

Minutes of the Special Joint Meeting of the Oakley City Council/Oakley City Council acting as the Successor Agency to the Redevelopment Agency

Tuesday, February 25, 2014

3:00 PM

**1250 O'Hara Avenue
Oakley, California 94561**

1. Welcome

City Manager Bryan Montgomery welcomed the City Council and City staff. In attendance were Mayor Randy Pope, Vice Mayor Doug Hardcastle, Councilmembers Diane Burgis, Carol Rios and Kevin Romick, as well as City staff, including City Manager Bryan Montgomery, City Attorney William Galstan, Finance Director Paul Abelson, Assistant to the City Manager Nancy Marquez, Chief of Police Dan Gomez, City Clerk/Paralegal Libby Vreonis, City Engineer Kevin Rohani, Chief Building Official Brent Smith, Recreation Manager Lindsey Bruno and Senior Planners Josh McMurray and Ken Strelo.

2. Public Comments

No public comments were presented online or at the meeting.

3. Review of Agenda

City Manager Bryan Montgomery provided a brief overview of the meeting agenda.

4. Brief Overview of the status of the City's General Fund for FY 2014-15

Finance Director Paul Abelson provided an overview of the status of the City's General Fund for Fiscal Year 2014-2015, provided a handout, and led a discussion regarding long-term recurring revenues and expenditures, restoring allocations to recurring capital needs, the status of reserves, the possibility of using a portion of the Fund's reserves for one-time uses, and the impacts of deciding whether to use greater restraint now in deciding on whether to spend a portion of fund balance, versus spending some now, which will likely require the use of more restraint in later years.

The conclusion was that, as we currently stand, the City is well positioned financially looking both at the coming year and over the next 10 years; able to live within our means and begin restoring allocations to recurring capital, and maintaining reserves of at least 20% over the full 10 years; and that the main question before us might simply be whether to use some of the General Fund reserves now for one-time uses, or to hold them to better assure service sustainability in the future. (See agenda item 7 below for the discussion of possible fund balance uses.)

During the discussion it was clarified that the handout did not include either the potential effects of transitioning to in-house police services, nor any estimated new revenues from the possible power plant in Oakley.

Mr. Abelson also explained that the City's Policies include maintaining reserves at a conservative 20%, but this percentage can be revised if the City Council desires. City Manager Bryan Montgomery added that the spending restraint exercised by the City Council and Staff during the recession allowed the City to not have to touch the reserve and not have to seek increasing taxes. Council Member Romick echoed that other communities have been raising taxes.

Mr. Montgomery commented that the City will need more revenue to implement road repairs and increase police services. He mentioned the Oakley currently only receives 5-6% of the 1% property taxes, and more revenue will be needed to grow services.

Mr. Abelson reiterated that with reserves in excess of 20%, the City Council could decide to use some of the General Fund balance now for one-time expenses, although the analysis indicates that doing so might require the use of greater restraint in spending later in order to maintain the reserve.

Mr. Montgomery added that if the City Council decides to use some of the General Fund balance now, it might want to focus on allocating funds to areas of most importance to the City. He also added that there are some other future one-time revenue sources not included in the handout, such as the sale of the property the City owns near the Diamond Hills Sports Club, which in total is valued between \$1million - \$3 million.

5. Presentation of Preliminary Results of 2014 Citizen Satisfaction Survey

Assistant to the City Manager Nancy Marquez led a discussion regarding the preliminary results of the Preliminary Citizen Satisfaction Survey and provided three handouts, the Citizen Survey 2014 Preliminary Results, the Mailed Citizen Survey 2014 and the Online Citizen Survey 2014. She mentioned overall the City has received favorable results for citizen satisfaction. Suggestions from the City Council and staff included increasing staff and public education to utilize Oakley OnDemand, and promoting use of online features/technology through publications, the City's website and social media.

6. Review and Discussion of Goals and Action Items for possible inclusion in the 2014-16 Strategic Plan

City Manager Bryan Montgomery led the discussion of the goals and action items for possible inclusion in the 2014-2016 Strategic Plan. The following items were discussed:

Strategic Plan Concept

Vision, Mission, Ethics and Core Values

Councilmember Hardcastle suggested the Vision statement include an "involved and invested in community".

The City Council and City staff discussed community participation through the City as well as other agencies. It was suggested that the City partner with other agencies and schools to foster community participation. It was mentioned that participation in City Council meetings is changing; people now can participate by watching meeting video online which can be tracked to gauge online participation.

