

ANTIOCH CITY COUNCIL
ANTIOCH DEVELOPMENT AGENCY

Meeting Minutes
April 28, 1998

Pursuant to Government Code Section 54952.2, the City Council Agenda for April 28, 1998 was posted on the door of the City Council Chambers, Third and 'H' Streets on April 23, 1998.

Mayor Rocha called the meeting to order at 7:00 p.m. and Acting City Clerk Martin called the roll:

Present: Council Members Hernandez, Payton, Soliz, Sudario, and Mayor Rocha

PUBLIC COMMENTS

Doug Spainhower stated he was concerned about safety in Antioch, and discussed an incident concerning threats made to Antioch School Board President, Rebecca Knapp. He felt it was a politically motivated threat and should not be tolerated. He urged the public to get involved in helping the police find the person responsible. He noted a reward fund called "ENOUGH" has been established to try and bring public pressure to bear on identifying the person responsible.

Jose Anguiano, U.S. Postal Service, announced the National Association of Letter Carriers will be conducting a "Food Drive" on Saturday May 9, 1998. He noted donations will be picked up with the mail or can be dropped off at the Post Office. Donations will go to the Contra Costa Food Bank.

Mike Malady encouraged the City Council and the citizens of Antioch to participate in the "National Day of Prayer" on Thursday, May 7, 1998 from 7:00-9:00 p.m. at the Los Medanos College Stadium. He noted it will be a diversified event with approximately 45 churches and other groups attending.

Dennis Nead, representing Bert Robertson, asked the Council to agendize the issue of senior discounts from TCI. He noted that this effects 900-1,700 senior citizens in Antioch and the statute of limitations expires in July. City Attorney Galstan stated the city is aware of the July deadline and will be taking appropriate action.

PROCLAMATIONS – Honoring Shirley Marchetti

Honoring Fire Chief Allen Little

Mental Health Month, May 1998

Delta DeAnza Trail Dedication, May 2, 1998

Be Kind to Animals Week, May 3-10, 1998

Suicide Prevention Week, May 3-9, 1998

Try Transit Week, May 11-15, 1998

On motion by Council Member Soliz, seconded by Council Member Payton, the Council unanimously approved the Proclamations and recognized the "National Day of Prayer" on May 7, 1998.

Council Member Payton presented the Proclamation to Shirley Marchetti of the REACH Project. Shirley Marchetti thanked the Council for the recognition on behalf of herself and all the REACH volunteers noting it is the REACH Project's 28th birthday.

Mayor Rocha stated she would present the Proclamation to Fire Chief Allen Little at his retirement party on May 1, 1998

Council Member Soliz presented the Proclamation proclaiming May, 1998 as Mental Health Month to Lynn Gurko, Mental Health Commissioner for District 5. She thanked the Council for the Proclamation.

Council Member Soliz presented the Proclamation to George Carnier, Amigo DeAnza, who thanked the Council for the recognition and invited the public to the Delta De Anza Trail Dedication on May 2, 1998.

Council Member Sudario presented to Robin Hunt the Proclamation proclaiming May 3-10, 1998 as "Be Kind to Animals Week."

Mayor Rocha proclaimed May 3-9, 1998 as "Suicide Prevention Week."

Council Member Hernandez presented the Proclamation proclaiming May 11-15, 1998 as "Try Transit Week" to Jeannie Kreig, Director of Tri Delta Transit. Jeannie Kreig encouraged the public to try public transit.

1. COUNCIL CONSENT CALENDAR

A. **APPROVAL OF COUNCIL MINUTES** – March 24, 1998

B. **APPROVAL OF COUNCIL WARRANTS**

C. **TREASURER'S REPORT** – March 1998

D. **REJECTION OF CLAIMS**

E. **RESOLUTION NO. 98/47 APPROVING PLANS AND SPECS AND AUTHORIZING CITY CLERK TO ADVERTISE FOR BIDS FOR FENCING AT VARIOUS PARKS (PW 306-3)**

F. **RESOLUTION NO. 98/48 APPROVING PLANS AND SPECS AND AUTHORIZING CITY CLERK TO ADVERTISE FOR BIDS FOR HANDICAP RENOVATIONS TO OLD POLICE DEPARTMENT RESTROOMS (PW 289-14)**

On motion by Council Member Sudario, seconded by Council Member Payton, the Council unanimously approved the Consent Calendar with the exception of item E which was removed for further discussion.

