



**CITY OF OAKDALE
Joint City Council and
Successor Agency for the
Former Oakdale Community
Redevelopment Agency
Regular Meeting Minutes**

City Council Chambers
277 North Second Avenue
Oakdale, California

Tuesday, January 16, 2018

7:00 PM

City Council Chambers

1. CALL TO ORDER:

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

2. 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 Works Superintendent Bridgewater
Police Chief Heller
Management Analyst Mondragon
Contract Planner Niskanen
Senior Engineering Technician Renfrow
City Clerk Teixeira
Acting Fire Chief Wapnowski

3. PLEDGE OF ALLEGIANCE:

Mayor Paul led the pledge of allegiance.

4. INVOCATION:

Pastor Kent Roberts, the River Christian Community provided the Invocation.

5. REPORT OUT OF CLOSED SESSION:

Mayor Paul reported a special meeting was called to order at 6:31 p.m. The City Council met in closed session to discuss with legal counsel the following closed session agenda item:

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8)

Property: Holtz Trustees, et al APN 064-010-023 approximately 2.28 acres of land, price and other terms are currently under negotiation.
City Negotiator: City Manager Whitemyer
Other Negotiating Party: Laura Menendez and John Almazan, Interwest Consulting Group, Subconsultants.



City Council
Joint City Council and Successor Agency for the
Former Oakdale Community Redevelopment Agency
Regular Meeting Minutes

Tuesday, January 16, 2018
Next City Council Resolution: 2018-001
Next Successor Agency Resolution: 2018-001

City Council Chambers
Next Ordinance: 1252

Mayor Paul concluded her report advising the City Council had provided direction to staff.

6. PRESENTATIONS/ACKNOWLEDGEMENTS:

No presentations/acknowledgements were scheduled.

7. ADDITIONS/DELETIONS:

Mayor Paul asked whether there were any additions or deletions to the City Council agenda. No additions or deletions were advised.

8. PUBLIC COMMENTS:

Mayor Paul asked whether there was anyone who wished to address a matter not listed on the City Council agenda.

William Johnson, Veterans Advisory Commission addressed the City Council advising the next Veterans Advisory Commission meeting is scheduled at 5:30 p.m. on January 22 in Knights Ferry. Mr. Johnson then thanked the City of Oakdale for their participation and support of the Toys for Tots Program. He advised over 50 families within Oakdale were assisted and over 1,200 toys had been collected for the 2017 season. Mr. Johnson also thanked the local merchants and the Masons for their assistance in the Toys for Tots Program.

Inez Boss addressed the City Council advising she had applied for a dispensary license and had not been chosen.

9. APPOINTMENT TO BOARDS AND COMMISSIONS:

None scheduled.

10. CONSENT AGENDA:

Mayor Paul asked whether there were any questions or requests to remove items from the Consent Agenda.

There were no questions, comments or requests to remove items from the Consent Agenda.

MOTION

To approve the City of Oakdale City Council Consent Agenda Items 10.1 through 10.7 for January 16, 2018 as follows:

10.1: Approve the Regular City Council Meeting Minutes of December 18, 2017.



City Council
Joint City Council and Successor Agency for the
Former Oakdale Community Redevelopment Agency
Regular Meeting Minutes

Tuesday, January 16, 2018
Next City Council Resolution: 2018-001
Next Successor Agency Resolution: 2018-001

City Council Chambers
Next Ordinance: 1252

- 10.2: Receive and File the Warrant List for the period of December 14, 2017 to January 9, 2018.
- 10.3: Waive Readings of Ordinances/Resolutions except by Title.
- 10.4: Adopt Resolution 2018-001, a Resolution of the City of Oakdale City Council Accepting the "C" Street Phase II Pavement Project Improvements in the Amount of \$436,107.00 and Authorizing the Filing of a Notice of Completion.
- 10.5: Adopt Resolution 2018-002, a Resolution of the City of Oakdale City Council Accepting "C" Street Phase III Utilities Project Improvements in the Amount of \$339,023.35 and Authorizing the Filing of a Notice of Completion.
- 10.6: Adopt Resolution 2018-003, a Resolution of the City of Oakdale City Council Accepting the "C" Street Phase III Pavement Project Improvements in the Amount of \$310,722.64 and Authorizing the Filing of a Notice of Completion.
- 10.7: By Minute Order Reject Claim for Damages Submitted by Betty Larrabee.