Focus & Goals

Area of Focus #1: Business and Job Growth

Goal

Councilmember Burgis suggested the goal include "We will aggressively work to attract, retain and grow business..."

Mayor Pope suggested the goal include "...by attracting quality retail development" (and omit "sales tax generating")

Dupont Property (1.b.)

With regard to the DuPont property, Councilmember Romick expressed he would like the City to gain more control and actively seek potential businesses for the property.

Councilmember Burgis suggested the City consider schools, a luxury hotel, a business park and housing similar to the business park near John F. Kennedy University in Pleasant Hill. She expressed she wants the City to make finding businesses for the Dupont property a priority. She suggested City staff continue coordinating with EC².

Mayor Pope suggested the City could coordinate businesses with the waterfront.

The City Council and City staff also discussed business owners as a resource for potential new business owners to talk to if interested in setting up business in Oakley; meeting with the Chamber of Commerce to outline goals, roles and responsibilities, and reviewing and revising the Oakley Municipal Code to remove obstacles that may deter new business.

Area of Focus #2: Planned, Quality Growth

Goal

Councilmember Burgis and Senior Planner Joshua McMurray suggested the goal should include "...and facilitate balanced quality growth".

The City Council and City staff discussed maintaining quality growth by keeping high standards in design review and details and keeping low density and a rural feel. Home owner associations and gated communities were suggested to provide for a smaller community feel.

Area of Focus #3: Financial Stability & Sustainability

The discussion included acknowledgement that the City needs more funds for its expanding roadways and new parks - in particular, the future Dutch Slough Regional Park. There was an acknowledgment that the City will have to begin considering phasing out the Impact Fee Incentive Program. It is clear that if the City wants to expand its police services, more revenue will be needed.

Area of Focus #4: Downtown & Main Street Revitalization & Enhancement

Goal

Councilmember Burgis suggested the goal should include preserving a small town feel.

Mayor Pope suggested "downtown" be removed.

The City Council and City staff discussed the need for another point of ingress/egress in the Vintage Pkwy neighborhood for public safety and more lanes on Laurel Road between O'Hara Avenue and Main Street.

Public Works Director/City Engineer Kevin Rohani suggested creating a preliminary concept design to show developers the City's vision of Main Street.

Area of Focus #5: Community Infrastructure & Traffic Safety

Public Works Director/City Engineer Kevin Rohani provided feedback and information regarding the mechanisms used for traffic safety. He mentioned City staff will be conducting before and after speed surveys. He also mentioned City staff is addressing parking issues near schools and exploring a potential residential permit program.

Councilmember Burgis suggested more crosswalks should be installed near trail connections and school areas.

Area of Focus #6: Public Safety

City Manager Bryan Montgomery suggested that the City could pay for independent peer reviews with regard to a long-term police services delivery plan. He mentioned City staff will provide a report in the Fall.

The City Council and City staff discussed fire protection services and mechanisms that could be enforced (i.e., sprinklers in homes) or ideas that could be implemented (i.e., separate response teams for medical calls versus fire service calls) should a proposed East Contra Costa Fire Protection District ballot measure fail.

Area of Focus #7: Parks, Streetscape and Recreation Opportunities

Councilmember Rios suggested a "Welcome to Oakley" sign at Big Break Road.

Councilmember Burgis suggested promoting the East Bay Regional Park District.

Mayor Pope requested that the Urban Forestry Plan be included in the maintenance plan.

The City Council and City staff discussed some of the benefits, pitfalls and liabilities of a dog park.

Areas of Focus #8, #9 and #10 were not discussed.

7. Discuss possible use of Fund Balance monies above 20% reserve ("one-time" expenditures)

The City Council and City staff suggested the following items for possible use of Fund Balance monies above the 20% reserve:

- General Plan Update
- Main Street concept design
- Expand Police Department offices
- Weather station at Freedom High School
- Senior center improvements
- Downtown events, parades
- Downtown Façade Improvements
- Slurry Main Street
- Technology/Software (Recreation, Public Works and Engineering, City Clerk)
- Council Chamber upgrades (audio/video)
- ALPR license plate reader for Police vehicles
- Assessment of Oakley Recreation Building life use
- Lighting for fields
- Turf fields
- City's branding strategy
- Transition of Police services

8. Closing Discussion & Comments

9. Adjournment

There being no further business, the meeting was adjourned at 6:07 p.m.

Respectfully Submitted,

Libby Vreonis
City Clerk