

**CITY OF ANTIOCH  
QUALITY OF LIFE FORUM III  
ANTIOCH CITY COUNCIL**

**Special Meeting  
9:00 a.m.**

**November 18, 2006  
El Campanil Theatre**

**9:00 a.m. – ROLL CALL**

Mayor Freitas called the meeting to order at 9:00 a.m. on Saturday, November 18, 2006 at the El Campanil Theatre.

**ROLL CALL**

Present: Councilmembers Conley, Davis, Kalinowski and Mayor Freitas  
Absent: Councilmember Simonsen  
Staff: City Manager Jakel  
Chief of Police Hyde  
Community Development Director Brandt  
Economic Development Director Bjerke  
City Attorney Nerland  
Neighborhood Improvement Coordinator Skaggs  
Minutes Clerk Lawson

**PLEDGE OF ALLEGIANCE**

**STUDY FORUM**

**1. WELCOME AND EXPECTATIONS BY MAYOR REFLECTIONS FROM FORUM NOS. 1 & 2**

Mayor Freitas welcomed the public and provided a brief synopsis of the Agenda.

**INTRODUCTION OF FACILITATOR – DR. LARRY BIENATI PURPOSE OF FORUM, ROLES, EXPECTATIONS**

Dr. Larry Bienati welcomed the public and encouraged input and questions from the audience. He provided a brief explanation of the process that would take place, per the Agenda.

**II. REVIEW OF ACCOMPLISHMENTS SINCE LAST FORUM NO. 2 - LARRY BIENATI**

Dr. Bienati provided a brief review of past accomplishments of the City.

## **REPORT FROM POLICE SERVICES ON ACTIONS SINCE FORUM NO. 2 - POLICE CHIEF HYDE**

Police Chief Hyde presented a power point presentation that spoke to:

- Antioch Police Activities League (PAL) Program
- Antioch Police Explorer Program
- Truancy Project
- Calls For Service Log
- C.A.T. Team Work – July 15 through October 2006
- Coffee with the Cops Program
- Hiring Successes

## **REPORT FROM CODE ENFORCEMENT ON ACTIONS TAKEN SINCE FORUM NO. II - NEIGHBORHOOD IMPROVEMENT COORDINATOR SKAGGS**

Mayor Freitas encouraged the public to pick up and fill out a survey sheet that was available at the entrance of the building. He stated the information gathered from these sheets, as well as the website, would help guide the City Council with regards to the Code Enforcement program.

Neighborhood Improvement Coordinator Skaggs provided a power point presentation that spoke to recent activity within the Community Development Neighborhood Improvement Services that included:

- Increased Staffing
- Abatements
- Community Outreach
- Approving Amendments

## **REPORT ON RENTAL & NEIGHBORHOOD IMPROVEMENT PROGRAMS (NIP) ASSISTANT CITY ENGINEER BERNAL**

Assistant City Engineer Bernal provided a power point presentation that spoke to:

- Past Issues Discussed at the October 10<sup>th</sup> Study Session
- What Happened at the November 14 City Council meeting?
- Other Actions That Happened at the November 14 City Council Meeting
- What will the NIP accomplish?
- Top 3 to 5 desired code enforcement actions
- Next Steps for the Rental Inspection Program
- Rental Inspection Program Implementation Plan

## **REPORT FROM HOUSING AUTHORITY (HA) - RUDY TAMAYO**

- REVIEW OF NOTES AND ACTIONS FROM FORUM NO. 2
- PROPOSED STRATEGY FOR HA GOING FORWARD
- AUGMENTED ACTIONS FROM HUD, SUPERVISORS, CONGRESS

Rudy Tamayo, Housing Authority (HA), provided a power point presentation and a review of issues that included:

- HA Actions in the City of Antioch
  - Mr. Tamayo noted that a Host Meeting would be held with the HA, City Staff and County Staff on November 22, 2006
- Since June opening of new HUD Office - 64 violations have been reported and 11 participants were terminated from the Section 8 Program
- What Else Can Be Done?
  - Efforts within the City and State
  - State and Federal Effort

