



AGENDA

REGULAR JOINT MEETING OF THE OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY/OAKLEY PUBLIC FINANCING AUTHORITY

Tuesday, May 12, 2026

6:30 PM

Oakley City Council Chambers located at 3231 Main Street, Oakley, California 94561. Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

MISSION STATEMENT: The City of Oakley will create a resilient future that fosters and attracts a vibrant and evolving community that welcomes and values all people.

VISION STATEMENT: The City of Oakley celebrates our unique Delta lifestyle and small-town feel where we Live in a safe, dynamic community, **Work** together to build the future, and **Play** in our own backyard.

Agendas are posted in Oakley at Oakley City Hall-3231 Main Street, outside the gym at Delta Vista Middle School-4901 Frank Hengel Way and outside the Library at Freedom High School-1050 Neroly Road. Agendas are also posted on the City's Internet Website www.oakleyca.gov.

A complete packet of information containing staff reports and exhibits related to each item is available for public review prior to an Oakley City Council and/or City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority meeting at Oakley City Hall, 3231 Main Street, Oakley, CA 94561. Any writings or documents provided to a majority of the Oakley City Council, Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency or Oakley Public Financing Authority regarding any item on this agenda will be made available for public inspection, during regular business hours, in the Main Lobby of Oakley City Hall.

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Please keep cell phones/electronic devices turned off during the meeting. Please be

advised that City Council meetings are video recorded and attendees may appear on video.

Information Regarding Public Comment

Members of the public may address the Council on items of interest that are within the City's jurisdiction. In compliance with State law, the council may not take action or have discussion on any item that is not specifically listed on the agenda. Public comment on items not listed on the agenda will be heard under the Public Comments section of the agenda. Public comments on items listed on the agenda will be heard as the Mayor calls the items. In compliance with State law, the Council may not take action on an item that is not specifically listed on the agenda. If you would like to speak on any agenda item, please fill out a public speaker card available in the lobby and submit it to the City Clerk seated in the Council Chamber **prior to the agenda item being called**. The Mayor will call you by name to the podium to hear your comment. PUBLIC COMMENTS ARE LIMITED TO THREE (3) MINUTES. Online public comments are accepted until 4 p.m. the day of the meeting and can be submitted at <https://www.oakleyca.gov/publiccomment>.

1. OPENING MATTERS

Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority

1.1 Call to Order and Roll Call

1.2 Pledge of Allegiance to the Flag

1.3 Presentation of Proclamations

1. Building Safety Month (Conrad Fromme, Chief Building Official)

2. National Police Week (Paul Beard, Police Chief)

3. Public Works Week (Billilee Saengchalern, Public Works Director/City Engineer)

[1. Building Safety Month](#)

[2. National Police Week](#)

[3. National Public Works Week](#)

1.4 Liberty Union High School District Update (Denise Rugani, Superintendent)

1.5 Oakley Union Elementary School District Update (Jeff Palmquist, Superintendent)

2. PUBLIC COMMENTS

At this time, the public is permitted to address the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority on non-agendized items.

3. COUNCILMEMBER COMMENTS

4. CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority with one single action. Members of the audience, Staff or the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor remove the item. The public may request to remove an item(s) to provide input by completing a public speaker card and submitting it to the City Clerk prior to the item(s) being called by the Mayor.

- 4.1 Approve Minutes from the Special Meeting held April 23, 2026 (Kim Snodgrass, City Clerk)**
[Minutes](#)
- 4.2 Approve minutes from the Special Meeting held April 28, 2026 (Kim Snodgrass, City Clerk)**
[Minutes](#)
- 4.3 Approve Minutes from the Regular Meeting held April 28, 2026 (Kim Snodgrass, City Clerk)**
[Minutes](#)
- 4.4 Report out of Closed Session Memo from the Special City Council meeting held April 28, 2026 (Derek Cole, City Attorney)**
[Memo](#)
- 4.5 Report out of Closed Session Memo from the Regular City Council meeting held April 28, 2026 (Derek Cole, City Attorney)**
[Memo](#)
- 4.6 Waive the Second Reading and Adopt Ordinance No. 8-26 Amending Oakley Municipal Code Section 9.1.1102 (Accessory Dwelling Units) (Jose Cortez, Senior Planner)**
[Ordinance No. 8-26](#)
- 4.7 City of Oakley Investment Report (3rd Quarter FY 2025/26) (Jeri Tejada, Administrative Services Director)**
[Staff Report](#)
 - 1. [City of Oakley Investment Report for the quarter ended March 31, 2026](#)
 - 2. [FY 2026 City Investment Worksheet](#)
- 4.8 City of Oakley as Successor Agency to the Oakley Redevelopment Agency Quarterly Investment Report (3rd Quarter FY 2025/26) (Jeri Tejada, Administrative Services Director)**
[Staff Report](#)
 - 1. [City of Oakley as Successor Agency to the Redevelopment Agency Investment Report for the quarter ended March 31, 2026.](#)
- 4.9 Approval of Contract Amendment Number 1 with Consor PMCM, Inc. for On-Call Consulting Services Related to Inspection Support for Fiscal Year (FY) 2025/26 and an Extension to the contract Agreement for Fiscal Years 2026/27**

and 2027/28 (Billilee Saengchalern, Public Works Director/City Engineer)

