

**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 25, 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 led by Delta Vista Middle School Student, Andrea Chavez

Delta Vista Middle School Student Andrea Chavez was unable to attend. Mayor Romick led the Pledge of Allegiance.

1.3 Update from Contra Costa County Advisory Council on Aging Appointee, Grayce Smith

Contra Costa County Advisory Council on Aging Appointee Grayce Smith thanked the City Council for appointing her and reported she has been working diligently to pursue grant funding and other resources for the senior center; however, she has encountered some roadblocks. She mentioned the center is still not ADA compliant and community seniors are anxious to have it open; however, it could be a 3 ½ year process or longer, and possibly it could not happen at all, depending on funding. She added there are two different age sets of seniors: baby boomers who usually have pensions and older seniors who don't usually have pensions, the latter requiring more services. She mentioned Veterans make up 20% of seniors in Oakley.

Councilmember Hardcastle mentioned he is a member of the Brentwood Rotary and it has a repair program which may help.

Ms. Smith thanked Councilmember Hardcastle and responded that she has the information.

Councilmember Pope asked if Ms. Smith could provide more information regarding what "roadblocks" the seniors have encountered.

Ms. Smith responded that it was mostly personalities at the center, but things should change in January. She mentioned that the City has been 100% supportive.

Councilmember Perry inquired if the \$25,000 set aside in the City budget for the Senior Center have already been used.

Ms. Smith confirmed the funds have been used.

Mayor Romick asked if there is anything the City can do to help.

Ms. Smith responded that the building is City-owned and funding is needed.

1.4 Update from East Contra Costa Fire Protection District Fire Chief, Hugh Henderson

East Contra Costa Fire Protection District Fire Chief Hugh Henderson commended the City for acknowledging the District's crisis situation and for participating in the task force and Master Plan development. He added that with ballot Measures E & G, the District has engaged in engine-based outreach, it has had an enhanced media presence, and it has hosted station-based activities.

Vice Mayor Higgins commented that the open houses at the fire stations have been well-attended and fantastic. She thanked the District for its participation in the Harvest Festival and for providing a lot of good information to the community.

1.5 Update from Contra Costa County Animal Services Director, Beth Ward

Lieutenant Jane Andreotti, Acting Deputy Director for Contra Costa Animal Services, provided an update to the Oakley City Council including information regarding organizational structure, services provided, animal health, health and safety in the community, volunteer impact, live-release rates, services provided to Oakley and cost for those services, shelter operations, medical services and field services. She mentioned items the organization will be looking at in the near future are filling vacant staff positions, cat apartments and a cat café at the Martinez shelter, Pinole shelter renovations, a noise ordinance update and creation of cockfighting and dog fighting ordinances.

1.6 Introduce New Patrol Officer, Cory Decker (Chris Thorsen, Chief of Police)

Chief of Police Chris Thorsen introduced new Patrol Officer Cory Decker.

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/Oakley Public Financing Authority

- 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 and Special Meeting of the Oakley Public Financing Authority held October 11, 2016 (Libby Vreonis, City Clerk)**

Oakley City Council

- 3.2 Waive the Second Reading and Adopt an Ordinance Regarding Sewer Connection Reimbursement (William Galstan, Special Counsel)**
- 3.3 Adopt a Resolution Awarding a Construction Contract to Grayce Construction for the Fiscal Year 2016/2017 Curb, Gutter & Sidewalk Repair & Replacement Project-Capital Improvement Project Number 181 (Kevin Rohani, Director of Public Works/City Engineer)**
- 3.4 Adopt a Resolution Approving an Agreement with Gates and Associates for Design Services Associated with Capital Improvement Project Number 194-Oakley Recreation Center Project (Kevin Rohani, Director of Public Works/City Engineer)**
- 3.5 Adopt a Resolution Approving the Parcel Map Titled "Parcel Map MS 16-976" Located at the Southeast Corner of East Cypress Road and Main Street (Kevin Rohani, Director of Public Works/City Engineer)**
- 3.6 Adopt a Resolution Creating Oakley Special Police Tax Zone 160 within the Oakley Special Police Tax Area for Subdivision Number 9033 (Gilbert Property) and Waive the First Reading and Introduce an Ordinance Establishing a Special Tax for Police Protection (Kevin Rohani, Director of Public Works/City Engineer)**
- 3.7 Adopt Resolutions Approving the Subdivision Improvement Agreement and Phase 1 Final Map for Subdivision 9183 Stonewood 3 (South of Simoni Ranch Road at Western Intersection of Rose Avenue and Little Ranch Circle) (Kevin Rohani, Director of Public Works/City Engineer)**
- 3.8 Adopt a Resolution Amending Section 2.9.008(a) of the Oakley Municipal Code Regarding the City's Conflict of Interest Code (Libby Vreonis, City Clerk)**

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)

Item 3.4 was pulled from the Consent Calendar.

Item 3.4

Recreation Manager Lindsey Bruno presented the staff report.

Vice Mayor Higgins requested more information regarding the placement of the traffic signal.

