

## AGENDA

### SPECIAL CITY COUNCIL MEETING AND REGULAR JOINT MEETING OF THE OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY

Tuesday, October 27, 2015  
6:00 p.m. (Special Meeting)  
6:30 p.m. (Regular Meeting)  
Oakley City Council Chambers  
3231 Main Street, Oakley, CA

**MISSION STATEMENT:** The City of Oakley exists to build and enhance a quality community and to serve the public in a friendly, efficient, responsive manner.

**VISION STATEMENT:** The City of Oakley will be recognized as a model of civic participation and a vibrant delta community where families live, work, play, shop and visit.

Agendas are posted in Oakley at Oakley City Hall-3231 Main Street, outside the gym at Delta Vista Middle School-4901 Frank Hengel Way and outside the Library at Freedom High School-1050 Neroly Road; agendas are also posted on the City's Internet Website [www.ci.oakley.ca.us](http://www.ci.oakley.ca.us).

A complete packet of information containing staff reports and exhibits related to each item is available for public review prior to an Oakley City Council and/or City Council Acting as the Successor Agency to the Oakley Redevelopment Agency meeting at Oakley City Hall, 3231 Main Street, Oakley, CA 94561. Any writings or documents provided to a majority of the Oakley City Council or Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency regarding any item on this agenda will be made available for public inspection, during regular business hours, at the front counter in the Main Lobby of the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561.

Agendas may be picked up at the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561 for no charge. To request information regarding placement on the City's agenda e-mail distribution list, contact the Receptionist at (925) 625-7000.

If you have a physically challenging condition and require special accommodations, please call the City Clerk's office at (925) 625-7013.

**(Please keep cell phones/pagers turned off during the meeting.)**

# **SPECIAL MEETING OF THE OAKLEY CITY COUNCIL**

**Tuesday, October 27, 2015  
6:00 P.M.  
Oakley City Council Chambers  
3231 Main Street, Oakley, CA**

## **1.0 OPENING MATTERS**

### **1.1 Call to Order and Roll Call of the Oakley City Council**

### **1.2 Pledge of Allegiance to the Flag**

## **2.0 PUBLIC COMMENT**

At this time, the public is permitted to address the Oakley City Council on non-agendized items. PUBLIC COMMENTS ARE LIMITED TO THREE (3) MINUTES. In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Oakley City Council may respond to statements made or questions asked or may request Staff to report back at a future meeting on the matter. The exceptions under which the Oakley City Council MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code §54954.2(b)(1)(2)(3). Members of the public should submit any Speaker Cards for Public Comments in advance of the Mayor calling for Public Comments.

## **3.0 CLOSED SESSION**

### **3.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)**

**Property: 4.62 acres of land located north of 3330 Main Street identified as parcels 037-160-006, 130-160-007 and 037-160-018 (.20 acres of land located at 3570 Main Street, identified as parcel 037-160-025)**

**Agency negotiators: Bryan Montgomery, City Manager  
Dwayne Dalman, Economic Development Manager**

**Negotiating parties: Cunha Family Limited Partnership**

**Under negotiation: Price and terms of payment**

### **3.2 Report Out of Closed Session**

## **4.0 ADJOURN**

**BY ORDER OF MAYOR DOUG HARDCASTLE**

# **REGULAR JOINT MEETING OF THE OAKLEY CITY COUNCIL/ OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY**

**Tuesday, October 27, 2015**

**6:30 P.M.**

**Oakley City Council Chambers  
3231 Main Street, Oakley, CA**

## **1.0 OPENING MATTERS**

### ***Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency***

- 1.1 Call to Order and Roll Call of the Oakley City Council and Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency**
- 1.2 Pledge of Allegiance to the Flag**
- 1.3 Update from Contra Costa Community College District (Greg Enholm, Boardmember and Robert Kratochvil, President, Los Medanos College)**

## **2.0 PUBLIC COMMENTS**

At this time, the public is permitted to address the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency on non-agendized items. PUBLIC COMMENTS ARE LIMITED TO THREE (3) MINUTES. In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency may respond to statements made or questions asked or may request Staff to report back at a future meeting on the matter. The exceptions under which the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code §54954.2(b)(1)(2)(3). Members of the public should submit any Speaker Cards for Public Comments in advance of the Mayor calling for Public Comments.

## **3.0 CONSENT CALENDAR**

Consent Calendar items are typically non-controversial in nature and are considered for approval by the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency with one single action. Members of the audience, Staff or the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor remove the item. Members of the public should submit any Speaker Cards related to the Consent Calendar in advance of the Consent Calendar being considered.

***Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency***

- 3.1 Approve the Minutes of the Regular Joint Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency Meeting held October 13, 2015 (Libby Vreonis, City Clerk)**

***Oakley City Council***

- 3.2 Adopt a Resolution Creating Zone 155 within the Oakley Special Police Tax Area for Subdivisions 9080 and 9391 (Denova Property) and Waive the First Reading and Introduce an Ordinance Establishing a Special Tax for Zone 155 for Police Protection Services (Kevin Rohani, Public Works Director/City Engineer)**
- 3.3 Adopt a Resolution of Intention to Establish Communities Facility District 2015-2 (Parks, Street Light, Landscape and Stormwater Services) (Kevin Rohani, Public Works Director/City Engineer)**
- 3.4 Waive the First Reading and Introduce an Ordinance Amending Sections 4.7.002 and 4.7.004 of the Oakley Municipal Code, Dealing with Abandoned Vehicles (Troy Edgell, Code Enforcement Manager)**

**4.0 PUBLIC HEARINGS**

***Oakley City Council***

- 4.1 Cypress Storage Preliminary General Plan Amendment (PA 04-15) (Ken Strelo, Senior Planner)**

Staff recommendation:

- Open the Public Hearing
- Receive the Staff Report
- Receive Public Testimony
- Close the Public Hearing
- Deliberate
- Summarize the Deliberation
- Provide Direction to Staff and the Applicant

#### **4.2 Oakley Gateway Preliminary General Plan Amendment (PA 05-15) (Joshua McMurray, Planning Manager)**

Staff recommendation:

- Open the Public Hearing
- Receive the Staff Report
- Receive Public Testimony
- Close the Public Hearing
- Deliberate
- Summarize the Deliberation
- Provide Direction to Staff and the Applicant

### **5.0 REGULAR CALENDAR**

#### ***Oakley City Council***

- 5.1 Adopt a Resolution Approving Real Property Purchase Agreements for the Purchase of 4.62 acres of land located north of Main Street and east of Oakley Plaza (APN 037-160-006, 037-160-007, 037-160-018) and .20 acres of land located at 3570 Main Street (APN 037-160-025) (Dwayne Dalman, Economic Development Manager)**
- 5.2 Adopt a Resolution Accepting the Bid from Cemo Commercial to Purchase a Portion of the Undeveloped Real Property located at 1420-1480 Neroly Road, also known as Parcel 3 within the Neroly Commercial Center (APN 034-040-017-5) (Dwayne Dalman, Economic Development Manager)**

### **6.0 REPORTS**

#### **6.1 CITY MANAGER**

- (a) City Manager**

#### **6.2 OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY**

- (a) Reports from Council Liaisons to Regional Committees, Commissions and Boards AND Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency Comments**
- (b) Requests for Future Agendas**

7.0 WORK SESSIONS-None

8.0 CLOSED SESSION

*Oakley City Council*

**8.1 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**

**Significant exposure to litigation pursuant to Govt. Code § 54956.9(b)  
Two potential cases.**

**8.2 Report Out of Closed Session**

9.0 ADJOURN