



CITY OF OAKDALE
City Council Minutes
Tuesday, September 15, 2008 7:00 PM
277 North Third Avenue
Oakdale, California

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

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

Present: Mayor Jackson, Mayor Pro Tem Dunlop, Council Members Brennan, Hanson, and Morgan

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

3-4. PLEDGE OF ALLEGIANCE AND INVOCATION:

Mayor Jackson led the Pledge of Allegiance and Pastor Darryl Gunther of Oakdale Community Church provided the invocation.

5. PRESENTATIONS/ACKNOWLEDGEMENTS:

Mayor Jackson presented a proclamation to Oakdale resident Art Garza honoring September 15 through October 15 as National Hispanic Heritage Month.

Mayor Jackson thanked Pastor Bliss and Bethel Assembly Church for providing lunch for City officials and employees on September 11 and for the plaques and recognition received at their church service.

Mayor Jackson announced the City received a Resolution of Appreciation from the San Joaquin Valley Air Pollution Control District for meeting the Valley's clean air goals and setting an example of participation in clean air objectives to its employees and residents.

6a. ADDITIONS/DELETIONS:

There were no additions or deletions.

6b. PUBLIC COMMENTS:

There were no public comments.

7. CONSENT AGENDA:

Mayor Jackson questioned Item 7e. *Authorizing Purchase and Maintenance Agreement with 3T Equipment Company for Two Smart Cover Monitoring Systems for Sewer Lift Station* regarding whether one of the monitoring systems would be for the Hollenbeck area. Acting Director Myers confirmed one of the systems would be used for the Hollenbeck area. Mayor Jackson suggested other remedies such as a large reservoir or back up pump with generator be installed due to ongoing problems in that area noting he favored allocating time, money, and resources to fix the problem.

Mayor Pro Tem Dunlop agreed noting he favored allocating time and money to get a wet well and not just a warning that there was a problem, allocating time and effort to come up with a solution, and being proactive vs. reactive.



**CITY OF OAKDALE
CITY COUNCIL MEETING MINUTES
September 15, 2008**

Council Member Morgan questioned the possibility of making the system failsafe. Acting Director Myers explained the smart cover system was a secondary alarm system that used batteries and cell phones that would work during power outages. He noted staff was looking at other options, but this system was a step in the right direction.

Mayor Jackson noted he saw the system as a possibility, but reiterated they need to put some mechanical things in place to stop the sewer back ups from happening. He asked for Council concurrence to direct staff to research a system that is more permanent and failsafe than an alarm.

Council Member Morgan noted she was in favor of the smart cover purchase as it was \$4,000 each and necessary for redundancy.

Mayor Jackson noted he could support the smart cover purchase if the Council agreed to move forward with researching another system because the smart cover system was just an alarm system and there was a need for additional storage.

Council Member Brennan agreed and added he favored going with as many stop gap measures as possible. He further noted he believed the smart cover system would help, but they need another engineering solution. He suggested checking with other cities with similar terrain issues and engineering firms experienced in designing systems for these issues.

Council Member Morgan questioned if the problems were caused by power outages. Acting Director Myers explained the area was located at the end of the sewer line and was the lowest area of the city.

Council Member Hanson questioned if there was a permanent solution to help the residents. Acting Director Myers responded staff could take a look at the lift station design again to check for a possible design problem and could also check for an advance in technology.

Council consensus was provided for staff to expend time, money, and resources to identify and fix the sewer back up problem at the Hollenbeck lift station area.

Council Member Brennan commented on Item 7f. *Authorizing City Manager's Execution of Professional Engineering Services Agreement with Guiliani and Kull for Design of Kerr Park Lower Road Reconstruction Project* requesting the Traffic Commission consider changing the Park's perimeter road to a one-way loop as a safety measure to prevent accidents and near misses with cars and bikes. Mayor Jackson referred the suggestion to the Traffic and Business Improvement Commission for consideration.