[Staff Report](#)

[1. Resolution](#)

[2. Amendment Agreement No.1 for FY 2025/26](#)

5. PUBLIC HEARINGS

5.1 Public Hearing and Reporting on Vacancies, and Recruitment and Retention Efforts in response to Assembly Bill 2561 (Jeri Tejada, Administrative Services Director)

[Staff Report](#)

[1. AB 2561 FY 2025/2026 Presentation](#)

5.2 Adopt an Urgency Ordinance Extending, for 10 months and 15 days, a Moratorium on the Processing and Approval of Data Center Land Uses to give the City Sufficient time to Plan and Formulate a Permanent Ordinance Regulating such uses (Derek Cole, City Attorney)

[Staff Report](#)

[1. Proposed Ordinance Extended Moratorium Concerning Data Center Land Uses](#)

6. REGULAR CALENDAR

6.1 Strategic Plan 27+ Update (Joshua McMurray, City Manager)

[Staff Report](#)

[1. Strategic Plan Dashboard](#)

[2. Oakley Strategic Plan](#)

6.2 Adoption of Superseding Resolution Establishing Rules of Conduct for City Council Meetings – Amendments to Codify Technological Disruption Policy Required by SB 707 (Derek Cole, City Attorney)

[Staff Report](#)

[1. Updated Resolution Establishing Rules of Conduct for City Council Meetings/SB 707 Technological Disruption Policy](#)

7. REPORTS

7.1 City Manager

(a) City Manager

(b) Business License Update

[April New Business Licenses](#)

7.2 Oakley City Council / Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

(a) Reports from Council Liaisons to Regional Committees, Commissions and Boards AND Oakley City Council/Oakley City Council Acting

as the Successor Agency to the Oakley Redevelopment Agency

(b) Requests for Future Agendas

8. WORK SESSIONS

- 8.1 **Contra Costa County Regional Alternative Compliance (RAC) Joint Powers Authority (JPA) Work Session – Work Session to Discuss the City of Oakley’s Participation on the RCA JPA (Brianne Visaya, Assistant Engineer)**
[Staff Report](#)
[1. Presentation](#)

9. CLOSED SESSION

- 9.1 **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
Title: City Manager

- 9.2 **CONFERENCE WITH LABOR NEGOTIATORS**
Agency designated representatives: Mayor Henderson, Vice Mayor Meadows

Unrepresented employee: City Manager

10. ADJOURN



*Proclamation
Building Safety Month
May 2026*

WHEREAS, the City of Oakley is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disasters strike; and

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings; and

WHEREAS, these guardians are dedicated members of the International Code Council (ICC), a nonprofit that brings together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes and standards to protect us in the buildings where we live, learn, work and play; and

WHEREAS, these modern building codes and standards include safeguards to protect the public from hazards such as wildland fires, floods and earthquakes; and

WHEREAS, Building Safety Month is sponsored by ICC to remind the public about the critical role of our communities' largely unknown protectors of public safety—our code officials—who assure us of safe, sustainable and affordable buildings that are essential to our prosperity; and

WHEREAS, “Built to Last” the theme for Building Safety Month 2026, encourages us all to get involved and raise awareness about building safety on a personal, local and global scale; and

WHEREAS, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local, state, tribal, territorial, and federal building safety and fire prevention departments, in protecting lives and property.

NOW, THEREFORE, BE IT RESOLVED, that I, Hugh Henderson, Mayor of the City of Oakley along with the members of the Oakley City Council do hereby proclaim the Month of May 2026 as Building Safety Month.

Dated: May 12, 2026

Hugh Henderson, Mayor



Proclamation
National Police Week 2026
May 11-16, 2026

WHEREAS, there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Oakley Police Department; and,

WHEREAS, since the first recorded death in 1786, more than 24,500 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty; and,

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, DC; and,

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 38th Candlelight Vigil, on May 13, 2026; and,

WHEREAS, the Candlelight Vigil is part of National Police Week, which will be observed May 11-16; and,

WHEREAS, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff.

