

Minutes of the Regular Joint Meeting of the Oakley City Council/Oakley City Council acting as the Successor Agency to the Redevelopment Agency and Special Public Financing Authority Meeting

**Oakley City Council Chambers
3231 Main Street, Oakley, CA
Tuesday, January 14, 2014
6:30 P.M.**

1.0 OPENING MATTERS

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 and Public Financing Authority

Call to order – Mayor Pope called the meeting to order at 6:30p.m. in the Oakley City Council Chambers located at 3231 Main Street in Oakley

Roll Call – Present: Mayor Randy Pope, Vice Mayor Doug Hardcastle, Councilmembers Carol Rios, Kevin Romick

Absent – Diane Burgis

1.2 Pledge of Allegiance to the Flag

Mayor Pope led the Pledge of Allegiance to the Flag

1.3 Introduction of the new Director of Public Works, Kevin Rohani

Mayor Pope introduced Kevin Rohani as the new Public Works Director and mentioned that he has over 20 years of engineering experience and has spent the last 12 years at the City of Los Gatos and invited Kevin to say a few words.

Kevin Rohani thanked the Council for their support and mentioned that he is excited to be here and that it is a privilege to come to the City of Oakley; he mentioned that his goal is to continue to build upon the growth and good work that staff has done here; and, that what impressed him the most are the visions and values this community has and he is looking forward to the coming days and months.

Mayor Pope asked Kevin to inform the public of what the Director of Public Works does.

Kevin Rohani mentioned that his responsibility is to cover a whole range of duties in the City including design and construction of all our capital projects, but also operation of the Department, infrastructure maintenance of parks, streets and trails. He mentioned that you will see the team out on the streets taking care of business in the community, rain or shine.

1.4 Proclamation Recognizing Chief of Police Bani Kollo

Mayor Pope presented the proclamation to Bani Kollo. Staff members presented gifts to show their appreciation for his service and Bani Kollo thanked the Council, staff, Police Officers and the community for the opportunity and support.

1.5 Introduction of the new Police Chief

Bani Kollo introduced the new Police Chief, Dan Gomez and mentioned that he is coming to Oakley with a great deal of experience. Kollo then pinned the Police Chief badge on him.

Dan Gomez thanked the City Council and mentioned that he is excited to be a part of the Oakley Team and looks forward to carrying on the good work of our outgoing Police Chief, Bani Kollo, he also mentioned that he has worked with many of the Officers before and looks forward to working with them again.

2.0 PUBLIC COMMENTS

Online Comment Forms

No online comment forms were submitted for Public Comments.

Public Comment Cards

Margaret Stahler presented a handout to the Council and spoke about Corporation for Better Housing (CBH) and how it manages the property in dealing with senior citizens that live at the Carol Lane Apartments. She expressed her opinion that people who live at Carol Lane are treated poorly and are being threatened with eviction, tenants who speak up are harassed, conditions are unsuited to senior citizens, CBH mis-represents itself to the community, and repeatedly violate the noise ordinance.

3.0 CONSENT CALENDAR

Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Public Financing Authority

- 3.1 Approve the Minutes of the Special City Council Meeting and Regular Joint Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Public Financing Authority Meeting of December 10, 2013 (Libby Vreonis, City Clerk)**

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

- 3.2 Adopt a Resolution Accepting the Comprehensive Annual Financial Report (CAFR), Management Letter, and Report on Agreed Upon Procedures for Fiscal Year 2012-2013 (Paul Abelson, Finance Director)**

Oakley City Council

- 3.3 Reporting Out of Closed Session from the Regular Joint Meeting of the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Public Financing Authority of December 10, 2013 (William Galstan, Special Counsel)
- 3.4 Waive the Second Reading and Adopt an Ordinance Amending Section 2.9.008(a) and Adding Section 2.9.008(c) of the Oakley Municipal Code Regarding the City's Conflict of Interest Code (William Galstan, Special Counsel)
- 3.5 Waive the Second Reading and Adopt Amendments to the Taxicab Ordinance (William Galstan, Special Counsel)
- 3.6 Adopt a Resolution Authorizing Measure WW Project Application (Bryan Montgomery, City Manager)

Public Financing Authority

- 3.7 Adopt a Resolution Appointing the 2006 Revenue Bond Refunding Team and Authorizing the Placement Agent to Seek Terms from Banks in the Private Placement Market (Paul Abelson, Finance Director)

Online Comment Forms

No online comment forms were submitted for Consent Calendar.

Public Comment Cards

No Comment Cards were submitted for the Consent Calendar.

It was moved by Councilmember Romick and seconded by Councilmember Rios to approve the Consent Calendar. Motion was unanimous and so ordered. (4-0)

4.0 PUBLIC HEARINGS-None

5.0 REGULAR CALENDAR

Oakley City Council

- 5.1 Designation as Surplus the Undeveloped Real Property Located at 1530-1580 Neroly Road, also known as Parcel 2 within the Neroly Commercial Center (APN 034-040-016) and Authorizing an Invitation for Bids to Purchase the Property (Cecelia Nichols-Fritzler, Economic Development Coordinator)

Cecelia Nichols-Fritzler presented the staff report and asked for direction from the Council on releasing an invitation to Bid. She mentioned that she has received several inquiries on this parcel and mentioned that the City was successful on an invitation to Bid on another parcel at this location and similar to the previous bid, all

bidders will be asked not just for a price, but for a development plan within 18 months.

