



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

**CITY OF OAKDALE
JOINT CITY COUNCIL AND SUCCESSOR AGENCY FOR THE
FORMER OAKDALE COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING AGENDA**

**(The City Council also serves as the Successor Agency to the Dissolved
Redevelopment Agency)**

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

Tuesday, January 16, 2018

7:00 PM

City Council Chambers

***Welcome to your City of Oakdale Joint City Council and Successor Agency for the Former
Oakdale Community Redevelopment Agency regular meeting.***

***Your City Council/Agency Members are:
Mayor/Chairperson Pat Paul
Mayor Pro Tem/ Agency Member Tom Dunlop
Council/Agency Member Cherilyn Bairos
Council/Agency Member J.R. McCarty
Council/Agency Member Richard Murdoch***

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

- 1. Call to Order – 7:00 p.m.**
- 2. City Council/Agency Members Present/Absent**
- 3. Pledge of Allegiance**
- 4. Invocation Provided by Pastor Kent Roberts, The River Christian Community**
- 5. Report Out of Closed Session**
- 6. Presentations/Acknowledgements**

None scheduled.
- 7. Additions/Deletions**



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Next Ordinance: 1252

8. Public Comments

This is the time set aside for citizens to address the City Council/Successor Agency on issues within the City Council's/Successor Agency's jurisdiction that are not on the posted agenda this evening. The Mayor/Chairperson will ask for a show of hands of those individuals present who wish to address the Council/Agency. Individual speakers are asked to keep spoken comments within a five-minute duration, although this time limit may be modified based on the number of people who indicate their desire to address the Council/Agency. California law prohibits the City Council/Successor Agency from taking action on any item not appearing on the posted agenda except that Council/Agency may refer the matter to staff for follow-up or request it be placed on a future agenda.

9. Appointment to Boards and Commissions

None Scheduled.

10. City Council Consent Agenda

The consent agenda is comprised of Items 10.1 through 10.7. Unless there is discussion by a member of the audience/Council they may be approved in one motion.

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



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11. Public Hearings

- 11.1: Public Hearing Continued from December 18, 2017. Consider Introducing 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.

Environmental Status: 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 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.

Recommended Action: Close the Public Hearing and Recommend the City Council Direct Staff to Renote the Public Hearing to a Future Date.

- 11.2: Public Hearing Continued from December 18, 2017. Consider Introducing 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.

Environmental Status: 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



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Environmental Effects, As Specified in Section 15061(B)(3). *Public Hearing Notice Published in The Oakdale Leader December 27, 2017.*

Recommended Action: Introduce and Waive the First Reading of Ordinance _____, 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.

- 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 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,
 - 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. Copies of the IS/MND are Available for Public Review at the City of Oakdale Public Services Department, 455 South Fifth Avenue, Oakdale, CA. *Public Hearing Notice Published in the Oakdale Leader December 27, 2017.*



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Recommended Actions:

- 1) Adopt Resolution 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) Introduce and Waive the First Reading of Ordinance No. _____, an Ordinance of the City of Oakdale, California 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 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.

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.

Recommended Action: Adopt Resolution 2018-____, 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.

- 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.

Recommended Action: Adopt Resolution 2018-____, 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.



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- 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.

Recommended Action: By Minute Order Direct 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.

- 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).

Recommended Action: Adopt Resolution 2018-____, 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).

- 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).

Recommended Action: Adopt Resolution 2018-____, 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).



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- 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.

Recommended Action: Adopt Resolution 2018-____, 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.

- 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.

Recommended Action: Adopt Resolution 2018-____, 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.

**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).

Recommended Action: Adopt Resolution 2018-____, 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).

13. City Manager's Report

- 13.1: January 2018 Department Reports.

14. City Council Items

15. Adjournment

The next regular meeting of the Oakdale City Council will be held Monday, February 5, 2018 at 7:00 p.m. in the City Council Chamber.



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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/City Council/Successor Agency 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, Kathy Teixeira, City Clerk for the City of Oakdale, certify that I caused to be posted a copy of the City of Oakdale City Council City Council/Successor Agency Agenda for the Regular Meeting of Tuesday, January 16, 2018 at the City Council Chambers, 277 North Second Avenue, Oakdale, CA, 95361 on Friday, January 12, 2018.

Dated: January 12, 2018

/s/Kathy Teixeira

Kathy Teixeira, CMC
City Clerk