ITEM E – Jean Kuberra felt that placing fencing around the parks would require a lot of maintenance and would be unattractive and uninviting. She also inquired about the funding mechanism for the fencing, and recommended that the fencing be softened by foliage to make it more aesthetically pleasing. Mayor Rocha responded, stating that the funds would come from "Park In-Lieu Funds." She further stated that the fencing is required to keep cars from entering the parks.

On motion by Council Member Soliz, seconded by Council Member Payton, the Council unanimously approved Consent Calendar Item E.

COMMITTEE REPORTS

Council Member Payton announced that there will be a meeting of the Metropolitan Transportation Commission on Saturday May 2, 1998 to discuss the Regional Transportation Plan for the upcoming year.

Council Member Hernandez stated the Committee on Aging has talked to Mr. Bert Robertson concerning the TCI senior discount issue and the Senior Citizen Committee is looking into the matter.

Mayor Rocha congratulated Brian Graves who is becoming an Eagle Scout on Sunday May 3, 1998.

On motion by Council Member Payton, seconded by Council Member Soliz, the Council agreed by the following vote to move the Antioch Development Agency Calendar before Item #12:

AYES: Payton, Soliz, Sudario, Rocha

NOES: Hernandez

COUNCIL REGULAR AGENDA

2. CLOSURE OF FOOT OF "G" STREET FOR THE FARMERS MARKET#1106-01

Director of Public Works Brandt presented the staff report dated April 20, 1998, recommending that the City Council approve the closure of "G" Street for the Antioch Farmers' Market.

Jeff Collins, representing the Antioch Certified Farmers' Market, stated as part of the five-year celebration of the Farmers Market the market wishes to relocate to the foot of "G" Street. He also noted the Farmers' Market is in a new partnership with the Antioch Rivertown Business Association in hopes of promoting business. He further stated the Market is changing its name to the Antioch Farmers' Market, which will allow the Market to open the market not only to certified growers but also to "backyard" growers.

On motion by Council Member Payton, seconded by Council Member Sudario the Council unanimously approved the closure of "G" Street north of Second Street and the public parking lot located east of "G" Street and north of Second Street until 2:00 p.m. on all Saturdays beginning May 9, 1998 and running through the summer months.

3. AN INTERIM URGENCY ORDINANCE PROHIBITING THE ISSUANCE OF PERMITS OF LICENSES AND PROHIBITING THE OPERATION OF ANY NEW SUBSTANCE ABUSE CLINIC WITHIN SPECIFIED DISTANCES OF RESIDENTIAL USES DURING STUDY PERIOD

Director of Community Development Ward reported that approximately 3-4 weeks previously staff became aware the proponent was interested in purchasing property on Sunset Drive for a methadone clinic. He noted that since that time, staff has reviewed the General Plan, which designates the proposed location as "office" making the clinic a permissible use.

City Attorney Galstan stated City Staff and several Council Members attended a neighborhood meeting organized by a near-by neighborhood to hear their concerns regarding the location of the clinic. He expressed the City's desire to study the issues as outlined by the public and to determine their validity by using the experiences of other cities in similar situations. He further noted this situation fits a state law authorizing cities to adopt a temporary moratorium for study purposes, allowing time to determine the need for a permanent ordinance. He stated this Urgency Ordinance would prohibit the start and/or operation of a new substance abuse clinic within 500 feet of residential property for the next 45 days. He further noted the City would be looking at the "secondary impacts" to determine whether or not this clinic would be appropriate in such close proximity to residential uses.