Moved by Council Member McCarty, seconded by Mayor Pro Tem Dunlop and PASSED AND ADOPTED this 16th day of January 2018, 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. PUBLIC HEARINGS:

- 11.1: Public Hearing Continued from December 18, 2017. Consider Introducing by Title Only and Waiving the First Reading of an Ordinance of the City of Oakdale, California (also known as CODE TEXT AMENDMENT 2017-18) an Ordinance of the City of Oakdale, California Cannabis Zoning Regulations: Municipal Code Text Amendment to Section 36-6 – "R-A" Residential-Agricultural District, Section 36-7 - "R-1" Single-Family Residential Zone, Section 36-8 - "R-2/R-2-M" Duplex-Residential District, Section 36-9 "R-3" Multiple-Family Residential District, Section 36-10 - "C-1" Neighborhood-Commercial District, Section 36-11 – "C-C" Central-Commercial District, Section 36-12 – "C-2" General-Commercial District, Section 36-13 – "L-M" Limited-Industrial District and Section 36-14 – "M-1" Light- Industrial District of the Oakdale City Code, Chapter 36 - Zoning, to allow for personal and commercial cannabis activities.

The proposed project is exempt from analysis under the California Environmental Quality Act (CEQA) under the general rule that CEQA applies only to projects that have the potential for causing significant environmental effects, as specified in Section 15061(b)(3). Additionally, the Medicinal and Adult-Use Cannabis Regulation and



City Council
Joint City Council and Successor Agency for the
Former Oakdale Community Redevelopment Agency
Regular Meeting Minutes

Tuesday, January 16, 2018
Next City Council Resolution: 2018-001
Next Successor Agency Resolution: 2018-001

City Council Chambers
Next Ordinance: 1252

Safety Act provides an exemption under CEQA for any ordinance, rule, or regulation by a city that requires discretionary review and approval for commercial cannabis activity, as specified in subdivision (h) of Section 20655 of the Business and Professions Code. *Public Hearing Notice Published in the Oakdale Leader December 6, 2017.*

City Manager Whitemyer advised the City Council that City staff is recommending the City Council close the public hearing and direct staff to renote the public hearing for a future date.

At 7:06 p.m. Mayor Paul opened the public hearing to public comment. There being no public comment, Mayor Paul closed the public hearing at 7:07 p.m.

MOTION

To close the public hearing and direct staff to renote the public hearing for a future date.

Moved by Mayor Pro Tem Dunlop, seconded by Council Member McCarty and PASSED this 16th day of January 2018, 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: Public Hearing Continued from December 18, 2017. Consider Introducing by Title Only and Waiving the First Reading of an Ordinance of the City of Oakdale, California, a City-Initiated Amendment to the Oakdale Municipal Code, Chapter 28 to Consider, Review and Receive Public Comment on Amending the Oakdale Municipal Code, Chapter 28, Sewers and Sewage Disposal, Pertaining to the Rules and Regulations Governing Sewage Disposal. The Code Text Amendment Includes Specific Language Related to the City of Oakdale's Pretreatment Program, Required by The Clean Water Act, Title 40 of the Code of Federal Regulations (CFR), Part 403, Which Identifies Specific Discharge Standards and Requirements That Apply to Sources of Non-Domestic Sewage Disposal.

The Proposed Ordinance Does Not Constitute a Project Under the California Environmental Quality Act. The Proposed Project Is Exempt from Analysis Under the California Environmental Quality Act (CEQA) Under the General Rule That CEQA Applies Only to Projects That Have the Potential for Causing Significant Environmental Effects, As Specified in Section 15061(B)(3). *A Public Hearing Notice Published in The Oakdale Leader December 27, 2017.*

Public Works Superintendent Bridgewater introduced Jennifer Pratt of Blackwater Consulting; advising Ms. Pratt would provide the staff report.



