

**Minutes of the Regular Joint Meeting of the Oakley City Council/Oakley City Council acting as the Successor Agency to the Oakley Redevelopment Agency
February 24, 2015**

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

Mayor Hardcastle called the meeting to order at 6:30p.m in the Oakley City Council Chambers located at 3231 Main Street, Oakley, California. Doug Hardcastle, Kevin Romick, Randy Pope, Sue Higgins and Vanessa Perry were present.

1.2 Pledge of Allegiance to the Flag

Mayor Hardcastle led the Pledge of Allegiance to the Flag.

1.3 Introduction/Presentation from Owners and Operators of Oakley Grocery Outlet

David and Jessalynn Greenblatt and their son, Micah, introduced themselves to the City Council and expressed that they are excited to become part of the Oakley community. Mrs. Greenblatt announced the grand opening of Grocery Outlet will occur March 26, followed by grand opening festivities on March 28. She shared that over 350 people attended their job fair on February 20, they subsequently completed second interviews for 80 candidates and they have 30 positions available to fill. She mentioned that the store will offer groceries, household, health and beauty items, and beer and wine.

Mayor Hardcastle thanked the Greenblatts for constructing a nice building in the Downtown Plaza and for providing jobs in the community. He welcomed them to the Oakley community.

1.4 Introduction of Police Officers Casey Minister and Jeff Jackson (Dan Gomez, Chief of Police)

Chief of Police Dan Gomez introduced Officers Casey Minister and Jeff Jackson. He mentioned Officer Minister has been with the Office of the Sherriff since 2007 and brings a good wealth of knowledge and experience to Oakley. He shared that Officer Jackson is a fourth generation law enforcement employee and his father was one of the first officers in Oakley when it incorporated in 1999. He welcomed them both to Team Oakley.

2.0 PUBLIC COMMENTS

Online Comment Forms

No online comment forms were submitted for Public Comments.

Public Comment Cards

Tom Cusack provided the City Council with a proposal to provide local educational and community development videos. He mentioned he had previously worked with the City of Merced to provide similar videos.

Noor Abdullah mentioned she provided public comment at the City Council meeting held August 13, 2013 regarding traffic safety at Walnut Meadows Drive and Vintage Parkway. She explained that cars are double-parking in the main lane of traffic when dropping off/picking up children from Vintage Parkway Elementary. She requested the City take action.

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 February 10, 2015 (Libby Vreonis, City Clerk)

Oakley City Council

3.2 Adopt a Resolution Accepting as Complete Work Performed for Capital Improvement Project 155-Fiscal Year 2014-2015 Traffic Safety Improvement Project (Kevin Rohani, Public Works Director/City Engineer)

3.3 Adopt a Resolution Designating the Chief of Police as Responsible for the Determination of Public Convenience or Necessity, if required pursuant to any request for licensure through the State of California Department of Alcoholic Beverage Control (Bryan Montgomery, City Manager)

Online Comment Forms

No online comment forms were submitted for the Consent Calendar.

Public Comment Cards

No public comment cards were submitted for the Consent Calendar.

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

4.0 PUBLIC HEARINGS

Oakley City Council

4.1 Cedar Glenn Estates Design Review (DR 09-14) (Ken Strelo, Senior Planner)

Senior Planner Ken Strelo presented the staff report.

Vice Mayor Romick commented that the design guidelines were in place when he was on the Planning Commission. He suggested that the guidelines may need to be updated to provide clarity to developers.

Mayor Hardcastle agreed and commented that developers should know upfront that our guidelines are not optional.

City Manager Bryan Montgomery explained that guidelines are not requirements or regulations. He further explained that the guidelines are presented as a whole to the City Council for approval and if the City Council wants something to be more than a guideline, it will need to be determined how to best achieve that.

Vice Mayor Romick thanked staff and the developer for working with the City Council regarding the design.

Online Comment Forms

No online comment forms were submitted for Item 4.1.

Public Comment Cards

No public comment cards were submitted for Item 4.1.

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

4.2 3351 Doyle Road Minor Subdivision 14-977 (TPM 02-14) (Ken Strelo, Senior Planner)

Senior Planner Ken Strelo presented the staff report.

Mayor Hardcastle inquired if livestock is still allowed if the parcel is less than one acre.

Mr. Strelo explained that the lots are zoned R-40 which allows for small farming and horses.

Online Comment Forms

No online comment forms were submitted for Item 4.2.

Public Comment Cards

No public comment cards were submitted for Item 4.2.

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

5.0 REGULAR CALENDAR

Oakley City Council

5.1 General Plan Scoping Report (Ken Strelo, Senior Planner and Joshua McMurray, Senior Planner)

Charlie Knox with PlaceWorks, consultant to evaluate the City's General Plan, provided a presentation to the City Council. Carey Stone with PlaceWorks also joined him to answer any questions. Mr. Knox mentioned the General Plan is doing a great job for what it was intended and has been successfully implemented by City staff; it just needs fine-tuning with regard to changes in the law and there are optional updates that can be considered.

The City Council provided feedback that it would like to meet what is required by law and consider optional updates to expand on tourism (i.e., San Joaquin Delta, marinas, riverboat and casino), the vision of Oakley (vineyards and Delta), infill and development, and to preserve the City's heritage.

