



Council Chambers
200 H Street
Antioch, CA 94509

Closed Session - 5:30 P.M.
Special Meeting - 6:00 P.M.
Regular Meeting - 7:00 P.M.

ANNOTATED AGENDA

for

MAY 27, 2014

**Antioch City Council
SPECIAL AND REGULAR MEETING**

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

Wade Harper, Mayor
Mary Helen Rocha, Mayor Pro Tem
Gary Agopian, Council Member
Monica E. Wilson, Council Member
Tony Tiscareno, Council Member
Arne Simonsen, City Clerk
Donna Conley, City Treasurer
Steven Duran, City Manager
Lynn Tracy Nerland, City Attorney

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With Project Plans at: <http://ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/docs/Project-Pipeline.pdf>

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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 3rd 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.

5:33 P.M. ROLL CALL – CLOSED SESSION – for Council Members – *All Present*

PUBLIC COMMENTS for Closed Session – *None*

CLOSED SESSION:

- 1) **CONFERENCE WITH LABOR NEGOTIATORS** – This Closed Section is authorized by California Government Code Section 54957.6. City designated representatives: Michelle Fitzer, Denise Haskett, and Glenn Berkheimer; Employee organizations: Management and Confidential Units
Direction given to Labor Negotiator

6:17 P.M. ROLL CALL – SPECIAL MEETING – for Council Members – *All Present*

PLEDGE OF ALLEGIANCE

- 1. STRATEGIC MANAGEMENT PLAN

Direction given to City Manager

Recommended Action: Motion to review, discuss and provide input to staff, or approve the Strategic Management Plan

STAFF REPORT

7:14 P.M. ROLL CALL – REGULAR MEETING for Council Members/City Council Members acting as Successor Agency/Housing Successor to the Antioch Development Agency (*All Present*)

PLEDGE OF ALLEGIANCE

- 2. PROCLAMATION

- In Honor of Dennis M. Guila

STAFF REPORT

Approved, 5/0

Recommended Action: Motion to approve the proclamation

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS – Deadline date: 06/12/14

- *PARKS AND RECREATION COMMISSION*
- *ECONOMIC DEVELOPMENT COMMISSION*
- *PLANNING COMMISSION*

PUBLIC COMMENTS—*Only unagendized issues will be discussed during this time*

CITY COUNCIL COMMITTEE REPORTS

7:34 P.M. ADJOURNED TO BREAK

7:46 P.M. ROLL CALL for Council Members/City Council Members acting as Successor Agency/Housing Successor to the Antioch Development Agency – All Present

MAYOR’S COMMENTS

3. CONSENT CALENDAR for City /City as Successor Agency/Housing Successor to the Antioch Development Agency

A. APPROVAL OF COUNCIL MINUTES FOR MAY 13, 2014

Recommended Action: Motion to approve the minutes

MINUTES

Approved, 5/0

B. APPROVAL OF COUNCIL WARRANTS

Recommended Action: Motion to approve the warrants

STAFF REPORT

Approved, 5/0

C. APPROVAL OF TREASURER’S REPORT FOR APRIL 2014

Recommended Action: Motion to approve the report

STAFF REPORT

Approved, 5/0

D. RESOLUTION ESTABLISHING THE APPROPRIATIONS LIMIT FOR THE 2014-2015 FISCAL YEAR PURSUANT TO CALIFORNIA CONSTITUTION ARTICLE XIII B

Recommended Action: Motion to adopt the resolution

Reso No. 2014/45 adopted, 5/0

STAFF REPORT

E. BRIGHTER BEGINNINGS FEDERALLY QUALIFIED HEALTH CLINIC (FQHC) AND NEW ACCESS POINT (NAP) GRANT APPLICATION

Recommended Action: Motion to authorize the Mayor to send a letter of support for the Brighter Beginnings’ application to become a Federally Qualified Health Center in the 2014 New Access Point Grant opportunity

Approved, 4/0-R, recused for conflict of interest

STAFF REPORT

F. CONSIDERATION OF BIDS FOR THE MAINTENANCE SERVICE CENTER FUELING SYSTEM IMPROVEMENTS (P.W. 143-Q)

Recommended Action: Motion to reject all bids for this project and direct staff to rebid it with corrected bid forms

Rejected, 5/0

STAFF REPORT

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

- G.** CHEVRON PROPERTY TAX REFUND LAWSUIT: *CITY OF BRENTWOOD ET AL. V. ROBERT CAMPBELL*, CONTRA COSTA COUNTY AUDITOR-CONTROLLER, CONTRA COSTA SUPERIOR COURT CASE NO. N11-1029

Reso No. 2014/46 adopted, 5/0

Recommended Action: Motion to adopt a resolution calling on the County Auditor-Controller to discontinue the practice of forcing Antioch (and other jurisdictions) to pay a share of a property tax refund to a property owner/business located outside of Antioch's taxing jurisdiction when it does not receive property taxes from that property

STAFF REPORT

- H.** APPROVE AWARD OF BID FOR THE CONTRACT TO PURCHASE CLOSED CAPTION TELEVISION (CCTV) VAN

Approved, 5/0

Recommended Action: Motion to award the Closed Caption Television (CCTV) Van bid and issuance of a purchase order to Jack Doheny Company, Antioch, CA, the overall low bidder, for \$178,700 for one CCTV Van

STAFF REPORT

- I.** APPROVE AWARD OF BID FOR THE CONTRACT FOR JANITORIAL SERVICES

Approved, 5/0

Recommended Action: Motion to award Zone A of the Janitorial Services contract to the overall low bidder and issue a purchase order to Lee's Building Maintenance, Antioch, CA, in the amount of \$287,544.00 for the term of three years with an option for two additional years; and award Zone B of the Janitorial Services contract to the overall low bidder and issue a purchase order to Bay Building Maintenance, Danville, CA, in the amount of \$69,570.00 for the term of three years with an option for two additional years; and authorize \$20,000 per year as needed for emergency related work

STAFF REPORT

- J.** APPROVE A PARK MAINTENANCE THREE-MONTH CONTRACT EXTENSION

Approved, 5/0

Recommended Action: Motion to authorize the City Manager to execute a three-month contract extension with Pacheco Brothers Gardening

STAFF REPORT

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

- K.** APPROVAL OF SUCCESSOR AGENCY WARRANTS

Approved, 5/0

Recommended Action: Motion to approve the warrants

STAFF REPORT

- L.** APPROVAL OF HOUSING SUCCESSOR WARRANTS

Approved, 5/0

Recommended Action: Motion to approve the warrants

STAFF REPORT

COUNCIL REGULAR AGENDA

4. BUSINESS LICENSE TAX BALLOT MEASURE

***Direction given to staff to bring back a resolution to place
Business License Tax update on the ballot following
bullet points 1 – 4 in staff report, 5/0***

Recommended Action: Motion to receive report on a proposed residential rental business license tax, consider alternatives to the Business License Tax formula and direct staff regarding whether or not to bring back a resolution to place a Business License Tax update on the November 2014 ballot

STAFF REPORT

STAFF REPORT

PUBLIC COMMENT

STAFF COMMUNICATIONS

COUNCIL COMMUNICATIONS

ADJOURNMENT – 9:11 p.m.

**STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF MAY 27, 2014**

Prepared by: Steve Duran, City Manager
Date: May 20, 2014
Subject: **Strategic Management Plan**

RECOMMENDATION

Review, discuss and provide input to staff, or approve the attached Strategic Management Plan.

DISCUSSION

The City Council initiated a citywide Strategic Planning project in 2013. The Council and staff held five "Community Cafés" and three targeted focus groups, using a professional facilitator, to get input from the community to be used in the development of a strategic plan for the City. The focus groups were specific to the business community, the Spanish speaking community, and our youth. Four Cafés and the focus groups were completed January 23rd, 25th, 27th and 29th. Staff summarized the themes from each of the Café table discussions and staff has gathered additional input from the City Council, the Economic Development Commission, the Chamber of Commerce and a variety of individuals in the community.

Additionally, staff worked through the Economic Development section of the proposed Plan with the Economic Development Commission (EDC) Strategic Plan Sub-committee and representatives from the Chamber of Commerce. On April 1, 2014, the EDC approved the Economic Development section of the Plan for recommendation to the City Council.

The Strategic Management Plan is a high level management tool. It is not designed to address routine activities. Our department heads, managers and staff are more than capable of managing the day to day issues. The purpose of this Plan is to help the City realize its Vision and Mission, as noted in the Plan. By providing direction and prioritizing goals, this Plan will enable the staff to strategically direct resources in accordance with City Council policy and to measure success in a way that is transparent to the community. Thus the Plan is formatted to:

- Recognize the significant problems, challenges and opportunities.
- Define long term goals and strategies to move the City forward.

5/27/14

- Identify short term goals and measures of success to chart a course for each area of responsibility in the City.

Each Department Head in the City provided draft goals, strategies, objectives and measures of success for their areas of responsibility, all of which have been reviewed by the City Manager and all Department Heads to provide additional input.

With these principles in mind, the purpose of this City Council discussion is for staff to receive any final input from the City Council and the public before finalizing the plan for City Council approval.

FINANCIAL IMPACT

There is no fiscal impact connected to the recommended action.

ATTACHMENTS

Attachment 1 – Draft Strategic Management Plan (Dated May 14, 2014)

DRAFT

**Strategic Management Plan
City of Antioch, California**

May 14, 2014

**Strategic Management Plan
City of Antioch, California
May 14, 2014**

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Strategic Management Plan City of Antioch, California

PURPOSE

The purpose of this Strategic Management Plan is to help the City realize its Vision and Mission noted below. In short, this Plan is a business plan with the over-arching goal of making life better for the people of Antioch. It is not a General Plan that documents how the City is to be built out and what it will look like when it is. This Plan will rather serve to guide the City Council and staff in the implementation of the City government's priorities. As such, it sets forth long term goals, strategies, short term objectives, and measures of success that support the Vision and Mission of the City. By providing direction and prioritizing goals, this Plan will enable the staff to strategically direct resources in accordance with City Council policy and to measure success in a way that is transparent to the community.

VISION

The vision statement for the City of Antioch is well stated on the banner hanging in the City Council Chamber:

"The City of Antioch:

- A community that is proud of it's heritage;
- A community that provides an opportunity to live, learn, work, worship, and play in a safe, stimulating and diverse community;
- A community that is a responsible steward of it's economic and natural resources;
- A community that recognizes its responsibility to the larger Delta Region, and will be a pro-active advocate and a leader in promoting regional cooperation."

MISSION

The City's mission is to lead and unify our diverse community and enhance the quality of life in Antioch by providing effective, efficient, and innovative municipal services with integrity.

STRATEGIC ANALYSIS – INTERNAL AND EXTERNAL ENVIRONMENT

In order to determine our goals and strategies, the City must understand and operate within an environment consisting of internal and external opportunities and constraints. An assessment of this environment is helpful in this effort. One tool for this analysis is a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis. Much of what follows is supported by a summary of the Community Cafés, which is an attachment to this Plan. Looking at the City in its present state, the SWOT analysis is set forth below:

Strengths

- Location of the City: Access to the San Joaquin River, rail transportation, State Highway 4, eBART, and proximity to major employments centers.
- Room to grow: With the annexation of over 500 acres in the northeast and undeveloped land to the south, Antioch has room for businesses and families to grow.
- Affordable real estate: Excellent quality and relatively affordable housing and land make Antioch an attractive alternative for growing businesses and families.
- Positive business environment: The City Council, staff, and the Economic Development Commission are working with the Chamber of Commerce and other stakeholders toward a more business friendly environment.
- Strong sense of community: Civic pride and sense of ownership are evident in the civic organizations and the enthusiastic volunteerism in Antioch.
- Excellent City employees: City staff is highly competent, hard-working and dedicated to serving the people of Antioch.
- Measure C funding for Code Enforcement and Police Services: The passage of Measure C demonstrates that the community appreciates the difficult financial position of the City.
- Community participation: The recent Community Cafés provided excellent input on City operations from various community stakeholders.
- Water rights: The City's water rights to the San Joaquin River have the potential to contribute to various industrial and technological endeavors.

Weaknesses

- The City is operating with an unsustainable structural deficit.
- Economic development will not significantly increase revenues for at least three years.
- The City is under-staffed.
- The City's revenues are not sufficient to provide the level of services necessary to adequately maintain the City's infrastructure in the long run or to provide the level of responsiveness that all City departments would like to provide to the community.
- The golf course and recreation operations are running significant deficits and draining General Fund reserves.
- Antioch's reputation has suffered in recent years due to increases in crime and blighting conditions.

- The City is not considered business friendly due to past practices that created obstacles for business and development.
- The City's attributes are not widely known outside of east Contra Costa County.
- The recent Community Cafés demonstrated a need to improve City communications with the community.

Opportunities

- Business processes can be streamlined, some quickly under authority of the City Manager, and others in the coming months.
- The structural deficit can be eliminated through growth of the City's tax base and improved revenues from the golf course and recreation programs, especially the water park.
- The widening of State Route 4 and the new eBART station can be leveraged, along with the Northern Waterfront Economic Development Initiative, to attract residential and commercial development.
- Increases in City revenues can be enhanced by increasing economic development activities and encouraging a business friendly culture at City Hall.
- There is an opportunity to brand Antioch as business friendly and family friendly.
- The City's downtown can be revitalized through transit-oriented development.
- Ferry service downtown will further enhance downtown vibrancy.
- The City's water rights could be leveraged into economic development opportunities in desalinization, manufacturing, agriculture and/or bio-tech.
- Measure C revenues will enhance police and code enforcement capabilities.
- Improved use of volunteers can enhance blight eradication efforts.
- Potential for new desalinization technology to increase the value of Antioch water rights.

Threats

- Failure to deal with the structural deficit in the short term will make things worse in the long term.
- Lack of funding for all community desires can lead to pressure to loosen fiscal restraint or to lose focus on top priorities for the overall community.
- Continued and increasing upstream diversions of water from the Delta are detrimental to the quality of water to which the City of Antioch has rights, adding costs to getting water suitable for drinking and other uses, and threatening our recreational resources and economy.
- Continuing issues with crime, blight, homelessness and feral cats hinder the City's efforts to emerge from the recent recession as a vibrant and desirable community.

IMMEDIATE CHALLENGES

- The biggest challenge that the City faces is its finances. Even with Measure C revenues and furlough Fridays continuing, the General Fund is still projected to run a structural deficit over the next three years combined.

- The reduction of crime and blight in the short term is essential to the City's well being and image. Key to this includes working with the schools to reduce anti-social behavior, such as drug use, loitering, fighting, graffiti and tagging. Also important will be blight eradication efforts. Success in these areas will enhance economic development efforts and vitality in Antioch.
- As noted in the SWOT analysis, trust and communications between the City and the community needs improvement. Communication has been poor in terms of quantity in that the City, given significant staff reductions, simply has not kept the community as informed as it should in recent years. Communication has also fallen short in terms of quality in that basic facts about policies and finances have not been made consistently clear. These shortfalls in communication have led to misunderstanding and mistrust.
- The City, as a whole, must strive to be business-friendly which can be defined as follows:

"Explicit attempts to reduce the barriers, costs, risks and uncertainties of all forms of commercial activity to stimulate and support local business growth, local business retention, and the attraction of new business to the local area." (*G. Clark and J. Huxley, Business Friendly Cities: City Government and the Local Business Growth and Investment Climate, September 2011.*)

The most significant challenges to creating a business-friendly Antioch are reduced staffing and furloughs, which create heavy workloads that in turn can lead to process delays and reduce proactive actions by staff. Staff will continue to streamline processes where possible and to provide high quality service in the timeliest manner feasible.

LONG TERM GOALS, STRATEGIES, AND SHORT TERM OBJECTIVES

The following long-term goals, strategies, and short term objectives are not in a prioritized order, but rather start with functions that have the most direct impact on the community and flow to the essential support services that enable all City departments to function.

Based on input from the community gained through a community cafe process, as well as input from the City Council, staff, and community members, the long term goals for the City and the strategies and short term objectives to achieve them are as follows:

Long Term Goal A: Crime Reduction - Reduce crime and improve public safety throughout the City.

The primary function of the Antioch Police Department (APD) is to protect life and property in the City of Antioch. The APD, along with other City departments, had to do more with

less in recent years due to reduced revenues to the City. Even with new funding for the APD through Measure C, APD will have to be as cost efficient as possible in order to maximize effectiveness.

In order for the City of Antioch to significantly improve its police services to the community, it must focus on recruiting/retention of Officers, creating specialized bureaus to proactively address community issues, filling vacant support staff positions, maintaining and increasing our partnership with the public, explore and implement technology when possible, and constantly evaluate the most efficient way to provide services to our community.

Strategy A-1: Rebuild police services.

Short Term Objectives:

- Evaluate our current deployment model of staff.
- Hire, train and equip additional sworn and civilian police personnel.
- Maximize sworn Police Officers deployed in the field.
- Utilize Community Service Officers when possible.
- Continue succession planning based on projected vacancies.
- Recognize and acknowledge high performing staff.
- Adopt Lexipol standard policies.

Measures of Success:

- Reduced response times.
- Improved customer service (reduced citizen complaints)
- Reduced "forced" overtime.
- Increased arrests.

Strategy A-2: Strategically deploy police resources and implement community policing strategies.

- As staffing increases, deploy additional Officers to higher crime areas based on intelligence based policing.
- Create specialized staff teams that address community issues (Traffic, Gangs, Drugs, Schools, Violent Crime)
- Empower community policing staff to identify, analyze and implement solutions to address criminal behavior and improve quality of life.
- Expand Neighborhood Watch Programs throughout the city.

Measures of Success

- Reduced response times.
- Reduced Part 1 Crime.

- Increased traffic citations.
- Increased drug and weapons seizures.
- Increased arrests.

Strategy A-3: Improve public safety using technology

Short Term Objectives:

- Add fingerprint readers to patrol cars.
- Add more automated license plate reading (ALPR) cars to patrol fleet.
- Add community cameras to existing program.
- Update wireless technology in patrol vehicles.
- Upgrade 911 dispatch system.
- Continue to provide dispatch services to the City of Brentwood.
- Seek grant funding and, when budget allows, join East Bay Regional Communication System (EBRCS).

Measures of Success:

- Increased recovery of stolen vehicles by ALPR cars.
- Increased Officer "in-service" time.
- Increased clearance rates of crimes where cameras are present.
- Interoperability communication with allied police agencies.
- Reduced hold time and busy signals for calls received to police dispatch.

Long Term Goal B: Animal Control. Protect public health and safety, and animal welfare, through Animal Control Services.

Antioch Animal Control Services is part of the Police Department. Established by voter initiative, this unit is responsible for dealing with all laws, ordinances, safety and health issues related to animals in the City. Of particular concern recently is the proliferation of feral cats and dealing with potentially dangerous and vicious dogs.

Strategy B-1: Deploy limited resources effectively to provide animal control services.

Short Term Objectives:

- Fill all vacant/funded Animal Care Attendant positions
- Enforce applicable laws and ordinances.
- Manage animal control facility.
- Coordinate work with Police Officers, Public Works and Code Enforcement.

Measures of Success:

- Budgeted positions filled.
- Completed deferred maintenance projects on shelter.
- Improved inter-departmental coordination.

Strategy B-2: Increase animal neutering and adoptions.

Short Term Objectives:

- Continue and increase outreach to rescue groups and adoption groups.
- Develop and implement a plan to increase neutering of feral cats and decrease this population.
- Increase public's awareness regarding spaying and neutering animals.

Measures of Success

- Increased spaying and neutering.
- Increased adoptions.
- Increased number of animals delivered to rescues.
- Decreased euthanasia.

Long Term Goal C: Blight Eradication. Eradicate blight through code enforcement and blight abatement.

Code Enforcement staff ensures compliance with local and State codes to ensure a safe, healthy, and attractive community through fair and efficient application of the codes. Partnering with the Police and Public Works staff, and with community volunteers, Code Enforcement is the City's key to blight eradication.

Strategy C-1: Improve existing community partnerships and realize new partnerships to help improve neighborhoods and reduce blight.

Short Term Objectives:

- Standardize the communication protocol for reporting violations or concerns to the City including improvements of internal information distribution and staff follow-up.
- Create partnerships with not-for-profit, community, business, and volunteer programs to identify resources to assist with the resolution of code violations.
- Establish and maintain working relationships with neighborhood and civic groups that perform clean ups and other proactive blight fighting activities.

Measures of Success:

- Creation of written and electronic reporting protocols.
- Increase number of groups partnered with the City and an outline of the partnership activities.

Strategy C-2: Create a multifaceted team of resources that can assemble to address areas that habitually experience any combination of criminal, illegal, blighted, and nuisance activities and/or conditions.

Short Term Objectives:

- Identify geographical areas that have significant criminal, illegal, blighted, and nuisance activities and/or conditions.
- Identify internal resources to help.
- Identify local governmental resources to help.
- Identify non-profit, community groups, or volunteers to help.
- Bring all resources together as an effective working group.
- Create an education component for residential and commercial landlords and property managers.

Measures of Success:

- List of identified areas.
- Establishment of multifaceted team.
- Reduction in police calls for service and code violations for a specific period of time measured before and after the area has been addressed.

Strategy C-4: To grow the Code Enforcement staff in number and efficacy.

Short Term Objectives:

- Provide training and education opportunities for staff in technical aspects of Code Enforcement.
- Provide training in some less-traditional areas such as public relations, workgroup/volunteer management, outreach and trust building with diverse populations.
- Research and implement best practices and stay up to date on newest laws and trends as well as effective programs offered by other jurisdictions.

Measures of Success:

- A well trained staff that can complete technical duties and diplomatically deal sometimes difficult interpersonal encounters.
- Code Enforcement creating partnerships and collaborations with diverse groups or populations with a common desire to resolve an issue.

Long Term Goal D: Building Safety. Provide uniform enforcement of the Building, Housing, Municipal codes and state laws in the City of Antioch with an emphasis on eliminating illegal or substandard housing conditions.

Strategy D-1: Improve detection of and outreach to problem properties in order to focus limited resources.

Short Term Objectives:

- Create and implement an outreach strategy to residents of illegal or substandard housing.

- Outreach to real estate professionals and property management professionals to educate them on identifying and reporting illegal or substandard housing conditions.
- Create and distribute information pertaining to illegal or sub standard housing in languages other than English to better reach our residents.
- Create partnerships with non-profits and other government agencies to assist residents often displaced by illegal or substandard housing conditions.

Measures of Success:

- Number of meetings and events with real estate and property managers.
- Creation of relevant print and electronic literature in languages other than English.
- Increase of resources and resource material to offer residents of substandard housing.
- Increase in number of cases reported by tenant, real estate professional or property manager.

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

Through Environmental Resources staff, develop and implement programs, policies, outreach and education to create a community of residents, businesses and organizations that take actions to reduce their environmental impact while creating a vibrant and healthy climate in Antioch.

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

Short Term Objectives:

- Focus limited staff on programs and resource areas where partnerships are available or programs are legislatively required.
- Reduce the incidents of illegal dumping and littering in the city.
- Create a water conservation outreach and education plan to encourage voluntary reductions in response to state-wide drought.
- Finalize the 2010 re-inventory of greenhouse gas emissions and approve the Energy Action Plan.
- Maintain existing programs at previous or higher participation levels.
- Increase commercial recycling participation.
- Install additional full trash capture devices in required areas and reassess trash management areas as necessary.
- Continue administering storm water permit requirements such as:
 - inspections of construction sites, maintenance yard, C.3 facilities, and identified priority businesses.
 - permit coverage of capital improvement projects, City maintenance yard, aquatic pesticide, and city-wide storm water system.

- Review and inspect development projects subject to C.3 and hydrograph modification management.
- Annual creek hot spot cleaning.
- Adopt and implement County integrated pest management policy.
 - Provide annual updates, including policies, procedures and best management practices, to City storm water staff.

Measures of Success:

- Increased number of outreach events attended and personal contacts made.
- Increased number of residential garbage service accounts.
- Increased commercial diversion rate for materials collected by Republic Services.
- Increased number of participants in clean up events such as Keep Antioch Beautiful and Coastal Cleanup Days.
- Decreased monthly water production totals.
- Increased stormwater permit compliance.
- Maintenance of good standing with regional Water Board.
- Accurate tracking of type and volumes of trash collected in trash capture devices and hot spot cleaning.
- Verification of construction and operation of C.3 facilities.

Long Term Goal F: Economic Development. Grow the City out of Recession.

In order for the City of Antioch to significantly improve its financial strength, it must take advantage of the current economic upswing and other positive factors. The City must leverage the economic recovery, Highway 4 widening, eBART and annexation to grow Antioch's economy in general in order to improve the quality of life in Antioch. The City must grow out of its financial difficulties in order to help local businesses prosper, create more local jobs and increase the City's revenues so that adequate municipal services can be provided on an ongoing basis.

Strategy F-1: Improve the City's Business Processes

Short Term Objectives:

- Streamline Planning and Building processes.
- Improve customer services.
- Increase Planning/Building counter hours of service.
- Improve telephone and internet customer interfaces.

Measures of Success:

- Reduced number of days for permit processing.
- Increased number of active business licenses.
- Increased number of administrative approvals.
- Reduced time needed for public to get basic information.

Strategy F-2: Grow Antioch's Economy through Economic Development Activities

Short Term Objectives:

- Create and implement a plan for outreach to existing business.
- Increase outreach to real estate brokers and developers.
- Increase regional outreach to retailers and other businesses most likely to prosper in Antioch.
- Design economic incentives and criteria for key business ventures on a case by case basis.

Measures of Success:

- Completed business outreach plan.
- Increased number of meetings with existing businesses.
- Increased number of meetings and events with real estate brokers and developers.
- Increased development applications and development.
- Increased new business license applications.
- Increased sales tax revenue.
- Decreased commercial and retail vacancy rates.

Strategy F-3: Grow Antioch's economy through additional annexation, as well as residential and commercial development.

Short Term Objectives:

- Begin work on General Plan Update.
- Determine feasibility for additional annexation.
- Work with developers to create more homes, jobs, stores, services and necessary infrastructure.

Measures of Success:

- Complete Housing Element.
- Complete Land Use Element.

Strategy F-4: Determine and Prioritize Geographical Areas of Focus.

Short Term Objectives:

- Focus limited resources on Priority Development Areas and Somersville and L Street corridor areas.

Measures of Success:

- Identification of key commercial development opportunities.
- Successful solicitation of developers and end users for key commercial opportunities.
- Implementation of eBART Priority Development Area Specific Plan.
- Updating and implementation of the 2006 Downtown Plan.

Strategy F-5: Work with state and regional economic development partners to leverage strengths for the benefit of the City and region.

Short Term Objectives:

- Participate in regional knowledge sharing, strategies, branding and marketing with the East Bay Leadership Council, Contra Costa Economic Partnership, East Bay Economic Development Alliance, EC₂, and the Northern Waterfront Economic Development Initiative.
- Participate in regional requests for proposals for development opportunities.

Measures of Success:

- Increased number of businesses and other resources moving to Antioch and the region.
- Increased number of businesses and other resources expanding in Antioch and the region.

Strategy F-6: Create and Implement a Marketing Campaign for Antioch.

Short Term Objectives:

- Advertise in regional publications.
- Support Antioch Chamber's "Shop Local" campaign.
- Obtain Funding for Downtown Antioch events.

Measures of Success:

- Increased number of advertisements.
- Increased number of calls on advertisements.
- Increased funding obtained for events.

