Minutes of the Regular Joint Meeting of the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment and Special Meeting of the Oakley Public Financing Authority
Tuesday, October 11, 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 Kevin Romick called the meeting to order at 6:30pm 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 (Mayor Romick)

Mayor Romick led the Pledge of Allegiance.

1.3 Update from Contra Costa Advisory Council on Aging Representative Grayce Smith

Mayor Romick announced Ms. Smith is unable to attend the meeting this evening and her update has been rescheduled to October 25.

1.4 Update from Oakley Union Elementary School District Superintendent Greg Hetrick

Superintendent Greg Hetrick reported that the Oakley Union Elementary School District (OUESD) had a great first quarter with many accomplishments. He mentioned OUESD and the community came together to provide great support to the family of an accident victim. He announced that Mrs. Minder-Maldonado was named Contra Costa County Teacher of the Year. He discussed bond Measure W (the Oakley School Improvement and Overcrowding Prevention Measure) which is on the November 8 ballot and left information regarding the measure for the Council and public. He expressed gratitude toward the City Council, Police Department and City staff for their continued positive work with OUESD.

Councilmember Pope inquired if Mr. Hetrick could provide information regarding the incident with the school bus on the railroad tracks.

Mr. Hetrick commented that OUESD student transportation is provided through Liberty Union High School District, an investigation was conducted, and the bus struck the railroad arm but did not cross the tracks.

1.5 Update from Liberty Union High School District Superintendent Eric Volta

Superintendent Eric Volta thanked the City for working with Liberty Union High School District (LUHSD) for Officer Minister's work as a School Resource Officer. He discussed bond Measure U which is on the November 8 ballot and commented if passed by voters, the bond would fund modernizing and repair of schools within the District, it would equalize facilities for LUHSD students, and it would allow for permanent structures and expansion to accommodate enrollment growth. He emphasized that LUHSD will not build another high school with these funds, rather the funds will be used to improve existing schools.

Councilmember Perry inquired how much total revenue the bond will provide if passed.

Mr. Volta responded that the bond will provide $22 million and if Proposition 51 also passes, LUHSD could receive $20-$30 million more for projects.

Councilmember Perry commented that it was great to see staff and students from Freedom High School participating in the *Out of Darkness* walk this past Saturday.

1.6 Update from Contra Costa Mosquito Abatement & Vector Control District Michael Krieg

Contra Costa Mosquito Abatement & Vector Control District appointee Michael Krieg mentioned that the District is financially sound and with property values recovering, the District is receiving a percentage of increased revenue through higher property taxes, allowing the District to build reserves. He added that the District is legally required to fund its post-employee benefits fund which should be self-supporting in approximately 4 years. He also mentioned the District is replacing some older vehicles and equipment and it has been able to add a Planner position to assist in preventing standing water situations. He commented it has been a moderate year for West Nile virus and the yellow fever mosquito which carries the Zika virus, yellow fever virus, dengue fever virus and other diseases, has seemed to stabilize in the Fresno area and has not made its way north (possibly due to climate).

2.0 PUBLIC COMMENTS

Public Comment Cards

None.

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 held September 27, 2016 (Libby Vreonis, City Clerk)

Oakley City Council

3.2 Accept Report Out of Closed Session Memo (William Galstan, Special Counsel)

3.3 Waive the First Reading and Introduce an Ordinance Regarding Sewer Connection Reimbursement (William Galstan, Special Counsel)

3.4 Update Regarding Staffing Augmentation in the Oakley Police Department (Chris Thorsen, Chief of Police)

3.5 Adopt a Resolution Supporting the Concept of the Marsh Creek Corridor Multi-Use Trail Connecting the Delta Shoreline to Mount Diablo (Kevin Rohani, Director of Public Works/City Engineer)

3.6 Approve a Reimbursement Agreement with Brookfield Emerson Land, LLC for Phase 2-East Cypress Road Widening, Adjacent to Emerson Ranch (Kevin Rohani, Director of Public Works/City Engineer)

