

**Minutes of the Special Oakley City Council Meeting and
Regular Joint Meeting of the Oakley City Council/
Oakley City Council Acting as the Successor Agency to the Oakley
Redevelopment/Oakley Public Financing Authority
Tuesday, December 13, 2016**

Special Oakley City Council Meeting

1.0 OPENING MATTERS

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

Mayor Kevin Romick called the meeting to order at 6:03 p.m. in the Oakley City Council Chambers located at 3231 Main Street, Oakley, California. In addition to Mayor Kevin Romick, Vice Mayor Sue Higgins and Councilmembers Doug Hardcastle, Vanessa Perry and Randy Pope were present.

1.2 Pledge of Allegiance to the Flag led by the Veterans of Oakley and Veterans of Foreign Wars Post 10789

The Veterans of Oakley and Veterans of Foreign Wars Post 10789 led the Pledge of Allegiance to the Flag.

2.0 PUBLIC COMMENTS

None.

3.0 CONSENT

3.1 Adopt a Resolution Accepting the Results of the Canvass of the November 8, 2016 Consolidated General Municipal Election in Oakley (Libby Vreonis, City Clerk)

It was moved by Councilmember Hardcastle and seconded by Councilmember Pope to adopt the resolution. Motion was unanimous and so ordered. (5-0)

4.0 PRESENTATIONS TO MAYOR ROMICK

4.1 Presentations to Mayor Romick (Vice Mayor Higgins)

Recognition of Mayor Romick's service as Mayor in 2016 was provided by Congressman McNerney; Chris Brieño, Field Representative, Assemblymember

Frazier's Office; Marcel Caldwell, Field Representative, Office of Senator Glazer; Melissa Margain, Field Representative, Office of Supervisor Piepho; Members of the Oakley City Council; and Bryan Montgomery, City Manager.

4.2 Comments by Mayor Romick

Mayor Romick provided an overview of accomplishments over the past year and thanked the City Council, staff and residents for their support.

5.0 PRESENTATIONS TO COUNCILMEMBER PERRY

5.1 Presentations to Councilmember Perry (Mayor Romick)

Recognition of Mayor Romick's service as Mayor in 2016 was provided by Congressman McNerney; Chris Brieño, Field Representative, Assemblymember Frazier's Office; Marcel Caldwell, Field Representative, Office of Senator Glazer; Melissa Margain, Field Representative, Office of Supervisor Piepho; and Mayor Romick on behalf of the Oakley City Council.

5.2 Comments by Councilmember Perry

Councilmember Perry thanked the City Council, staff, her parents, spouse and residents for their support and mentioned she will continue to be involved in Oakley an East County through her work with the American Foundation for Suicide Prevention and Furry Friends Food Relief Program.

6.0 SPECIAL ORDERS OF THE DAY

6.1 Administration of Oaths of Office to Elected Councilmembers Doug Hardcastle, Kevin Romick and Claire Alaura (Libby Vreonis, City Clerk)

City Clerk Libby Vreonis administered the Oath of Office to elected Councilmembers Doug Hardcastle, Kevin Romick and Claire Alaura.

6.2 Seating of Elected Councilmembers

Elected Councilmembers Doug Hardcastle, Kevin Romick and Claire Alaura were seated at the dais.

7.0 REORGANIZATION OF THE OAKLEY CITY COUNCIL

7.1 Selection of Mayor and Vice Mayor (Vice Mayor Higgins)

It was moved by Mayor Romick and seconded by Councilmember Hardcastle to select Sue Higgins as Mayor. (5-0)

It was moved by Councilmember Hardcastle and seconded by Mayor Higgins to select Randy Pope as Vice Mayor. (5-0)

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

City Clerk Libby Vreonis administered the Oath of Office to Mayor Higgins and Vice Mayor Pope.

7.3 Comments by Newly Appointed Mayor

Mayor Sue Higgins thanked everyone and commented she looks forward to serving as Mayor during the next year.

8.0 ADJOURN TO RECEPTION

There being no further business, the meeting was adjourned at 6:42 p.m.

Regular Joint Meeting of the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment/Oakley Public Financing Authority

1.0 OPENING MATTERS

Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority

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/Oakley Public Financing Authority

Mayor Sue Higgins called the meeting to order at 7:03 p.m. in the Oakley City Council Chambers located at 3231 Main Street, Oakley, California. In addition to Mayor Sue Higgins, Vice Mayor Randy Pope and Councilmembers Doug Hardcastle, Claire Alaura and Kevin Romick were present.

1.2 Recognition of 2016 Leadership Academy Graduates

Councilmember Romick, along with Assistant to the City Manager Nancy Marquez, presented certificates of recognition on behalf of the City of Oakley, Congressman McNerney's Office and Assemblymember Frazier's Office to the 2016 City of Oakley Leadership Academy graduates. Graduates recognized included Kim Ambrosino, Rich Ambrosino, Monica Borrego, Dian Brennan-Mayor, Nicole De La Garza, Barbara Frangie, Alex Gatlin, Beth Gatlin, Marlene Howell, Mary Anne Johnson, Larry Jones, Bruno Korbmacher, Angela Lowery, Yolanda Mendrek, Michael Moore, Rafael Ochoa,

Brian Oftedal, Marie Lolita Osuna, Ray Shaffer, Kim Sharon, Breonna Tiffany, Rich Tumin and Jennalee Wilson.