Long Term Goal G: Planning, Entitlements and Permitting. Provide consistent and efficient entitlement, permitting, and development services to the public.

Planning and Building staff guide the orderly development and economic revitalization of Antioch through the implementation of adopted codes, policies and plans in the most efficient manner possible. Staff is working toward improving customer service while moving projects forward.

Strategy G-1: Update long range planning documents.

Short Term Objectives:

- Update the Housing Element and complete implementation (state mandate).
- Update the Land Use Element of the General Plan.
- Update the Zoning ordinance to reflect Land Use Element updates.
- Explore feasibility of new annexations.

Measures of Success:

- State certified Housing Element.
- Reduced number of General Plan and zoning amendment requests.
- Begin annexation process.

Strategy G-2: Support public/private partnership efforts to implement plans and policies pertaining to key development areas.

Short Term Objectives:

- Support build-out of the East Lone Tree Focus Area (north of Slatten Ranch).
- Support implementation of the Hillcrest Specific Plan and Priority Development Area (e-BART).
- Support implementation of Rivertown Priority Development Area.

Measures of Success:

- Permits issued for new development in the East Lone Tree Focus Area.
- Identification of grant funding or approval/permitting of private catalyst project to jump start construction of infrastructure in Hillcrest Specific Plan area.
- Secure grant funding for a Rivertown specific plan.
- Approval/permitting of Rivertown catalyst project.

Strategy G-3: Continue to focus on community enhancements, such as Downtown/Rivertown development, Hwy 4 expansion, e-BART Specific Plan implementation, and possible ferry service.

Short Term Objectives:

- Work with possible developers, particularly for the City/Successor Agency owned parcels downtown, once the Department of Finance approves the Long Range Property Management Plan for the Successor Agency parcels.
- Continue to work with BART, CalTRANS, and the Water Emergency Transportation Authority (WETA).

Measures of Success:

- Appropriate residential and commercial development occurs downtown.
- e-BART service begins and development in the surrounding area is generated, in accordance with the Hillcrest Station Area Specific Plan.
- WETA deems a ferry terminal in Antioch a viable opportunity.

Strategy G-4: Streamline entitlement and permit processes.

Short Term Objectives:

- Update the Zoning ordinance to increase administrative permit authority.
- Transition to an on-line permit system as an optional service for customers.
- Increase staffing in order to increase front-desk hours of operation.

- Enhance internal and external communication efforts.
- Study entitlement fee structure with the goal of providing cost surety to developers and reducing staff time spent tracking and billing hours.
- Study ways to assist small businesses through the entitlement and permitting process.
- Import all resolutions, minutes, and other pertinent documents into Laser fiche data base, reducing time to pull documents from files and archives.

Measures of Success:

- Decreased time to entitle/permit projects.
- Increased counter hours.
- Updated and implemented final inspection procedures.
- Revised entitlement fee structure.
- Developed small business start-up checklist, brochure, or other outreach efforts found to be most effective.

Long Term Goal H: Redevelopment Dissolution. Complete Dissolution of Antioch Development Agency.

The Antioch Development Agency (Agency) was officially dissolved by the State of California under AB 1X26. The City of Antioch elected to become the Successor Agency to the Antioch Development Agency and, in that capacity, is tasked with winding down operations of the former Agency until all obligations of the former Agency are satisfied. Obligations are expected to last until 2032.

Strategy H-1: Complete dissolution of Antioch Development Agency by 2032.

Short Term Objectives:

- Complete Long Range Property Management Plan for parcels of the former Antioch Development Agency.
- Work with the State Department of Finance to resolve findings in the Other Funds and Accounts Due Diligence Review.
- Receive a Finding of Completion from the State Department of Finance.
- Evaluate restructuring of Agency debt once a Finding of Completion is obtained.

Measures of Success:

- Receiving a Finding of Completion from State Department of Finance.
- Receiving approval of Long Range Property Management Plan from State Department of Finance.
- Implementing the Long Range Property Management Plan.
- Completing dissolution of redevelopment agency by 2032.

Long Term Goal I: Community Development Block Grants. Effective administration of Community Development Block Grant (CDBG) programs and funds.

City staff and consultants are charged with using allocated CDBG funds from the U.S. Department of Housing and Urban Development. The use of these funds is highly restricted to serve certain populations and geographical areas of the City.

Strategy I-1: Develop and fulfill 2015-20 CDBG Consolidated Plan.

Short Term Objectives:

- Update the Consolidated Plan.
- Create annual Action Plans for fiscal years 2015-16, 16-17, 17-18, 18-19, and 19-20 to meet objectives of the 5 year strategic Consolidated Plan.
- Create Consolidated Annual Performance Evaluation Reports (CAPERs), reporting on accomplishments.

Measures of Success:

- HUD approved Consolidated Plan.
- HUD approved annual Action Plans and receipt of CDBG funding.
- HUD approved annual Consolidated Annual Performance Evaluation Reports.

Long Term Goal J: Parks & Recreation. Provide outstanding parks and recreation facilities and programs for the community.

Parks and Recreation provides safe, quality parks and recreation services and well managed facilities. Staff is working toward these functions being financially sustainable, providing excellent customer service and meeting the needs of our patrons in order to support a healthy diverse community and strengthen Antioch's community image.

Strategy J-1: Increase the use of the City's recreation facilities and programs.

Short Term Objectives:

- Determine current customer base, participation and attendance levels, and existing barriers to program participation and facility rentals.
- Develop programs to increase participation in targeted areas: 11-16 year olds & 50+ age groups in fitness/wellness.
- Build awareness of programs, services and community events.
- Develop and execute a technology plan to enhance and support marketing, customer service and experience.
- Increase exposure with mobile apps and/or other social media.
- Use demographic and marketing tools of new ActiveNet registration software to grow repeat customers.

Measures of Success:

- Increased communication and collaboration with new and repeat customers.
- Increased participant enrollment and facility rentals.

- Growth of programs and services.

Strategy J-2: Improve Aquatics Program Delivery

Short Term Objectives:

- Continue to make public and staff safety a top priority.
- Solicit alternative activities (e.g., water polo, synchronized swim) to reach a broader audience.
- Develop and implement strategies to deliver effective programs during periods of lower demands.
- Improve marketing of aquatics programs.

Measures of Success:

- Increased program participation.
- New participants added who have not used City aquatics facilities in prior years.
- Established year-around programming.
- Established a brand slogan that offers a concise advertising statement.

Strategy J-3: Enhance and expand youth and adult athletic programs.

Short Term Objectives:

- Evaluate field allocation policies and other related policies and fees.
- Explore what other athletic programs are being offered by other agencies and are likely to be a draw for our residents.
- Develop and implement a plan to enhance and expand programs.

Measures of Success:

- Increased use of athletic fields and Antioch Community Center Gymnasium.
- New and successful programs and sports opportunities.

Strategy J-4: Use remaining Mello-Roos funds to expand and enhance Prewitt Water Park with an all-abilities water attraction.

Short Term Objectives:

- Hire a construction manager to oversee the design and construction of the project.
- Create a preliminary project budget.
- Begin the design and engineering phase of the project.

Measures of Success:

- Contract in place for Construction Manager.
- Completed preliminary project budget.
- Contract in place with project architect and engineer.
- Completed project.

Strategy J-5: Decrease General Fund subsidy to Recreation programs.

Short Term Objectives:

- Hire an experienced Parks & Recreation professional to develop a strategy to increase revenues.
- Analyze fee structure for recreation programs.
- Analyze recreation operations to increase efficiencies.

Measures of Success:

- Parks and Recreation Director hired.
- Operational efficiencies are realized.
- Net revenues are increased.

Long Term Goal K: Public Works & Engineering. Designing, building, operating, maintaining, stewarding and enhancing Antioch's assets and resources in partnership with the community.

Together with other City departments and the community, the Department of Public Works will continue to create a safe, beautiful, highly functioning and desirable community. Responsiveness will be improved by incorporating technological advances to better communicate with our customers. Opportunities to increase the number of volunteers will be emphasized so that together, an expectation and culture of cleanliness will be realized. Emphasis on a well trained, safe and engaged workforce will foster increased productivity and reduced liability.

Strategy K-1: Ensure well maintained public facilities, rights-of-way and parks.

Short Term Objectives:

- Develop and implement a park equipment replacement priority plan.
- Develop and implement a more aggressive dead bush/tree identification and removal program.
- Expand program of hard pruning overgrown landscape vegetation.
- Reduce water usage.
- Improve ease of reporting and prompt response to requests for service, such as graffiti and dumping.
- Regularly inspect and service park equipment, restrooms and fields.

Measures of Success:

- Enhanced online applications to improve ease of reporting.
- Improved "same or next day" removal of graffiti and illegal dumping.
- Increased use of low-flow water fixtures in all public areas.
- Increased use of stamped concrete in median landscaping.
- Reduced use of water.

Strategy K-2: Expand Public Works volunteer opportunities.

Short Term Objectives:

- Improve coordinating and utilizing volunteers to optimize our resources.
- Increase the number of volunteers by better communicating opportunities.
- Work more closely with community stakeholders to facilitate meaningful volunteer efforts.

Measures of Success:

- Create new links on the City website notifying the public of volunteer groups and opportunities.
- Prepare a list of a variety of projects that may be completed by volunteers.
- Maintain well stocked supplies and materials that may be used by volunteers to improve our community.

Strategy K-3: Prioritize infrastructure improvements to coincide with Economic Development goals.

Short Term Objectives:

- Focus resources on Priority Development Areas and key commercial development opportunities.
- Infrastructure improvements for the Northeast Annexation Area.

Measures of Success:

- Work with Economic Development staff to identify key commercial development opportunities.
- Prioritize projects to key development or redevelopment areas.
- Develop a land based financing mechanism in the East Lone Tree Specific Plan Area to begin design and construction of Slatten Ranch Road.
- Develop and receive Council approval of an FUA 1 Precise Alignment for arterial roads.
- Pursue grant funding to improve infrastructure and traffic circulation.
- Prioritize CDBG funding for street improvements near the Downtown area.
- Develop an infrastructure and financing plan for the Northeast Annexation Area.

Strategy K-4: Reduce City liability from third party claims and workers compensation claims.

Short Term Objectives:

- Continue to comply with regulatory requirements, using best practices.
- Encourage and recognize safe behavior and practices through education, training and recognition.
- Increase and enhance ADA accessibility and reduce trip hazards.
- Expand innovative pavement repair and resurfacing program.

Measures of Success:

- Continue to extend the number of safe working days without a lost time injury.
- Reduce number of Sanitary Sewer Overflow to below the three year average.
- Implement a consistent hydrant flushing and valve turning program.
- Increase cape seal street resurfacing program area by 20%.
- Reduce number of potholes and pothole claims.

Long Term Goal L: City Administration. Provide exemplary City administration.

City administration is a collaborative effort of several departments working in concert. The City Manager, City Attorney, City Clerk's Office are primarily focused on administering the City's policies and procedures, with Finance, Human Resources, and Information Systems supporting all City departments. These are the support services that are essential to the functionality of the City, including the City Council, various boards, commissions and committees. The goal is to improve communications, responsiveness, and administrative processes to enhance the quality of executive and administrative management.

The City conducted a series of Community Café's and Focus Groups over a number of months to get community input and prioritize the efforts of City government. What was evident throughout the Café's was that, in addition to effective administration, the City needs to improve communications with the community in order to build greater trust.

Strategy L-1: Improve community communications and trust in City government and keep the community well informed as to the activities of the City departments.

Short Term Objectives:

- Assemble and publish weekly and monthly reports to inform the community about the activities of City departments.
- Complete a strategic management plan setting forth the City's strategies, goals and objectives, to be updated annually.
- Make better use of technology to improve communications between the public and the City, including the use of social media, apps, e-mail, and phones.
- Develop a means of tracking public requests for City services and complaints.

Measures of Success:

- Consistent publishing of weekly and monthly reports.
- City Council approval of the strategic management plan.
- Implementation of various technologies and tracking systems.
- Number of communications transmitted to and from the City through various technological tools.

Strategy L-2: Enhance Public Access to Documents.

Short Term Objectives:

- Streamline administrative/Council information access by making more documents available electronically. Documents include agendas, staff reports, resolutions, ordinances, and FPPC forms.
- Work with the IS Department to install an electronic kiosk allowing public access at City Hall to City documents, and informational How-To's like obtaining a business license, building permit, water service, etc.

Measures of Success:

- Increase in the number of City documents available to the public without requiring a Public Records Act request.
- An electronic kiosk is operational and available to the public at City Hall.

Strategy L-3: Encourage and enhance a culture of cooperation and transparency at City Hall.

Short Term Objectives:

- Clarify staff reporting structures and responsibilities.
- Improve interdepartmental communication and cooperation by establishing working groups for endeavors that require input or actions by multiple departments.
- Streamline City processes and procedures to maximize staff efficiency and effectiveness.
- Reinforce customer service as a priority for every City employee.

Measures of Success:

- Publishing of a new organizational chart.
- Establishment of annual goals and objectives for each City department.
- Approval of updated City processes.

Strategy L-4: Implement City Council policies and direction.

Short Term Objectives:

- Review all City Council actions and direction with senior staff for follow through.
- Incorporate Council actions and direction into departmental goals.

Measures of Success:

- City Council policy decisions are implemented effectively.
- The organization has a clear direction, focus and purposes.

Strategy L-5: Effectively and efficiently manage City Council agenda preparation, noticing and records.

Short Term Objectives:

- Ensure the City Council agenda packets are prepared, noticed, and distributed in accordance with established timelines.
- Increase efficiencies and reduce costs by moving to primarily an electronic Council Meeting Agenda Packet.
- Ensure that all documents related to Council actions are executed, and distributed as necessary.
- Submit Annotated Agenda for publication on the City website within 24 hours after a City Council meeting.

Measures of Success:

- Reduction in the number of paper Council agenda packets generated.
- All Council members using i-pads for Council agenda materials.
- 100% on-time agenda notice, preparation and distribution.

Strategy L-6: Improve the City's Records Management.

Short Term Objectives:

- Complete computer database of all documents that have been checked out by City Staff from the Records Warehouse.
- Complete an inventory of all documents stored in the Records Warehouse and ensure all boxes are properly labeled at cataloged.
- Determine which documents should be reviewed by the City Attorney for destruction.
- Establish out-processing procedures with the HR Department for all departing City employees who have custody of files/documents from the Records Warehouse to facilitate their return or custody transfer to another City employee.

Measures of Success:

- Completed inventory of all documents at the Records Warehouse.
- Documented, marked and cataloged all files/documents.
- Completed database of documents/files checked out from the Records Warehouse.
- Identified documents for destruction and destroyed identified documents.
- Completed and established procedures with Human Resources for departing employees.

Strategy L-7: Manage the City's Component of Municipal Elections.

Short Term Objectives:

- Timely and complete election form filings by candidates and committees.
- Coordination with the County Elections Office.
- Publish submitted FPPC & election forms on the City website.

Measures of Success:

- All candidate filings are received on time; and, if required, submitted to the County Elections Office in accordance with election requirements.
- Election results certified without issue.

Strategy L-7: Coordinate City Boards and Commissions administrative requirements.

Short Term Objectives:

- Establish procedures for timely filing of FPPC Form 700 Statement of Economic Interests, and tracking of term expirations/vacancies.
- Update descriptions of the role/responsibilities of each Board/Commission.
- Utilize NEOGOV for all Board/Commission recruitment efforts.
- Develop a manual for managing the Board/Commission processes.
- Ensure compliance with the Maddy Act requirements.
- Continue to serve as Secretary to the Board of Administrative Appeals.
- Serve as the Secretary to the Sales Tax Citizens' Oversight Committee.

Measures of Success:

- Form 700 Statements of Economic Interests are submitted annually, and by those assuming or departing a Board/Commission, as required.

Strategy L-8: Ensure proper filing and receipt of all original City contracts and agreements in the City Clerk's Office.

Short Term Objectives:

- Work with departments to route all executed original contracts/agreements to the City Clerk's Office, including exhibits and insurance documents.
- Scan contracts/agreements into Laserfiche.

Measures of Success:

- All original executed contracts and agreements, including exhibits, are housed in the City Clerk's Office and scanned into Laserfiche.

Strategy L-8: Effective and efficient management of all aspects of Human Resource Management, including Employer/Employee Relations, labor negotiations, classification and compensation, recruitment and selection, benefits administration, and staff development.

Short Term Objectives:

- Continue to work with employees and managers on Human Resources issues as needed, including implementation of legislative actions/changes.
- Continue to assist supervisors with difficult employer/employee relations issues.
- Continue to serve as lead staff for labor negotiations and MOU implementation.
- Continue to coordinate training opportunities for staff citywide.
- Continue to manage the classification, compensation, performance evaluation and benefit plans fairly and equitably, within our fiscal abilities.
- Continue to build trusting relationships with our employees and our labor partners as part of our employer/employee and labor relations efforts.
- Complete Management unit, Confidential unit, and Operating Engineers Local 3 labor negotiations in 2014.
- Commence and complete labor negotiation with Public Employees Union Local 1 in 2015.

Measures of Success:

- Employer/employee relations issues are resolved efficiently.
- Labor agreements are negotiated and implemented accordingly.
- Employees receive appropriate training for their job assignments.
- The City's benefits program is administered in accordance with the policy provisions, and as cost effectively as possible.
- Job classification updates are completed.
- Management, Confidential, and Local 1 Memorandum of Understanding are completed and approved.

Strategy L-9: Attract and hire highly qualified candidates to fill funded vacant positions.

Short Term Objectives:

- Continue focused, timely, and targeted recruitment efforts specific to the position and department needs, particularly for sworn Police positions.
- Continue to enhance efficiencies and streamline recruiting processes are continued, and implemented as appropriate.
- Establish process timelines at the outset of each recruitment, including deadlines for all phases of the process.

Measures of Success:

- Recruiting departments are provided with an eligibility list of highly qualified candidates within three (3) months of initiating a recruitment.

Strategy L-10: Update and improve foundational policies, procedures and documents related to Human Resource management.

Short Term Objectives:

- Draft and negotiate new Personnel Rules.
- Review and update Administrative Policies and Procedures, as needed.
- Initiate review of the Employer/Employee Relations Resolution from 1975 and update as necessary.

Measures of Success:

- Updated rules, policies and procedures are adopted and implemented.

Strategy L-11: Enhance the City's Safety and Loss Control Program.**Short Term Objectives:**

- Direct more focus on the prevention side of loss control.
- Employees are trained on the Injury and Illness Prevention Plan and other safety topics.
- The citywide Safety Committee meets quarterly.
- Policies and programs recommended by Municipal Pooling Authority are put in place.

Measures of Success:

- The City's experience modification factors for both workers' compensation and liability claims are reduced.

Long Term Goal M: Legal Services. Provide legal counsel to the City Council and staff to enable and support all City policies, procedures and initiatives.

The City Attorney serves as Legal Counsel to the City of Antioch, City of Antioch as Successor Agency to the Antioch Development Agency, and Housing Successor and provides legal services to the City Council, Commissions, Boards and staff on all areas of municipal law; oversees all claims and litigation; and handles all property acquisitions and real property lease issues. The City Attorney also selects and oversees outside legal counsel as necessary to provide legal services necessary due to volume of work or special expertise in particular areas of law.

Strategy M-1: Effectively and efficiently provide legal services in support of the City's policies, procedures and initiatives.

Short Term Objectives:

- Continue to handle matters from Council and Staff in a timely and efficient manner, as resources allow.
- Continue to keep the Council apprised of legal matters.
- Continue to ensure staff compliance with contract policies, procedures and relevant laws.

- Continue overseeing prosecution and defense of claims and litigation involving the City.
- Prepare standardized contracts, forms and policies to assist with the City's administration.

Measures of Success:

- Completion of various negotiated settlements and agreements.
- City Attorney approval of all contracts and agreements.
- Annual Comprehensive update of City Council on legal matters.
- Successful disposition of various pending legal matters through court or settlement.

Long Term Goal N: Financial Services. Achieve and maintain financial stability and transparency.

In order for the City of Antioch to fully recover from the economic crisis it must balance its budget and put itself in a stable financial position to address current needs, unexpected events and long-term liabilities. The City needs to position itself to handle future economic uncertainties without paralyzing operations. It also needs to be able to fully fund long term obligations for other post employment benefits and supplementary retirement plans so that these staggering unfunded liabilities do not detract from providing municipal services in the future.

Strategy N-1: Improve the City's financial stability by implementing a two year budget cycle and ensuring that each fiscal year's budget is balanced.

Short Term Objectives:

- Starting with 2015-2016, go to a two-year budget approval, to be updated annually.
- Adopt a two-year balanced budget annually and do not rely on potential savings to close the "gap" at year end.
- Do not spend more than is necessary; use budget savings to build up General Fund reserves.
- Continue the "soft" hiring freeze; although positions may be in the budget, senior management will review operations with the City Manager to see if duties can be assigned to existing staff and demonstrate that position is essential before being authorized to be filled when vacated.
- Continue to evaluate new ways to deliver municipal services in a more cost-effective manner.
- Consider eliminating non-essential community services that run deficits and require use of General Fund resources.
- Consider service-sharing with other communities when mutually beneficial.
- Review and increase as many "Master Fee" revenues as possible annually to ensure maximum cost recovery is being obtained.

Measures of Success:

- Staff presents, and the City Council adopts, a balanced two-year budget each year.
- Not exceeding adopted appropriations in any given fiscal year.
- Increased General Fund reserves.

Strategy N-2: Ensure the City achieves long-term fiscal sustainability.

Short Term Objectives:

- Consider local tax measures, such as updating the Business License tax to ensure inclusion of residential rental properties and/or raising the minimum Business Licenses tax.
- Continue to work with the City Council and the Executive Management team to determine appropriate staffing models and expenditure plans, based on our recurring revenue projections.

Measures of Success:

- Council to determine if and when to go to the electorate with any tax measures.
- Staff presents, and the City Council adopts, a balanced two-year budget each year.

Strategy N-2: Ensure financial records and reports are accurate, reliable, and timely, including the Comprehensive Annual Financial Report (CAFR) and other financial statements, monthly budget status updates provided electronically to the City Manager and Council, and quarterly budget updates posted to the City's website.

Short Term Objectives:

- Complete all financial statements and audits within six months of fiscal year end.
- Receive unqualified audit opinions on financial reports issued.
- Receive GFOA Certificate of Achievement for Excellence in Financial Reporting.
- Update quarterly budget facts and post to City's website within 30 days of quarter end.
- Provide electronic monthly budget updates to the City Manager and Council.
- Complete all required quarterly grant reporting by due dates as well as any other outside agency financial reports required/requested.
- Adopt City's two-year budget by June 30th each fiscal year.

Measures of Success:

- Meeting all reporting deadlines (both external and internal).
- Receiving unqualified audit opinions.
- Receiving GFOA award.
- Adopting budget by June 30th.

Long Term Goal O: Information Systems Services. Provide efficient and reliable Information Systems (IS) support for all City operations and communications.

Information Systems provides the technological backbone for all City operations and communications within the City government, and maintains the City's ability to communicate with the community and the world. IS staff also provides outstanding interactive services that are available to the community, enhanced and supported by efficient and cost effective information technology.

Strategy O-1: Enhance the City's overall data security environment.

Short Term Objectives:

- Complete network security assessment.
- Generate network security assessment report.
- Implement findings from security assessment report.

Measures of Success:

- Improved monitoring of network activity.
- Stopping and/or detecting possible network attacks.

Strategy O-2: Continue equipment replacement efforts.

Short Term Objectives:

- Replace aging server hardware and software.
- Replace aging desktop hardware and software.

Measures of Success:

- Reduced or eliminated the possibility of catastrophic hardware failure.
- Increased systems uptime.

Strategy O-3: Implement organization wide server and desktop virtualization to provide the ability to run multiple servers or desktops on a single piece of hardware and thereby increase efficiencies.

Short Term Objectives:

- Include additional servers.
- Virtualize users desktops.

Measures of Success:

- Improved disaster recovery.
- More efficient use of Information Systems staff.
- Efficient use of technology.

Strategy O-4: Enhance data backup/archive enhancements and efficiencies.

Short Term Objectives:

- Increase the size of the current disk to disk backup system.
- Reduce the number of archive tapes.

Measures of Success:

- Increase the number of days to recover deleted or corrupt files from disk or back-up system.
- Decreased staff time on system back-up functions.

Strategy O-6: Improve support of Public, Education, and Government (PEG) broadcasting.

Short Term Objectives:

- Create a partnership with Contra Costa TV to support the City's PEG initiatives.
- Assist Antioch Unified School District with their PEG initiatives.
- Bring quality local broadcasts to the PEG channel.

Measures of Success:

- Enhanced control over the City's Comcast and AT&T U-verse PEG channels.
- Improved programming and public announcements on the City's PEG channels.

Strategy O-7: Increased use of surveillance cameras throughout the City to assist Police, Code Enforcement and Public Works deployment efficacy.

Short Term Objectives:

- Add cameras to key locations throughout the City.

Measures of Success:

- Improved deployment of resources.
- Reduction of illegal activities.
- Improved public wellbeing.

Conclusion:

The City of Antioch has weathered a severe financial storm over the last few years. Tough decisions have been made. Severe reductions in revenues to the City necessitated severe cuts to staffing and City service levels. Now that the economy is improving, revenues are increasing and the electorate passed Measure C with over 68% of the vote. The Police Department and Code Enforcement are growing to meet critical needs, but the City is still under significant financial distress, as revenues are still not sufficient to provide the level of City services that the people of Antioch should have. As we look a few years ahead, the City is projecting a structural deficit of about \$2.7 million in fiscal year 2016-2017. This level of deficit spending is not sustainable. This issue must be addressed or the City will deplete all general fund reserves within a few short years.

In the longer term, Antioch is well positioned to take advantage of improvements in the Bay Area economy, which has generally improved. The completion of the State Route 4 widening and the e-BART station will help support jobs and housing in Antioch. In addition, the annexation of over 500 acres along the northeast shoreline provides an area where commercial and industrial development can produce local jobs, as well as property and sales tax.

This Strategic Management Plan is designed to optimize the City's limited resources to maximize the quality of services to the community, reduce costs where possible and to increase revenues going forward. Implementing the goals, strategies and objectives contained in the plan will greatly enhance the quality of services to the community, stimulate the local economy and improve the quality of life in Antioch.



**IN HONOR OF
Dennis M. Guila**

WHEREAS, Dennis M. Guila, Professor in the 8th Degree Kajukenbo-Kickboxing, has established a “Rock Solid” Martial arts foundation and background by learning from some of the best in the world; and

WHEREAS, Dennis began his journey in the martial arts at the age of 9, learning Judo and Boxing, and pursued his training in the mixed martial art of KAJUKENBO; and

WHEREAS, Dennis fought in the sport of Muay Thai Kickboxing; and

WHEREAS, Dennis fought his way up the No.1 Top Light Heavy Weight contender position in 1979, earned his Black Belt in 1980, fought and captured the WKA sanctioned 1983 Heavy Weight Championship Title in Hawaii, has been inducted to the United States Black Belt Hall of Fame in 2007, and in 2009 was inducted into the Masters Hall of Fame and presented the Lifetime Achievement Award; and

WHEREAS, Dennis has trained and promoted thousands of students both in Hawaii and California, producing many World Champions; and

WHEREAS, Dennis has put Antioch on the map by producing multiple world amateur kickboxing fighters as he continues to instill moral values and ethics, and he has been seen on such Television networks as Discover Channel “Fight Quest,” CBS affiliate, ABS/CBN, and TFC, in which he is noted for helping to develop respectful characteristics, and life skills in his students; and

WHEREAS, Dennis has been contributing countless hours of his life in offering his services to the City of Antioch for the last 16 years, and continues to promote Wellness, Health, and Safety for a better community amongst his members, which he emphasizes through the valuable traditional teachings of the ancient master’s philosophies, ethics, and morals, and building martial arts champions both in life, and in the ring.

