Community Center. She encouraged youth in the community to apply for spring job opportunities in the recreation department. She announced registration was opened for the spring Skate Board Camp.

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

City Clerk Simonsen announced the following Board and Commission openings:

- *Economic Development Commission: One (1) partial-term vacancy; deadline date is March 3, 2016*
- *Police Crime Prevention Commission: One (1) partial-term vacancy; deadline date is February 24, 2016*

He reported applications would be available in Council Chambers, online at the City's website and at the City Clerk's and Deputy City Clerks offices.

**PUBLIC COMMENTS** - None

### **COUNCIL SUBCOMMITTEE REPORTS**

Councilmember Wilson reported on her attendance at the Tri Delta Transit meeting.

Councilmember Tiscareno reported on his attendance at the Community Development Block Grant (CDBG) committee meeting with Councilmember Ogorchock. He also reported on his attendance at the Lone Tree Golf Course committee meeting with Mayor Wright.

Councilmember Thorpe reported on his attendance with Councilmember Ogorchock at the ad hoc committee meeting for the recruitment of the new City Manager.

Mayor Wright reported on his attendance at the Mayor's Conference and Delta Diablo committee meeting.

### **MAYOR'S COMMENTS**

Mayor Wright thanked everyone for attending the meeting and recognized the spouses and families of Council for the sacrifices made so that they could serve the community.



## **PRESENTATION**

Jason Crapo, Department of Conservation and Development for Contra Costa County and Consultant Seth Baruch, gave a PowerPoint presentation of the Community Choice Energy Study. Contact information was provided.

Harry Thurston, Antioch resident, spoke in support of implementing a Community Choice Energy (CCE) program in Antioch. He suggested Council request the Board of Supervisors place the stand alone option in the study.

Jamie Tuckey, Director of Public Affairs at MCE and Dawn Weisz CEO of MCE, discussed their programs and recognized Antioch as climate leaders in Contra Costa County. They provided Council with a handout of their local projects.

Carol Weed, Walnut Creek resident, reviewed and provided Council with a Draft Community Choice Aggregation Technical Analysis.

Melissa Yu, Sierra Club, spoke in support of establishing a Community Choice Program in Antioch.

Councilmember Tiscareno thanked Jason and Seth for the presentation. He discussed the value of creating local jobs and including organized labor in the discussions.

Councilmember Thorpe encouraged outreach to the Community College for employment and workforce readiness.

Councilmember Ogorchock stated she would like more information on the stand alone option.

In response to Council, Environmental Resource Coordinator Julie Hass-Wadjowicz reported that CCE programs typically had solar power purchase agreements.

In response to Councilmember Wilson, Dawn Weisz CEO of MCE, gave a history of implementing their program.

In response to Mayor Wright, Mr. Crapo discussed the financial implications of the CCE program options.

Mayor Wright thanked Jason Crapo and Seth Baruch for the presentation.

- 1. COUNCIL CONSENT CALENDAR**
  - A. APPROVAL OF COUNCIL MINUTES FOR JANUARY 10, 2017**
  - B. APPROVAL OF COUNCIL MINUTES FOR JANUARY 24, 2017**
  - C. APPROVAL OF COUNCIL WARRANTS**

- D. **REJECTION OF CLAIMS: (1) FABIOLA PARRA-VILL; (2) FABIOLA VILLA PARRA ON BEHALF OF GERALDINE VILLA, A MINOR; AND (3) KELLY MORIARTY**
- E. **ORDINANCE 2124-C-S SECOND READING – FORMATION OF THE PROPOSED CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2016-01 (POLICE PROTECTION) (Introduced on 01/24/17)**
- F. **RESOLUTION NO. 2017/15 STREET LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT ENGINEER’S REPORT FOR FY 2017/2018**
- G. **RESOLUTION NO. 2017/16 ONESOURCE SUPPLY SOLUTIONS – RESCINDING RESOLUTION NUMBER 2016/105**
- H. **LEAGUE OF CALIFORNIA CITIES**
- **Policy Committee Meeting**
  - **Mayors and Council Members Executive Forum and Advanced Leadership Workshop**

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe, the Council unanimously approved the Council Consent Calendar.

### **COUNCIL REGULAR AGENDA**

#### **3. GENERAL PLAN LAND USE ELEMENT UPDATE – SAND CREEK FOCUS AREA**

Director of Community Development Ebbs presented the staff report dated February 14, 2017 recommending the City Council receive the report and information on the General Plan Land Use Element Update and offer any questions or comments.

Mayor Wright requested the administrative draft be brought back to Council prior to it going through the CEQA process.

Councilmember Thorpe agreed with Mayor Wright noting he would like to participate in the community forum on this matter prior to the administrative draft going through the CEQA process.

Mayor Wright read written comment submitted from Planning Commissioner Martha Parsons regarding her request to direct staff to revise some of the policies related to the Olive Groves project.

Mike Ramsey, Consultant Olive Groves Senior Housing Project requested the administrative draft not be sent through the CEQA process until they were allowed to address their concerns with staff. He reviewed and provided Council with a packet of information for their consideration.

Alan Iannaccone, Brentwood resident, spoke in support of a senior housing development in the Sand Creek Focus area.

Lucia Albers, Brentwood resident, reviewed and submitted written comment outlining her concerns regarding the impacts of the recommendations on the feasibility of the Olive Groves project.

Monte Albers, Brentwood resident, requested time to work with staff and spoke in support of senior housing in the Sand Creek focus area.

Kerry Motts, Chairman of Planning Commission, stated he felt the process should have been approached in a more formal manner. He discussed the City of Brentwood's strategies for developing specific plans and urged Council to receive more input from the public on the process.

Gil Murillo, Antioch resident, thanked Mayor Wright and Councilmember Thorpe for expressing interest in hearing from the community and noted the public had concerns regarding development in this area. He discussed the importance of addressing the City's infrastructure needs prior to future development. He voiced his support for senior housing and a business park in the Sand Creek focus area as well as a police substation in Southeast Antioch.

Joel Dava'court, Greenbelt Alliance, reported that there were unresolved public comments regarding the Sand Creek Focus area. He invited the Council to attend the community forum on February 23, 2017 and the Prewett Community Center and encouraged the City to invest in a public workshop in Southeast Antioch.

Sherry Starks, Antioch resident, stated she opposed development in the Sand Creek Focus Area.

Aaron Ross-Swain, representing Richland Communities applicant for The Ranch Project, gave a history of the Sand Creek Focus area. He stated he felt the current land use alternative was a good plan that clarified existing policies and provided new policies that implemented predictability and certainty.

Councilmember Ogorchock requested staff clarify how the new plan for the Sand Creek Focus Area differed from the previous plan.

In response to Councilmember Tiscareno, City Attorney Vigilia advised against all Councilmembers attending and/or participating in any discussion about the project at the community forum, to avoid the possibility of a Brown Act Violation.

Mayor Wright thanked the Planning Commission and staff for the efforts they put forth in developing the plan.

Councilmember Thorpe requested staff provide Council with information regarding the challenges of development in the area west of Empire Mine Road.

Councilmember Wilson requested staff provide more information on senior housing options.

Mayor Wright requested staff clarify restriction of development on the top 25 percent of hilltops.

On motion by Councilmember Thorpe, seconded by Councilmember Ogorchock, the City Council unanimously received the report.

Mayor Wright declared a recess at 9:59 P.M. The meeting reconvened at 10:11 P.M. with all Councilmembers present.

#### **4. ANTIOCH ANIMAL SERVICES UPDATE**

Captain Brooks gave an overhead presentation and presented the staff report dated February 14, 2017 recommending the City Council accept the Antioch Animal Services (AAS) staff report and provide direction to staff regarding operational priorities and recommendations by Tony La Russa's Animal Rescue Foundation. He thanked Tony La Russa's Animal Rescue Foundation (ARF) for their support and partnership with Antioch Animal Services.

Mayor Wright thanked Captain Brooks for the report, Tony La Russa's Animal Rescue Foundation (ARF) for their support, and the volunteers who worked with the Antioch Animal Services.

Councilmember Thorpe requested the City consider implementing an Animal Services Commission.

Mayor Wright read written comment submitted by Kristy Keusch speaking in support of ARF and outlining her concerns and recommendations for animal care at the Antioch Animal Shelter.

Karen Kops, President of HARP and SNIP, spoke in support of the recommendations in the staff report and questioned the sustainability of the improvements. She discussed the importance of a long term solution targeted toward the large population of pit bulls and community cats.

Holly Cuciz, thanked Captain Brooks for the report and ARF for their support of the Antioch Animal Shelter. She spoke in support of establishing an Animal Advisory Commission and conducting community outreach. She thanked Council, staff, the volunteers, ARF and Maddies Fund.

Dr. Jeffrey Klingler, Antioch resident, stated the report showed impressive progress toward improvements at the Shelter. He thanked ARF for their support and complimented the Antioch Police Department for accepting their partnership. He suggested Council consider sustainability and transparency.

Sherry Starks, Antioch resident, encouraged the City to allocate sufficient funds to the Antioch Animal Shelter. She supported the staff report recommendations and suggested adding a paid volunteer coordinator position. She also suggested separating Antioch Animal Services from the Police Department to increase volunteerism.

Michelle Kuslits, Antioch resident, thanked ARF for their support of the shelter and their offer to provide the facility improvement. She offered to meet with Council to discuss her recommendations for generating revenue to increase staffing.

Amanda Jimenez thanked Captain Brooks for the report and ARF for their support of the shelter. She encouraged Council to approve the recommendations. She suggested the City post volunteer positions and place applications, on the City's website.

Mike Ramsey, spoke in support of Antioch Animal Services partnership with Tony La Russa's Animal Rescue Foundation (ARF). He encouraged residents to follow his lead and make donations to ARF and Antioch Animal Services.

Mayor Wright recognized Mike Ramsey as former City Manager of Antioch and thanked him for his service.

Councilmember Wilson thanked Captain Brooks, ARF and the shelter volunteers.

Councilmember Ogorchock thanked Captain Brooks for the report, the volunteers, staff, and ARF for their support of the Antioch Animal Shelter. She reported she had toured the shelter and it was greatly improved.

Councilmember Tiscareno thanked Captain Brooks for the report and Tony La Russa's Animal Rescue Foundation (ARF). He discussed the importance of addressing sustainability. He questioned if ARF would be willing to continue supporting the shelter after the contract expired.

Mayor Wright stated that considering intake numbers Antioch should be able to make a case to the County that it was subsidizing animal care in East Contra Costa County. He voiced his support for prioritizing funding to move this item forward.

Captain Brooks explained the return on investment with an on-staff DVM and RVT would occur with medical care and increasing the flow of animals through the shelter. He reported if Council approved the recommendations, the next 9 months would be covered by ARF and Maddies Fund.

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe, the Council unanimously received the report and directed staff to prioritize hiring a part time DVM and full-time RVT and permanently authorized the positions approved during the June 14, 2016 (four (4) part-time Animal Care Attendants, one full-time Office Assistant).

**5. RESOLUTION AUTHORIZING PROPERTY PURCHASE AGREEMENT WITH KHALIL RAHMANY FOR SALE OF SURPLUS OPEN SPACE**

City Attorney Vigilia presented the staff report dated February 14, 2017 recommending the City Council adopt a resolution authorizing the City Manager to negotiate and execute a Property Purchase Agreement for the sale of surplus open space land located adjacent to 4420 Belvedere Way to Khalil Rahmany, in a form approved by the City Attorney.

**RESOLUTION NO. 2017/17**

On motion by Councilmember Thorpe, seconded by Councilmember Wilson, the Council adopted a resolution authorizing the City Manager to negotiate and execute a Property Purchase

Agreement for the sale of surplus open space land located adjacent to 4420 Belvedere Way to Khalil Rahmany, in a form approved by the City Attorney.

**6. DISSOLUTION OF CITY/SCHOOL RELATIONS COMMITTEE AND CREATION OF AD HOC CITY/SCHOOL RELATIONS COMMITTEE**

City Attorney Vigilia presented the staff report dated February 14, 2017 recommending the City Council: 1) Adopt a resolution dissolving the City/School Relations Committee as standing committee; and, 2) Consider creating a City/School Relations ad hoc committee.

**RESOLUTION NO. 2017/18**

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe, the Council unanimously adopted a resolution dissolving the City/School Relations Committee as standing committee.

On motion by Councilmember Wilson, seconded by Councilmember Thorpe, the Council unanimously created an ad hoc City/School Relations Committee being served by Mayor Wright and Councilmember Wilson and directed the committee report back to Council upon termination in 6 months.

**7. DISSOLUTION OF SYCAMORE CORRIDOR COMMITTEE AND CREATION OF AD HOC SYCAMORE CORRIDOR COMMITTEE**

City Attorney Vigilia presented the staff report dated February 14, 2017 recommending the City Council: 1) Adopt a resolution dissolving the Sycamore Corridor Committee as standing committee; and, 2) Consider creating a Sycamore Corridor Ad Hoc Committee.

**RESOLUTION NO. 2017/19**

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe, the Council unanimously adopted a resolution dissolving the Sycamore Corridor Committee as standing committee.

On motion by Councilmember Thorpe, seconded by Councilmember Wilson, the Council unanimously created an ad hoc Sycamore Corridor Ad Hoc Committee served by Mayor Wright and Councilmember Wilson and directed the committee to report back to Council upon termination in 9 months.

**8. DISSOLUTION OF CITY COUNCIL'S BUDGET COMMITTEE**

City Manager Duran presented the staff report dated February 14, 2017 recommending the City Council adopt a resolution dissolving the City Council's Budget Committee.

Councilmember Ogorchock stated she did not agree with dissolving the Budget Committee.

Mayor Wright stated budget discussions would occur during study sessions with the entire Council and cautioned Council of the potential for a Brown Act violation with a standing committee.

City Attorney Vigilia clarified that any time two members of a committee were together, they could not discuss items within the subject matter or jurisdiction of that committee.

Councilmember Tiscareno stated he had served on the budget committee and it was a repetition of what was presented to Council at their Study Sessions.

Mayor Wright added that members of a budget committee could not speak about any issue related to the city's finances outside Council or committee meetings without a Brown Act Violation.

Allen Payton, Antioch resident, reported when he had served on Council, they did not have a Budget Committee and Council could meet with City staff at any time to address their questions.

**RESOLUTION NO. 2017/20**

On motion by Councilmember Thorpe, seconded by Councilmember Wilson, the Council adopted a resolution dissolving the City Council's Budget Committee. The motion carried the following vote:

*Ayes: Wilson, Thorpe, Tiscareno and Wright*

*Noes: Ogorchock*

**9. DELTA DIABLO ALTERNATE REPRESENTATIVE APPOINTMENT**

City Manager Duran presented the staff report dated February 14, 2017 recommending the City Council review and approve Mayor Wright's nomination for an Alternate Representative to Delta Diablo.

Mayor Wright nominated Councilmember Thorpe as an Alternate Representative to Delta Diablo.

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson, the Council unanimously appointed Councilmember Thorpe as an Alternate Representative to Delta Diablo.

**PUBLIC COMMENTS**

Allen Payton wished everyone a Happy Valentine's Day.

**STAFF COMMUNICATIONS - None**

**COUNCIL COMMUNICATIONS**

Councilmember Ogorchock requested staff agenda consideration of dissolving the Graffiti Abatement and Northeast Antioch Annexation committees.

Mayor Wright wished City Manager Duran a Happy Birthday.

**ADJOURNMENT**

With no further business, Mayor Wright adjourned the meeting at 11:59 P.M. to the next regular Council meeting on February 28, 2017.

Respectfully submitted:

*Kitty Eiden*

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KITTY EIDEN, Minutes Clerk



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**100 General Fund**

***Non Departmental***

367007 DELTA DENTAL	PAYROLL DEDUCTIONS	690.49
367062 VINCULUMS SERVICES INC	DEPOSIT REFUND	943.00
367170 PERMIT SERVICES ON BEHALF OF HOME	SMIP FEE REFUND	1.50
367202 VIVINT SOLAR DEVELOPER LLC	SMIP FEE REFUND	19.66

***City Council***

367000 CCC MAYORS CONFERENCE	ANNUAL ASSESSMENT	5,127.00
367011 EAST BAY LEADERSHIP COUNCIL	MEMBER DUES	1,620.00
367047 PERS	PAYROLL DEDUCTIONS	1,906.81
367082 BANK OF AMERICA	LODGING-THORPE	601.65

***City Attorney***

367064 WESTAMERICA BANK	COPIER LEASE	78.95
367126 FEDEX	SHIPPING	28.94
367182 SERVES YOU RIGHT	PROCESS SERVER	140.00
367194 TELECOM LAW FIRM PC	LEGAL SERVICES	656.00

***City Manager***

366988 BERNAL, ROWLAND	EXPENSE REIMBURSEMENT	53.74
367064 WESTAMERICA BANK	COPIER LEASE	78.95
367082 BANK OF AMERICA	BUSINESS EXPENSES	2,124.25
367093 BERNAL, ROWLAND	EXPENSE REIMBURSEMENT	73.93
928568 KARSTE CONSULTING INC	PROFESSIONAL SERVICES	1,725.00

***City Clerk***

367064 WESTAMERICA BANK	COPIER LEASE	78.95
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***City Treasurer***

367017 GARDA CL WEST INC	ARMORED CAR PICK UP	246.66
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***Human Resources***

367024 IEDA INC	PROFESSIONAL SERVICES	3,878.77
367064 WESTAMERICA BANK	COPIER LEASE	250.02
367097 BULLOCK, ANNETTE R	RETIREMENT GIFT	250.00
367126 FEDEX	SHIPPING	28.18
367158 MUNICIPAL POOLING AUTHORITY	PROFESSIONAL SERVICES	729.27

***Economic Development***

367054 SAN FRANCISCO BUSINESS TIMES	SUBSCRIPTION	212.50
367064 WESTAMERICA BANK	COPIER LEASE	78.95

***Finance Administration***

367064 WESTAMERICA BANK	COPIER LEASE	250.02
367083 BANK OF AMERICA	MEETING EXPENSE	46.31

***Finance Accounting***

367083 BANK OF AMERICA	ENVELOPES	331.55
367195 THALES CONSULTING INC	ANNUAL SCO REPORT	4,000.00
928558 CLINE, CAROL	PAYROLL EXPENSE	7,049.41

***Finance Operations***

367064 WESTAMERICA BANK	COPIER LEASE	350.36
367083 BANK OF AMERICA	BUSINESS EXPENSES	850.00
367199 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	3.00

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**Non Departmental**

367029 LEAGUE OF CALIF CITIES	MEMBER DUES	26,995.00
367037 NBS LOCAL GOVERNMENT SOLUTIONS	DELINQUENCY SERVICES	125.64
367047 PERS	ADMIN FEE	1,071.27
367159 MUNISERVICES LLC	DISCOVERY SERVICES	3,158.35

