

**Antioch Area Public Facilities Financing Agency  
Community Facilities District No. 1989-1**

**MINUTES**

**Board Meeting**

**July 11, 2011**

1. **Opening** – The meeting was called to order at the Antioch Unified School District School Services Building Board Room, 510 G Street, Antioch, CA by President Ruehlig at 7:02 p.m. and roll call was taken. Board members present were: Ruehlig, Rocha, Harper, Osorio and Ramus. Absent were Board members Gibson-Gray and McNell. A quorum was established.
  
2. **Flag Salute** – The flag salute was led by Vice-President Rocha
  
3. **Public Comments** – None
  
4. **Consent Calendar**
  - A. Minutes of April 11, 2011 Meeting – A question was asked regarding Invoice #1110 from the April 11, 2011 meeting. Ms. Merchant responded that the error was discovered and corrected.
  - B. Paid Invoices Submitted for Ratification
  - C. Invoices Submitted for Approval
  - D. AAPFFA CFD 1989-1 Interim Financial Statement – Month Ending May 31, 2011, and Request for Budget Amendments for Fiscal Year 2010-2011  
Proposed Budget for Fiscal Year 2011-2012

A motion was made by Wade Harper, seconded by Mary Rocha and the Board voted unanimously to approve all items on the Consent calendar.

5. **Regular Agenda**
  - A. **Prewett Project Discussion** – Lonnie Karste was requested to make a presentation to the Board regarding the remaining \$2 million on the Prewett Park project. Mr. Karste stated that since he is no longer employed by the City of Antioch, but works as a consultant, any recommendations he would make to the Board are personal. Mr. Karste shared a Power Point presentation regarding the Prewett Park Master Plan Update which included the items that have been completed and items for the future, dependent on funding. The original plan was approved in 1989 and additional items have been added over the last 22 years.

The Board each shared their concerns regarding the expenditure of the remaining monies. Mr. Ramus talked about the soil and grading and how critical this is to any

future building, whether it is a turf field or a structural improvement. A field would require additional parking and this could possibly require the widening of Lone Tree Way in that vicinity. The Northwest portion of the property, off Deer Valley Road, only has space for approximately 50-75 vehicles.

Mr. Harper referred to the Master Plan and pointed out that the remaining monies will not cover the items still open on the plan.

Ms. Rocha inquired as to how long the remaining monies can be held. Ms. Merchant stated that she had been given direction by the Board not to contact the attorney for a legal opinion, as the Board did not wish to spend the money at the time.

Mr. Ruehlig shared that he is aware that the situation "has hit a raw nerve." Just adding the parking lot is quite expensive.

Mr. Osorio stated that costs are increasing as time passes and asked what the City's plan is?

Mr. Harper asked if the money could be given back to the Mello-Roos district residents and Ms. Merchant indicated that this would be a decision that the City would have to make.

The following comments and questions came from those who turned in Speaker Cards:

Mr. Don Williams: how far in the future do you think it will take? Mr. Ramus responded that the projects are not yet built because there is not enough money. Mr. Williams added that the whole city should pay for any future expansion.

Mr. Melvin Chappel: has been a resident in Antioch since 1990 and he has three suggestions for use of the monies. 1. Some type of cultural development. 2. Creating another specialized school similar to Dozier-Libbey Medical High School, possibly using a building that is no longer occupied. 3. A special school for girls, similar to a charter school.

Mr. Scott Bartlebaugh: is a current coach with the Youth Soccer League. He made two suggestions. 1. A turf field, which would provide a good recreational opportunity as well as generate income for the City, or 2. A disk golf course, which involves creating a course on a turf area that does not require a flat surface, would encourage exercise and walking. The cost to build would be low and the annual maintenance costs would be relatively low.

Mr. Allen Payton: representing the Antioch Herald. A survey was published in the Antioch Herald as well as on the newspaper website asking the public to vote on their preference for use of the remaining monies. There were six choices given and 248 responses:

Construct turf fields for soccer, football & baseball	80 responses
Provide surf rider & lazy river features at the water park	17 responses
Return it to the taxpayers by paying off bonds earlier	90 responses
Expand the library extension	28 responses
Construct a BMX park	2 responses
Build a dog park	7 responses

There was an additional suggestion of a disk golf course which generated 24 responses. The results from the survey will be given to the City of Antioch.