City Council
Joint City Council and Successor Agency for the
Former Oakdale Community Redevelopment Agency
Regular Meeting Minutes

Tuesday, January 16, 2018
Next City Council Resolution: 2018-001
Next Successor Agency Resolution: 2018-001

City Council Chambers
Next Ordinance: 1252

A PowerPoint Presentation was provided.

Jennifer Pratt, representing Blackwater Consulting presented the staff report advising a recommendation is being made to the City Council that the proposed Ordinance be introduced by title only and that the first reading be waived for the proposed Ordinance to amend Chapter 28 of the City's Municipal Code pertaining to Sewers and Sewage Disposal as it relates to the Rules and Regulations Governing Sewage Disposal.

At 7:10 p.m. Mayor Paul opened the public hearing to public comment. There being no public comment, Mayor Paul closed the public hearing at 7:11 p.m.

MOTION

To Introduce by Title Only and Waive the First Reading of Ordinance 1252, of the City of Oakdale, California, a City-Initiated Amendment to the Oakdale Municipal Code, Chapter 28 to Consider, Review and Receive Public Comment on Amending the Oakdale Municipal Code, Chapter 28, Sewers and Sewage Disposal, Pertaining to the Rules and Regulations Governing Sewage Disposal. The Code Text Amendment Includes Specific Language Related to the City of Oakdale's Pretreatment Program, Required by The Clean Water Act, Title 40 of the Code of Federal Regulations (CFR), Part 403, Which Identifies Specific Discharge Standards and Requirements That Apply to Sources of Non-Domestic Sewage Disposal.

Moved by Mayor Pro Tem Dunlop, seconded by Council Member McCarty PASSED AND ADOPTED this 16th day of January 2018, 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.

- 11.3: Public Hearing for Application 2017-02 – General Plan Amendment and Rezone to Planned Development for the Oak Leaf Meadows Multi-Family Residential Project, located at 1135 East J Street (APN's 064-025-032 and 064-025-018) to Consider:
- 1) Adoption of Resolution No. 2018-____, a Resolution of The City Council of the City of Oakdale Approving General Plan Amendment No. 2017-02, Amending the Land Use Designation of Low Density Residential (LDR) to High Density Residential (HDR); and,
 - 2) Introduction of First Reading of Ordinance by Title Only and Waiving the First Reading of Ordinance No. _____, Rezoning 3.2± Acres from Single-Family Residential (R-1) District to Planned Development 2017-02 (PD 17-02); and,



City Council
Joint City Council and Successor Agency for the
Former Oakdale Community Redevelopment Agency
Regular Meeting Minutes

Tuesday, January 16, 2018
Next City Council Resolution: 2018-001
Next Successor Agency Resolution: 2018-001

City Council Chambers
Next Ordinance: 1252

- 3) Adoption of a Resolution No. 2018-____, a Resolution of The City Council of the City of Oakdale Approving a Development Plan and Rezone for Planned Development 2017-02 (PD 17-02); and,
- 4) Adoption of a Resolution 2018-____, a Resolution of The City Council of the City of Oakdale Approving a Negative Declaration.

Environmental Status: Acting as the Lead Agency, the City of Oakdale has Prepared an Initial Study for the Proposed Project in Accordance with Section 15063 of the CEQA Guidelines. On the Basis of the Analysis Contained in the Initial Study, the City finds that the Proposed Project will not have any Significant Environmental Effects on the Environment, with Mitigation Incorporated. As Such, the City will be Considering a Mitigated Negative Declaration for the Proposed Project. *A Public Hearing Notice Published in the Oakdale Leader December 27, 2017.*

A PowerPoint Presentation was provided.

Contract Planner Niskanen provided a comprehensive staff report recommending the City Council approve the project as recommended and submitted by staff.

At 7:30 p.m. Mayor Paul opened the public hearing to public comment.