Council Member Brennan questioned Item 7g. *Authorizing City Manager's Execution of Professional Engineering Services Agreement with Benchmark Engineering for Design of West J Street Overlay Project* regarding how water and sewer maintenance funds were involved in an overlay project. Acting Director Myers explained water funds would be used for galvanized water pipe replacement and sewer funds could possibly be used if a need was found after the road was opened.

MOTION

To adopt Resolution 2008-133 as follows:

- a) Approving September 2 City Council Minutes.
- b) Approving Warrant Registers.
- c) Waiving Readings of Ordinance/Resolutions except by title.



**CITY OF OAKDALE
CITY COUNCIL MEETING MINUTES
September 15, 2008**

- d) Resolution 2008-134 Authorizing Purchase of HURCO Valve Exercising Machine from 3T Equipment Company for Water System.
- e) Resolution 2008-135 Authorizing Purchase and Maintenance Agreement with 3T Equipment Company for Two Smart Cover Monitoring Systems for Sewer Lift Station.
- f) Resolution 2008-136 Authorizing City Manager's Execution of Professional Engineering Services Agreement with Guilliani and Kull for Design of Kerr Park Lower Road Reconstruction Project.
- g) Resolution 2008-137 Authorizing City Manager's Execution of Professional Engineering Services Agreement with Benchmark Engineering for Design of West J Street Overlay Project.

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

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

8. PUBLIC HEARING:

a) 2007-2008 CDBG Consolidated Annual Performance Evaluation Report (CAPER)

Community Development Director Stylos provided the staff report and background information on the subject noting the CAPER included the accomplishments of the individual jurisdictions participating in the Stanislaus County Community Block Grant Program Consortium for 2007-2008 and summarized the accomplishments of the Emergency Shelter Grant Program. She further noted the CAPER was made available for a 15-day review and comment period from August 18 through September 12, 2008 and no comments were received. Directly Stylos recommended Council adoption of the provided resolution recommending approval of the CAPER to the Stanislaus County Board of Supervisors on September 23, 2008 noting that following approval, the report would be submitted to HUD for final certification.

Mayor Jackson opened the hearing at 7:25 p.m. and asked for those wishing to speak:

IN FAVOR:

No one appearing.

IN OPPOSITION:

No one appearing.

Mayor Jackson closed the hearing at 7:26 p.m.

MOTION

To adopt Resolution 2008-138 approving Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2007-2008 for the Stanislaus County Community Development Block Grant (CDBG) Program Consortium and recommending adoption of the CAPER to the Board of Supervisors.

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

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



**CITY OF OAKDALE
CITY COUNCIL MEETING MINUTES
September 15, 2008**

9. STAFF REPORTS:

a) Engineering Services Contract for Water Storage Upgrades Project (Continued)

Acting Public Works Director Myers presented the staff report and provided background information on the subject. The Council continued the item from their September 2 meeting for additional information regarding the top three candidates that had proposed to provide engineering services for the water storage upgrades project. Copies of the candidates' proposals were included in the agenda packets. Acting Director Myers requested Council adoption of the provided resolution authorizing the City Manager's execution of a contract with RBF Consulting and Design Engineering Services for the water storage upgrades project.

Mayor Jackson opened the item for public comment at 7:26 p.m. and asked for those wishing to speak:

Jeff Black, Principal, Northstar Engineering, 11324 Valley Spring Drive, Oakdale expressed exception to Council Member's Brennan comments made at the last meeting and with staff's recommendation. He spoke to his company's experience noting they were a qualified local business and noted their company had an average of over 20 years experience in their respective specialties. Mr. Black further noted there was a misconception regarding quality of small vs. large engineering firms. He referred to the City's vision statement, core values, and goal to be fiscally responsible and requested the Council consider contracting with his firm for the project.

Mayor Jackson closed the item for public comment at 7:33 p.m.

Mayor Jackson stated his belief that the City should spend its money locally, but explained the City must look at total packages. He noted Mr. Black's firm was one of three firms considered and that he considered the total package and stood with staff's recommendation.