**Public Works Maintenance Administration**

367064 WESTAMERICA BANK	COPIER LEASE	22.50
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**Public Works General Maintenance Services**

367064 WESTAMERICA BANK	COPIER LEASE	60.00
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**Public Works Street Maintenance**

367047 PERS	PAYROLL DEDUCTIONS	440.03
367068 WORK WORLD	UNIFORM-LOPEZ	217.40
367125 FASTENAL CO	SUPPLIES	154.74
928564 GRAINGER INC	SUPPLIES	14.09

**Public Works-Signal/Street Lights**

367071 AMERICAN GREENPOWER USA INC	INDUCTION LIGHTING MATERIALS	2,869.22
367110 CONTRA COSTA COUNTY	TRAFFIC SIGNAL MAINTENANCE	29,559.81
928550 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	4,618.41

**Public Works-Striping/Signing**

366984 B AND D TRAILER SALES INC	UTILITY TRAILER	4,660.92
367069 ACE HARDWARE, ANTIOCH	CHAINS	237.88
367087 BANK OF AMERICA	TRAINING	70.00
367089 BAY AREA BARRICADE	SUPPLIES	157.88
367125 FASTENAL CO	SIGNS	198.81
367144 INTERSTATE SALES	BARRICADES	717.75
367153 MANERI SIGN COMPANY	SIGNS	4,401.80
367193 TAPCO	SUPPLIES	281.40
928564 GRAINGER INC	SUPPLIES	6.27

**Public Works-Facilities Maintenance**

367039 OAKLEYS PEST CONTROL	PEST CONTROL SERVICE	165.00
367051 ROCHESTER MIDLAND CORP	SANITIZING SERVICES	219.48
367087 BANK OF AMERICA	SUPPLIES	23.89
367088 BAY AREA AIR QUALITY MANAGEMENT DIST	PERMIT FEE	569.00
367120 DREAM RIDE ELEVATOR	ELEVATOR SERVICE	240.00
367137 HOME DEPOT, THE	SUPPLIES	155.08
928564 GRAINGER INC	SUPPLIES	172.52
928569 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,041.85

**Public Works-Parks Maint**

367072 AMERICAN PLUMBING INC	PLUMBING SERVICES	320.00
367137 HOME DEPOT, THE	SUPPLIES	140.69

**Public Works-Median/General Land**

367047 PERS	PAYROLL DEDUCTIONS	1,528.81
367069 ACE HARDWARE, ANTIOCH	PVC FITTINGS	22.95

**Police Administration**

366986 BARNETT MEDICAL SERVICES INC	WASTE DISPOSAL	110.00
366989 BLUE SHIELD OF CALIFORNIA	PAYROLL DEDUCTIONS	14.01

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366990 BROWNELLS INC	EAR PROTECTION SUPPLIES	196.04
366996 CONCORD UNIFORMS LLC	SUPPLIES	152.38
367001 COVANTA ENERGY, LLC	EVIDENCE DESTRUCTION	1,726.64
367004 D PREP LLC	TRAINING-MATIS	674.00
367012 ED JONES CO INC	BADGE	175.75
367016 GALLS INC	EQUIPMENT	2,126.52
367022 HILTON	LODGING-MATIS	542.40
367026 JACOBS, DANIEL	TRANSLATION SERVICES	270.00
367028 LC ACTION POLICE SUPPLY	GLOCK PISTOL	496.17
367032 MATIS, ZECHARIAH DANIEL	TRAINING PER DIEM	320.00
367038 NET TRANSCRIPTS	TRANSCRIPTION SERVICES	663.10
367040 OFFICE DEPOT INC	OFFICE SUPPLIES	152.94
367041 OFFICE DEPOT INC	OFFICE SUPPLIES	707.12
367044 PITNEY BOWES INC	POSTAGE	316.37
367049 REACH PROJECT INC	PROGRAM SERVICES	17,083.00
367055 SAVE MART SUPERMARKETS	SUPPLIES	212.54
367059 STATE OF CALIFORNIA	FINGERPRINTING	228.00
367061 THOMSON WEST	PENAL CODE BOOKS	686.70
367064 WESTAMERICA BANK	COPIER LEASE	1,642.05
367077 ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICE	1,277.50
367079 ATKINSON ANDELSON LOYA RUUD & ROMO	LEGAL FEES	202.52
367117 CSI FORENSIC SUPPLY	SUPPLIES	803.00
367126 FEDEX	SHIPPING	45.30
367130 GALLS INC	UNIFORMS	686.02
367141 IBS OF TRI VALLEY	SAFETY SUPPLIES	288.87
367160 NET TRANSCRIPTS	TRANSCRIPTION SERVICES	581.14
367162 OFFICE DEPOT INC	PRINTING SERVICE	1,035.05
367163 OFFICE DEPOT INC	OFFICE SUPPLIES	1,051.07
367184 SHRED IT INC	SHRED SERVICE	624.36
367198 ULINE	FIRST AID KIT	38.01
367199 UNITED PARCEL SERVICE	SHIPPING	35.68
928551 IMAGE SALES INC	ID CARDS	60.30
928553 PROFORCE MARKETING INC	TASER CART	2,741.29
928571 MOBILE MINI LLC	PORTABLE STORAGE CONTAINERS	824.58
<b>Police Prisoner Custody</b>		
367064 WESTAMERICA BANK	COPIER LEASE	151.33
367107 CONTRA COSTA COUNTY	INSPECTION SERVICES	621.00
<b>Police Community Policing</b>		
366987 BEDGOOD, JAMES R	MILEAGE REIMBURSEMENT	37.88
366994 CLEMENTI, MARK A	PSYCHOLOGICAL EVALUATION	685.00
367006 DELTA ANIMAL CLINIC	VETERINARY SERVICES	240.00
367047 PERS	PAYROLL DEDUCTIONS	903.05
367048 RADAR SHOP, THE	CALIBRATION	316.00
367053 SAHNIC, AMEL	EXPENSE REIMBURSEMENT	27.48
367066 WHITE, RYAN K	EXPENSE REIMBURSEMENT	55.06
367119 DELTA ANIMAL CLINIC	K9 SERVICES	121.50

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367145 INTOXIMETERS	SUPPLIES	559.38
367147 JONES CLIFFORD LLP	LEGAL FEES	2,741.48
367172 PORAC LEGAL DEFENSE FUND	4850 REIMBURSEMENT	38,066.60
367173 PERS	PAYROLL DEDUCTIONS	212.58
367186 SMITH, KYLE T	MILEAGE REIMBURSEMENT	42.80
367187 SP PLUS CORPORATION	PARKING SERVICE	12,500.00
928554 3M AOSAFETY EYEWARE	SAFETY GLASSES-LENDERMAN	219.13
<b>Police Investigations</b>		
366995 COLLEY, JAMES M	EXPENSE REIMBURSEMENT	51.18
366997 CONTRA COSTA COUNTY	LAB TESTING	42,985.00
366998 CONTRA COSTA COUNTY	RENDITION SERVICES	350.00
367023 HUNT AND SONS INC	FUEL	132.11
367030 LEXISNEXIS	DATA MANAGEMENT	255.00
367033 MC MANUS, ERIC A	MEAL ALLOWANCE	30.05
367047 PERS	PAYROLL DEDUCTIONS	2,879.22
367064 WESTAMERICA BANK	COPIER LEASE	607.78
367067 WISECARVER, JIMMY R	EXPENSE REIMBURSEMENT	40.41
367109 CONTRA COSTA COUNTY	LAB TESTING	440.00
367169 PERKINSON, JAMES A	MEAL REIMBURSEMENT	31.79
<b>Police Communications</b>		
366983 AT AND T MCI	DISPATCH PHONE DEC16	104.83
367018 GLOBALSTAR	SATELLITE PHONE	100.19
367042 PACIFIC TELEMAGEMENT SERVICES	LOBBY PAY PHONE	78.00
367095 BMS	DATA MANAGEMENT	243.26
367103 COMCAST	CABLE SERVICE	152.94
928556 ALTURA COMMUNICATION SOLUTIONS LLC	SOFTWARE MAINTENANCE	175.00
<b>Police Community Volunteers</b>		
366996 CONCORD UNIFORMS LLC	UNIFORM	91.40
928548 CRYSTAL CLEAR LOGOS INC	VIPS JACKETS	586.90
<b>Police Facilities Maintenance</b>		
366980 AMERICAN PLUMBING INC	PLUMBING SERVICES	140.00
367039 OAKLEYS PEST CONTROL	PEST CONTROL SERVICE	200.00
367051 ROCHESTER MIDLAND CORP	RESTROOM MAINTENANCE	1,486.68
367052 ROGERS ROOFING	GUTTER RESEAL	550.00
367120 DREAM RIDE ELEVATOR	ELEVATOR SERVICE	80.00
367137 HOME DEPOT, THE	SUPPLIES	51.95
367200 UNITED SITE SERVICES OF CALIFORNIA	PORTABLE RESTROOM	388.10
928569 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,880.20
<b>Community Development Administration</b>		
367064 WESTAMERICA BANK	COPIER LEASE	227.38
<b>Community Development Land Planning Services</b>		
367123 EIDEN, KITTY J	TRANSCRIPTION SERVICES	210.00
367155 MORRIS, ALEXIS S	EXPENSE REIMBURSEMENT	47.80
<b>CD Code Enforcement</b>		
367045 PRINT CLUB	FORMS	813.45
367064 WESTAMERICA BANK	COPIER LEASE	175.26

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367085 BANK OF AMERICA	OFFICE FURNITURE	964.00
367086 BANK OF AMERICA	VESTS	2,500.57
367112 CONTRA COSTA COUNTY	DOCUMENT RECORDING	267.00
367130 GALLS INC	UNIFORMS	970.19
367204 WORK WORLD	UNIFORM-HERNANDEZ	522.54
928561 CRYSTAL CLEAR LOGOS INC	UNIFORMS	115.89
<b>PW Engineer Land Development</b>		
367064 WESTAMERICA BANK	COPIER LEASE	686.14
<b>Community Development Building Inspection</b>		
367170 PERMIT SERVICES ON BEHALF OF HOME	BLDG PERMIT FEE REFUND	123.58
367202 VIVINT SOLAR DEVELOPER LLC	INSPECTION FEE REFUND	667.42
<b>Capital Imp. Administration</b>		
367064 WESTAMERICA BANK	COPIER LEASE	108.50
<b>Community Development Engineering Services</b>		
367064 WESTAMERICA BANK	COPIER LEASE	105.31
367163 OFFICE DEPOT INC	OFFICE SUPPLIES	36.71
<b>212 CDBG Fund</b>		
<b>CDBG</b>		
367090 BAY AREA LEGAL AID	CDBG SERVICES	4,984.01
367091 BAY AREA LEGAL AID	CDBG SERVICES	2,480.84
367105 COMMUNITY VIOLENCE SOLUTIONS	CDBG SERVICES	1,787.71
367106 CONTRA COSTA CHILD CARE COUNCIL	CDBG SERVICES	2,213.89
367114 CONTRA COSTA SENIOR LEGAL SERVICES	CDBG SERVICES	3,275.14
367151 LIONS CENTER FOR THE VISUALLY IMPAIRED	CDBG SERVICES	3,233.16
367152 LOAVES AND FISHES OF CONTRA COSTA	CDBG SERVICES	2,499.97
367164 OMBUDSMAN SERVICES OF CCC	CDBG SERVICES	1,714.50
367166 OPPORTUNITY JUNCTION	CDBG SERVICES	12,499.66
367181 SENIOR OUTREACH SERVICES	CDBG SERVICES	6,579.94
928549 HOUSE, TERI	CONSULTANT SERVICES	10,042.50
<b>214 Animal Control Fund</b>		
<b>Animal Control</b>		
367047 PERS	PAYROLL DEDUCTIONS	128.00
367064 WESTAMERICA BANK	COPIER LEASE	151.33
367100 CASSINI, MARIO	LICENSE FEE REFUND	15.00
367122 EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	3,457.15
367135 HILLS PET NUTRITION	ANIMAL FOOD	840.52
928569 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	579.80
<b>Maddie's Fund Grant</b>		
367074 ANIMAL HOSPITAL OF ANTIOCH	VETERINARY SERVICES	521.75
367192 TAIL WAG INN VETERINARY HOSPITAL	VETERINARY SERVICES	435.78
<b>219 Recreation Fund</b>		
<b>Non Departmental</b>		
366982 ASCAP	LICENSE FEE	545.50
366999 CONTRA COSTA COUNTY	HEALTH PERMIT FEE	780.00
367005 DEER VALLEY HIGH SCHOOL	DEPOSIT REFUND	500.00
367118 DEER VALLEY HIGH SCHOOL	DEPOSIT REFUND	500.00

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367121 DUONG, NANCY	DEPOSIT REFUND	465.00
367134 HERNANDEZ, GILBERTO	DEPOSIT REFUND	465.00
367138 HUB INTERNATIONAL OF CA INSURANCE	FACILITY INSURANCE	524.56
367196 TOP PACERS TRACK CLUB	DEPOSIT REFUND	1,105.00
<b>Recreation Admin</b>		
367102 COLE SUPPLY CO INC	SUPPLIES	102.10
367175 REX LOCK AND SAFE INC	SAFE REMOVAL	450.00
367178 ROGERS ROOFING	DUCT RESEALING	550.00
928560 CONSOLIDATED ELECTRICAL DIST INC	LAMPS	1,484.27
928567 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	836.80
<b>Senior Programs</b>		
367161 NEW PIG	LEAK DIVERTER	240.46
928569 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	488.00
<b>Recreation Sports Programs</b>		
366999 CONTRA COSTA COUNTY	HEALTH PERMIT FEE	320.00
<b>Recreation-New Comm Cntr</b>		
366982 ASCAP	LICENSE FEE	545.50
366999 CONTRA COSTA COUNTY	HEALTH PERMIT FEE	460.00
367064 WESTAMERICA BANK	COPIER LEASE	300.62
367102 COLE SUPPLY CO INC	SUPPLIES	37.36
367104 COMMERCIAL APPLIANCE SERVICE INC	EQUIPMENT DIAGNOSTICS	374.88
367115 COSTCO	SUPPLIES	47.93
367131 GARDA CL WEST INC	ARMORED CAR PICK UP	150.81
367148 KOVALICK, LUANNE	CONTRACTOR PAYMENT	705.60
367201 VILLONUEVA, SALOME	CLASS REFUND	178.00
<b>221 Asset Forfeiture Fund</b>		
<b>Non Departmental</b>		
367003 CURTIS BLUE LINE	SAFETY TOOLS	6,704.44
367028 LC ACTION POLICE SUPPLY	SUPPLIES	5,698.11
367057 SPECIAL SERVICES GROUP LLC	TRACKERS	5,735.40
367058 SPECTRATEK LAW ENFORCEMENT TECHNOLOGY	BODY WIRE	5,984.10
367060 SYSTEMS AND SPACE INC	EVIDENCE LOCKERS	3,687.46
367099 CALIFORNIA SURVEYING & DRAFTING SUPPLY	PRINTER	3,769.57
<b>226 Solid Waste Reduction Fund</b>		
<b>Solid Waste</b>		
367002 CRRRA	MEMBER DUES	200.00
367047 PERS	PAYROLL DEDUCTIONS	149.61
367098 BURKETTS POOL PLASTERING	WASTE MGMT FEE REFUND	35.00
<b>229 Pollution Elimination Fund</b>		
<b>Channel Maintenance Operation</b>		
367047 PERS	PAYROLL DEDUCTIONS	74.81
367087 BANK OF AMERICA	SUPPLIES	381.51
367167 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	1,029.60
367205 WRECO	PROFESSIONAL SERVICES	240.00
928554 3M AOSAFETY EYEWARE	SAFETY GLASSES-PORTER	214.78
<b>251 Lone Tree SLLMD Fund</b>		

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<b>Lonetree Maintenance Zone 1</b>		
367047 PERS	PAYROLL DEDUCTIONS	103.77
<b>Lonetree Maintenance Zone 2</b>		
367047 PERS	PAYROLL DEDUCTIONS	155.66
<b>Lonetree Maintenance Zone 3</b>		
367047 PERS	PAYROLL DEDUCTIONS	342.82
<b>Lonetree Maintenance Zone 4</b>		
367185 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,420.00
<b>252 Downtown SLLMD Fund</b>		
<b>Downtown Maintenance</b>		
367069 ACE HARDWARE, ANTIOCH	SUPPLIES	30.31
<b>254 Hillcrest SLLMD Fund</b>		
<b>Hillcrest Maintenance Zone 1</b>		
367047 PERS	PAYROLL DEDUCTIONS	315.03
367167 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	3,394.48
<b>Hillcrest Maintenance Zone 2</b>		
367047 PERS	PAYROLL DEDUCTIONS	268.70
367167 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	1,697.24
<b>Hillcrest Maintenance Zone 4</b>		
367047 PERS	PAYROLL DEDUCTIONS	509.60
<b>255 Park 1A Maintenance District Fund</b>		
<b>Park 1A Maintenance District</b>		
367078 AT AND T MCI	PHONE	105.90
367185 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,420.00
<b>256 Citywide 2A Maintenance District Fund</b>		
<b>Citywide 2A Maintenance Zone 3</b>		
367047 PERS	PAYROLL DEDUCTIONS	55.59
<b>Citywide 2A Maintenance Zone 4</b>		
367047 PERS	PAYROLL DEDUCTIONS	46.33
<b>Citywide 2A Maintenance Zone 5</b>		
367047 PERS	PAYROLL DEDUCTIONS	55.59
<b>Citywide 2A Maintenance Zone 8</b>		
367047 PERS	PAYROLL DEDUCTIONS	185.31
<b>Citywide 2A Maintenance Zone 9</b>		
367047 PERS	PAYROLL DEDUCTIONS	138.98
<b>257 SLLMD Administration Fund</b>		
<b>SLLMD Administration</b>		
367087 BANK OF AMERICA	TRAINING	140.00
<b>312 Prewett Family Park Fund</b>		
<b>Parks &amp; Open Space</b>		
367056 SIERRA VALLEY CONSTRUCTION INC	SPRAY GROUND PROJECT	78,381.37
<b>319 Residential Dev Alloc Fund</b>		
<b>Non Departmental</b>		
367127 FLOOR DESIGN BY RJS	CARPET REPLACEMENT	35,833.00
<b>321 Development Impact Fee Fund</b>		

Prepared by: Georgina Meek  
 Finance Accounting  
 2/23/2017

CITY OF ANTIOCH  
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**Dev Impact - General Admin**

