

**Minutes of the Regular Joint Meeting of the Oakley City Council/Oakley City Council  
Acting as the Successor Agency to the Oakley Redevelopment Agency  
Tuesday, May 24, 2016**

**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**

Mayor Romick called the meeting to order at 6:30p.m. Sue Higgins, Doug Hardcastle, Vanessa Perry, Randy Pope and Kevin Romick were in attendance.

**1.2 Pledge of Allegiance to the Flag**

Alizea Marin, a student from Oakley Elementary School led the Pledge of Allegiance

**1.3 Update from the Oakley Library (Andrea Freyler)**

Andrea Freyler reminded everyone to vote on June 7<sup>th</sup> and mentioned that if the Library and Community Center moves forward it would mean the library would be open more hours, there would be more programming and more technology, she also gave an update on the summer programs at the Library.

**1.4 Playful City USA Proclamation (Lindsey Bruno, Recreation Manager)**

Mayor Romick read the proclamation.

**1.5 Proclamation recognizing May as Mental Health Awareness Month**

Mayor Romick read the proclamation.

**2.0 PUBLIC COMMENTS**

**Online Comment Forms**

Juli Del Barba Favalora mentioned that in regards to the eminent domain at 3530 Main St. she doesn't believe there is an easement that runs through or under this building, she also mentioned she has been working with staff in hopes of retaining a section of the building and is working with an engineer and structural contractor to provide calculations and estimates to retrofit the remaining area of the building.

Dezi Pina mentioned the buildings on Main Street have been part of the community for 100 years and does not like the idea of demolishing them to put in a train platform.

Dawn Morrow asked for clarification on the train service and platform, and mentioned that she likes the idea of the bike trails, but does not like the idea of extending Vintage Parkway out to Bridgehead Road.

## Public Comment Cards

Mark Weder commented that he doesn't agree with the train platform and believes the citizens should have been more involved in the decision, he also believes that having an unmanned platform could bring in more homeless people and more drugs, he also mentioned his concern with the history downtown and doesn't agree with the decision to eminent domain the property on Main Street and believes the amount that was offered to buy the property is low.

Mayor Romick asked Mr. Montgomery how the amount was determined.

City Manager Bryan Montgomery mentioned that the amount offered was an appraised value, not a value that the City came up with he also mentioned that the city approached the family about an appraiser they would prefer to use; the city paid and commissioned the appraiser recommended by the family to come up with a value and that is the amount that was offered.

At 6:55p.m. the Mayor announced a temporary adjournment to introduce the Oakley Union Elementary School District Choir who was performing at the amphitheater outside and mentioned the meeting would reconvene at 7:20 p.m.

## 3.0 CONSENT CALENDAR

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

- 3.1 Approve the Minutes of the Special City Council Meeting and Regular Joint Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency Meeting held May 10, 2016 (Kim Carmody, Records Management Clerk)**

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

- 3.2 Report out of Closed Session Memo (Derek Cole, City Attorney)**
- 3.3 Adopt a Resolution Authorizing the City Manager to Execute an Agreement for Services with St. Francis Electric to Provide Contract Electrical Maintenance and Repair Services for City of Oakley Traffic Signals, Street Lights, Park & Parking Lot Lights in an Amount not to Exceed \$85,701 Annually from July 1, 2016 through June 30, 2018 (Kevin Rohani, Public Works Director/City Engineer)**
- 3.4 Approval of Subdivision Improvement Agreement, Subdivision Annexation and Assessment Deferral Agreement, Final Map and Modification of Conditions of Approval for Subdivision 8836 Vintner View (South of Grapevine Lane, East of O'Hara Avenue)(Kevin Rohani, Public Works Director/City Engineer)**

