



**CITY OF OAKDALE
City Council
Regular Meeting Minutes**

City Council Chambers
277 North Second Avenue
Oakdale, California

Monday, August 1, 2016

7:00 PM

City Council Chambers

1. CALL TO ORDER:

Mayor Paul called the meeting to order at 7:00 p.m.

2. CITY COUNCIL MEMBERS PRESENT/ABSENT:

Present: Mayor Paul
Mayor Pro Tem Dunlop
Council Member Bairos
Council Member McCarty
Council Member Murdoch

Staff Present: City Manager Whitemyer
City Attorney Hallinan
Finance Director Avila
Public Services Director Clark
Public Workers Superintendent Gravel
Interim Police Chief Harden
City Clerk Teixeira

3. PLEDGE OF ALLEGIANCE:

Mayor Paul led the assembly in the Pledge of Allegiance.

4. INVOCATION:

The invocation was provided by Pastor Reese VanderVeen, Community Christian Reformed Church.

5. PRESENTATIONS/ACKNOWLEDGEMENTS:

None scheduled.

6. ADDITIONS/DELETIONS:

Mayor Paul asked whether there were any additions or deletions to the agenda. No items were added or deleted.

7. PUBLIC COMMENTS:

Mayor Paul advised there are a number of people in attendance, believing the North Corridor Project would be on the agenda for discussion. Mayor Paul continued, stating she did not know when the Oakdale City Council would make a decision on a recommended route to Caltrans.



City of Oakdale
City Council Regular Meeting Minutes

Monday, August 1, 2016
Next City Council Resolution: 2016-094

City Council Chambers
Next Ordinance: 1243

Mayor Paul asked City Manager Whitemyer when this topic would be scheduled for the City Council calendar.

City Manager Whitemyer responded based on the delay of the release of the environmental document it is difficult to determine a date. He advised it is important that the City Council be provided a complete environmental document to aid the Council while weighing options and providing a recommendation of a preferred route to Caltrans.

Mayor Paul advised the public that the Oakdale City Council and the city councils of the cities of Riverbank and Modesto will provide recommendations to the North County Corridor Committee with Caltrans ultimately making the final decision on the route.

Mayor Pro Tem Dunlop advised due to the location of his employer, he would have to recuse himself from all discussions related to the North County Corridor.

Mayor Paul invited those wishing to speak on the North County Corridor to come forward.

Allison Carroll stated she had been nominated by the neighborhood to advise the City Council of the neighborhood's concerns and their preference of the route at Lancaster instead of Atlas (packet of information provided to the City Council and incorporated herein as part of the minutes, marked Exhibit A).

Unidentified man stated at a previous meeting he had heard a rumor that the City of Riverbank was willing to do whatever was decided by Oakdale. Mayor Paul suggested he contact Riverbank Mayor Richard O'Brien.

Unidentified man advised he also heard, at that same meeting, from whom he believes to be a Caltrans representative that Caltrans really does not care, they just want to put it someplace and it is more or less in the hands of Oakdale.

Unidentified female addressed the City Council related to the repaired Fire Horn at the Fire Station noting that the horn goes off at 7:00 a.m., noon and 6:00 p.m., seven days a week. She suggested the City Council consider limiting the horn to sound only during natural disasters.

Chamber of Commerce Chief Executive Officer Mary Guardiola advised the Chamber Mixer will be held Thursday, August 18th at Oakdale Cheese Factory from 5:00 to 7:00 p.m. and tickets are now available for the Taste of Oakdale to be held August 30th.

8. APPOINTMENT TO BOARDS AND COMMISSIONS:

None scheduled.

9. CITY COUNCIL CONSENT AGENDA:

Mayor Paul asked whether there were any questions on any matter listed on the Consent Agenda. No comments were received.



City of Oakdale
City Council Regular Meeting Minutes

Monday, August 1, 2016
Next City Council Resolution: 2016-094

City Council Chambers
Next Ordinance: 1243

MOTION

To approve the City of Oakdale City Council Consent Agenda for August 1, 2016, as presented:

- 9.1: Approve the Regular City Council Meeting Minutes of July 18, 2016.
- 9.2: Receive and File the Warrant List for the period of July 13, 2016 to July 25, 2016.
- 9.3: Waive Readings of Ordinances/Resolutions except by Title.
- 9.4: Approve by Minute Order Tree Removal Permit for One Oak Tree Located at 1629 Crow Creek Avenue.
- 9.5: Adopt Resolution 2016-094, a Resolution of the City Council of the City of Oakdale Approving the Scope of Work for TESCO Controls Inc. at Well 10 for a Cost of \$181,750 from the Water Capital Facilities Fund 626.

Moved by Council Member McCarty seconded by Council Member Bairos and PASSED AND ADOPTED this 1st day of August 2016, by the following vote:

AYES:	COUNCIL MEMBERS: Bairos, Dunlop, McCarty, Murdoch and Paul	(5)
NOES:	COUNCIL MEMBERS: None	(0)
ABSENT:	COUNCIL MEMBERS: None	(0)
ABSTAINED:	COUNCIL MEMBERS: None	(0)

Motion carried 5/0 by City Council roll call vote.

