

## ANTIOCH CITY COUNCIL

Study Session  
7:00 P.M.

September 18, 2007  
Council Chambers

Mayor Freitas called the meeting to order at 7:07 P.M., and City Clerk Martin called the roll.

Present: Council Members Davis, Moore, Simonsen and Mayor Freitas  
Absent: Council Member Kalinowski

### PLEDGE OF ALLEGIANCE

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

### COUNCIL / AGENCY REGULAR AGENDA

#### 1. MOBILE HOME RENT STABILIZATION ORDINANCE (#802-01)

City Attorney Nerland gave a brief history of the Mobile Home Rent Stabilization Ordinance and reported there had been additional communications between the action group at Vista Diablo and representatives of the park owners. She noted the outcome of the meeting was a tentative agreement. She provided the City Council with the agreement, along with a redlined version of the contract, which clearly indicated the changes made to the agreement at Council's direction, and a clean copy, in which all changes/deletions/additions had been incorporated into the agreement document. Ms. Nerland noted it was her understanding the agreement was acceptable to the ownership of Vista Diablo as presented. She further noted if the City Council found the agreement acceptable, she recommended they authorize its execution and direct staff to come back at a future meeting with a repeal of the moratorium on the conversion from Senior to All Age. She reported most likely there would be an application in the future for up to 5 additional spaces in the Vista Diablo project.

The City Council reviewed the *Comparison of the Proposed Vista Diablo Agreement to the Rent Stabilization Ordinance*.

Lola Buck, representing the Vista Diablo Action Committee, gave a brief summary of their meeting and negotiations of the agreement with Abe Arrigotti and the park ownership. She reported by majority vote, during a homeowners meeting, the residents supported the agreement as negotiated and signed by the park ownership today.

Allen Ives, representing the Vista Diablo Homeowners Association, reported the homeowners overwhelmingly passed the agreement and he urged the City Council to approve the agreement.

Mayor Freitas, on behalf of the City Council, commended the Action Committee for working on behalf of the residents. He reported the entire City Council was in support of the residents. He acknowledged City Attorney Nerland and City Manager Jakel for providing assistance to the residents of Vista Diablo. He requested the item be agendaized for action on the City Council Consent Calendar for September 25, 2007.

In response to Mayor Freitas, City Attorney Nerland stated the rent subsidy processing would be handled internally, as an administrative matter, and she would be bringing forward a repeal of the conversion moratorium for City Council consideration.

Ms. Buck thanked City Manager Jakel and Lt. Scott Willerford for helping to facilitate the meeting.

Mayor Freitas declared a recess at 7:34 P.M. The meeting reconvened at 7:39 P.M. with all Councilmembers present with the exception of Councilmember Kalinowski, previously noted as absent.

## **COUNCIL REGULAR AGENDA**

### **2. DISCUSSION OF MELLO-ROOS DISTRICT ISSUES**

Project Manager Karste gave a brief overhead presentation of the history of the Prewett Park Library / Community Center / Police Substation project and the design process. He reported it was his anticipation, the YMCA and Bedford Center would be coming before Council in the future to discuss the possibility of incorporating a Health and Wellness center into the project.

James Morris, Antioch resident, read written comments specifying his concerns regarding Mello Roos issues and the negative financial impacts of extending Mello Roos to pay for Prewett Park regional facilities. He further noted, as a regional use facility, he felt the project should be put on the ballot, to allow all Antioch residents to determine its funding. .

Richard Ng, Antioch resident, stated Mello Roos funds would not provide sufficient funds to build the project and suggested if the whole City was to benefit from the project, then it should be placed on the ballot for funding by all Antioch residents.

Dee Vieira, Antioch resident, spoke in support of the Mello Roos Board and expressed her concern regarding the financial impact of extending Mello Roos to pay for the Prewett Park facility. She suggested sharing the remaining costs to build the park with all Antioch residents or consider seeking other funding options.

Gary Agopian, Antioch resident, stated he respected the work Mr. Karste had done on the Prewett Park project, adding he was in support of building out the park. He requested the City Council consider the actual financial impacts of extending Mello Roos to complete the project and seek other funding options.

**PUBLIC COMMENTS** - None

## **COUNCIL COMMUNICATIONS**

Councilmember Simonsen reported he had attended the Water Transit Authority Community Advisory Community Meeting last week and expressed his concern regarding proposed Senate Bill 976, which would effectively eliminate the Water Transit Authority Community Advisory Council and create a new authority called the Water Emergency Transit Authority. He requested the item be agendaized for discussion at the September 25, 2007 Council

meeting. He also requested all future City Council meetings held in Council Chambers, be webcast.

### **STAFF COMMUNICATIONS**

City Attorney Nerland stated ballot measure language, for Council's consideration regarding the possible call of an election to determine the City's position on the storage of recreational vehicles would be presented to Council in late September/early October.

Mayor Freitas announced on September 23, 2007 there would be a march hosted by the Interfaith Council beginning with sign making at 12:30 P.M. and the march would begin at 2:00 P.M. at City Hall. He encouraged the community to attend.

In response to Councilmember Moore, City Manager Jakel stated he would forward a copy of the electronic notice for the Interfaith Council event.

City Manager Jakel stated a third City Council meeting was not scheduled for October.

### **ADJOURNMENT**

With no further business, Mayor Freitas adjourned the meeting at 8:20 P.M. to the next regular Council meeting on September 25, 2007.

Respectfully submitted:

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L. JOLENE MARTIN, CMC, City Clerk