

Minutes of the Regular Joint Meeting of the Oakley City Council/Oakley City Council  
acting as the Successor Agency to the Redevelopment Agency  
November 18, 2014

1.0 OPENING MATTERS

**1.1 Call to Order and Roll Call**

Mayor Pope called the meeting to order at 6:31 p.m. in the Oakley City Council Chambers located at 3231 Main Street, Oakley, California. Diane Burgis, Doug Hardcastle, Randy, Pope and Kevin Romick were present. Councilmember Rios was absent.

**1.2 Pledge of Allegiance to the Flag**

Mayor Pope led the Pledge of Allegiance to the Flag.

**1.3 Proclamation-Epilepsy Awareness Month (Noelle Gamon)**

Mayor Pope presented the proclamation to Noelle Gamon. Ms. Gamon provided information on epilepsy awareness and thanked the City Council.

**1.4 Update from Contra Costa Transportation Advisory Committee (Michael Dupray, Appointee)**

Appointee Michael Dupray provided information regarding how Measure C and Measure J funds assist with transportation improvements. He provided an overview of past and future meetings to be held by the Advisory Committee.

Before proceeding to Public Comments, Mayor Pope recognized the winners of the Military Hero Essay contest, including Kassandra Meeks, Dallas Hamlin and Adrianna Guzman.

2.0 PUBLIC COMMENTS

Online Comment Forms

None.

Public Comment Cards

Ric Onalfo expressed concern regarding the City Manager's salary, the ability of emergency vehicles to pass through downtown Oakley on Main Street, lack of lighting on Main Street near the highway, difficulty of vehicles crossing over Main Street at Norcross and other locations, potholes at Main Street near highway and also on Big Break Road, clear-cutting of greenery near the railroad tracks across from Walnut Meadows Drive (mud washes onto street when it rains) and expense of lighting of trees along Main Street. He also commented that the third runner up in Oakley's 2014 General Municipal Election should be appointed to the City Council.

### 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 held October 28, 2014 (Libby Vreonis, City Clerk)**

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

- 3.2 Waive the Second Reading and Adopt an Ordinance for Street Tree Maintenance and Protection (Ken Strelo, Senior Planner)**
- 3.3 Waive the Second Reading and Adopt an Ordinance Amending Section 4.29.408(c) of the Oakley Municipal Code Dealing with Neighborhood Standards (Troy Edgell, Code Enforcement Coordinator)**
- 3.4 Waive the Second Reading and Adopt an Ordinance Establishing Procedures for City Council Vacancy Appointments (William Galstan, Special Counsel)**
- 3.5 Waive the First Reading and Introduce an Ordinance to Amend Truck Routes in Oakley (Kevin Rohani, Public Works Director/City Engineer)**
- 3.6 Waive the First Reading and Introduce an Ordinance Repealing Chapter 4 of Title 9 of the Oakley Municipal Code, Dealing with Inclusionary Housing in Redevelopment Area (William Galstan, Special Counsel)**
- 3.7 Adopt a Resolution Authorizing the City Manager to Execute a Contract and Grant of Permanent Easement Related to the Relocation of the United States Bureau of Reclamation (USBR) lateral in Grapevine Lane Between Rose Avenue and O'Hara Avenue (Kevin Rohani, Public Works Director/City Engineer)**
- 3.8 Adopt Resolutions Approving the Subdivision Improvement Agreement and Final Map for Subdivision 8994 (The Reserve at Parklands) Consisting of 109 Lots and a 1.09 Acre Park Parcel at the South End of Teton Road (Kevin Rohani, Public Works Director/City Engineer)**
- 3.9 Adopt Resolutions Approving the Deferred Improvement Agreement, Subdivision Annexation and Assessment Authorization Deferral Agreement, and Parcel Map for Minor Subdivision MS 14-976 (Oakley Crossroads, LLC, a California limited liability company, 900-912 Main Street) (Kevin Rohani, Public Works Director/City Engineer)**