10. PUBLIC HEARINGS:

- 10.1: Consider a Resolution of the City Council of the City of Oakdale for the Approval of the Engineer's Report(s) and Ordering the Levy and Collection of Assessments for Burchell Hill, Bridle Ridge and The Vineyard Landscape and Lighting Maintenance Districts for Fiscal Year 2016/2017. (*Published In The Modesto Bee July 22, 2016.*)

A PowerPoint Presentation depicting the assessment maps and the proposed assessments were provided.

Finance Director Avila presented the staff report stating staff is recommending the City Council adopt the resolutions provided in the staff report approving the Engineer's Report and the filing of the Fiscal Year 2016/2017 Annual Assessment Report for the Burchell Hill, Bridle Ridge and Vineyard Landscape and Lighting Maintenance Districts.

At 7:16 p.m. Mayor Paul opened the public hearing to public comment. There being no one wishing to speak on the item, Mayor Paul closed the public hearing at 7:17 p.m.



City of Oakdale
City Council Regular Meeting Minutes

Monday, August 1, 2016
Next City Council Resolution: 2016-094

City Council Chambers
Next Ordinance: 1243

MOTION

- (1) To Adopt Resolution 2016-095, a Resolution of the City Council of the City of Oakdale Approving the Engineer's Report and the Ordering the Levy and Collection of Assessments for the Burchell Hill Landscape and Lighting and Maintenance District for Fiscal Year 2016/2017.
- (2) To Adopt Resolution 2016-096 a Resolution of the City Council of the City of Oakdale Approving the Engineer's Report and the Ordering the Levy and Collection of Assessments for the Bridle Ridge Landscape and Lighting Maintenance District for Fiscal Year 2016/2017.
- (3) To Adopt Resolution 2016-097, a Resolution of the City Council of the City of Oakdale Approving the Engineer's Report and the Ordering the Levy and Collection of Assessments for The Vineyard Landscape and Lighting Maintenance District for Fiscal Year 2016/2017.

Moved by Council Member McCarty seconded by Mayor Pro Tem Dunlop and PASSED AND ADOPTED this 1st day of August 2016, by the following vote:

AYES:	COUNCIL MEMBERS:	Bairos, Dunlop, McCarty, Murdoch and Paul	(5)
NOES:	COUNCIL MEMBERS:	None	(0)
ABSENT:	COUNCIL MEMBERS:	None	(0)
ABSTAINED:	COUNCIL MEMBERS:	None	(0)

Motion carried 5/0 by City Council roll call vote.

- 10.2: Consider a Resolution of the City Council of the City of Oakdale for the Approval of the Engineer's Report and Ordering the Levy and Collection of Assessments for Landscape and Lighting Maintenance District No. 03-1, Zone 1 (Live Oak) and Zone 3 (Sunset Meadows) for Fiscal Year 2016/2017. (*Published In The Modesto Bee July 22, 2016.*)

A PowerPoint Presentation depicting the assessment maps and the proposed assessments were provided.

Finance Director Avila presented the staff report stating staff is recommending the City Council adopt the resolutions provided in the staff report approving the Engineer's Report and the filing of the Fiscal Year 2016/2017 Annual Assessment Report for the Landscape and Lighting Maintenance District No. 03-1, Zone 1 (Live Oak) and Zone 3 (Sunset Meadows) for Fiscal Year.

At 7:18 p.m. Mayor Paul opened the public hearing to public comment. There being no one wishing to speak on the item, Mayor Paul closed the public hearing at 7:19 p.m.

MOTION

- (1) To Adopt Resolution 2016-098, a Resolution of the City Council of the City of Oakdale Approving the Engineer's Report and Ordering the Levy and



City of Oakdale
City Council Regular Meeting Minutes

Monday, August 1, 2016
Next City Council Resolution: 2016-094

City Council Chambers
Next Ordinance: 1243

Collection of Assessments for Landscape and Lighting Maintenance District No. 03-1, Zone 1 (Live Oak) for Fiscal Year 2016/2017.

- (2) To Adopt Resolution 2016-099, a Resolution of the City Council of the City of Oakdale Approving the Engineer's Report and Ordering the Levy and Collection of Assessments for Landscape and Lighting Maintenance District No. 03-1, Zone 3 (Sunset Meadows) for Fiscal Year 2016/2017.

Moved by Council Member Murdoch seconded by Council Member McCarty and PASSED AND ADOPTED this 1st day of August 2016, by the following vote:

AYES: COUNCIL MEMBERS: Bairos, Dunlop, McCarty, Murdoch and Paul (5)
NOES: COUNCIL MEMBERS: None (0)
ABSENT: COUNCIL MEMBERS: None (0)
ABSTAINED: COUNCIL MEMBERS: None (0)

Motion carried 5/0 by City Council roll call vote.

- 10.3: Consider a Resolution of the City Council of the City of Oakdale for the Approval of the Engineer's Report and Ordering the Levy and Collection of Assessments for Landscape and Lighting Maintenance District No. 03-01, Zone 2 (Reinman Court) Fiscal Year 2016/2017. (*Published In The Modesto Bee July 22, 2016.*)

Mayor Paul declared a conflict of interest due to the proximity of her residence to Reinman Court. Mayor Paul left the dais and meeting room, turning the meeting over to Mayor Pro Tem Dunlop.

A PowerPoint Presentation depicting the assessment maps and the proposed assessments were provided.

