

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/PUBLIC FINANCING AUTHORITY

Tuesday, December 8, 2015
Oakley City Council Chambers
3231 Main Street, Oakley, CA 94561

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.

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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 and/or Public Financing Authority 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 or Public Financing Authority 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.

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

**SPECIAL MEETING OF THE OAKLEY CITY COUNCIL
TUESDAY, DECEMBER 8, 2015
6:00 P.M.**

**Oakley City Council Chambers
3231 Main Street, Oakley, CA 94561**

1.0 CALL TO ORDER AND ROLL CALL

1.1 Call to Order and Roll Call of the Oakley City Council, Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency and Public Financing Authority

1.2 Pledge of Allegiance to the Flag

2.0 PRESENTATIONS TO MAYOR DOUG HARDCASTLE

2.1 Certificate of Recognition for Mayor Hardcastle (Colleen Isenberg, Office of Congressman Jerry McNerney)

2.2 Certificate of Recognition for Mayor Hardcastle (Office of Senator Steve Glazer)

2.3 Certificate of Recognition for Mayor Hardcastle (Melissa Margain, Office of Supervisor Mary Nejedly Piepho)

2.4 City Council and City Staff Presentations to Mayor Hardcastle (Vice Mayor Romick)

2.5 Comments by Mayor Doug Hardcastle

3.0 REORGANIZATION OF THE OAKLEY CITY COUNCIL

3.1 Selection of Mayor and Vice Mayor (Mayor Hardcastle)

3.2 Administration of Oaths of Office to Newly Appointed Mayor and Vice Mayor (Libby Vreonis, City Clerk)

3.3 Comments by Newly Appointed Mayor

4.0 PUBLIC COMMENTS

5.0 ADJOURN TO RECEPTION

**REGULAR JOINT MEETING OF THE OAKLEY CITY COUNCIL/ OAKLEY
CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE
OAKLEY REDEVELOPMENT AGENCY/ PUBLIC FINANCING AUTHORITY
TUESDAY, DECEMBER 8, 2015
6:30 P.M.**

**Oakley City Council Chambers
3231 Main Street, Oakley, CA 94561**

1.0 OPENING MATTERS

- 1.1 Call to Order and Roll Call of the Oakley City Council, Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency and Public Financing Authority**
- 1.2 Pledge of Allegiance to the Flag**
- 1.3 Proclamation Honoring Eagle Scout, Kendall Rowley, Troop 153**
- 1.4 2015 Leadership Academy Graduation (Nancy Marquez, Assistant to the City Manager)**
- 1.5 Recognition of the You, Me, We = Oakley! Safekeeper Training Participants (Gabriela Banos-Galvan, You, Me, We = Oakley! Coordinator)**

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/Public Financing Authority 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/Public Financing Authority 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/Public Financing Authority 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/Public Financing Authority 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/Public Financing Authority 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 of November 10, 2015 (Libby Vreonis, City Clerk)**
- 3.2 Accept Reporting Out of Closed Session Memo from the November 10, 2015 Regular Joint Meeting of the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency (William Galstan, Special Counsel)**
- 3.3 Approve List of Regular Joint Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency Meeting Dates for 2016 (Libby Vreonis, City Clerk)**

Oakley City Council

- 3.4 Acceptance of Work Associated with Capital Improvement Project No. 39-Hill Avenue Bridge and Trail Improvement Project (Kevin Rohani, Director of Public Works / City Engineer)**
- 3.5 Acceptance of Work Associated with Capital Improvement Project No. 148-Cypress Grove Irrigation Well Project (Kevin Rohani, Director of Public Works / City Engineer)**
- 3.6 Acceptance of Work Associated with Capital Improvement Project No. 153-Fiscal Year 2014-2015 Curb, Gutter, and Sidewalk Replacement Project (Kevin Rohani, Director of Public Works / City Engineer)**
- 3.7 Acceptance of Work Associated with Capital Improvement Project No. 163- West Cypress Road, Big Break Road and Rose Avenue Rehabilitation Project (Kevin Rohani, Director of Public Works / City Engineer)**