NOW, THEREFORE, I, MAYOR WADE HARPER

do hereby recognize the commitment and dedication of Dennis M. Guila, 8th Degree Black-belt Professor for your leadership in our community.

MAY 27, 2014

WADE HARPER, Mayor

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05-27-14

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

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

**May 13, 2014
Council Chambers**

5:30 P.M. - CLOSED SESSION

1. **CONFERENCE WITH LEGAL COUNSEL** – Pending Litigation pursuant to California Government Code §54956.9 (d)(1): City of Antioch vs. Black & Veatch Corporation, F.D. Deskins Company, Inc., TW Associates dba MISCOwater, Contra Costa Superior Court Case No.C13-00227; The Cincinnati Specialty Underwriters Insurance Company v. F.D. Deskins Company Inc. and City of Antioch, Hamilton Circuit Court, Indiana, Case No. 29C01 1306 CT511

2. **CONFERENCE WITH LEGAL COUNSEL** – Anticipated Litigation pursuant to California Government Code §54956.9 (d) (2): one case

City Attorney Nerland reported the City Council had been in Closed Session and gave the following report: **#1 CONFERENCE WITH LEGAL COUNSEL**, Direction given to the City Attorney; and **#2 CONFERENCE WITH LEGAL COUNSEL**, No action was taken.

Mayor Harper called the meeting to order at 6:10 P.M., and City Clerk Simonsen called the roll.

Present: Council Members Wilson, Rocha, Tiscareno, Agopian and Mayor Harper

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Rocha led the Council and audience in the Pledge of Allegiance.

STUDY SESSION – SPECIAL MEETING

1. **PRESENTATION AND DISCUSSION OF BUDGET DEVELOPMENT FOR SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE AND INTERNAL SERVICE FUNDS FOR FISCAL YEAR 2014-15, AND 2014-2019 5-YEAR CAPITAL IMPROVEMENT PROGRAM**

City Manager Duran introduced the Budget Study Session.

Finance Director Merchant presented the staff report dated April 28, 2014 recommending the City Council provide direction and feedback.

The Council expressed their desire to resolve the employee furlough issue, as soon as possible.

A motion made by Councilmember Tiscareno and seconded by Councilmember Agopian, to reject the staffing proposals incorporated into the Water and Sewer Fund budgets. Following discussion, the motion and the second were withdrawn to allow Council to take separate action on each position.

On motion by Councilmember Rocha, seconded by Councilmember Agopian, the Council unanimously approved filling one Customer Service Rep. funded 50% (Water Fund) and 50% (Sewer Fund).

On motion by Councilmember Tiscareno, seconded by Mayor Harper, the Council rejected creating and funding one Technician (Water Fund). The motion carried the following vote:

Ayes: Harper, Wilson, Tiscareno, Agopian

Noes: Rocha

A motion made by Councilmember Rocha to approve creating and funding one Technician (Sewer Fund) failed for the lack of a second.

On motion by Councilmember Tiscareno, seconded by Councilmember Agopian, the Council rejected creating and funding one Technician (Sewer Fund). The motion carried the following vote:

Ayes: Harper, Wilson, Tiscareno, Agopian

Noes: Rocha

On motion by Councilmember Agopian, seconded by Councilmember Rocha, the Council approved one Equipment Operator (Sewer Fund). The motion carried the following vote:

Ayes: Rocha, Wilson, Agopian

Noes: Harper, Tiscareno

On motion by Councilmember Agopian, seconded by Councilmember Tiscareno, the Council unanimously approved one Lead Collections System Worker (Sewer Fund).

Chief Cantando gave an update on the East Bay Regional Communication System (EBRCS).

Following discussion, Council agreed not to utilize Measure C monies for the EBRCS system, however they supported allocating Measure C monies for the vehicle replacement fund pending purchases.

Ralph Garrow Jr., Antioch resident, stated he felt it was inappropriate to divert Measure C funds for the EBRCS system or vehicle replacement.

City Engineer/Public Works Director Bernal presented the 5-Year Capital Improvement Program for 2014-2019.

Mayor Harper thanked City Engineer/Public Works Director Bernal for the report.

2. PROCLAMATIONS

Community Resilience Challenge East Bay, May 2014

National Water Safety Month, May 2014

National Public Works Week, May 18 - 24, 2014

On motion by Councilmember Rocha, seconded by Councilmember Agopian, the Council unanimously approved the Proclamations.

Mayor Harper declared a recess at 7:17 P.M. The meeting reconvened at 7:26 P.M. with all Councilmembers present.

Councilmember Tiscareno presented the *Community Resilience Challenge East Bay* proclamation to Environmental Resource Coordinator Haas Wadjowicz and Tina King Neuhausel President and Co-Founder of Sustainable Contra Costa, who thanked the City for their support and discussed programs available to Antioch residents.

The proclamation for *National Water Safety Month* will be sent to the appropriate agency.

Councilmember Agopian presented the *National Public Works Week* proclamation to Director Public Works Bernal who thanked the Council for their support and employees for their dedication.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Sean Wright, Chamber of Commerce, announced the Showcase of the Schools event would be held from 11:30 A.M. – 1:30 P.M. on May 21, 2014 at the Antioch Community Center and the State of the City luncheon would be held on May 30, 2014. Contact information was provided for anyone wishing to attend the events.

Teri House, invited the community to participate in the community needs survey for the FY 2015-2020 Consolidated Plan. She announced surveys were available in Council Chambers and on the County's website.

Ron Parrish, General Manager and Director of Golf of Lone Tree Golf Course and Event Center, invited the community to attend the Mayor's Cup Golf Tournament beginning at 11:00 A.M. on June 1, 2014. He announced money raised from the event would benefit five (5) community charities.

Councilmember Rocha invited the community to *Day of the Children* presented by One Day at a Time at Antioch Middle School on May 17, 2014.

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Simonsen announced the following Commission opening.

- *Parks and Recreation Commission: One (1) vacancy; deadline date is June 12, 2014*

He noted applications were available in Council Chambers, on the City's website, and at the City Clerk and Deputy City Clerk's office.

PUBLIC COMMENTS

Mike Anderson, Antioch resident, expressed concern regarding street racing that had occurred in his neighborhood. He stated it was unsafe for children in the area and requested the Antioch Police Department conduct enforcement on the street.

Mark Jordan, Antioch resident, requested the Economic Development Department provide monthly or quarterly reports of the City's efforts to bring Economic Development to Antioch.

Ayore Riaunda, suggested the City consider adopting a resolution requesting the County display where the (1) one percent in property tax dollars were going on the County Auditor-Controller's website.

COUNCIL SUBCOMMITTEE REPORTS

Councilmember Wilson reported on her attendance at the Mello Roos Committee and the Sycamore Taskforce meetings.

MAYOR'S COMMENTS

Mayor Harper reported on his attendance at award ceremonies at Antioch and Deer Valley High Schools.

3. **COUNCIL CONSENT CALENDAR *for City /City as Successor Agency/Housing Successor to the Antioch Development Agency***
 - A. **APPROVAL OF COUNCIL MINUTES FOR APRIL 22, 2014**
 - B. **APPROVAL OF COUNCIL WARRANTS**
 - C. **CONTRA COSTA COUNTY LIBRARY COMMISSION APPOINTMENT TO FILL ONE (1) VACANCY (ANTIOCH RESIDENT REPRESENTATIVE) EXPIRING JUNE 2016**

- D. ONE PARTIAL-TERM APPOINTMENT FOR ONE VACANCY ON THE ECONOMIC DEVELOPMENT COMMISSION (EDC)
- E. REACH CONTRACT
- F. RESOLUTION NO. 2014/37 ESTABLISHING A SALARY RANGE FOR CRIME ANALYST
- G. RESOLUTION NO. 2014/38 DESIGNATING THE CITY OF ANTIOCH REPRESENTATIVES TO THE MUNICIPAL POOLING AUTHORITY BOARD
- H. APPROVE AWARD OF BID FOR THE CONTRACT TO PURCHASE ASPHALT AND STREET MATERIALS
- I. RESOLUTION NO. 2014/39 ACCEPTING WORK AND AUTHORIZING THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE WATER MAIN REPLACEMENT AT VARIOUS LOCATIONS (P.W. 503-14)
- J. BRENTWOOD GENERAL PLAN COMMENT LETTER
- K. AUTHORIZATION TO AMEND CONSULTING CONTRACTS WITH PLANNING FIRMS TO PROVIDE CONTRACT PLANNING SERVICES
- L. RESOLUTION NO. 2014/40 TO SUMMARILY VACATE A SURPLUS PORTION OF SOMERSVILLE ROAD RIGHT-OF-WAY TO SEECON BUILT HOMES, INC. AND SPPI-SOMERSVILLE, INC. (P.W. 512-1)
- M. RESOLUTION NO. 2014/41 APPROVING AND AUTHORIZING THE CITY MANAGER TO SIGN DOCUMENTS TO GRANT RIGHT-OF-WAY TO THE CITY FROM A PORTION OF CITY OWNED LAND FOR THE RECONSTRUCTION OF SOMERSVILLE ROAD
- N. RESOLUTION NO. 2014/42 PG&E GAS PIPELINE PATHWAYS PROJECT

On motion by Councilmember Wilson, seconded by Councilmember Tiscareno, the City Council unanimously approved the Council Consent Calendar with the exception of Items D and M, which were removed for further discussion.

Item D – Mayor Harper announced staff would be directed to re-advertise for the vacancy on the Economic Development Commission with the application deadline of June 12, 2014.

On motion by Councilmember Rocha, seconded by Councilmember Wilson, the Council unanimously approved Item D.

Item M – On motion by Councilmember Rocha, seconded by Councilmember Tiscareno, the Council unanimously approved Item M.

PUBLIC HEARING

4. FISCAL YEAR 2014-15 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN

CDBG Consultant House presented the staff report dated May 1, 2014 recommending the City Council approve funding recommendations and adopt the resolution.

Mayor Harper opened and closed the public hearing with no speakers requesting to speak.

Councilmember Rocha discussed the possibility of Delta 2000 banking a grant for \$10,000, so that it could be utilized by several smaller groups.

The City Council thanked Ms. House for the report and her stewardship of the CDBG program.

RESOLUTION NO. 2014/43

On motion by Councilmember Tiscareno, seconded by Councilmember Wilson, the Council unanimously approved the funding recommendations and adopted the resolution.

5. PROPOSED MASTER FEE SCHEDULE EFFECTIVE JULY 1, 2014 (FISCAL YEAR 2014-2015)

Finance Director Merchant presented the staff report recommending the City Council adopt the resolution with the following on page 6: Minimum Fee - Plumbing Fee, Mechanical Fee, Electrical Fee and Insulation Fee increase from \$76.61 to \$78.84.

Mayor Harper opened and closed the public hearing with no speakers requesting to speak.

RESOLUTION NO. 2014/44

On motion by Councilmember Rocha, seconded by Councilmember Tiscareno, the Council unanimously adopted the resolution with the following change to the Master Fee Schedule Page 6: "Minimum Fee – Plumbing fee, Mechanical fee, Electrical fee, and Insulation fee" increase from \$76.61 to \$78.84

COUNCIL REGULAR AGENDA

6. THE ANNEXATION OF AREA 2A, WHICH CONSISTS OF APPROXIMATELY 94 ACRES LOCATED IN THE NORTHEAST ANTIOCH ANNEXATION AREA

Consultant for the City of Antioch Carniglia presented the staff report dated May 1, 2014 recommending the City Council motion to receive report, consider options, and direct staff regarding the annexation of Area 2A.

City Attorney Nerland reported there was a letter on the dais from New Bridge Marina, Inc. regarding this matter.

Don Wilson, speaking on behalf of the Sportsman Yacht Club, stated they were opposed to the annexation of area 2A.

On motion by Councilmember Rocha, seconded by Councilmember Agopian, the Council unanimously supported Options #2 – “Split Area 2A geographically”, and #4 – “Request LAFCO delay taking action on annexation until underlying issues facing Area 2A are addressed”

7. RESIDENTIAL RENTAL BUSINESS LICENSE TAX

City Manager Duran presented the staff report dated May 7, 2014 recommending the City Council motion to receive report on a proposed residential rental business license tax, consider alternatives to the Business License Tax formula and direct staff.

Mayor Harper thanked the citizens for bringing the citizen’s initiative forward for consideration.

Donald Freitas, Antioch resident, thanked City staff for working with the stakeholders on this issue. He stated the Residential Rental Business License Tax would help increase revenues while providing a steady source of income that was fair and equitable. He urged Council to direct staff to follow the recommendations outlined in the staff report.

Larry Harrison, Antioch resident, stated his support for the business license tax initiative and urged all citizens to help support the citizens’ group and sign the petition to put it on the ballot.

Marty Fernandez, Antioch resident, suggested the Council call the presentation this evening the first reading of the residential landlord fee.

Marie Livingston and Shirley Diethelm, Antioch resident, spoke in support of the landlord business license fee for owners of residential rental units and requested Council place the initiative on the November ballot.

Mark Jordan, Antioch resident, spoke in support of the landlord business license tax. He expressed concern that attempts to negotiate with the California Apartment Association had been unsuccessful. He urged the Council to fulfill their promise to put the measure on the November ballot.

Mayor Harper read written comment from Antioch resident, Hans Ho who indicated he was in support of putting the Residential Landlord Business License on the ballot.

George Briggs, Antioch resident, explained that the Internal Revenue Service defined rental properties as a business and therefore they should be taxed. He suggested the City also consider other revenue sources to address the budget deficit.

Clay Baskin and William Chapman, Antioch resident, voiced their support of the landlord business license tax for the owners of residential properties and urged the Council to place the item on the November ballot.

Terry Ramus, Antioch resident, voiced his support of the landlord business license tax and spoke to the value of the City and community working together to bring the item forward for the November ballot. He reported they had attempted to come to an agreement on the tax with the California Apartment Association; however there had been no movement on their part.

City Manager Duran reported the Antioch Chamber of Commerce had not been supportive of staff's proposal to raise the minimum business license tax and he would be meeting with the Business Government Affairs committee on May 15, 2015, to discuss the issue.

Following discussion, Council supported moving forward with a business license tax initiative. They directed staff to bring the matter back with a recommendation at the May 27, 2014 City Council Meeting, following discussions with the stakeholder groups.

On motion by Councilmember Agopian, seconded by Councilmember Wilson, the Council unanimously received the report.

Mayor Harper thanked the community for being involved in the process.

PUBLIC COMMENTS - None

STAFF COMMUNICATIONS

City Manager Duran reported on his attendance at the Mayor's Conference and Public Manager's Association meeting. He announced he would be attending a meeting with the City Managers from East County.

COUNCIL COMMUNICATIONS

Councilmember Agopian and Councilmember Tiscareno stated it was good to be back to business after a three (3) week break.

At the request of Councilmember Rocha, Council agreed to place the following item on the May 27, 2014 Council Agenda – “Letter of support for Primary Care Clinic”.

Councilmember Wilson reported on her attendance at the Contra Costa Youth Summit, Youth Intervention Network luncheon, and the Police Activities League (PAL) bowling event.

Mayor Harper reported on his attendance at a meeting with Supervisors Glover and Piepho, the Mayor’s conference, and a retirement celebration for Councilmember Rocha. He thanked Council for their diligence and faithfulness.

ADJOURNMENT

With no further business, Mayor Harper adjourned the meeting at 9:23 P.M. to the next regular Council meeting on May 27, 2014.

Respectfully submitted:

Kitty Eiden
KITTY EIDEN, Minutes Clerk

CITY OF ANTIOCH
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100 General Fund

Non Departmental

350885 CONTRA COSTA COUNTY MAP SERVICE FEE 950.00

City Council

350959 BANK OF AMERICA CONFERENCE-HARPER 95.00

City Attorney

351030 SHRED IT INC SHRED SERVICES 51.18

City Manager

350959 BANK OF AMERICA MEETING EXPENSE 136.19

921920 KARSTE CONSULTING INC CONSULTING SERVICES 8,020.00

City Clerk

350952 AMERICAN LEGAL PUBLISHING MUNICIPAL CODE UPDATES 3,601.79

350963 BAY AREA NEWS GROUP LEGAL AD 990.40

350990 EIDEN, KITTY J MINUTES CLERK 1,553.00

351017 OFFICE MAX INC OFFICE SUPPLIES 65.03

City Treasurer

350992 GARDA CL WEST INC ARMORED CAR PICK UP 210.12

Human Resources

351030 SHRED IT INC SHRED SERVICES 30.94

Economic Development

921911 BERNICK, MICHAEL PROFESSIONAL SERVICES 3,300.00

Finance Administration

350879 BANK OF AMERICA CPE CERTIFICATION 25.00

Finance Accounting

351030 SHRED IT INC SHRED SERVICES 51.19

921943 SUNGARD PUBLIC SECTOR INC ASP SERVICE 12,732.85

Finance Operations

351040 UNITED PARCEL SERVICE WEEKLY PRINTER SERVICE FEE 4.00

Non Departmental

350979 CONTRA COSTA COUNTY LIBRARY MAINTENANCE 5,931.42

351042 WAGeworks 125 PLAN ADMIN FEES 150.00

Public Works Street Maintenance

350874 ANTIOCH BUILDING MATERIALS ASPHALT MATERIALS 31,518.32

350889 COUNTY ASPHALT ASPHALT MATERIALS 1,002.04

350911 NORTHAM, TODD L SAFETY SHOES REIMBURSEMENT 202.68

350936 T AND T PAVEMENT MARKINGS SUPPLIES 732.38

350946 ZAP MANUFACTURING INC REFURBISH SIGN 10,269.23

350947 ACE HARDWARE, ANTIOCH STAPLES 33.33

350987 DELTA GRINDING CO INC EQUIPMENT RENTAL 2,650.00

351035 TARGET SPECIALTY PRODUCTS CHEMICALS 2,129.97

921925 SAFEWAY SIGN COMPANY SIGNS 2,282.30

921927 TELFER OIL COMPANY SUPPLIES 853.28

921944 TELFER OIL COMPANY STREET PAVING 3,050.00

Public Works-Signal/Street Lights

350951 AMERICAN GREENPOWER USA INC LIGHTING MATERIALS 2,506.75

350956 AT AND T MCI PHONE 571.20

Prepared by: Georgina Meek
 Finance Accounting

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351020	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	220.22
351044	WESCO RECEIVABLES CORP	STREET LIGHTS	3,857.40
921918	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	1,931.46
921936	ICR ELECTRICAL CONTRACTORS	UNDERGROUND REPAIRS	10,362.46
Public Works-Striping/Signing			
350904	INTERSTATE SALES	PAINT	16,224.28
351029	SHERWIN WILLIAMS CO	SUPPLIES	310.13
Public Works-Facilities Maintenance			
350869	ACE HARDWARE, ANTIOCH	SUPPLIES	2.57
350893	DREAM RIDE ELEVATOR	ELEVATOR SERVICES	240.00
350915	OMEGA INDUSTRIAL SUPPLY	MAINTENANCE SERVICE	164.33
350947	ACE HARDWARE, ANTIOCH	SUPPLIES	7.46
350956	AT AND T MCI	PHONE	48.05
350998	HOME DEPOT, THE	SMALL TOOLS	34.29
351016	OAKLEYS PEST CONTROL	PEST CONTROL SERVICES	100.00
921934	HAMMONS SUPPLY COMPANY	SUPPLIES	266.96
921940	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	2,494.82
Public Works-Parks Maint			
350871	AMERICAN PLUMBING INC	PLUMBING SERVICES	187.50
350917	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	1,385.00
350918	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	113.11
350956	AT AND T MCI	PHONE	83.93
350964	BECHTHOLDT, MICHAEL J	EXPENSE REIMBURSEMENT	305.26
351018	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	41,057.17
921918	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	116.07
921919	JOHN DEERE LANDSCAPES PACHECO	CONTROLLER REPAIR	431.75
921936	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	165.11
Public Works-Median/General Land			
350869	ACE HARDWARE, ANTIOCH	SUPPLIES	46.77
350898	EDD	UNEMPLOYMENT CLAIMS	1,906.00
350947	ACE HARDWARE, ANTIOCH	PVC FITTINGS	2.34
350956	AT AND T MCI	PHONE	159.88
351019	PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	12,667.00
351020	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	58.90
921918	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	110.07
921919	JOHN DEERE LANDSCAPES PACHECO	CONTROLLER REPAIR	480.08
921938	JOHN DEERE LANDSCAPES PACHECO	SPRINKLERS & NOZZLES	140.56
Police Administration			
350875	ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	180.00
350913	OFFICE MAX INC	OFFICE SUPPLIES	96.85
350931	SAN DIEGO POLICE EQUIPMENT CO	AMMUNITION	6,155.42
350949	ALL PRO PRINTING SOLUTIONS	PLAIN MANILA FILE JACKETS	2,019.47
350955	ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	47.50
350961	BARNETT MEDICAL SERVICES INC	WASTE DISPOSAL	110.00
350967	CALIFORNIA PEACE OFFICERS ASSOC	TRAINING	590.00
350974	COMCAST	CABLE	57.43

Prepared by: Georgina Meek
 Finance Accounting

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350984	CSI FORENSIC SUPPLY	SUPPLIES	63.35
351008	LAW OFFICES OF JONES AND MAYER	LEGAL FEES	95.00
351009	LC ACTION POLICE SUPPLY	BODY ARMOR	1,211.01
351024	PITNEY BOWES INC	POSTAGE	385.75
351031	SPEEDO CHECK	SPEEDOMETER CALIBRATION	1,122.00
351033	STATE OF CALIFORNIA	FINGERPRINTING	390.00
351040	UNITED PARCEL SERVICE	SHIPPING	26.33
351041	VERIZON WIRELESS	AIR CARDS	76.02
921917	HUNTINGTON COURT REPORTERS INC	TRANSCRIPTION SERVICES	1,014.00
921921	MOBILE MINI LLC	PORTABLE STORAGE CONTAINERS	317.25
921926	SLINGER, SCOTT	COURT APPEARANCE	162.39
921929	AUGUSTA, VINCENT	COURT APPEARANCE	97.88
921935	HUNTINGTON COURT REPORTERS INC	TRANSCRIPTION SERVICES	533.70
921937	IMAGE SALES INC	BADGES	47.90
Police Community Policing			
350891	CRIME SCENE CLEANERS INC	CRIME SCENE CLEANUP	225.00
350898	EDD	UNEMPLOYMENT CLAIMS	54.00
350909	MOORE K9 SERVICES	K9 TRAINING	500.00
351001	INTERSTATE SERVICES	TOWING SERVICES	500.00
Police Traffic Division			
350903	HUNT AND SONS INC	FUEL	94.29
Police Investigations			
350890	CSI	PRISONER TRANSPORTATION	250.00
350894	DRIVESAVERS INC	DATA RECOVERY SERVICE	1,447.01
350977	CONTRA COSTA COUNTY	LAB TESTING	3,477.60
350978	CONTRA COSTA COUNTY	LAB TESTING	110.00
350980	CONTRA COSTA COUNTY	SART EXAMS	1,000.00
350981	CONTRA COSTA COUNTY	INSPECTION SERVICES	621.00
351004	KOCH, MATTHEW T	EXPENSE REIMBURSEMENT	205.33
351010	L.A. CO AUDITOR CONTROLLER	ANALYZING SERVICES	484.00
351013	MOREFIELD, ANTHONY W	EXPENSE REIMBURSEMENT	263.75
351014	MORTIMER, MICHAEL P	EXPENSE REIMBURSEMENT	137.30
351032	SPRINT	PHONE RECORDS	30.00
351036	THOMSON WEST	ONLINE DATABASE	326.46
Police Special Operations Unit			
350941	TOYOTA FINANCIAL SERVICES	VEHICLE LEASE	1,624.28
Police Communications			
350878	AT AND T MCI	PHONE	370.99
350956	AT AND T MCI	PHONE	810.43
350957	AT AND T MOBILITY	HIGH SPEED WIRELESS	442.08
350993	GLOBALSTAR	TELECOMMUNICATIONS SERVICES	86.70
351006	LAMMERDING OFFICE WORKS	FURNITURE REPAIR	150.00
351021	PACIFIC TELEMANAGEMENT SERVICES	PAYPHONE	156.00
Office Of Emergency Management			
350956	AT AND T MCI	PHONE	315.66

Prepared by: Georgina Meek
 Finance Accounting

CITY OF ANTIOCH
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Police Community Volunteers

350990 EIDEN, KITTY J MINUTES CLERK 126.00

Police Facilities Maintenance

350870 ACME SECURITY SYSTEMS SYSTEM REPAIR 222.50
 350893 DREAM RIDE ELEVATOR ELEVATOR SERVICES 80.00
 350930 ROCHESTER MIDLAND CORP SANITIZING SERVICE 203.49
 350943 TYLER SHAW DOORS DOOR REPAIR 110.00
 350956 AT AND T MCI PHONE 283.82
 350968 CAMALI CORP MAINTENANCE SUPPORT 345.00
 350971 CLOSER REPAIR & DOOR HARDWARE DOOR REPAIR 575.49
 351016 OAKLEYS PEST CONTROL PEST CONTROL SERVICES 165.00
 921940 LEES BUILDING MAINTENANCE JANITORIAL SERVICES 4,411.17

CD Code Enforcement

203412 CONTRA COSTA COUNTY LIEN RELEASE FEE 30.00

PW Engineer Land Development

350906 KIMLEY HORN AND ASSOCIATES INC PROFESSIONAL SERVICES 295.46
 350956 AT AND T MCI PHONE 31.44

Community Development Building Inspection

350913 OFFICE MAX INC OFFICE SUPPLIES 100.28
 351017 OFFICE MAX INC OFFICE SUPPLIES 65.40

Capital Imp. Administration

203442 DS WATERS OF AMERICA WATER 46.00

212 CDBG Fund

CDBG

921916 HOUSE, TERI CONSULTING SERVICES 7,182.50

CDBG NSP

921916 HOUSE, TERI CONSULTING SERVICES 2,275.00

213 Gas Tax Fund

Streets

350908 MARK THOMAS AND CO INC PROFESSIONAL SERVICES 12,290.00
 351020 PACIFIC GAS AND ELECTRIC CO ELECTRIC 82.52
 921924 PARSONS BRINCKERHOFF INC WILBUR AVE PROJECT 134,302.55

214 Animal Control Fund

Animal Control

350898 EDD UNEMPLOYMENT CLAIMS 291.00
 921940 LEES BUILDING MAINTENANCE JANITORIAL SERVICES 435.75

216 Park-In-Lieu Fund

Parks & Open Space

350910 NEPTUNE BENSON STRAINERS 7,589.66
 350973 COLUMN CONCEPTS INC RAISE PARK WALL 13,028.50
 350975 COMMERCIAL POOL SYSTEMS INC SUPPLIES 2,628.69
 921933 GRAINGER INC SUPPLIES 164.11