Finance Director Avila presented the staff report stating staff is recommending the City Council adopt the resolutions provided in the staff report approving the Engineer's Report and the filing of the Fiscal Year 2016/2017 Annual Assessment Report for the Landscape and Lighting Maintenance District No. 03-1, Zone 2 (Reinman Court).

At 7:20 p.m. Mayor Pro Tem Dunlop opened the public hearing to public comment. There being no one wishing to speak on the item, Mayor Pro Tem Dunlop closed the public hearing at 7:21 p.m.

MOTION

To Adopt Resolution 2016-100, a Resolution of the City Council of the City of Oakdale Approving the Engineer's Report and Ordering the Levy and Collection of Assessments for Landscape and Lighting Maintenance District No. 03-01, Zone 2 (Reinman Court) for Fiscal Year 2016/2017.

Moved by Council Member Murdoch seconded by Council Member Bairos and PASSED AND ADOPTED this 1st day of August 2016, by the following vote:



City of Oakdale
City Council Regular Meeting Minutes

Monday, August 1, 2016
Next City Council Resolution: 2016-094

City Council Chambers
Next Ordinance: 1243

AYES:	COUNCIL MEMBERS:	Bairos, Dunlop, McCarty and Murdoch	(4)
NOES:	COUNCIL MEMBERS:	None	(0)
ABSENT:	COUNCIL MEMBERS:	None	(0)
ABSTAINED:	COUNCIL MEMBERS:	Paul	(1)

Motion carried 4/0 by City Council roll call vote.

Mayor Paul reentered the meeting room and took her seat at the dais. Mayor Pro Tem Dunlop turned the meeting back over to Mayor Paul.

- 10.4: Consider a Resolution of the City Council of the City of Oakdale for the Approval of the Engineer’s Report and Ordering the Levy and Collection of Assessments for Landscape and Lighting Maintenance District No. 03-01, Zone 4 (Sterling Hills) for Fiscal Year 2016/2017. *(Published In The Modesto Bee July 22, 2016.)*

Council Member McCarty declared a conflict of interest due to his residence being within Zone 4, Sterling Hills Lighting and Landscaping Maintenance District. Council Member McCarty left the dais and meeting room.

A PowerPoint Presentation depicting the assessment maps and the proposed assessments were provided.

Finance Director Avila presented the staff report stating staff is recommending the City Council adopt the resolutions provided in the staff report approving the Engineer’s Report and the filing of the Fiscal Year 2016/2017 Annual Assessment Report for the Landscape and Lighting Maintenance District No. 03-1, Zone 4 (Sterling Hills).

At 7:22 p.m. Mayor Paul opened the public hearing to public comment. There being no one wishing to speak on the item, Mayor Paul closed the public hearing at 7:23 p.m.

MOTION

To Adopt Resolution 2016-101, a Resolution of the City Council of the City of Oakdale Approving the Engineer’s Report and Ordering the Levy and Collection of Assessments for Landscape and Lighting Maintenance District No. 03-01, Zone 4 (Sterling Hills) for Fiscal Year 2016/2017.

Moved by Mayor Pro Tem Dunlop seconded by Council Member Murdoch and PASSED AND ADOPTED this 1st day of August 2016, by the following vote:

AYES:	COUNCIL MEMBERS:	Bairos, Dunlop, Murdoch and Paul	(4)
NOES:	COUNCIL MEMBERS:	None	(0)
ABSENT:	COUNCIL MEMBERS:	None	(0)
ABSTAINED:	COUNCIL MEMBERS:	McCarty	(1)

Motion carried 4/0 by City Council roll call vote.

Council Member McCarty reentered the meeting room and took his seat at the dais.



City of Oakdale
City Council Regular Meeting Minutes

Monday, August 1, 2016
Next City Council Resolution: 2016-094

City Council Chambers
Next Ordinance: 1243

- 10.5: Consider a Resolution of the City Council of the City of Oakdale for the Approval of the Engineer’s Report and Ordering the Levy and Collection of Assessments for Landscape and Lighting Maintenance District No. 03-01, Zone 5 (Murdoch Estates) for Fiscal Year 2016/2017. *(Published In The Modesto Bee (Published In The Modesto Bee July 22, 2016.)*

Council Member Murdoch declared a conflict of interest due to his residence being within Zone 5, Murdoch Estates Landscape and Lighting Maintenance District. Council Member Murdoch left the dais and meeting room.

A PowerPoint Presentation depicting the assessment maps and the proposed assessments were provided.

Finance Director Avila presented the staff report stating staff is recommending the City Council adopt the resolutions provided in the staff report approving the Engineer’s Report and the filing of the Fiscal Year 2016/2017 Annual Assessment Report for the Landscape and Lighting Maintenance District No. 03-1, Zone 5 (Murdoch Estates).

At 7:24 p.m. Mayor Paul opened the public hearing to public comment. There being no one wishing to speak on the item, Mayor Paul closed the public hearing at 7:25 p.m.

MOTION

To Adopt Resolution 2016-102, a Resolution of the City Council of the City of Oakdale Approving the Engineer’s Report and Ordering the Levy and Collection of Assessments for Landscape and Lighting Maintenance District 03-01, Zone 5 (Murdoch Estates) for Fiscal Year 2016/2017.