- 3.5 Authorize the City Manager to Execute an agreement for Street Sweeping Services with Contract Sweeping Services in an amount not to exceed \$144,547.20 Annually from July 1, 2016 through June 30, 2017 (Kevin Rohani, Public Works Director/City Engineer)**
- 3.6 Amendment to the Consulting Services Agreement with Dean Hurney Access Inspection (Bryan Montgomery, City Manager)**
- 3.7 Agreement with Shine House Cleaning for Facility Maintenance Services (Bryan Montgomery, City Manager)**
- 3.8 Authorize the City Manager to Execute an Agreement Extension for Services with Terracare Associates Inc. to Provide Landscape Maintenance for City of Oakley in an Amount not to Exceed \$617,552 Annually from November 1, 2016 through October 30, 2018 (Kevin Rohani, Public Works Director/City Engineer)**
- 3.9 Authorize the City Manager to Execute an Agreement Extension for Services with Marina Landscape Inc. to Provide Contract Landscaping Maintenance for City of Oakley in an Amount not to Exceed \$320,783 Annually from November 1, 2016 through October 30, 2018 (Kevin Rohani, Public Works Director/City Engineer)**
- 3.10 Authorize the City Manager to Execute an Agreement Extension for Services with Commercial Support Services to Provide Landscape Maintenance Services for City of Oakley in an Amount not to Exceed \$70,485 Annually from November 1, 2016 through October 30, 2018 (Kevin Rohani, Public Works Director/City Engineer)**
- 3.11 Acceptance of Work Associated with CIP Project No. 169 – FY 2015/2016 Curb, Gutter, Sidewalk Repair and Replacement Project (Kevin Rohani, Public Works Director/City Engineer)**
- 3.12 Resolution confirming the Costs for Emergency abatement of Non Storm Water Pollutant at 4309 Redwood Drive (APN 035-555-017) (Troy Edgell, Code Enforcement Manager)**
- 3.13 Acceptance of Subdivision Improvements Associated with Subdivision 9104 (Cutino Property, Cedar Glenn Drive South of Laurel Road, Approximately 450' east of Rose Ave) and Beginning the One Year Warranty Period (Kevin Rohani, Public Works Director/City Engineer)**
- 3.14 A Resolution Authorizing the City Manager to Pursue Either the potential Formation of a Joint Powers Authority (JPA) or the Negotiation of a Memorandum of Understanding (MOU) for the Regional Regulation of Taxicab Services within Contra Costa County (Chris Thorsen, Chief of Police)**

**3.15 Approval of purchase of Parks assorted furniture from Outdoor Creations Inc. in amount of \$83,143.55 (Kevin Rohani, Public Works Director/City Engineer)**

Items 3.1 and 3.15 were pulled from the Consent Calendar

It was moved by Councilmember Pope and seconded by Councilmember Hardcastle to approve the remainder of the Consent Calendar. Motion was unanimous and so ordered. 5-0

**3.1**

Councilmembers Perry and Higgins pulled item 3.1 to abstain since they were absent for that meeting, Mayor Romick informed them that they can vote as long as they read the minutes and agree.

It was moved by Councilmember Pope and seconded by Councilmember Hardcastle to approve item 3.1. Motion was unanimous and so ordered.

**3.15**

Councilmember Pope asked why only two of the tables have checkered tops, he thinks it's a nice attribute to have and would like to see more of them, he would also like staff to look into having benches with armrests in the middle to deter lounging on the benches.

Mayor Romick mentioned that he would also like to see more of the checkered table tops.

It was moved by Councilmember Pope and seconded by Councilmember Hardcastle to approve item 3.15, directing staff to maximize the checkered table tops and research features on the benches to deter lounging. Motion was unanimous and so ordered.

**4.0 PUBLIC HEARING**

***Oakley City Council***

**4.1 4190 Brown Road (MS 08-978) Tentative Parcel Map Extension (TME 02-16)**

**Request for approval of a Tentative Parcel Map Extension. The applicant is requesting to extend the approval of Tentative Parcel Map MS 08-978 (known as "4190 Brown Road Minor Subdivision") for an additional three (3) years. The map was set to expire on June 12, 2016. The minor subdivision consists of a 2.0 acre site subdivided into 4 lots with one remainder lot. The project is located at 4190 Brown Road and zoned R-10 (Single Family Residential) District. (Ken Strelo, Senior Planner)**

It was moved by Councilmember Hardcastle and seconded by Councilmember Perry to adopt the resolution approving 4190 Brown Road (MS 08-978) Tentative Parcel Map Extension (TME 02-16). Motion was unanimous and so ordered.