219 Recreation Fund

Non Departmental

350902 HITOSIS, JENNIFER DEPOSIT REFUND 390.00
 350924 POLICAR, MELANIE DEPOSIT REFUND 500.00

Prepared by: Georgina Meek
 Finance Accounting

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350940	TORRES, MARIA LOURDES	DEPOSIT REFUND	500.00
350985	DELTA COUNCIL OF PTAS	DEPOSIT REFUND	340.00
351012	MARRIAGE ENCOUNTER OF ST IGNATIUS	DEPOSIT REFUND	500.00
351037	TRAVIS CREDIT UNION	DEPOSIT REFUND	500.00
Recreation Admin			
351039	TYLER SHAW DOORS	DOOR REPAIR	55.00
Senior Programs			
350956	AT AND T MCI	PHONE	97.09
Recreation Classes/Prog			
350895	DUGAND, KARINA	CONTRACTOR PAYMENT	466.20
350897	EDUCATION TO GO	CONTRACTOR PAYMENT	739.75
350898	EDD	UNEMPLOYMENT CLAIMS	953.00
350923	PLAY WELL TEKNOLOGIES	CONTRACTOR PAYMENT	880.00
350939	THOMPSON, RANDALL	CONTRACTOR PAYMENT	52.50
350958	BANK OF AMERICA	SUPPLIES	1,593.27
350983	COSTCO	SUPPLIES	26.14
351038	TURNER, BEVERLY C	EXPENSE REIMBURSEMENT	65.03
Recreation Camps			
350958	BANK OF AMERICA	LEGAL AD	172.64
350983	COSTCO	SUPPLIES	21.24
Recreation Sports Programs			
350884	CONCORD SOFTBALL UMPIRES	UMPIRE FEES	2,032.00
350898	EDD	UNEMPLOYMENT CLAIMS	2,490.00
350994	GOLDEN STATE WARRIORS	YOUTH PROGRAM UNIFORMS	2,121.00
Recreation Concessions			
203139	SMART AND FINAL	CONCESSIONS SUPPLIES	39.95
350956	AT AND T MCI	PHONE	16.61
350983	COSTCO	SUPPLIES	83.85
Recreation-New Comm Cntr			
203140	GARDA CL WEST INC	ARMORED CAR PICK UP	96.20
350877	AT AND T MCI	PHONE	63.29
350881	BAY BUILDING MAINTENANCE INC	JANITORIAL SERVICES	995.00
350898	EDD	UNEMPLOYMENT CLAIMS	30.00
350956	AT AND T MCI	PHONE	18.91
350958	BANK OF AMERICA	SUPPLIES	21.09
350983	COSTCO	SUPPLIES	62.61
350985	DELTA COUNCIL OF PTAS	DEPOSIT REFUND	252.00
350998	HOME DEPOT, THE	SUPPLIES	234.71
351011	MARLIES CLEANING SERVICE	CLEANING SERVICE	345.00
351018	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	2,818.34
351026	RESPONSIVE COMMUNICATION SERVICE	BATTERIES	126.03
222 Measure C/J Fund			
Streets			
350899	FEDERAL ADVOCATES INC	ADVOCACY SERVICES	5,000.00

CITY OF ANTIOCH
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226 Solid Waste Reduction Fund

Solid Waste Used Oil

203413 ASBURY ENVIRONMENTAL SERVICES	OIL FILTER RECYCLING	45.00
350976 CCC CLEAN WATER PROGRAM	OIL RECYCLING PROGRAM	3,000.00

229 Pollution Elimination Fund

Channel Maintenance Operation

350896 ECORP CONSULTING INC	PROFESSIONAL SERVICES	14,168.13
350898 EDD	UNEMPLOYMENT CLAIMS	1,474.00
350928 RMC WATER AND ENVIRONMENT	CONSULTING SERVICES	23,531.28
350986 DELTA FENCE CO	FENCE REPAIR	582.00
351035 TARGET SPECIALTY PRODUCTS	CHEMICALS	821.86

238 PEG Franchise Fee Fund

Non Departmental

350962 BARTON, T ALAN	EXPENSE REIMBURSEMENT	65.39
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251 Lone Tree SLLMD Fund

Lonetree Maintenance Zone 1

350956 AT AND T MCI	PHONE	66.44
351019 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	3,428.00

Lonetree Maintenance Zone 2

350956 AT AND T MCI	PHONE	127.79
351019 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	3,428.00

Lonetree Maintenance Zone 3

350918 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	65.46
350956 AT AND T MCI	PHONE	49.21
921918 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	110.07

Lonetree Maintenance Zone 4

350912 ODYSSEY LANDSCAPE CO INC	LANDSCAPE SERVICES	873.00
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253 Almondridge SLLMD Fund

Almondridge Maintenance

350912 ODYSSEY LANDSCAPE CO INC	LANDSCAPE SERVICES	1,223.00
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254 Hillcrest SLLMD Fund

Hillcrest Maintenance Zone 1

350956 AT AND T MCI	PHONE	33.22
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Hillcrest Maintenance Zone 2

350956 AT AND T MCI	PHONE	115.03
351019 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	8,268.00

Hillcrest Maintenance Zone 4

350956 AT AND T MCI	PHONE	96.94
351019 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,420.00

255 Park 1A Maintenance District Fund

Park 1A Maintenance District

350878 AT AND T MCI	PHONE	18.01
351018 PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	160.00

256 Citywide 2A Maintenance District Fund

Citywide 2A Maintenance Zone 6

351019 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	1,198.00
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 Finance Accounting

CITY OF ANTIOCH
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Citywide 2A Maintenance Zone 9

350956 AT AND T MCI	PHONE	66.44
351019 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	968.00

Citywide 2A Maintenance Zone10

350912 ODYSSEY LANDSCAPE CO INC	LANDSCAPE SERVICES	793.00
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257 SLLMD Administration Fund

SLLMD Administration

351035 TARGET SPECIALTY PRODUCTS	SUPPLIES	234.44
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259 East Lone Tree SLLMD Fund

Zone 1-District 10

350912 ODYSSEY LANDSCAPE CO INC	LANDSCAPE SERVICES	1,248.00
351020 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	93.03

311 Capital Improvement Fund

Measure WW

350945 VK ENGINEERING INC	PROFESSIONAL SERVICES	1,560.00
921920 KARSTE CONSULTING INC	CONSULTING SERVICES	600.00

319 Residential Dev Alloc Fund

Non Departmental

350979 CONTRA COSTA COUNTY	LIBRARY MAINTENANCE	28,000.00
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376 Lone Diamond Fund

Assessment District

350882 BAY CITIES PAVING AND GRADING	LONE TREE PROJECT	125,645.13
350928 RMC WATER AND ENVIRONMENT	CONSULTING SERVICES	7,051.16

570 Equipment Maintenance Fund

Non Departmental

350999 HUNT AND SONS INC	FUEL	13,016.68
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Equipment Maintenance

203358 PRECISION BRAKE AND FRONT END	ALIGNMENT	60.00
350873 ANTIOCH AUTO PARTS	FAN BELTS	214.71
350921 PETERSON	WINDOW	623.15
350947 ACE HARDWARE, ANTIOCH	DISTILLED WATER	11.18
350953 ANTIOCH AUTO PARTS	AUTO PARTS STOCK	381.72
350954 ANTIOCH GLASS	WINDSHIELD REPAIR	55.00
350969 CHUCKS BRAKE AND WHEEL SERVICE	BATTERIES	1,089.83
351015 MUNICIPAL MAINT EQUIPMENT INC	SUPPLIES	848.33
351022 PETERSON	SEAT	663.12
351040 UNITED PARCEL SERVICE	SHIPPING	36.18
351043 WALNUT CREEK FORD	AUTO PARTS	1,309.26
921939 KIMBALL MIDWEST	SMALL PARTS	870.94

573 Information Services Fund

Information Services

350956 AT AND T MCI	PHONE	59.37
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Network Support & PCs

350892 DIGITAL SERVICES	WEBSITE MAINTENANCE	2,925.00
350907 KIS	SUPPORT SERVICES	3,580.00
350956 AT AND T MCI	PHONE	450.23

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CITY OF ANTIOCH
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Telephone System

203079 AMERICAN MESSAGING	PAGER	39.42
350876 AT AND T MCI	PHONE	16.28
350877 AT AND T MCI	PHONE	204.22
350878 AT AND T MCI	PHONE	2,215.06
350956 AT AND T MCI	PHONE	0.63

Office Equipment Replacement

350997 HEWLETT PACKARD COMPANY	COMPUTER EQUIPMENT	3,775.74
921912 CDW GOVERNMENT INC	COMPUTER EQUIPMENT	937.41
921931 COMPUCOM SYSTEMS INC	SOFTWARE LICENSING	16,578.74

578 Post Retirement Medical-Misc Fund

Non Departmental

350989 RETIREE	MEDICAL AFTER RETIREMENT	2,177.20
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611 Water Fund

Non Departmental

350887 CONTRA COSTA FIRE EQUIPMENT	FIRE EXTINGUISHER SERVICE	695.00
350929 ROBERTS AND BRUNE CO	SUPPLIES	7,570.74
350953 ANTIOCH AUTO PARTS	SUPPLIES	1,078.12
350972 COLE SUPPLY CO INC	SUPPLIES	1,652.19
350991 FASTENAL CO	SUPPLIES	454.12
351027 ROBERTS AND BRUNE CO	SUPPLIES	2,149.10
351044 WESCO RECEIVABLES CORP	SUPPLIES	142.83
921915 GRAINGER INC	SUPPLIES	1,783.66
921934 HAMMONS SUPPLY COMPANY	SUPPLIES	2,283.03

Water Supervision

350880 BAY AREA NEWS GROUP	SUBSCRIPTION	141.70
350950 ALMAKALEH, HANA	CHECK REPLACEMENT	54.64
350960 BANK OF AMERICA	RECRUITMENT POSTCARDS	144.25
351028 RT LAWRENCE CORP	LOCKBOX PROCESSING FEE	2,136.69

Water Production

203471 CDPH OCP	CERTIFICATION RENEWAL-WARREN	55.00
203472 LESLIES POOL SUPPLIES	SUPPLIES	90.45
350869 ACE HARDWARE, ANTIOCH	SUPPLIES	112.54
350872 ANIMAL DAMAGE MANAGEMENT	ANIMAL CONTROL	125.00
350877 AT AND T MCI	PHONE	126.60
350878 AT AND T MCI	PHONE	66.47
350900 FISHER SCIENTIFIC COMPANY	LAB SUPPLIES	344.12
350901 FLOW SCIENCE INCORPORATED	PROFESSIONAL SERVICES	1,987.50
350903 HUNT AND SONS INC	GENERATOR FUEL	8,296.20
350905 KARL NEEDHAM ENTERPRISES INC	RENTAL EQUIPMENT	18,500.00
350925 POWELL ELECTRIC SYSTEMS INC	WIRELESS COMMUNICATION	25,000.00
350937 TECO PNEUMATIC INC	VALVES	1,197.44
350948 ALAMEDA ELECTRICAL DISTRIBUTORS	ETHERNET GATEWAY	942.85
350956 AT AND T MCI	PHONE	754.21
350960 BANK OF AMERICA	JOB POSTING	471.99
350963 BAY AREA NEWS GROUP	LEGAL AD	287.60

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CITY OF ANTIOCH
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350965 BORGES AND MAHONEY	CHLORINATOR PARTS	1,186.82
350966 BURLINGAME ENGINEERS INC	PUMP REPAIR KITS	3,000.96
350982 CONTRA COSTA WATER DISTRICT	RAW WATER	692,008.64
350991 FASTENAL CO	BOLTS	46.18
350996 HACH CO	SUPPLIES	162.03
351007 LAN CON VOICE AND DATA CABLING	SECURITY CAMERA UPGRADES	8,169.96
351019 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	3,428.00
351020 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	166.53
351034 STATE OF CALIFORNIA	DAM FEES	4,236.00
351035 TARGET SPECIALTY PRODUCTS	SUPPLIES	821.86
921910 AIRGAS SPECIALTY PRODUCTS	AMMONIA	1,093.50
921913 CHEMTRADE CHEMICALS US LLC	ALUM	6,064.14
921915 GRAINGER INC	COUPLER	148.36
921930 CHEMTRADE CHEMICALS US LLC	ALUM	11,592.45
921932 CONSOLIDATED ELECTRICAL DIST INC	STRUTS	271.16
921933 GRAINGER INC	SUPPLIES	136.23
921940 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	658.60
921941 OLIN CHLOR ALKALI PRODUCTS	CAUSTIC	12,144.90
921942 SIERRA CHEMICAL CO	CHLORINE	4,073.79
Water Distribution		
350869 ACE HARDWARE, ANTIOCH	SUPPLIES	57.82
350874 ANTIOCH BUILDING MATERIALS	ASPHALT MATERIALS	1,985.79
350927 QUESADA CHIROPRACTIC	DMV PHYSICAL	75.00
350929 ROBERTS AND BRUNE CO	SUPPLIES	214.93
350947 ACE HARDWARE, ANTIOCH	SUPPLIES	58.83
350956 AT AND T MCI	PHONE	16.61
350991 FASTENAL CO	SUPPLIES	144.53
351000 INFOSEND INC	PRINT/MAIL SERVICES	4,257.04
351002 JACK DOHENY SUPPLIES INC	NOZZLE REPAIR KIT	306.70
351025 PIXLEY CONSTRUCTION INC	VALVE CANS	24,620.01
351027 ROBERTS AND BRUNE CO	PIPE & FITTINGS	3,747.16
921920 KARSTE CONSULTING INC	CONSULTING SERVICES	1,500.00
921933 GRAINGER INC	SUPPLIES	470.56
Public Buildings & Facilities		
921923 NICHOLS CONSULTING ENGINEERS	PROFESSIONAL SERVICES	405.63
Warehouse & Central Stores		
350888 COSTCO	MEMBER RENEWAL	110.00
351040 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	4.00
621 Sewer Fund		
Sewer-Wastewater Supervision		
350883 CHALK, BRANDON S	LODGING REIMBURSEMENT	591.45
350960 BANK OF AMERICA	JOB POSTING	745.00
Sewer-Wastewater Collection		
350869 ACE HARDWARE, ANTIOCH	SUPPLIES	23.63
350874 ANTIOCH BUILDING MATERIALS	ASPHALT MATERIALS	1,985.78
350922 PINCKARD, JOSEPH	EXPENSE REIMBURSEMENT	570.00

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 Finance Accounting

CITY OF ANTIOCH
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350927 QUESADA CHIROPRACTIC	DMV PHYSICAL	75.00
350947 ACE HARDWARE, ANTIOCH	SAFETY GOGGLES	14.70
350956 AT AND T MCI	PHONE	64.46
350991 FASTENAL CO	SUPPLIES	125.17
351000 INFOSEND INC	PRINT/MAIL SERVICES	4,257.03
351007 LAN CON VOICE AND DATA CABLING	REPLACE ANALOG DOME	3,328.66
351025 PIXLEY CONSTRUCTION INC	VALVE CANS	24,619.99
351027 ROBERTS AND BRUNE CO	PIPE & FITTINGS	257.68
351028 RT LAWRENCE CORP	LOCKBOX PROCESSING FEE	2,136.69
351040 UNITED PARCEL SERVICE	SHIPPING	29.70
Wastewater Collection		
921923 NICHOLS CONSULTING ENGINEERS	PROFESSIONAL SERVICES	405.62
631 Marina Fund		
Marina Administration		
203343 DEPARTMENT OF MOTOR VEHICLES	LIEN SALE FEE	8.00
203344 UNITED STATES POSTAL SERVICE	POSTAGE	32.58
350956 AT AND T MCI	PHONE	79.84
350964 BECHTHOLDT, MICHAEL J	EXPENSE REIMBURSEMENT	278.82
Marina Maintenance		
350912 ODYSSEY LANDSCAPE CO INC	LANDSCAPE SERVICES	938.00
921940 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	1,355.14
641 Prewett Water Park Fund		
Non Departmental		
350914 OJIAKO, VICTORIA	DEPOSIT REFUND	500.00
350970 CITY OF ANTIOCH	PETTY CASH	2,495.00
350988 DORE, APRIL	DEPOSIT REFUND	500.00
350995 GREENWOOD, NINA	DEPOSIT REFUND	500.00
Recreation Aquatics		
350881 BAY BUILDING MAINTENANCE INC	JANITORIAL SERVICES	500.00
350958 BANK OF AMERICA	TRAINING	1,245.00
351005 KRAMES STAYWELL LLC	SUPPLIES	1,108.83
Recreation Water Park		
203141 AIM MAIL CENTERS	SHIPPING	46.04
350956 AT AND T MCI	PHONE	47.37
350958 BANK OF AMERICA	SUPPLIES	425.17
350972 COLE SUPPLY CO INC	SUPPLIES	125.20
350975 COMMERCIAL POOL SYSTEMS INC	PUMP MAINTENANCE	1,454.68
351003 KNORR SYSTEMS INC	CARBON DIOXIDE LIQUID	292.48
351018 PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	1,879.16
351023 PITCHER, JUSTIN WILLIAM	EXPENSE REIMBURSEMENT	38.44
921914 CONSOLIDATED ELECTRICAL DIST INC	SUPPLIES	122.55
921933 GRAINGER INC	SUPPLIES	248.22
Recreation Community Center		
350881 BAY BUILDING MAINTENANCE INC	JANITORIAL SERVICES	250.00
Rec Prewett Concessions		
350956 AT AND T MCI	PHONE	47.74

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 Finance Accounting

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
 FOR THE PERIOD
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721 Employee Benefits Fund

Non Departmental

350886	CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00
350916	OPERATING ENGINEERS TRUST FUND	PAYROLL DEDUCTIONS	4,962.82
350919	PARS	PAYROLL DEDUCTIONS	2,783.78
350920	PERS LONG TERM CARE	PAYROLL DEDUCTIONS	72.02
350926	PERS	PAYROLL DEDUCTIONS	296,073.46
350932	STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	60.00
350933	STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	250.00
350934	STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	200.00
350935	STATE OF FLORIDA DISBURSE UNIT	PAYROLL DEDUCTIONS	275.00
350938	TEXAS CHILD SUPPORT DISBURSE UNIT	PAYROLL DEDUCTIONS	422.77
350942	RECIPIENT	PAYROLL DEDUCTIONS	112.15
350944	US DEPT OF EDUCATION	PAYROLL DEDUCTIONS	313.59
921922	NATIONWIDE RETIREMENT SOLUTIONS	PAYROLL DEDUCTIONS	22,406.51
921928	VANTAGEPOINT TRANSFER AGENTS	PAYROLL DEDUCTIONS	2,534.13



STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE COUNCIL MEETING OF MAY 27, 2014

SUBMITTED BY: Donna Conley, City Treasurer

DATE: May 21, 2014

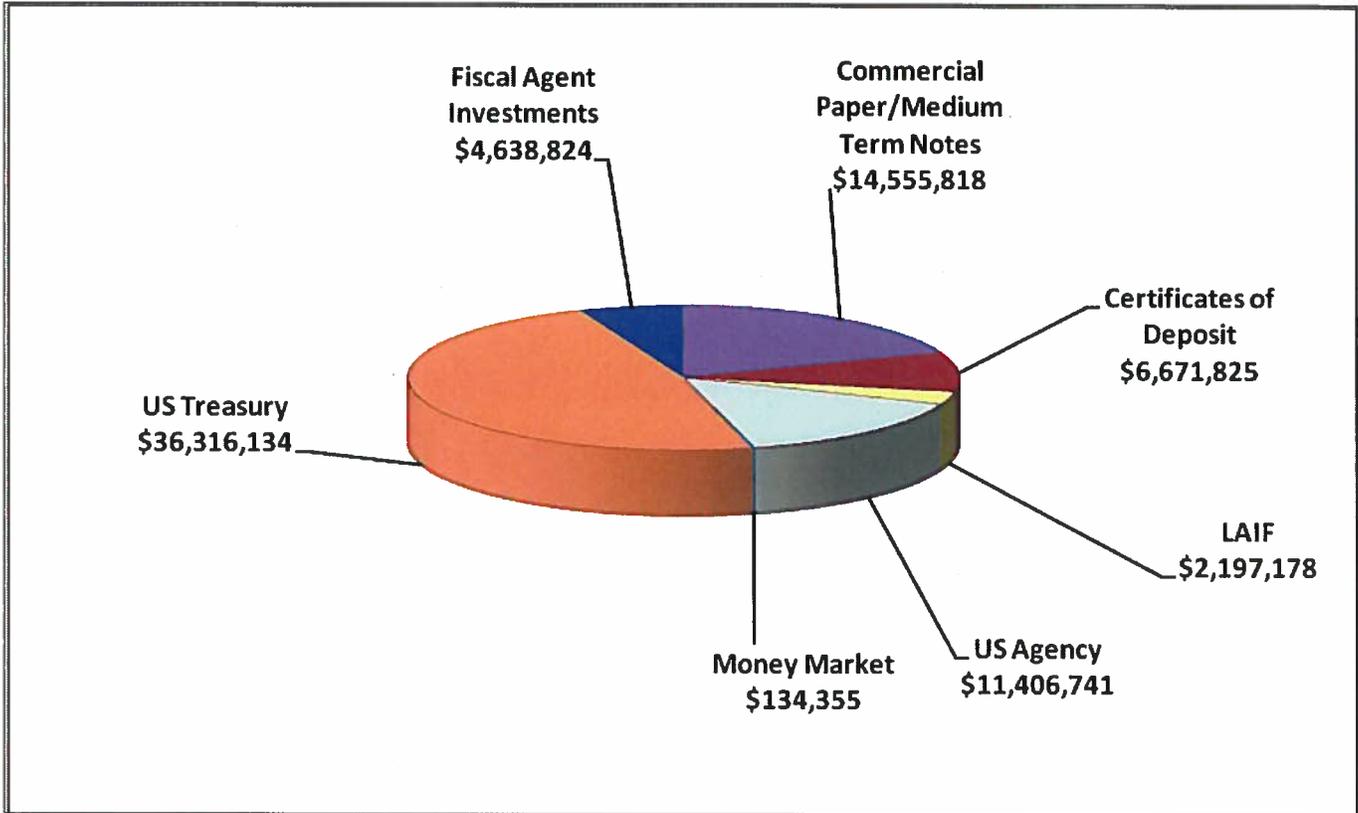
SUBJECT: Treasurer's Report – APRIL 2014

RECOMMENDATION: Review and file.

5-27-2014

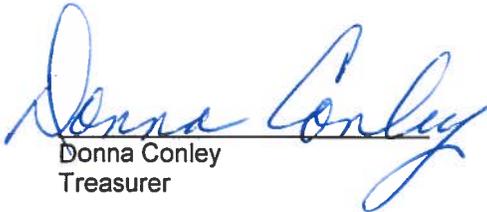
CITY OF ANTIOCH
SUMMARY REPORT ON THE CITY'S INVESTMENTS

APRIL 30, 2014



Total of City and Fiscal Agent Investments = \$75,920,875

All City investments are shown above and conform to the City Investment Policy. All investment transactions during this period are included in this report. As Treasurer of the City of Antioch and Finance Director of the City of Antioch, we hereby certify that sufficient investment liquidity and anticipated revenue are available to meet the next six (6) months' estimated expenditures.


Donna Conley
Treasurer


Dawn Merchant
Finance Director

**Summary of Fiscal Agent Balances by
Debt Issue**

	<u>Amount</u>
Antioch Public Financing Authority 2002 Lease Revenue Bonds	285,562
Antioch Public Financing Authority 1998 Reassessment Revenue Bonds	3,774,503
Antioch Development Agency 2000 Tax Allocation Bonds	2
Antioch Development Agency 2009 Tax Allocation Bonds	146,057
ABAG Lease Revenue Bonds	<u>432,700</u>
	<u><u>\$4,638,824</u></u>



Managed Account Issuer Summary

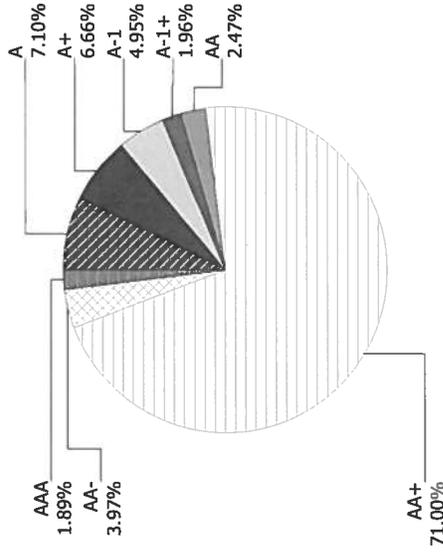
For the Month Ending April 30, 2014

CITY OF ANTIOCH, CA - 04380500

Issuer Summary

Credit Quality (S&P Ratings)

Issuer	Market Value of Holdings	Percent
AMERICAN HONDA FINANCE	589,575.87	0.86
APPLE INC	2,081,690.70	3.02
BANK OF NEW YORK	1,445,447.45	2.10
BERKSHIRE HATHAWAY INC	935,912.01	1.36
CA ST DEPT OF WATER REV BONDS	501,095.00	0.73
CATERPILLAR INC	252,088.00	0.37
CREDIT SUISSE GROUP	1,702,471.80	2.47
DEERE & COMPANY	453,208.50	0.66
FANNIE MAE	3,484,118.41	5.07
FEDERAL HOME LOAN BANKS	2,702,237.18	3.93
FREDDIE MAC	2,073,753.43	3.01
GENERAL ELECTRIC CO	2,217,252.90	3.22
IBM CORP	305,806.42	0.44
JP MORGAN CHASE & CO	2,668,118.67	3.88
MET WATER DISTRICT OF SOUTHERN CA	800,611.25	1.16
RABOBANK NEDERLAND	1,699,180.60	2.47
SKANDINAVISKA ENSKIDA BANKEN AB	1,703,570.00	2.47
STATE OF CALIFORNIA	1,510,680.50	2.19
TOYOTA MOTOR CORP	728,391.55	1.06
UNITED STATES TREASURY	36,314,181.18	52.76
UNIVERSITY OF CALIFORNIA	365,853.20	0.53
WAL-MART STORES INC	401,167.20	0.58
WELLS FARGO & COMPANY	2,550,354.70	3.70
WESTPAC BANKING CORP NY	1,350,040.50	1.96
Total	\$68,836,807.02	100.00%



