

**Minutes of the Regular Joint Meeting of the Oakley City Council/Oakley City Council acting as the Successor Agency to the Oakley Redevelopment Agency
October 13, 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 and Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

Vice 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 Vice Mayor Kevin Romick, Councilmembers Randy Pope and Vanessa Perry were present. Mayor Doug Hardcastle and Councilmember Sue Higgins were absent.

Vice Mayor Romick announced any items requiring votes this evening will require all three Councilmembers present to vote in favor; absent three votes in favor, the items will be tabled to the next City Council meeting.

1.2 Pledge of Allegiance to the Flag

Randy Smith, Commander of the Veterans of Oakley, led the Pledge of Allegiance to the Flag.

**1.3 Proclamation Recognizing National Friends of Libraries Week (October 18-24, 2015)
(Linda Pennock, President of Friends of the Oakley Library)**

Vice Mayor Romick presented the proclamation to Linda Pennock, President of the Friends of the Oakley Library.

Ms. Pennock thanked the City Council for their support and encouraged the City Council and public to participate through membership with the Friends of the Oakley Library. She mentioned membership fees help support the programs offered by the Oakley Library.

1.4 Presentation by Contra Costa County Office of Education Trustee, Jeff Belle

Contra Costa County Office of Education Trustee Jeff Belle provided the City Council with information regarding the support, programs and oversight provided by the Office of Education to nineteen school districts and 13 charter schools in its region, including Oakley schools.

Vice Mayor Romick thanked Mr. Belle for his presentation.

1.5 Presentation by Devorah Levine and Susan Kim Regarding the Proposed East County Family Justice Center

Devorah Levine, Director for the Contra Costa County Zero Tolerance for Domestic Violence program and Susan Kim, Executive Director of Contra Costa Family Justice Alliance discussed planning and partnership for a proposed East County Family Justice Center. They mentioned other locations include Concord and Richmond. They explained these centers help victims of domestic violence and other crimes to obtain services and support in one location rather than trying to navigate through an average of thirty different systems in different locations in their journey to well-being.

Ms. Kim discussed the WINGS (Women INspired to Grow and Succeed) program which addresses health, education, training, wealth and community for victims. Gloria, a graduate of the WINGS program, shared her experience and positive outcome of participating in the WINGS program.

Vice Mayor Romick thanked Gloria for sharing her story and thanked Ms. Levine and Ms. Kim for their presentation. He expressed his only concern with the proposed center is long-term funding.

Ms. Levine shared that the benefit of many different partnerships in one location is low overhead cost. She commented that they have been very successful in fundraising and diversifying funding so no one source is responsible for all of the funding.

2.0 PUBLIC COMMENTS

Online Comment Forms

No online comment forms were submitted for Public Comments.

Public Comment Cards

No public comment cards were submitted for Public Comments.

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 22, 2015 (Libby Vreonis, City Clerk)

Oakley City Council

- 3.2 Accept Report Out of Closed Session Memo (William Galstan, Special Counsel)**
- 3.3 City Manager Salary and Benefit Adjustment (William Galstan, Special Counsel)**
- 3.4 Award of Construction Contract to Empire Landscaping, Inc. for the Highway 160 Main Street Gateway Sign and Landscaping Project-Capital Improvement Project No. 166 (Kevin Rohani, Public Works Director/City Engineer)**
- 3.5 Approve the Reimbursement Agreement with Claremont Homes, Inc. for the FY 2015/2016 Frontage Gap Closure Improvement Project-Capital Improvement Project No. 170 (Kevin Rohani, Public Works Director/City Engineer)**
- 3.6 Agreement with the Office of the Sheriff, Contra Costa County, for Dispatch and 911 Communication Services (Chris Thorsen, Chief of Police)**

Online Comment Forms

Mike Burkholder commented that he believes the staff report for Item 3.3 is incomplete as it does not address the additional benefits the City Manager will receive in addition to the recommended increased salary. He suggested the City Council table the matter to allow the Mayor to comment (along with the Vice Mayor) why a 2.5% raise for the City Manager is recommended. He asked the City Council to consider the City Manager salary in relation to the City of Oakley's population and its budget in comparison to neighboring cities of Antioch and Brentwood.