NOW, THEREFORE, BE IT RESOLVED, that I, Hugh Henderson, Mayor of the City of Oakley along with the members of the Oakley City Council do hereby proclaim May 11-16, 2026, as National Police Week in Oakley, and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

Dated: May 12, 2026

Hugh Henderson, Mayor



Proclamation
National Public Works Week
May 17-23, 2026

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of Oakley; and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in Oakley to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, BE IT RESOLVED, that I, Hugh Henderson, Mayor of the City of Oakley along with the members of the Oakley City Council do hereby proclaim the week of May 17–23, 2026, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

Dated: May 12, 2026

Hugh Henderson, Mayor



**MINUTES OF THE SPECIAL MEETING OF THE OAKLEY CITY COUNCIL HELD
APRIL 23, 2026**

1. CALL TO ORDER AND ROLL CALL

Mayor Henderson called the meeting to order at 9:01 a.m.

Councilmember Fuller, Councilmember Shaw, Councilmember Williams, Vice Mayor Meadows, and Mayor Henderson were present.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Henderson led the Pledge of Allegiance to the Flag

3. PUBLIC COMMENTS

None

4. REGULAR CALENDAR

4.1 Budget Retreat (Jeri Tejada, Administrative Services Director)

Councilmember Fuller inquired regarding the availability of Closed Captioning; Staff confirmed it was not available.

City Manager Joshua McMurray welcomed attendees, outlined the day's agenda and provided an overview of significant accomplishments for Fiscal Year 2025/2026.

Administrative Services Director Jeri Tejada presented an overview of the General Fund highlighting significant budget changes, the 10-year plan, and classification updates within the Police Department.

Police Chief Paul Beard then provided a supplemental update regarding Police Personnel.

Ms. Tejada continued with a discussion on the Storm Water Fund, transfers from the General Fund to the Street Maintenance Fund, and a review of Capital Improvement Project funding.

Public Works Director/City Engineer Billilee Saengchalern provided a detailed review of current and upcoming Capital Improvement Projects.

Councilmembers engaged in a CIP prioritization activity to assist staff in understanding which Capital Projects are a priority for City Council.

City Manager Joshua McMurray then led a follow-up discussion to further understand the Council's priorities for these Projects.

Ms. Tejeda concluded her presentation with a review of the Fund Balance Reserve Policy General Fund Reserves, CalPers and Unfunded Liability.

Ed Espinoza of Francisco and Associates provided an overview of Landscape and Lighting Assessment Districts and the Community Facilities District.

Councilmembers provided comments and asked questions throughout the presentations; Staff and Mr. Espinoza provided responses.

5. ADJOURN

There being no further business, the meeting was adjourned at 2:15 p.m.

Respectfully submitted.

Kim Snodgrass
City Clerk



**MINUTES OF THE SPECIAL MEETING OF THE OAKLEY CITY COUNCIL HELD
APRIL 28, 2026**

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 5:30 p.m.

Councilmember Shaw, Councilmember Williams, Vice Mayor Meadows, and Mayor Henderson were present. Councilmember Fuller was absent.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Henderson led the Pledge of Allegiance to the Flag.

3. PUBLIC COMMENTS

None

4. CLOSED SESSION

**4.1 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section
54956.9: One potential case**

Mayor Henderson announced the Closed Session item and mentioned the special meeting will adjourn after the Closed Session and the regular meeting will begin at 6:30 p.m.

5. ADJOURN

There being no further business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted.

Kim Snodgrass
City Clerk



**MINUTES OF THE REGULAR JOINT MEETING OF THE OAKLEY CITY
COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE
OAKLEY REDEVELOPMENT AGENCY AND SPECIAL MEETING OF THE OAKLEY
PUBLIC FINANCING AUTHORITY HELD APRIL 28, 2026**

1. OPENING MATTERS

1.1 Call to Order and Roll Call

The meeting was called to order at 6:30pm.

Councilmember Fuller, Councilmember Shaw, Councilmember Williams, Vice Mayor Meadows, and Mayor Henderson were present.

1.2 Pledge of Allegiance to the Flag

Mayor Henderson led the Pledge of Allegiance to the Flag.

**1.3 Proclamation Recognizing May 3-9, 2026 as Municipal Clerks Week
(Kim Snodgrass, City Clerk)**

The proclamation was read by the Assistant City Manager and presented by the Mayor to Kim Snodgrass.

**1.4 Contra Costa County Fire Protection District Update (Xon Burris, Assistant
Fire Chief)**

An update regarding the Contra Costa County Fire Protection District was provided by Assistant Fire Chief Xon Burris.

**1.5 Update from Youth Advisory Council (Alicia O'Leary, Recreation and Events
Coordinator)**

Members of the Youth Advisory Council provided a report on recent activities.

2. PUBLIC COMMENTS

Public comments were received by the following individuals and will be entered into the public record: Jason Mendez and David Bonson.

3. COUNCILMEMBER COMMENTS

Councilmember Fuller provided a comment.