PFM Asset Management LLC



For the Month Ending April 30, 2014

Managed Account Detail of Securities Held

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note										
US TREASURY NOTES DTD 03/15/2012 0.375% 03/15/2015	912828SK7	AA+	Aaa	03/13/12	03/15/12	169,428.91	0.49	81.42	169,833.11	170,411.72
US TREASURY NOTES DTD 03/15/2012 0.375% 03/15/2015	912828SK7	AA+	Aaa	06/27/12	06/28/12	824,355.47	0.40	395.13	824,792.27	826,998.05
US TREASURY NOTES DTD 08/02/2010 1.750% 07/31/2015	912828NP1	AA+	Aaa	10/23/12	10/26/12	337,098.63	0.39	1,414.02	330,494.48	331,461.98
US TREASURY NOTES DTD 08/02/2010 1.750% 07/31/2015	912828NP1	AA+	Aaa	08/22/12	08/23/12	483,418.36	0.39	2,023.14	472,871.62	474,245.60
US TREASURY NOTES DTD 08/02/2010 1.750% 07/31/2015	912828NP1	AA+	Aaa	09/06/12	09/10/12	3,772,832.03	0.33	15,771.75	3,689,212.85	3,697,075.88
US TREASURY NOTES DTD 11/30/2010 1.375% 11/30/2015	912828PJ3	AA+	Aaa	11/29/12	12/05/12	2,199,967.38	0.35	12,258.65	2,169,509.46	2,172,945.36
US TREASURY NOTES DTD 01/31/2011 2.000% 01/31/2016	912828P53	AA+	Aaa	03/04/14	03/05/14	949,756.25	0.30	4,574.59	947,307.50	947,096.76
US TREASURY NOTES DTD 01/31/2014 0.375% 01/31/2016	912828B41	AA+	Aaa	02/04/14	02/07/14	4,655,994.14	0.31	4,335.29	4,655,301.98	4,655,268.45
US TREASURY NOTES DTD 05/02/2011 2.000% 04/30/2016	912828OF0	AA+	Aaa	03/27/13	03/28/13	997,277.34	0.38	51.63	980,611.24	979,761.60
US TREASURY NOTES DTD 06/17/2013 0.500% 06/15/2016	912828VG2	AA+	Aaa	04/08/14	04/11/14	259,969.53	0.51	489.29	259,970.35	260,142.19
US TREASURY NOTES DTD 06/30/2009 3.250% 06/30/2016	912828KZ2	AA+	Aaa	05/10/13	05/15/13	2,394,218.75	0.41	23,899.17	2,334,771.71	2,330,796.60
US TREASURY NOTES DTD 06/30/2009 3.250% 06/30/2016	912828KZ2	AA+	Aaa	05/22/13	05/24/13	3,204,783.20	0.44	32,046.62	3,128,236.46	3,125,386.35
US TREASURY NOTES DTD 06/30/2009 3.250% 06/30/2016	912828KZ2	AA+	Aaa	05/24/13	05/31/13	3,574,570.31	0.53	35,848.76	3,493,345.78	3,496,194.90
US TREASURY NOTES DTD 08/31/2011 1.000% 08/31/2016	912828RF9	AA+	Aaa	08/29/13	08/30/13	1,106,015.63	0.82	1,853.26	1,104,683.27	1,110,742.60



PFM Asset Management LLC



For the Month Ending April 30, 2014

Managed Account Detail of Securities Held

CITY OF ANTIOCH, CA - 04380500

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value	
U.S. Treasury Bond / Note												
US TREASURY NOTES	DTD 08/31/2011 1.000% 08/31/2016	912828RF9	AA+	Aaa	02/27/14	03/03/14	4,050,468.75	0.49	6,739.13	4,047,237.56	4,039,064.00	
US TREASURY NOTES	DTD 11/30/2011 0.875% 11/30/2016	912828RU6	AA+	Aaa	11/27/13	12/03/13	3,136,726.56	0.58	11,363.46	3,133,096.63	3,125,064.84	
US TREASURY NOTES	DTD 11/30/2011 0.875% 11/30/2016	912828RU6	AA+	Aaa	10/31/13	11/01/13	3,476,683.59	0.62	12,605.77	3,472,414.44	3,466,711.80	
US TREASURY NOTES	DTD 03/31/2012 1.000% 03/31/2017	912828SM3	AA+	Aaa	03/19/14	03/21/14	1,102,535.16	0.92	931.69	1,102,442.98	1,104,812.50	
Security Type Sub-Total							36,696,099.99	0.47	166,682.77	36,316,133.69	36,314,181.18	

Municipal Bond / Note												
METRO WTR DIST AUTH, CA TXBL REV BONDS	DTD 06/28/2012 0.616% 07/01/2014	59266THP9	AAA	Aa1	06/21/12	06/28/12	575,000.00	0.62	1,180.67	575,000.00	575,224.25	
UNIV OF CAL TXBL REV BONDS	DTD 10/02/2013 0.528% 05/15/2015	91412GSW6	AA	Aa2	09/26/13	10/02/13	230,000.00	0.53	705.03	230,000.00	230,372.60	
METRO WTR DIST AUTH, CA TXBL REV BONDS	DTD 06/28/2012 0.943% 07/01/2015	59266THO7	AAA	Aa1	06/21/12	06/28/12	225,000.00	0.94	707.25	225,000.00	225,387.00	
CA ST DEPT OF WATER TXBL REV BONDS	DTD 09/27/2012 0.650% 12/01/2015	13066KX87	AAA	Aa1	09/19/12	09/27/12	500,000.00	0.65	1,354.17	500,000.00	501,095.00	
CA ST TXBL GO BONDS	DTD 03/27/2013 1.050% 02/01/2016	13063BN73	A	A1	03/13/13	03/27/13	551,859.00	0.93	1,443.75	551,148.44	553,223.00	
UNIV OF CAL TXBL REV BONDS	DTD 10/02/2013 0.907% 05/15/2016	91412GSX4	AA	Aa2	09/26/13	10/02/13	135,000.00	0.91	710.86	135,000.00	135,480.60	
CA ST TAXABLE GO BONDS	DTD 11/05/2013 1.250% 11/01/2016	13063CFD7	A	A1	10/22/13	11/05/13	954,455.50	1.09	5,805.56	953,736.29	957,457.50	
Security Type Sub-Total							3,171,314.50	0.85	11,907.29	3,169,884.73	3,178,239.95	

35,535,000.00 **3,171,314.50** **0.85** **11,907.29** **3,169,884.73** **3,178,239.95**



PFM Asset Management LLC



For the Month Ending April 30, 2014

Managed Account Detail of Securities Held

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FANNIE MAE GLOBAL NOTES DTD 04/19/2012 0.500% 05/27/2015	3135G0KM4	1,030,000.00	AA+	Aaa	04/17/12	04/19/12	1,027,023.30	0.59	2,203.06	1,028,965.93	1,033,704.91
FREDDIE MAC GLOBAL NOTES DTD 07/11/2012 0.500% 08/28/2015	3134G3ZA1	1,825,000.00	AA+	Aaa	07/30/12	07/31/12	1,827,129.78	0.46	1,546.18	1,825,923.65	1,833,499.03
FHLB (CALLABLE) GLOBAL NOTES DTD 12/30/2013 0.375% 12/30/2015	3130A0GK0	1,375,000.00	AA+	Aaa	12/12/13	12/30/13	1,374,587.50	0.39	1,733.07	1,374,656.62	1,375,530.75
FANNIE MAE GLOBAL NOTES DTD 02/15/2013 0.500% 03/30/2016	3135G0VA8	800,000.00	AA+	Aaa	02/14/13	02/15/13	799,088.00	0.54	344.44	799,439.36	800,980.00
FREDDIE MAC GLOBAL NOTES DTD 03/07/2013 0.500% 05/13/2016	3137EAD09	240,000.00	AA+	Aaa	03/06/13	03/07/13	239,985.60	0.50	560.00	239,990.66	240,254.40
FNMA NOTES DTD 08/19/2011 1.250% 09/28/2016	3135G0CM3	655,000.00	AA+	Aaa	10/01/13	10/03/13	664,674.35	0.75	750.52	662,819.01	664,848.58
FNMA NOTES DTD 08/19/2011 1.250% 09/28/2016	3135G0CM3	970,000.00	AA+	Aaa	10/01/13	10/03/13	984,555.92	0.74	1,111.46	981,764.12	984,584.92
FEDERAL HOME LOAN BANKS (CALLABLE) DTD 03/27/2014 1.625% 03/27/2017	3130A1CR7	1,310,000.00	AA+	Aaa	04/02/14	04/04/14	1,324,396.90	1.25	2,010.49	1,323,297.14	1,326,706.43
Security Type Sub-Total		8,205,000.00					8,241,441.35	0.66	10,259.22	8,236,856.49	8,260,109.02
Corporate Note											
JP MORGAN CHASE & CO NOTES DTD 05/18/2009 4.650% 06/01/2014	46625HHN3	1,010,000.00	A	A3	12/19/11	12/22/11	1,062,853.30	2.43	19,568.75	1,011,846.91	1,013,223.92
GENERAL ELEC CAP CORP GLOBAL NOTES DTD 01/09/2012 2.150% 01/09/2015	36962G5M2	865,000.00	AA+	A1	05/23/12	05/29/12	874,419.85	1.72	5,785.89	867,526.34	876,159.37
IBM CORP GLOBAL NOTES DTD 02/06/2012 0.550% 02/06/2015	459200HB0	305,000.00	AA-	Aa3	02/01/12	02/06/12	303,508.55	0.72	396.08	304,617.31	305,806.42
BANK OF NEW YORK MELLON (CALLABLE) NOTES DTD 02/21/2012 1.200% 02/20/2015	06406HCC1	375,000.00	A+	A1	02/13/12	02/21/12	374,658.75	1.23	887.50	374,907.40	377,488.88



PFM Asset Management LLC



For the Month Ending April 30, 2014

Managed Account Detail of Securities Held

CITY OF ANTIOCH, CA - 04380500

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note												
CATERPILLAR FIN CORP NOTES	14912L5D9	14912L5D9	250,000.00	A	A2	05/22/12	05/30/12	249,920.00	1.11	1,161.11	249,970.92	252,088.00
DTD 05/30/2012 1.100% 05/29/2015												
JOHN DEERE CAPITAL CORP GLOBAL NOTES	24422ERS0	24422ERS0	450,000.00	A	A2	06/26/12	06/29/12	449,878.50	0.96	1,448.75	449,952.57	453,208.50
DTD 06/29/2012 0.950% 06/29/2015												
WELLS FARGO & COMPANY	94974BFES	94974BFES	750,000.00	A+	A2	03/26/13	03/28/13	762,978.08	0.73	3,750.00	756,731.22	758,296.50
DTD 06/27/2012 1.500% 07/01/2015												
WELLS FARGO & COMPANY	94974BFES	94974BFES	750,000.00	A+	A2	03/27/13	03/28/13	762,757.50	0.74	3,750.00	756,617.31	758,296.50
DTD 06/27/2012 1.500% 07/01/2015												
JPMORGAN CHASE & CO GLOBAL NOTES	46623EJR1	46623EJR1	650,000.00	A	A3	10/15/12	10/18/12	649,733.50	1.11	317.78	649,869.16	653,090.75
DTD 10/18/2012 1.100% 10/15/2015												
BANK OF NEW YORK MELLON (CALLABLE)	06406HCD9	06406HCD9	425,000.00	A+	A1	10/18/12	10/25/12	424,562.25	0.73	66.11	424,782.76	426,180.65
DTD 10/25/2012 0.700% 10/23/2015												
BANK OF NEW YORK MELLON (CALLABLE)	06406HCD9	06406HCD9	640,000.00	A+	A1	12/17/12	12/20/12	638,067.20	0.81	99.56	638,989.85	641,777.92
DTD 10/25/2012 0.700% 10/23/2015												
WAL-MART STORES INC GLOBAL NOTES	931142DE0	931142DE0	400,000.00	AA	Aa2	04/04/13	04/11/13	399,716.00	0.62	133.33	399,815.33	401,167.20
DTD 04/11/2013 0.600% 04/11/2016												
APPLE INC GLOBAL NOTES	037833AH3	037833AH3	380,000.00	AA+	Aa1	04/30/13	05/03/13	379,312.20	0.51	845.50	379,539.03	379,411.00
DTD 05/03/2013 0.450% 05/03/2016												
TOYOTA MOTOR CREDIT CORP	89236TAL9	89236TAL9	725,000.00	AA-	Aa3	05/14/13	05/17/13	724,702.75	0.81	2,642.22	724,796.65	728,391.55
DTD 05/17/2013 0.800% 05/17/2016												
GENERAL ELEC CAP CORP (FLOATING)	36962G7A6	36962G7A6	1,330,000.00	AA+	A1	07/09/13	07/12/13	1,330,000.00	0.93	550.84	1,330,000.00	1,341,093.53
DTD 07/12/2013 0.877% 07/12/2016												
WELLS FARGO & COMPANY	94974BFL9	94974BFL9	1,025,000.00	A+	A2	07/22/13	07/29/13	1,024,016.00	1.28	3,594.62	1,024,261.77	1,033,761.70
DTD 07/29/2013 1.250% 07/20/2016												
BERKSHIRE HATHAWAY FIN GLOBAL NOTES	084664BX8	084664BX8	930,000.00	AA	Aa2	08/06/13	08/15/13	929,507.10	0.97	1,865.17	929,622.70	935,912.01
DTD 08/15/2013 0.950% 08/15/2016												
AMERICAN HONDA FINANCE GLOBAL NOTES	02665WAB7	02665WAB7	585,000.00	A+	A1	10/03/13	10/10/13	582,964.20	1.24	438.75	583,338.41	589,575.87
DTD 10/10/2013 1.125% 10/07/2016												



PFM Asset Management LLC



For the Month Ending April 30, 2014

Managed Account Detail of Securities Held

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note										
JPMORGAN CHASE & CO DTD 02/18/2014 1.350% 02/15/2017	46623EJY6	A	A3	02/12/14	02/18/14	999,500.00	1.37	2,737.50	999,533.19	1,001,804.00
APPLE INC CORP NOTE DTD 05/06/2014 1.050% 05/05/2017	037833AM2	AA+	Aa1	04/29/14	05/06/14	1,699,099.00	1.07	0.00	1,699,099.00	1,702,279.70
Security Type Sub-Total						14,622,154.73	1.13	50,039.46	14,555,817.83	14,629,013.97
Certificate of Deposit										
CREDIT SUISSE NEW YORK CERT DEPOS (FLOAT) DTD 07/15/2013 0.626% 01/15/2015	22549TDK1	A-1	P-1	07/11/13	07/15/13	1,700,000.00	0.68	473.32	1,700,000.00	1,702,471.80
RABOBANK NEDERLAND NV NY CD DTD 04/29/2013 0.600% 04/29/2015	21684BEP5	AA-	Aa2	04/25/13	04/29/13	1,700,000.00	0.61	56.67	1,700,000.00	1,699,180.60
SKANDINAVISKA ENSKILDA BY NY FLOAT CD DTD 01/10/2014 0.550% 01/04/2016	83051HUD6	A-1	P-1	01/07/14	01/10/14	1,700,000.00	0.56	623.45	1,700,000.00	1,703,570.00
WESTPAC BANKING CORP NY LT FLOAT CD DTD 04/17/2014 0.406% 04/15/2016	96121TWF1	A-1+	P-1	04/16/14	04/17/14	1,350,000.00	0.41	213.33	1,350,000.00	1,350,040.50
Security Type Sub-Total						6,450,000.00	0.57	1,366.77	6,450,000.00	6,455,262.90
Managed Account Sub-Total						69,181,010.57	0.66	240,255.51	68,728,692.74	68,836,807.02
Securities Sub-Total						\$69,181,010.57	0.66%	\$240,255.51	\$68,728,692.74	\$68,836,807.02
Accrued Interest										\$240,255.51
Total Investments										\$69,077,062.53

Bolded items are forward settling trades.





For the Month Ending April 30, 2014

Managed Account Security Transactions & Interest

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
BUY											
	04/02/14	04/04/14	FEDERAL HOME LOAN BANKS (CALLABLE)	3130A1CR7	1,310,000.00	(1,324,396.90)	(413.92)	(1,324,810.82)			
			DTD 03/27/2014 1.625% 03/27/2017								
	04/08/14	04/11/14	US TREASURY NOTES	912828VG2	260,000.00	(259,969.53)	(417.86)	(260,387.39)			
			DTD 06/17/2013 0.500% 06/15/2016								
	04/16/14	04/17/14	WESTPAC BANKING CORP NY LT FLOAT CD	96121TWF1	1,350,000.00	(1,350,000.00)	0.00	(1,350,000.00)			
			DTD 04/17/2014 0.406% 04/15/2016								
	04/29/14	05/06/14	APPLE INC CORP NOTE	037833AM2	1,700,000.00	(1,699,099.00)	0.00	(1,699,099.00)			
			DTD 05/06/2014 1.050% 05/05/2017								
Transaction Type Sub-Total					4,620,000.00	(4,633,465.43)	(831.78)	(4,634,297.21)			

INTEREST

04/01/14	04/01/14		MONEY MARKET FUND	MONEY0002	0.00	0.00	0.85	0.85			
04/04/14	04/04/14		SKANDINAVISKA ENSKILDA BY NY FLOAT CD	83051HUD6	1,700,000.00	0.00	2,229.66	2,229.66			
04/07/14	04/07/14		DTD 01/10/2014 0.550% 01/04/2016 AMERICAN HONDA FINANCE GLOBAL NOTES	02665WAB7	585,000.00	0.00	3,235.78	3,235.78			
04/11/14	04/11/14		DTD 10/10/2013 1.125% 10/07/2016 WAL-MART STORES INC GLOBAL NOTES	931142DE0	400,000.00	0.00	1,200.00	1,200.00			
04/14/14	04/14/14		DTD 04/11/2013 0.600% 04/11/2016 GENERAL ELEC CAP CORP (FLOATING)	36962G7A6	1,330,000.00	0.00	2,997.68	2,997.68			
04/15/14	04/15/14		DTD 07/12/2013 0.877% 07/12/2016 CREDIT SUISSE NEW YORK CERT DEPOS (FLOAT)	22549TDK1	1,700,000.00	0.00	2,715.33	2,715.33			
04/15/14	04/15/14		DTD 07/15/2013 0.626% 01/15/2015 JPMORGAN CHASE & CO GLOBAL NOTES	46623EIR1	650,000.00	0.00	3,575.00	3,575.00			
			DTD 10/18/2012 1.100% 10/15/2015								



PFM Asset Management LLC



For the Month Ending April 30, 2014

Managed Account Security Transactions & Interest

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST											
04/23/14	04/23/14		BANK OF NEW YORK MELLON (CALLABLE)	06406HCD9	425,000.00	0.00	1,487.50	1,487.50			
			DTD 10/25/2012 0.700% 10/23/2015								
04/23/14	04/23/14		BANK OF NEW YORK MELLON (CALLABLE)	06406HCD9	640,000.00	0.00	2,240.00	2,240.00			
			DTD 10/25/2012 0.700% 10/23/2015								
04/29/14	04/29/14		RABOBANK NEDERLAND NV NY CD	21684BEP5	1,700,000.00	0.00	5,156.67	5,156.67			
			DTD 04/29/2013 0.600% 04/29/2015								
04/30/14	04/30/14		US TREASURY NOTES	912828OF0	950,000.00	0.00	9,500.00	9,500.00			
			DTD 05/02/2011 2.000% 04/30/2016								
Transaction Type Sub-Total					10,080,000.00	0.00	34,338.47	34,338.47			
SELL											
04/02/14	04/04/14		US TREASURY NOTES	912828PJ3	885,000.00	900,280.08	4,178.83	904,458.91	(10,924.22)	1,092.58	SPEC LOT
			DTD 11/30/2010 1.375% 11/30/2015								
04/02/14	04/04/14		US TREASURY NOTES	912828PJ3	415,000.00	422,165.23	1,959.56	424,124.79	(5,463.09)	143.91	SPEC LOT
			DTD 11/30/2010 1.375% 11/30/2015								
04/08/14	04/11/14		APPLE INC GLOBAL NOTES	037833AH3	260,000.00	259,823.20	513.50	260,336.70	293.80	147.28	SPEC LOT
			DTD 05/03/2013 0.450% 05/03/2016								
04/16/14	04/17/14		BANK OF NOVA SCOTIA HOUS CERT DEPOS (FLT)	06417FPL8	1,350,000.00	1,353,032.15	789.75	1,353,821.90	3,032.15	3,032.15	SPEC LOT
			DTD 03/06/2013 0.510% 03/06/2015								
04/29/14	05/06/14		US TREASURY NOTES	912828SM3	1,700,000.00	1,705,246.09	1,672.13	1,706,918.22	1,328.12	1,488.05	SPEC LOT
			DTD 03/31/2012 1.000% 03/31/2017								
Transaction Type Sub-Total					4,610,000.00	4,640,546.75	9,113.77	4,649,660.52	(11,733.24)	5,903.97	
Managed Account Sub-Total						7,081.32	42,620.46	49,701.78	(11,733.24)	5,903.97	
Total Security Transactions						\$7,081.32	\$42,620.46	\$49,701.78	(\$11,733.24)	\$5,903.97	

Bolded items are forward settling trades.



PFM Asset Management LLC

**STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE COUNCIL MEETING OF MAY 27, 2014**

From: Dawn Merchant, Finance Director

Date: Posting Date – May 8, 2014

Subject: Resolution Establishing the Appropriations Limit for the 2014-2015 Fiscal Year

Recommendation

Recommend adopting the resolution establishing the appropriations limit for the 2014-15 Fiscal Year pursuant to California Constitution Article XIII B.

Background Information

The passage of Proposition 4 in November 1979 amended the California Constitution and set appropriations limits for cities. The State-implemented legislation requires cities to annually adopt a resolution establishing the appropriations limit on spending by cities of funds from proceeds of taxes.

Analysis

Statistical information for calculating the City of Antioch's appropriation limit is as follows:

2013-14 Appropriations Limit - \$107,675,585
Per Capita Personal Income - percent increase over previous year -.23%
Population Change - percent increase from previous year 1.12%

Based on the above statistics, the City of Antioch's appropriations limit for 2014-15 is \$108,633,898.

Attached are calculations for current and previous years.

Financial Impact

The attached resolution establishes a maximum limitation of appropriations of \$108,633,898, which the City cannot exceed. This does not mean the City has revenue sources to meet such a level of appropriation. The City's 2014-15 General Fund budget appropriations subject to this limit are approximately \$66 million below this legal limit.

Attachments

1. Resolution
2. Calculations for current and previous years
3. Letter from State Department of Finance dated May 2014

RESOLUTION NO. 2014/

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH SETTING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2014-15 AND SELECTING THE CALIFORNIA PER CAPITA PERSONAL INCOME AND THE STATE DEPARTMENT OF FINANCE POPULATION GROWTH FACTORS FOR FISCAL YEAR 2014-15

WHEREAS, Article XIII B of the California Constitution (Proposition 4) establishes expenditure limits for cities;

WHEREAS, State implementing legislation requires cities to annually adopt a resolution establishing its appropriations limit for the following fiscal year; and

WHEREAS, the Director of Finance has made the calculations specified in said law, and concludes that the appropriations limit is the sum of \$108,633,898.

WHEREAS, pursuant to said law, this agenda item has been made available to the public for two weeks prior to the date of adoption of this resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch selects the California per capita personal income cost of living growth factor for Fiscal Year 2014-15, selects the population percent change certified by the State Department of Finance for Fiscal Year 2014-15, and establishes the appropriations limit for the Fiscal Year 2014-15 as \$108,633,898.

* * * * *

The foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof held on May 27, 2014, by the following vote:

AYES:
NOES:
ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

**CITY OF ANTIOCH
APPROPRIATION LIMIT
APPLICATION OF REVISED RATES**

ATTACHMENT 2

Base Year = 1986/87 - \$20,840,418

<u>Year</u>	<u>New Rate</u>		
96/97	1.0467 <u>1.0213</u> x 1.0690	42,973,104 =	45,938,248
97/98	1.0467 <u>1.0214</u> x 1.0691	45,938,248 =	49,112,581
98/99	1.0415 <u>1.0267</u> x 1.0693	49,112,581 =	52,516,083
99/00	1.0453 <u>1.0218</u> x 1.0681	52,516,083 =	56,092,428
2000/01	1.0491 <u>1.0269</u> x 1.0773	56,092,428 =	60,428,373
2001/02	1.0782 <u>1.0280</u> x 1.1084	60,428,373 =	66,978,809
2002/03	0.9873 <u>1.0384</u> x 1.0252	66,978,809 =	68,666,675
2003/04	1.0231 <u>1.0276</u> x 1.0513	68,666,675 =	72,189,275
2004/05	1.0328 <u>1.0154</u> x 1.0487	72,189,275 =	75,704,893
2005/06	1.0526 <u>0.9995</u> x 1.0521	75,704,893 =	79,649,118
2006/07	1.0396 <u>1.0300</u> x 1.0708	79,649,118 =	85,288,276
2007/08	1.0442 <u>0.9999</u> x 1.0441	85,288,276 =	89,049,489
2008/09	1.0429 <u>1.0068</u> x 1.0499	89,049,489 =	93,493,058
2009/10	1.0062 <u>1.0096</u> x 1.0159	93,493,058 =	94,979,598
2010/11	0.9746 <u>1.0128</u> 0.9871	94,979,598 =	93,754,361
2011/12	1.0251 <u>1.0081</u> x 1.0334	93,754,361 =	96,885,757
2012/13	1.0377 <u>1.0075</u> x 1.0455	96,885,757 =	101,294,059
2013/14	1.0512 <u>1.0112</u> x 1.0630	101,294,059 =	107,675,585
2014/05	0.9977 <u>1.0112</u> x 1.0089	107,675,585 =	108,633,898



DEPARTMENT OF
FINANCE
OFFICE OF THE DIRECTOR

EDMUND G. BROWN JR. ■ GOVERNOR
STATE CAPITOL ■ ROOM 1145 ■ SACRAMENTO CA ■ 95814-4998 ■ WWW.DOF.CA.GOV

May 2014

Dear Fiscal Officer:

Subject: Price and Population Information

Appropriations Limit

The California Revenue and Taxation Code, section 2227, mandates the Department of Finance (Finance) to transmit an estimate of the percentage change in population to local governments. Each local jurisdiction must use their percentage change in population factor for January 1, 2014, in conjunction with a change in the cost of living, or price factor, to calculate their appropriations limit for fiscal year 2014-15. Attachment A provides the change in California's per capita personal income and an example for utilizing the price factor and population percentage change factor to calculate the 2014-15 appropriations limit. Attachment B provides city and unincorporated county population percentage change. Attachment C provides population percentage change for counties and their summed incorporated areas. The population percentage change data excludes federal and state institutionalized populations and military populations.

Population Percent Change for Special Districts

Some special districts must establish an annual appropriations limit. Consult the Revenue and Taxation Code section 2228 for further information regarding the appropriations limit. Article XIII B, section 9(C), of the State Constitution exempts certain special districts from the appropriations limit calculation mandate. The Code and the California Constitution can be accessed at the following website: <http://leginfo.legislature.ca.gov/faces/codes.xhtml>.

Special districts required by law to calculate their appropriations limit must present the calculation as part of their annual audit. Any questions special districts have on this issue should be referred to their respective county for clarification, or to their legal representation, or to the law itself. No state agency reviews the local appropriations limits.

Population Certification

The population certification program applies only to cities and counties. Revenue and Taxation Code section 11005.6 mandates Finance to automatically certify any population estimate that exceeds the current certified population with the State Controller's Office. **Finance will certify the higher estimate to the State Controller by June 1, 2014.**

Please Note: Prior year's city population estimates may be revised.

If you have any questions regarding this data, please contact the Demographic Research Unit at (916) 323-4086.

MICHAEL COHEN
Director
By:

KEELY M. BOSLER
Chief Deputy Director

Attachment

May 2014

Attachment A

- A. **Price Factor:** Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2014-15 appropriation limit is:

Per Capita Personal Income

Fiscal Year (FY)	Percentage change over prior year
2014-15	-0.23

- B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2014-15 appropriation limit.