### **III. OPEN DIALOGUE, QUESTIONS, RECOMMENDATIONS BASED ON REPORTS/ACTIONS**

#### **CITIZEN COMMENTS:**

- A citizen expressed concern to Section 8 participants not paying a higher percentage of rent. He also felt that the City's Code Enforcement Department should be made a part of the Police Department. He noted he had made a recent attempt to report a Code Enforcement violation and felt that if an e-mail address, through the City's website, was provided, it would have expedited the process.
  - Housing Authority (HA) representative Rudy Tamayo, explained the manner in which Section 8 participants apply for housing, as well as the aspects of the structure of the program.
  - A representative from Ellen Tauscher's Office stated a letter had been sent to the HA requesting a review of the fair market rent standards and fraud investigation issues.
  - Police Chief Hyde stated Code Enforcement issues worked better being separated from the police department, in that, one entity carried more weight with the Administrative Board of Appeals, which was an important aspect of the City Attorney's Office.
- A citizen stated her appreciation to the City for improvements that have taken place throughout the community, but expressed a regarding a Section 8 home recently having been rented out, wherein the renter was a convicted convict. She asked if the HA was aware of these types of situations. She suggested a mandate or moratorium be put into place before Section 8 participants are screened, and also asked what type of screening was conducted on the part of the Housing Authority.
  - HA Tamayo stated he would investigate this situation and further explained the background screening process.
  - Mayor Freitas requested the findings from this particular issue by November 28, 2006 from Mr. Tamayo, adding he would publicly announce the findings at the next City Council meeting. Furthermore, Mayor Freitas asked if a screening of Section 8 participants could be performed on an annual basis. Mr. Tamayo responded that he would further check into this

matter with the HA's legal counsel and provide additional information to the City Council.

- A citizen expressed his appreciation to Denise Skaggs, as well as to the City for their proactive approach. He expressed concern regarding a neighbor that let their home go into foreclosure and then proceeded to obtain a signed contract through the HA that allowed the landlord to rent it out to a Section 8 participant. He expressed concern to the practices of the HA and requested this matter be investigated. He felt the City should take control over landlords and investors and suggested the City Council look into the City of Long Beach's program on this matter.
  - HA Tamayo stated he would research this matter and provide the information back to the City Council.
- A citizen expressed his appreciation to the Police and Code Enforcement Department for their proactive approach and suggested the City use the same Code Enforcement rules on apartments that are applied to homes. He also expressed concern regarding a situation where a landlord is collecting Section 8 checks, while the Section 8 participant is in county jail.
  - HA Tamayo requested the address and stated that he would investigate this situation.
- A citizen stated he had contacted the HA regarding various issues and requested additional information on the following:
  - 1) The HA's being rated a troubled agency for the past two years
  - 2) The HA's background checking process
  - 3) He requested a hotline be set up for public complaints, in conjunction with a process that the HA provide confirmation these complaints were received, as well as an update on a periodic basis.He felt the Citizens of Antioch deserve to be aware of complaints through the HA and felt the HA should work out an agreement with the police department regarding reimbursement of funds for investigations that are being conducted.
  - HA Tamayo stated a hotline would be implemented in the near future and a form letter would be sent out to each complainant to provide an update on the situation. He further noted the HA had been working diligently to reassess their program and continually provide a higher performance level. He further provided information on each area where the HA was striving to improve the overall process.
- A citizen expressed concern regarding a owner occupied properties that were not being properly maintained and suggested fines be placed on these properties. He commended the Code Enforcement Department and City Staff for their ongoing efforts on this issue.
- A citizen suggested a "three-strikes" rule for homeowners who are issued fines repeatedly, with a first and second warning, and the third warning being forwarded to the police department with a \$50 fine being sent to the homeowner and not the renter. If there is a fourth warning, that the police department impose

a \$1,000 fine on the homeowner, and if it is not paid, a lien be placed on the property. She felt these additional revenues could go to improve the Code Enforcement programs, as well as support the police department.

- A citizen expressed his appreciation to the City Council and Staff for their efforts put forth. He asked how the City could partner with local businesses to improve the flow of information. He also asked if the program entitled “Coffee with Cops” could possibly be conducted at a different location each meeting.
  - Police Chief Hyde responded that additional information would be placed on the City’s website and in the local newspaper. Furthermore, the “Coffee with Cops” program would be conducted in different locations each meeting and was open to different hosts who would welcome it.
- A citizen expressed concern as to why there were not more handicapped homes being made available through the HA.
  - Mr. Tamayo responded he could not dictate to the landlords that the home be modified for handicapped accessibility, but added it was a requirement of the HA to have a certain percentage of handicapped accessible units.
- Gary Agopian, Antioch Unified School District (AUSD), expressed his appreciation to the City Council and Staff for their proactive efforts in the community. Mr. Agopian stated there was a commitment on the part of the AUSD to improve the school system and encouraged parent participation to raise student achievement. He encouraged the public to contact himself or any school board member with any questions or comments. He expressed his appreciation to outgoing Councilmember Conley for his time served on the City Council.
- A citizen commended the Code Enforcement Department for their efforts and felt the community should take ownership within their own community. He suggested landlords be required to be licensed and monitored within the City and asked when a response was expected back from the HA regarding the letter that was sent by Ellen Tauscher’s Office. He further expressed concern to Section 8 participants renting high end homes at a low rental amount.
  - Mayor Freitas stated an item would be placed on the November 28<sup>th</sup> City Council agenda requesting that the Neighborhood Improvement Program (NIP) be approved. Also, from November 11, 2006 until March, 2007 the City Council would be reviewing different portions of the rental inspection program at subsequent meetings in order to start the implementation of all aspects of the rental inspection program to be brought before the Council in Ordinance form in July, 2007.
  - A representative from Ellen Tauscher’s Office stated the HA has requested additional time to respond to their requests and Ms. Tauscher would be reviewing this in the near future.
- A citizen expressed a concern regarding the City using volunteers to search for Code Enforcement violators and felt the City should place more priority in search for criminal activity. He felt Section 8 participants were specifically being targeted through this forum.