**4.2 Hamman Tentative Parcel Map (TPM 02-16) Request for a Tentative Parcel Map (TPM 02-16) to subdivide 3.96-Acre Parcel into two lots with a remainder parcel. Parcel A will be 1.347-Acres, Parcel B will be 1.842-Acres and the Remainder Parcel will be .702-Acres. No Construction is Proposed at this time. The site is designated as Light Industrial in the Oakley 2020 General Plan and Zoned Light Industrial (LI) District. The Property is Located at 2540 Oakley Road (APN: 037-080-021) (Joshua McMurray, Planning Manager)**

It was moved by Councilmember Pope and Seconded by Councilmember Hardcastle to continue item 4.2 to the June 14, 2016 meeting. Motion was unanimous and so ordered.

**4.3 Downtown Oakley Commercial Mixed Use Design Review (DR 15-16)**

**Design Review (DR 15-16) approval for a new two-story, mixed use project. The project consists of a 1st floor retail and 2nd floor office building totaling 40,001 square feet, a 54 parking space parking lot and landscaping. The Variance (VA 01-16) has been requested for a reduction in the number of parking spaces required for the project. This project is associated with the approved Main Street Improvement and Development Agreement (DA 02-15). The 1.68-acre project site is designated Commercial Downtown in the Oakley 2020 General Plan and zoned Downtown Specific Plan (SP-4). The project is located along the North side of Main Street between 2nd Street and 5th Street (APN: 035-122-008 and 035-164-002). (Joshua McMurray, Planning Manager)**

Joshua McMurray presented a PowerPoint and mentioned that the builder has agreed to construct the Mixed Use Project in two phases, landscaping and site improvements and mentioned that when phase 1 is leased out, they will continue with phase 2.

Councilmembers asked how deliveries would be made; if conditions could be set for the timing of deliveries and what the longevity is for the fabric awnings.

Mr. McMurray responded that how deliveries will be made still needs to be worked out, appropriate signage would have to be posted for timing of deliveries and the new material used for the awnings is long lasting.

It was moved by Councilmember Hardcastle and seconded by Councilmember Pope to Adopt the Resolution Approving Design Review (DR 15-16) for the Construction of a new 2 Story Mixed Use Building and a Variance (VA 01-16) for a reduction in parking Standards on a 1.68-Acre Site located along the North Side of Main Street Between 2<sup>nd</sup> Street and 5<sup>th</sup> Street as Conditioned. Motion was unanimous and so ordered.

## 5.0 REGULAR CALENDAR

### **5.1 Two Resolutions Initiating the Fiscal Year 2016-17 Oakley Street Lighting and Landscape Assessment District No. 1 proceedings; initiating the process and declaring the intention to order improvements levy and collect assessments, and Setting June 14, 2016 as the date for the Public Hearing )(Kevin Rohani, Public Works Director/City Engineer)**

It was moved by Councilmember Pope and seconded by Vice Mayor Higgins to adopt the Resolution of Initiation and Resolution of Intention to Levy and Collect Assessments, and Setting June 14, 2016 as the Date for the Public Hearing for the City of Oakley Street Lighting and Landscape Assessment District No. 1.

### **5.2 Authorize the City Manager to enter into a MOU with the Oakley Chamber of Commerce for Occupation of 3330 Main Street Building and Future Partnership (Dwayne Dalman, Economic Development Manager)**

It was moved by Councilmember Perry and seconded by Vice Mayor Higgins to Adopt the Resolution Approving a Memorandum of Understanding and Lease Agreement with the Oakley chamber of Commerce for Space at 3330 Main Street and Authorizing the City Manager to Execute the Agreements. Motion was Unanimous and so Ordered.

### **5.3 Main Street Downtown Improvement Project Gateway Design Monument Selection (Kevin Rohani, Public Works Director/City Engineer)**

Councilmembers reviewed the selections and narrowed it down to three choices and those three choices will be put up on Engage in Oakley to obtain citizens input and the results will be brought back to the June 14, 2016 meeting.