City Manager Bryan Montgomery commented that perhaps there could be more discussion regarding which items may be best suited for inclusion in the General Plan and which may be best suited for marketing materials, zoning code changes, or other codes.

The City Council announced it would prefer further discussion and consideration of these optional items at its Strategic Planning meeting March 30.

Online Comment Forms

One online comment forms was received for Item 5.1 from Paul Seger. He requested to speak at the meeting. He was not present at the meeting to speak; however, Mayor Hardcastle read his comment into the record in which Mr. Seger requested the City Council consider maximizing opportunities for the community to engage as many topics, commenting that the three-minute public comment time does not suffice such an important topic.

Public Comment Cards

No public comment cards were submitted for Item 5.1.

5.2 Adopt an Urgency Ordinance Temporarily Banning New Massage Businesses (4/5 vote required) (William Galstan, Special Counsel)

Special Counsel William Galstan presented the staff report.

The City Council had no comments, questions or discussion.

Online Comment Forms

No online comment forms were submitted for Item 5.2.

Public Comment Cards

No public comment cards were submitted for Item 5.2.

It was moved by Vice Mayor Romick and seconded by Councilmember Perry to adopt the urgency ordinance. Motion was unanimous and so ordered. (5-0)

6.0 REPORTS

6.1 CITY MANAGER

(a) City Manager

City Manager Bryan Montgomery had no reports.

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 Perry announced she attended a You, Me, We = Oakley! (YMWO) meeting on February 13 and YMWO will unveil the monument at the fountain located in the Downtown Plaza and host an art reception on April 18. She also mentioned YMWO is beginning an anti-bullying campaign and is raising more awareness for suicide prevention.

(b) Requests for Future Agendas

Councilmember Higgins requested an update on the Community Garden.

City Manager Bryan Montgomery responded that Public Works Director/City Engineer Kevin Rohani has been in contact with the Community Garden group and will provide an agenda item at the March 10 City Council meeting.

7.0 WORK SESSION

Oakley City Council

7.1 Public Input Session regarding Police Services (Bryan Montgomery, City Manager and Paul Abelson, Finance Director)

City Manager Bryan Montgomery and Finance Director Paul Abelson provided a presentation to the City Council and reviewed Frequently Asked Questions (FAQ's) regarding the Police Services Study.

Mr. Montgomery mentioned that public outreach for input has included four meetings (February 10 City Council meeting, this Council meeting, and two additional special City Council meetings to be held in the City Council Chambers on February 25, 4pm-6pm, and February 26, 6pm-8pm), social media and press releases, all encouraging residents to provide comments, questions and suggestions, even by email, if they cannot attend the scheduled meetings.

Mr. Montgomery and Mr. Abelson discussed benefits and risks associated with defined contribution plans and defined benefit plans and recommended that the better option would be a defined benefit plan.

Mayor Hardcastle inquired if it is possible to allow employees to choose between the two plans.

Mr. Abelson explained that if police employees want CalPERS, all employees would have to participate.

Councilmember Pope inquired what the rate of return is for CalPERS.

Mr. Abelson explained the rate of return is 7 ¼ to 7 ½ %; however, it would be 4% if the plan were to close and become more conservative.

Councilmember Pope expressed that there is not enough money in CalPERS and it eventually has potential to run out. He mentioned there is a ransom amount to pay if the City would ever decide it wants to get out of CalPERS and it only has a 50% survivor benefit whereas a defined plan has 100% survivor benefit.

Mr. Abelson respectfully disagreed commenting that the money will not run out and commented if the plan were to close, the 4% rate of return is a conservative approach to have to change the investment plan.

Mr. Montgomery explained that there may be some risk with CalPERS, but it is small, and certainly much less risk with the PEPRA legislation now in place. He added that this discussion may relate more to recruitment than to cost and they hope to provide a benefit at lesser cost to help retain and recruit quality officers.

Mr. Montgomery requested the City Council take time needed in making its decision; however, if it could provide some direction to staff, it may help employees of the County that are currently serving the City to plan for their futures. He also mentioned the sooner a decision is made, the sooner the City would see savings.

Mayor Hardcastle commented that the City cannot continue to pay higher amounts without added services and that by continuing to do this the City could end up having to reduce officers to make payments to the County.

Councilmember Pope concurred with Mayor Hardcastle and mentioned bringing police services in-house would allow more control. He expressed that he would like to have more public input before a final decision is made. He requested staff add to the FAQ's as questions, comments and suggestions are received and share the updated information with the public. He directed staff to bring the item back to the City Council for formal consideration at its March 10 meeting.

Online Comment Forms

No online comment forms were submitted for Item 7.1.

Public Comment Cards

Tyra Harrington commented she has worked in Code Enforcement and with law enforcement for many years and would highly recommend police services be handled in-house. She added that CalPERS is needed to attract officers because everyone else offers it. She also commented that she is happy that the City Council has placed a moratorium on new massage businesses as when she worked in Pinole there was a lot of illegal activity happening in massage businesses. She encouraged City staff to do its research and due diligence regarding the matter.

8.0 CLOSED SESSIONS-None

9.0 ADJOURN

There being no further business, the meeting was adjourned at 8:02 p.m.

Respectfully Submitted,

Libby Vreonis
City Clerk