3.7 Adopt Resolutions Authorizing the City Manager to Execute the Subdivision Improvement Agreement and Approving the Final Map for Subdivision 9347 Emerson Ranch Neighborhood 2A (Northwest Corner, Cypress Road and Sellers Avenue) (Kevin Rohani, Director of Public Works/City Engineer)

3.8 Adopt Resolutions Authorizing the City Manager to Execute the Subdivision Improvement Agreement and Approving the Final Map for Subdivision 9350 Emerson Ranch Neighborhood 4 (Northwest Corner, Cypress Road and Sellers Avenue) (Kevin Rohani, Director of Public Works/City Engineer)

3.9 Adopt a Resolution Adopting the City of Oakley's Debt Management Policy (Deborah Sultan, Finance Director)

Oakley Public Financing Authority

3.10 Adopt a Resolution to Change the Regular Meeting Dates of the Oakley Public Financing Authority (Deborah Sultan, Finance Director)

Public Comment Cards

None.

Online Comment Forms

None.

It was moved by Councilmember Pope and seconded by Councilmember Perry to approve the Consent Calendar. Motion was unanimous and so ordered. (5-0)

Items 3.4 and 3.9 were pulled from the Consent Calendar.

Item 3.4

Chief of Police Chris Thorsen presented the staff report.

Councilmember Perry commented she is glad the City Council made the decision to bring Police services in-house to be able to add officers. She referred to the savings for salaries and benefits in switching from the County contract to in-house police services and inquired if there will still be savings after adding the new positions.

Chief Thorsen responded that some of the savings may be eaten up by costs for dispatch, the property room and records unit (service enhancements); however, there will still be significant savings.

It was moved by Vice Mayor Higgins and seconded by Councilmember Perry to approve Item 3.4. Motion was unanimous and so ordered. (5-0)

Item 3.9

Finance Director Deborah Sultan presented the staff report.

Vice Mayor Higgins inquired if the City is trying to avoid a Wells Fargo situation in passing this resolution.

Ms. Sultan responded that the resolution establishes a process for debt management.

It was moved by Councilmember Perry and seconded by Vice Mayor Higgins to approve Item 3.9. Motion was unanimous and so ordered. (5-0)

4.0 PUBLIC HEARINGS-None

5.0 REGULAR CALENDAR

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

5.1 Resolution declaring the Intent to Sell the Real Property located at 3201 Main Street, Oakley (APN 035-090-078) to James and Brenda D'Amico (dba Delta Black Bear Diner, Inc and/or D'Amico Investments, LLC) (Bryan Montgomery, City Manager)

City Manager Bryan Montgomery presented the staff report.

Public Comment Cards

None.

Online Comment Forms

None.

Councilmember Perry commented the D'Amico's are not present this evening and inquired if they were okay with the appraised value of the property. She also inquired why other bids would need to be accepted.

Mr. Montgomery confirmed the D'Amico's are fine with the value. He responded that other bids must be accepted by law to maximize the value of the property for all of the taxing entities involved and the City has discretion to accept the best bid which is not always the highest bid.

Councilmember Hardcastle inquired if the Oversight Board can override the City Council's decision and of the initial cost of Black Bear Diner.

Mr. Montgomery replied that the Oversight Board can override the City Council's decision; however, the Oversight Board is already aware of the terms and appeared agreeable. He mentioned the initial cost to the Redevelopment Agency for Black Bear Diner was approximately $2.3 million.

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

Oakley City Council

5.2 Fiscal Year 2016/2017 First Quarter Report on the Capital Improvement Program (Kevin Rohani, Director of Public Works/City Engineer)

Director of Public Works / City Engineer Kevin Rohani presented the report.

Public Comment Cards

None.

Online Comment Forms

None.

Vice Mayor Higgins inquired what repairs will be made to the Vintage Parkway concrete.