Public Testimony

Kathleen Westenberg spoke on concerns related to reducing problems between neighbors sharing common walls.

Miguel Galvez, Deputy Director of Stanislaus County Planning and Community Development spoke in support in support of the project.

Carol Ornelas, CEO representing the applicant, Visionary Home Builders provided an overview of the project.

Barbara Kauss, Executive Director for the Housing Authority of the County of Stanislaus spoke in support of the project.

There being no further public testimony, Mayor Paul closed the public hearing at 7:38 p.m.

MOTION

To take the following approve the following actions related to Application 2017-02.

- 1) Adoption of Resolution No. 2018-004, a Resolution of The City Council of the City of Oakdale Approving General Plan Amendment No. 2017-02, Amending the Land Use Designation of Low Density Residential (LDR) to High Density Residential (HDR); and,



City Council
Joint City Council and Successor Agency for the
Former Oakdale Community Redevelopment Agency
Regular Meeting Minutes

Tuesday, January 16, 2018
 Next City Council Resolution: 2018-001
 Next Successor Agency Resolution: 2018-001

City Council Chambers
 Next Ordinance: 1252

- 2) Introduction of First Reading of Ordinance by Title Only and Waiving the First Reading of Ordinance 1253, Rezoning 3.2± Acres from Single-Family Residential (R-1) District to Planned Development 2017-02 (PD 17-02); and,
- 3) Adoption of a Resolution No. 2018-005, a Resolution of The City Council of the City of Oakdale Approving a Development Plan and Rezone for Planned Development 2017-02 (PD 17-02); and,
- 4) Adoption of a Resolution 2018-006, a Resolution of The City Council of the City of Oakdale Approving a Negative Declaration.

Moved by Mayor Pro Tem Dunlop, seconded by Council Member McCarty PASSED AND ADOPTED this 16th day of January 2018, 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. STAFF REPORTS:

12.1: Consider a Resolution of the City Council of the City of Oakdale Authorizing the City Manager to Execute a 3-Year Term Lease Agreement with the Oakdale Aero Club, LLC for Airport Hangar L-4 in the Amounts of \$1,000.00 in Year One, \$1,200.00 in Year Two and \$1,200.00 Plus CPI in Year Three.

Senior Engineering Technician Renfrow presented the staff report recommending the City Council authorize the City Manager to execute the 3-year Lease Agreement with the Oakdale Aero Club, LLC for Airport Hangar L-4.

Following discussion between City Council and staff related to clarifying the language contained in the resolution identifying that the rent amounts are on a per month basis not an annual basis.

MOTION

To adopt Resolution 2018-007, a Resolution of the City of Oakdale City Council Authorizing the City Manager to execute a 3-Year Term Lease Agreement with the Oakdale Aero Club, LLC for Airport Hangar L-4 in the amounts as shown with the wording "per month" to follow the amounts to be collected, and to be added throughout the resolution to clearly identify the City's intention.

Moved by Council Member Murdoch and seconded by Mayor Pro Tem Dunlop PASSED AND ADOPTED this 16th day of January 2018, by the following vote:



City Council
Joint City Council and Successor Agency for the
Former Oakdale Community Redevelopment Agency
Regular Meeting Minutes

Tuesday, January 16, 2018

Next City Council Resolution: 2018-001

Next Successor Agency Resolution: 2018-001

City Council Chambers

Next Ordinance: 1252

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.

- 12.2: Consider a Resolution of the City Council of the City of Oakdale Authorizing the Equipment Network Firewall Purchase, Annual Subscription and Monthly Monitoring from Datapath, the City's Current Information Technology Contractor for a Cost of \$24,588.50 in Fiscal Year (FY) 2017/2018 and \$47,820.00 Annually Thereafter.

Finance Director Avila presented the staff report recommending the City Council authorize the equipment network firewall purchase, the annual subscription and monthly monitoring from Datapath, the City's current information technology contractor for a cost of \$24,588.50 in Fiscal Year (FY) 2017/2018 and \$47,820.00 annually thereafter.