Public Comment Card

No public comment cards were submitted for the Consent Calendar.

It was moved by Councilmember Pope and seconded by Councilmember Perry to approve the Consent Calendar. Motion was unanimous and so ordered. (3-0)

4.0 PUBLIC HEARINGS-None

5.0 REGULAR CALENDAR

Oakley City Council

5.1 Adopt a Resolution Approving an Agreement for Temporary Employment of Paul Abelson, a CalPERS Retired Annuitant (Bryan Montgomery, City Manager)

City Manager Bryan Montgomery presented the staff report.

The City Council had no comments, questions or discussion.

Online Comment Forms

No online comment forms were submitted for Item 5.1.

Public Comment Card

No public comment cards were submitted for Item 5.1.

It was moved by Councilmember Perry and seconded by Councilmember Pope to adopt the resolution. Motion was unanimous and so ordered. (3-0)

5.2 Fiscal Year 2015/2016 First Quarter Report on the Capital Improvement Program (Kevin Rohani, Public Works Director/City Engineer)

Public Works Director/City Engineer Kevin Rohani reported that road improvements have been made throughout the City including Main Street, West Cypress Road, Rose Avenue, Big Break Road and East Cypress Road. He added that safety enhancements including restriping have been completed on Main Street (between Big Break Road and East Cypress Road) to make crosswalks and bike lanes more visible. He mentioned the Highway 160 Main Street-Gateway Project will be finished in early 2016 which will include a monument sign and landscaping to enhance the west entrance of the City. He also mentioned the Main Street Gap Closure Project (between Almondree Lane and Bernard Road) will include sidewalks and road improvements to enhance the quality of life for residents. He commented the second phase of the Downtown improvements will begin soon and extend from Norcross Avenue to Second Street.

Vice Mayor Romick commented he is excited for the Highway 160 loop and road signs directing vehicles to Downtown Oakley that will be completed next year. He thanked Mr. Rohani for a great report and excellent progress.

Councilmember Pope thanked Mr. Rohani for a great report and encouraged him to keep up the good work.

Councilmember Perry thanked staff for doing a great job with the improvements. She mentioned she appreciates the restriping on Main Street as it helps to see when traveling in darker hours. She commented she likes the wayfinding sign on the west end of Main Street.

Online Comment Forms

No online comment forms were submitted for Item 5.2

Public Comment Card

No public comment cards were submitted for Item 5.2.

No action was required of the City Council.

6.0 REPORTS

6.1 CITY MANAGER

(a) City Manager

City Manager Bryan Montgomery announced the Harvest Festival will be held Saturday, October 17, 12pm-4pm, at Civic Center Plaza. He also announced a community clean-up opportunity on Saturday, October 24, 9am-1pm, at Holly Creek Park located at 4758 Hagar Court and Novarina Park located at 100 Brown Street. He encouraged interested volunteers to sign up on the City's website, www.oakleyinfo.com, or to call City Hall, 925-625-7000.

(b) Appointment of Joshua McMurray, Planning Manager, to the Oakley Oversight Board

City Manager Bryan Montgomery mentioned former Finance Director Paul Abelson retired recently creating a vacancy on the Oakley Oversight Board. He added that the Mayor has the authority to appoint a new member and Mayor Hardcastle desires to appoint Joshua McMurray, Planning Manager.

Vice Mayor Romick mentioned he spoke with Joshua McMurray and he is excited and willing to take on the new role.

Mr. Montgomery mentioned if there are no objections, Mr. McMurray will be the Mayor's appointment to the Oakley Oversight Board. There were no objections.

Online Comment Forms

No online comment forms were submitted for Item 6.1(b).

Public Comment Card

No public comment cards were submitted for Item 6.1(b).