4. CONSENT CALENDAR

- 4.1 Approve Minutes from the Regular Meeting held April 14, 2026 (Kim Snodgrass, City Clerk)
- 4.2 Approve Minutes from the Special Meeting held April 14, 2026 (Kim Snodgrass, City Clerk)
- 4.3 Report out of Closed Session Memo (Derek Cole, City Attorney)
- 4.4 Adopt a Resolution Re-Appointing Michael Krieg to the Contra Costa Mosquito & Vector Control District Board of Trustees for a New Four-Year Term Effective May 7, 2026 through May 6, 2030 (Kim Snodgrass, City Clerk)
- 4.5 Adopt a Resolution Approving an Agreement with Landscape Structures, Inc. for Capital Improvement Project No. 315 – Magnolia Park Playground Resurfacing and Retrofitting Project (Billilee Saengchalern, Public Works Director/City Engineer)
- 4.6 Adopt a Resolution Approving an Agreement with Landscape Structures, Inc. for Capital Improvement Project No. 317 - Novarina Park Playground Expansion and Resurfacing Project (Billilee Saengchalern, Public Works Director/City Engineer)
- 4.7 Adopt a Resolution Approving the Agreement with Live Oak Investors, LLC for “Agreement of Property Owner for Provision of Landscaping in the Public Right of Way” pursuant to Conditions of Approval in Resolution No. 90-24 for Live Oak Industrial Park and Authorizing the City Manager to Execute the Agreement (Billilee Saengchalern, Public Works Director/City Engineer)
- 4.8 Adopt a Resolution Approving the Agreement with Live Oak Investors, LLC (APN 037-100-065) for “Stormwater Management Facility Operations and Maintenance Agreement and Right of Entry” for DR 07-23 Live Oak Industrial Park Project Located at 5400 Live Oak Avenue and Authorizing the City Manager to Execute the Agreement (Billilee Saengchalern, Public Works Director/City Engineer)

Councilmember Fuller pulled items 4.1 and 4.8

Councilmember Williams pulled items 4.4, 4.5, and 4.6.

It was moved by Councilmember Shaw and seconded by Vice Mayor Meadows to approve the remainder of the Consent Calendar. **AYES:** Fuller, Henderson, Meadows, Shaw, Williams **NOES:** None **RESULT:** Motion carried (5-0)

Item 4.1

Councilmember Fuller mentioned he will vote no.

It was moved by Vice Mayor Meadows and seconded by Councilmember Williams to approve the minutes as written. **AYES:** Henderson, Meadows, Shaw, Williams **NOES:** Fuller **RESULT:** Motion carried (4-1)

Item 4.4

Councilmember Williams thanked Mr. Krieg for his continued service.

It was moved by Councilmember Williams and seconded by Vice Mayor Meadows to adopt the resolution reappointing Michael Krieg to the CC Mosquito & Vector Control District Board. **AYES:** Fuller, Henderson, Meadows, Shaw, Williams **NOES:** None **RESULT:** Motion carried (5-0)

Items 4.5 and 4.6

Councilmember Williams thanked staff for giving attention to these parks and mentioned she wants everyone to be aware that these updates are happening.

Public comments were received by the following individuals and will be entered into the record: Dwight Hodgen.

It was moved by Councilmember Williams and seconded by Vice Mayor Meadows to adopt the resolutions approving the agreements with Landscape Structures, Inc. **AYES:** Fuller, Henderson, Meadows, Shaw, Williams **NOES:** None **RESULT:** Motion carried (5-0)

Item 4.8

Councilmember Fuller asked for clarification on this item, which was provided by Mr. McMurray.

It was moved by Councilmember Fuller and seconded by Councilmember Shaw to adopt the resolution approving the Stormwater Management Facility Operations and Maintenance Agreement and Right of Entry for Live Oak Industrial Park. **AYES:** Fuller, Henderson, Meadows, Shaw, Williams **NOES:** None **RESULT:** Motion carried (5-0)

5. PUBLIC HEARINGS

- 5.1 **Stonecreek Subdivision 9647 Tentative Map (TM 02-23) - Adoption of a Resolution of the City Council Regarding an Application Requesting Approval of a Tentative Map, Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (APNs 033-140-020, 033-140-021, and 033-140-028) (Jose Cortez, Senior Planner)**

Councilmember Fuller recused himself.

Senior Planner Jose Cortez presented the report.

There were no questions from Councilmembers.

Mayor Henderson opened the Public Hearing.

Public Comments were provided by the following individuals: Pat Furlong and Jeff Schrader (Applicant).

There being no additional speakers, the Public Hearing was closed.

Vice Mayor Meadows and Councilmember Shaw provided questions and comments; responses were provided by Mr. Cortez, Mr. Schrader, and Community Development Director Ken Strelo.