Council Member Morgan requested an explanation of staff's choice of firms for the project. Acting Director Myers explained that RBF knew where the City's weaknesses were, knew where City staff would have problems, and had answers for staff's concerns. He further explained RBF had an all in-house staff and offered a complete package for staff's needs.

MOTION

To Adopt City Council Resolution 2008-139 authorizing City Manager's execution of contract with RBF Consulting for engineering services on water storage upgrades project.

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

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

b) Report from StanCOG on San Joaquin Valley Blueprint and Consideration of Phase II Outcomes

City Manager Hallam introduced StanCOG Executive Director Vince Harris who presented an overview of the San Joaquin Valley Blueprint process designed to assist local agencies in planning for future growth to the year 2050.



**CITY OF OAKDALE
CITY COUNCIL MEETING MINUTES
September 15, 2008**

Mr. Harris introduced Senior Regional Planner Lark Downs who presented information on outcomes of Phase II community workshops noting the majority of participants selected the "Moderate Change" scenario for use in the development of Blueprint valley-wide scenarios. He further noted that they had met with all of the Planning Directors and the Blueprint's guiding principles were consistent with cities' General Plan goals, policies, and objectives. Mr. Downs explained the process and timeline and noted that local boards would have input along the way. He noted Newman and Waterford had approved the Phase II Outcomes while Turlock and Patterson had deferred approval. He explained there were a number of bills currently under debate in the California legislature that would affect the planning, operation, and infrastructure for regional planning agencies and municipalities and noted if SB 375 passed, it could require a Blueprint for consideration of certain State funding sources such as STIP.

Mr. Harris requested the Council approve and/or modify the Moderate Change 2050 Conceptual Growth Scenario as the Stanislaus County Preferred Scenario for submittal to the StanCOG Policy Board for review and consideration or defer taking action until they had more information.

Mayor Jackson noted the StanCOG Policy Board was not very supportive at their last meeting noting when the process first began, it was advisory. He explained that SB 375 came on the horizon and, if passed, had the possibility of creating mandates that, if not met, the State could withhold transportation dollars from cities. He further explained that land use policy could be under State control instead of local control. He noted he agreed they need a policy to protect themselves and also noted he had heard a presentation by the Director of the Great Valley Center who stated they wanted all eight counties to have a single plan. He noted the counties have different needs. He further noted that the 73 people that attended the workshops were not representative of the 500,000 people in the county. The 73 attendees said moderate growth was needed, but cities have anti-sprawl ordinances in effect. He further noted that Oakdale would be updating its General Plan and would need to take into consideration what type of moderate housing they have. He noted his uncertainty that 27% was the number for moderate housing and that they may never be able to make that number. He further noted that SB 375 could prevent them from becoming a self-help county and could also hurt them by not allowing counties that don't make the number to be able to tap into matching funds.

Mayor Jackson requested an explanation of Measure E. Mr. Downs explained Measure E was another vehicle to show where they can grow and the Blueprint was a vision of how they want to grow.

Mayor Jackson requested confirmation that Stanislaus County was not the only county that hadn't taken action. Mr. Harris confirmed that San Joaquin and Stanislaus Counties were the last two and that the other counties took action regarding preferred growth issues. He explained Measure E was a mandate of the voters in Stanislaus County and that growth needs to happen in urbanized areas as it can't happen in counties. Mr. Harris noted they recognize they need to be at least a part of the discussion and that they had a small turnout in the workshops which was a concern to StanCOG. He further noted they were trying to get additional input from the policy makers throughout the region and that some of the policy makers had deferred action until after the October 8 Policy Board meeting when a representative will be on hand to explain SB 375. Finally, Mr. Harris noted they need to go to the Policy Board with some direction and would report the Council's direction at that time.

Mayor Jackson recommended deferring action or direction until after the outcome of SB 375 is known.

Mayor Pro Tem Dunlop noted is concern with the State telling cities how they are going to grow based on the needs of larger areas such as the L.A. Basin, Bay Area, and Sacramento. He further noted that the counties within the region had differences.