MOTION

To adopt Resolution 2018-008, a Resolution of the City of Oakdale City Council Authorizing the Equipment Network Firewall Purchase, Annual Subscription and Monthly Monitoring from Datapath, the City's Current Information Technology Contractor for a Cost of \$24,588.50 in Fiscal Year (FY) 2017/2018 and \$47,820.00 Annually Thereafter.

Moved by Mayor Pro Tem Dunlop and seconded by Council Member Bairos and PASSED and ADOPTED this 16th day of January 2018, 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.

- 12.3: Consider by Minute Order Directing Staff to Notice a Public Hearing to Consider Ordinance Amendments to the Oakdale Municipal Code Repealing Chapter 2. Article XII. Student Members, City Boards and Commissions; Repealing Chapter 20-1 Definitions "Parks and Recreation Commission" and Repealing and Reserving Article II. Parks and Recreation Commission Sections 20-2 through 20-10 and Amend Chapter 2 Article VII. Section 32.3. Powers and Duties Generally to incorporate duties formerly held by the Parks and Recreation Commission as part of the powers and duties of the Planning Commission.

City Clerk Teixeira presented the staff report recommending the City Council direct staff, by Minute Order, to Notice a Public Hearing to consider Ordinance



City Council
Joint City Council and Successor Agency for the
Former Oakdale Community Redevelopment Agency
Regular Meeting Minutes

Tuesday, January 16, 2018
Next City Council Resolution: 2018-001
Next Successor Agency Resolution: 2018-001

City Council Chambers
Next Ordinance: 1252

amendments to the Oakdale Municipal Code repealing Chapter 2. Article XII. Student Members, City Boards and Commissions; repealing Chapter 20-1 Definitions "Parks and Recreation Commission" and repealing and reserving Article II. Parks and Recreation Commission Sections 20-2 through 20-10 and amend Chapter 2 Article VII. Section 32.3. Powers and Duties Generally to incorporate duties formerly held by the Parks and Recreation Commission as part of the powers and duties of the Planning Commission.

MOTION

To direct, by Minute Order that City Staff Notice a Public Hearing to Consider Ordinance Amendments to the Oakdale Municipal Code Repealing Chapter 2. Article XII. Student Members, City Boards and Commissions; Repealing Chapter 20-1 Definitions "Parks and Recreation Commission" and Repealing and Reserving Article II. Parks and Recreation Commission Sections 20-2 through 20-10 and Amend Chapter 2 Article VII. Section 32.3. Powers and Duties Generally to incorporate duties formerly held by the Parks and Recreation Commission as part of the powers and duties of the Planning Commission.

Moved by Council Member Bairos and seconded by Council Member McCarty and PASSED this 16th day of January 2018, 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.

- 12.4: Consider a Resolution of the City Council of the City of Oakdale Awarding a Contract for the Wastewater Treatment Plant (WWTP) Southeast Drying Bed Rehabilitation Project to George Reed, Inc. in the Amount of \$197,490.00 which includes a 10% Contingency, as well as \$10,000.00 for Inspections to be funded from Sewer Capital Replacement Fund 621 (CP1817).

A PowerPoint Presentation was provided.

Public Works Superintendent Bridgewater presented the staff report recommending the City Council award a contract for the Wastewater Treatment Plant (WWTP) Southeast Drying Bed Rehabilitation Project to George Reed, Inc. in the amount of \$197,490.00 which includes a 10% contingency, as well as \$10,000.00 for inspections to be funded from Sewer Capital Replacement Fund 621 (CP1817).

MOTION

To adopt Resolution 2018-009, a Resolution of the City Council of the City of Oakdale Awarding a Contract for the Wastewater Treatment Plant (WWTP) Southeast Drying



City Council
Joint City Council and Successor Agency for the
Former Oakdale Community Redevelopment Agency
Regular Meeting Minutes

Tuesday, January 16, 2018
Next City Council Resolution: 2018-001
Next Successor Agency Resolution: 2018-001

City Council Chambers
Next Ordinance: 1252

Bed Rehabilitation Project to George Reed, Inc. in the Amount of \$197,490.00 which includes a 10% Contingency, as well as \$10,000.00 for Inspections to be funded from Sewer Capital Replacement Fund 621 (CP1817).