Moved by Mayor Pro Tem Dunlop seconded by Council Member McCarty and PASSED AND ADOPTED this 1st day of August 2016, by the following vote:

AYES:	COUNCIL MEMBERS:	Bairos, Dunlop, McCarty and Paul	(4)
NOES:	COUNCIL MEMBERS:	None	(0)
ABSENT:	COUNCIL MEMBERS:	None	(0)
ABSTAINED:	COUNCIL MEMBERS:	Murdoch	(1)

Motion carried 4/0 by City Council roll call vote.

Council Member Murdoch reentered the meeting room and took his seat at the dais.

11. STAFF REPORTS:

- 11.1: Consider accepting Treasurer’s Report for June 2016 by Minute Order.

Finance Director Avila presented the staff report recommending the City Council accept by Minute Order the June 2016 Treasurer’s Report.

City Council and staff discussed the Treasurer’s Report.



City of Oakdale
City Council Regular Meeting Minutes

Monday, August 1, 2016
Next City Council Resolution: 2016-094

City Council Chambers
Next Ordinance: 1243

MOTION

To Accept by Minute Order the Treasurer’s Report for June 2016.

Moved by Mayor Pro Tem Dunlop seconded by Council Member McCarty and PASSED AND ADOPTED this 1st day of August 2016, by the following vote:

AYES:	COUNCIL MEMBERS:	Bairos, Dunlop, McCarty, Murdoch and Paul	(5)
NOES:	COUNCIL MEMBERS:	None	(0)
ABSENT:	COUNCIL MEMBERS:	None	(0)
ABSTAINED:	COUNCIL MEMBERS:	None	(0)

Motion carried 5/0 by City Council roll call vote.

- 11.2: Consider a Resolution of the City of Oakdale City Council Awarding the Low Bid for the Well 10 Improvement Project to Ross F. Carroll in the Amount of \$749,300; Approving a 10% Contingency and an 8% Set-Aside for Construction Testing, Staking, and Inspection; as well as Approving an Additional Appropriation for this Project in the Amount of \$522,000 from Water Capital Facility Fund 626.

Public Services Director Clark presented the staff report recommending the City Council award the low bid for the Well 10 Improvement Project to Ross F. Carroll in the amount of \$749,300; approving a 10% contingency and an 8% set-aside for construction testing, staking and inspection as well as approving an additional appropriation for this project in the amount of \$522,000 from Water Capital Facility Fund 626.

City Council and staff discussed the project.

MOTION

To Adopt Resolution 2016-103, a Resolution of the City of Oakdale City Council Awarding the Low Bid for the Well 10 Improvement Project to Ross F. Carroll in the Amount of \$749,300; Approving a 10% Contingency and an 8% Set-Aside for Construction Testing, Staking, and Inspection; as well as Approving an Additional Appropriation for this Project in the Amount of \$522,000 from Water Capital Facility Fund 626.

Moved by Mayor Pro Tem Dunlop seconded by Council Member Bairos and PASSED AND ADOPTED this 1st day of August 2016, by the following vote:

AYES:	COUNCIL MEMBERS:	Bairos, Dunlop, McCarty, Murdoch and Paul	(5)
NOES:	COUNCIL MEMBERS:	None	(0)
ABSENT:	COUNCIL MEMBERS:	None	(0)
ABSTAINED:	COUNCIL MEMBERS:	None	(0)

Motion carried 5/0 by City Council roll call vote.



**City of Oakdale
City Council Regular Meeting Minutes**

**Monday, August 1, 2016
Next City Council Resolution: 2016-094**

**City Council Chambers
Next Ordinance: 1243**

11.3: Consider the Make-Up of Police Chief Community Interview Panel.

City Manager Whitemyer reported staff is moving forward with the Police Chief recruitment. Staff is recommending that a community interview panel consisting of Jeff Steves (Steves Chevrolet Buick), Erich Haidlen (Haidlen Ford), Mary Guardiola (Oakdale Chamber of Commerce) John McCormick (Oak Valley Hospital District) and Marc Malone (Oakdale Joint Unified School District) be approved by the City Council.

The City Council and staff discussed the Chief of Police recruitment process.

MOTION

To approve the Police Chief Community Interview Panel consisting of Jeff Steves, Erich Haidlen, Mary Guardiola, John McCormick and Marc Malone.

Moved by Mayor Pro Tem Dunlop seconded by Council Member McCarty and PASSED AND ADOPTED this 1st day of August 2016, by the following vote:

AYES:	COUNCIL MEMBERS:	Bairos, Dunlop, McCarty, Murdoch and Paul	(5)
NOES:	COUNCIL MEMBERS:	None	(0)
ABSENT:	COUNCIL MEMBERS:	None	(0)
ABSTAINED:	COUNCIL MEMBERS:	None	(0)

Motion carried 5/0 by City Council roll call vote.

12. CITY MANAGER’S REPORT:

City Manager Whitemyer announced Public Services Director Thom Clark will be retiring September 15th.

13. CITY COUNCIL ITEMS:

Mayor Paul recognized Alice Garcia’s request to address the City Council, inviting Ms. Garcia to come forward.

Alice Garcia asked Public Services Director Clark if the C Street Project would be complete prior to his retirement; Public Services Director Clark responded, yes.