- 3.10 Adopt Resolutions Approving the Subdivision Improvement Agreement, Subdivision Annexation and Assessment Authorization Deferral Agreement, and Final Map for Subdivision 9104 (Cutino Property, Cedar Glen Drive South of Laurel Road, Approximately 450' East of Rose Avenue (Kevin Rohani, Public Works Director/City Engineer)**
- 3.11 Adopt a Resolution Supporting the Request to the Metropolitan Transportation Commission for the Allocation of Fiscal Year 2015/2016 Transportation Development Act Article 3 Pedestrian/Bicycle Project Funding (Kevin Rohani, Public Works Director/City Engineer)**
- 3.12 Adopt a Resolution Approving Agreements with Provox Systems, Inc for an Agenda Management System (Libby Vreonis, City Clerk)**
- 3.13 Notice of Vacancy of One Seat on the Oakley City Council (Libby Vreonis, City Clerk)**
- 3.14 Accept 1<sup>st</sup> Quarter Investment Reports, Fiscal Year 2014-2015 (Paul Abelson, Finance Director)**

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

- 3.15 Accept 1<sup>st</sup> Quarter Investment Reports, Fiscal Year 2014-2015 (Paul Abelson, Finance Director)**

Vice Mayor Hardcastle requested Items 3.5 and 3.9 be pulled from the Consent Calendar.

It was moved by Councilmember Romick and seconded by Councilmember Burgis to approve the consent calendar. Motion carried unanimously and was so ordered.

Item 3.5

Vice Mayor Hardcastle inquired how re-routing trucks from Main Street would help with traffic on Main Street.

City Manager Bryan Montgomery explained that the intent of routing trucks off of Main Street is to provide a pedestrian-friendly downtown and with re-routing trucks off Main Street, some traffic will be diverted. He added trucks would still be allowed on Main Street for deliveries to businesses on Main Street. He mentioned Main Street has always been a one-lane road in each direction and it is wider now at 14 feet per lane of traffic than it was previous to the downtown reconstruction (it was at 12 feet).

Councilmember Burgis commented that re-routing the trucks would help to foster the downtown feel of a pedestrian-friendly area and it would reduce wear and tear in the downtown area; therefore, she supports the ordinance amendment.

Councilmember Romick commented that at all public meetings concerning the downtown area since incorporation, the consensus was for the downtown area to be pedestrian-friendly; therefore, he supports the ordinance amendment.

Mayor Pope inquired if the ordinance would require future amendment when the Highway 160 interchange is complete to route truck to Laurel Road. He commented that the City Council directed staff to design a pedestrian-friendly downtown and they followed that direction; the traffic-calming design was intentional. He added that this is the final step of the relinquishment of Main Street as a highway.

It was moved by Councilmember Romick and seconded by Vice Mayor Hardcastle to approve Item 3.5. Motion carried unanimously and was so ordered.

#### Item 3.9

Vice Mayor Hardcastle inquired about the voter assessment being approved.

City Manager Bryan Montgomery explained that the City has never experienced a voter assessment not being approved in similar circumstances.

It was moved by Vice Mayor Hardcastle and seconded by Councilmember Romick to approve Item 3.5. Motion carried unanimously and was so ordered.

#### Online Comment Forms

Item 3.13--Lori Buscaglia-Quan commented that the vacant City Council position should be filled by the third candidate with the most votes in the recent election and she is firmly against the City Council making that decision. She added it should be a voter decision, not a decision of the City Council.

#### Public Comment Cards

None.

### 4.0 PUBLIC HEARINGS

#### **4.1 Carpenter Road Preliminary General Plan Amendment (PA 01-14) (Ken Strelo, Senior Planner)**

Senior Planner Ken Strelo presented the staff report. He mentioned he received two emails (from Dan Duarte and Tami Lindsay), a letter from the Central Valley Regional Water Quality Control Board of which he provided copies to the City Council, and a hand-written note from 8-year old Emma.