367149 LARGO CONSTRUCTION ADMIN FEE REFUND 93.37

**416 Honeywell Capital Lease Fund**

**Non Departmental**

366985 BANK OF AMERICA LOAN PAYMENT 44,462.59

**570 Equipment Maintenance Fund**

**Non Departmental**

367139 HUNT AND SONS INC FUEL 33,702.19

**Equipment Maintenance**

366978 AFFORDABLE TIRE CENTER SMOG SERVICE 40.00  
 367014 FAST UNDERCAR BRAKE PARTS 304.78  
 367019 GOLDEN GATE TRUCK CENTER LIGHT 107.42  
 367031 MAACO DAMAGE REPAIR 1,667.06  
 367063 WALNUT CREEK CHRYSLER JEEP DODGE LOOR LATCHES 168.06  
 367064 WESTAMERICA BANK COPIER LEASE 27.50  
 367075 ANTIOCH AUTO PARTS FILTERS 1,111.32  
 367077 ARROWHEAD 24 HOUR TOWING INC TOWING SERVICE 105.00  
 367087 BANK OF AMERICA SUPPLIES 293.41  
 367094 BILL BRANDT FORD WIPER MOTOR 57.51  
 367137 HOME DEPOT, THE AIR TOOLS 533.30  
 367154 MISSION VALLEY FORD TRUCK BRAKE PARTS 83.33  
 367179 ROYAL BRASS INC HOSE ASSEMBLY 444.62  
 928564 GRAINGER INC SUPPLIES 212.96

**573 Information Services Fund**

**Network Support & PCs**

367064 WESTAMERICA BANK COPIER LEASE 102.03  
 367103 COMCAST INTERNET SERVICE 180.21  
 928552 ODIN SYSTEMS INC COMMUNICATION SERVICES 680.00

**GIS Support Services**

367047 PERS PAYROLL DEDUCTIONS 733.29

**Office Equipment Replacement**

367073 AMS DOT NET INC PROFESSIONAL SERVICES 2,400.00  
 367174 QUICK PC SUPPORT RADIO SERVICE 12,500.00  
 928547 COMPUTERLAND HARD DRIVE 1,650.33  
 928559 COMPUTERLAND COMPUTER EQUIPMENT 287.01

**577 Post Retirement Medical-Police Fund**

**Non Departmental**

367047 PERS MEDICAL AFTER RETIREMENT 5,763.00

**578 Post Retirement Medical-Misc Fund**

**Non Departmental**

366992 RETIREE MEDICAL AFTER RETIREMENT 581.38  
 366993 RETIREE MEDICAL AFTER RETIREMENT 221.40  
 367047 PERS MEDICAL AFTER RETIREMENT 9,819.06  
 367203 RETIREE MEDICAL AFTER RETIREMENT 217.38  
 928570 RETIREE MEDICAL AFTER RETIREMENT 690.76

**579 Post Retirement Medical-Mgmt Fund**

Prepared by: Georgina Meek  
 Finance Accounting



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**Non Departmental**

367047 PERS	MEDICAL AFTER RETIREMENT	6,515.77
928566 RETIREE	MEDICAL AFTER RETIREMENT	690.76

**611 Water Fund**

**Non Departmental**

367089 BAY AREA BARRICADE	SUPPLIES	660.65
367125 FASTENAL CO	SUPPLIES	1,416.54
928564 GRAINGER INC	SUPPLIES	5,108.85
928565 HAMMONS SUPPLY COMPANY	SUPPLIES	648.25

**Water Supervision**

367047 PERS	PAYROLL DEDUCTIONS	145.21
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**Water Production**

367020 GRISWOLD INDUSTRIES	REPAIR KIT	1,165.80
367027 KARL NEEDHAM ENTERPRISES INC	EQUIPMENT RENTAL	22,862.41
367064 WESTAMERICA BANK	COPIER LEASE	51.42
367069 ACE HARDWARE, ANTIOCH	WIRE	19.14
367070 ALL STAR RENTS	DRILL	154.86
367096 BORGES AND MAHONEY	SUPPLIES	232.84
367125 FASTENAL CO	BOLTS	40.63
367128 FURBER SAW INC	SUPPLIES	585.52
367133 HACH CO	EQUIPMENT	1,514.94
367140 I KRUGER INC	EQUIPMENT	3,362.38
367150 LAW OFFICE OF MATTHEW EMRICK	LEGAL SERVICES	12,111.00
367171 POLYDYNE INC	POLYMER	2,530.00
367177 ROBERTS AND BRUNE CO	SUPPLIES	643.09
928550 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	5,034.30
928555 AIRGAS SPECIALTY PRODUCTS	AMMONIA	1,264.80
928557 CHEMTRADE CHEMICALS US LLC	ALUM	10,112.15
928560 CONSOLIDATED ELECTRICAL DIST INC	SUPPLIES	23.83
928562 EUROFINS EATON ANALYTICAL INC	MONITORING	85.00
928563 FREDS WELDING	GATE REPAIR	200.00
928564 GRAINGER INC	LIGHT	9.87
928569 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	338.00
928573 OLIN CHLOR ALKALI PRODUCTS	CAUSTIC	14,586.32
928574 SIERRA CHEMICAL CO	CHLORINE	8,805.10

**Water Distribution**

367008 DELTA DIABLO	IRRIGATION SERVICES	7,079.01
367009 DEPARTMENT OF INDUSTRIAL RELATIONS	PENALTY FEE	2,700.00
367010 DICKSON COMPANY	RECALIBRATION	819.91
367013 EXPRESS SERVICES	TEMP SERVICES	878.95
367035 MORGANS HOME AND GARDEN	ROCK	64.71
367043 PINPOINT PRODUCTS INC	EQUIPMENT REPAIR	656.91
367046 PUBLIC AGENCY SAFETY MANAGEMENT ASSOC	MEMBER DUES-BIRDEN	45.00
367064 WESTAMERICA BANK	COPIER LEASE	70.01
367069 ACE HARDWARE, ANTIOCH	SUPPLIES	248.99
367087 BANK OF AMERICA	SUPPLIES	1,582.15

Prepared by: Georgina Meek  
 Finance Accounting  
 2/23/2017

CITY OF ANTIOCH  
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367125 FASTENAL CO	SUPPLIES	387.93
367129 G AND S PAVING INC	ASPHALT	13,740.53
367142 INFOSEND INC	POSTAGE COSTS	1,535.90
367156 MT DIABLO LANDSCAPE CENTERS INC	CONCRETE	280.19
367177 ROBERTS AND BRUNE CO	SUPPLIES	4,280.59
367180 RT LAWRENCE CORP	LOCKBOX PROCESS FEE	571.76
367191 STATE WATER RESOURCES CONTROL BOARD	GR3 RENEWAL-PADILLA, E	120.00
367197 TRENCH PLATE RENTAL CO INC	EQUIPMENT RENTAL	1,946.93
928564 GRAINGER INC	SUPPLIES	791.13
928568 KARSTE CONSULTING INC	PROFESSIONAL SERVICES	1,725.00
<b>Water Meter Reading</b>		
928564 GRAINGER INC	SUPPLIES	15.90
<b>Public Buildings &amp; Facilities</b>		
367101 CDM SMITH INC	CONSULTING SERVICES	28,904.67
367146 JMB CONSTRUCTION INC	PUMP STATION REPLACEMENT	39,424.65
367157 MUNICIPAL FINANCIAL SERVICES	PROFESSIONAL SERVICES	390.00
367176 RMC WATER AND ENVIRONMENT	CONSULTANT SERVICES	680.45
<b>Warehouse &amp; Central Stores</b>		
367064 WESTAMERICA BANK	COPIER LEASE	151.33
367199 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	3.00
<b>621 Sewer Fund</b>		
<b>Sewer-Wastewater Supervision</b>		
367047 PERS	PAYROLL DEDUCTIONS	70.40
367064 WESTAMERICA BANK	COPIER LEASE	212.85
367081 BANK OF AMERICA	CONFERENCE	172.00
367180 RT LAWRENCE CORP	LOCKBOX PROCESS FEE	571.76
<b>Sewer-Wastewater Collection</b>		
367007 DELTA DENTAL	PAYROLL DEDUCTIONS	0.01
367013 EXPRESS SERVICES	TEMP SERVICES	878.98
367015 FERNANDEZ LOPEZ, KIM ANGEL	REIMBURSEMENT	70.00
367025 JACK DOHENY SUPPLIES INC	LEADER HOSE	217.50
367034 MIGLIN, MARC ANTHONY	RENEWAL FEE REIMBURSEMENT	175.00
367050 REYES, ADRIAN EDGARDO	EXPENSE REIMBURSEMENT	160.00
367069 ACE HARDWARE, ANTIOCH	SUPPLIES	6.35
367076 ANTIOCH BUILDING MATERIALS	SUPPLIES	341.34
367087 BANK OF AMERICA	SUPPLIES	1,294.69
367125 FASTENAL CO	SUPPLIES	731.72
367129 G AND S PAVING INC	ASPHALT	13,740.54
367142 INFOSEND INC	POSTAGE COSTS	1,535.90
367157 MUNICIPAL FINANCIAL SERVICES	PROFESSIONAL SERVICES	390.00
367179 ROYAL BRASS INC	SUPPLIES	244.31
<b>Wastewater Collection</b>		
<b>631 Marina Fund</b>		
<b>Marina Administration</b>		
367064 WESTAMERICA BANK	COPIER LEASE	51.42
<b>Marina Maintenance</b>		

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928569 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	1,375.00
<b>641 Prewett Water Park Fund</b>		
<b>Non Departmental</b>		
366999 CONTRA COSTA COUNTY	HEALTH PERMIT FEE	1,527.00
367021 GUZMAN, MELISSA	DEPOSIT REFUND	500.00
367124 EVANS, MICHAEL	DEPOSIT REFUND	500.00
367138 HUB INTERNATIONAL OF CA INSURANCE	FACILITY INSURANCE	377.94
<b>Recreation Water Park</b>		
366981 AMERICAN RED CROSS	SUPPLIES	395.28
366999 CONTRA COSTA COUNTY	HEALTH PERMIT FEE	1,527.00
367036 MOST DEPENDABLE FOUNTAINS	EQUIPMENT	3,070.95
367064 WESTAMERICA BANK	COPIER LEASE	250.02
367065 WHEN TO WORK INC	SUBSCRIPTION	550.00
367084 BANK OF AMERICA	BROCHURES	1,542.00
367092 BAY BUILDING MAINTENANCE INC	JANITORIAL SERVICES	450.00
367161 NEW PIG	LEAK DIVERTER	540.40
928560 CONSOLIDATED ELECTRICAL DIST INC	FLOW METER PROJECT	437.06
928564 GRAINGER INC	SUPPLIES	2,032.82
928567 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	248.23
<b>721 Employee Benefits Fund</b>		
<b>Non Departmental</b>		
366979 AFLAC	PAYROLL DEDUCTIONS	7,200.64
366989 BLUE SHIELD OF CALIFORNIA	PAYROLL DEDUCTIONS	3,148.05
366991 EMPLOYEE	PAYROLL DEDUCTIONS	108.18
367007 DELTA DENTAL	PAYROLL DEDUCTIONS	36,023.19
367047 PERS	PAYROLL DEDUCTIONS	346,601.15
367108 CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00
367111 CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	1,025.20
367113 CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	50.00
367116 CSAC EXCESS INSURANCE AUTHORITY	PAYROLL DEDUCTIONS	2,976.00
367136 HOFFMEISTER, PHILIP L	PAYROLL DEDUCTIONS	737.85
367143 INTERNAL REVENUE SERVICE	PAYROLL DEDUCTIONS	60.00
367165 OPERATING ENGINEERS TRUST FUND	PAYROLL DEDUCTIONS	14,189.51
367168 PARS	PAYROLL DEDUCTIONS	2,584.98
367173 PERS	PAYROLL DEDUCTIONS	382,915.92
367189 STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	76.73
367190 STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	621.12
928572 NATIONWIDE RETIREMENT SOLUTIONS	PAYROLL DEDUCTIONS	28,094.64
928575 VANTAGEPOINT TRANSFER AGENTS	PAYROLL DEDUCTIONS	3,464.95



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 28, 2017

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Michael G. Vigilia, City Attorney *MV*

**SUBJECT:** **Rejection of Claims: Juan Partida and Emily Irene Stephens**

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### **RECOMMENDED ACTION**

It is recommended that the City Council take the following actions:

1. Reject the claim of Juan Partida that was received on January 10, 2017
2. Reject the claim of Emily Irene Stephens that was received on February 8, 2017.

Should the City Council desire to discuss this matter, it would be scheduled for a future closed session.



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 28, 2017

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Arne Simonsen, City Clerk *AS*  
Christina Garcia, Deputy City Clerk *CG*

**APPROVED BY:** Michael Vigilia, City Attorney *MV*

**SUBJECT:** Resolution to form an ad hoc City/School Relations Committee for a period of six months

---

### **RECOMMENDED ACTION**

It is recommended that the City Council adopt the resolution to form an ad hoc City/School Relations Committee for a period of six months and appointing Mayor Wright and Council Member Wilson to the ad hoc committee.

### **STRATEGIC PURPOSE**

The recommended action supports Long Term Goal L: Provide exemplary City administration.

### **FISCAL IMPACT**

The recommended action has no direct fiscal impact on City finances.

### **DISCUSSION**

At the February 14, 2017 City Council meeting, the City Council voted 5-0 to adopt Resolution No. 2017/18 (Attachment B) to dissolve the City/School Relations Committee.

The City Council then voted 5-0 to form an ad hoc City/School Relations Committee for a period of six months, appointing Mayor Wright and Council Member Wilson to the ad hoc committee and to report back to the City Council upon its termination in six months.

### **ATTACHMENTS**

- A. Resolution
- B. Resolution No. 2017/18 – adopted February 14, 2017

**RESOLUTION NO. 2017/\*\***

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
TO FORM AN AD HOC CITY/SCHOOL RELATIONS COMMITTEE FOR A  
PERIOD OF SIX MONTHS**

**WHEREAS**, the City Council approved Resolution No. 2017/18 on February 14, 2017 to dissolve the City/School Relations Committee as a standing committee;

**WHEREAS**, the City Council voted 5-0 on February 14, 2017 to create an ad hoc City/School Relations Committee that would report back to the Council upon termination in six months;

**WHEREAS**, the City Council voted 5-0 to appoint Mayor Wright and Council Member Wilson to the ad hoc City/School Relations Committee.

**THEREFORE, BE IT RESOLVED** by the City Council of the City of Antioch that Mayor Wright and Council Member Wilson are appointed to an ad hoc City/School Relations Committee and to report back to the City Council upon the ad hoc committee's termination in six months.

\* \* \* \* \*

**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 28th day of February, 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

---

**ARNE SIMONSEN  
CITY CLERK OF THE CITY OF ANTIOCH**

**RESOLUTION NO. 2017/18**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
DISSOLVING THE CITY/SCHOOL RELATIONS  
STANDING COMMITTEE**

**WHEREAS**, the City Council has multiple standing committees upon which less than a quorum of Council Members sit; and

**WHEREAS**, the City/School Relations Committee is a standing committee of the City Council; and

**WHEREAS**, the Committee has not met, has no upcoming meetings scheduled, and has no fixed meeting schedule; and

**WHEREAS**, a standing committee does not appear to be necessary at this current time.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Antioch that the City/School Relations Committee, which is a standing committee of the City Council comprised of two Council Members, is hereby dissolved.

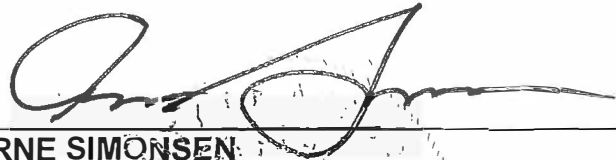
\* \* \* \* \*

**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 14<sup>th</sup> day of February 2017, by the following vote:

**AYES:** Council Members Wilson, Thorpe, Tiscareno, Ogorchock and Mayor Wright

**NOES:** None

**ABSENT:** None



**ARNE SIMONSEN  
CITY CLERK OF THE CITY OF ANTIOCH**





## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 28, 2017

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Arne Simonsen, City Clerk *AS*  
Christina Garcia, Deputy City Clerk *CG*

**APPROVED BY:** Michael Vigilia, City Attorney *MV*

**SUBJECT:** Resolution to form an ad hoc Sycamore Corridor Committee for a period of nine months

---

### **RECOMMENDED ACTION**

It is recommended that the City Council adopt the resolution to form an ad hoc Sycamore Corridor Committee for a period of nine months and appointing Mayor Wright and Council Member Wilson to the ad hoc committee.

### **STRATEGIC PURPOSE**

The recommended action supports Long Term Goal L: Provide exemplary City administration.

### **FISCAL IMPACT**

The recommended action has no direct fiscal impact on City finances.

### **DISCUSSION**

At the February 14, 2017 City Council meeting, the City Council voted 5-0 to adopt Resolution No. 2017/19 (Attachment B) to dissolve the Sycamore Corridor Committee.

The City Council then voted 5-0 to form an ad hoc Sycamore Corridor Committee for a period of nine months, appointing Mayor Wright and Council Member Wilson to the ad hoc committee and to report back to the City Council upon its termination in nine months.

### **ATTACHMENTS**

- A. Resolution
- B. Resolution No. 2017/19 – adopted February 14, 2017



**RESOLUTION NO. 2017/\*\***

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
TO FORM AN AD HOC SYCAMORE CORRIDOR COMMITTEE FOR A  
PERIOD OF NINE MONTHS**

**WHEREAS**, the City Council approved Resolution No. 2017/19 on February 14, 2017 to dissolve the Sycamore Corridor Committee as a standing committee;

**WHEREAS**, the City Council voted 5-0 on February 14, 2017 to create an ad hoc Sycamore Corridor Committee that would report back to the Council upon termination in nine months;

**WHEREAS**, the City Council voted 5-0 to appoint Mayor Wright and Council Member Wilson to the ad hoc Sycamore Corridor Committee.

**THEREFORE, BE IT RESOLVED** by the City Council of the City of Antioch that Mayor Wright and Council Member Wilson are appointed to an ad hoc Sycamore Corridor Committee and to report back to the City Council upon the ad hoc committee's termination in nine months.

\* \* \* \* \*

**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 28th day of February, 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

---

**ARNE SIMONSEN  
CITY CLERK OF THE CITY OF ANTIOCH**

**RESOLUTION NO. 2017/19**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
DISSOLVING THE SYCAMORE CORRIDOR  
STANDING COMMITTEE**

**WHEREAS**, the City Council has multiple standing committees upon which less than a quorum of Council Members sit; and

**WHEREAS**, the Sycamore Corridor Committee is a standing committee of the City Council; and

**WHEREAS**, the Committee has only met once on August 18, 2015, has no upcoming meetings scheduled, and has no fixed meeting schedule; and

**WHEREAS**, a standing committee does not appear to be necessary at this current time.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Antioch that the Sycamore Corridor Committee, which is a standing committee of the City Council comprised of two Council Members, is hereby dissolved.