Ms. Garcia stated she has noticed water running down North Sixth Avenue and that after she contacted Public Services she then noticed a “Flushing” sign posted in the area. Public Services Director Clark advised a new waterline is being installed on C Street which requires the main to be really clean in order for the lines to be connected to the homes which resulted in the need to flush the pipes.

Ms. Garcia stated she would like to discuss the ability for the cemetery to use additional water in order to maintain the grounds as well as an exemption for cemeteries from the City Council. City Manager Whitemyer responded in order to resolve the concerns he would be willing to meet with Ms. Garcia and Cemetery Maintenance.



City of Oakdale
City Council Regular Meeting Minutes

Monday, August 1, 2016
Next City Council Resolution: 2016-094

City Council Chambers
Next Ordinance: 1243

14. ADJOURNMENT:

There being no further business, Mayor Paul adjourned the meeting at 7:52 p.m.

ATTEST:

APPROVED:

/s/Kathy Teixeira
Kathy Teixeira, CMC
City Clerk

/s/Pat Paul
Pat Paul
Mayor

Exhibit A

NCC Proposed Route at Atlas Speaking Points:

In favor of the route at Lancaster instead of Atlas

1. 684 parcels / families impacted in the Atlas/Dillwood neighborhood
2. Loss of property tax revenue through loss of assessed value. The loss is currently estimated at \$50,000 (best case scenario) per home for all homes backing up to the highway and directly facing those homes as well as all homes on the routes that will be used to avoid traffic on the highway.
 - a. Loss of property tax revenue in this scenario would be approx. \$551.25 per home per year based on the 2015 tax year.
 - b. Estimated 255 homes are in this situation in the Atlas/Dixon neighborhood alone, which would come to \$140,568.75 per year based on the 2015 tax year.
 - c. Property tax includes funds going to the county, to Oakdale Unified School District, Oak Valley Hospital District, Yosemite Community College District, Oakdale Fire District. Reduction in assessed value will reduce funds to these causes.
 - d. Property taxes for all homes in the neighborhood will be reduced for all 684 parcels to some degree. It will turn our neighborhood into a Highway Village.
 - e. Homes in the immediate proximity of the roundabout (Atlas Ct., Rio Sombra Ct., Atlas Rd.) are likely to drop in property value by a minimum of \$100,000 per home. Some may become unsalable. This will in turn affect appraisal value for all homes in the neighborhood.
 - f. Loss of desirability for one of the most affluent and desirable neighborhoods in Stanislaus County.
 - g. Those who can afford to sell at a loss will, creating a glut of properties, further loss of value, and deterioration of the neighborhood.
 - h. Loss of value could cause a new wave of short sales, foreclosures, and inability to get financing due to reduced value and inability to sell the homes.
3. Extended area to affect a total of 1103 parcels.
4. Loss of permit and school impact fees if homeowners choose not to improve their existing properties or build on infill lots. For example, on a simple renovation converting an existing garage to approx. 500 square feet of living space and building a new 3 car garage would cost approx. \$10,000 in county permit fees and \$5000 in school impact fees.
5. Safety, traffic, and noise concerns as well as loss of community feel will affect home values.
6. Affluent neighborhoods have more disposable income and are major supporters of local establishments. As financial stability is eroded through loss of property value, spending will be reduced in Oakdale.

7. Safety concerns for residents.
 - a. Increased traffic at high speeds from motorists trying to avoid traffic on the highway.
 - b. Increased burglary in the neighborhood
 - c. Not safe for children to play/ride bicycles, etc.
 - d. Not safe for residents to walk
 - e. Not safe for pets
8. Safety concerns on the highway.
 - a. Roundabout speed will be approx. 10-20 mph for large vehicles/trailers/inexperienced drivers, etc. Motorists coming down the hill will have to slow down rapidly from approx. 60 mph to 10-20 mph in a very short distance.
 - b. Increased accidents.
 - c. Reduced speeds will cause increased response times for emergency vehicles including sheriff, highway patrol, ambulance, and fire.
9. Increased noise/pollution/trash for residents
 - a. Jake brakes, brake scrub, exhaust, engine noise
10. Purpose of the NCC is largely to bypass Oakdale to increase ease of travel/commerce
 - a. Lancaster a more reasonable solution as it is outside of town
 - i. More availability for commerce, gas stations, etc.
 - b. Less population density (fewer families affected)
 - c. If at Lancaster, residents in our neighborhood will be more able to go into town in order to shop and frequent establishments.
 - d. At Atlas, it is still in town. Shopping will be at Stearns. Will not solve the problems that the bypass was originally designed to solve.
 - e. Concerns about commerce
 - i. Proper advertising and signs will direct traffic coming from the south or the East into town for motorists
 - ii. All traffic on the 120 from Manteca will still travel through town and frequent our businesses.
11. Erodes the community feel of the neighborhood
 - a. Currently a safe neighborhood where residents feel safe, children walk/bike/golf cart around the neighborhood. Low crime, burglary, trash, noise.
12. Avoiding the highway traffic by using alternate routes:
 - a. Rodden, Orangeblossom, Dillwood, Atlas, Deo Gloria, and connecting streets.
 - b. Slow response times for emergency vehicles on these routes.