2014-15:

Per Capita Cost of Living Change = -0.23 percent
 Population Change = 0.95 percent

Per Capita Cost of Living converted to a ratio: $\frac{-0.23 + 100}{100} = 0.9977$

Population converted to a ratio: $\frac{0.95 + 100}{100} = 1.0095$

Calculation of factor for FY 2014-15:

$$0.9977 \times 1.0095 = 1.0072$$

Attachment B
Annual Percent Change in Population Minus Exclusions*
January 1, 2013 to January 1, 2014 and Total Population, January 1, 2014

County City	<u>Percent Change</u>	<u>--- Population Minus Exclusions ---</u>		<u>Total</u>
	2013-2014	1-1-13	1-1-14	1-1-2014
Contra Costa				
Antioch	1.12	105,272	106,455	106,455
Brentwood	2.60	53,356	54,741	54,741
Clayton	0.82	11,109	11,200	11,200
Concord	0.54	123,725	124,388	124,656
Danville	0.85	42,783	43,146	43,146
El Cerrito	0.59	23,945	24,087	24,087
Hercules	0.55	24,438	24,572	24,572
Lafayette	1.28	24,347	24,659	24,659
Martinez	0.58	36,526	36,739	36,842
Moraga	0.54	16,260	16,348	16,348
Oakley	2.06	37,308	38,075	38,075
Orinda	0.77	17,951	18,089	18,089
Pinole	0.55	18,692	18,794	18,794
Pittsburg	1.43	65,435	66,368	66,368
Pleasant Hill	0.56	33,682	33,872	33,872
Richmond	0.40	105,715	106,138	106,138
San Pablo	0.53	29,309	29,465	29,465
San Ramon	1.10	76,429	77,270	77,270
Walnut Creek	0.61	65,780	66,183	66,183
Unincorporated	1.25	163,912	165,964	166,048
County Total	0.98	1,075,974	1,086,553	1,087,008

*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.

**STAFF REPORT TO THE MAYOR AND CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF MAY 27, 2014**

FROM: Steve Duran, City Manager
DATE: May 20, 2014
SUBJECT: Brighter Beginnings Federally Qualified Health Clinic (FQHC) and
New Access Point (NAP) Grant Application

RECOMMENDATION

It is recommended that the City Council authorize the Mayor to send a letter of support for the Brighter Beginnings' application to become a Federally Qualified Health Center in the 2014 New Access Point Grant opportunity. A draft letter of support is attached for Council review and input.

FINANCIAL IMPACT

There is no direct impact to the City's finances.

DISCUSSION

It is well documented that lower income areas tend to experience a higher rate of pre-natal and childhood health problems, as well as high rates of teen pregnancy and teen parent dropouts, disconnected fathers, elevated child abuse, and inadequate access to primary medical care and early childhood education. A Federally Qualified Health Center can do much to reduce these disparities and improve the health and well being of lower income families in our community by providing better access to health care.

Brighter Beginnings has shown itself to be an effective provider of social services in Alameda and Contra Costa Counties. Programs, spanning early childhood education, family health, teen family support, and community strengthening, serve almost 3000 clients every year and you have had a positive impact on the City of Antioch. Brighter Beginnings' track record in the realm of social support, combined with connecting underserved members of the community to healthcare services is an innovative and compelling service delivery model.

For these reasons, staff recommends supporting Brighter Beginnings' effort to become a FQHC and their application for a NAP grant.

ATTACHMENTS

Draft Letter of Support

5-27-14

DRAFT

May 28, 2014

Dr. Barbara Bunn McCullough
Chief Executive Officer, Brighter Beginnings
Richmond Macdonald Center Family Health Clinic
2727 Macdonald Avenue
Richmond, CA 94804

RE: Brighter Beginnings Federally Qualified Health Clinic (FQHC) and New Access Point (NAP) Grant Application for Richmond and Antioch, CA

Dear Dr. McCullough:

I am writing on behalf of the City of Antioch in support of Brighter Beginnings' application to become a Federally Qualified Health Center in the 2014 New Access Point Grant opportunity.

The City of Antioch is well aware of the health and welfare disparities experienced in the lower income areas of Contra Costa County and in areas of Antioch in particular. It is well documented that lower income areas tend to experience a higher rate of pre-natal and childhood health problems, as well as high rates of teen pregnancy and teen parent dropouts, disconnected fathers, elevated child abuse, and inadequate access to primary medical care and early childhood education. A Federally Qualified Health Center can do much to reduce these disparities and improve the health and well being of lower income families in our community by providing better access to health care.

Brighter Beginnings has shown itself to be an effective provider of social services in Alameda and Contra Costa Counties. Your programs, spanning early childhood education, family health, teen family support, and community strengthening, serve almost 3000 clients every year and you have had a positive impact on the City of Antioch. Brighter Beginnings' track record in the realm of social support, combined with connecting underserved members of the community to healthcare services is an innovative and compelling service delivery model.

For these reasons, the City Council and I have voted to support your application to become a FQHC and your application for a NAP grant.

Sincerely,

Wade Harper
Mayor

**STAFF REPORT TO THE MAYOR AND CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF MAY 27, 2014**

PREPARED BY: Scott Buenting, Associate Engineer, Capital Improvements Division *SB*

REVIEWED BY: Ron Bernal, Public Works Director/City Engineer *REB*

DATE: May 20, 2014

SUBJECT: Consideration of Bids for the Maintenance Service Center Fueling System Improvements, (P.W. 143-Q)

RECOMMENDATION

It is recommended that the City Council reject all bids for this project and direct staff to rebid it with corrected bid forms.

BACKGROUND INFORMATION

On May 20, 2014, two (2) bids were received and opened as shown on the attached tabulation. The proposed work includes replacing the existing gas and diesel dispensers, fuel pump and piping and fuel monitoring system at the City's Maintenance Service Center.

The same item of work was inadvertently shown in two separate bid items within the project bid forms resulting in both bidders inaccurately completing the project proposal. Due this confusion and the associated bid irregularities, staff recommends that all bids be rejected and the project be re-bid with clarifications being made to the project bid forms.

FINANCIAL IMPACT

This project is funding through the Water and Sewer Enterprise Funds.

OPTIONS

None considered at this time.

ATTACHMENTS

A: Tabulation of Bids

ATTACHMENT "A"

CITY OF ANTIOCH

TABULATION OF BIDS

JOB TITLE: Maintenance Service Center Fueling System Improvements
(P.W. 143-Q)

BIDS OPENED: May 20, 2014 ~ 2:00 p.m.
City Council Chambers

	Engineer's Estimate	CES Controlled Environmental Service, Inc. San Jose	GEMS Environmental Management Services, Inc. Concord
TOTAL BID PRICE	\$100,000.00	\$135,400.00	\$165,053.31.00

CES Controlled Environmental Service, Inc.	GEMS Environmental Management Services, Inc.
Cal Phase Construction	None

**STAFF REPORT TO THE CITY COUNCIL FOR CONSIDERATION AT THE
COUNCIL MEETING OF MAY 27, 2014**

FROM: Lynn Tracy Nerland, City Attorney 

DATE: May 20, 2014

**SUBJECT: Chevron property tax refund lawsuit:
*City of Brentwood et al. v. Robert Campbell, Contra Costa County
Auditor-Controller, Contra Costa Superior Court Case No. N11-1029***

RECOMMENDATION

It is recommended that the City Council adopt a resolution (Attachment A) calling on the County Auditor-Controller to discontinue the practice of forcing Antioch (and other jurisdictions) to pay a share of a property tax refund to a property owner/business located outside of Antioch's taxing jurisdiction when it does not receive property taxes from that property. Staff does not believe this is a fair approach or one for which the City can budget effectively. The State Controller has found this practice inconsistent with State law.

BACKGROUND INFORMATION

In December 2010, the Antioch City Council authorized participation in the Chevron property tax refund lawsuit: *City of Brentwood et al. v. Robert Campbell, Contra Costa County Auditor-Controller*. Twenty-seven local agencies sued the County Auditor-Controller after unsuccessful attempts to reach an agreement on how to pay Chevron back a property tax refund for Fiscal Year (FY) 2004/05 through Fiscal Year 2006/07. It was the Auditor-Controller's position that he had the discretion to force all tax-receiving entities in the County to pay a share of Chevron's refund, even though most did not receive property tax from the Chevron refinery in Richmond.

For Antioch, this meant for FY 2004/05 – FY 2006/07 that the Auditor-Controller had determined that Antioch owed \$94,000 for the Chevron property tax refund even though Antioch had not, and still does not, effectively receive any property tax from the Chevron refinery in Richmond. Refund amounts for additional years were still in question.

Although the litigation was eventually dismissed, having the City's budget subject to unknown property tax refunds to businesses outside of its taxing jurisdiction creates an impossible budgeting scenario that could lead the City to be unable to meet its financial obligations. Therefore, it is imperative that the Auditor-Controller discontinue this practice, which his attorneys have argued is within his discretion to do. The State Controller has already found the practice followed by the Auditor-Controller to be unlawful.

Background on Tax Refund Dispute

Chevron Property Tax Assessment Appeals

The Chevron refinery in Richmond challenged its property tax assessments for FY 2004/05 - FY 2009/10. In 2010, the Contra Costa County Assessment Appeals Board decreased Chevron's assessed valuation for FY 2004/05 – FY 2006/07 by a cumulative total of \$1.3 billion or an average of 16%. This resulted in a property tax refund owed to Chevron of \$17.8 million for just those years. In 2012, the Contra Costa County Assessment Appeals Board increased Chevron's assessed valuation for FY 2007/08 – FY 2009/10 leading to an additional tax obligation on Chevron of \$26 million. Chevron challenged both decisions in court.

Allocation of Property Tax Refund to Chevron

The County Auditor-Controller's Office allocated the cost of the \$17.8 million refund owed Chevron to every entity in the County that received property taxes, despite the fact that most of those entities never received any of the property tax paid by the Chevron refinery in Richmond. This apparently has been the Auditor-Controller's existing approach, but the dollar amounts were so great with the Chevron refund that it caught the attention of a number of entities. Antioch's "share" was set at approximately \$94,000 for FY 2004/05 – FY 2006/07. Factoring in the additional years under appeal and the outcome of Chevron's lawsuit regarding the refund amount, it was estimated that Antioch's share of the refund amount could have increased by up to 4.5 times.

Litigation: *City of Brentwood et al. v. Robert Campbell, Contra Costa Auditor-Controller*

Antioch and 26 other affected cities and special districts in Contra Costa County ("Petitioners") collectively retained attorney Ben Fay with the law firm of Jarvis, Fay, Doporto & Gibson. When negotiations failed with the Auditor-Controller to find a more equitable solution, a lawsuit was filed on June 23, 2011 challenging the Auditor-Controller's determination to make all of the taxing entities in the County responsible for the Chevron tax refund. The City of Richmond, which receives property taxes from the Chevron refinery, intervened in the lawsuit, having an obvious interest in not wanting to pay most of the refund to Chevron alone.

The Superior Court decided that the Auditor-Controller can require all of the local governments in the County who receive any property taxes to pay for part of the Chevron property tax refund, even if, in effect, they never received the taxes that were being refunded. In reaching this decision, the Superior Court decided not to follow the opinion of the State Controller, which found this practice to be unlawful.

Antioch did not believe this is an appropriate approach or one for which the City can budget effectively. Thus, the City Council authorized the City to join with the other petitioning cities and districts to seek review by an appellate court, given that the Auditor-Controller continued to refuse to discuss any other resolution of the matter.

Settlement with Chevron

In April 2012, the Contra Costa County Assessment Appeals Board denied Chevron's appeal of the property tax assessments for the Richmond refinery for Fiscal Years 2007/08 through 2009/10 and deemed the tax assessments too low, resulting in Chevron owing \$26 million in property tax for those years. The Auditor-Controller stated that this amount would be refunded to all of the taxing entities in the County, in the same manner that the cost of the Chevron refund had been allocated, if Chevron paid it. Chevron filed a lawsuit challenging the decisions of the Assessment Appeals Board.

On November 6, 2013, Chevron, Contra Costa County, and the City of Richmond entered into a settlement agreement in which all of the Assessment Appeals Board's decisions remained intact: both the refund and the additional assessment. Consequently, the high financial risk posed by a Chevron victory in its litigation was eliminated for the 27 Petitioners/other local agencies in the County. Further, with the additional taxes received from Chevron, which the Auditor-Controller allocated to all tax entities in the County including the 27 Petitioners, the Petitioners actually realized a modest net gain in this matter. Therefore, a collective decision was made to dismiss the appeal, so that taxpayers' money on all sides of this issue would not continue to be spent on litigation. However, the City Council expressed its desire that the Auditor-Controller change his approach to handling tax refunds as the State Controller has opined. Other jurisdictions concurred.

The attached letter was sent from outside counsel to the Auditor-Controller on May 15, 2014 (Attachment B) conveying this position. However, staff believes it is important to give the City Council the opportunity to express its thoughts directly to the Auditor-Controller through a resolution should it desire to do so (Attachment A).

FINANCIAL IMPACT

Having the City's budget subject to unknown property tax refunds to unknown businesses outside of its taxing jurisdiction creates an impossible budgeting scenario that could lead the City to be unable to meet its financial obligations. Therefore, it is imperative that the Auditor-Controller discontinue this practice, which the State Controller has already found not consistent with State law.

OPTIONS

Not adopt the resolution, revise the resolution or provide other direction to staff.

ATTACHMENTS

- A. Proposed Resolution
- B. May 15, 2014 letter to Auditor Controller from litigation counsel Ben Fay

RESOLUTION NO. 2014/

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
ENCOURAGING THE COUNTY AUDITOR-CONTROLLER TO DISCONTINUE
THE PRACTICE OF FORCING ANTIOCH (AND OTHER JURISDICTIONS)
TO PAY A SHARE OF A PROPERTY TAX REFUND
TO A PROPERTY OWNER/BUSINESS
LOCATED OUTSIDE OF ANTIOCH'S TAXING JURISDICTION
WHEN IT DOES NOT RECEIVE PROPERTY TAXES FROM THAT PROPERTY**

WHEREAS, in 2010, twenty-seven local agencies filed a lawsuit, *City of Brentwood et al. v. Robert Campbell, Contra Costa County Auditor-Controller*, Contra Costa Superior Court Case No. N11-1029, over the Auditor-Controller's decision to force all tax-receiving entities in the County to pay a share of Chevron's refund for property taxes on its refinery in Richmond, even though most did not receive property tax from the Chevron refinery in Richmond; and

WHEREAS, the Superior Court decided that the County Auditor-Controller can require all of the local governments in the County who receive any property taxes to pay for part of the Chevron property tax refund, even if, in effect, they never received the taxes that were being refunded and despite the opinion of the State Controller, which found this practice to be unlawful; and

WHEREAS, on November 6, 2013, Chevron, Contra Costa County, and the City of Richmond entered into a settlement agreement in which all of the Assessment Appeals Board's decisions remained intact, eliminating the high financial risk posed by a Chevron victory in its litigation for the 27 Petitioners/other local agencies in the County; and

WHEREAS, a collective decision was made to dismiss the appeal, so that taxpayers' money on all sides of this issue would not continue to be spent on litigation and given that the additional taxes received from Chevron were allocated to all tax entities in the County creating a modest net gain in this particular matter; and

WHEREAS, nonetheless, staff recommends that the City Council call on the Auditor-Controller to discontinue the practice of forcing Antioch (and other jurisdictions) to pay a share of a property tax refund to a property owner/business located outside of Antioch's taxing jurisdiction when it does not receive property taxes from that property, as staff does not believe this is a fair approach or one for which the City can budget effectively;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby strongly encourages the Auditor-Controller to discontinue the practice of forcing Antioch (and other jurisdictions) to pay a share of a property tax refund to a property owner/business located outside of Antioch's taxing jurisdiction when it does not receive property taxes from that property, as staff does not believe this is a fair approach or one for which the City can budget effectively and the State Controller has found the practice inconsistent with State law.

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 ____ day of May 2014 by the following vote:

AYES: Councilmembers

NOES:

ABSENT:

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

JARVIS FAY DOPORTO & GIBSON, LLP

LOCAL GOVERNMENT AND LAND USE LAW

492 Ninth Street, Suite 310 / Oakland, CA 94607

Main: 510-238-1400 / Fax: 510-238-1404 / www.jarvisfay.com

May 15, 2014

Robert R. Campbell
Auditor-Controller of Contra Costa County
625 Court Street
Finance Building
Martinez, CA 94553

Re: Use of property tax apportionment factors for property tax refunds

Dear Mr. Campbell:

As you know, my clients — the cities of Antioch, Brentwood, Clayton, Concord, Hercules, Lafayette, Martinez, Oakley, Orinda, Pinole, Pittsburg, Pleasant Hill, San Pablo, San Ramon, and Walnut Creek; the towns of Danville and Moraga; the East Contra Costa, Moraga-Orinda, Rodeo-Hercules, and San Ramon Valley fire protection districts; the Ambrose and Pleasant Hill recreation and park districts; the Central Contra Costa Sanitary District; the Mt. View Sanitary District; the East Contra Costa Irrigation District; and Delta Diablo, a sanitation district—decided to terminate their appeal in the litigation in which they had been challenging the method your office used to apportion the cost of the 2010 property tax refund that resulted from Chevron's successful assessment appeal.

The combination of the additional taxes paid by Chevron in 2012, some of which were distributed to my clients using the same methodology challenged in our lawsuit, and the subsequent settlement of Chevron's appeals and legal challenges to the assessments of its Richmond refinery, essentially mooted this litigation since my clients were made whole by the additional taxes they received in 2012. Nevertheless, most, if not all, of my clients remain concerned about the continued use of this apportionment method for tax refunds and wish to voice their continued disagreement with this method of apportioning the cost of this kind of property tax refund. When an assessment appeal is successful and a property tax refund is ordered, using property tax apportionment factors to apportion the cost of the refund yields the arbitrary result that those entities that received the inflated property taxes are only required to repay part of the extra taxes they received, while those entities that never saw an increase in their property tax receipts due to the inflated assessments are charged for the refund.

Further evidence of the arbitrary nature of this method was seen when Chevron paid additional taxes in 2012 and these additional taxes were distributed to the taxing entities in the County using property tax apportionment factors. Between 2010 and 2012, the apportionment factors changed. Those entities that had suffered large drops in assessed values had their apportionment

factors also drop. Consequently, the percentage of the additional taxes received by these entities (those whose apportionment factors had dropped because of reduced assessed values) in 2012 was smaller than the percentage of the refund that these same entities had been charged in 2010. This method therefore had the perverse effect of penalizing those entities that had suffered more in the recession.

Therefore, even though they experienced a net monetary gain from the use of property tax apportionment factors to allocate Chevron's 2010 tax refund and its additional 2012 tax payment, my clients urge you to apportion the cost of these property tax refunds using tax rate areas rather than using property tax apportionment factors. Your attorneys argued to the superior court that it is within your discretion to use either property tax apportionment factors or tax rate areas for these apportionments. If that is indeed the case, then we urge you to apportion the costs of refunds by tax rate area.

Very truly yours,

JARVIS, FAY, DOPORTO & GIBSON, LLP



Benjamin P. Fay

c: Rebecca Hooley

**STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF MAY 27, 2014**

Prepared by: Mike Bechtholdt, Deputy Public Works Director *MB*
Approved by: Ron Bernal, Public Works Director/City Engineer *REB*
Date: May 5, 2014
Subject: Approve Award of Bid for the Contract to Purchase Closed Caption Television (CCTV) Van

RECOMMENDATION

Staff recommends City Council award the Closed Caption Television (CCTV) Van bid and issuance of a purchase order to Jack Doheny Company, Antioch, CA, the overall low bidder, for \$178,700 for one CCTV Van.

BACKGROUND

The City's existing CCTV vehicle is beyond its useful life and needs to be replaced. The Department of Public Works published the request for bids on April 15, 2014. The bid closed on April 30, 2014. There were three bidders with Jack Doheny Company of Antioch California the low bidder.

This purchase replaces vehicle number 671 a 2000 Ford F350 van operating in the Collections Division of Public Works. The City is legally mandated to review and rate its sanitary sewer lines on a regular basis. The equipment in the CCTV van allows crews to televise the sewer lines and evaluate for possible issues that may lead to sanitary sewer overflows (SSO's). Failure to adequately maintain our extensive system of laterals and mains could result in overflows, liability exposure, and significant fines. The CCTV equipment is also used to ensure we are adequately cleaning our sewer mains with the goal of reducing and eliminating blockages that could result in overflows.

FISCAL IMPACTS

This procurement is allocated from the Vehicle Replacement (5702610) and Collections (6212220) funds.

OPTIONS

Do not approve the recommended purchase. Staff does not recommend this course of action as our current CCTV vehicle is not satisfactory to maintain our sewer system in a manner staff feels is adequate and necessary.

ATTACHMENTS

A: Bid Tabulation

05/27/14

BID TABULATION

BID NO. 070-0430-14A – CCTV VAN

VENDOR	COST DELIVERED
<p data-bbox="500 541 521 575">1</p> <p data-bbox="326 625 703 726">Jack Doheny 1700 Verne Roberts Circle Antioch Ca 94509</p>	<p data-bbox="1040 615 1300 648">Total \$178,700.00</p>
<p data-bbox="500 877 521 911">2</p> <p data-bbox="318 961 711 1062">Weco Industries 630 Eubanks Court, Suite K Vacaville, Ca 95688</p>	<p data-bbox="1040 951 1300 984">Total \$199,470.00</p>
<p data-bbox="500 1192 521 1226">3</p> <p data-bbox="318 1276 711 1377">3T Equipment Company Inc PO Box 7325 Santa Rosa, Ca 95407</p>	<p data-bbox="1040 1287 1300 1320">Total \$204,272.53</p>

**STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF MAY 27, 2014**

Prepared by: Mike Bechtholdt, Deputy Director of Public Works *MB*
Approved by: Ron Bernal, Public Works Director/City Engineer *REB*
Date: May 20, 2014
Subject: Approve Award of Bid for the Contract for Janitorial Services

RECOMMENDATION

Staff recommends City Council award Zone A of the Janitorial Services contract to the overall low bidder and issue a purchase order to Lee's Building Maintenance, Antioch, CA in the amount of \$287,544.00 for the term of three years with an option for two additional years; and award Zone B of the Janitorial Services contract to the overall low bidder and issue a purchase order to Bay Building Maintenance, Danville, CA in the amount of \$69,570.00 for the term of three years with an option for two additional years; and authorize \$20,000 per year as needed for emergency related work.

BACKGROUND

The City's current janitorial service contract expires June 30, 2014. The Department of Public Works published the request for bids on May 1, 2014. The bid closed on May 20, 2014. We received seven qualified bids. The specifications included the following City facilities designated in Zone A; Antioch Senior Center, Police and Animal Services, Marina Berther and Public Restrooms, Public Works, City Hall and Council Chambers and the Water Treatment Plant. City facilities located in the southeastern city limits were designated Zone B and include Antioch Community Center and the Antioch Water Park.

Awarding the janitorial services bid and contract to the low bidders for each Zone allows the City to obtain the best price and value for these services. Emergency work requiring unscheduled response is utilized on an as needed basis.

FISCAL IMPACTS

Funds for the proposed contract are allocated and included in the FY 14/15 budget as follows: Zone A; General Fund (1002190,1003200), Water Treatment Plant (6112320), Marina (6312420), Vehicle Maintenance Shop (1002190), and Antioch Senior Center (2194420). In Zone B; Antioch Community Center (2194495) and Antioch Water Park (6414630).

OPTIONS

None.

ATTACHMENTS

A: Bid Tabulation

05/27/14

JANITORIAL SERVICES BID NO. 910-0520-14B BID TABULATION

ZONE A				
	FY 14/15	FY 15/16	FY 16/17	TOTAL
1 Lee's Building Maintenance	89,472.00	94,320.00	103,752.00	\$287,544.00
2 Bay Building Maintenance	112,080.00	112,080.00	112,080.00	\$336,240.00
3 Universal Building Services and Supply Co.	116,412.00	118,980.00	121,968.00	\$357,360.00
4 Aim To Please Janitorial Inc.	117,600.00	119,952.00	122,328.00	\$359,880.00
5 AB Janitorial Services	133,500.00	133,500.00	139,200.00	\$406,200.00
6 Imperial Maintenance Services Inc.	135,127.92	135,127.92	141,894.84	\$412,150.68
7 Transpacific Building Maintenance	350,232.00	360,807.00	371,196.00	\$1,082,235.00

ZONE B				
	FY 14/15	FY 15/16	FY 16/17	TOTAL
1 Bay Building Maintenance	23,190.00	23,190.00	23,190.00	\$69,570.00
2 Universal Building Services and Supply Co.	23,148.00	24,048.00	24,840.00	\$72,036.00
3 AB Janitorial Services	24,000.00	24,000.00	25,800.00	\$73,800.00
4 Aim To Please Janitorial Inc.	24,240.00	24,720.00	25,200.00	\$74,160.00
5 Imperial Maintenance Services Inc.	35,477.88	35,477.88	37,251.72	\$108,207.48
6 Lee's Building Maintenance	36,708.00	38,124.00	42,528.00	\$117,360.00
7 Transpacific Building Maintenance	34,380.00	39,480.00	45,300.00	\$119,160.00

**STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF MAY 27, 2014**

Prepared by: Mike Bechtholdt, Deputy Public Works Director *MB*

Approved by: Ron Bernal, Public Works Director / City Engineer *REB*

Date: May 20, 2014

Subject: Park Maintenance Three-Month Contract Extension

RECOMMENDATION

Staff recommends City Council authorize the City Manager to execute a three-month contract extension with Pacheco Brothers Gardening.

BACKGROUND

On June 30, 2014, Pacheco Brothers Gardening will conclude a three year contract extension to provide maintenance services to the City's thirty-three (33) parks and restrooms citywide.

The Department of Public Works is currently preparing a Request for Proposal for solicitation of competitive bids. By extending the contract, staff will be able to present perspective bidders a comprehensive bid package providing contractors with detailed park maintenance specifications including aerial and base map park acreage and the opportunity to become familiar with the City's park maintenance needs. The result will be a better understanding of the City's desires and better price and value to the community.

FISCAL IMPACTS

The proposed contract extension in the amount of \$140,000 would end September 30, 2014. Funds are allocated and included in the FY 2014/15 General Fund budget.

OPTIONS

Do not approve the recommended contract extension. This option is not recommended as it would result in a gap in park landscape maintenance without adequate City staff to perform these maintenance duties.

ATTACHMENTS

None

05/27/14

CITY OF ANTIOCH AS SUCCESSOR AGENCY TO
THE ANTIOCH DEVELOPMENT AGENCY
CLAIMS BY FUND REPORT
FOR THE PERIOD OF
APRIL 11 - MAY 15, 2014
FUND/CHECK#

431 Redevelopment Obligation Retirement Fund (for former Project Area #1)		
<i>Non Departmental</i>		
350639 WILLDAN FINANCIAL SERVICES	NOC DISSEMINATION	250.00

CITY OF ANTIOCH AS HOUSING SUCCESSOR TO
THE ANTIOCH DEVELOPMENT AGENCY
CLAIMS BY FUND REPORT
FOR THE PERIOD OF
APRIL 11 - MAY 15, 2014
FUND/CHECK#

227 Housing Fund		
Housing - CIP		
921916 HOUSE, TERI	CONSULTING SERVICES	1,105.00

STAFF REPORT TO THE CITY COUNCIL FOR CONSIDERATION AT THE COUNCIL MEETING OF MAY 27, 2014

FROM: Steve Duran, City Manager
Lynn Tracy Nerland, City Attorney 

DATE: May 20, 2014

SUBJECT: Business License Tax Ballot Measure

RECOMMENDATION

Receive report on a proposed residential rental business license tax, consider alternatives to the Business License Tax formula and direct staff regarding whether or not to bring back a resolution to place a Business License Tax update on the November 2014 ballot.