\* \* \* \* \*

**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 14<sup>th</sup> day of February 2017, by the following vote:

**AYES:** Council Members Wilson, Thorpe, Tiscareno, Ogorchock and Mayor Wright

**NOES:** None

**ABSENT:** None



**ARNE SIMONSEN  
CITY CLERK OF THE CITY OF ANTIOCH**

CITY OF ANTIOCH AS SUCCESSOR AGENCY TO  
THE ANTIOCH DEVELOPMENT AGENCY  
CLAIMS BY FUND REPORT  
FOR THE PERIOD OF  
JANUARY 13 - FEBRUARY 16, 2017  
FUND/CHECK#

<b>239 Redevelopment Obligation Retirement Fund</b>			
366861	GOLDFARB AND LIPMAN LLP	LEGAL SERVICES	1,798.75
366897	MUNICIPAL RESOURCE GROUP LLC	CONSULTING SERVICES	1,400.00
367132	GOLDFARB AND LIPMAN LLP	LEGAL SERVICES	90.00

CITY OF ANTIOCH AS HOUSING SUCCESSOR TO  
THE ANTIOCH DEVELOPMENT AGENCY  
CLAIMS BY FUND REPORT  
FOR THE PERIOD OF  
JANUARY 13 - FEBRUARY 16, 2017  
FUND/CHECK#

**227 Housing Fund**

***Housing - CIP***

367183 SHELTER INC	CDBG SERVICES	4,788.21
367188 STAND FOR FAMILIES FREE OF VIOLENCE	CDBG SERVICES	1,947.76
928384 HOUSE, TERI	CONSULTING SERVICES	130.00
928549 HOUSE, TERI	CONSULTING SERVICES	1,267.50



**STAFF REPORT TO THE CITY COUNCIL AND  
HOUSING SUCCESSOR**

**DATE:** Regular Meeting of February 28, 2017  
**TO:** Honorable Mayor and Members of the City Council  
**SUBMITTED BY:** Teri House, CDBG/Housing Consultant *JH*  
**APPROVED BY:** Forrest Ebbs, Community Development Director *fa*  
**SUBJECT:** 2016-17 Housing Successor Funding for the Antioch Home Ownership Program

---

**RECOMMENDED ACTION**

- 1) It is recommended the City of Antioch, as Housing Successor to the Antioch Development Agency, approve the funding recommendations of the CDBG subcommittee and adopt the Resolution allocating Housing Successor funding for the Antioch Home Owner Program (AHOP) to be implemented by the Bay Area Affordable Homeownership Alliance beginning in FY 2016-17.

**STRATEGIC PURPOSE**

This action will fulfill the 2015-20 Community Development Block Grant (CDBG) Consolidated Plan (Strategy I-1 in the Strategic Plan), with a non-CDBG funding recommendation which augments the second year (FY 2016-17) Action Plan.

**FISCAL IMPACT**

The recommended action has no impact to the General Fund, but commits a total of \$17,250 in Housing Successor funds. These funds address identified high priority needs of the City in the category of Housing.

**DISCUSSION**

**Background**

During 2016, the Housing Consultant worked with the agency that formerly administered the City's First Time Homebuyer program (funded by the Antioch Development Agency) to develop a new homebuyer program. The previous program was undertaken with 12 other jurisdictions as part of a Joint Powers Authority (JPA) agreement with Bay Area Home Buyers Agency (BAHBA). Under this program the City invested between \$30,000 to \$50,000 to help households with incomes under 120% of the area median income to purchase homes in Antioch, after attending homeowner training. Funding

was ceased due to the dissolution of Redevelopment agencies and the foreclosure crisis. The City of Antioch was the hardest hit in Contra Costa County, and lost over \$385,000, or about 20% of total loans, in foreclosures during this period.

Antioch's housing sector finally experienced solid evidence of recovery in 2015. However, Antioch's Housing Consultant found what seemed to be a large portion of the housing stock was purchased, not by owners, but by investors. Turning it over to BAAHA, their research uncovered an alarming rate of absorption of Antioch's for-sale single family inventory by investors: out of 1,245 purchase transactions surveyed in 2016, 822 were purchased by investors and 423 were purchased by occupant homebuyers. This equates to converting 66% of the housing stock sold to investors and 34% of the housing stock sold to owners. Such a ratio is the inverse of the national average of around 64% homeownership, which is cause for concern on a number of levels.

BAHBA was asked to perform a feasibility study to see if there were suitable conditions for a new homeowner program. Two key constraints were identified:

- 1) The two potential sources of City funding for such a program are the Community Development Block Grant (CDBG) and Housing Successor funding. Both can only benefit households earning less than 80% of the area median income (AMI), which is \$75,150 for a family of four.
- 2) To reduce potential future foreclosure losses, the program could not require City mortgage subsidy.

BAAHA did extensive research about the market, and found the following:

- *Low median home prices* –The median home price in 2016 for the City was \$358,500, compared to \$770,290 for the entire Bay Area and \$590,410 for Contra Costa County.
- *Affordability* – The combination of historically lower interest rates, access to first time homebuyer resources, and lower home prices creates favorable conditions for lower income households to purchase a home in Antioch. A household with little to no debt could purchase a median priced home with an annual income of approximately \$59,000. This is approximately 60% of the median income of a household of four in Contra Costa County, which is \$93,600.
- *Current Housing Costs* – The average rental cost in Antioch is \$2,075 per month. It would cost \$2,090 per month (with 3% down) to own a median price home in the City. The cost of ownership after tax savings (including an MCC) could be significantly lower than paying rent.
- *Housing Inventory/Supply (for sale)* – There are currently an adequate number of affordable homes that come on the market each year to support a successful Program. Out of the 1,376 homes that sold between June 2015 and July 2016,

1,183 were accessible by very to low income households and 1,375 of the homes were accessible by very low to moderate income households.

- *Demand (renters)* – Based on data derived from the City's housing element, there are approximately 4,300 renter households that are within the low to moderate income category. Approximately 1,300 of these households are currently paying over 30% of their earning towards housing.

The feasibility study indicates that the City would be a good candidate for a homebuyer program that would target households at 80% or less of the AMI. Attachment "B" gives more information on the research and details of the AHOP program.

### Agency

The Bay Area Affordable Homeownership Alliance (BAAHA) is the nonprofit successor of the JPA which is in the process of being dissolved, with Executive Director Roy Schweyer and Walter Zhovreboff remaining with the agency. During and after the foreclosure crisis, the JPA undertook several lawsuits of various financial institutions in a class action complaint. The suits were successful, and the City of Antioch recently received a check for \$35,000, with an additional check of between \$5,000 and \$10,000 to be received in the near future. After all settlements have been received, the JPA will be dissolved. These funds are available to once again be used for a home owner housing program with no impact to the Housing Successor budget.

### Program

AHOP will provide home buyer resources by working with existing Program providers, such as CalHFA (MyHome), Federal Home Loan Bank (WISH Program), Freddie Mac (Platinum Program), Golden State Finance Authority (Platinum Program) and State of California (MCC). The intent is to coordinate and combine as many homebuyer subsidies as possible to increase purchase capacity and reduce cost for lower income homebuyers. In addition, AHOP will provide free financial literacy counseling to eligible program participants through Balance (Consumer Credit Counseling Services) in Concord. Agency will conduct outreach and marketing to local real estate community, businesses and community civic organizations, and through media sources. Agency will also work with Antioch's largest employers to gauge interest in establishing home purchase down payment programs that could include employer matching funds.

### Funding

BAAHA applied for funding in the 2017-20 three year funding cycle, and included a budget for work that could be accomplished in the remaining months of FY 2016-17 which would allow the program to launch more quickly and take advantage of current interest rates and cost of purchase.

The CDBG Council Subcommittee reviewed the application and recommends allocating \$17,250 in Housing Successor funds for the program for 2016-17, using a portion of the

\$35,000 from the lawsuit, deposited in the Housing Successor fund, to establish the program. Funding for 2017-20 will be recommended in conjunction with the grant process, and brought before Council in May 2017.

**ATTACHMENTS**

- A. Resolution as Housing Successor to the Antioch Development Agency (Agency)  
Approving the Allocation of Housing Successor Funding for Fiscal Year 2016-2017
- B. Program Synopsis – Antioch Home Ownership Program (AHOP)



**ATTACHMENT "A"**

**RESOLUTION NO. 2017/\*\***

**RESOLUTION OF THE CITY OF ANTIOCH AS HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY (AGENCY) APPROVING THE ALLOCATION OF HOUSING SUCCESSOR FUNDING FOR THE ANTIOCH HOME OWNERSHIP PROGRAM (AHOP) FOR FY 2016-17**

**WHEREAS**, SB 341 (Chapter 796, Statutes of 2013) modifies expenditure and accounting rules for Housing Successor agencies that have taken over housing functions for former redevelopment agencies, and permits the expenditure of up to 2% of the value of the Housing Assets portfolio or \$200,000, whichever is greater, to monitor long-term affordability covenants and administer its housing program; and

**WHEREAS**, all Housing Successor funds must be spent for the development of housing affordable to households with incomes not to exceed 80% of the Area Median Income (AMI), with at least 30% of all funds spent on households with incomes not to exceed 30% AMI and no more than 20% of funds to be spent for households with incomes between 60% and 80% of AMI; and

**WHEREAS**, the City of Antioch has fulfilled the aforementioned requirements and wishes to help households with incomes of 80% AMI or less to purchase and own homes in the City of Antioch; and

**WHEREAS**, proposals were sought to provide an Antioch Homebuyer program during the FY 2017-20 grant cycle for the Contra Costa HOME Consortium according to HUD procurement regulations; and

**WHEREAS**, the Council CDBG Subcommittee met to consider the research conducted by BAAHA, and the proposed program to create the Antioch Home Ownership Program, and made their recommendations on funding this program effective in the FY 2016-17 grant cycle; and

**WHEREAS**, the Subcommittee recommends funding in the amount of \$17,250 from the Housing Asset Fund be used to create a homeownership program providing assistance primarily to households with incomes of 80% AMI or less; and

**WHEREAS**, the City of Antioch elected to retain the housing assets and functions previously performed by the Antioch Development Agency when Redevelopment Agencies were dissolved, and all rights, powers, duties, obligations and housing assets have been transferred to the City of Antioch; and

**WHEREAS**, the Antioch City Council acting as Housing Successor to the Antioch Development Agency met on February 28, 2017, to consider the Subcommittee's recommendations; and

**WHEREAS**, the Director of Finance has confirmed that there are sufficient, unencumbered funds to take this action.

**RESOLUTION NO. 2017/\*\***

February 28, 2017

Page 2

**NOW THEREFORE IT BE RESOLVED** that the City of Antioch as Housing Successor to the Antioch Development Agency does hereby designate and grant \$17,250.00 in Housing Asset funds for the Antioch Home Ownership Program to the Bay Area Affordable Homeownership Alliance, as indicated above.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch as the Housing Successor to the Antioch Development Agency at a regular meeting thereof, held on the 28th day of February 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

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**ARNE SIMONSEN**  
**RECORDING SECRETARY**

AZ

## PROGRAM SYNOPSIS

### ANTIOCH HOME OWNERSHIP PROGRAM (AHOP)

January 2017

#### Overview

The Antioch Home Ownership Program (hereinafter referred to as the AHOP) has been structured to expand the level of homeownership and financial literacy in the City of Antioch. AHOP will deliver a coordinated package of services and resources to help educate, motivate, and expand the capacity of low to moderate income household to purchase a home.

#### Program Premises

The AHOP has been assembled under the following key generally accepted and proven principles:

- Homeownership and community directed financial literacy programs promote economic and social stability in a community
- A well designed and executed first time homebuyer financial literacy education and counseling program, combined with access to valuable first time homebuyer related resources and services, will promote stable long term homeownership within a community
- Affordable homeownership is a key element in promoting a stable workforce in the community – for example, there is a challenge to maintain teachers in the region due to the high cost of housing

#### AHOP Objectives

Specific targeted AHOP objectives include:

- Expand homeownership opportunities for Antioch
- Bring about an overall higher homeownership versus an investor-owned-homes ratio for the City
- Assist low to moderate income households to secure homeownership
- Promote involvement and participation by employers to help stabilize the Antioch workforce and community
- Promote financial literacy and financial stability within the community
- Deliver a number of significant relevant benefits to the community that are derived through expanded homeownership

#### AHOP Platform and Components

Based on BAAHA's studies and analysis, the City of Antioch has the need, the requisite components, and access to the appropriate and requisite resources and services to execute the AHOP.

- **Low median home prices** – Per studies compiled by BAAHA, the median home price in 2016 for the City of Antioch was \$358,500, compared to \$770,290 for the entire Bay Area and \$590,410 for Contra Costa County
- **Homeownership versus Investor-Owned transactions** – BAAHA's research had uncovered an alarming rate of absorption of Antioch's for-sale single family inventory by investors. Out of 1,245 purchase transactions surveyed in 2016, 822 were purchased by investors and 423 were purchased by occupant homebuyers. This equates to converting 66% of the housing stock sold to investors and 34% of the housing stock sold to owners. This is a trend that the AHOP will focus on reversing.

- **Affordability** – the combination of historically lower interest rates, access to first time homebuyer resources, and lower home prices creates favorable conditions for lower income households to purchase a home in Antioch. A household with little to no debt could purchase a median priced home with an annual income of approximately \$59,000. This is approximately 60% of the median income of a household of four in Contra Costa County, which is \$93,600
- **Current Housing Costs** – the average rental cost in Antioch is \$2,075 per month. It would cost \$2,090 per month (with 3% down) to own a median price home in the City. The cost of ownership after tax savings (including an MCC) could be significantly lower than paying rent
- **Housing Inventory/Supply (for sale)** –there are currently an adequate number of affordable homes that come on the market each year to support a successful Program. Out of the 1,376 homes that sold between June 2015 and July 2016, 1,183 were accessible by very to low income households and 1,375 of the homes were accessible by very low to moderate income households.
- **Demand (renters)** – Based on data derived from the City’s housing element, there are approximately 4,300 renter households that are within the low to moderate income category. Approximately 1,300 of these households are currently paying over 30% of their earning towards housing.
- **First Time Homebuyer Resources** – BAAHA intends to work with a multitude of existing Program providers, such as CalHFA (MyHome), Federal Home Loan Bank (WISH Program), Freddie Mac (Platinum Program), Golden State Finance Authority (Platinum Program) State of California (MCC). The intent is to coordinate and combine as many homebuyer subsidies as possible to increase purchase capacity and reduce cost for low to moderate income homebuyers. In addition, the AHOP will direct first time homebuyers to a certified education and counseling provider in the region.

## **AHOP Delivery and Implementation**

BAAHA’s role will be to champion the design, delivery, and implementation of the AHOP. Activities will include (and not be limited to):

- **Creating a Program partner base** – meeting and working with all viable resource and service providing partners to coordinate and deliver all the components of the AHOP. A significant amount of effort will be directed to local employers and real estate professionals.
- **AHOP Clearinghouse** – structuring a website and supporting collateral material to direct homebuyers to vetted and trusted services and resources that will assist them in obtaining the education, financing, and purchase support to become a homeowner.
- **Program outreach campaign** – program outreach will be directed towards evolving a strong understanding, recognition, and support of the program by all involved program sectors, including: homebuyers, existing homeowners (sellers), real estate professionals, employers, and civic leaders.
- **Program oversight and administration** – BAAHA will position itself to provide the requisite administrative oversight and support to help with the successful implementation of the AHOP.

## **Program Outcomes**

The table below depicts the projected outcomes of the AHOP over a three year operational cycle (per CDBG funding cycle). Program objectives and results are based around numbers of households/individuals educated, counseled, and that secure homeownership through the AHOP.

	Year	2017-18	2018 -19	2019 -20	Total
Homebuyer Seminars		4	4	4	12
Seminar participants		160	170	180	510
Cumulative educated		160	330	510	
Homebuyer Counseling - Financial Literacy					
Households counseled based on gross cumulative educated pool		48	60	75	183
Conversion rate to ownership as %		33.33%	38.00%	39.90%	37.55%
Projected homeowners		16	23	30	69

## Key AHOP Partners

### Program Implementation Partners

The AHOP will employ key and strategic partners to help disseminate information and implement tasks and activities related to the successful execution of the Program objectives.

- **Balance (Consumer Credit Counseling Services)** – will play an integral role in providing homebuyer education and counseling services, as well as in working to provide financial literacy counseling to eligible Program participants.
- **Local Real Estate Community** – the AHOP will be structured to be highly interactive in promoting the support and valuable services provided by the Antioch real estate professional community. BAAHA will aggressively disseminate Program information to real estate professionals regarding strategies, resources, and services available to targeted buyers and owners/sellers (including investor-owners).
- **Businesses and Community Civic Organizations** – the AHOP will promote and educate business and civic leaders regarding the Program merits and on how to inform and promote their constituents to gain access to resources and services provided through the AHOP.
- **Media Sources** – with the help of its Partners, BAAHA intends to launch and maintain an expansive Program educational and outreach campaign through all forms of media sources available. BAAHA currently maintains an extensive database of media contact in the region.

### Program Funding Partners

The AHOP has been structured to maximize on combining and leveraging funding resources to be applied towards Program operations and in assisting homebuyers to secure homeownership.

#### *Homebuyer Acquisition Funding*

All of the funding sources cited below are currently accessible and available. BAAHA will be coordinating and combining these resources to deliver as a financing AHOP package to Antioch homebuyers.

- **Golden State Finance Authority – Platinum Program:** this joint powers authority provides up to a 5% down payment assistance grant to eligible buyers
- **Federal Home Loan Bank – WISH Program:** this Program provides down payment assistance of up to a \$15,000 forgivable loan (turns into a grant) directed towards low income households.
- **Contra Costa County Mortgage Credit Certificate Program:** this program expands the level of tax benefits homebuyers will receive (15% tax credit on interest paid on a mortgage loan

payment), in turn, helping reduce the impact of homeownership costs for low income homebuyers.

- **California Housing Finance Agency (CalHFA)** – Home Program: an alternate down payment assistance Program which provide up to 3% of the purchase price in a long term deferred loan.
- **Section 8 Homeownership Vouchers** – BAAHA will be working with local and regional municipal resources and with government service enterprises (GSE’s such as Freddie Mac) and lenders to promote, coordinate, and deliver funding support and participation through application of the Section 8 homeownership voucher programs.