It was moved by Vice Mayor Meadows and seconded by Councilmember Williams to adopt the resolution approving the Stonecreek Subdivision 9647 as conditioned and adopt the IS/MND and the MMRP as conditioned **AYES:** Henderson, Meadows, Shaw, Williams **NOES:** None **RECUSAL:** Fuller **RESULT:** Motion carried (4-0-1)

5.2 Zoning Text Amendments (RZ 2026-001) – Adopt an Ordinance Amending Oakley Municipal Code Section 9.1.1102 (Accessory Dwelling Units) (RZ 2026-001) (Jose Cortez, Senior Planner)

Senior Planner Jose Cortez presented the report.

Questions were provided by Councilmember Williams and Councilmember Fuller; responses were provided by City Attorney Derek Cole and Mr. Cortez.

Mayor Henderson Opened the Public Hearing.

Public Comments were provided by the following individuals: Rochelle Garcia.

There being no additional speakers, the Public Hearing was closed.

Councilmember Williams and Councilmember Fuller provided additional questions and comments; responses were provided by Mr. Cortez, Mr. Strelo and Mr. Cole.

It was moved by Councilmember Williams and seconded by Councilmember Shaw to introduce the ordinance amending Oakley Municipal Code section 9.1.1102.

AYES: Fuller, Henderson, Meadows, Shaw, Williams **NOES:** None **RESULT:** Motion carried (5-0)

6. REGULAR CALENDAR

6.1 **Annual Report of Military Equipment Usage-2025 (Paul Beard, Chief of Police)**

Chief Beard presented the report.

It was moved by Vice Mayor Meadows and seconded by Councilmember Shaw to accept the annual report. **AYES:** Fuller, Henderson, Meadows, Shaw, Williams **NOES:** None
RESULT: Motion carried (5-0)

7. REPORTS

7.1 **City Manager** **(a) City Manager**

City Manager Joshua McMurray announced that Friday Night Bites and the Summer Concert will take place on Friday, May 1.

7.2 **Oakley City Council / Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency** **(a) Reports from Council Liaisons to Regional Committees, Commissions and Boards AND Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency**

Councilmember Fuller attended Earth Day at Studio 55 and the City Council Budget Retreat.

Councilmember Shaw attended the California League of Cities Board Call (East Bay Division), the Tri Delta Transit Board meeting, the City Council Budget Retreat, the Elected Women's Luncheon, Oakley's Day of Service, and the Today Will Be Great Fundraiser.

Councilmember Williams attended the Tri Delta Transit meeting, the City Council Budget Retreat, Oakley's Day of Service, and the Today will be Great Fundraiser.

Vice Mayor Meadows attended the Contra Costa Transportation Authority Board meeting, an MCE Board meeting, the City Council Budget Retreat, and Oakley's Day of Service.

Mayor Henderson attended a remote Ironhouse Sanitary District meeting, the Freedom High School Best Bud Talent Show and Freedom High School's Falcon Fest. He also attended the City Council Budget Retreat, and Oakley's Day of Service. He presented at Liberty Union High Schools Athletic Hall of Fame and attended the East Contra Costa Habitat Conservancy meeting.

(b) Requests for Future Agendas

Councilmember Shaw requested an item regarding inclusionary housing. Mayor Henderson supported the request.

8. WORK SESSION

8.1 Mobile Vendor Work Session - Work Session to Discuss the City of Oakley's Current Regulations Pertaining to Mobile Vendors (Evan Gorman, Associate Planner)

Mayor Henderson called for a five-minute break.

Following the break, Associate Planner Evan Gorman presented the report.

Public comments were received by the following individuals: Savannah Rogers and Chris Giddis.

Councilmember Fuller, Councilmember Williams, Mayor Henderson, Vice Mayor Meadows, and Councilmember Shaw provided questions and comments; responses were provided by Mr. Gorman.

8.2 Short Term Rentals Work Session - The Purpose of this Work Session is to Facilitate Discussion with the City Council. Staff will Receive Direction, if any, from the City Council and Proceed as Directed (Jose Cortez, Senior Planner)

Senior Planner Jose Cortez presented the report.

Vice Mayor Meadows, Councilmember Fuller, Councilmember Williams, Councilmember Shaw and Mayor Henderson provided comments.

Mr. Cortez asked if there was any feedback on the text regarding vacation rentals.

Councilmember Williams, Mayor Henderson, Vice Mayor Meadows, Councilmember Shaw provided feedback.

8.3 Overview and Update on the Residential Rental Inspection Program Authorized Under OMC 4.30 (Conrad Fromme, Chief Building Official)

Chief Building Official Conrad Fromme presented the report.

Questions and comments were provided by Mayor Henderson, Vice Mayor Meadows, Councilmember Fuller, Councilmember Shaw, and Councilmember Williams; responses were provided by Mr. Fromme.

9. CLOSED SESSIONS

**09.1 PUBLIC EMPLOYEE PERFORMANCE EVALUATION Pursuant to
Government Code Section 54954.5(e)
Title: City Manager**

Mayor Henderson announced the Closed Session item and mentioned the meeting will adjourn after the Closed Session.