The staff recommendation is to work with the proponents of the Business License Tax Initiative to replace the initiative effort with a City sponsored measure as follows:

- Establish that the rental or leasing of real property is a business subject to the City's Business License Tax.
- Approve the existing business license tax rate, but raise the minimum tax to \$100.00 a year for all businesses subject to the gross receipts formula, other than Home Occupation businesses not categorized as "professionals" in the Antioch Municipal Code, for whom the minimum tax will be \$25.00 per year.
- Establish a Business License Tax on the rental or leasing of detached single family dwelling units at \$250.00 per dwelling unit per year.
- Establish a Business License Tax on the rental or leasing of attached multi-family dwelling units at \$150.00 per dwelling unit, including condominiums, cooperatives and apartments.

BACKGROUND

On May 7, 2013, the City Council considered a number of tax measure proposals to help the City fund essential municipal services. The Council ultimately decided to move forward with one tax measure: a sales tax measure to add ½ cent to the existing sales tax for seven years. This measure, Measure C, was passed by the electorate last November. The Council also considered a business license tax on residential landlords, but decided that it would be best to only bring forth the sales tax measure in 2013. The staff report for the May 28, 2013 meeting is Attachment A1 to this report for reference.

Although the sales tax measure is projected to bring over \$4 million a year into the City's General Fund for seven years, there is still a gap in funding the level of municipal services that the community expects and desires. The City Council has currently directed that all Measure C funds go to the Police Department and Code Enforcement, in order to reduce crime and blight conditions in the City. Based on these priorities, and recognizing that other General Fund staffing and operating expenses have been reduced to the very minimum necessary to keep the City functioning, the City is projected to have a structural deficit of approximately \$3 million starting in fiscal year 2016-17 (see Attachment A3).

DISCUSSION

During the past year, discussions have occurred with the proponents of a citizens' initiative to update the Business License Tax ("The Friday Morning Breakfast Club"), and the California Apartment Association (CAA), the main opponent of the proposed measure. On May 13, 2014, the City Council reviewed a staff report (Attachment A) and directed staff to meet with the Friday Morning Breakfast Club, the CAA and the Chamber of Commerce to try to come to a compromise on a Business License Tax update that would raise significant revenues for the City. The City Manager met with the parties on May 19th and there was no progress toward a reasonable compromise. The CAA still opposes any per unit tax on the business of renting or leasing residential dwelling units.

The Chamber of Commerce has indicated that their only concern with staff's recommendations was with the minimum gross receipts tax. On May 20th the Chamber Board voted to approve raising the minimum Business License Tax from \$25.00 per year to \$50.00 per year. The primary reason expressed for supporting \$50.00 rather than \$100.00 was the impact to small, home based businesses, sometimes referred to as "hobby businesses." Staff recognizes the concern of the Chamber members, and has modified the recommendation to address it. As stated above, the new recommendation is to maintain the minimum tax for home based businesses that are not categorized as Professional at \$25.00, while raising the standard minimum gross receipts tax to \$100.00. Staff feels this is a good compromise, while still addressing the City's interest in increasing the minimum business license tax.

Citizens' 2014 Initiative

Currently, there is a citizen's initiative circulating for signatures that would implement a \$240.00 per unit Business License Tax on residential landlords. That tax is estimated to generate annual gross revenue of approximately \$2.76 million, based upon 11,500 units which would need to be confirmed. However, that initiative does not address any other provisions of the business license tax formula (Attachment A2). If sufficient signatures are verified by County Elections, then the Initiative would be presented to the City Council to determine whether to order a report or to place it on the ballot at a future election date determined by the Council.

As previously stated, the California Apartment Association (CAA) is strongly opposed to any unit based tax, regardless of the amount.

Proposed City Sponsored Business License Tax Measure

Business License Tax on Residential Rental Property Owners (Landlords)

The City has not historically collected the existing Business License Tax from owners of single family dwellings that are rented, and this should be remedied for a number of reasons included below.

Staff recommends updating the Business License Tax to include residential rental property owners for two reasons: Need and fairness. Rather than going into the “need” discussion in this report, staff refers to the General Fund budget workshop materials and the financial projections contained in Attachment A3.

In terms of fairness, the leasing or rental of real property is a business and many landlords, especially landlords of single family dwellings, have not been paying any Business License Tax. In addition, the rental or leasing of residential real estate is a unique business; very different from retail and other commercial endeavors in terms of economic benefits to the property owner and to the City.

Residential landlords benefit financially from depreciation for tax purposes while they historically benefit from asset appreciation in reality. Thus they reduce ordinary income for income tax purposes and when they sell, they either pay capital gains taxes at a lower rate than on ordinary income, or they exchange property to defer being taxed on their gains. In either case, a significant part of the financial benefits of renting or leasing real estate is in asset appreciation, which is not subject to the City’s Business License Tax.

Commercial landlords have many of the same benefits as residential landlords, but their tenants pay various taxes to the City, including sales tax, business to business tax, and the existing Business License Tax, thus providing more support for City services than residential rental real estate. Commercial real estate, whether leased or owner occupied, also provides jobs for the community beyond the management and maintenance of the property itself.

For these reasons, the business of renting or leasing residential property should be treated differently than other businesses. In addition, detached single family dwellings generally occupy more land, and rent for more money than attached units. If there is a single per unit tax on residential rental units, single family rental units will also contribute less business tax per acre than multi-family units and generally pay a lower portion of their revenues for the Business License Tax. Therefore, detached single family rental units should pay a higher per unit Business License Tax (\$250) than attached multi-family rental units (\$150), as indicated in the recommendation section of this report. This formula could potentially generate annual gross revenue of \$2.27 million, based upon 11,500 total units.

Minimum Business License Tax – Gross Receipts Formula

The minimum Business License Tax on businesses pursuant to the gross receipts formula is currently \$25.00, and has been in place for decades. This minimum is outdated and not in line with other cities. In fact the minimum with the apparent initial business license tax ordinance in 1947 was \$30. The neighboring City of Brentwood has a minimum business license tax of \$100.00, Oakley \$100.00 and Pittsburg \$30.00.

Staff recommends raising this minimum to \$100.00, with the exception of home occupation businesses not categorized as Professional, for whom the minimum tax would be \$50.00. Based on the number of businesses that currently pay less than \$100.00 as a minimum tax, this proposal could generate more than \$100,000 in additional annual gross revenue.

The current gross receipts tax schedule is below:

From:	To:	License Tax is:
\$0	\$20,000	\$25.00
\$20,001	\$1,000,000	\$1.25 per \$1,000
\$1,000,001	And above	\$1,250 plus 20 cents for each additional \$1,000 over \$1,000,000

Ballot Process

State law requires a resolution placing a matter on the ballot to be adopted at least 88 days before the election, and practically the County Elections Division requires even more time. Since the City is taking off the July 8, 2014, regularly scheduled Council meeting, staff recommends wrapping up the necessary actions on any City sponsored ballot measure by June 24th at the latest. It has been determined that unlike the sales tax ordinance, the business license tax initiative will not require two ordinance readings and can be placed before the voters as a resolution. Thus, if the Council wishes to consider placing a measure on the November 2014 ballot, staff could be directed to bring forward the resolution as soon as possible but no later than June 24, 2014. The resolution will require 2/3 vote of the City Council to place it on the ballot (effectively at least 4 of the 5 Council members voting in favor of placing the matter on the ballot).

ATTACHMENTS

A - Staff Report from May 13, 2014

- ~ A1 – Staff Report from May 28, 2013 (Revenue Ballot Measures)
- ~ A2– 2014 Citizens' Initiative
- ~ A3 – Staff Report from April 8, 2014 (Budget Session)

**STAFF REPORT TO THE MAYOR AND CITY COUNCIL FOR
CONSIDERATION AT THE COUNCIL MEETING OF MAY 13, 2014**

FROM: Steve Duran, City Manager 
Lynn Tracy Nerland, City Attorney 

DATE: May 7, 2014

SUBJECT: Residential Rental Business License Tax

RECOMMENDATION:

Receive report on a proposed residential rental business license tax, consider alternatives to the Business License Tax formula and direct staff.

BACKGROUND:

On May 7, 2013, the City Council considered a number of tax measure proposals to help the City fund essential municipal services. The Council ultimately decided to move forward with one tax measure: a sales tax measure to add ½ cent to the existing sales tax for seven years. This measure, Measure C, was passed by the electorate last November.

The Council also considered a business license tax on residential landlords, but decided that it would be best to only bring forth the sales tax measure in 2013. The staff report for the May 28, 2013 meeting is Attachment 1 to this report for reference.

DISCUSSION:

Although the sales tax measure is projected to bring over \$4 million a year into the City's General Fund for seven years, there is still a gap in funding the level of municipal services that the community expects and desires. The City Council has currently directed that all Measure C funds go to the Police Department and Code Enforcement in order to reduce crime and blight conditions in the City. Based on these priorities and recognizing that other General Fund staffing and operating expenses have been reduced to the very minimum necessary to keep the City functioning, the City is projected to have a structural deficit of approximately \$3 million starting in fiscal year 2016-17.

Citizens' Initiative: Currently, there is a citizen's initiative circulating for signatures that would implement a \$240 per unit Business License Tax on residential landlords, without addressing any other provisions of the business license tax formula (Attachment 2). If sufficient signatures are verified by County Elections, then the Initiative would be presented to the City Council to determine whether to order a report or to place it on the ballot at a future election date determined by the Council.

In May of 2013, one of the options presented to the Council was a compromise with the initiative proponents. The proponents were adamantly opposed to a more complicated update of the entire business license tax formula, something that the California Apartment Association had proposed. However, the initiative proponents did not object

to confirming the existing gross receipts formula for the tax if the City Council proposed its own initiative for the voters to consider, which did not occur.

The initiative proponents still want to set a dollar amount for the tax, but are willing to consider a graduated schedule that would be less than the current initiative amount of \$240.00 per unit per year. The 2013 compromise discussed but not presented to the voters was a graduated schedule as follows:

- \$ 240 per unit per year for 1 to 25 units
- \$ 120 per unit per year for 26 to 50 units
- \$ 75 per unit per year for 51 to 150 units
- \$ 50 per unit per year for over 150 units

The California Apartment Association (CAA) is strongly opposed to any unit based tax, regardless of the amount.

In recent months, staff has been meeting with stakeholders, including the community group known as “The Friday Morning Breakfast Club” that brought forth the initiative, the CAA, and the Chamber of Commerce to come up with a residential business license tax that these parties could support. At this point, these parties have not come to an accord, so staff is recommending that the City Council consider the compromise discussed below and direct staff to present this compromise to the stakeholders and see if consensus can be reached. Whether or not consensus can be reached, on May 27th, staff will ask the Council to consider directing staff to finalize a ballot measure for the November 2014 election.

Proposed City Sponsored Business License Tax Measure

Business License Tax on Residential Landlords

The City has not historically collected the existing Business License Tax on landlords of single family dwellings that are rented and this should be remedied for a number of reasons included below.

Staff recommends updating the Business License Tax to include residential landlords for two reasons: Need and fairness. Rather than going into the “need” discussion in this report, staff refers to the General Fund budget workshop materials and the financial projections contained in Attachment 3. Staff will bring estimates of financial impacts of the recommended Business License Tax Measure on May 27th. Should the Council, at that time, direct that staff draft a Business License Tax Measure for the November 2014 ballot, more detailed financial impacts will be included in the accompanying staff report and resolution.

In terms of fairness, the leasing or rental of real property is a business and many landlords, especially landlords of single family dwellings, have not been paying any Business License Tax. In addition, the rental or leasing of residential real estate is a unique business; very different from retail and other commercial endeavors in terms of economic benefits to the landlord and to the City.

Residential landlords benefit financially from depreciation for tax purposes while they historically benefit from asset appreciation in reality. Thus they reduce ordinary income for income tax purposes and when they sell, they either pay capital gains taxes at a lower rate than on ordinary income, or they exchange property to defer being taxed on their gains. In either case, a significant part of the financial benefits of renting or leasing real estate is in asset appreciation, which is not subject to the City's Business License Tax.

Commercial landlords have many of the same benefits as residential landlords, but their tenants pay various taxes to the City, including sales tax, business to business tax, and the existing Business License Tax, thus providing more support for City services than residential rental real estate. Commercial real estate, whether leased or owner occupied, also provides jobs for the community beyond the management and maintenance of the property itself.

For these reasons, the business of renting or leasing residential property should be treated differently than other businesses. In addition, detached single family dwellings generally occupy more land and rent for more money than attached units. If there is a single minimum per unit tax on residential rental units, single family rental units will also contribute less business tax per acre than multi-family units and generally pay a lower portion of their revenues for the Business License Tax. Therefore, detached single family rental units should pay a higher per unit Business License Tax than attached multi-family rental units as indicated in staff's proposal below.

Minimum Business License Tax

The minimum Business License Tax on businesses paying pursuant to the gross receipts formula is currently \$25.00 and has been in place for decades. This minimum is outdated and not in line with other cities. . In fact the minimum with the apparent initial business license tax ordinance in 1947 was \$30. The neighboring City of Brentwood has a minimum business license tax of \$100.00, Oakley \$100 and Pittsburg \$30. Staff recommends raising this minimum for any business to at least \$100.00. It should be noted that the Chamber of Commerce is opposed to any increase in the minimum Business License Tax for non-residential rental businesses.

Possible City Proposed Business License Tax Initiative

At this point staff recommends presenting the following basic terms to "The Friday Morning Breakfast Club," the California Apartment Association and the Chamber of Commerce to see if they will support this approach.

- Establish that the rental or leasing of real property is a business subject to the City's Business License Tax.
- Raise the minimum Business License Tax to \$100.00 a year for all businesses subject to the gross receipts formula other than the rental or leasing of residential real property.

- Establish a minimum Business License Tax on the rental or leasing detached single family dwelling units at \$250.00 per dwelling unit per year.
- Establish a minimum Business License Tax on the rental or leasing of attached multi-family dwelling units at \$150.00 per dwelling unit, including condominiums, cooperatives and apartments.

Depending on Council direction at the meeting on May 13, 2014, a report will be brought back to the City Council on May 27, 2014 with a final staff recommendation.

Initiative Process

State law requires a resolution placing a matter on the ballot to be adopted at least 88 days before the election and practically the County Elections Division requires even more time. Since the City is taking off the July 8, 2014 regularly scheduled Council meeting, staff recommends wrapping up the necessary actions on any City sponsored ballot measure by June 24th. Thus, if the Council wishes to consider placing a measure on the November 2014 ballot, staff recommends the following schedule:

May 27, 2014 – Approve the basic terms of the ballot measure and direct the City Attorney to prepare the ordinance to update the Business License Tax provisions in the Municipal Code.

June 10, 2014 – Approve the first reading of the proposed ordinance for the November ballot.

June 24, 2014 – Approve the second reading of the ordinance for the November ballot and adopt the resolution placing it on the ballot

ATTACHMENTS:

Attachment 1 – Staff Report from May 28, 2013 (Revenue Ballot Measures)

Attachment 2 – 2014 Citizens' Initiative

Attachment 3 – Staff Report from April 8, 2014 (Budget Session)

**STAFF REPORT TO THE MAYOR AND CITY COUNCIL FOR
CONSIDERATION AT THE COUNCIL MEETING OF MAY 28, 2013**

FROM: Jim Jakel, City Manager
Lynn Tracy Nerland, City Attorney

DATE: May 21, 2013

SUBJECT: Revenue Ballot Measures

RECOMMENDATION: The following action is recommended in order for the City Council to consider at its June 11, 2013 meeting a resolution calling a Special Election for November 5, 2013 on a ballot measure to temporarily increase the sales tax by ½ cent for 10 years subject to an independent audit, Citizens' Oversight Committee and annual budget reporting, due to the City's fiscal emergency and need for additional revenue to fund needed City services including police, code enforcement and street repair:

1. Motion to read by title only and introduce the "Ordinance of the City of Antioch Imposing a Transactions and Use Tax to be Administered by the State Board of Equalization" (Attachment A) (two-thirds vote)

ACTION: Motion to provide direction to staff on business license tax options:

1. **Citizens' Initiative:** With the Initiative, the citizens can gather signatures from registered Antioch voters after publishing a notice. If sufficient signatures are verified by County Elections, then the Initiative would be presented to the City Council to determine whether to order a report or to place it on the ballot at a future election date determined by the Council; or
2. **Council Ballot Measure for \$240 business license tax on residential landlords:** Direct staff to work with the Initiative proponent to draft a City Council ballot measure and ordinance that could be structured as follows:
 - a. Confirm (and possibly freeze) current gross receipts business license tax
 - b. Impose tax on residential landlords per the following alternate formula:
 - i. \$ 240 per unit per year for 1 to 25 units
 - ii. \$ 120 per unit per year for 26 to 50 units
 - iii. \$ 75 per unit per year for 51 to 150 units
 - iv. \$ 50 per unit per year for over 150 units; or
3. **Council Ballot Measure on Residential Landlord Business License Tax-** Direct staff to work with all of the stakeholders, including the California Apartment Association, to develop a ballot measure for a landlord business license tax, which would also confirm the current business license tax; or
4. **Council Ballot Measure applying business license tax based on gross receipts to residential landlords:** Direct staff to draft a ballot measure and ordinance to confirm the current gross receipts business license tax formula applicable to all businesses including residential landlords for consideration at the November 2013 election.

BACKGROUND:

Given concerns about service levels in light of the City's significant revenue declines due in part to the national economic recession and housing market crisis, the City Council has been discussing revenue ballot measures at several meetings. In particular, discussions occurred at City Council meetings on February 26, March 12, March 26 and May 14, 2013, along with the Council's budget study sessions. Those staff reports and attachments can be found on the City's website at www.ci.antioch.ca.us. For ease of reference, the City of Antioch Budget Fact Sheets are provided again (Attachment B).

City's Fiscal Challenges

Although the Fiscal Year 2012/13 budget may close "in the black" (expenditures not exceeding revenues), serious budget issues remain:

- The City's General Fund revenues (primarily property tax and sales tax) have dropped almost \$13 million since 2007 (excluding one-time monies). This caused severe cuts to City services and less accessibility to the public given the weekly closures of City Hall. Providing pre-recession services and accessibility would require at least \$11.3 million in additional revenues each fiscal year.
- In Fiscal Year 2014, the City is projected to spend \$3.6 million more than it is receiving in revenues. This results in an "unbalanced" budget and deficit spending, which forces the City to use reserves to meet a minimum level of services. The deficit spending is projected to increase to \$4.7 million in Fiscal Year 2015 resulting in almost no reserves/no fund balance.
- Sound financial practice, as established by the Government Finance Officers Association (GFOA), recommends a fund balance equal to at least two months worth of operating expenditures in order to provide financial stability in times of economic crisis, catastrophic incidents and litigation matters among other things. This is similar to a personal savings account consumers are recommended to have to cover mortgage, insurance, utilities, etc. in times of financial instability due to catastrophic events like job loss, disability, recession, etc. In fiscal year 2014, the City should have at least \$6.6 million in reserves and based on projections, the City will be approximately \$1.3 million short.
- In Fiscal Year 2010, the City's General Fund transferred \$1.5 million in replacement funds set aside to be used to replace the City's aging vehicles and computer systems. Three years later, these funds have still not been re-paid. Repayment of these funds would cause an immediate \$1.5 million loss in General Fund balance/reserves further increasing deficit spending (that is further increasing expenditures over revenue). As a result of this borrowing, replacement of aging vehicles and computer equipment has been deferred, increasing the need for continued maintenance costs in order to extend the useful lives as long as possible.

The City has taken extreme measures to address the \$13 million decrease in General Fund revenues since 2007 and to mitigate increasing budget shortfalls, including:

- operating at 40% staffing reduction through layoffs, retirements and not filling vacancies including the elimination of code enforcement staff, community services officers (CSOs), traffic and other special police units;
- decreasing management salaries and employee work hours through furloughs and reduced overtime for all employees since July 2009;
- increasing employee contributions towards retirement costs and drastically reducing medical after retirement benefits for new employees;
- eliminating employee cost of living increases for the period of 2009 to 2011;
- reducing supply and equipment costs and deferring vehicle and equipment maintenance; and
- reducing funding and services at the Animal Shelter and Recreation Programs.

Despite these significant expenditure cuts through lay-offs, service reductions and furloughs, serious budget issues remain. These budget concerns only intensify if services are restored to meet community needs. These community needs include:

- Violent crime in Antioch increased 30.6 % compared to 2011 and property crime saw a 22.8% increase compared to 2011. The City's overall Part 1 crime saw a 24.2% increase in 2012. Response time to Priority 1 calls saw an over 2 minute increase from 2011 (from 8:57 minutes to 11:04 minutes). The Police Department is currently staffed with 87 officers when it is authorized for 102 officers. The City last had 89 sworn officers back in 1995 when the City population was only 74,925 instead of 103,833 and the calls for service were only 47,677 and not 81,572.
- The City receives an average of 25 calls per week for Code Enforcement services that cannot be returned in a timely manner.
- A 2011 Pavement Management Program Budget Options Report (Pavement Management Update) indicated that the City, with its approximately 700 miles of streets, had a backlog of over \$52,000,000 worth of needed street rehabilitation and maintenance.

Proposed Revenue Measures

Accordingly, the City Council focused on two potential revenue measures for the November 2013 ballot: sales tax and business license tax. Although these measures would be general taxes, their passage would create additional funding for the Council's stated priorities of public safety, community beautification/code enforcement and economic development. It is anticipated that these priorities would at least initially be

accomplished primarily through funding staffing in the Police Department and Code Enforcement. Information regarding Police Department staffing costs has been provided (Attachment C), along with general budget information.

To place a general tax measure on the ballot when there is no City Council Member election, such as November 2013, the City Council must unanimously determine that there is an “emergency” requiring that the tax measure be considered sooner. Although the City’s fiscal year FY 2012-13 budget is expected to close without a deficit, FY 2013/14 budget is currently projected to have a structural deficit of nearly \$3.6 million and that does not include the expense of restoring the services that the community needs. The City has avoided deficit spending the last few years due to staffing vacancies primarily in the Police Department. However, if the City were to recruit police officers quickly enough to fill all of the vacancies in the next fiscal year, expenditures would significantly exceed revenue projections. Authorization of any additional police officer positions would increase this structural budget gap, creating an immediate fiscal emergency because the City would be significantly deficit spending and soon unable to meet its obligations. When that occurs a city goes bankrupt.

Likewise, if the City were to restore the Code Enforcement division to its previous staffing of 11 persons, then there would be an immediate fiscal emergency because reserves would be depleted and the City would be deficit spending and soon unable to meet its obligations. When that occurs a city goes bankrupt.

Likewise, if the City were to repair and replace aging public infrastructure, such as streets, as the community needs and as outlined in the City’s General Plan, Capital Improvement Plan, and Pavement Management Update, there would be an immediate fiscal emergency as all reserves would be depleted and the City would be deficit spending and soon unable to meet its obligations. When that occurs, a city goes bankrupt.

Community Survey

As previously discussed, there are two phases to any revenue measure or what some experts describe as “a two-lap marathon.” The first phase/lap is the City in its general governance role determining whether the community is satisfied with service levels, particularly given comments about police department and code enforcement staffing. Through public meetings, community surveys and dialog, the City Council decides whether to place a revenue measure on the ballot for the voters’ consideration.

To this end, the City Council authorized the City Manager to conduct a professional, statistically correct community survey. The results of the professional telephone survey were presented at the May 14, 2013 City Council meeting. In general, the community is concerned about the lack of City services and particularly police services which make up 67% of the City’s General Fund budget. There was strong support for a sales tax increase for 10 years at both ½ and ¾ cent.

The second phase/lap for a revenue measure after the City Council places it on the ballot is the campaign to support that revenue measure, in which the City cannot advocate for the revenue measure but can provide information. Thus, community members and

stakeholders run that second lap if there is a desire to advocate for the successful passage of the revenue measure and increased services.

Sales Tax Measure

Information regarding a sales tax measure was previously provided to the City Council, including information on estimated projected sales tax revenues (Attachment D) and County-wide sales tax information (Attachment E). Of the 19 cities in the County, Concord, Hercules, Orinda, Pinole, Pittsburg, Richmond and San Pablo already have a sales tax of 9.0% and Moraga and El Cerrito have a sales tax of 9.5%.

At the May 14, 2013 staff meeting, City Council directed staff to prepare a ballot measure and ordinance for a temporary ½ cent sales tax increase for 10 years, subject to an independent audit, Citizens' Oversight Committee (7 Antioch residents) and annual budget reporting.

The California Board of Equalization requires the City Council to introduce and adopt a Sales Tax Ordinance before calling for an election to place it on a ballot. Accordingly, staff recommends that the Council take the first step – introduction of the ordinance – at this meeting. The second step for a future meeting is the adoption of the ordinance (2/3 vote required) and a resolution declaring a fiscal emergency and calling for a Special Election on November 5, 2013 (unanimous vote).

If the voters approve the Ordinance, then the City and Board of Equalization would enter into agreements for the administration of the additional sales tax. Collection of the tax would begin on April 1, 2014.

Business License Tax Measure

Many of the current provisions in the Antioch Municipal Code regarding the business license tax were imposed even before the 1966 Code and should be updated to reflect current uses and laws. Generally, the business license tax is based on the following formula:

\$25 for gross receipts up to \$20,000
 \$1.25 per \$1000 of gross receipts for gross receipts from \$20,000 to \$1 million
 \$1,250 plus \$.20 per \$1000 of gross receipts over \$1 million

There is also a business license application fee set through the Master Fee Schedule. Historically, the tax was imposed on apartment owners. Staff had proposed extending this tax to owners of rentals of single-family residences (e.g. houses, townhouses, condominiums, duplexes, etc.), given that such rentals constitute a business being conducted in Antioch.

A separate Rental Inspection Program was established in 2007 with inspection fees, but was abandoned when the recession forced the layoff of the Code Enforcement division.

Initiative

As mentioned at the last Council meeting, a Notice of Intent to Circulate a Petition for a Business License Tax on Residential Landlords had been filed with the City Clerk (Attachment F). The citizen's Initiative would impose a \$240 per unit, per year business license tax on residential landlords instead of the current gross receipts formula currently used to tax apartment landlords. As required by the California Elections Code, the City Attorney has provided the Initiative's proponent, Mr. Hans Ho, a ballot title and summary. Once the proponent publishes a notice of the Petition in a newspaper of general circulation, the proponent can gather signatures from registered Antioch voters who agree that the Initiative should be placed on the ballot. If sufficient signatures are verified by the County Elections Division, then the Initiative would be presented for the City Council to place it on a future ballot at an election date determined by the Council. The City Council can also ask staff to prepare a report on the Initiative.

Discussions with Initiative Proponent

At the last Council meeting, the Council directed staff to meet with the Initiative's proponent and backers to discuss whether the Initiative language could be melded with a prior staff recommendation to confirm the current gross receipts business license tax formula applicable to all businesses including residential landlords and a general update of the decades-old ordinance provisions.

The backers of the Initiative told City staff that they were adamantly opposed to a more complicated update of the entire business license tax ordinance. However, they were willing to confirm the existing gross receipts formula for the tax (and freeze it for a period of time if desired by the City Council recognizing that increases require voter approval). The backers also wanted to set a dollar amount for the tax, but did agree to a graduated schedule that would be less of an increase from the tax amounts currently imposed on apartments:

- \$ 240 per unit per year for 1 to 25 units
- \$ 120 per unit per year for 26 to 50 units
- \$ 75 per unit per year for 51 to 150 units
- \$ 50 per unit per year for over 150 units

Streamlined language regarding exceptions, implementing rules and process for amendment were also discussed.