Moved by Mayor Pro Tem Dunlop and seconded by Council Member McCarty and PASSED and ADOPTED this 16th day of January 2018, 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.

- 12.5: Consider a Resolution of the City Council of the City of Oakdale Approving a Contract with Krazan & Associates for Pavement Rehabilitation Design for Armstrong Way in the Amount of \$6,800.00 to be Funded from Local Transportation Fund 221 (221-4140-443-25-03 Contract Services).

Public Works Superintendent Bridgewater presented the staff report recommending the City Council approve a contract with Krazan & Associates for pavement rehabilitation design for Armstrong way in the amount of \$6,800.00 to be funded from Local Transportation Fund 221 (221-4140-443-25-03 Contract Services).

MOTION

To adopt Resolution 2018-010, a Resolution of the City Council of the City of Oakdale Approving a Contract with Krazan & Associates for Pavement Rehabilitation Design for Armstrong Way in the Amount of \$6,800.00 to be Funded from Local Transportation Fund 221 (221-4140-443-25-03 Contract Services).

Moved by Mayor Pro Tem Dunlop and seconded by Council Member Bairos and PASSED and ADOPTED this 16th day of January 2018, 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.

- 12.6: Consider a Resolution of the City Council of the City of Oakdale Approving an Allocation of \$152,000.00 in General Fund Reserves to Fund the Cost to Maintain Three Person Staffing at Station 28 (G Street Station) Through June 30, 2018.



City Council
Joint City Council and Successor Agency for the
Former Oakdale Community Redevelopment Agency
Regular Meeting Minutes

Tuesday, January 16, 2018
Next City Council Resolution: 2018-001
Next Successor Agency Resolution: 2018-001

City Council Chambers
Next Ordinance: 1252

City Manager Whitemyer presented the staff report recommending the City Council approve an allocation of \$152,000.00 in General Fund Reserves to fund the cost to maintain three-person staffing at Station 28 (G Street Station) Through June 30, 2018.

MOTION

To adopt Resolution 2018-011, a Resolution of the City Council of the City of Oakdale Approving an Allocation of \$152,000.00 in General Fund Reserves to Fund the Cost to Maintain Three Person Staffing at Station 28 (G Street Station) Through June 30, 2018.

Moved by Council Member Murdoch and seconded by Council Member Bairos and PASSED and ADOPTED this 16th day of January 2018, 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.

- 12.7: Consider a Resolution of the City Council of the City of Oakdale Directing City Staff to Negotiate a Development Agreement and Process a Conditional Use Permit for Commercial Cannabis Activities with MDS Business Services, Inc. and JDI Farms.

A PowerPoint Presentation provided (attached hereto and incorporated as Exhibit A).

City Manager Whitemyer presented a comprehensive staff report recommending the City Council the staff report direct City Staff to Negotiate a Development Agreement and Process a Conditional Use Permit for Commercial Cannabis Activities with MDS Business Services, Inc. and JDI Farms.

Mayor Paul requested the applicants come forward to introduce themselves.

Cannabis Dispensary Applicants

Darren Silva introduced himself as a representative of JDI Farms.

Dominick Truhett introduced himself as a representative of MDS.

MOTION

To adopt Resolution 2018-012, a Resolution of the City Council of the City of Oakdale Directing City Staff to Negotiate a Development Agreement and Process a Conditional Use Permit for Commercial Cannabis Activities with MDS Business Services, Inc. and JDI Farms.

Moved by Mayor Pro Tem Dunlop and seconded by Council Member Murdoch and PASSED and ADOPTED this 16th day of January 2018, by the following vote:



City Council
Joint City Council and Successor Agency for the
Former Oakdale Community Redevelopment Agency
Regular Meeting Minutes

Tuesday, January 16, 2018
Next City Council Resolution: 2018-001
Next Successor Agency Resolution: 2018-001

City Council Chambers
Next Ordinance: 1252

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.