Ms. Trisha Meikle spoke on the fact that anyone from the community could have participated in the Antioch Herald poll. She lives within the CFD 1989-1 area and her neighbors want the money used to pay down the remaining obligation. She would like the City to make the decision to return the money by way of paying the obligation off early.

At the end of the speaker period, Walter Ruehlig asked how much sooner the tax obligation would be paid off, if the money was used for this purpose. Ms. Merchant indicated she had not performed that calculation.

Each of the Board members thanked the speakers for taking the time to come before the Board and share ideas for the use of the remaining funds. A special thank you was given to Allan Payton for making the poll available and presenting the results at the meeting. The results will be presented to the City of Antioch and it was made clear that the Board does not make the final decision on the spending of the money.

Terry Ramus shared that, based on his calculations, using the remaining funds to pay-off the Mello-Roos obligation would only reduce the final pay-out date by approximately 32 days. He would like to see the funds used for a complete project not several small ones. According to Mr. Ramus, it appears that the turf fields would benefit the most people.

Mary Rocha has a history with the Mello-Roos board, and is open to listening to ideas and suggestions for the spending of the remaining funds. She thanked Mr. Karste for his presentation, and indicated that having a visual made it easier to understand.

President Ruehlig shared emails that had been sent to him from community members regarding the use of the funds. These emails will be taken into record. Mr. Ruehlig also passed along that Board member Tom McNell shares the desire to have the money used for a turf field and does not want to see many little projects, but rather one large complete project.

Wade Harper stated how important it is to listen to the people. There is a great deal of interest in a turf field and it possibly could generate additional revenue and would be a way to provide additional recreation for our children. However, he stressed that we need to have a Plan B ready if the field is not possible.

Larry Osorio reminded everyone that the Board cannot make the final decision. The guidelines for how the money is to be spent were set a long time ago. He, too, would like to see the money used for a complete project, not squander it away. The question raised by Mr. Osorio is whether the City can relinquish the money to the school district to use on their current technology project.

Board discussion revolved around "where do we go from here". The poll from the Antioch Herald will be forwarded to the City with the suggestion that they move on it when they are ready. The Board needs to arrive at a top list of suggestions and present them to the City in an official communique. We must continue to look for ways to leverage the money, possibly corporate sponsorship.

A two-part motion was made by Terry Ramus, seconded by Wade Harper to: a) send forward to the City the public input that was received, making it clear that these are only suggestions; and b). try to look for opportunities to leverage the funds, possibly through corporate partnership. The vote by the Board was 4-0 with one (1) abstention.

**School Technology Project Update** – Tim Forrester gave an update on the Technology project that is currently ongoing at the CFD sites. All sites have finally received Division of the State Architect (DSA) approvals and this summer both Grant and London will have the cabling and mounts installed for the new projector system. Originally only 75% of the classrooms were expected to have the new projectors; however, with Microsoft Settlement funds being used for Grant and London, this allows a greater percentage of classrooms to be completed. Also, the free and reduced lunch percentage has increased which allowed the district to apply for E-rate funding and the hope is to leverage this money to increase the percentage to 100% of the classrooms.

A question was asked about the requirements of the Microsoft Settlement and Mr. Forrester explained that under the Federal government guidelines, the settlement monies are to be used for improving technology in the schools with the highest ratio of free and reduced lunch participants.

6. **Public Comments** – Public comments on non-agenda items relating to Mello-Roos issues

None

7. **Late Communications**

A. Staff – Two Member-at-Large positions will expire in December, 2011. Ads will be placed in the Contra Costa Times and the East County Times. Applications will be reviewed and interviews will be scheduled for the October 10, 2011 meeting with the appointments effective January 1, 2012. An ad will also be placed on the Mello-Roos website.

B. Board

8. **Future Agenda Items from Board Members**

None

9. **Future Meetings:** October 10, 2011

10. **Adjournment:** A motion was made by Wade Harper, seconded by Mary Rocha and the vote of the Board was 5-0 to adjourn the meeting at 8:31 p.m.

  
Walter Ruehlig, President

  
Timothy Forrester, Secretary