### **5.4 2016-2018 Strategic Plan (Nancy Marquez, Assistant to the City Manager)**

It was moved by Councilmember Pope and Seconded by Councilmember Perry to adopt the resolution formally adopting the 2016-2018 Strategic Plan.

#### Online Comment Forms

None

#### Public Comment Cards

None

## 6.0 REPORTS

### **6.1 CITY MANAGER**

#### **(a) City Manager**

City Manager Bryan Montgomery reminded everyone that the annual Memorial Day event is Saturday, the next movie in the plaza is June 11<sup>th</sup> and he thanked staff for their work on the strategic plan.

### **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**

Councilmember Pope reported his attendance at the East County Water Managers Association Meeting and mentioned the next FireBoard Meeting will be June 6<sup>th</sup>.

Mayor Romick reported that Contra Costa Transportation Authority approved a transportation expenditure plan that will also be presented to the City Council for approval.

Councilmember Hardcastle reported his attendance at the Oakley Chambers Wine and Whiskey event, Relay for Life and reminded everyone that Freedom High Schools graduation is June 4<sup>th</sup>.

#### **(b) Requests for Future Agendas**

Vice Mayor Higgins would like staff to extend an invitation to Ben Johnson, the Mayor of Pittsburg to come and talk about his efforts fighting the twin tunnels and water conservation, she would also like to invite the Freedom High School Dance Team to be recognized by the Mayor, and would like to discuss Railroad Safety.

## 7.0 WORK SESSION

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

#### **7.1 Discussion of 2016-2017 Budget and 5 Year Capital Improvement Plan (Deborah Sultan, Finance Director)**

Finance Director, Deborah Sultan presented the staff report.

Councilmember Perry asked if getting a new system in the chambers is included in the budget.

City Manager, Bryan Montgomery responded that there is an equipment replacement fund and that project is expected to commence early in the next Fiscal Year.

Mayor Kevin Romick thanked staff for a job well done.

Kevin Rohani presented the 2016-2017 Capital Improvement Plan.

Councilmembers asked questions and staff responded.

City Manager Bryan Montgomery mentioned that there is still time for continued input as the final document will be coming back for final adoption on June 14<sup>th</sup>.

## 8.0 CLOSED SESSIONS

### **8.1 CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6**

**City Designated Representative: Bryan Montgomery, City Manager**

Unrepresented Employees: Records Management Clerk, Receptionists (3), Paralegal/City Clerk, Program Coordinator/Human Resources Assistant, Human Resources Manager/Assistant to the City Manager, Facilities Maintenance/Code Enforcement Technician, Finance Director, Senior Accountant, Senior Accounting Technician, Accounting Assistant, Permit Technician, Building Inspector II, Code Enforcement Manager, Code Enforcement/Building Inspector II, Chief of Police, Administrative Assistants (3), Police Services Assistant, Assistant to the Chief, Police Services Assistant/ Code Enforcement Technician, Economic Development Manager, Planning Manager, Senior Planner, Public Works Director/City Engineer, Senior Engineer, Associate Engineer, Assistant Engineer, Public Works Administrative Specialist, Public Works Inspector II, Public Works Maintenance Worker, Public Works Maintenance Laborer, Recreation Manager/Website Coordinator, Recreation & Events Coordinator, Senior Recreation Leader, Recreation Leaders(3), Recreation Aides(2), Facilities Maintenance, Parks & Landscape Maintenance Division Manager, Maintenance Foreman, Public Works Laborer II, Tree Maintenance Laborer, Seasonal Parks and Maintenance Laborers(3), Sports Field Maintenance Laborer, Park Monitor, Facilities Attendant, Police Lieutenant, Police Sergeant, Police Officers.

No reportable action was taken and direction was given to management.

## 9.0 ADJOURN

There being no further business, the meeting was adjourned at 9:50p.m.

Respectfully Submitted,



Kim Carmody  
Records Management Clerk