2.0 PUBLIC COMMENTS

Public Comment Cards

J.R. Wilson with the Delta Veterans Group, Paul Scannell, Shawn Pointer, George Brown and J.R.'s son Matteo presented a parking plaque to the City Council as a sample of parking plaques that will be installed throughout Oakley for reserved parking for Veterans. They thanked Councilmembers for their participation in Stand Down and announced it will next be held August 11-14, 2017 at the Contra Costa Fairgrounds in Antioch.

Online Comment Forms

None.

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 Regular Joint Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency Meeting of November 8, 2016 (Libby Vreonis, City Clerk)**
- 3.2 Adopt Resolutions Approving List of Regular Joint Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency Meeting Dates for 2017 (Libby Vreonis, City Clerk)**

Oakley City Council

- 3.3 Adopt an Urgency Ordinance Updating the Various Building Codes (William Galstan, Special Counsel)**
- 3.4 Annexation No. 2-Minor Subdivision 14-978 (Bella Estates) to the City of Oakley Community Facilities District No. 2015-2 (Parks, Street Light, Landscape and Stormwater Services) (Kevin Rohani, Director of Public Works/City Engineer)**
- 3.5 Annexation No. 3-Subdivision 8985 (Quicksilver) to the City of Oakley Community Facilities District No. 2015-2 (Parks, Street Light, Landscape and Stormwater Services) (Kevin Rohani, Director of Public Works/City Engineer)**

- 3.6 Adopt a Resolution Accepting Work Associated with Capital Improvement Project Number 165A-Main Street Storm Drain Improvement Project (Kevin Rohani, Director of Public Works/City Engineer)**
- 3.7 Adopt a Resolution Accepting Work Associated with Capital Improvement Project Number 166-Highway 160-Main Street Gateway Sign and Landscaping Project (Kevin Rohani, Director of Public Works/City Engineer)**
- 3.8 Award of Construction Contract to Pacific Underground Services for the FY 2016/2017 Storm Drain Improvement Project-Capital Improvement Project Number 183 (Kevin Rohani, Director of Public Works/City Engineer)**
- 3.9 Adopt a Resolution Approving an Agreement with WRA, Inc. for Biological and Permitting Services Associated with Capital Improvement Project Number 177-Bethel Island Road Culvert Rehabilitation Project (Kevin Rohani, Director of Public Works/City Engineer)**
- 3.10 Adopt a Resolution Creating Zone 161 within the Oakley Special Police Tax Area Minor Subdivision MS 16-979 (Southwest Corner of Laurel Road and Empire Avenue) and Waive the First Reading and Introduce the Ordinance Establishing a Special Tax for Police Protection (Kevin Rohani, Director of Public Works/City Engineer)**
- 3.11 Abandon Further Proceedings for the Establishment of Tax Area Zone 160 within the Oakley Special Police Tax Area for Police Protection Services for Subdivision No. 9033 (Gilbert Property) (Kevin Rohani, Director of Public Works/City Engineer)**
- 3.12 Adopt a Resolution Accepting the Development Impact Fee Five-Year Report (Deborah Sultan, Finance Director)**
- 3.13 Adopt a Resolution Accepting the Comprehensive Annual Financial Report (CAFR), Management Letter, and Report on Agreed Upon Procedures for Fiscal Year 2015-2016 (Deborah Sultan, Finance Director)**
- 3.14 Adopt a Resolution of Support Authorizing the Submittal of a Grant Application to Contra Costa County for Community Development Block Grant (CDBG) Funds for the Oakley Senior Center (Bryan Montgomery, City Manager and Nancy Marquez, Assistant to the City Manager)**
- 3.15 Adopt a Resolution Confirming Abatement Costs for 513 Landis Avenue and E. Cypress Road (APN: 032-070-005) (Troy Edgell, Code Enforcement Manager)**
- 3.16 Adopt a Resolution Urging Our State Legislators to Propose and Adopt Legislation to Set Strict Standards to Determine Driver Impairment from Marijuana Use (Bryan Montgomery, City Manager)**

3.17 Adopt a Resolution Authorizing the City Manager to Execute a Program Supplement Agreement Under the Master Agreement with the State of California Department of Transportation in Relation to Capital Improvement Project Number 165 - Main Street Realignment Project, Federal Aid Project Number HPLUL 5477 (005) (Kevin Rohani, Public Works Director/City Engineer).

Public Comment Cards

None.

Online Comment Forms

None.

Councilmember Hardcastle requested that Item 3.17 be pulled.

It was moved by Vice Mayor Pope and seconded by Councilmember Romick to approve the remainder of the Consent Calendar. Motion was unanimous and so ordered. (5-0)

Item 3.17

Councilmember Hardcastle requested on page 1 that "Bryan Montgomery is authorized to execute all Master Agreements" be changed to "Bryan Montgomery is authorized to execute this Master Agreement".