- A citizen expressed concern regarding registered sex offenders residing within 2,000 feet of a school and questioned what could be done if a registered sex offender was released from jail and moved in with their family who resided within this 2,000 foot space.
  - Police Chief Hyde referred to “Jessica’s Law” and stated this matter was on hold by the Courts for further review, in regards to issues of residency and the law.
  
- A citizen stated that being a landlord himself, he felt there were positive aspects of the Section 8 program and felt it provided a low cost home to an individual who would not otherwise be able to rent a home and reside in a decent neighborhood.

***A break was taken at 10:56 a.m. and reconvened at 11:10 a.m.***

The City Council reconvened with all Councilmembers present.

#### **IV. QUALIFY OF LIFE ISSUES AND SOLUTIONS (PHASE III) - SHARED VISION FORM SCHOOL SUPERINTENDENT ON PLANS FOR FUTURE**

Dr. Deborah Sims, School Superintendent, welcomed the public and spoke to the resources and the Mission of the AUSD to improve and accelerate student achievement. She encouraged the involvement of the community and stated it would be a focus of the school district, to build the capacity of parent participation. Ms. Sims further provided background information on her career in school administration and stated her appreciation to the City Council and community.

#### **COOPERATIVE AND PROACTIVE EFFORTS BY POLICE DEPARTMENT AND SCHOOL DISTRICT**

Police Chief Hyde spoke to the ongoing efforts between the School District and the Police Department. He noted various programs and spoke to the School Resource Program that places police officers on school campuses and also have a focus to maintain a safe educational program. Also, the creation of the Antioch Police Activities League (PAL) could not have occurred without the partnership of the school district, as well as other youth activities and future programs the police department would be participating in for the advancement of educational achievement.

Mayor Freitas introduced Lonnie Karste, Project Manager, Prewett Family Park Civic Center Project, and referred to the conceptual plan displayed at the entrance. He requested the public to fill out a survey sheet, located at the entrance, to provide additional input on its design.

#### **REVIEW OF AFTER SCHOOL ACTIVITIES CURRENTLY AVAILABLE THROUGH CITY, SCHOOL DISTRICT AND OTHER COMMUNITY GROUPS DEPUTY DIRECTOR LEISURE SERVICES SANDERSON**

Deputy Director Leisure Services (DDL) Sanderson provided a power point presentation giving an Overview of Youth and Teen Activities including:

- Leisure Services Mission Statement
- History of Antioch's Youth and Teen Programming
  - Prior to Proposition 13
  - Resurgence of Youth and Teen Programming
  - Economic Downturn
- After School Programs
- Youth Council
- Instructional Classes
- Camps
- Leadership Opportunities
- Teen Employment
- Skate Park
- Unsuccessful Youth & Teen Programs
- High School On-Campus Offerings
- Summary of Role of Leisure Services
- The Teen Answer
- Plans to Approach Teen Programs
- How Do We Impact Their World!
- What's It Going To Take?
  - Collaboration
  - Facilities
  - Funding
- The Best Way to Predict Your Future is to Create It

**ISSUE: WHAT OTHER STEPS COULD WE TAKE TO ENGAGE OUR YOUTH IN AFTER SCHOOL ACTIVITIES AND MEANINGFUL OPPORTUNITIES?**

**CITIZEN COMMENTS:**

- A citizen asked what the school administration and the AUSD were doing to provide additional safety measures to students. She further requested that all students have their addresses verified and an anonymous tip line be provided to the public.
  - Dr. Sims stated these issues were being looked at for next year and that different strategies were being reviewed.
- A citizen stated her appreciation of the police department, City Council, school district and the United Citizens for Better Neighborhoods (UCBN) for help given to her regarding a recent school incident. She felt safety awareness needed to be increased within the schools and suggested students be required to wear badges.
  - Dr. Sims stated she was reviewing this suggestion and students would soon be required to place ID stickers on their vehicles to guarantee and heighten safety issues.