Ralph Hernandez, John Vetter, Gene Zimmerman, Roger Henry Jr., Roseanna Hool, Jim Reinier, Patty Done, Patrick Grove, Gordon Blake, Charles Sanders, Michael Lent, Carla Mann, Jeff Scotto, Sally Hurd, Jim Davis, Jeff Karczewski, June Keusch, and Jeff Cross all noted their opposition to the methadone clinic and their support of the Interim Urgency Ordinance. The primary concerns related to family/child safety, crime increase, and decrease in property values. Most of the citizens were not opposed to a methadone clinic in Antioch provided it was not located near residential property, while others voiced their opposition to the clinic being located anywhere in Antioch.

Dr. Ron Kletter, Director of the BAART methadone clinic, stated their organization has an excellent reputation for their operations in Contra Costa County, Los Angeles, Fresno, and in San Francisco. He noted he would be happy to provide Council with references from the State Department of Alcohol and Drug Programs that monitors their programs annually, and also from the Counties who monitor their programs. He further stated they closely monitor the progress of their patients and have security to ensure there is no loitering at the clinics. He noted 40 percent of the patients now being treated in the Pittsburg clinic reside in Antioch and he felt they deserve the right to be treated in their community. He stated they are relocating from their Pittsburg location because it is too small and the site is inadequate. He went on to discuss the success rate of methadone treatments relating to employment and crime, and stated he will provide the Council with a significant amount of research regarding success rates.

Director of Transportation for Tri Delta Transit, Jeannie Kreig responded to questions concerning the bus service in the area of the proposed clinic. She stated that the route that would serve the clinic site also serves many schools in the area.

The Council Members thanked the public for getting involved and taking the time to come to the meeting.

Council Member Hernandez stated she would like staff to work with Tri-Delta Transit on the study. She felt Tri-Delta Transit has valuable information concerning transportation issues around the proposed clinic site.

Council Member Payton stated he would like to get more documentation on the effectiveness of methadone clinics. He also requested that in the future, the Council receive immediate notification from City Staff of any items of a controversial nature.

ORDINANCE NO. 938-C-S

On motion by Council Member Sudario, seconded by Council Member Soliz, the Council unanimously adopted the ordinance as an emergency measure.

Mayor Rocha declared a recess at 9:13 p.m. The meeting reconvened at 9:34 p.m. with all Members present.

PUBLIC HEARING

15. PACIFIC DESIGN ARCHITECTURE REQUESTS THE APPROVALS FOR A FINAL DEVELOPMENT PLAN AND USE PERMIT AND FUTURE DEVELOPMENT FOR UNITED LUTHERAN MINISTRIES ON APPROXIMATELY 3.73 ACRE PROPERTY LOCATED WITHIN THE 'HILLCREST COURTYARD' DEVELOPMENT, LOCATED AT 3500 HILLCREST AVENUE. (FILE: PD-97-5, UP-97-36/A) **(Public Hearing Closed)**

Mayor Rocha noted this item was brought back because at the last meeting it resulted in a tie vote. Council Member Payton was to study the tape and minutes of the last meeting and come back with his vote.

City Attorney Galstan stated he has read the communication from Jean Kuberra on this item and found nothing to substantiate the need to reopen the Public Hearing.

Council Member Payton felt a church facility is a proper use in a commercial zone and would be in compliance with the General Plan. However he is concerned about the wall issue. After studying the phasing, he doesn't feel the wall would be necessary until prior to the building of Phase II. He also noted that the project has three accesses and plenty of parking, and didn't feel traffic or parking would be an issue.

Council Member Hernandez felt this project is in conflict with the Mitigation Agreement in the Mello Roos District, since it would not be paying Mello-Roos taxes. City Attorney Galstan noted the daycare center will be required to pay a commercial use rate into the Mello Roos fund.

Council Member Sudario noted she is still opposed to this project stating land zoned for commercial use should not be rezoned as the City needs economic development.