It was moved by Councilmember Romick and seconded by Councilmember Hardcastle to adopt the resolution as amended. Motion was unanimous and so ordered. (5-0)

4.0 PUBLIC HEARINGS

Oakley City Council

**4.1 Oakley Executive RV and Boat Storage Phase 2 (CUP 03-16, DR 02-16)
(Ken Strelo, Senior Planner)**

Councilmember Hardcastle recused himself from hearing this item as he owns an RV and boat storage facility in Oakley and left the room until the item was heard.

Senior Planner Ken Strelo presented the staff report.

Councilmember Alaura inquired if the project will take two years to complete. She expressed concern with construction occurring for that length of time.

Mr. Strelo responded that the construction schedule is separate from the time the applicant must effectuate the approvals and staff does not anticipate that construction will take two years given the immediate demand for storage.

Councilmember Romick inquired if there is only one entrance off of Neroly Road and if at some future date an entrance might be placed off of Sandy Lane.

Mr. Strelo replied that there is an entrance off of Neroly Road and no gate off of Sandy Lane is planned at this time.

Mayor Higgins inquired why the spaces are being added now and not in 2011 when the other spaces were installed.

Mr. Strelo responded that in 2011 there was a conceptual plan for office space in the area where the spaces are to be placed.

Applicant and owner Bob Hayworth of Oakley Executive RV and Boat Storage explained that only larger spaces are available at this time and that in 2011 P&E only allowed one and one half megawatt of solar on the site and now that amount has increased; therefore, more spaces can be added now to accommodate more solar. He mentioned that he owns a construction company and the site is too small for the office he originally intended to have on the site for his company. He also mentioned that there is also greater demand for storage space at this time than he thought. With regard to the gate, he responded that an emergency access gate exists near Sandy Lane.

Councilmember Alaura inquired when construction will begin.

Mr. Hayworth replied that construction will begin as soon as he has permits and he does not anticipate more than six months of construction since most of the infrastructure is in place from the first phase.

Public Comment Cards

None.

Online Comment Forms

None.

It was moved by Vice Mayor Pope and seconded by Councilmember Alaura to adopt the resolution with the alternative fencing plan. AYES: Alaura, Higgins, Pope, Romick. ABSTENTION: Hardcastle (4-0)

5.0 REGULAR CALENDAR

Oakley City Council

5.1 Adopt a Resolution Appointing Councilmembers for Committees for 2017 (Libby Vreonis, City Clerk)

Public Comment Cards

None.

Online Comment Forms

None.

It was moved by Councilmember Hardcastle and seconded by Vice Mayor Pope to adopt the resolution. Motion was unanimous and so ordered. (5-0)

6.0 REPORTS

6.1 CITY MANAGER

City Manager Bryan Montgomery announced City Hall will be closed beginning December 22 at noon and re-opening January 9. He added that the Police Department will be open during the closure and limited staff will be available during the closure for emergencies and inspections.

Mr. Montgomery introduced the following item to be heard and commented that the City Council would not be making a decision tonight as the City wishes to engage the public for input, but the City Council could provide feedback regarding some options for the site.

(a) Recreation Center Update (Lindsey Bruno, Recreation Manager)

Recreation Manager Lindsey Bruno provided a PowerPoint presentation to the City Council showing a couple of options for conceptual designs of the site including buildings, parking, recreation field space and existing modular buildings.

The City Council provided feedback that the second concept plan presented was preferred for purposes of traffic flow, having parking located away from the street, building visibility, safety of pedestrians and large assembly space,

Ms. Bruno also mentioned the Hometown Holiday Decorating Contest is taking place and encouraged everyone to cast their votes on the City's website.

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

Vice Mayor Pope mentioned he attended the Habitat Conservancy meeting last week and the purchase of land was approved near the Byron airport. He announced that Fire Board meetings will now be held at the Brentwood City Hall; the next meeting is scheduled January 9, 2017. He invited everyone to attend and engage.

Mayor Higgins announced the Contra Costa Water District is considering a 4% increase in water rates at its next meeting to be held January 25, 2017. She encouraged residents to attend. She issued a mayors' challenge to all mayors, past and present, and all vice mayors in Contra Costa County, to pledge funds toward Heart of the Hero.org in which she donated \$500 toward. She also announced she will be donating her monthly City Council stipend to different events throughout 2017.

(b) Requests for Future Agendas

Mayor Higgins requested staff prepare a document regarding the heightened concern with immigration for the January 10, 2017 City Council meeting.

7.0 WORK SESSIONS-None

8.0 CLOSED SESSION

Oakley City Council

8.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)

Property:	3070 Main Street, APN 037-200-010 (formerly a portion of 037-200-006)
Agency Negotiator:	Dwayne Dalman, Economic Development Manager
Negotiating Party:	Manuel's Five Star Restaurant, Inc.
Under Negotiation:	Price and terms of payment

8.2 Report Out of Closed Session (William Galstan, Special Counsel)

There was no reportable action.

9.0 ADJOURN

There being no further business, the meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Libby Vreonis
City Clerk