Ms. Bruno explained the signal would be placed where O'Hara Avenue intersects with Chianti Way.

Public Works Director/City Engineer Kevin Rohani added that the new traffic signal will benefit not only the Recreation site, but also O'Hara Park Middle School and the Chianti Way neighborhood. He mentioned designs for the signal will be brought to the Council for review next year and, if approved, the project will go out for bid.

Public Comment Cards

Dawn Morrow commented she was unable to find information on the City's website regarding the Recreation Center project; the search function was not working for her. She requested more information regarding the allocated budget of \$4.2 million (whether or not grant funds are included) and how additional phases of the project will be funded. She recommended increasing effort to communicate more with the public and obtain input. She also addressed fiscal responsibility and mentioned if taxpayers are being asked to pay to the General Fund for higher priority needed services, it may not be viewed favorably to spend funds on a Recreation center at this time.

City Manager Bryan Montgomery explained that if Measures E & G on the November ballot pass by the voters, there will be a constant flow of revenue for fire services, an operational need, and that the Recreation project would only receive one-time funding as a capital project; the two require different sources of funding. He added that the \$4.2 million may provide basic fire services for a two-year period, but there would not be a constant flow of funding thereafter without a measure passing and there would be no Recreation Center improvements. He mentioned the capital project funding is approximately \$4 million and the grant funds would provide \$200,000 (+/-). He added staff will present to the City Council at its next meeting a resolution to refinance existing

debt which should provide additional revenue to complete Phase I of the project. He explained the design is not final and welcomed public input. He mentioned the current modular Recreation buildings are falling apart and need to be replaced.

Paul Seger commented that in 2015 and 2016 he brought up a couple of times the process of obtaining public input; it seems that there is a casual discussion what the park is going to be. He mentioned that the staff report lacks mention of information already collected. He explained that in the 2020 Parks Master Plan, there was reference to a very broad and engaged, participatory, civic outreach and also that an effort was made to obtain information which was included in the Specific Plan 2002 which is not referenced here. He added that the information collected should at least be mentioned. He further explained that in the General Plan, the Oakley model is of civic participation and that the Parks and Recreation Element for Future Parks Planning Policy 77.1 provides for community involvement, including children and seniors, in planning of parks and recreation projects. He expressed he doesn't feel like there was real outreach, that ideas have already been planned and sketched, then it will be presented to residents for comment. He commented this is a very passive collection of information, not participation. He mentioned he believes the City Council has good intention to provide something good for the public, but requested the City Council and staff provide more outreach to the public for input on the project as many residents have really good ideas to share that may benefit the projects.

Mr. Montgomery commented the design phase is the time to consider public input. He explained the in 2004, the YMCA brought in modular on the property until it could provide a building and field; however, during the economic downturn, the YMCA went defunct. He added that there was considerable public discussion at that time about what should be on the site. He mentioned there is not much room on the parcel for more than a field, parking and the buildings. He also mentioned when a park is proposed in the community, community meetings are held for public input as the City wants to be collaborative and engage residents' participation. He invited Mr. Seger to send in the information and staff will provide further outreach to the community. He added committee meetings can be held to work with the design team which should commence within the next couple of weeks and staff can set up community meetings.

Online Comment Forms

None.

Mayor Romick inquired how many times the project has been publicly discussed.

Ms. Bruno replied that a Recreation Center was discussed at the community meeting held at Freedom High School, a previous City Council meeting, during Lunch with the Mayor, Mayor Romick posted it on his website and staff reached out to all the sports leagues to obtain input.

Councilmember Pope mentioned that an agreement for design services is being considered tonight, not actual design elements. He commented that it is a struggle to

get folks engaged and when the Council moves forward with a decision it sometimes is criticized for not obtaining public input. He explained the City provides information through its website and social media and the City welcomes ideas.

Ms. Bruno commented that the City can get more information out through social media.

Mr. Rohani commented that the property where the project is proposed is limited in size and usage to accommodate more than what has been proposed; however, the City is planning a 55-acre park near E. Cypress Road and Sellers Avenue which is bigger and can accommodate more athletic and sporting activities. He welcomed community input.

Councilmember Hardcastle mentioned there is never a surplus of fields; there will always be more demand, but the field will be a great addition for sports programs and to get local kids engaged in sports. He suggested staff show the project on the City's website, post ideas and welcome ideas.

Mr. Rohani responded that staff can provide the information and accept ideas through Engage in Oakley.

Vice Mayor Higgins commented that she wants to have a committee for the project and she offered to be involved in it.

Councilmember Perry inquired if a committee already exists and if the public can attend its meetings.

Mr. Montgomery replied that Councilmembers Hardcastle and Pope are on the ad hoc committee. He added that if a standing committee is desired, the Council would need to decide upon it, keeping in mind that it would be subject to Brown Act requirements. He commended the Council for being available and responsive to residents via email and social media and mentioned perhaps an idea would be to invite the public to contact the Councilmembers on the committee to provide input via Engage in Oakley.