RESOLUTION 98/51 & 98/52

On motion by Council Member Payton, seconded by Council Member Soliz, the Council 1) Adopted the Negative Declaration as adequate; 2) Introduced the Ordinance by title only; 3) Introduced the Ordinance amending Title 9, Chapter 5, Article 3 of the Antioch Municipal Code; 4) Adopted the resolution approving a Final Development Plan for a sanctuary, multi-purpose room, classroom building and daycare facility; 5) Adopted the resolution approving a Use Permit to allow the construction and operation of a daycare facility as Phase I of the project; and 6) Stated that the wall shall be built prior to the construction of Phase II of the development. The motion was carried by the following vote:

AYES: Payton, Soliz, Rocha

NOES: Hernandez, Sudario

4. RESOLUTION RELATING TO THE EASTERN CONTRA COSTA SUB-REGIONAL TRANSPORTATION MITIGATION FEE FOR SENIOR ASSISTED LIVING, SUBJECT TO THE APPROVAL OF THE FINANCING AUTHORITY

Director of Community Development Ward presented the staff report dated April 28, 1998, recommending Council adopt the attached resolution establishing the Eastern Contra Costa Sub-Regional Transportation Mitigation Fee for senior housing facilities. He noted the intent is to have this mitigation fee apply specifically to the assisted living project previously approved by the Finance Authority. He stated in the future the mitigation fee for assisted living, congregate care, and senior apartments would be based on the amount of traffic generated by these facilities.

City Manager Ramsey stated that this resolution gives the Finance Authority the final say on who will receive the reduced fee based on the traffic studies.

Council Member Hernandez noted this resolution was to apply to the one assisted living project and felt the City should not group together all the senior facilities into one category.

City Attorney Galstan stated the City Council and Finance Authority would both have to approve the resolution for the reduced fee. He noted there would be no harm in separating them.

Council Member Payton expressed concern putting all the senior issues together, stating he would prefer to make some changes in the language of the resolution defining the different senior facilities. Furthermore, he would like to wait for the blanket policy of including all senior facilities until the Fee Authority has had a chance to discuss it and all four partners of the Fee Authority work out a consistent policy.

Larry Howard felt the Carole Green Project, consisting of upscale senior apartments, should not be entitled to receive the reduced fee. Council Member Payton noted the mitigation fee is not based on the ability to pay, but whether or not the senior facility has an impact on the regional roads.

Mayor Rocha declared a recess at 10:17 p.m. The meeting reconvened at 10:21 p.m. with all members present.

Ralph Hernandez felt this Ordinance needs to be more specific defining which senior facilities would be eligible for the reduced fee.

Council Member Sudario discussed the differences between the different types of senior facilities.

RESOLUTION 98/49

On motion by Council Member Sudario, seconded by Council Member Payton, the Council unanimously adopted the resolution with an amendment to the fifth paragraph to read as follows:

WHEREAS, City Staff's recommendation regarding the proposed Fee modification and recommends that it apply to the Cypress Meadows Project; with the fee for the senior apartment project to be determined by traffic studies for such a project and/or the relevant I.T.E. standards subject to the approval by the Fee and Finance Authority.

15. MELLO-ROOS GOVERNING BOARD, CHANGE IN COMPOSITION

City Attorney Galstan presented the report dated April 21, 1998, recommending that the City Council a) Express support for wider public participation on Board; and b) Explore with Board and School District appropriate ways to expand representation on Mello-Roos Board. He stated that the question is whether the City Council and the School Board are willing to amend the Agreement to change the composition of the Mello-Roos Board.

Larry Howard, Mello Roos taxpayer stated the Mello Roos taxpayers want a responsive Mello Roos Board that won't allow mistakes of the past to reoccur.

Dennis Nead, Mello Roos taxpayer stated the City Council and the School Board have made the mistake of not monitoring the expenditures of the Mello Roos moneys and the Mello-Roos taxpayers are angry. He urged Council to let the Mello Roos taxpayers govern themselves.

Ralph Hernandez stated this issue needs more discussion and investigation. He noted that he has proposed for years the Mello Roos make-up be a majority of Mello Roos homeowners elected by the Mello Roos taxpayers. He stated the Mello Roos taxpayers want a more direct say in how their tax dollars are spent and if the Council and School Board are unable to come to an agreement, the Mello Roos taxpayers will take matters into their own hands.