August 1, 2016

Dear Oakdale City Council Members,

I would like to express my sincere concern to you regarding the possible placement of the route chosen for the North County Corridor to bypass Oakdale at Atlas Road. I am a property owner and a business member of Oakdale, and I serve on the Board of the Oakdale Chamber of Commerce, the Economic Development Commission, as well as the Board of the Central Valley Association of Realtors, Oakdale Chapter. Placing the roundabout at Atlas Road will have serious consequences, and I firmly believe that the bypass location and roundabout should be located further outside of town at Lancaster Road.

Adding the roundabout at Atlas would cause more congestion as large vehicles will have to slow down drastically to enter the roundabout. It is estimated that the speed in the roundabout will be between 10-20 mph. The existing traffic, which backs up all the way past Atlas on high-traffic days, will only get more congested, and it will cause many drivers to look for a "short-cut," thereby increasing traffic in our residential neighborhood. The noise, traffic, and added pollution from exhaust and brakes will cause our neighborhood to be less desirable. I live at the corner of Atlas and Rio Sombra Court. We currently hear the traffic on the highway, but it is not disruptive to our lives. However, noise pollution from jake brakes, tire scrub, and brakes, not to mention the likelihood of increased traffic accidents, will drastically affect our property values as well as damage our quality of life in this safe, quiet neighborhood. The highway would likely back up all the way to Orange Blossom Road, which is a large safety concern as well.

I purchased my home last October and was unaware of the possible bypass route at Atlas at the time. Had I known about the possible route, I would not have purchased this home. My family and I have plans to add approximately 1000 square ft. of living space, a new garage, and a shop. If this route is chosen, we will not be improving the property further and instead will look at converting the property to a rental and purchasing another home. I do not see selling the home as a viable option if the bypass route is located at Atlas as I would expect the property value to decline so much that I would be left without sufficient equity to sell the home.

Decreased property values will, in turn, affect property tax revenue to the county. As a loan officer, I see the tax roll and the property values on each of my files. The Atlas area enjoys high property values because it is coveted in its present state, and the residents in this area pay a substantial amount of property tax. Our property taxes go to the county and also pay for special assessment taxes benefiting the Oakdale Unified School District, Oak Valley Hospital District, Yosemite Community College District, and Oakdale Fire District. If our property values drop, the assessed values will drop, and so will property tax revenues. There are 684 parcels in my immediate neighborhood. A local real estate agent, Lana Dyer (former appraiser), and 3 local appraisers estimate that the average loss of property value will be

\$50,000 for those of us backing up to the highway and parallel to them (i.e. homes on both sides of Atlas Ct.) and along the neighborhood streets that motorists will choose to try to avoid traffic at the roundabout. That equates to a \$551.25 per home/per year loss of tax revenue to the county based on the 2015 tax roll. Some homes will suffer greater reductions in value, and I assume that mine will be one of them. If this roundabout were to be placed at Atlas, I believe that my home would become virtually unsalable.

Permit fees and impact fees will also be reduced. We estimate that just to add the garage and approximately 500 square ft. of living space, it would cost approximately \$10,000 in permits and \$5000 in impact fees. If the desirability of the neighborhood were to decline, homeowners would think twice before making improvements to their property or constructing on infill lots. This would further reduce revenue to the county and to the school district.

I understand that local businesses are concerned about a loss of revenue. I share that concern, but I believe that, with the proper advertising, we can lead passers-by to town for services. Bay Area traffic will continue to pass through Oakdale on the way from Manteca, so advertising efforts will need to be concentrated on the routes coming by Oakdale from the South and the East.

Please consider the placement of the roundabout for the North County Corridor carefully. There are over 600 homes in our immediate neighborhood, and all of us will be negatively impacted should the roundabout be placed at Atlas Road. Our quality of life, our property values, and our long-term financial stability will all be impacted by your decision. The route at Lancaster simply makes more sense and will negatively affect fewer families. I sincerely hope that you take my concerns, and those of my neighbors, into consideration. Should you wish to discuss the matter further, I will be more than happy to speak with you. Thank you in advance for your consideration.