10. ADJOURN

There being no further business, the meeting was adjourned at 9:35 p.m.

Respectfully submitted

Kim Snodgrass
City Clerk

Date: April 29, 2026
To: Mayor and City Councilmembers
From: Derek P. Cole, City Attorney
Subject: Closed Session Report-Out Memo

For Consideration at the City Council Meeting of May 12, 2026

Background and Analysis

The City Council considered the following closed session item during its Special meeting held April 28, 2026:

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9:
One potential case

Direction was provided to staff. There was no reportable action.

Fiscal Impact

None.

Recommendation

Receive and file this report.

Attachments

None



Date: April 29, 2026
To: Mayor and City Councilmembers
From: Derek P. Cole, City Attorney
Subject: Closed Session Report-Out Memo

For Consideration at the City Council Meeting of May 12, 2026

Background and Analysis

The City Council considered the following closed session item during its Regular meeting held April 28, 2026:

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION Pursuant to Government Code Section 54954.5(e)
Title: City Manager

Direction was provided to staff. There was no reportable action.

Fiscal Impact

None.

Recommendation

Receive and file this report.

Attachments

None



ORDINANCE NO. 8-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY AMENDING OAKLEY MUNICIPAL CODE TO REPEAL SECTIONS OF THE OAKLEY MUNICIPAL CODE SECTION 9.1.1102, AND REPLACE WITH ADOPTION OF THE STATE'S ADU LAW BY REFERENCE (GOVERNMENT CODE SECTIONS 66310-66342), AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, this is a City-initiated application requesting approval of a Rezoning (RZ 2026-001) consisting of zoning text amendments to repeal certain sections of the Oakley Municipal Code Section 9.1.1102 "Accessory Dwelling Units" which consists of Oakley's local regulations related to ADUs and replace with adoption of the States ADU law by reference (Government Code Sections 66310-66342) ("Project"); and

WHEREAS, on February 14, 2017, the City Council of the City of Oakley adopted Ordinance No. 01-17 amending title 9.1 (Land Use Regulations and Zoning) 9.1.406(b) and 9.1.1102 of the Oakley Municipal Code to comply with legislature changes to State ADU law; and

WHEREAS, on May 12, 2020, the City Council of the City of Oakley adopted Ordinance No. 07-20 amending Section 9.1.1102 of the Oakley Municipal Code to comply with subsequent legislature changes to State ADU law; and

WHEREAS, state law authorizes cities to act by ordinance to provide for the creation and regulation of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs"); and

WHEREAS, in recent years, the California Legislature has approved, and the Governor has signed into law, a number of bills that, among other things, amend various sections of the Government Code to impose new limits on local authority to regulate ADUs and JADUs; and

WHEREAS, in 2025, the California Legislature approved, and the Governor signed into law, further amendments to state ADU law; and

WHEREAS, for the City's ADU ordinance to remain valid, it must be amended to reflect the most recent changes to state law; and

WHEREAS, on or before January 24, 2026, the Notice of Public Hearing for the Project was duly noticed in the East Bay Times, a newspaper of general distribution, was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and was mailed out to outside agencies and to parties requesting such notice; and

WHEREAS, on February 3, 2026, the Planning Commission held a duly noticed public hearing to consider the proposed Rezone (RZ 2026-001), received the staff report and staff presentation, received comments from the public and interested parties, and discussed the matter. Following the public hearing, the Planning Commission adopted Planning Commission Resolution No. 4-26 recommending the City Council adopt the proposed Ordinance; and

WHEREAS, on or before April 17, 2026 the Notice of Public Hearing for the Project was duly noticed in the East Bay Times, a newspaper of general distribution, was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and was mailed out to outside agencies and to parties requesting such notice; and

WHEREAS, on April 28, 2026 the City Council held a duly noticed public hearing to consider the proposed Ordinance related to the Zoning Text Amendments amending the Oakley Municipal Code to repeal sections of OMC Section 9.1.1102, and replace with adoption of the States ADU law by reference (Government Code Sections 66310-66342), received the staff report and staff presentation, received comments from the public and interested parties, considered the recommendation of the Planning Commission and discussed the matter; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OAKLEY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

SECTION 2. Additional Findings.

- A. Repealing certain sections of the Oakley Municipal Code Section 9.1.1102 “Accessory Dwelling Units” which consists of Oakley’s local regulations related to ADUs and replace with adoption of the States ADU law by reference (Government Code Sections 66310-66342) would ensure that in future years as legislature continues to amend and/or refine State ADU law, the Oakley Municipal Code would remain consistent with state law; zoning text amendments for ADUs would not be necessary.
- B. Repealing certain sections of the Oakley Municipal Code Section 9.1.1102 “Accessory Dwelling Units” which consists of Oakley’s local regulations related to ADUs and replace with adoption of the States ADU law by reference would be consistent with the Housing Element of Oakley’s General Plan, would result in the removal of government constraints, and staff would be able to communicate relevant regulations to applicants, the public, and appointed/elected officials.

