



**CITY OF OAKDALE
City Council Minutes
Monday, March 16, 2009
6:30 PM
277 North Third Avenue
Oakdale, California**

1-2. CALL TO ORDER/COUNCIL MEMBERS PRESENT/ABSENT:

Mayor Jackson called the meeting to order at 6:30 p.m.

Present: Mayor Jackson, Mayor Pro Tem Brennan, and Council Members Dunlop, Hanson, and Morgan (arrived at 6:35 p.m.)

Staff Present: City Attorney Hallinan, City Manager Hallam, Finance Director Avila, Parks and Recreation Director Bolin, Fire Chief Botto, City Clerk Lilly, Senior Human Resources Analyst McKinsey, Acting Public Works Director Myers, Community Development Director Stylos, Police Chief West

3. CLOSED SESSION

a. Conference with Legal Counsel – Existing Litigation

Mayor Jackson adjourned the meeting to Closed Session to conference with legal counsel regarding existing litigation involving the David E. Banducci and Charlene R. Banducci lawsuit.

b. Conference with Labor Negotiator

The Council conferred with Negotiator Hallam regarding all employee bargaining groups.

Mayor Jackson reconvened the meeting at 7:00 p.m. and announced the Council had met in closed session and took no reportable action.

4./5a. PLEDGE OF ALLEGIANCE AND INVOCATION:

Mayor Jackson led the Pledge of Allegiance and Pastor Laverne Tanis of Knights Ferry Community Church provided the invocation.

5b. PRESENTATIONS/ACKNOWLEDGEMENTS:

There were no presentations or acknowledgements.

5c. ADDITIONS/DELETIONS:

City Manager Hallam pulled Item 9b. *2008/2009 Mid-Year Budget Adjustment Request* noting no action was requested of Council at this time

6. PUBLIC COMMENTS:

Chamber CEO Mary Guardiola provided a recap of the 4th Annual Home and Garden Show held last Saturday. She announced the Ag Scholarship Luncheon Thursday from 11:00 a.m. to 2:00 p.m., the annual Arrest Day on April 9 and the available “get out of jail cards”, the Cowboy Museum Mixer on April 9, and announced presale tickets go on sale April 1 for the Chocolate Festival on May 16 and 17.

7. CONSENT AGENDA:

Council Member Hanson abstained from Item 7a. *Approving March 2 City Council Meeting Minutes* due to her absence from the meeting. Council Member Dunlop abstained from Item 7g. *Minute Order*



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Approving Tree Removal Request/Gibson: 1241 East "C" Street due to the location of the tree disposal and recycling business on his business property.

MOTION

To adopt Resolution 2009-24 as follows:

- a) Approving March 2 Special City Council Meeting Minutes and March 2 Regular City Council Meeting Minutes.
- b) Approving Warrant Registers.
- c) Waiving Readings of Ordinance/Resolutions except by title.
- d) Minute Order Approving Sierra Hope Ride Special Events Application.
- e) Resolution 2009-25 Approving Senior Management Employees Memorandum of Understanding.
- f) Resolution 2009-26 Authorizing Purchase of Permanent Records Filing System from Keller Group Office Environments.
- g) Minute Order Approving Tree Removal Request/Gibson: 1241 East "C" Street.

Moved by Council Member Brennan, seconded by Council Member Morgan, and **CARRIED**.

AYES: COUNCIL MEMBERS: Brennan, Dunlop, Hanson, Jackson, Morgan
 NOES: COUNCIL MEMBERS: None
 ABSENT: COUNCIL MEMBERS: None
 ABSTAINED: COUNCIL MEMBERS: Hanson (Item 7a); Dunlop (Item 7g)

8. PUBLIC HEARINGS:

a) Proposed Use of \$3 Million in Tax-Exempt Revenue Bonds by California Municipal Finance Authority (CMFA) for Purchase of Oakridge Apartments by Chelsea Investment Corporation

Mayor Jackson abstained from this item due to owning property across the street from the project. Council Member Hanson also abstained due to the proximity of her residence to the project.

City Manager Hallam presented the staff report and background information on the subject. On March 2, 2009, the Redevelopment Agency (RDA) approved an Owner Participation Agreement between the RDA and Chelsea Investment Corporation (CIC) which outlined the terms of a \$1 million loan from the RDA to CIC as a portion of the \$5.3 million purchase cost of Oakridge Apartments. The CIC requested California Municipal Finance Authority (CMFA) serve as the municipal bond issuer in the sale and award of \$3 million of tax-exempt revenue bonds. The City must hold a public hearing to provide the opportunity for the public to speak to the use of tax exempt bonds and also must join the CMFA in order for them to serve as the issuer of the bonds for the project. CMFA is a public entity separate and apart from each member agency. By joining and entering into a Joint Powers Agreement with CMFA, the City would not incur any financial, legal, moral obligation, liability or responsibility for the project or be responsible for the repayment of any bonds for the financing of the project. He recommended, following the hearing, Council adoption of the provided resolution approving the issuance of the bonds by CMFA and authorization to execute the Joint Powers Agreement with CMFA.

City Manager Hallam introduced Ben Becker with CMFA who was present in the audience.

Mayor Pro Tem Brennan opened the public hearing at 7:12 p.m. and asked for anyone wishing to speak:

IN FAVOR: No one appearing.
IN OPPOSITION: No one appearing.



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Mayor Pro Tem Brennan closed the public hearing at 7:13 p.m.