## Online Comment Forms

None.

## Public Comment Cards

Alan Hartford commented he opposes the amendment to the land use designation rezone and high density development as the property was not subject to change at the time he purchased his home, it could change the use of the existing vineyard nearby, it doesn't support infrastructure for fire protection, and the land is close to schools which are already impacted heavily by traffic—this would only increase with more home.

Julie Hartford commented she represents 12 of 18 home owners on her court and they oppose the amendment to the land use designation rezone and high density development because of the visual impact it will have on existing surrounding properties (they believe the land is of higher elevation than existing properties), the negative impact high-density housing will have on existing home values, and increased traffic. She also mentioned many of the homes on her court did not receive mailed notice of the meeting.

Mayor Pope commented the City Council welcomes comments from residents by email or letter if they are unable to attend the Council meeting in person.

Andrew Fulwiler commented he shares the same concerns and prefers the integrity of the neighborhood be maintained with open space, not high-density housing.

Owen Poole, on behalf of applicant Grant Alvernaz, commented that the land consists of a dead orchard that will not be replanted, therefore the property owner desires to sell and the housing proposed for the site will consist of 8,000 square foot lots.

Councilmember Romick expressed that AL property owners have had every opportunity to come to the City Council to request a rezone, but this property owner did not. He commented he is opposed to high-density housing in this area as it is already a high traffic area on a difficult road to navigate.

Councilmember Burgis agreed with Councilmember Romick and commented it is not right to change the zoning for existing property owners, she would accept larger, equestrian-size lots to mirror what exists across the street and she does not want to see the heritage vineyard threatened. She inquired why residents nearby were not notified by mail.

Mr. Strelo explained staff mailed notices to property owners within a 300 foot radius of the site. He commented that mailing addresses are obtained through the County tax roll.

City Manager Bryan Montgomery added that mailings were not required; however, they were provided as a courtesy. He mentioned that the lot sizes proposed are similar to lot

sizes nearby and with AL lots, there is a risk of other uses such as agriculture and farm animals coming close to existing homes.

Mayor Pope expressed he respects personal property rights, but also believes in being a good neighbor and mitigating impacts of property use. He commented his concerns are traffic safety and elevation of housing and impact on sight lines. He mentioned he would not support single family high density.

Mr. Strelo and Mr. Poole confirmed they had sufficient feedback from the City Council.

## 5.0 REGULAR CALENDAR

### **5.1 Adopt a Resolution Approving New Employee Position Classifications and Corresponding Salary Ranges (Bryan Montgomery, City Manager)**

City Manager Bryan Montgomery presented the staff report.

Vice Mayor Hardcastle requested information on how many employees are managed in Code Enforcement and Recreation.

City Manager Montgomery provided the information. He added that in addition to employees, programs and budgets are managed.

Councilmember Burgis expressed concern that funds will not be available to hire additional staff and that current staff can only do so much.

Mayor Pope inquired what the percentage of separation is between the new and existing positions.

City Manager Montgomery responded that it varies per position, anywhere between 7% and 10% to be consistent with comparable cities.

It was moved by Councilmember Romick and seconded by Councilmember Burgis to adopt the resolution approving the new Employee Position Classifications and corresponding Salary Ranges. Motion carried unanimously and was so ordered.

### **5.2 Update to the Neighborhood Traffic Management Policy (Kevin Rohani, Public Works Director/City Engineer)**

Public Works Director/City Engineer Kevin Rohani responded to previous comments regarding pot holes. He explained that two projects will be bid in early 2015 for road repairs/reconstruction on Main Street from Bridgehead Road to Big Break Road and Big Break Road, Rose Avenue and W. Cypress Road.

Mr. Rohani provided the update and added that staff seeks to work with residents for the best measures to implement.