- C. Consistency with the Housing Element is through direct implementation of Action 1.4 titled “Promote Accessory Dwelling Units” found in Chapter 8 (Housing Plan) of the Housing Element. Action 1.4 includes a goal that requires the City to monitor State law and revise the ADU Ordinance when required by any future revisions to State ADU law.
- D. The City Council finds the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption in that the proposed ordinance would only establish and clarify administrative processes and would not facilitate new construction or other groundbreaking activities. There is no potential to result in either a direct physical change to the environment or a reasonably foreseeable indirect physical change to the environment. None of the circumstances described in CEQA Guidelines Section 15300.2 applies.

SECTION 3. Section 9.1.1102 of the Oakley Municipal Code titled, “Accessory Dwelling Units” is hereby amended and adopted in its entirety, as follows:

“9.1.1102 Accessory Dwelling Units (ADU).

- a. Purpose and Intent. The California Legislature has declared that Accessory Dwelling Units are a valuable and essential component of California’s housing supply. The purpose of this section is to increase the supply of smaller dwelling units and rental housing units by allowing accessory dwelling units and junior accessory dwelling units to be developed in compliance with Chapter 13 of Title 7 of the California Government Code (Government Code Sections 66310-66342).
- b. Applicability.
 - 1) General. All proposed Accessory Dwelling Units that qualify under California Government Code Sections 66310-66342.
 - 2) Compliance. The applicant shall comply with all requirements stated in California Government Code Sections 66310-66342, any amendments thereto shall prevail over any conflicting provisions of this code, and additional standards applicable to the City of Oakley.
 - 3) Interpretation. The provisions of this section shall be interpreted to implement and be consistent with the requirements of California Government Code Sections 66310-66342. Any changes to California Government Code Sections 66310-66342 shall be deemed to supersede and govern over any conflicting provisions contained herein. If any portion of this Section conflicts with Government Code Sections 66310-66342 or other applicable State law, State law shall supersede this Section. Any

ambiguities in this Section shall be interpreted to be consistent with State ADU law (Government Code Sections 66310-66342).

c. Standards Applicable to City of Oakley.

- 1) Accessory Dwelling Unit Size. For ADUs not otherwise regulated under Government Code Section 66323, the following size regulations shall apply:
 - a) A detached accessory dwelling unit may not exceed the following size:
 - i. Eight hundred fifty (850) square feet in compliance with (Gov. Code, §§ 66314, subd. (d)(5); 66321, subd. (a)(3) when the detached accessory dwelling unit is proposed to result in fifty percent (50%) or greater total lot coverage when combined with all existing and proposed on-site structures.
 - ii. Eight hundred fifty (850) square feet for units with only one bedroom.
 - iii. One thousand (1,000) square feet for units with more than one bedroom.
 - iv. One thousand two hundred (1,200) square feet for units that have more than one bedroom and are located on estates lots (zoned P-1, R-15, R-20, R-40 or AL and at least fifteen thousand (15,000) square feet in size).
 - b) An attached accessory dwelling unit may not exceed the smaller of the following sizes:
 - i. The size limitations specified in subsection (c)(1)(a) of this section for detached accessory dwelling units.
 - ii. Fifty percent (50%) of the living area of an existing primary dwelling unit.
 - iii. Eight hundred fifty (850) square feet.
 - iv. One thousand (1,000) square feet for ADUs with more than one bedroom.
- 2) Garage Attached to a Detached Accessory Dwelling Unit. If a garage is attached to a detached accessory dwelling unit, the garage may not exceed the following sizes:

- a) Up to two hundred twenty-five (225) square feet on a lot in any zoning district where an accessory dwelling unit is permitted.
- b) Up to four hundred fifty (450) square feet on estates lots (zoned R-15, R-20, R-40 or AL and at least fifteen thousand (15,000) square feet in size) where an accessory dwelling unit is allowed.
- 3) Occupancy. No Accessory Dwelling Unit or Junior Accessory Dwelling Unit may be rented or offered for rent for a term of less than thirty consecutive (30) days."

SECTION 4. California Environmental Quality Act (CEQA).

This project is exempt from environmental analysis under the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3), because it can be seen with certainty that the proposed amendments will not have a significant effect on the environment.

SECTION 5. Effective Date and Posting.

This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk shall cause the ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation, or by publishing a summary of the proposed ordinance, posting a certified copy of the proposed ordinance in the City Clerk's Office at least five (5) days prior to the City Council meeting at which the ordinance is to be adopted, and within fifteen (15) days after its adoption, publishing a summary of the ordinance with the names of the Council Members voting for and against the ordinance.