Jean Kuberra suggested that before any decisions are made to modify the Board flow charts should be made to show how the money flows. She felt Board Members need guidelines and a job description to avoid misunderstandings of what is expected of the Board. She felt it would be beneficial to have one "member at large" from the community to allow a more objective perspective of the Mello Roos expenditures.

Council Member Hernandez discussed the Mitigation Agreement dated January 1, 1989. She felt the Council does not have all the information necessary to come to a conclusion on how to proceed, noting she would like to continue this item until the Council receives the information she has requested but did not receive for tonight's meeting. Following discussion Council Member Hernandez stated that she would support a motion to only explore the options.

On motion by Council Member Sudario, seconded by Council Member Hernandez, the Council unanimously approved the motion to: a) Express support for wider public participation on Board; and b) Explore with Board and School District appropriate ways to expand representation on Mello Roos Board.

16. ORDINANCE ADDING SECTION 5-1.202 TO THE ANTIOCH MUNICIPAL CODE DEALING WITH ABANDONED STRUCTURES

City Attorney Galstan presented the report dated April 17, 1998, recommending City Council: a) Introduce the Ordinance by title only; b) Introduce the Ordinance adding section 5-1.202 to the Antioch Municipal Code dealing with abandoned structures. He noted the City's prior problems concerning abandoned buildings in various parts of the community. He explained the frustration caused by the lack of a City ordinance addressing the issue of abandoned buildings. Therefore; on request by Council Member Sudario he has researched the issues and prepared the proposed ordinance.

Loni Good, 426 West 20th Street, stated it has taken two years to get help with an abandoned building and noted there are other areas in the City in need of attention. She thanked Bill Davis for his help and urged the Council to provide him with the means to handle these issues in a more expedient manner.

Kathy Diermier, 500 West 20th Street, stated she has been fighting with this issue for two years and felt someone needs to have the power to take action on these matters more expediently.

On motion by Council Member Sudario, seconded by Council Member Soliz, the Council unanimously: a) Introduced the Ordinance by title only; and b) Introduced the Ordinance adding Section 5-1.202 to the Antioch Municipal Code dealing with abandoned structures.

On motion by Council Member Payton, seconded by Council Member Sudario, the Council unanimously postponed Items 8, 10, 12, 13, and 14 until the next scheduled Council meeting, with Item 13 being the first Item on the next agenda.

8. CONTINUED MEETINGS TO WEDNESDAY NIGHT IF NOT FINISHED BY 11:00 P.M., ANY ITEM NOT FINISHED ON WEDNESDAY BY 11:00 P.M. WILL BE CONTINUED TO THE NEXT REGULARLY SCHEDULED TUESDAY MEETING

This item was continued to the next agenda.

10. REQUEST OF AMERICAN TOWER SYSTEMS TO CONSTRUCT NEW 120 FOOT COMMUNICATIONS TOWER ON WALTON LANE SITE

This item was continued to the next agenda.

12. SPEAKERS' RULES

This item was continued to the next agenda.

13. RESOLUTION ESTABLISHING PROCEDURES FOR THE CONSIDERATION OF BROWN ACT COMPLAINTS

This item was continued to the next agenda.

14. LEGISLATION AND ADVOCACY

This item was continued to the next agenda.

7. MOBILE HOME RENT ISSUES

City Attorney Galstan noted he felt that this issue had been taken care of in February with the passage of the Subsidy Agreement. However while going through the "wordsmithing" process of the Agreement, the mobile home owners found a major policy issue dealing with turnovers they have been unable to negotiate. He noted that since they are still in negotiations he is bringing to Council the idea of considering and alternative rent control ordinance which would require a rent survey. He further noted the mobile home park owner wants to make a proposal dealing with this "sticking point", and bring it back to Council in 30 days. He stated the Council needs to decide whether they want to take the action for the rent survey now, or wait to see if the "sticking point" can be worked out which would save the \$6,000 fee for the rent survey.