Below is an illustration that demonstrates 1) how some of the above referenced resources could be applied towards the acquisition of a home by an AHOP eligible low income buyer; 2) the outcome for the homebuyer when applying these resources:

Median purchase price		\$358,500
Down payment by buyer as %	3.00%	
Down payment by buyer as \$		\$10,755
Down payment assistance FHLB WISH		\$15,000
Down payment assistance from GSFA		\$17,925
Total funds applied towards down payment		\$43,680
First loan amount		\$314,820
Loan to value of 1st loan	87.82%	
Interest rate	4.25%	
Mortgage payment interest rate of 4.25%		\$1,549
Taxes		\$344
Insurance		\$63
Mortgage insurance		\$131
Total housing costs		\$2,086
Projected tax savings from MCC	\$186	
Projected tax savings from standard deductions state and federal taxes*	\$210	
Total projected tax savings monthly		\$396
Effective monthly cost of ownership		\$1,691
80% AMI household of four (Contra Costa)	\$75,150	
Monthly income		\$6,263
Housing cost as % before tax savings		33.32%
Housing cost as % after tax savings		27.00%
<b>Subsidy provided</b>		
WISH	\$15,000	
GSFA - Platinum Program	\$17,925	
Total cash subsidy		<u>\$32,925</u>

\*Tax savings based on 25% combined Federal and State tax bracket  
Federal deductions savings is offset by MCC tax credit

## Program Operational Funding

- **BAAHA** – BAAHA has placed up front capital to pay staff to conduct feasibility studies and to structure a business plan to execute the AHOP Program.
- **Program Partners** – BAAHA will be approaching some of its operational partners to secure additional operational funding from, including (and not limited to): Freddie Mac, financial institutions, and the Federal Home Loan Bank.
- **Local and Federal Government** – BAAHA has submitted a request for CDBG funding and will be requesting for additional support from the City of Antioch.

Below is a table representing the funding applications and sources BAAHA envisions to be applied to implement the AHOP.

### Project Operational Capitalization Requirements

	Up to Dec 31, 2016	Jan 1, 2017 to June 30				Total Capital	Funding Source			
		2017	2017-18	2018-19	2019-20		BAAHA	City of Antioch	CDBG	
<b>Start Up Budget</b>										
Program development										
Feasibility study	\$5,250					\$5,250	\$5,250			
Program resources development (partners)	\$12,000					\$12,000	\$8,250	\$3,750		
Program evolution and support										
Preliminary outreach campaign		\$14,750				\$14,750		\$14,750		
Infrastructure coordination and evolution		\$7,500				\$7,500	\$1,575	\$5,925		
Program Administration (ongoing)										
Program outreach			\$2,250	\$2,480	\$2,730	\$7,460			\$7,460	
Program education and counseling			\$13,600	\$16,000	\$19,000	\$48,600			\$48,600	
Homebuyer purchase support			\$16,000	\$22,800	\$30,000	\$68,800			\$68,800	
General Program administrative fee			\$12,000	\$13,200	\$14,520	\$39,720			\$39,720	
<b>Total Capitalization</b>	<b>Total capitalization</b>	<b>\$17,250</b>	<b>\$22,250</b>	<b>\$43,850</b>	<b>\$54,480</b>	<b>\$66,250</b>	<b>\$204,080</b>	<b>\$15,075</b>	<b>\$24,425</b>	<b>\$164,580</b>

Below is a table representing a projection of total capitalization of the AHOP over a three and one-half year period (including a three year CDBG funding cycle). This capitalization table is most likely a partial representation of all the resources that BAAHA intends to capitalize upon, especially as pertaining to capital applied directly towards homebuyer financing subsidy sources (such as Section 8 vouchers and MCC program).

### Program Capitalization (partial)

Funding Source	Operational Capital			Purchase Capital		Total Project Capital
	CDBG	Antioch	BAAHA	FHLB*	GSFA**	
Households placed into ownership	69	69	69	69	69	69
Total funding	\$164,580	\$24,425	\$15,075	\$824,681	\$652,872	\$1,681,633
Cost per household	\$2,385	\$354	\$218	\$11,952	\$9,462	\$24,371
% of Capitalization per Source	9.79%	1.45%	0.90%	49.04%	38.82%	100.00%

\*FHLB = Federal Home Loan Bank

\*\*GSFA = Golden State Finance Authority

## BAAHA Contacts

Walter Zhovreboff, Administrative Director, (800) 480-9020 x1, [z@myhomegateway.com](mailto:z@myhomegateway.com)  
 Roy Schweyer, Executive Director (800) 480-9020 x2 [roy@myhomegateway.com](mailto:roy@myhomegateway.com)



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 28, 2017

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Julie Haas-Wajdowicz, Environmental Resource Coordinator *JWH*

**APPROVED BY:** Forrest Ebbs, Community Development Director *FE*

**SUBJECT:** Presentation of Solid Waste Programs and Discussion of Commercial Organics Rate Structures

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### **RECOMMENDED ACTION**

It is recommended that the City Council provide direction to staff in regards to the preferred options for a mandatory organics recycling program as required by state law under AB 1826 (Chesbro) and any other contract revisions they would like to see.

### **STRATEGIC PURPOSE**

The commercial organics aspect of this item is essential to maintaining our compliance with Strategy F-1 below. This is also an opportunity to make changes to our solid waste programs in order to meet our goal of exceeding regulations.

**Long Term Goal F: Environmental Enhancement.** Pollution prevention (NPDES), water conservation, energy and carbon conservation, and waste prevention.

**Strategy F-1:** Exceed environmental regulation compliance in all resource areas.

### **FISCAL IMPACT**

There is no fiscal impact to the city budgets.

### **DISCUSSION**

Republic Services, the city's franchised hauler, has been implementing the organics requirements of AB 1826 without an approved rate. A rate adjustment is needed for this new collection and diversion program. The need for commercial rate adjustments also gives the city the opportunity to make changes to the existing franchise agreement. Staff and representatives from Republic Services will be giving a presentation providing an overview of solid waste programs during the council meeting.

### **Background:**

Assembly Bill 1826 (Chesbro) requires businesses that generate a specified amount of organic waste per week to arrange for recycling services for that waste, and for jurisdictions to implement a recycling program to divert organic waste from businesses



subject to the law, as well as report to CalRecycle on their progress in implementing an organic waste recycling program. This program will help the state meet its goal to recycle 75 percent of its waste by 2020.

Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food soiled paper that is mixed in with food waste.

Mandatory recycling of organic waste is the next step toward achieving California's aggressive recycling and greenhouse gas (GHG) emission goals. California disposes of approximately 30 million tons of waste in landfills each year, of which more than 30 percent could be used for compost or mulch. Greenhouse gas (GHG) emissions resulting from the decomposition of organic wastes in landfills have been identified as a significant source of emissions contributing to global climate change. Reducing the amount of organic materials sent to landfills and increasing the production of compost and mulch are part of the AB 32 (California Global Warming Solutions Act of 2006).

**Implementation Dates and Thresholds:**

The law phases in the requirements for businesses, including multifamily residential dwellings that consist of five or more units over time based on the amount and type of waste the business produces on a weekly basis, with full implementation realized in 2019. Multifamily units must arrange for yard waste service that does not include food waste. Additionally, the law contains a 2020 trigger that will increase the scope of affected businesses if waste reduction targets are not met. The implementation schedule is as follows:

April 1, 2016: Generators of 8 or more cubic yards of organic waste per week  
January 1, 2017: Generators of 4 or more cubic yards of organic waste per week  
January 1, 2019: Generators of 4 or more cubic yards of solid waste per week  
January 1, 2020: Generators of 2 or more cubic yards of solid waste per week, if statewide disposal of organic waste is not decreased by half.

The number of Antioch businesses that fall into the implementation thresholds are:

<u>Year</u>	<u>Number of Businesses</u>
2016	3
2017	11
2019	107

There are 11 customers that are currently participating in the program. Some of these customers did not need a program until 2019, but wanted to start a program now. These customers are not being charged a fee at this time.

**Funding Options:**

There are several options for funding this program:

1. Spread the cost of the program over the entire commercial rate base all at once. This allows customers to start a program at any time.

2. Spread the cost of the program over the entire commercial rate base with the rate increase phased in over a couple of years. This allows customers to start a program at any time.
3. Have the program included in the garbage rate or have a separate rate like the mandatory commercial recycling program.

# Overview of Programs and Services provided by Republic Services

## Residential Services

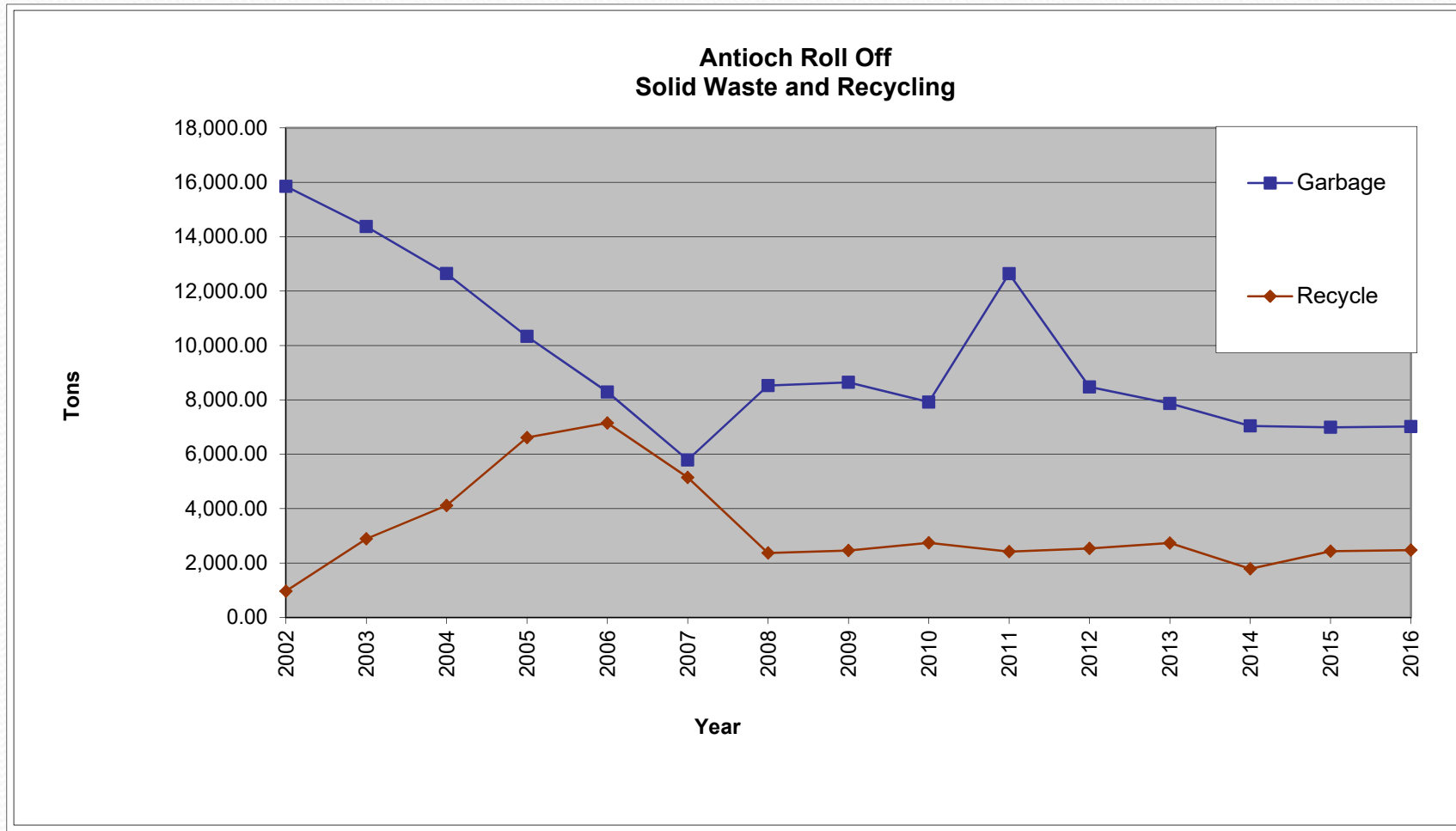
- 4 cart sizes with rate based on size of Garbage cart
- Weekly Recycling Service
- Bio-weekly Yard Waste collection
- Collection household batteries & fluorescent light bulbs and motor oil and filters
- 3 on call Recycling Pick Ups
- 2 on call Garbage Pick Ups
- 2 large items picked up for free annually



## Commercial Services

- Cart, Dumpster and Roll off bins
- 6 days a week garbage and recycling collection
- Green Waste collection in carts or roll-offs
- Cart service for organics\*
- Assistance to set up recycling programs
- Indoor collection containers for recycling and organics collection

# Commercial Tonnages



# AB1826 Implementation

April 2016 - Businesses generating 8 CY organics/week required to have organic waste recycling

Jan 2017 – 4 CY/week of organics

Jan 2019 – 4 CY/week of solid waste

2020 trigger: CalRecycle can reduce to 2 CY of waste if statewide organics disposal not cut in ½

Multifamily complexes only must divert greenwaste

Jan 2016 - Jurisdictions required to implement program to divert organics generated by businesses

CalRecycle to review jurisdictions' programs

CalRecycle to recommend actions re: state's organic recycling infrastructure



# Commercial Organics in Antioch

## Antioch Business and Apartment ORGANICS RECYCLING



New State law (AB 1826) requires businesses and apartment complexes that generate a certain amount of organic waste to arrange for organic waste\* recycling. The following chart shows the state-mandated implementation schedule.

Date	Waste Generated
April 1, 2016	8 cubic yards or more of organic waste per week
January 1, 2017	4 cubic yards or more of organic waste per week
January 1, 2019	4 cubic yards or more of solid waste per week

\*Apartment complexes are encouraged, but not required to have food waste diversion programs. However, complexes with 5 or more units must recycle yard waste and other landscape prunings.



For more information: **925-685-4711**

### Frequently Asked Questions (FAQs)

#### What is organic waste?

Organic waste includes food waste, food-soiled paper, landscape and pruning waste.

#### Why organics?

According to CalRecycle, Organic waste comprises 40% of the material Californians landfill annually.

#### How can my business comply with the State regulation?

Collect organic waste in a separate container and subscribe to an organic waste recycling collection service.

For a complete list of FAQs please visit: [www.calrecycle.ca.gov/Recycle/Commercial/Organics/FAQ.htm](http://www.calrecycle.ca.gov/Recycle/Commercial/Organics/FAQ.htm)

Republic Services is proud to offer the following services to help your business comply with AB 1826:

**Waste Audits**—Republic's experienced staff can conduct a waste audit to determine your organics recycling needs.

**Educational Program and Material**—Republic can develop and help your business implement the right program to fit your needs.

**Program Compliance**—Republic will help your business meet the requirements of AB 1826.

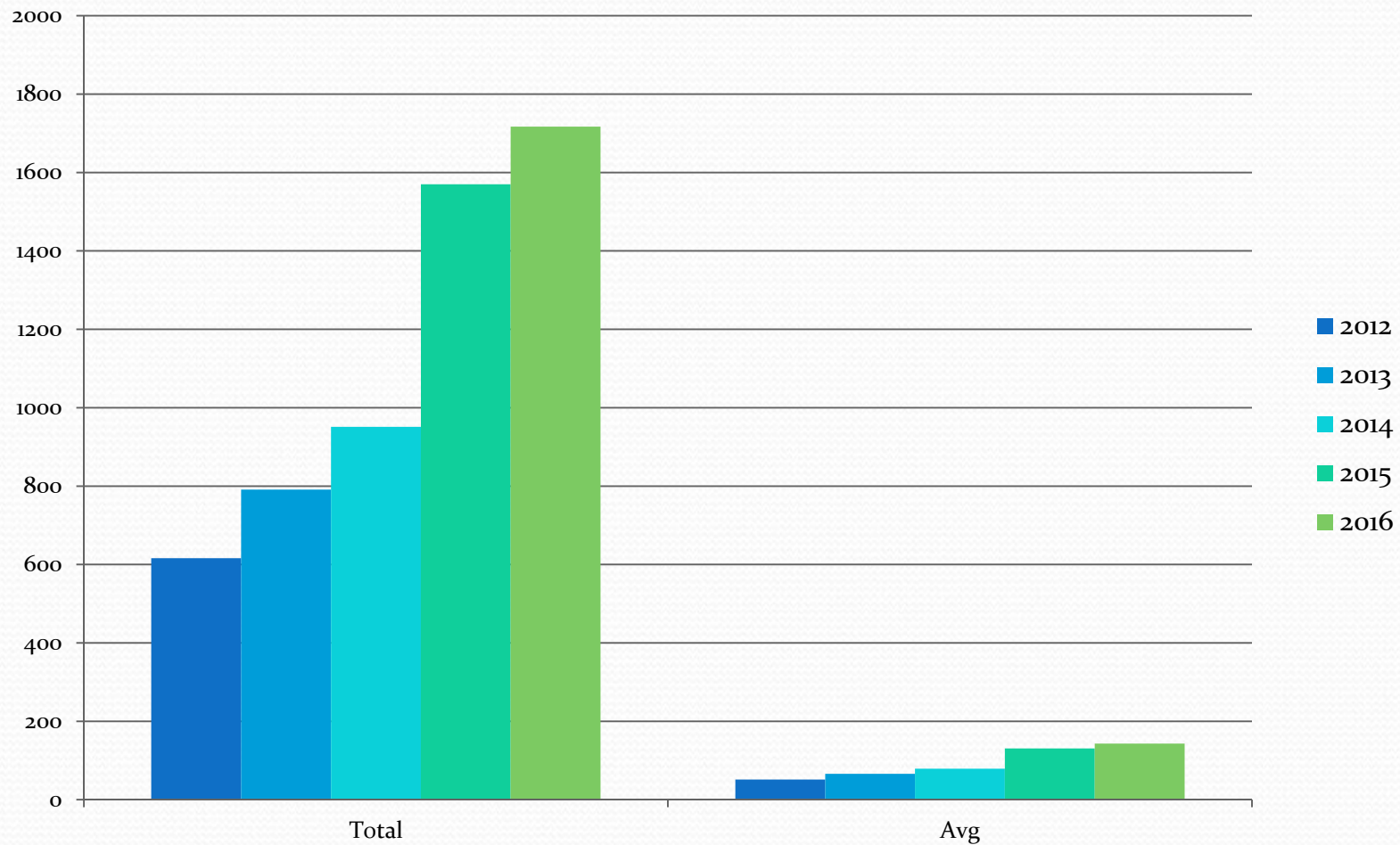
**By diverting Organic materials into a separate cart, you may find that you have less trash—which could help you transition to smaller trash containers with lower rates. You may also qualify for lower water rates.**