Mr. Rohani responded that some repairs will be made to Vintage Parkway and some in other areas (projects will be prioritized) as part of the City's 50/50 Curb, Gutter and Sidewalk Replacement Cost Sharing Program which has been in place and successful for the past 3 years. He explained that residents can partner with the City to fix related issues rather than incurring all of the cost as the responsible party.

Councilmember Hardcastle requested clarification regarding the cost of the proposed Recreation Center and inquired if funds have been allocated.

Mr. Rohani responded that the approximate $4 million needed to fund the project was allocated in the Fiscal Year 2016/2017 budget.

City Manager Bryan Montgomery added that no decision on the Recreation Center needs to be made this evening as it is an information only report; however, if the Council would prefer to further discuss the Recreation Center, it should before staff moves forward.

Councilmember Pope pointed out that the award of the design consultant contract will occur October 25 and construction will begin in 2017.

Mr. Rohani explained that any authorization of funds would require Council approval.

Councilmember Hardcastle inquired if the funds could be reallocated if another priority arises.

Mr. Montgomery responded that the Council could revisit the matter for discussion.

Councilmember Perry announced this is the last Capital Improvement Project report that she will hear on the Council and she thanked Mr. Rohani for his great work. She commented she is excited about the dog park.

Mr. Montgomery responded that staff is waiting for approval of Federal funding for the dog park and should receive more information near October 26.

6.0 REPORTS

6.1 CITY MANAGER

(a) City Manager

City Manager Bryan Montgomery announced the Harvest Festival will be held at City Hall Saturday, October 15, 12pm-4pm. He thanked City staff for their work in organizing a golf tournament to help raise $10,000 for the Friends of Oakley holiday basket program and Kops for Kids holiday event, both which serve the Oakley community. He mentioned Measures E & G are on the November 8 ballot, information is available on the City's website regarding the measures, and he encouraged residents to review information regarding the measures in the voter information guide which they should have received in the mail from the County Elections Division.

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 announced he attended the East Contra Costa Fire Protection Board meeting last week and learned the City was without Fire District services for almost 4 hours during the time the Fire District was responding to a grassland fire last month. He explained that if neighboring response units are contacted and available to respond, response time becomes extended which may impact the outcome of the medical emergency. He also announced the next Habitat Conservancy meeting will be held in Clayton on October 24. He commented he looks forward to the Harvest Festival.

Councilmember Hardcastle inquired why an ambulance is not dispatched when a fire truck is unavailable.

Councilmember Pope explained there are different levels of emergency response; for major emergencies, fire services respond first (currently 8 minute average response time) and ambulance services respond later (currently 12 minute average response time). He added that the level of emergency and coordinating response is often determined by the amount of information provided through dispatch.

Mayor Romick added that if an ambulance arrives first, it can call off fire services (if not needed).

Councilmember Perry shared a personal experience involving a family member and mentioned the fire crew from Station 93 in Oakley was able to stabilize her family member until transport

arrived. She announced she and Vice Mayor Higgins are on the committee that organized the Second Annual *Out of Darkness* Walk which was a great success; an estimated 550-600 people participated raising $40,000 to provide local suicide prevention and awareness services such as mental health first aid training to be offered in Spanish November 5 and in English December 10.

Vice Mayor Higgins announced she attended the League of California Cities Conference in Long Beach last week and she attended workshops at the conference regarding shopping locally and assisting homeless. She mentioned she also attended the Heart of a Hero event at Lumpy's Diner with Mayor Romick and Councilmember Perry.

Mayor Romick thanked City staff for their work in organizing a golf tournament to provide dinner and toys to over 300 families this holiday season.

Councilmember Hardcastle commented that the golf tournament was a great event. He encouraged everyone to shop locally and purchase gas in Oakley as it is the highest sales tax revenue generator for the City of which funds provide City services.

(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 7:39 p.m.

Respectfully Submitted,

Libby Vreonis
City Clerk