City Attorney Galstan responded to questions by Council Member Sudario, stating the Council can authorize the survey consultant tonight with the stipulation to proceed only in the absence of a Rent Subsidy Agreement. He noted the proposal of the mobile home park owner

can be brought to Council on May 23, 1998.

Bob Rasmussen, President of the Vista Diablo Mobile Home Owners Association, expressed support in favor of the rent survey, but noted he has concerns regarding the issue of apartments being included in the survey. He felt using apartment information in the study is illogical. He noted apartment dwellers have much more mobility without the financial investment of mobile home owners, making it an unfair comparison.

Allen Ives, resident of Vista Diablo stated he felt a resolution had finally been worked out and he was dismayed and disappointed with this process. He stated he was in support of the rent survey but felt apartments should not be used in the survey.

Larry Howard urged Council to focus on the tenants' ability to pay and further stated the rent survey adds insult to injury. He felt Council should be concerned with helping senior citizens are on a fixed income.

Jean Kuberra stated the issue of mobility needs to be considered, and does not feel it is fair to compare apartments to mobile homes. She further stated she is against the expenditure of \$6,000 for the rent survey. She felt apartments should also be considered for a rent control ordinance along with mobile homes.

Council Member Sudario stated she would like to continue this item so Council could hear the proposal from the mobile home park owner before considering the rent control ordinance.

Council Member Soliz stated he would like to see the rent survey started immediately. He feels that it was important to "keep the ball rolling."

Council Member Hernandez stated she would like to continue this item until the proposal from the mobile home park owner is heard. She noted that if City Attorney Galstan signs the Rent Subsidy Agreement with the mobile home park owners, the \$6,000 expenditure for the rent survey would be unnecessary. She stated that they will know within 30 days if the mobile home park owners will enter into the Rent Subsidy Agreement and the need for the rent survey is necessary.

Council Member Payton stated he is against rent control but is in support of a "buy-out" if it is financially feasible. He is in support of moving forward with the rent survey and the expenditure of the \$6,000, noting it would not be spent until the City Attorney meets with the mobile home park owners and tries to work out the original Rent Subsidy Agreement.

Mayor Rocha declared a recess at 11:45 p.m. The meeting reconvened at 11:49 p.m. with all members present.

On motion by Council Member Soliz, seconded by Council Member Payton, the Council unanimously approved the proposal for a rent survey from Williams-Kuebelbeck & Associates for \$6,000, and directed the City Attorney to prepare, to his satisfaction an agreement with mobile home owners. If this is not accomplished by May 12, 1998 the proposal goes into effect.

9. APPOINTMENTS TO CIVIC ARTS COMMISSION (3 VACANCIES)

On motion by Council Member Soliz, seconded by Council Member Payton, the Council appointed Julia Dominguez-Haines to the Civic Arts Commission. The motion was carried by the following vote:

AYES: Payton, Soliz, Rocha
NOES: Hernandez, Sudario

On motion by Council Member Soliz, seconded by Council Member Payton, the Council appointed Sharon Mossman to the Civic Arts Commission. The motion was carried by the following vote:

AYES: Payton, Soliz, Rocha
NOES: Hernandez, Sudario

On motion by Council Member Soliz, seconded by Council Member Payton, the Council unanimously appointed Mary Zbacnik to the Civic Arts Commission.

11. RESOLUTION APPROVING THE FINAL MAP AND IMPROVEMENT PLANS FOR BLACK DIAMOND KNOLLS, UNIT 14 (SOUTH TERRA CORPORATION), TRACT NO. 8110 AND RESOLUTION ACCEPTING GRANT DEED TO REAL PROPERTY

Director of Public Works Brandt presented the staff report dated April 14, 1998 recommending the City Council adopt the attached resolutions approving the Final Map and Improvement Plans and accepting the grant deed for one-foot strips for Black Diamond Knolls, Unit 14, Tract No. 8110.