# Litter & Illegal Dumping Services

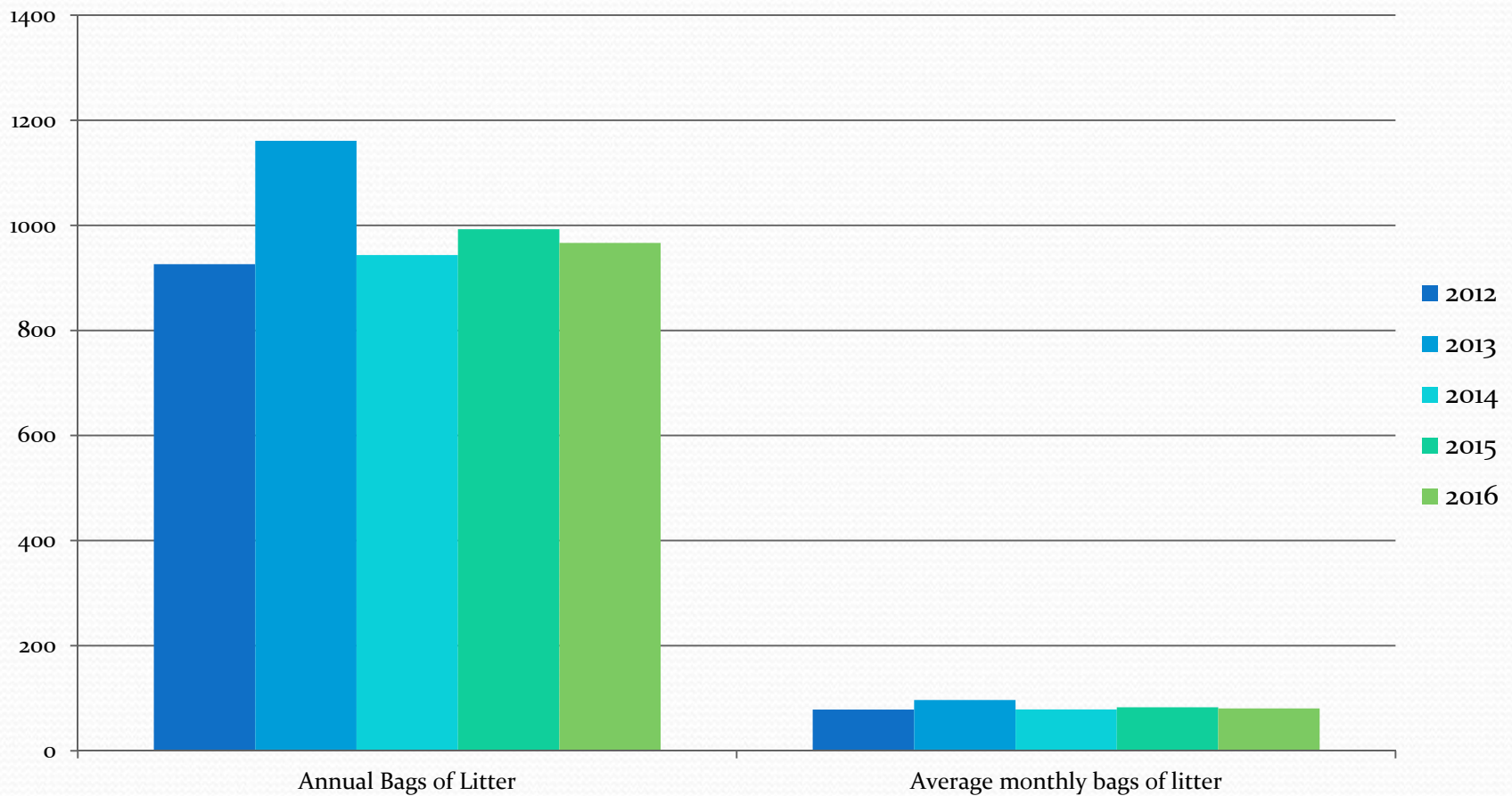
Our current franchise agreement has the following services provided by Republic:

- Pay for collection recycling and garbage from all City Parks
- Collection of illegal dumping on public property/right of ways
- Pick up litter on major city streets

# Illegal dumping cleanup- Republic Services



# Litter Pickup-Republic Services



# Questions for Council

- How do you want the cost of organics collection incorporated into the rates?
- Are there other aspects of the franchise agreement that staff should address during the rate negotiations?



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 28, 2017  
**TO:** Honorable Mayor and Members of the City Council  
**SUBMITTED BY:** Forrest Ebbs, Community Development Director *fe*  
**SUBJECT:** Inclusionary Housing

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### **RECOMMENDED ACTION**

It is recommended that the City Council take the following action:

1. Receive the report on Inclusionary Housing and offer any questions or comments.

### **STRATEGIC PURPOSE**

This report is in response to a request from the City Council for information on the subject matter. In providing this report, staff is forwarding Strategy L-4: Implement City policies and direction. The development of an inclusionary housing policy or ordinance is not identified in the Strategic Management Plan.

### **DISCUSSION**

Inclusionary Housing programs are a common tool used by cities to provide affordable housing. Unlike other affordable housing programs, an Inclusionary Housing program usually locates affordable housing units within new market-rate housing projects, as opposed to building stand-alone affordable housing projects. The benefit of this alternative is that affordable housing units are virtually indistinguishable among the market-rate units and do not carry the stigma or negative association that often applies to stand-alone affordable housing projects or neighborhoods. Requiring "In-Lieu" fees is an alternative to requiring affordable units within a housing development project.

A typical Inclusionary Housing program uses a menu approach that allows the developer to pick their preferred method of compliance. Generally, there are options to provide varying percentages for different income levels or to pay an in-lieu fee. In some instances, off-site housing or other negotiated alternatives can be made.

#### Example - City of Walnut Creek

The City of Walnut Creek uses an Inclusionary Housing Ordinance that is very typical and modeled after similar ordinances used Statewide. The City of Walnut Creek requires that new ownership housing developments with greater than 10 units provide at least one of the following:

- 10% of the units for moderate-income households,
- 6% of the units for low-income households,
- 4.5% of the units for very-low income households, OR
- Pay an In-Lieu fee (if fewer than 27 units total).

The household income levels are based on Contra Costa County HUD/HCD Income Limits and vary based on the number of persons in a household, which is then correlated to a bedroom count. The Maximum Incomes are a percentage of the Annual Median Income (AMI).

<b>Maximum Income by Income Level – City of Walnut Creek / Contra Costa County</b>				
	<b>Moderate</b>	<b>Median</b>	<b>Low</b>	<b>Very-Low</b>
<b>% of AMI</b>	120%	100%	80%	50%
<b>4 person/3 bedroom</b>	\$112,200	\$93,500	\$67,600	\$46,750

Once the targeted income level household is selected, the price of the affordable housing units is capped so that it is affordable to qualifying households. In general, no more than 30% of a household income should go towards housing expenses, including property taxes and other expenses. The following table describes how the unit costs might vary for a project, based on different targeted household incomes.

<b>Unit Costs and Monthly Expenses by Household Income</b>				
	<b>Moderate</b>	<b>Median</b>	<b>Low</b>	<b>Very Low</b>
Unit Cost	\$460,000	\$390,000	\$275,000	\$190,000
Down Payment (10%)	\$46,000	\$39,000	\$27,500	\$19,000
Mortgage (4%)	\$414,000	\$351,000	\$247,500	\$171,000
Monthly Mtg. Pmt.	\$(2,222)	\$(1,884)	\$(1,329)	\$(918)
Property Tax, etc.	\$(575)	\$(488)	\$(344)	\$(238)
<b>TOTAL HOUSING</b>	<b>\$(2,797)</b>	<b>\$(2,372)</b>	<b>\$(1,672)</b>	<b>\$(1,155)</b>
Annual Income	\$112,200	\$93,500	\$67,600	\$46,750
Monthly Income	\$9,350	\$7,792	\$5,633	\$3,896
<b>% of Monthly Income</b>	<b>30%</b>	<b>30%</b>	<b>30%</b>	<b>30%</b>

When a person purchases a home from an Inclusionary Housing program, they are limited on their ability to resell the house at market value. Rather, the program specifies the maximum annual appreciation for the home, which is often tied to general inflation rates or increases in median income. At the time of sale, the owner must work with the administering City and sell the house back into the program to a new qualifying buyer. In some cases, a sunset period is specified, after which time, the owner is released of any obligations and may sell the home at market rate. These periods generally exceed

25 years. Because of this, many of the benefits of home ownership, such as market-rate appreciation, don't convey to household purchasing affordable housing units.

### *In-Lieu Fee*

If a developer does not want to provide the required affordable housing units within the development, they may elect to pay an in-lieu fee, which is established by resolution of the City Council. The in-lieu fee is based on a formula that considers the number of units in the project and the aggregate floor area of the units. The in-lieu fee schedule for a typical 15-unit project under the Walnut Creek Ordinance is described below.

<b>In Lieu Fee Example – City of Walnut Creek</b>					
<b>Units</b>	<b>Square feet (Per Unit)</b>	<b>Square feet (Total Project)</b>	<b>In-Lieu Fee (Per Sq. Ft.)</b>	<b>In-Lieu Fee (Total Project)</b>	<b>In-Lieu Fee (Per Unit)</b>
15	2,000	30,000	\$15.00	\$450,000	\$30,000

The In-Lieu Fees are then collected and used to provide or contribute to affordable housing elsewhere. Per the Walnut Creek Ordinance, a project providing more than 27 units may not pay an in-lieu fee, but must provide the units within the project.

The Walnut Creek Ordinance also allows alternatives that may be considered, such as land dedication, a combination of payment of in-lieu fees and provision of units, or off-site construction of units. The exact details of the affordable housing schedule are formalized in an Inclusionary Housing Agreement, which is a binding contract.

Information about the Walnut Creek Ordinance is available at <http://www.walnut-creek.org/departments-services/housing-programs/inclusionary-housing-ordinance>.

### Other Neighboring Cities

The City of Brentwood employs an Inclusionary Housing program that requires 2% of the units in developments with 25 or more units to be affordable to Low or Very Low Income households. This requirement may be waived by Development Agreement and the term of affordability is a minimum of 45 years. These affordable units must be 1,600 square feet in size and on lots with a minimum of 3,000 square feet. They otherwise need to be similar to the remainder of the housing units in the project in terms of exterior appearance and materials, though the Planning Commission may allow for reduced setbacks and landscaping and permit duet units. An in-lieu fee option is also offered.

The City of Pittsburg uses a much more aggressive Inclusionary Housing program that requires that a minimum of 9% of all new low-density ownership units be dedicated to Moderate Income households and that 6% be dedicated to Very Low Income households. Alternatively, 20% of the units may be dedicated to Lower Income Households. The Planning Commission retains limited discretion about the specifics of the program and an in-lieu fee option is offered.



### Applicability to Antioch

The Community Development Department anticipates the entitlement of 5,000 additional residential units to achieve ultimate build-out. The City currently contains approximately 37,000 units that are already constructed or entitled and would not be subject to any new ordinance. The 5,000 new units will constitute approximately 12% of the 42,000 total residential units at the time of build-out.

If the City were to adopt a similar Inclusionary Housing Ordinance and 10% of these new units were to be dedicated to affordable housing, the City would stand to produce 500 Moderate Income units. These units would represent 1.2% of the total City housing stock. Or, a total of 300 Low Income units might be developed, representing 0.7% of the total City housing stock.

If the City of Antioch were to include an in-lieu fee program of \$30,000 per units (as in Walnut Creek) for larger projects, the City could expect to receive approximately \$15,000,000 of in-lieu fees from the 5,000 remaining units in the City. These funds could be used to construct or support affordable housing elsewhere in the City. Presently, construction costs and other non-City controlled factors hinder the development of all housing projects and, in particular, affordable housing. For example, the Tabora Gardens affordable housing project, which is currently under construction, will provide 85 multifamily units at a project cost of approximately \$15,000,000, not including land value. This is a construction cost of approximately \$176,500 per unit.

Another consideration is the housing market in Antioch. The market-rate cost of a new home in Antioch is consistently less than those in central and western Contra Costa County. A four-person household that qualifies as a Moderate Income (\$122,200 annual income), could likely purchase a new home or an existing home within Antioch. This market-rate unit would not be limited in its appreciation and the owner would receive the full benefits of home ownership. Because of this, the City of Antioch would likely be compelled to pursue fewer affordable units, but have them dedicated to Low or Very Low Income households.

### CONCLUSION

The City Council may find that there is a benefit to adopting an Inclusionary Housing Ordinance to affect the remaining 5,000 units that have not been entitled. Such a program might produce 500 or more affordable housing units. Any decision should consider the permanent and ongoing costs of administering this program and the anticipated benefit, given the limited number of units yet to be entitled. An Inclusionary Housing Ordinance would better allow the City of Antioch to achieve its goals established in the Housing Element and would alleviate some concern about the region's general inability to adequately provide affordable housing.



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 28, 2017

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Dawn Merchant, Finance Director *DM*

**REVIEWED BY:** Steve Duran, City Manager

**SUBJECT:** Cost Allocation Plan – Police Department

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### **RECOMMENDED ACTION**

It is recommended that the City Council provide further direction to staff regarding the use of the City's Cost Allocation Plan for distribution of internal services costs to the Police Department in relation to Measure C expenditures in the fiscal year 2017-19 budget.

### **STRATEGIC PURPOSE**

This action falls under Strategic Plan Long Term Goal O: Achieve and maintain financial stability and transparency.

### **FISCAL IMPACT**

This report has no fiscal impact.

### **DISCUSSION**

At the Council meeting of January 10, 2017, City Council discussed the cost allocation plan internal services that are included in the Police Department budget and how this relates to Measure C expenditures. Since the passage of Measure C, the cost allocation plan "City Wide Administration" expense portion of the plan has been the subject of much public discussion. While the validity and necessity of the plan charges itself are not disputed, the potential for "City Wide Administration" being included as a Measure C expenditure has been.

At the meeting January 10<sup>th</sup>, the City Council directed that Cost Allocation Plan charges for "City Wide Administration" not be included in the Measure C equation. The charges would still be part of the Police Department budget; however, they will be paid from other General Fund resources other than Measure C.

The purpose of this report is to present Council with the Police Department Measure C funding table as included in the budget as it stands compared to excluding the expenditure line item for "City Wide Administration". Table A below is the existing Measure C formula table:

**Table A**

<b>Police Department Measure C Funding – Current Budget</b>	
	<b>Police Budget FY17</b>
<b>13/14 Baseline Budget</b>	\$28,447,271
Measure C FY17 budgeted	6,221,185
Measure C carryover – FY16 (actual)	4,351,967
<b>Budget Allotment</b>	<b>\$39,020,423</b>
Budgeted Expenditures	39,108,380
<b>Difference over budget allotment</b>	<b>(\$87,957)</b>

In the above table, the 13/14 Baseline Budget amount includes \$1,887,267 of budgeted “City Wide Administration”. The fiscal year 2017 Police Budget includes \$2,872,656 of budgeted “City Wide Administration”. The first \$28M of General Fund (non Measure C) expenditures that occur each fiscal year include the first \$1,887,267 of City Wide Administration and Council could consider the increase in this cost above the baseline year to be out of the General Fund portion as well so that there is no question if anything over the total baseline budget includes the increase in “City Wide Administration” or not. An alternative scenario is to back out the budget from both the baseline and budgeted expenditures on the above table. This is shown in Table B below.

**Table B**

<b>Police Department Measure C Funding – Excluding City Wide Admin</b>	
	<b>Police Budget FY17</b>
<b>13/14 Baseline Budget (REVISED)</b>	\$26,560,004
Measure C FY17 budgeted	6,221,185
Measure C carryover – FY16 (actual)	4,351,967
<b>Budget Allotment</b>	<b>\$37,133,156</b>
Budgeted Expenditures	39,108,380
“City Wide Administration” Budget	(2,872,656)
Net Police Budget for Measure C	36,235,724
<b>Difference under budget allotment</b>	<b>\$897,432</b>

In either scenario, “City Wide Administration” is still charged to the Police Department but is paid from other General Fund revenue sources. Staff is asking for further direction from Council on how they would like the Measure C funding table presented in the fiscal year 2017-19 budget that is brought forth in the coming months.

**ATTACHMENT**

None



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 28, 2017

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Tony Morefield, Police Lieutenant

**APPROVED BY:** Allan Cantando, Police Chief *AC*

**SUBJECT:** Body Worn Camera Update

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### **RECOMMENDED ACTION**

It is recommended that the City Council receive the oral report concerning the implementation of a Body Worn Camera (BWC) Program.

### **STRATEGIC PURPOSE**

Staff's efforts regarding this issue are prioritized in the City's Strategic Plan as follows:

**Strategy A-3:** Improve public safety using technology.

**Strategy P-7:** City wide Information Systems departmental projects and system enhancements.

### **FISCAL IMPACT**

There is no direct fiscal impact associated with the consideration of this report; however, if Council chooses to move ahead with a Body Worn Camera program, the fiscal impact would be as follows:

- The BWC system is currently estimated to be \$106,703 for the initial purchase of 105 cameras (with mounts) and 10 docking stations. Additionally, there would be a \$19,509 per year fee for technology improvements and replacement costs for the cameras.
- The cloud based data storage associated with a BWC program is estimated to be up to \$511,560 per year with an annual recurring cost for a high-speed data connection between \$63,000 to over \$100,000 a year.
- Alternatively, on-site data storage for a BWC program is estimated to be an initial cost of \$203,000 with a 7% (\$14,210) annual replacement cost.
- Regardless of the data storage solution selected, the necessary data management and production staff is estimated to be \$226,400 annually for 2 Community Service Officers at Step E.

## **DISCUSSION**

- **BACKGROUND INFORMATION**

The Antioch Police Department first considered a Body Worn Camera (BWC) program in late 2015. After consulting with over a dozen different police agencies and BWC providers, reviewing countless articles, policies, trainings and other publications concerning BWC programs from all over the U.S. including CA P.O.S.T.'s video training regarding this technology, staff delivered a report to Council in June of 2016. Staff's recommendation at that time was to take a measured approach to BWC's and wait to see if the CA Legislature would provide further direction on storage, viewing, and release requirements. With the failure of Assembly Bill (AB) 1940 in 2016 (Attachment A), the CA Legislature has yet to offer any further guidance on this issue other than the loosely defined requirements of AB 69 (Attachment B), which is the current law guiding BWC usage. At this point, law enforcement agencies are encouraged to follow "best practices" when implementing a BWC program; however, with virtually every police and sheriff's department handling this technology differently, it is impossible to say what "best practices" even are. Despite these issues, some police agencies are still in the process of adopting BWC programs while others have chosen to scrap their programs altogether.

- **ANALYSIS**

Staff has continued to monitor changes in the law regarding BWC's and has gathered updated cost figures associated with the initial purchase and replacement of the devices, infrastructure upgrades, data storage requirements, data management and production, and program staffing needs.

### **Cameras/Data Management:**

The preferred system for our use remains the Reveal Body Worn Camera and Data Management Program. This BWC offers up to 8 hours of recording time, a positional camera lens, the capability to notify the public that a recording has been activated using an integrated (forward facing) LCD screen, low light capability, full encryption of digital data, and (included) digital evidence management software. Reveal recently provided a new estimate for 105 cameras (with mounts) and 10 docking stations of \$106,703. This (one time) purchase would carry with it a hardware upgrade plan of \$19,509 per year for technology improvements and replacement costs.