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

4.0 PUBLIC HEARINGS-None

5.0 REGULAR CALENDAR

Oakley City Council

5.1 Adoption of the 2016-2017 Economic Development Work Plan (Dwayne Dalman, Economic Development Manager)

Economic Development Manager Dwayne Dalman presented information including the foundation of economic development in Oakley, fiscal year 2015/2016 accomplishments and goals. He provided detail on five goals the City has for economic development and their

implementation, including: preparing the City to be a competitive location for the attraction of new business opportunities and investment in the community, updating the City marketing program, facilitating new business opportunities and new investment in the community, providing tools and resources to help existing Oakley businesses grow and succeed; and improving the look and feel of the Downtown and Main Street corridor while maintaining its small town character.

Councilmember Hardcastle inquired how the small business incubator space is progressing on the second floor of 3330 Main Street.

Mr. Dalman responded that staff is looking at models for layout and design to determine how to best structure the space at this location then it will obtain bids for the work early next year.

Vice Mayor Higgins inquired if staff has information regarding new businesses.

Mr. Dalman replied that staff provides a list of new businesses on its website monthly. He added staff will be partnering with the Oakley Chamber of Commerce to provide welcome bags to new business owners which will provide an opportunity to get new businesses connected from the beginning.

Councilmember Perry inquired if there has been any traction on OppSites and if a non-profit organization can participate in the Entrepreneur Program offered through the City.

Mr. Dalman responded that OppSites was created a couple of years ago and it did not have a feature to track who was viewing the site; however, now it has that feature so staff can see which developers may be interested. He mentioned Oakley residents seeking to start up or that have a non-profit or for-profit small business can participate in the Entrepreneur Program.

Mayor Romick shared that graduates from the Entrepreneur Program have provided feedback that the Program is the best class they have attended for small businesses.

Councilmember Hardcastle recommended someone visit the new business owner and provide information regarding what can be done for the business owner rather than providing information in a welcoming bag. He explained that the business owner will have many things to do to start up the business and may not have time to read through information provided in the bag.

Mr. Dalman explained that the City will provide information when the person receives a business license.

Councilmember Pope mentioned with regard to City and Chamber outreach to businesses, to please let businesses know the Council is available to attend grand openings and ribbon-cutting ceremonies to promote business in Oakley; it is an opportunity for positive press for those businesses. He suggested staff focus on two businesses to showcase on Facebook each day as a great way to get information out to the community regarding our businesses.

Public Comment Cards

None.

Online Comment Forms

None.

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

6.0 REPORTS

6.1 CITY MANAGER

(a) City Manager

City Manager Bryan Montgomery announced a family-friendly fishing tournament to be held at Lauritzen's Yacht Harbor Saturday, October 29. He reminded everyone that information is available on the City's website regarding Measures E and G on the November ballot. He mentioned trees on Brown Road between Neroly Road and Carpenter Road have an invasive root structure and will soon be replaced by other trees for public safety. He explained that in the initial design of Brown Road there was going to be more sidewalk space on each side of the trees, but it was changed in the final plan and unfortunately the trees were not modified.

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 Congressman McNerney's Annual "Holiday Cards for Our Troops" program is underway and if anyone would like to participate, more information is provided on his website; the deadline is November 4 and cards may be dropped off at his offices in Antioch and Stockton. She explained the cards are sent to troops overseas for the holidays.

Councilmember Pope commented that the Harvest Festival was outstanding. He announced that he attended the Habitat Conservancy meeting yesterday and the Board contracted for a fee audit which will be conducted and will come before the Council next year. He also announced the East Contra Costa Fire Protection District Board meeting will be held at the Oakley City Council Chambers Monday, November 7 beginning at 6:30pm and the East County Water Management Association meeting to be held Thursday, November 3 beginning at 11:30am.

Councilmember Hardcastle mentioned that he met with the Veterans last week and is hearing complaints that there is still not enough information available regarding Measures E & G for residents to trust that the City will use the funds toward fire services.

Vice Mayor Higgins mentioned she attended John Marsh Heritage Days, handed out fire hats at the Harvest Fest, she attended a Hot Rods and Hogs event with Councilmember Perry, and she attended the Fireman's Ball which had a great turnout; they raised money for "Trikes for Tykes". She announced tomorrow is the Water Board meeting.

Mayor Romick commented that he is able to obtain all information from the City's website and if someone is not able to access information, it is possible the search engine may not be generic to all applications.

Mr. Montgomery mentioned staff had a demo yesterday of some of the updates for the website and it will be more user-friendly on mobile devices.

(b) Requests for Future Agendas

Vice Mayor Higgins mentioned a possible future agenda item would be to look at possibly adding mental health services to Oakley as the services are not currently provided in Oakley and the Senior Center may make a great home.

Ms. Smith replied that the seniors need to find space at the center then it can look at programs.

7.0 WORK SESSIONS-None

8.0 CLOSED SESSION

Oakley City Council

8.1 CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (Pursuant to Government Code Section 54956.9(b)) Two potential cases.

8.2 Report Out of Closed Session (Derek Cole, City Attorney)

9.0 ADJOURN

There being no further business, the meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Libby Vreonis
City Clerk