RESOLUTION NO. 98/50

On motion by Council Member Payton, seconded by Council Member Soliz, the Council adopted the resolution approving the Final Map and Improvement Plans for Black Diamond Knolls, Unit 14 (South Terra Corporation), Tract No. 8110 and resolution accepting grant deed to real property. The motion was carried by the following vote:

AYES: Payton, Soliz, Rocha
NOES: Hernandez, Sudario

Mayor Rocha convened to the Antioch Development Agency, with all Agency Members present.

16. AGENCY CONSENT CALENDAR

A. **APPROVAL OF AGENCY MINUTES** – March 24, 1998

B. **APPROVAL OF AGENCY WARRANTS**

On motion by Agency Member Payton, seconded by Agency Member Soliz, the Agency unanimously approved Consent Calendar Items A and B.

AGENCY REGULAR AGENDA

17. RESOLUTION APPROVING REQUESTS FOR FINANCIAL ASSISTANCE FOR TERRACE GLEN PARTNERS (W. 20TH STREET APARTMENTS)

Community Development Director Ward presented the staff report dated April 2, 1998, recommending approval of the resolution authorizing additional Agency participation in the Terrace Glen Apartment Rehabilitation Project.

Mike Rogers, Senior Project Manager responded to questions from Council regarding construction that has been completed on the project and estimated future construction costs.

Jack Gardner, Executive Director of RCD, discussed the history of the project and outlined the request for additional funding. He stated that despite the difficulties this project has experienced, RCD feels it is worthy and important to the revitalization of the West 20th Street neighborhood. He presented a breakdown of per unit construction costs.

Council Member Payton stated he does not have a problem with the project but felt the estimates are too high. He further noted this project is approximately \$127 per square foot, and pointed out that a person could buy a brand new house in southeast Antioch for less per square foot. Mr. Gardner explained that due to the prevailing wage issue, comparison of a redevelopment project and a private construction project does not present an accurate picture.

City Manager Ramsey stated RCD's references indicate it is a very good company. He noted this is an expensive, but good project.

Council Member Hernandez stated she has been following this project since the beginning and has received conflicting information concerning the project. She has come to the conclusion she has been lied to regarding construction costs.

It was noted that if the project is stopped now, the \$400,000 spent by Antioch's Development Agency would be lost.

Kathleen Hamm, Contra Costa County, stated that in the Fall of 1996, the County joined with the City of Antioch in providing support and financing for the Terrace Glen Apartments. She noted the County has worked with RCD on other affordable housing projects and found RCD to be a well-managed, on-time project consultant.

Ralph Hernandez felt the cost of construction per square foot is ridiculous and urged the City to cut its losses with this project. He noted there are better uses for this money and this project is an extravagance the City cannot afford.

Jay Daly, Contra Costa County, urged the Council to approve this project. He noted that redevelopment projects are costly, but felt this redevelopment project would help to take care of significant social problems in the neighborhood.

Council Member Sudario stated she is against this project. She also noted she is not against revitalizing the apartments, but felt that the costs are too high and a waste of redevelopment funds.

Community Development Director Ward stated by mid June a Performance Bond would be in place.

RESOLUTION NO. ADA-349

On motion by Council Member Payton, seconded by Council Member Soliz, the Agency adopted the resolution approving requests for financial assistance for Terrace Glen Partners. The motion was carried by the following vote:

AYES: Payton, Soliz, Rocha

NOES: Hernandez, Sudario

Mayor Rocha adjourned the Antioch Development Agency

PUBLIC COMMENTS

Ralph Hernandez inquired about the Draft Budget and the Master Fee Resolution. He felt continued items should be placed first on the next meeting's agenda. He also stated that according to Robert's Rules of Order if the Mayor is to debate an issue she should pass the gavel.

ADJOURNMENT

With no further business, Mayor Rocha adjourned the meeting at 1:23 a.m., to the next scheduled City Council Meeting on May 26, 1998.

Respectfully submitted:

L. Jolene Martin

Acting City Clerk Elect