### **Data Storage (Cloud Based)**

Reveal has also recently added its own cloud based storage system. They offered 2 estimates, one based on our expected usage/storage requirements and another (lower estimate) based on their own projections for storage needs. It is important to remember that high definition video produces an enormous amount of digital data that must be stored like any public record. Staff determined our usage/storage estimates keeping in mind the high call volume that our officers

experience as well as the statutory requirement for filing a lawsuit against a public agency of up to 2 years. The total cost for this level of digital storage is estimated to be \$511,560 per year. Reveal suggests officers would be recording far less frequently (only about 2 hours a day) and they recommend storing this digital data for only up to 180 days. The yearly estimate based on their recommendations is \$42,336. (However, it should be noted that staff believes Reveal's estimates are neither realistic for our working environment nor legally prudent.) In any event, any BWC footage that is deemed to be evidence in any criminal matter would have to be stored for even longer than the (2 year) statutory terms and, in some cases, indefinitely. Whichever storage plan was chosen, it's worth reminding that this cost would continue to grow commensurate with the stored digital data.

Along with the cost of cloud based storage, the Police Department (PD) would still need an extensive upgrade to its data network. The new estimated cost for these upgrades would be over \$72,000 with an annual recurring cost for a high-speed data connection to the cloud ranging anywhere from \$63,000 to over \$100,000 a year, depending on data speed required.

#### **Data Storage (On-site)**

On-site data storage would be the other option at a revised estimate of over \$203,000 for a server, storage system, database licensing, data switches, and upgraded data cabling. In addition to this baseline figure would be a 7% (\$14,210) annual replacement cost. This system would also have to be upgraded (at a currently unknown cost) as data storage limits are reached.

#### **Further Infrastructure Upgrades**

Either storage option would require additional infrastructure upgrades estimated at over \$33,000. (This cost is included in the aforementioned sections cost estimates as well.)

#### **Data Management and Production Staff**

Based on the needs as demonstrated by PD's who are already using BWC's, staff estimates that it would take at least 2 additional community service officer (CSO) positions to handle the data management and video production for a BWC program. The yearly cost with benefits for 2 additional CSO's would be approximately \$226,400 at Step E. It should be noted that this BWC program could eventually require additional staff (beyond the 2 CSO's) as the program grows.

- **ALTERNATIVES**

Late last year, the police department began a Community Camera Program in the Sycamore Corridor which has already yielded a good deal of success in the few months it has been in operation. Expanding this already successful program

to other areas of the city could be done relatively easily and at a fraction of the cost of a BWC program.

- **CONCLUSION**

Police agencies across the country have abandoned their BWC's because they entered into this technology without realizing the high cost of managing, maintaining, and producing the huge amounts of digital data that comes with it. Additionally, CA Legislature did not pass the only substantive Assembly Bill (1940) concerning BWC's last year, and it is unknown if they will be introducing any new legislature of this kind for 2017. Staff recommends we take a "wait and see" approach to BWC's while expanding our Community Camera Program which has already shown to be a benefit to the city at a much lower cost.

**ATTACHMENTS**

- A. Assembly Bill (AB) 1940
- B. Assembly Bill (AB) 69

AMENDED IN ASSEMBLY MAY 31, 2016

AMENDED IN ASSEMBLY MAY 3, 2016

AMENDED IN ASSEMBLY APRIL 14, 2016

AMENDED IN ASSEMBLY MARCH 17, 2016

CALIFORNIA LEGISLATURE—2015–16 REGULAR SESSION

**ASSEMBLY BILL**

**No. 1940**

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**Introduced by Assembly Member Cooper**

February 12, 2016

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An act to add Section 832.19 to the Penal Code, relating to peace officers.

LEGISLATIVE COUNSEL'S DIGEST

AB 1940, as amended, Cooper. Peace officers: body-worn cameras: policies and procedures.

Existing law requires law enforcement agencies, departments, or entities to consider specified best practices regarding the downloading and storage of body-worn camera data when establishing policies and procedures for the implementation and operation of a body-worn camera system, such as designating the person responsible for downloading the recorded data from the body-worn camera, and establishing when data should be downloaded to ensure the data is entered into the system in a timely manner and the cameras are properly maintained and ready for the next use.

This bill would require a law enforcement agency, department, or entity, if it employs peace officers and uses body-worn cameras for those officers, to develop a body-worn camera policy. The bill would require the policy to allow a peace officer to review his or her body-worn



camera video and audio recordings before making a report, giving an internal affairs statement, or before any criminal or civil proceeding. *The bill would also require the policy to prohibit a peace officer from making a video or audio recording in a health facility or medical office when a patient may be in view of the body-worn camera or when a health care practitioner is providing care to an individual.* The bill would encourage the law enforcement agency, department, or entity to include specified considerations in the policy, including the time, place, circumstances, and duration in which the body-worn camera is operational. The bill would require the policy to be available to peace officers and to the public for viewing. The bill would prohibit a peace officer from using a personal device to make an unauthorized recording of the video or audio taken from a body-worn camera. The bill would also require a law enforcement agency to have an assigned independent investigator or a supervisor accompany a peace officer involved in an incident involving a serious use of force, as defined, when reviewing the peace officer's body-worn camera recording. *The bill would provide that its provisions do not apply to a law enforcement agency, department, or entity that has developed a body-worn camera policy, as specified, before January 1, 2017.* Because this bill would impose new duties on the conduct of local law enforcement, it would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

Vote: majority. Appropriation: no. Fiscal committee: yes.  
State-mandated local program: yes.

*The people of the State of California do enact as follows:*

- 1 SECTION 1. Section 832.19 is added to the Penal Code, to
- 2 read:
- 3 832.19. (a) (1) If a law enforcement agency, department, or
- 4 entity that employs peace officers uses body-worn cameras for
- 5 those officers, the agency, department, or entity shall develop a
- 6 policy relating to the use of body-worn cameras.

1 (2) The following definitions shall apply to this section:

2 (A) "Body-worn camera" means a device attached to the uniform  
3 or body of a peace officer that records video, audio, or both, in a  
4 digital or analog format.

5 (B) "Peace officer" means any person designated as a peace  
6 officer pursuant to this chapter.

7 (C) "Serious use of force" means any of the following:

8 (i) Force resulting in death.

9 (ii) Force resulting in a loss of consciousness.

10 (iii) Force resulting in protracted loss, impairment, serious  
11 disfigurement, or function of any body part or organ.

12 (iv) A weapon strike to the head.

13 (v) Intentional firearm discharge at a person, regardless of injury.

14 (b) (1) The policy shall allow a peace officer to review his or  
15 her body-worn camera video and audio recordings before he or  
16 she makes a report, is ordered to give an internal affairs statement,  
17 or before any criminal or civil proceeding.

18 (2) A peace officer is not required to review his or her  
19 body-worn camera video and audio recordings before making a  
20 report, giving an internal affairs statement, or before any criminal  
21 or civil proceeding.

22 (3) A peace officer involved in an incident involving a serious  
23 use of force shall not review his or her body-worn camera recording  
24 until accompanied by an assigned independent investigator or a  
25 supervisor. The separating and monitoring of the peace officer  
26 involved in a serious use of force shall be maintained during the  
27 review of the body-worn camera video and audio recordings and  
28 this review shall not occur jointly among involved employees.  
29 Once the recordings are approved, as to the validity of the  
30 body-worn camera recordings and any other relevant recordings  
31 are also approved as their validity, an officer may have a legal  
32 representative present during the review of the recordings without  
33 the independently assigned investigator or supervisor present,  
34 before the peace officer makes a report, is ordered to give an  
35 internal affairs statement, or before any criminal or civil  
36 proceeding.

37 (4) The policy shall be available to all peace officers in a written  
38 form.

39 (5) The policy shall be available to the public for viewing.

1     (6) *The policy shall prohibit a peace officer from making a video*  
2 *or audio recording in a health facility or medical office when a*  
3 *patient may be in view of the body-worn camera or when a health*  
4 *care practitioner is providing care to an individual.*

5     (c) The policy shall be developed in accordance with the  
6 Meyers-Milias-Brown Act (Chapter 10 (commencing with Section  
7 3500) of Division 4 of Title 1 of the Government Code) and the  
8 Ralph C. Dills Act (Chapter 10.3 (commencing with Section 3512)  
9 of Division 4 of Title 1 of the Government Code).

10    (d) In developing the policy, law enforcement agencies,  
11 departments, or entities are encouraged to include the following  
12 in the policy:

13    (1) The time, place, circumstances, and duration in which the  
14 body-worn camera shall be operational.

15    (2) Which peace officers shall wear the body-worn camera and  
16 when they shall wear it.

17    (3) Prohibitions against the use of body-worn camera equipment  
18 and footage in specified circumstances, such as when the peace  
19 officer is off-duty.

20    (4) The type of training and length of training required for  
21 body-worn camera usage.

22    (5) Public notification of field use of body-worn cameras,  
23 including the circumstances in which citizens are to be notified  
24 that they are being recorded.

25    (6) The manner in which to document a citizen's refusal from  
26 being recorded under certain circumstances.

27    (7) The use of body-worn camera video and audio recordings  
28 in internal affairs cases.

29    (8) The use of body-worn camera video and audio recordings  
30 in criminal and civil case preparation and testimony.

31    (9) The transfer and use of body-worn camera video and audio  
32 recordings to other law enforcement agencies, including  
33 establishing what constitutes a need-to-know basis and what  
34 constitutes a right-to-know basis.

35    (e) A peace officer shall not use a personal device to make an  
36 unauthorized recording of the video or audio taken from a  
37 body-worn camera.

38    (f) *This section shall not apply to a law enforcement agency,*  
39 *department, or entity that has developed a body-worn camera*  
40 *policy in accordance with the Meyers-Milias-Brown Act (Chapter*

1 *10 (commencing with Section 3500) of Division 4 of Title 1 of the*  
2 *Government Code) or the Ralph C. Dills Act (Chapter 10.3*  
3 *(commencing with Section 3512) of Division 4 of Title 1 of the*  
4 *Government Code) before January 1, 2017.*

5 SEC. 2. If the Commission on State Mandates determines that  
6 this act contains costs mandated by the state, reimbursement to  
7 local agencies and school districts for those costs shall be made  
8 pursuant to Part 7 (commencing with Section 17500) of Division  
9 4 of Title 2 of the Government Code.

O

**Assembly Bill No. 69**

**CHAPTER 461**

An act to add Section 832.18 to the Penal Code, relating to peace officers.

[Approved by Governor October 3, 2015. Filed with  
Secretary of State October 3, 2015.]

**LEGISLATIVE COUNSEL'S DIGEST**

AB 69, Rodriguez. Peace officers: body-worn cameras.

Existing law makes it a crime to intentionally record a confidential communication without the consent of all parties to the communication. Existing law exempts specified peace officers from that provision if they are acting within the scope of their authority.

This bill would require law enforcement agencies to consider specified best practices when establishing policies and procedures for downloading and storing data from body-worn cameras, including, among other things, prohibiting the unauthorized use, duplication, or distribution of the data, and establishing storage periods for evidentiary and nonevidentiary data, as defined.

*The people of the State of California do enact as follows:*

SECTION 1. Section 832.18 is added to the Penal Code, to read:

832.18. (a) It is the intent of the Legislature to establish policies and procedures to address issues related to the downloading and storage data recorded by a body-worn camera worn by a peace officer. These policies and procedures shall be based on best practices.

(b) When establishing policies and procedures for the implementation and operation of a body-worn camera system, law enforcement agencies, departments, or entities shall consider the following best practices regarding the downloading and storage of body-worn camera data:

(1) Designate the person responsible for downloading the recorded data from the body-worn camera. If the storage system does not have automatic downloading capability, the officer's supervisor should take immediate physical custody of the camera and should be responsible for downloading the data in the case of an incident involving the use of force by an officer, an officer-involved shooting, or other serious incident.

(2) Establish when data should be downloaded to ensure the data is entered into the system in a timely manner, the cameras are properly maintained and ready for the next use, and for purposes of tagging and categorizing the data.

(3) Establish specific measures to prevent data tampering, deleting, and copying, including prohibiting the unauthorized use, duplication, or distribution of body-worn camera data.

(4) Categorize and tag body-worn camera video at the time the data is downloaded and classified according to the type of event or incident captured in the data.

(5) Specifically state the length of time that recorded data is to be stored.

(A) Unless subparagraph (B) or (C) applies, nonevidentiary data including video and audio recorded by a body-worn camera should be retained for a minimum of 60 days, after which it may be erased, destroyed, or recycled. An agency may keep data for more than 60 days to have it available in case of a citizen complaint and to preserve transparency.

(B) Evidentiary data including video and audio recorded by a body-worn camera under this section should be retained for a minimum of two years under any of the following circumstances:

(i) The recording is of an incident involving the use of force by a peace officer or an officer-involved shooting.

(ii) The recording is of an incident that leads to the detention or arrest of an individual.

(iii) The recording is relevant to a formal or informal complaint against a law enforcement officer or a law enforcement agency.

(C) If evidence that may be relevant to a criminal prosecution is obtained from a recording made by a body-worn camera under this section, the law enforcement agency should retain the recording for any time in addition to that specified in paragraphs (A) and (B), and in the same manner as is required by law for other evidence that may be relevant to a criminal prosecution.

(D) In determining a retention schedule, the agency should work with its legal counsel to determine a retention schedule to ensure that storage policies and practices are in compliance with all relevant laws and adequately preserve evidentiary chains of custody.

(E) Records or logs of access and deletion of data from body-worn cameras should be retained permanently.

(6) State where the body-worn camera data will be stored, including, for example, an in-house server which is managed internally, or an online cloud database which is managed by a third-party vendor.

(7) If using a third-party vendor to manage the data storage system, the following factors should be considered to protect the security and integrity of the data:

(A) Using an experienced and reputable third-party vendor.

(B) Entering into contracts that govern the vendor relationship and protect the agency's data.

(C) Using a system that has a built-in audit trail to prevent data tampering and unauthorized access.

(D) Using a system that has a reliable method for automatically backing up data for storage.

(E) Consulting with internal legal counsel to ensure the method of data storage meets legal requirements for chain-of-custody concerns.

(F) Using a system that includes technical assistance capabilities.

(8) Require that all recorded data from body-worn cameras are property of their respective law enforcement agency and shall not be accessed or released for any unauthorized purpose, explicitly prohibit agency personnel from accessing recorded data for personal use and from uploading recorded data onto public and social media Internet Web sites, and include sanctions for violations of this prohibition.

(c) (1) For purposes of this section, “evidentiary data” refers to data of an incident or encounter that could prove useful for investigative purposes, including, but not limited to, a crime, an arrest or citation, a search, a use of force incident, or a confrontational encounter with a member of the public. The retention period for evidentiary data are subject to state evidentiary laws.

(2) For purposes of this section, “nonevidentiary data” refers to data that does not necessarily have value to aid in an investigation or prosecution, such as data of an incident or encounter that does not lead to an arrest or citation, or data of general activities the officer might perform while on duty.

(d) Nothing in this section shall be interpreted to limit the public’s right to access recorded data under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code).



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 28, 2017

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Ken Warren, Associate Engineer *KW*

**APPROVED BY:** Ron Bernal, Assistant City Manager/Public Works Director/City Engineer *ROB*

**SUBJECT:** Resolution Vacating a Portion of Open Space Parcel "B" (Deer Park Unit 11, Subdivision 7290 [358M11]) and Authorizing the City Manager to Execute All Documents Necessary to Grant or Quitclaim any Property Interest to the Owner of 4420 Belvedere Way (Lot 240, Deer Park Unit 11, Subdivision 7290 [358 M 11]) PW 443-01-17

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### RECOMMENDED ACTION

It is recommended that the City Council adopt the attached resolution (Attachment "A") vacating a portion of open space Parcel "B" (Deer Park Unit 11, Subdivision 7290 [358M11]) and authorizing the City Manager to execute all documents necessary to grant or quitclaim any property interest to the owner of 4420 Belvedere Way (Lot 240, Deer Park Unit 11, Subdivision 7290 [358M11]).

### STRATEGIC PURPOSE

Approval of this action will assist in achieving Strategy K-1: Ensure well maintained public facilities, rights-of-way and parks.

### FISCAL IMPACT

The reduction in open space will reduce the City's annual maintenance costs by roughly \$500 annually. All expenses to prepare this staff report and process the filing of recordable documents have been paid by the applicant.

### DISCUSSION

Khalil Rahmany, the owner of 4420 Belvedere Way (Lot 240, Deer Park Unit 11, Subdivision 7290 [358M11]), is seeking to acquire a 2,237 square foot area of open space located immediately adjacent to his property, which was dedicated to the City as open space (Parcel "B", Deer Park Unit 11, Subdivision 7290 [358M11]). A vicinity map is attached (Attachment "B").

Staff believes that the requested area is surplus to the City's needs and recommends vacating that portion of open space. Mr. Rahmany has agreed to a purchase price of \$1,737.00, which was calculated as \$1.00/square foot less \$500 in maintenance costs. The use of a flat value is recommended as the property, which is very small in area, has



marginal use and is only of interest to the adjoining property owner. There is no critical need for the City to retain ownership of the area in question and sale of the property will incrementally reduce the City's maintenance costs related to the open space.

The City Council adopted Resolution No. 2017/17 approving a Property Purchase Agreement at its February 14, 2017 regular meeting. The property owner is processing a lot line adjustment (Attachment "C") which will be recorded subsequent to the City Council's approval of the resolution.

**ATTACHMENTS**

- A. Resolution
- B. Vicinity Map
- C. Lot Line Adjustment

**ATTACHMENT "A"**

**RESOLUTION NO. 2017/\*\***

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
VACATING A PORTION OF OPEN SPACE PARCEL "B" (DEER PARK UNIT 11,  
SUBDIVISION 7290 [358M11]) AND AUTHORIZING THE CITY MANAGER TO  
EXECUTE ALL DOCUMENTS NECESSARY TO GRANT OR QUITCLAIM ANY  
PROPERTY INTEREST TO THE OWNER OF 4420 BELVEDERE WAY (LOT 240,  
DEER PARK UNIT 11, SUBDIVISION 7290 [358M11])  
PW 443-01-17**

**WHEREAS**, the owner of 4420 Belvedere Way (Lot 240, Deer Park Unit 11, Subdivision 7290, [358M11]), is seeking to acquire a 2,237 square foot area of open space located immediately adjacent to his property which was dedicated to the City as open space (Parcel "B", Deer Park Unit 11, Subdivision 7290 [358M11]); and

**WHEREAS**, the City Council adopted Resolution No. 2017/17 approving a Property Purchase Agreement at its February 14, 2017 regular meeting;

**THEREFORE, BE IT RESOLVED** that a portion of open space Parcel "B" (Deer Park Unit 11, Subdivision 7290 [358M11]) adjacent to 4420 Belvedere Way (Lot 240, Deer Park Unit 11, Subdivision 7290 [358M11]) is found surplus to the City's needs; and

**BE IT FURTHER RESOLVED** that from and after the date that this resolution is recorded, the portion of Parcel "B" adjacent to 4420 Belvedere Way shall no longer constitute an open space parcel; and

**BE IT FURTHER RESOLVED** that the City Manager is hereby authorized and directed to sign all documents necessary to grant or quitclaim any property interest incorporated herein by reference, on behalf of the City of Antioch, in order to transfer the area to the owner of 4420 Belvedere Way.