MOTION

To adopt Resolution 2009-27 approving the issuance of tax-exempt obligations and the execution of the Joint Exercise of Powers agreement relating to the California Municipal Finance Authority (CMFA).

Moved by Council Member Dunlop, seconded by Council Member Morgan, and **CARRIED**.

AYES: COUNCIL MEMBERS: Brennan, Dunlop, Morgan
 NOES: COUNCIL MEMBERS: None
 ABSENT: COUNCIL MEMBERS: None
 ABSTAINED: COUNCIL MEMBERS: Hanson, Jackson

STAFF REPORTS:

a) Hollenbeck Court Lift Station Update

Acting Public Works Director Myers presented the staff report and background information on the subject. Due to ongoing problems with the sewer lift station on Hollenbeck Court over the past seven years resulting in blockages, sewer backups, and overflows into adjacent residences and the public street, the Council directed staff to conduct a new and more thorough analysis to examine the deficiencies and identify solutions. Acting Director Myers explained the corrective actions that had been implemented including use of a standby generator and close monitoring of grease blockages. He noted a second wet well located next to the existing well would reduce grease build up, increase the time the pumps could be off in the event of a power failure, and provide increased storage area to allow the lift station to tolerate longer power outages without damage. He recommended Council direct staff to add an onsite standby generator and research methods to increase the wet well capacity.

Mayor Jackson noted the City had had considerable problems with the lift station since 2001 and confirmed Council had provided direction to staff to come up with a solution. He favored solving the problem noting his support to do whatever it took to get it done.

Council Member Dunlop noted his preference to have the engineering done on the wet well before purchasing the generator. Acting Director Myers stated staff would oversize the generator noting in the event they had to change out the pump, it would be okay.

Council Member Morgan referenced problems with power outages and asked if the City could switch from PG&E to MID. Acting Director Myers noted both PG&E and MID's lines were at the end of a long line and they had researched MID, but didn't have an answer as yet.

Mayor Jackson noted there had been problems with other lift stations due to power outages. He questioned the cost of the generator and wet well. Acting Director Myers noted a standby generator on site would be \$30,000 and a wet well would range between \$70,000 and \$100,000.

Mayor Pro Tem Brennan questioned if there was a pattern for the time of year when the spills occurred. Acting Director Myers answered two spills were in early spring, one was in mid summer, and two occurred in the fall. Mayor Pro Tem Brennan agreed the City needed to spend whatever was needed to correct the problem for the residents.



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Council Member Dunlop questioned the automatic function of the generator and if it was part of the \$30,000 cost. Acting Director Myers explained the generator would be fully-automated and was a \$5,000 option on top of the generator cost.

MOTION

To direct staff to take the next steps to include the addition of an onsite standby generator at the Hollenbeck Court lift station and begin researching methods to increase the wet well capacity.

Moved by Mayor Jackson, seconded by Council Member Hanson, and **CARRIED**.

AYES: COUNCIL MEMBERS: Brennan, Dunlop, Hanson, Jackson, Morgan
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None
ABSTAINED: COUNCIL MEMBERS: None

b) 2008/2009 Mid-Year Budget Adjustment Request

This item was deleted from the agenda.

10. INFORMATION ITEMS:

There were no information items.

11. COUNCIL REPORTS

a) Appointment of Alternate ROTA Board Member

Mayor Jackson noted the need to appoint an alternate member to the ROTA Board provided the ROTA bylaws were amended to allow that and volunteered to serve noting he had served on the Board previously. The Council concurred in the appointment of Mayor Jackson as the City's alternate member to the ROTA Board contingent on the amendment of the bylaws to allow for alternate members.

Individual Council Reports

Mayor Jackson noted his attendance at the Tourism Forum where he provided the welcome, the Home and Garden Show, the Oakdale Junior Miss Program and congratulated Junior Miss Korrine Baxter and the other candidates, began the Commission interview process, attended meetings with the North County Corridor Joint Powers Authority, StanCOG Executive Committee and Policy Board, and California Partnership for the San Joaquin Valley.

Council Member Morgan announced the Parks and Recreation Department's Summer Activity Guide would be available soon and further announced upcoming events and meetings attended including the Lions Club breakfast where the Youth Commission would provide assistance, a Youth Commission bingo night March 27 from 6:00 to 8:00 p.m., the City's Spring Fest and Safety Day April 4 from 10:00 a.m. to 1:00 p.m., a Downtown Merchant's meeting, Tourism Forum, Neighborhood Watch meeting, After School Recreation Leaders staff development meeting, Parks and Recreation and Youth Commission meetings, and the Local Government Commission conference.

Mayor Pro Tem Brennan noted his attendance at the Home and Garden Show and thanked the Chamber, City, and Parks and Recreation staff for the event. He acknowledged the Household Hazardous Waste and E-Waste collection event at the Public Works Yard and the booth advertising the event at the Home and Garden Show.

Council Member Hanson noted her attendance at the Home and Garden Show.



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Council Member Dunlop noted his participation in Commission interviews with the Mayor.

Mayor Jackson additionally announced the Soroptimist Club's Motor Madness fund raiser on March 28 and the Cowboy Museum's Testicle Festival on March 30 and that he had received agreement from the Joint Powers Authority Board for the North County Corridor to back the request for \$91 million for the city of Oakdale's southern bypass.

12. ADJOURNMENT:

There being no further business, Mayor Jackson adjourned the meeting at 7:38 p.m.

Respectfully submitted,

Nancy Lilly
City Clerk