- A citizen voiced his appreciation to the police department, school district and City Council for their efforts regarding these issues. He expressed a concern there was insufficient support in the art and music programs, and that revenue should be shared amongst these programs and not just given to specific programs. He also expressed concern regarding the crime occurring at the community skate park and suggested volunteers monitor the area.
- A citizen expressed concern to students who are not attending public high school, but were able to attend a continuation school 2 days a week.
  - Dr. Sims stated this was also a concern of the school district and high school reform, in terms of resources, were currently being reviewed.
- A citizen expressed the need for community involvement with the school system, and suggested the following issues needed to be addressed:
  - What are students major successes
  - Is violence and intimidation down
  - How many students go on to college after high school
  - How is success defined
  - Keeping youth on track
  - Dr. Sims responded she was also concerned regarding these issues and noted all data needed to be reviewed and defined and used as indicators of success.
- A citizen addressed the quality of education and suggested the “whole reading” method be used instead of the “phonics” system.
  - Dr. Sims spoke to the past and present educational aspects of the reading system, and felt the current system used is a balanced approach on reading.
- A citizen representing UCBN, expressed a concern dogs and children were causing the rapid deterioration of Chichibu Park and felt this could create safety concerns. He also expressed concern altercations between high school students and suggested stiffer fines be imposed upon the students for their actions.
- A citizen expressed concern regarding the collaboration between cities and school districts, and felt parents were not included. He also suggested a badge program be implemented.
  - Dr. Sims responded the parent element was vital and did play a role in the success of students and she would ensure this element continues.
- Walter Ruehling, AUSD, expressed the need for community involvement with the school district and encouraged parents to visit the campuses and provide input. He felt positive with the future of the school district and stated his support of the new School Superintendent, Dr. Deborah Sims.

## **V. SUMMARY, RECAP MAIN IDEAS, THEMES AND SOLUTIONS**

## **VI. OBSERVATIONS AND COMMENTS BY CITY COUNCIL**



Councilmember Davis stated the City Council was very concerned regarding the Section 8 concerns and stated his appreciation to the community for their hard work. He further expressed his appreciation to Councilmember Conley for his past support and the hard work he had given to the City and the City Council.

Councilmember Conley expressed his appreciation to the public for their attendance and felt all issues could be resolved with the help of the community and the City as a whole. He encouraged the City to move forward, placing pressure on the County and the HA regarding Section 8 Housing, and that the basic philosophy of the system needed to be changed. He further encouraged the public to provide input to the City on the design of the new Civic Center.

Councilmember Kalinowski expressed his appreciation to Councilmember Davis for bringing the issue of Section 8 forward and felt recent actions taken by the City Council was a positive step forward. He further stated the City would move forward in a diligent manner and the City Council would stay involved in this process to ensure the concerns of the residents were addressed. Councilmember Kalinowski expressed his appreciation to Councilmember Conley for his service on the City Council.

Councilmember Simonsen voiced his appreciation to the UCBN for their efforts to improve the community, as well as all citizens who stand up for the improvement of the community. He felt positive changes would be made through the collaborative efforts of the new School Superintendent Dr. Deborah Sims and Police Chief Hyde and felt proactive changes would be made for the betterment of the community.

Mayor Freitas expressed his appreciation to the public for their participation, adding the intent of these forums was to create positive improvements. With new City Staff coming on board, he felt this would create an opportunity to be creative and move forward with all issues adding three key elements were the measurement of success, accountability and knowledge. He encouraged the public to educate the remaining community on what occurred at these forums and put forward the positive effects that were occurring. He felt collaboration was important, not only with the agencies, but with the public, and noted that a future forum will be scheduled in the first part of 2007. He expressed his appreciation to the City Staff, AUSD, City Commissioners and Board Members and citizens for all efforts in the participation of this process.

## **VII. NEXT STEP IN THE IMPLEMENTATION PROCESS; FUTURE MEETINGS**

### **ADJOURNMENT**

There being no further business, Mayor Freitas adjourned the City Council meeting at 12:47 p.m. to the next regularly scheduled meeting of 2006.

Respectfully Submitted,

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L. Jolene Martin, CMC, City Clerk

Approved:

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DONALD P. FREITAS, Mayor

Attest:

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L. JOLENE MARTIN, CMC, City Clerk