



## CITY OF OAKDALE CITY COUNCIL SPECIAL MEETING AGENDA



The City of Oakdale recognizes and supports the Choose Civility program, an initiative of the Stanislaus County Office of Education.

City Council Chambers  
277 North Second Avenue • Oakdale • CA 95361

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Wednesday, September 23, 2020

5:00 PM

City Council Chambers

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### NOTICE

THIS MEETING WILL BE HELD IN ACCORDANCE WITH EXECUTIVE ORDER N-29-20, ISSUED BY CALIFORNIA GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE RALPH M. BROWN ACT (CALIFORNIA GOVERNMENT CODE SECTION 54950, ET SEQ.), AND THE FEDERAL AMERICANS WITH DISABILITIES ACT.

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND WILL NOT BE PHYSICALLY OPEN TO THE PUBLIC. ALL MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING VIA TELECONFERENCING AT <https://us02web.zoom.us/j/88213267781> AND/OR VIA TELECONFERENCE BY CALLING (888)788-0099, MEETING ID: 882 1326 7781 AND WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT. CLOSED SESSION WILL BE HELD VIA TELECONFERENCE AND NOT BE OPEN TO THE PUBLIC.

**Welcome to your City of Oakdale City Council regular meeting.**

**Your City Council are:**

**Mayor J.R. McCarty**  
**Mayor Pro Tem Richard Murdoch**  
**Council Member Cherilyn Bairos**  
**Council Member Ericka Chiara**  
**Council Member Christopher Smith**

**Note:** California law prohibits the City Council from taking action on any matter that is not on the posted agenda unless it is determined to be an emergency by the Council. All items will be referred to staff for follow-up and placed on a future agenda.

- 1. Call to Order – 5:00 p.m.**
- 2. City Council Members Present/Absent**
- 3. Pledge of Allegiance**
- 4. Public Comments**

*This is a Special City Council meeting. Pursuant to California Government Code Section 54954.3(a), members of the public wishing to address the Council may do so, and such comments shall be limited to the Special Meeting topic(s). Pursuant to Government Code section 54954.3, the City Council may adopt reasonable regulations to ensure that the business on the agenda can be conducted, therefore all members of the public will be given 3 minutes for their public comments. Individuals may not defer their time to another person. A maximum of 30 minutes will be allotted for general public comment. For agenda items, a maximum of 30 minutes will be allotted*



**CITY OF OAKDALE  
CITY COUNCIL  
SPECIAL MEETING AGENDA  
Wednesday, September 23, 2020**

**Next City Council Resolution: 2020-121**

**Next Ordinance: 1275**

*for public comment on each specific agenda item. Public comment will be accepted via email at [publiccomment@oakdalegov.com](mailto:publiccomment@oakdalegov.com) until 4:00 p.m. on September 23, 2020. If commenting on a specific agenda item via email, please include the agenda item number in the subject line (example: Agenda Item 11.1). A copy of each timely submitted e-mail will be provided to the City Council prior to the start of the meeting and will be made a part of the public record of the meeting but will not be read aloud during the meeting. All timely submitted emails shall also be made available on the City's website within 24 hours of the adjournment of the meeting to ensure public access to public comments. California law prohibits the City Council from taking action on any item not appearing on the posted agenda except that Council may refer the matter to staff for follow-up or request it be placed on a future agenda.*

**5. Staff Reports**

- 5.1: Consider approving a Resolution Authorizing the City Manager to Remove the Recordation of the Capital Facilities Fee Agreement that was attached to the Oakdale Senior Living Project located at 1450 West F Street and Re-record after the Construction loans are recorded.

Recommended Action: Adopt Resolution 2020-\_\_\_, a Resolution Authorizing the City Manager to Remove the Recordation of the Capital Facilities Fee Agreement that was attached to the Oakdale Senior Living Project located at 1450 West F Street and Re-record after the Construction loans are recorded.

**6. Adjournment**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Hall, 209-845-3571. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II).

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available in the City Clerk's office at City Hall located at 280 North Third Avenue, Oakdale, California.

**DECLARATION OF POSTING**

I, Julie Christel, Council Services and Legislative Records Manager for the City of Oakdale, certify that I caused to be posted a copy of the City of Oakdale City Council Agenda for the Special Meeting of Wednesday, September 23, 2020 at the City Council Chambers, 277 North Second Avenue, Oakdale, CA, 95361 on Tuesday, September 22, 2020.

Dated: September 22, 2020

/s/Julie Christel

Julie Christel, Deputy City Clerk

Council Services and Legislative Records Manager



IN THE CITY COUNCIL  
OF THE CITY OF OAKDALE  
STATE OF CALIFORNIA  
CITY COUNCIL RESOLUTION 2020-\_\_\_

**A RESOLUTION OF THE CITY OF OAKDALE CITY COUNCIL AUTHORIZING THE CITY  
MANAGER TO REMOVE THE RECORDATION OF THE CAPITAL FACILITIES FEE  
AGREEMENT THAT WAS ATTACHED TO THE OAKDALE SENIOR LIVING PROJECT  
LOCATED AT 1450 WEST F STREET AND RE-RECORD AFTER THE CONSTRUCTION  
LOANS ARE RECORDED**

**WHEREAS**, on January 6, 2010, pursuant to Resolution No. 2010-01, the Oakdale Planning Commission approved Major Use Permit No. 2009-18, along with the Mitigated Negative Declaration and Mitigation Monitoring Program for the Oakdale Senior Living Project (Project) located at 1450 West F Street, Oakdale, CA; and

**WHEREAS**, on December 16, 2019 the City of Oakdale City Council approved resolution 2019-144 approving a Capital Facility Fee Agreement (CFF Agreement) with Thrive Masters, LLC (Developer) for the Project and a lien for the payment of the Capital Facility Fees balance was recorded on the property at 1450 West F Street; and

**WHEREAS**, the Developer has acquired financing to construct the initial phase of the Oakdale Senior Living Project but the financing company requires that the construction loans be placed in the first position currently held by the CFF Agreement: and

**WHEREAS**, the Developer has requested that the CFF Agreement recorded against the property be removed so that financing for the project can be finalized; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Oakdale does hereby authorize the City Manager of the City of Oakdale to remove the Capital Facilities Fee Agreement lien that was attached to the Oakdale Senior Living Project located at 1450 West F Street in Oakdale, California and then re-record that lien after the constructions loans for the Project have been finalized.

**THE FOREGOING RESOLUTION IS HEREBY ADOPTED THIS 23<sup>rd</sup> DAY OF  
SEPTEMBER 2020.**

AYES: COUNCIL MEMBERS:  
NOES: COUNCIL MEMBERS:  
ABSENT: COUNCIL MEMBERS:  
ABSTAINED: COUNCIL MEMBERS:

SIGNED:

ATTEST:

\_\_\_\_\_  
J.R. McCarty, Mayor

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Rouzé Roberts, City Clerk