Council agreed that it was a great idea and it is important to bring Commercial Property to Oakley and thanked staff for putting direction in the bid.

It was moved by Councilmember Rios and seconded by Vice Mayor Hardcastle to authorize an invitation to bid. Motion was unanimous and so ordered. (4-0)

Online Comment Forms

No online comment forms were submitted for Regular Calendar.

Public Comment Cards

No online comment cards were submitted for Regular Calendar.

6.0 REPORTS

6.1 CITY MANAGER

(a) Discussion Regarding Police Services

Bryan Montgomery presented the staff report and mentioned that the City looks at every contract service that the City utilizes each year, including the contract with the Sheriffs Office. He also pointed out that this discussion is not over the quality of service, but the increasing costs of the service and the need to carefully evaluate the analysis of long-term delivery of police services. He also mentioned that there are at least 5 options to consider and about 15 components to analyze for each option which could be analyzed over this calendar year and brought back for the Council to discuss.

Online Comment Forms

Neil Altimari – expressed his opposition to the City of Oakley considering a move away from their contract with the Sheriff's Department.

Public Comment Cards

There were no public comment cards submitted for Reports

(b) Discussion of Site of former CentroMart

City Manager Bryan Montgomery presented a powerpoint and mentioned that the City solicited bids for potential developers for the former CentroMart site, two bids were received and the Council selected Cross Development, who at the time engaged DG Market to lease the space and negotiated a price. Since that time Cross Development has evaluated the building further and decided it would be best to build a new building, however DG Market would not agree to the additional cost and after much discussion both sides hit an impasse, DG Market ultimately withdrew. Mr. Montgomery then mentioned that Grocery Outlet began showing interest and contacted Cross Development and the parties have agreed on lease terms.

While the City's agreement is with Cross Development, not the stores, councilmember Burgis wanted Cross' assignment of the lease from DG Market to Grocery Outlet at a Council Meeting.

Mr. Montgomery indicated that Councilmember Burgis is not supportive of the assignment.

Vice Mayor Hardcastle mentioned that if they agree to build it with the same look as LaCosta and Carpaccio then it's a "win-win."

Councilmember Rios stated that she feels comfortable with the assignment to Grocery Outlet and wouldn't want the State coming in and selling the property with no input from us.

Councilmember Romick stated that the last thing he wants to do is let the State back in and that he is in favor of maintaining what we've got, he also stated that his main concern is how it will look, and he may go and visit some of the newer stores to see what they look like.

Mayor Pope agreed with the other Councilmembers.

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 mentioned that he did the Mayor's Brown Bag Lunch and was surprised at how many people showed up and would like to see it continue.

Councilmember Romick mentioned that he met with the developers about locations for a new school and agreed on locations in the Dutch Slough area on the south side. He also met with citizens putting on the Cinco de Mayo celebration and mentioned that they are looking for a new location and he suggested downtown Oakley. He also had the opportunity to interview 6 candidates from the Sheriffs Office and mentioned it was a difficult decision, but he's positive the right person was chosen.

Mayor Pope mentioned that he attended the Waterfront Development Meeting; he also attended the Mayors conference with the Vice Mayor and the Ironhouse Sanitary District Meeting.

(b) Requests for Future Agendas

7.0 WORK SESSIONS

Oakley City Council

7.1 Discussion of Online Information System for Public Documents (Image Silo) (Libby Vreonis, City Clerk)

Bryan Montgomery introduced Bruce Rector, president of Muni Metrix, which offers the Image Silo program.

Bruce gave a power point presentation/overview of the Image Silo Program which is a web based add-on option to our current records management program. Documents could be uploaded automatically to the website once scanned into Papervision, documents would be available 24/7 once loaded and users could search and find documents without contacting staff.

Councilmember Rios asked if it is complicated to have a certain number of years worth of documents available and can you delete documents by age. Bruce responded that yes, it was very easy

Councilmember Romick stated that he likes the system, and it's a great idea to give the public access to documents. He asked if users on the outside will require a username and/or password. Bruce responded that users will automatically be signed in.

Mayor Pope asked if the City would have duplicates on site or only on the Cloud, and is cost recovery something that will be provided. Bruce stated that duplicates will be onsite and cost recovery is not part of the package but could be an option in the future.

Randy stated that he thinks the program is a great idea and it provides a service to the folks in the City and it lightens the workload of City Staff and he is in favor of the program. The rest of the Council also voiced support.

8.0 CLOSED SESSIONS-None

9.0 ADJOURN

There being no further business, the meeting was adjourned at 8:09

Respectfully Submitted,

Libby Vreonis
City Clerk