- 3.8 Acceptance of Work Associated with Capital Improvement Project No.164-Main Street Rehabilitation and Resurfacing Project (Bridgehead Road to Big Break Road) (Kevin Rohani, Director of Public Works / City Engineer)**
- 3.9 Adopt a Resolution Authorizing the City Manager to Execute an Amendment to the Consulting Services Agreement with BKF Engineers Inc. for the Main Street Realignment Project-Capital Improvement Project No. 165 -Norcross Lane to 2nd Street (Kevin Rohani, Director of Public Works / City Engineer)**
- 3.10 Acceptance of Work Associated with Capital Improvement Project No. 167- Fiscal Year 2015-2016 Street Repair and Resurfacing Project (Kevin Rohani, Director of Public Works / City Engineer)**
- 3.11 Acceptance of Work Associated with Capital Improvement Project No. 168- Fiscal Year 2015-2016 Street Restriping Project (Kevin Rohani, Director of Public Works / City Engineer)**
- 3.12 Acceptance of Work Associated With Capital Improvement Project No. 171- Fiscal Year 2015-2016 Storm Drain Improvement Project (Kevin Rohani, Director of Public Works / City Engineer)**
- 3.13 Adopt a Resolution Authorizing the City Manager to Execute an Encroachment Reimbursement Agreement with SDC Delta Coves, LLC Related to Waterline Construction Along Bethel Island Road (Kevin Rohani, Director of Public Works / City Engineer)**
- 3.14 Adopt a Resolution of Intention as Amended and Restated to Establish Community Facilities District 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) (Kevin Rohani, Director of Public Works / City Engineer)**
- 3.15 A Resolution of the City Council of the City of Oakley Supporting the Request to the Metropolitan Transportation Commission for the Allocation of Fiscal Year 2016/2017 Transportation Development Act Article 3 Pedestrian/Bicycle Project Funding (Kevin Rohani, Director of Public Works / City Engineer)**
- 3.16 Accept the AB 1600 Annual Report (Development Impact Fee Five Year Report) (Deborah Sultan, Director of Finance)**
- 3.17 Accept Comprehensive Annual Financial Report and Auditor Reports (Deborah Sultan, Director of Finance)**

4.0 PUBLIC HEARINGS

Oakley City Council

4.1 Pagano Parcel Map MS 15-977 (TPM 03-15) (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
- ❑ Adopt a Resolution Approving the Pagano Parcel Map MS 15-977 (TPM 03-15), as conditioned

Note: Item 4.1 is continued to the current meeting from the Regular Joint Meeting of the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency held November 10, 2015.

4.2 Popeyes Louisiana Kitchen Conditional Use Permit (CUP 03-15) and Design Review (DR 10-15), (Joshua McMurray, Planning Manager)

Staff recommendation:

- ❑ Open the Public Hearing
- ❑ Receive the Staff Report
- ❑ Receive Comments from the Applicant
- ❑ Receive Public Testimony
- ❑ Close the Public Hearing
- ❑ Deliberate
- ❑ Summarize the Deliberation
- ❑ Adopt the Resolution

4.3 Waive the First Readings and Introduce Ordinances to Amend Various Sections of the Zoning Code as Necessary to Implement the General Plan 2015-2023 Housing Element: a) Amendment to Provide a Permitting Process for Transitional and Supportive Housing Consistent with State Law and SB2; b) Addition of Regulations to Establish a Definition for Residential Care Facilities and to Provide Development Standards and a Permitting Process Consistent with State Law; and c) Amendment to Provide Definitions and a Permitting Process for Employee and Farmworker Housing (Joshua McMurray, Planning Manager)

Staff recommendation:

- Open the Public Hearing
- Receive the Staff Report
- Receive Comments from the Applicant
- Receive Public Testimony
- Close the Public Hearing
- Deliberate
- Summarize the Deliberation
- Waive the First Readings and Introduce the Ordinances

4.4 Main Street Improvement and Development Agreement (DA 02-15): Waive the First Reading and Introduce an Ordinance Approving a Development Agreement by and between the City of Oakley and Nature Properties, LLC for the construction of the Main Street Improvements from 2nd Street to 5th Street in Association with the Main Street Realignment Project (Joshua McMurray, Planning Manager)

Staff recommendation:

- Open the Public Hearing
- Receive the Staff Report
- Receive Comments from the Applicant
- Receive Public Testimony
- Close the Public Hearing
- Deliberate
- Summarize the Deliberation
- Waive the First Reading and Introduce the Ordinance

4.5 Waive the First Reading and Introduce an Ordinance Regulating Cultivation of Medical Marijuana (William Galstan, Special Counsel)

Staff recommendation:

- Open the Public Hearing
- Receive the Staff Report
- Receive Comments from the Applicant
- Receive Public Testimony
- Close the Public Hearing
- Deliberate
- Summarize the Deliberation
- Waive the First Reading and Introduce the Ordinance

5.0 REGULAR CALENDAR

Oakley City Council

- 5.1 Adopt a Resolution Approving a Purchase Agreement and Childcare Grant Agreement with Cemo Commercial, Inc. for the Sale of Property at 1137-1311 Neroly Road, also known as Parcel 3 within the Neroly Commercial Center (Dwayne Dalman, Economic Development Manager)**
- 5.2 Color and Logo Design Approval for 2092 Oakley Road Wireless Communication Facility (Ken Strelo, Senior Planner)**
- 5.3 Adopt a Resolution Authorizing the City Manager to Send a Non-Binding Letter of Intent to Marin Clean Energy (MCE) Expressing the City's Interest in Exploring Potential Membership (Joshua McMurray, Planning Manager)**
- 5.4 Fiscal Year 2015-2016 Second Quarter Report on the Capital Improvement Program (Kevin Rohani, Director of Public Works / City Engineer)**
- 5.5 Adopt a Resolution Approving Councilmember Appointments to Committees for the Year 2016 (Libby Vreonis, City Clerk)**

6.0 REPORTS

6.1 CITY MANAGER

- (a) Strategic Plan 2014-2016 Update**
- (b) Public Financing Authority Update**

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 SESSIONS-None

9.0 ADJOURN