**CITY OF OAKDALE
CITY COUNCIL MEETING MINUTES
September 15, 2008**

Mr. Harris noted the strong possibility that SB 375 would pass and explained how the San Joaquin Valley received the grant funding and its purpose. He acknowledged that the counties in the San Joaquin Valley had differences, but there were also similarities and the Blueprint process was an opportunity to put their growth vision in print and have a say.

Mayor Pro Tem Dunlop commented the Blueprint was a great idea, but he couldn't support anything with an unknown such as SB 375. He noted he could support all of the counties getting together to plan for the future of the San Joaquin Valley, but they needed to do that for themselves without the State using it as a tool a few years from now when conditions are different.

Council Member Brennan agreed that although they would like to make decisions locally, they need to think regionally. He commented that the State would force them into it and they needed to join together. He noted his support that the Blueprint process move on and requested notice of the meeting when SB 375 would be explained.

Mr. Harris informed the Council that they were working to have a representative from the State present to explain SB 375 at the next StanCOG Policy Board meeting on October 8 at 6:00 p.m. in the Modesto Council Chambers, 1010 Tenth Street.

Council Member Hanson noted the Blueprint process was a good idea, but she didn't like the possibility of being held hostage by the State. She indicated she was not ready to make a decision.

Council Morgan agreed with all Council Members noting she was not ready to make a decision at this time.

Mayor Jackson asked Mr. Harris for the date the City would need to make a decision by. Mr. Harris answered they were past the date and noted the information would be presented to the StanCOG Policy Board on October 8.

Council Member Morgan questioned how long the grant money would last. Mr. Harris answered they were behind with the funding and have proposed another year of funding.

The Council concurred in taking no action at this time in order to assess the outcome of SB 375.

10. INFORMATION ITEMS:

a) Community Center Acoustic Panels Update (Continued)

Parks and Recreation Director Bolin presented additional information on the proposal to install acoustic panels in the Gene Bianchi Community Center and distributed a picture of the panel placements on the Center's walls as proposed by the vendor. She noted the scale of the panels was close to accurate and the panels would be covered with fabric to blend with the existing wall coverings. She further provided dimensions of the panels noting the bottom panels would be placed 6'1" from the floor. Director Bolin presented the option to either install the panels above and below the crown molding or install both panels above the crown molding.

Mayor Jackson commented he preferred the optimum and biggest bang for the buck.

Mayor Pro Tem Dunlop noted his concern that the bottom row panels would be a long-term maintenance issue and favored placing the panels above the crown molding.



**CITY OF OAKDALE
CITY COUNCIL MEETING MINUTES
September 15, 2008**

Council Member Brennan commented the panels would help, but would not be the end-all to the problem. He noted his concern that the panels would be step one in the process to correct the problem.

Mayor Jackson requested that the lower panels be placed as close to the molding as possible.

Council Member Morgan noted her preference to place the panels above the molding.

The Council concurred on the supplier's revised recommendation on placement of acoustic panels in the center noting their preference to place the lower panels as close as possible to the crown molding to address the maintenance concerns.

b) Strategic Goals Update

City Manager Hallam presented an update on the City's Strategic Goals and Objectives noting he would provide additional information in his weekly update due to the two sided report missing the backside pages.

11. COUNCIL REPORTS:

Council Member Hanson reported she attended a recreational tactical ops demonstration last Saturday. Council Member Morgan reported she attended the same demonstration with the Parks and Recreation Commission and thanked Bethel Assembly Church for providing lunch on September 11. Mayor Jackson noted his attendance at a Lexington Hills Neighborhood Watch meeting, North County Corridor meeting, StanCOG Executive Committee and Policy Board meetings, Bridle Ridge West Neighborhood Watch meeting, San Joaquin Valley Partnership meeting, and the Bethel Assembly Church service.

Mayor Jackson requested a status report from staff on three Caballos Court homes that have been under construction for the past eight years.

12. ADJOURNMENT:

There being no further business, Mayor Jackson adjourned the meeting at 8:41 p.m.

Respectfully submitted,

Nancy Lilly, City Clerk