STAFF REPORT OF THE SUCCESSOR AGENCY FOR THE FORMER OAKDALE COMMUNITY REDEVELOPMENT AGENCY:

12.8: Consider a Resolution of the City of Oakdale Successor Agency for the Former Oakdale Community Redevelopment Agency Approving the July 1, 2018 to June 30, 2019 Recognized Obligation Payment Schedule (ROPS).

Finance Director Avila presented the staff report recommending the City Council acting as the City of Oakdale Successor Agency for the Former Oakdale Community Redevelopment Agency approve the July 1, 2018 to June 30, 2019 Recognized Obligation Payment Schedule (ROPS).

MOTION

To adopt Successor Agency Resolution 2018-001, a Resolution of the City of Oakdale Successor Agency for the Former Oakdale Community Redevelopment Agency Approving the July 1, 2018 to June 30, 2019 Recognized Obligation Payment Schedule (ROPS).

Moved by Agency Member Dunlop seconded by Agency Member McCarty and PASSED AND ADOPTED this 16th day of January 2018, 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.

13. CITY MANAGER'S REPORT:

13.1: December 2017 Department Reports.

City Manager Whitemyer advised the City Council that the department reports for December 2017 have been provided in the City Council packet for review.

City Manager Whitemyer reminded all in attendance of the upcoming State of the City Address by Mayor Paul to be held January 31, 2018 at the Gene Bianchi Community Center.



City Council
Joint City Council and Successor Agency for the
Former Oakdale Community Redevelopment Agency
Regular Meeting Minutes

Tuesday, January 16, 2018
Next City Council Resolution: 2018-001
Next Successor Agency Resolution: 2018-001

City Council Chambers
Next Ordinance: 1252

14. CITY COUNCIL ITEMS:

Council Member Bairos thanked Linda Royalty and Nancy Smith for their service to the citizens and the City of Oakdale and wished them both good luck in their retirement.

Council Member McCarty advised those in attendance that LOVE Oakdale is scheduled for Saturday, April 21, 2018 at the Oakdale Community Park.

15. ADJOURNMENT:

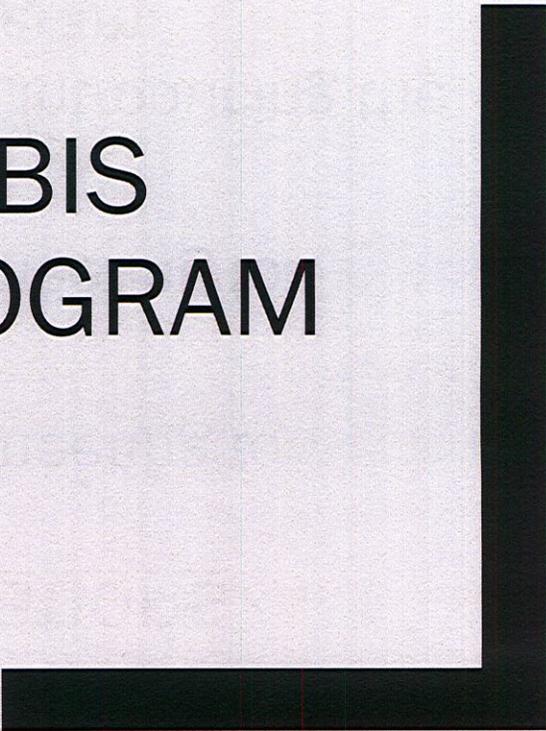
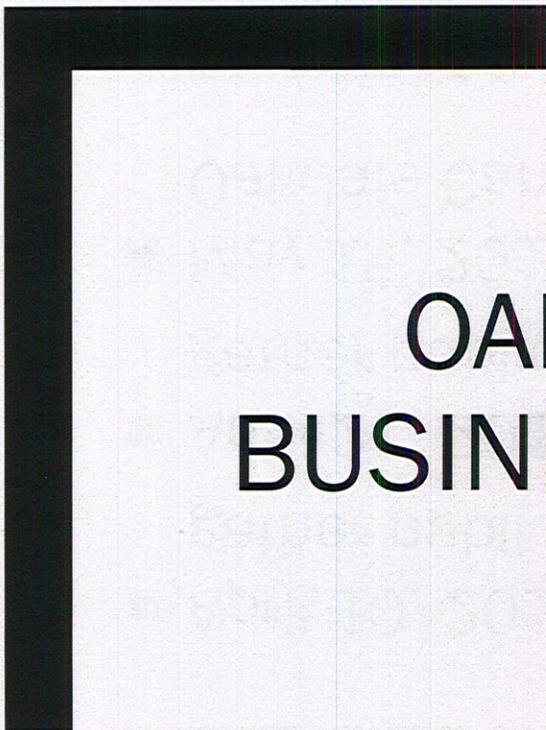
There being no further business, Mayor Paul adjourned the meeting at 8:26 pm.