Councilmember Romick commented that the program appears to be working; people who have used the program seem to be satisfied with results. He suggested placing information regarding the program on a more prominent and intuitive place on the City's website.

Vice Mayor Hardcastle thanked Mr. Rohani for his quick response to residents. He inquired why speed humps costs so much and if City staff could handle them.

Mr. Rohani responded that the going rate for speed humps for all cities has increased and that staff is not equipped to handle them.

Mayor Pope commented that education, enforcement and engineering are the key components to traffic management and the City has these tools with the policy, two new motorcycles purchased by PD for traffic control, and the road design.

#### Online Comment Forms

None.

#### Public Comment Cards

Laura Wright commented that she would like the City to take traffic management seriously. She provided numerous examples of areas where speeding has been excessive.

It was moved by Councilmember Romick and seconded by Councilmember Burgis to approve the updated Neighborhood Traffic Management Policy. Motion carried unanimously and was so ordered.

### **5.3 Adopt a Resolution Amending the Parks and Facilities Usage Policies and Fees (Lindsey Bruno, Recreation Manager)**

Recreation Manager Lindsey Bruno presented the staff report.

The City Council discussed the cancellation period for facilities and fields and approved the cancellation periods recommended by staff.

It was moved by Councilmember Romick and seconded by Councilmember Burgis to adopt a resolution amending the Parks and Facilities Usage Policies. Motion carried unanimously and was so ordered.

### **5.4 Adopt Resolutions Regarding Participation in the CaliforniaFIRST Program and Figtree PACE Program, the California HERO Program; and Corresponding Membership in the California Enterprise Development Authority and in the Western Riverside Council of Governments' California HERO Program (Bryan Montgomery, City Manager)**

## Online Comment Forms

None.

## Public Comment Cards

Jonathan Kevles, representative of CaliforniaFIRST, submitted a comment card to respond to any questions of the City Council.

The City Council had no questions.

It was moved by Councilmember Romick and seconded by Councilmember Burgis to adopt resolutions regarding participation in the CaliforniaFIRST Program and Figtree PACE Program, the California HERO Program; and corresponding membership in the California Enterprise Development Authority and in the Western Riverside Council of Governments' California HERO Program. Motion carried unanimously and was so ordered.

## 6.0 REPORTS

### **6.1 CITY MANAGER**

City Manager Bryan Montgomery announced the City's holiday decorating contest in which Ace Hardware is donating a \$100 gift certificate to the winner. He also announced the City's Christmas Tree Lighting event to be held Saturday, December 6, beginning at 4pm. He thanked everyone involved with the Oakley Memorial Day event.

### **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 Hardcastle thanked everyone for their work and attendance at the Oakley Veterans Day event and thanked Councilmember Romick and Assistant to the City Manager Nancy Marquez for their work on the Veterans Memorial. He announced he attended the Mayors Conference.

Councilmember Burgis thanked Councilmember Romick for his leadership on the Veterans Memorial monument. She announced a suicide prevention training will occur Thursday at City Hall.

Councilmember Romick thanked everyone who attended the Veterans Day event and who worked on the monument. He announced the Contra Costa Transportation Authority

meeting will be held tomorrow night and provided estimated dates of transportation improvements in Contra Costa County. He wished everyone a Happy Thanksgiving.

Mayor Pope thanked everyone for attending the Veterans Day event and for their work on the monument. He announced the next Fire Board meeting will be held at City Hall on December 1, Brown Bag with the Mayor will be held December 1, the Mayors Conference will be held December 4, the Christmas Tree Lighting event will be held December 6 and the Habitat Conservancy meeting will be held December 8. He announced a City Council seat vacancy and invited residents to apply.

**(b) Requests for Future Agendas**

None.

7.0 WORK SESSIONS-None

8.0 CLOSED SESSIONS-None

9.0 ADJOURN

There being no further business, the meeting was adjourned at 8:32 p.m.

Respectfully Submitted,

Libby Vreonis  
City Clerk