Staff has been told by the backers of the Initiative that if the Council places an acceptable compromise measure regarding the business license tax on the ballot, then they will not continue with the efforts to place the original Initiative on the ballot. Otherwise, they intend to gather signatures to place the original Initiative on the ballot. It is expected that the Initiative backers will attend the May 28 Council meeting and the Council may want to confirm this understanding during the public meeting.

Email from the California Apartment Association

The City recently received the attached email from the California Apartment Association (CAA) voicing concerns about the proposed business license tax and a request to be included in the development of a ballot measure (Attachment G). A meeting was held on Wednesday, May 22 involving the City, an Initiative backer and representatives of the CAA. The CAA expressed serious concerns about the business license tax proposed with the Initiative and the compromise. Staff anticipates formal feedback from CAA at the Council meeting on May 28. A list of larger apartment buildings in Antioch is attached (Attachment H).

FINANCIAL IMPACT:

Estimated cost of an election is \$4.75 per registered voter with Antioch having approximately 43,000 voters. A successful ballot measure would raise revenue for the City, but the amount and timing of receipt would depend on the measure.

OPTIONS:

State law requires a resolution placing a matter on the ballot to be adopted at least 88 days before the election and practically the County Elections Division requires even more time. At this time, it appears that the first meeting in July would be the last regular meeting to consider such a resolution, assuming the need for two readings of an ordinance as well.

ATTACHMENTS:

- A. Ordinance of the City of Antioch Imposing a Transactions and Use Tax to be Administered by the State Board of Equalization
- B. City of Antioch Budget Fact Sheets
- C. Estimates of Police Department staffing costs
- D. Estimates of revenue generated by a sales tax measure
- E. Sales tax information for Contra Costa County from the State Board of Equalization's website: <http://www.boe.ca.gov/cgi-bin/rates.cgi>
- F. Initiative filed for circulation
- G. May 17, 2013 email from Theresa Karr of the California Apartment Association
- H. List of larger apartments in Antioch

RECEIVED

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CITY OF ANTIOCH
CITY CLERK

INITIATIVE ORDINANCE NO. _____
Approved by the Voters on November ____, 2014

AN ORDINANCE OF THE PEOPLE OF THE CITY OF ANTIOCH
ADDING A LANDLORD RENTAL FEE TO THE CODE OF ORDINANCES

The people of the City of Antioch do ordain as follows:

Section 1. Title. This Ordinance shall be known and referred to as the "Landlord Rental Fee Ordinance."

Section 2. Purpose. This Ordinance is adopted to amend the business license fee for residential landlords.

Section 3. Recitals. It is determined and declared that:

A. Under the Antioch Code of Ordinances as written before enactment of this Landlord Rental Fee Ordinance, residential landlords were assessed an annual business license fee in an amount based on their gross annual income;

B. Subject to cost-of-living adjustments, the highest amount a residential landlord was required to pay was \$1,250 per year (plus 20¢ per thousand dollars of annual income over \$1,000,000);

C. The current general fund balance is well below what is required to provide an adequate level of basic services for the approximately 103,000 people who currently reside in Antioch;

D. For example, the Antioch Police Department is currently unable to afford the additional police officers needed to meet appropriate staffing levels;

E. Rental properties make up approximately 1/3 of the city's housing stock; and

F. Adoption of this Ordinance sets a more realistic fee for the privilege of engaging in the business of renting residential dwelling units in Antioch.

Section 4. Municipal Code Amendment.

The Antioch Municipal Code is hereby amended by adding the Landlord Rental Fee to read in its entirety as follows:

"All those in the business of renting residential dwelling units (e.g. living quarters) shall pay an annual license fee of \$240 per year for each residential dwelling unit they are renting or have available for rent within the city, except for:

(i) the following types of living quarters per Section 9-5.203: hotel or motel (any type), bed and breakfast inn, family care home, family day care home (big and small), hospital, residential convalescent facility, senior housing and senior group housing; (ii) living quarters which must be exempt as a matter of law, if any; and (iii) living quarters which the city council reasonably determines to be substantially similar in nature to one of the exempted living quarters listed above. The finance director may promulgate administrative policies and procedures to effectively assess this fee."

Section 5. Effective Date.

This Ordinance shall go into effect ten (10) days after the date on which the election results are declared by the City Council.

Section 6. Construction.

To the maximum extent authorized by law, this Ordinance shall be interpreted in a manner consistent with the right of initiative reserved to the people by the California Constitution. Without limiting the foregoing, nothing in this Ordinance is intended nor shall be construed to supersede, diminish or otherwise conflict with applicable requirements of state or federal law.

Section 7. Future Amendments.

Pursuant to article II, section 10(c) of the California Constitution, the provisions contained in this Ordinance may be amended by a four-fifths vote of the City Council only to the extent such amendments further or expand the intent and objectives set forth in this Ordinance. All other amendments or any proposed repeal of the provisions contained in this Ordinance may only occur by majority vote of the citizens.

Section 8. Severability.

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, that determination of invalidity shall not affect other provisions or application of the Ordinance that can be given effect without the invalid provision, and to this end the provisions of this Ordinance are severable. The voters of the city hereby declare that they would have adopted this Ordinance and each portion thereof regardless of the fact that an invalid portion or portions may have been present in the Ordinance.

ADOPTED by the vote of the people of the City of Antioch on November ____, 2014 at a General Municipal Election as certified by the City Council of the City of Antioch on the ____ day of _____, 2014, this Ordinance is effective beginning 10 days thereafter on _____, 2014.

ATTEST:

City Clerk of the City of Antioch

STATE OF CALIFORNIA)
CONTRA COSTA COUNTY) SS
CITY OF ANTIOCH)

I, Arne Simonsen, City Clerk of the City of Antioch, DO HEREBY CERTIFY that the foregoing Ordinance was adopted by the voters of the City of Antioch as an initiative measure at an election held on November ____, 2014, as certified by the City Council of the City of Antioch on ____th day of ____, 2014, and that this Ordinance is effective beginning ten days thereafter on ____, 2014.

City Clerk of the City of Antioch

STAFF REPORT TO THE ANTIOCH CITY COUNCIL FOR CONSIDERATION AT THE MEETING OF APRIL 8, 2014

Prepared by: Dawn Merchant, Finance Director

Reviewed by: Steve Duran, City Manager

Date: April 1, 2014

Subject: Budget Development Fiscal Years 2014-16

RECOMMENDATION

Provide direction and feedback to staff regarding the budget information provided.

SUMMARY

This study session continues the budget study session from March 25, 2014 centering on budget development for the General Fund, Recreation Fund, Prewett Water Park Fund and Animal Control Fund.

BACKGROUND AND DISCUSSION

The City is projecting a significant structural deficit over the next several years and is on a course to deplete General Fund reserves. The use of all Measure C funds for Police Services and Code Enforcement as directed by the City Council does not address this issue and, in fiscal year 2016-17, the level of deficit spending is projected to be \$2.7M, reducing the General Fund reserve to \$4.45M. The budget projections presented in Attachment A show the reserves running dangerously low in fiscal year 2018-19 and fully depleted in 2019-20. The projections are based on a 4% per year increase in costs and a 5% per year increase in revenues after fiscal year 2016-17. The 2016-17 costs include increases in PERS for changes in actuarial assumptions that are being phased in over five years and are projected to increase PERS rates an additional 1.5% for Miscellaneous and 2.5% for Safety beyond the normal estimated rate increases. These cost estimates do not include additional potential health premium increases due to the new regions PERS is considering for the health plans. No financial impact information has been provided by PERS at this time, but if these new regions are approved we know that the rates will be higher starting January 1, 2015.

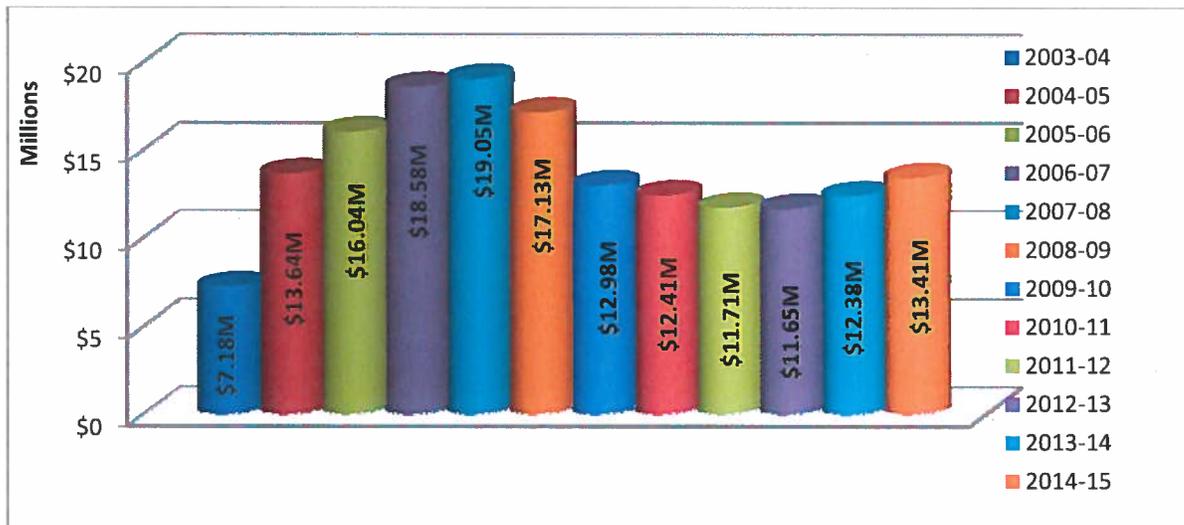
Staff does not recommend any deficit spending. However, given the direction on the use of Measure C funds, it is essential to at least slow the pace of deficit spending. Staff's recommended budget slows the pace of deficit spending by using any increases in non-Measure C sources of revenue to reduce the structural deficit. This is a very optimistic approach, hoping that the City can buy enough time for the current wave of development applications to bring forth development that will increase property tax, sales tax and Measure C revenues significantly enough to avoid significant lay-offs about three years down the road. Attachment A to this report shows the impacts of deficit spending on future budgets and projecting the depletion of the

General Fund reserve. It also compares projected balances to the recommended minimum unassigned fund balance equivalent to two months of operating expenditures to provide a level of financial stability and cash flow. The minimum balance is recommended by the Government Finance Officers Association, an organization that provides financial and accounting guidance to government entities.

At the study session on the 25th, several items were discussed by the City Council and requested to be brought back with more information. Specifically:

- 1) Property Tax revenue history prior to fiscal year 2006-2007 to reflect what the City was receiving before the “bubble”. The history demonstrates that the City needs more development to increase our property tax and assessed values still have not returned to pre-recession levels. Please see the chart below for fiscal years 2003-04 through 2014-15:

Property Tax History 2003-04 through 2014-15



The chart reflects a significant increase in property tax revenues from 2003-04 to 2004-05. On August 5, 2004 the governor signed SB 1096, Chapter 211, Statutes of 2004 which reduced the Vehicle License Fee (VLF) rate from 2% to .65%. When this reduction was instituted, the difference was replaced with a like amount in the form of additional property taxes to cities. Fiscal year 2004-05 was the first year of receiving this “Property Tax in Lieu of VLF” , which accounts for some of the large increase shown above. The amount received under this formula increases annually in proportion to the growth in assessed valuation in the jurisdiction. Fiscal year 2014-15 includes the first year of revenue from the Northeast Annexation, estimated at \$450,000 in this first year representing 50% of the annual estimate due to the timing of when the annexation was completed. Building permits issued prior to 2007 were as follows:

Building Permits Issued

Calendar Year	Single Family Units	Multi-Family Units
2004	124	140
2005	350	
2006	172	40
2007	154	
Total	800	180

- 2) Overtime costs incurred by City staff as a result of being on furloughs. Total General Fund non-police department overtime incurred in fiscal year 2012-13 was \$32,199. Departments have indicated that the time is attributable to both furlough and non-furlough reasons and it is difficult to segregate out the cost attributable to each.
- 3) Information on the repercussions of not paying for library maintenance costs. Staff is still researching this question and will provide information at the meeting on the 8th if available; otherwise it will be brought back at a future meeting.
- 4) Police sworn staffing was 82 thirty days prior to the November election.
- 5) Total personnel cost of all police sworn and non-sworn staffing hired in the last four months. Seven Police Officers and one CSO have been hired since November 1st. Current annual salary and benefit costs are \$1,024,585 for the seven Officers and \$98,975 for the CSO. However, there has also been salary savings which have occurred through attrition, with 6 total sworn positions having separated since November 1st.
- 6) How many Officers could the Police allocated Measure C revenue fund? We are projecting \$4,325,847 in Measure C revenue allocation to the Police Department in fiscal year 2014-15. The amount of Officers this could fund varies on the step the Officer would come in as (A, B, C, etc.), whether they are a "classic" or "PEPRA" PERS employee, what extra compensation the Officer may receive, and what level of benefit coverage they are entitled to. For purposes of this analysis to make it as least complicated as possible, we used the salary of a lateral Officer at Step E receiving the highest level of extra compensation and benefits possible (educational, senior Officer, family cafeteria benefits) and then lateral Step C and a new Officer at Step A for a comparison range (based on fiscal year 2014-15 budgeted salary costs). The cost does not include costs that may be incurred for shift differential, field training, standby pay, holiday pay, bilingual pay or additional overtime. These additional costs could increase the cost per Officer. Each new Officer also has hiring costs that are paid for recruitment/background, uniform and safety equipment. The breakdown of these costs is itemized on the next page.

Hiring Cost Item	Amount for Lateral Hire	Amount for Entry Level Hire
Polygraph/Background/Psychological/Medical Uniform	\$3,550	\$3,550
Academy Uniform	1,700	1,700
Academy Tuition	0	380
Salary & Benefits for Academy Student	0	4,385
FTO additional salary (8 wks lateral/20 new)	0	39,335
Safety & Other Equipment	1,255	3,055
	4,610	5,380
Total Cost Per Hire	\$11,115	\$57,785

This next table details the total cost per officer with hiring costs, and how many positions that equates to.

Officer level & Salary	Total Hiring Costs	Total Cost per Officer	Potential # of Officers
Step E, lateral = \$208,850	\$11,115	\$219,965	19
Step C, lateral = \$192,445	11,115	203,560	21
Step A, new = \$154,400	57,785	212,185	20

It is important to note that such a significant increase in the amount of officers may require additional senior sworn staff, vehicles, equipment, support staff, etc. which are not accounted for in the table above and will impact the number of Officers that can ultimately be hired as the funds may need to be directed to other staffing and equipment needs besides just the hiring of patrol officers.

- 7) A static General Fund base budget is being proposed for the Police budget because the General Fund is running a significant structural deficit. Since all Measure C funds are going to increase Police and Code Enforcement spending, any non-Measure C revenue increases are being used to reduce that deficit.
- 8) Costs for all staffing proposals outlined on March 25th.
 - In accordance with the existing labor agreements, Antioch Police Sworn Management Association (APSMA) and Antioch Police Officers Association (APOA) salary increases are projected at 3% effective September 1, 2014 at a budgeted cost of \$514,220. The cost may be higher or lower depending on the analysis of the four city formula done at that time. The minimum salary increase will be 2% and the maximum 4.25%. Council would have to direct the City's labor negotiators to request APSMA and APOA to open their contracts in order to discuss forgoing this increase. There is a Re-opener Clause in the APSMA agreement, so only a written request to meet and confer would be required. The APOA agreement does not contain a Re-opener Clause, and would therefore require the consent of the bargaining unit to initiate discussions.
 - Reclassification of Human Resources Director to Administrative Services Director to reflect work assignments. This results in additional costs of \$8,805 (of which

\$4,904 is annual salary and the remainder is benefit costs). Although this job classification and salary range would need to be established, the proposal is to establish the range at the same level as the Finance Director.

- Reclassification of Administrative Analyst in Economic Development to Economic Development Program Manager to reflect work assignments. This results in additional costs of \$16,716 (of which \$4,190 is annual salary and the remainder is benefit costs). However, this classification will be exempt from overtime, creating a savings to offset some of these costs. This job classification and salary range would need to be established so the actual cost could be more depending on the salary range. The cost represents the salary equivalent of a Senior Planner, Step D, in the Management Bargaining Unit.

The following matrix outlines all staffing adjustments proposed that fall under the umbrella of Community Development with the total net impact to the budget.

Community Development Staffing Proposals

Description	Cost/(Savings)
Associate Planner	\$113,780
Contract for Northeast Annexation (savings to offset Associate Planner)	(112,520)
Reclassification of Secretary to Community Development Technician	3,773
Chief Building Official (remove funding - existing employee continue to perform some duties)	(153,320)
20% of Deputy Director of Community Development to Code Enforcement - Measure C funding	(33,700)
Parks & Recreation Director*	214,625
Recreation Supervisor (remove funding)	(103,740)
Recreation Specialist (remove funding)	(93,970)
Aquatics Maintenance Worker	87,195
Recreation Coordinator	65,500
Part-Time Help reductions (Recreation/Waterpark staffing)	(105,345)
Net Savings of all Staffing Proposals	(\$117,722)

*Job classification and salary range would need to be established therefore the cost figure is an estimate only

As demonstrated above, the staffing adjustments proposed in Community Development actually result in a net savings to the City of \$117,722 overall. Adding the above noted costs of the reclassifications outside of Community Development, the net savings to the City remains **\$92,201**.

- 9) The cost of a Business License Representative at Step A would be \$73,600. Staff does not feel the potential increase in fees from being able to more thoroughly enforce collections would offset the cost of this position as the base business license fee is only \$25. However, staff feels it may be more cost effective to outsource collection efforts to a company that could find undiscovered business licenses. These companies charge a fee based on what is collected and fees typically range from 30-40% of collected revenues.

PROJECTIONS

Since the meeting on the 8th, a few adjustments have been made to the 2014-15 proposed budget figures; the estimate for earthquake insurance was increased to \$150,000, reduction of the library maintenance cost to \$112,082 based on a letter received from the County, costs for OES training, adjustment of lighting and landscape transfers based upon the draft engineers report, as well as some other minor adjustments. As in the past couple of budget years, the budget also assumes that the City continues to provide reduced maintenance levels for trails and paths throughout the City, including recreational trails, bike paths, parks, and the trail at the Marina and along the river waterfront. The City could close these trails and paths to avoid possible liability, but Council has given prior direction to keep these trails and paths open despite declining levels of maintenance given the immunities provided by the Government Claims Act for trails and paved walkways. Language, the same included in the prior year budget resolution, will be in the resolution on June 10th memorializing this assumption.

Chart A reflects an update to the chart provided at the previous meeting showing June 30, 2014 revised, June 30, 2015 proposed and projections for 2015-16 and 2016-17 budget for the General Fund. Chart B reflects the proposed Police Department budget with the addition of Measure C funding and Attachment A to the staff report is a projection for the General Fund going out to 2021-22. Assumptions for 2017-18 and beyond assume a 5% increase in revenues and a 4% increase in expenditures annually.

CHART A

	June 30, 2014	June 30, 2015	June 30, 2016	June 30, 2017
Projected Fund Balance July 1,	\$10,109,883	\$7,887,249	\$8,087,590	\$7,138,029
Revenues:				
Taxes	28,382,304	29,659,478	30,526,663	31,463,673
Taxes – Measure C	0	4,489,747	4,579,540	4,762,722
Licenses & Permits	1,161,006	1,157,500	1,157,500	1,177,500
Fines & Penalties	45,112	35,100	35,100	40,000
Investment Income & Rentals	495,415	498,510	503,410	512,680
Revenue from Other Agencies	348,450	452,000	532,000	580,476
Current Service Charges	1,950,871	2,146,880	2,160,148	2,167,215
Other Revenue	866,610	824,040	854,040	614,040
Transfers In	3,734,473	3,761,471	3,783,898	3,839,376
Total Revenues	\$36,984,241	\$43,024,726	\$44,132,299	\$45,157,682
Expenditures:				
Legislative & Administrative	1,121,493	640,039	654,284	636,019
Finance	36,964	38,700	43,180	38,213
Nondepartmental	624,361	782,349	801,470	848,945
Public Works	5,976,206	6,211,567	6,305,767	6,424,241
Police Services	27,956,371	27,923,456	27,900,169	31,321,130
Police Services – Measure C	0	3,291,110	5,452,327	4,592,090
Police Services – Animal Support	490,900	523,815	547,102	563,515
Recreation/Community Services	799,390	830,002	846,796	872,200
Community Development	2,201,190	2,419,447	2,368,815	2,374,973
Code Enforcement – Measure C	0	163,900	161,950	170,632
Total Expenditures	\$39,206,875	\$42,824,385	\$45,081,860	\$47,841,958
Net	(2,222,634)	\$200,341	(\$949,561)	(\$2,684,276)
Projected Fund Balance June 30,	\$7,887,249	\$8,087,590	\$7,138,029	\$4,453,753
Committed for Police Services –Measure C	0	1,034,737	0	0
Committed for Compensated Absences	98,586	115,000	115,000	115,000
Committed for Litigation Reserve	500,000	500,000	500,000	500,000
Unassigned Reserve %	19.71%	14.96%	14.78%	8.50%

CHART B

Police Department Measure C Funding			
	Police Budget FY15	Police Budget FY16	Police Budget FY17
13/14 Baseline Budget	\$28,447,271	\$28,447,271	\$28,447,271
Measure C projection	4,325,847	4,417,590	4,592,090
Measure C carryover	0	1,034,737	0
Budget Allotment	32,773,118	33,899,598	33,039,361
Proposed/projected	31,738,381	33,899,598	36,476,735
Difference under/(over) budget	\$1,034,737	\$0	(\$3,437,374)

While we are projecting a balanced budget in the next fiscal year, expenditures are projected to grow at a quicker pace than anticipated revenues causing deficit spending in fiscal year 2015-16, with the trend continuing in 2016-17 and beyond. It is imperative to be cognizant of the projected deficits in all budget decisions made to ensure the General Fund remains financially stable to avoid future severe cuts to services which are already at bare minimum levels.

There are a few items Council direction is still needed on regarding the General Fund budget:

- Earthquake Insurance for Council Chambers, City Hall and Police Facility at an estimated cost of \$150,000 (included in budget projections in Chart A and Attachment A).
- Library facility maintenance at an estimated cost of \$112,082 (included in budget projections in Chart A and Attachment A).
- Proposed staffing adjustments.

NEXT STEPS

Staff will be bringing forth budgets for remaining funds of the City for Council deliberation. The final budget document will be brought for Council approval on June 10th.

ATTACHMENT

- A. General Fund Projections

ATTACHMENT A

General Fund Projections

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Beginning Fund Balance	\$10,109,883	\$7,887,249	8,087,590	\$7,138,029	\$4,453,753	\$2,113,683	\$154,166	(\$1,385,868)	(\$2,464,747)
Total Revenues	36,984,241	43,024,726	44,132,299	45,157,682	47,415,566	49,786,344	52,275,661	54,889,444	57,633,916
Total Expenditures	39,206,875	42,824,385	45,081,860	47,841,958	49,755,636	51,745,861	53,815,695	55,968,323	58,207,056
Surplus/(Deficit)	(2,222,634)	200,341	(949,561)	(2,684,276)	(2,340,070)	(1,959,517)	(1,540,034)	(1,078,879)	(573,140)
Ending Fund Balance	\$7,887,249	\$8,087,590	\$7,138,029	\$4,453,753	\$2,113,683	\$154,166	(\$1,385,868)	(\$2,464,747)	(\$3,037,887)
Committed	598,586	1,649,737	615,000	615,000	615,000	115,000	0	0	0
Unassigned Fund Balance	\$7,288,663	\$6,437,853	\$6,523,029	\$3,838,753	\$1,498,683	\$39,166	(\$1,385,868)	(\$2,464,747)	(\$3,037,887)
Recommended minimum unassigned fund balance*	\$6,534,479	\$7,137,398	\$7,513,643	\$7,973,660	\$8,292,606	\$8,624,310	\$8,969,283	\$9,328,054	\$9,701,176
over/(under)	\$754,184	(\$699,544)	(\$990,614)	(\$4,134,907)	(\$6,793,923)	(\$8,585,144)	(\$10,355,150)	(\$11,792,801)	(\$12,739,063)

*The Government Finance Officers Association recommends cities maintain unassigned fund balance/reserves equal to at least two months of operating expenditures.



Contra Costa/Napa Solano

May 20, 2014

Honorable Mayor Wade Harper
And City Council Members
City Hall 3rd & H Street
Antioch, CA 94509

Re: City of Antioch Proposed Business License Tax on Residential Landlords

Dear Mayor Harper and City Council Members:

This letter is in response to the city's proposal and the citizens' initiative to amend the city's business license tax ordinance. CAA Contra Costa Napa Solano Division does not oppose a fair and equitable city business license tax increase. We do, however, oppose a biased solution to providing \$2.8M in additional revenue to the city for city-wide services. We participated in meetings with city staff and other stakeholders in good faith and offered several options for consideration. Not all were monetary but all were viable including the attached first draft broad business license tax option. We also put the \$100 business license tax base option followed by the gross receipt schedule on the table in the beginning of our meetings. None of our broad based business license tax options were accepted by the Antioch Chamber because they were opposed to any changes in the current business license tax gross receipts tax schedule. The citizens' group accepted none of the ideas because they could not produce a \$2.8M plan to match their Residential Landlord Tax Initiative.

We understand the citizens' of Antioch's misconception that those who conduct renting single-family homes have not equitably contributed to the community because they did not previously pay a business license tax. Taxes the city lead them to believe they did not owe. We don't understand why now the entire residential rental housing industry should be punished and held responsible for disproportionate lost and future business tax revenue.

The city staff report from the May 13, 2014 City Council Meeting defines the leasing or rental of residential real estate as a unique business very different from retail and other commercial endeavors in terms of economic benefits to the landlord and city. This is not an accurate definition. The financial benefits are similar for residential and commercial investments. Home occupations pay various taxes to the city including sales tax. Rental property owners provide affordable housing for tenants (residents) that live, work and shop in your community and pay

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taxes including sales tax. Residential rental properties, like commercial properties employ employees for management and maintenance, which includes salaries, employee taxes and benefits. They purchase products and hire local vendors which provide jobs for other businesses located within the city and they pay taxes including sales tax. They are not unlike other commercial businesses. To impose a business license tax on residential rentals at 150 to 500% higher than any other business in the city is not justified. Using the proposed base business license tax the property asset appreciation will become property asset depreciation. If our calculations are correct, in many cases it will decrease property values, eliminate exchanges and decrease profits in property sales. Ultimately it will result in thousands of lost dollars in property taxes.

We want to continue to provide clean, safe, habitable and affordable housing and continue to work with the city and invest in the city's future. City services are important to our businesses and our clients but the rental housing business should not be held financial hostages for providing city-wide services.

We understand the Antioch Chamber of Commerce withdrew their objection to any business license tax increase accepting a \$100 base tax. This is still far from representing any equality in the business license increase, especially since the owner of one single-family home falls into this tax bracket and will pay \$150 more. We respectfully ask that you consider a broad based fair business license tax before you place a new business license tax amendment on the 2014 November ballot.

Sincerely,



Theresa M. Karr/on behalf of the Antioch members
Executive Director
CAA Contra Costa Napa Solano Division

Tmk

cc: Steven Duran, City Manager
Lynn Tracy Nerland, City Attorney