(c) Update on the Affordable Housing Overlay Project (Joshua McMurray, Planning Manager)

Planning Manager Joshua McMurray shared that the last time the City Council discussed the Affordable Housing Overlay Project, the consensus was that sites B, C, D and G were the preferred sites of all sites presented. He mentioned the City Council provided direction to staff at that time to talk to the property owners of the preferred parcels and obtain their feedback. He explained staff contacted the property owners and the owner of Parcel B is in favor of the overlay, the owner of Parcels C and D is opposed to the overlay, and the owner of Parcel G suggested other parcels they own. He further explained sites C and D are in front of Comfort Suites and staff received some feedback that these parcels are not preferred by the property owners; therefore, staff recommends that in lieu of sites C and D, the City Council consider the other parcels offered by the owner of parcel G. He mentioned these other parcels (6.42 acres) are referred to as site I and they are located on Elm Lane near Highway 160. He added that the new proposal, site B and site I, would total 7.57 acres, slightly higher in acreage than the previous proposal.

Vice Mayor Romick expressed his preference is site B and site I of the sites presented.

Councilmember Pope expressed concern with the size of site I and the potential for another high rise, high density, cluster housing unit. He commented that he likes that the owner of parcels C and D does not want the overlay because the property owner does not have to enforce it. He also expressed concern with Elm Lane being able to handle the amount of traffic that may generate from a housing unit.

Mr. McMurray explained a benefit to site I is that the area near the parcels is zoned light-industrial and there is no current infrastructure in that area; a housing project would bring infrastructure and be more attractive for businesses to come into the area.

Vice Mayor Romick commented that lack of infrastructure in the area could also deter development of a housing project in the area due to the expense of adding infrastructure.

Councilmember Perry shared the same concerns as Councilmember Pope with regard to the size of site I. She mentioned there were concerns shared with her regarding parcels C and D being close to Comfort Suites; therefore, she would prefer site I in lieu of sites C and D.

Online Comment Forms

No online comment forms were submitted for Item 6.1(c).

Public Comment Card

No public comment cards were submitted for Item 6.1(c).

No action was required of the City Council. Staff was provided direction to move forward with sites B and I.

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 the League of California Cities Conference in San Jose, September 30 through October 2, and participated in sessions regarding CalPERS, labor relations, economic development and the Local Agency Formation Commission (LAFCO). She also announced the Out of Darkness Walk was held Saturday, October 10 which resulted in 705 attendees and over \$37,000 raised to support suicide awareness and prevention. She thanked the Oakley Veterans, the Contra Costa Crisis Center and all of the sponsors and participants for their support. She mentioned Thursday she will engage in a conference call with the American Foundation for Suicide Prevention (AFSP) to determine how the funds may be applied in our local schools.

Councilmember Pope congratulated Councilmember Perry for leading the Out of Darkness Walk. He announced he attended the East Contra Costa Fire Protection District Board meeting on October 5 where there was discussion of a contract and benefits for the firefighters. He mentioned the next meeting will be held at City Hall on Monday, November 2 beginning at 6:30pm and he welcomed all to attend. He commented he is looking forward to the Harvest Festival.

Vice Mayor Romick announced he met with The Chemours Company, the entity responsible for the former DuPont site remediation, and Chemours is obtaining the permits it needs to move forward with the remediation; however, it will take some time to complete. He also announced he met with Assemblymember Frazier's representative, Erica Rodriguez-Langley to discuss a train platform in Oakley and he felt the idea was positively received. He thanked Councilmember Perry for her success with the Out of Darkness Walk. He commented he is also looking forward to the Harvest Festival.

(b) Requests for Future Agendas

There were no requests for future agenda items.

7.0 WORK SESSIONS-None

8.0 CLOSED SESSIONS-None

9.0 ADJOURN

There being no further business, the meeting was adjourned at 7:43pm.

Respectfully Submitted,

Libby Vreonis
City Clerk