Sincerely,



Allison Carroll

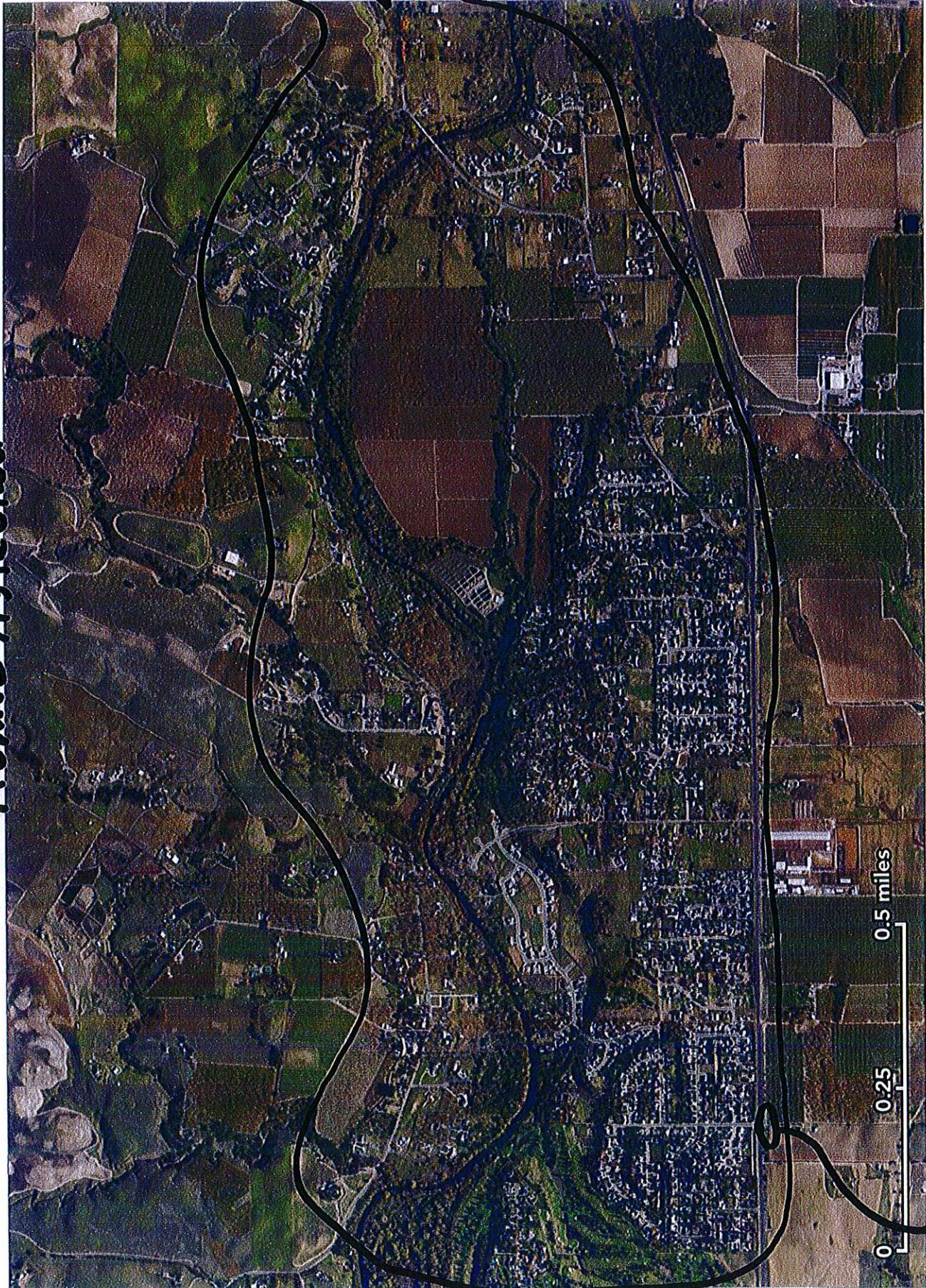
Resident on Atlas Road, Oakdale

209.505.0993

Allison.Carroll19@gmail.com

Homes Affected

near Oakdale — Stanislaus

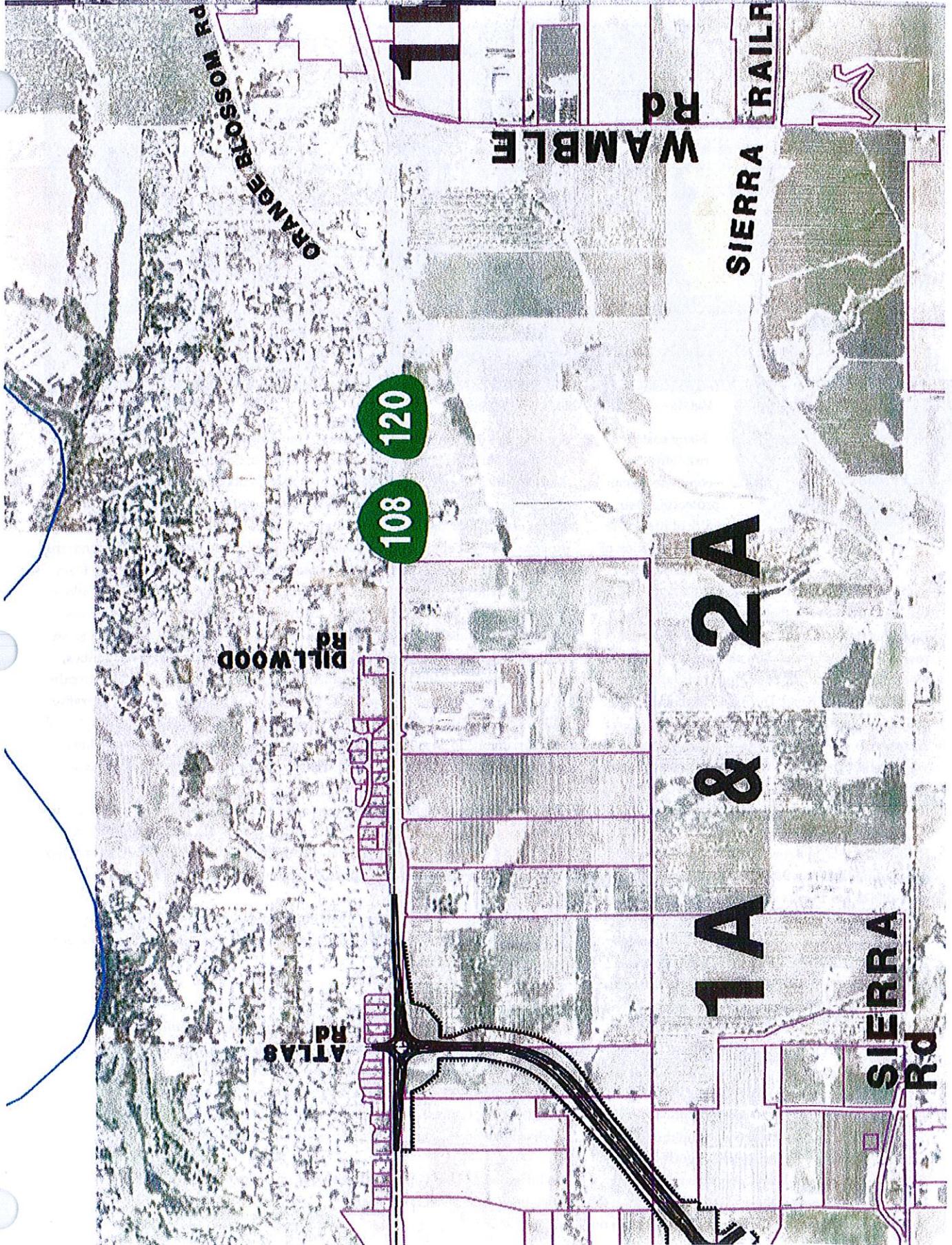


0 0.25 0.5 miles



Orange Blossom

N.E.P.



ORANGE BLOSSOM Rd

WAMBLE Rd

SIERRA RAIL

108 120

DILLWOOD Rd

1A & 2A

ATLAS Rd

SIERRA Rd

The Oakdale Bypass Project

Written by resident, Kathie Potteet

neighborhood news

Matt Machado, JR McCarty, Kristen Olsen, Bill O'Brien

Many east side residents are concerned about protecting their quality of life as the most recent revision of the North County Corridor

(NCC) is revealed. In the 1990s, the Oakdale bypass was designed to ease the flow of predominantly Bay Area traffic around the bottleneck of downtown Oakdale, especially on summer and holiday weekends when traffic backs up from Oakdale to beyond Dillwood Road. During the Recession, the project was put on hold and eventually cancelled. Afterwards, a new route was planned farther south, which has become the NCC and is also designated SR-219. It follows Kiernan Avenue and Claribel Road, and is basically complete up to Oakdale Road.

Eventually, it is designed to be an expressway connecting Highway 99 with SR-108/120 on the east side of Stanislaus County. Originally, the east end was to have a single merging lane, allowing eastbound traffic to flow from the NCC onto SR-108/120. A one-lane overpass was to take westbound traffic over SR-108/120 and onto the NCC. All of this was to be beyond the City of Oakdale and act as a replacement to the Oakdale bypass.

When the latest plans for the NCC were released, many Oakdale residents were caught off guard. Two new intersections are being proposed, both of which have become enlarged roundabouts big enough for tractor-trailer rigs to negotiate. One is still near the "original" end point near Lancaster Road. The other was moved to Atlas Road, with the NCC intersecting this neighborhood street head on.