ATTEST:

APPROVED:

/s/Kathy Teixeira
Kathy Teixeira, CMC
City Clerk

/s/Pat Paul
Pat Paul
Mayor



OAKDALE CANNABIS BUSINESS PILOT PROGRAM

Dispensary Selection
January 16, 2018

City Council Meetings Discussing Commercial Cannabis Regulations

- April 10, 2017 - Special City Council meeting to gather public comment.
- April 27, 2017 - Special City Council meeting to gather public comment.
- May 15, 2017 - City Council meeting introducing the Oakdale Cannabis Business Pilot Program.

City Council Meetings Discussing Commercial Cannabis Regulations (cont.)

- October 2, 2017 – City staff presents a draft Cannabis Regulation Ordinance to the City Council and receives input from the community.
- November 6, 2017 – City Council holds public hearing and introduces revised Cannabis Regulations.
- November 20, 2017 – City Council formally adopts Cannabis Regulations.

Oakdale Cannabis Business Pilot Program – Review Process

- May 15, 2017 – City Council approves the Oakdale Cannabis Pilot Program. No guarantee that the City Council would even permit commercial cannabis activities at this time.
- May 30, 2017 – Pre-submittal Conference
- June 13, 2017 – Pre-submittal Conference
- June 19, 2017 – Fourteen cannabis business applications were received. Eleven desired to open a dispensary.

Oakdale Cannabis Business Pilot Program – Review Process (cont.)

- November 20, 2017 – City Manager and Deputy City Attorney interview all fourteen applicants.
- Field of businesses reduced to seven businesses
- December 18, 2017 – Ad Hoc Cannabis Business Review Committee (CBR Committee) interviews the remaining seven dispensary applicants.
- December 21, 2017 – CBR Committee narrows field to three finalists and tours their active dispensaries.

Oakdale Cannabis Business Pilot Program – Review Process (cont.)

- December 28, 2017 – CBR Committee requests additional information from the three dispensary finalists.
- January 8, 2017 – CBR Committee conducts additional review and analysis based on the new information that was provided.
- January 11, 2017 – CBR Committee recommends that the City Council consider entering into a development agreement with JDI Farms and MDS Business Services.

CBR Committee Decision

- Committee felt that it was important to give strong consideration to the proposals that provide the greatest guaranteed financial benefit to the City.
- Proposals from MDS Business Services, Inc. and JDI Farms provided proposals that highest guaranteed financial benefit to the City.

City Council Options:

- Approve the CBR Committee Recommendation and authorize staff to begin the final negotiation of development agreements and Conditional Use Permits with JDI Farms and MDS Business Services, Inc.
- Direct staff to consider other dispensary businesses for the 2 dispensary permits.

CBR Committee Recommendation

Since this business industry is so new and there is no long term sales data to use as a benchmark, the CBR Committee recommends that the full Council consider approving a resolution that directs City staff to negotiate development agreements and process conditional use permits for commercial cannabis activities with MDS Business Services, Inc. and JDI Farms.