\* \* \* \* \*

**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 28<sup>th</sup> day of February 2017, by the following vote:

**AYES:**

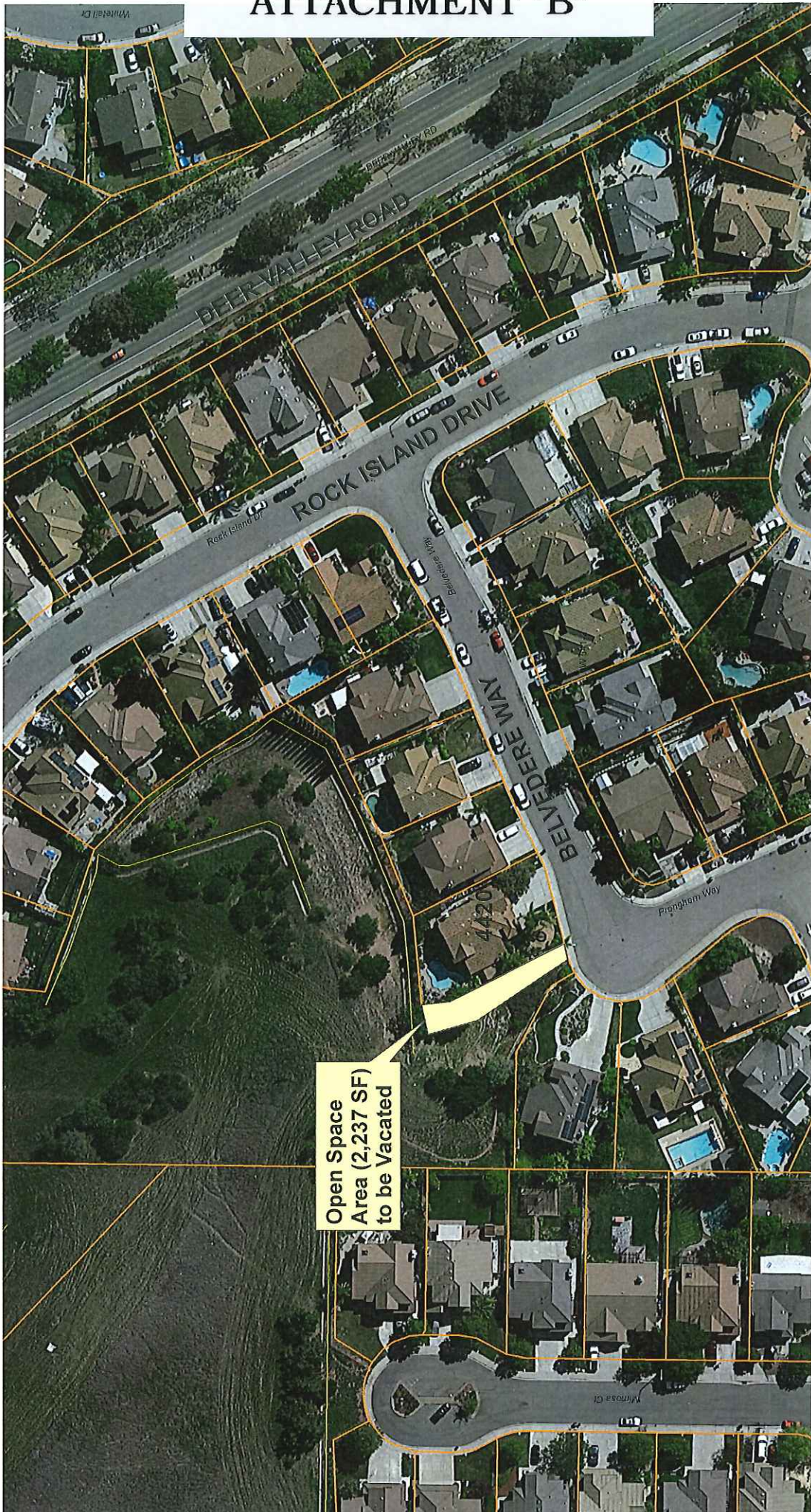
**ABSENT:**

**NOES:**

---

**ARNE SIMONSEN  
CITY CLERK OF THE CITY OF ANTIOCH**

# ATTACHMENT "B"



Open Space Area (2,237 SF) to be Vacated

# ATTACHMENT "C"

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME Khalil Rahmany  
ADDRESS 4420 Belvedere way  
CITY  
STATE & ZIP Antioch, CA 94509  
APN NO. 055-140-034

Save Above This Line for Recorder's Use Only

## GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$1.10, CITY TAX \$0.00;

- computed on the consideration or full value of property conveyed, or  
 computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
 Unincorporated area:  City of Antioch, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, City of Antioch

hereby GRANT(s) to **Khalil Rahmany, a married man as his sole and separate property.**

the following described real property in the **city of Antioch**, County of **Contra Costa**, State of **California**:

Dated \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

01

APN:

Grant Deed - continued

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

02

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**LOT LINE ADJUSTMENT**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A**

BEING ALL OF LOT 240 AS SAID LOT IS SHOWN ON THE MAP OF SUBDIVISION 7290 FILED ON AUGUST 6, 1991 IN BOOK 358 OF MAPS AT PAGE 11 IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA,

TOGETHER WITH A PORTION OF PARCEL 'B' OF SAID MAP (358 M 11) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 240 (358 M 11) THENCE ALONG THE EASTERLY LINE OF SAID LOT 240 SOUTH 26°52'42" EAST, 107.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BELVEDERE WAY;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 63°07'18" WEST, 10.39 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 12°46'40", AND AN ARC LENGTH OF 4.46 FEET;

THENCE SOUTH 75°53'58" WEST, 69.59 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 35°14'11" WEST, 84.67 FEET;

THENCE NORTH 16°26'09" WEST, 39.90 FEET;

THENCE NORTH 77°46'22" EAST, 24.10 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 240;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 240 NORTH 84°28'29" EAST, 69.19 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 10,507 SQUARE FEET OF LAND MORE OR LESS

**PARCEL B**

BEING A PORTION OF PARCEL 'B' AS SAID PARCEL IS SHOWN ON THE MAP OF SUBDIVISION 7290 FILED ON AUGUST 6, 1991 IN BOOK 358 OF MAPS AT PAGE 11 IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 240 (358 M 11) THENCE ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL 'B' NORTH 67°35'57" EAST, 65.50 FEET;

THENCE NORTH 64°21'35" EAST, 65.22 FEET;

THENCE NORTH 64°21'35" EAST, 17.85 FEET;

THENCE NORTH 37°08'19" EAST, 47.15 FEET;

THENCE NORTH 29°22'42" WEST, 8.90 FEET;

THENCE NORTH 32°39'44" WEST, 69.75 FEET;

THENCE NORTH 36°12'02" WEST, 53.68 FEET;

THENCE NORTH 45°09'43" WEST, 54.40 FEET;

THENCE NORTH 71°19'38" WEST, 54.37 FEET;

THENCE NORTH 70°27'01" WEST, 61.41 FEET;

THENCE NORTH 06°20'59" EAST, 101.00 FEET;

THENCE NORTH 83°39'01" WEST, 101.80 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 128.00 FEET, THROUGH A CENTRAL ANGLE OF 18°33'47", AND AN ARC LENGTH OF 41.47 FEET;

THENCE SOUTH 00°50'59" WEST, 485.53 FEET;

THENCE SOUTH 89°09'01" EAST, 90.00 FEET;

THENCE SOUTH 61°47'52" EAST, 57.56 FEET;

THENCE SOUTH 30°11'19" EAST, 20.00 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 30°11'19" EAST 45.00 FEET, THROUGH A CENTRAL ANGLE OF 16°05'17", AND AN ARC LENGTH OF 12.64 FEET;

THENCE LEAVING SAID EXTERIOR BOUNDARY LINE NORTH 35°14'11" WEST, 84.67 FEET;

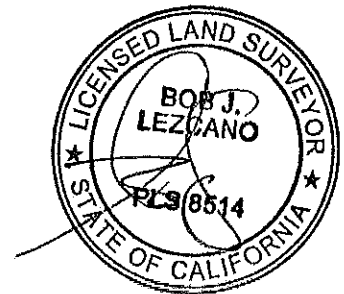
THENCE NORTH 16°26'09" WEST, 39.90 FEET;

THENCE NORTH 77°46'22" EAST, 24.10 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 240 (358 M 11);

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 240 NORTH 84°28'29" EAST, 69.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 106,273 SQUARE FEET OR 2.44 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION





**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**LOT LINE ADJUSTMENT**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRANSFER PARCEL**

BEING A PORTION OF PARCEL 'B' AS SAID PARCEL IS SHOWN ON THE MAP OF SUBDIVISION 7290 FILED ON AUGUST 6, 1991 IN BOOK 358 OF MAPS AT PAGE 11 IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF LOT 240 OF SAID MAP (358 M 11) THENCE ALONG THE WESTERLY LINE OF SAID LOT 240 SOUTH 05°39'57" EAST, 20.75 FEET;

THENCE SOUTH 26°52'47" EAST, 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 240;

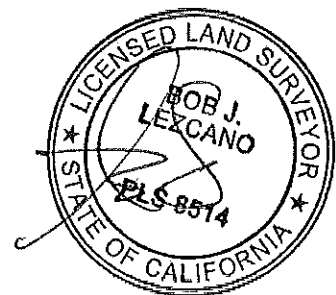
THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF BELVEDERE WAY SOUTH 75°53'58" WEST, 11.00 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 35°14'11" WEST, 84.67 FEET;

THENCE NORTH 16°26'09" WEST, 39.90 FEET;

THENCE NORTH 77°46'22" EAST, 24.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,237 SQUARE FEET OR 0.05 ACRES OF LAND, MORE OR LESS.



26

ROCK ISLAND DR

SEE SHEET 1 FOR LEGEND

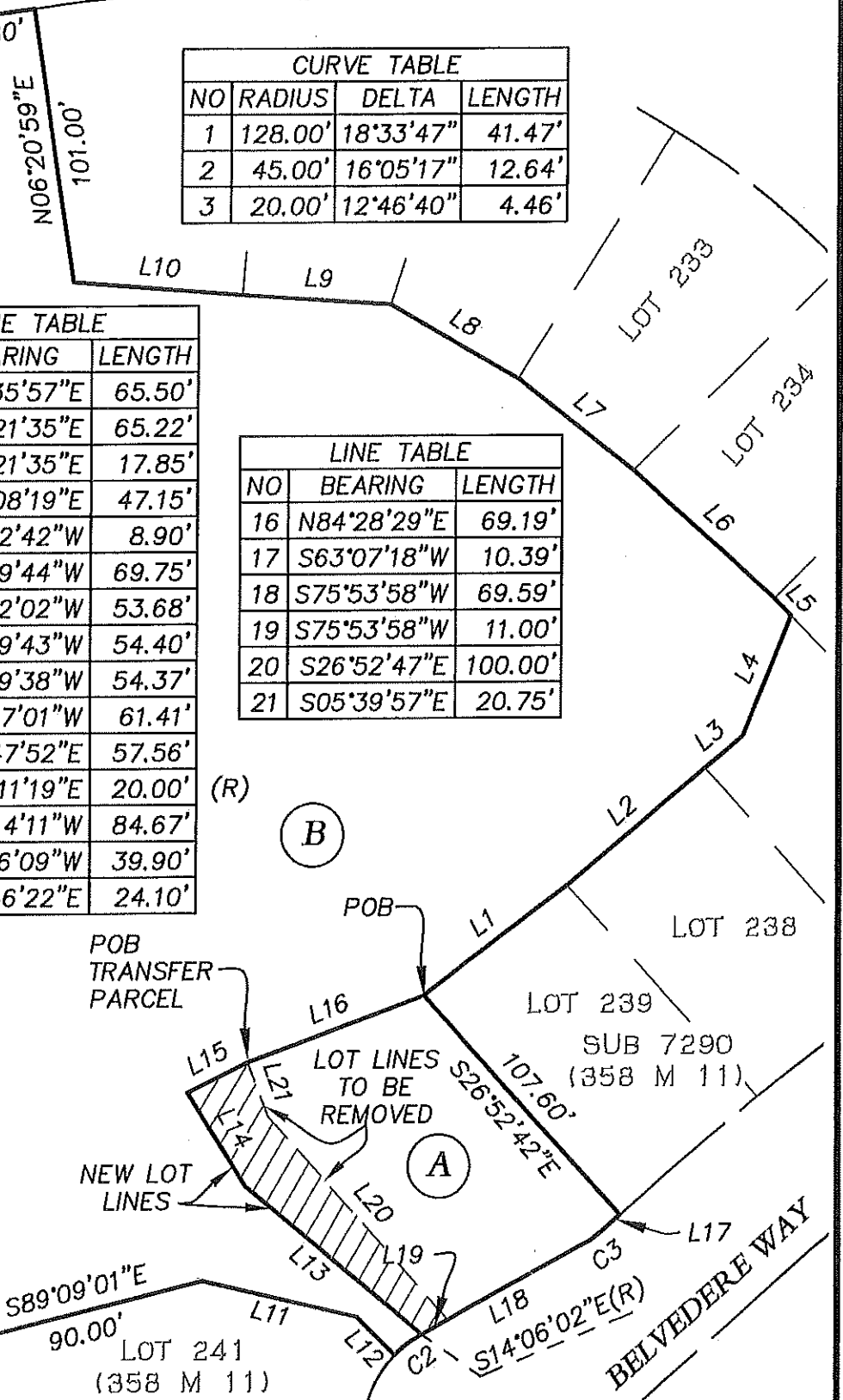
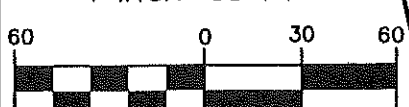
CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
1	128.00'	18°33'47"	41.47'
2	45.00'	16°05'17"	12.64'
3	20.00'	12°46'40"	4.46'

LINE TABLE		
NO	BEARING	LENGTH
1	N67°35'57"E	65.50'
2	N64°21'35"E	65.22'
3	N64°21'35"E	17.85'
4	N37°08'19"E	47.15'
5	N29°22'42"W	8.90'
6	N32°39'44"W	69.75'
7	N36°12'02"W	53.68'
8	N45°09'43"W	54.40'
9	N71°19'38"W	54.37'
10	N70°27'01"W	61.41'
11	S61°47'52"E	57.56'
12	S30°11'19"E	20.00'
13	N35°14'11"W	84.67'
14	N16°26'09"W	39.90'
15	N77°46'22"E	24.10'

LINE TABLE		
NO	BEARING	LENGTH
16	N84°28'29"E	69.19'
17	S63°07'18"W	10.39'
18	S75°53'58"W	69.59'
19	S75°53'58"W	11.00'
20	S26°52'47"E	100.00'
21	S05°39'57"E	20.75'



GRAPHIC SCALE  
( IN FEET )  
1 INCH=60 FT



<p>817 Arnold Drive Ste. 50 Martinez, CA 94553 Ph: (925) 476-8499</p>	<p><b>EXHIBIT 'B'</b></p> <p>LOT LINE ADJUSTMENT EXHIBIT</p>	<p>DRAWN BY: RJL</p>	<p>SHEET 2 OF 2</p>
		<p>PROJECT NO: 16155</p>	<p>DATE: 1-13-17</p>
		<p>SCALE: 1"-60'</p>	

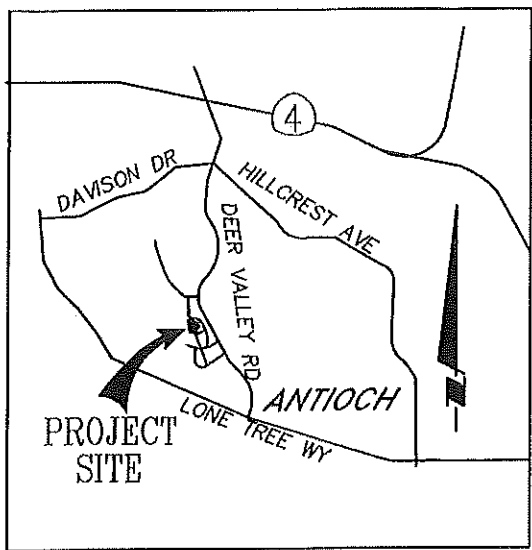
C7

**OWNERS STATEMENT**

WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THESE PLATS, THUS ADJUSTING THE PARCELS AS SHOWN.

BY: [Signature] DATE: 1/22/17  
 KHALIL RAHMANY, A MARRIED MAN

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY OF ANTIOCH

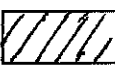


**VICINITY MAP**  
 NOT TO SCALE

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE MAP OF SUB 7290 FILED IN BOOK 358 OF MAPS AT PAGE 11

**LEGEND**

- POB POINT OF BEGINNING
- (R) RADIAL
-  TRANSFER AREA=2,237 SF±

**NEW PARCEL 'A'**  
 KHALIL RAHMANY  
 LOT 240 (358 M 11)  
 (2016-162067)  
 APN 055-140-034  
 4420 BELVEDERE WAY  
 OLD AREA=8,271 SF±  
 NEW AREA=10,507 SF±

(A)

**NEW PARCEL 'B'**  
 CITY OF ANTIOCH  
 PARCEL 'B' (358 M 11)  
 APN 055-140-070  
 OLD AREA=108,509 SF  
 (2.49 AC.±)  
 NEW AREA=106,273 SF±  
 (2.44 AC±)

(B)




817 Arnold Drive Ste. 50  
 Martinez, CA 94553  
 Ph: (925) 476-8499

<b>EXHIBIT 'B'</b> LOT LINE ADJUSTMENT	DRAWN BY: RJL	SHEET 1 OF 2
	PROJECT NO: 16155	
	SCALE: 1"-60'	DATE: 1-13-17

60

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of CONTRA COSTA

s.s.

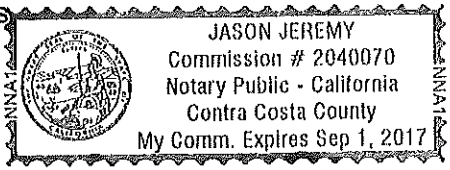
On 1/20/2017 before me, JASON JEREMY <sup>Notary Public</sup>  
Name of Notary Public, Title

personally appeared KHALIL RAHMAN RAHMAN  
Name of Signer (1)  
\_\_\_\_\_  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Seal

[Signature]  
Signature of Notary Public

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of OWNERS STATEMENT containing 1 pages, and dated 1/20/2017.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
  
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information
<b>Method of Signer Identification</b>
Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other
<input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____

CA