On May 6, a neighborhood informational meeting was held, with approximately 150 people in attendance. Supervisor Bill O'Brien, County Public Works Director Matt Machado, Assemblywoman Kristin Olsen, and Oakdale City Councilman J.R. McCarty were on hand to answer questions, share information and learn their constituents' opinions on the matter. The proposed roundabout at Atlas Road will affect people from Stearns to Orange Blossom Roads. Several concerns were voiced regarding the increased noise from Jako brakes, and pollution from tire scrub. During heavy weekend traffic, an impacted roundabout will not allow the local neighborhoods to access the highway, or downtown Oakdale. Drivers throughout the area will use Dixon Road and the Deo Gloria neighborhood as an "alternative shortcut." These are currently neighborhood streets with families, children, pets and daily walkers, much of it without sidewalks and unable to safely take on the extra traffic. It was also noted that the majority of Bay Area traffic follows SR-120 from the north and considers Oakdale a "lunch and gas stop", and would continue to do so, not adversely affecting downtown businesses. Primarily, people traveling to and from the Modesto/Turlock area would use the NCC.

The overwhelming feeling was to merge the NCC and SR-120 nearer Lancaster Road as originally planned. It will not adversely affect as many people as the Atlas Road alternative, and will allow locals from Orange Blossom Road to Deo Gloria Drive to drive into Oakdale to eat and shop on weekends.

The public officials in attendance said it is currently the time for public input as to our preferences of routes. They are accepting emails and letters with our comments and concerns.

Supervisor Bill O'Brien, obrienw@stancounty.com
Public Works Director Matt Machado, machadom@stancounty.com
Pat Paul, Mayor, City of Oakdale, ppaul@ci.oakdale.ca.us
Tom Dunlop, Councilmember, tdunlop@ci.oakdale.ca.us
Cherilyn Bairos, Councilmember, cbairos@ci.oakdale.ca.us
J.R. McCarty, Councilmember, jrmccarty@ci.oakdale.ca.us
Richard Murdoch, Councilmember, rmurdoch@ci.oakdale.ca.us

Be informed and stay up to date with our new monthly news column pertaining to the Oakdale Bypass!