PASSED AND ADOPTED by the City Council of the City of Oakley this 12th day of May 2026 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

Hugh Henderson, Mayor

ATTEST:

Kim Snodgrass, City Clerk

Date

I HEREBY CERTIFY that in accordance with Government Code Section 40806, this ordinance is a true and correct copy of a city ordinance. It has been published or posted pursuant to law.

Kim Snodgrass, CMC
City Clerk

DATE: May 12, 2026
TO: Joshua McMurray, City Manager
FROM: Jeri Tejada, Administrative Service Director
SUBJECT: City of Oakley Quarterly Investment Report (3rd Quarter FY 25/26)

Approved and
Forwarded to the
City Council

Background and Analysis

California law and the City's Investment Policy require the City's fiscal officer to submit a quarterly investment report to the City Council at the end of each quarter. The report should contain information on all securities held and include a statement denoting the ability of the local agency to meet its expenditure requirements for the next six months.

The City invests in the bond market and utilizes a third party, PFM, to manage these investments. The bond market represents debt owed by a company or government to investors, different from the investment in the stock market which represents ownership in a corporation. The California Government Code prohibits public agencies from investing in the stock market, except for funds specifically designated as pension or OPEB funds. In addition, public agencies are limited to fixed-income bonds and investment instruments, in which the City lends money to governments (U.S. Treasury, municipal issuers, federal agencies such as Fannie Mae and Freddie Mac) or to corporations rated "A" or better, in exchange for semiannual interest payments and the return of the bond's par value at maturity.

The corporations and institutions in which the City currently holds investments can be found on pages 21 and 22 of the attached investment report. While volatility exists in the bond market, the volatility in the bond market is much less than what is experienced in the stock market.

Volatility in the City's portfolio is mitigated in a number of ways, including purchasing only from issuers with high credit quality, purchasing securities with maturities of 5 years or less, and maintaining a portfolio that is diversified by sector and issuer. Additionally, because bonds have a stated maturity date, when the investor is returned the par value of the investment, unlike investment in the equity market, volatility diminishes as a security gets closer to maturity.



Consistency with the Oakley Strategic Plan 27+

This agenda item is consistent with the Strategic Plan 27+ goal for the City of Oakley to leverage its financial resources for the long-term benefit of our residents and businesses while maintaining sufficient reserves to provide stability and ensure a successful future.

Fiscal Impact

City resources are organized and accounted for on a fund basis with some of those funds being restricted for specified uses and others that are unrestricted. For investment purposes, however, the funds are invested as a pool. The Investment Report for the Period Ending March 31, 2026, attached shows a combined pool balance of \$108,119,679.33. In the third quarter, the pool accrued interest earnings totaling \$610,270.21, an increase from \$608,174.05 at the close of the previous quarter.

Our investments continue to yield interest at the purchase cost rate, averaging 3.79% for the quarter ending March 31, 2026, as detailed in the PFM investment report.

Staff Recommendation

Staff recommends the City Council accept the investment report for the 3rd Quarter of Fiscal Year 2025-2026.

Attachments

1. City of Oakley Investment Report for the quarter ended March 31, 2026
2. FY 2026 City Investment Worksheet





City of Oakley

Investment Performance Review For the Quarter Ended March 31, 2026

Client Management Team	PFM Asset Management A division of U.S. Bancorp Asset Management, Inc	
Allison Kaune, Relationship Manager Rachael Miller, Client Consultant	1 California Street Ste. 1000 San Francisco, CA 94111-5411 415-393-7270	213 Market Street Harrisburg, PA 17101-2141 717-232-2723

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For Institutional Investor or Investment Professional Use Only - This material is not for inspection by, distribution to, or quotation to the general public

Market Summary

Summary

- The first quarter of 2026 began with familiar themes: a data-dependent Federal Reserve (Fed) and a constructive risk sentiment across asset classes. The backdrop shifted on February 28 when the conflict in Iran began, shifting investor sentiment and significantly repricing markets through the balance of the quarter.
- The primary source of market disruption was the effective halt of traffic through the Strait of Hormuz, a critical artery for global oil shipments. As a result, crude oil prices increased by over 60% in March alone. Market volatility indices jumped to 12-month highs, equity markets sold off sharply, and interest rates increased as the implications of rising energy prices pushed up near term inflation expectations.
- Seemingly overshadowed by geopolitical headlines, the Federal Open Market Committee (FOMC) met in March and held its target range unchanged at 3.50% to 3.75%, as expected. The FOMC maintained its “dot plot” projection for one 25 basis point rate cut in 2026. Fed Chair Jerome Powell also acknowledged the path forward is complicated by the Middle Eastern conflict, making it more challenging for the Fed to balance its dual mandate of price stability and maximum employment.

Economic Snapshot

- Inflation remained stubborn during the first quarter of 2026, with limited progress in core services and continued upward pressure from tariff passthroughs. Looking ahead, the inflation outlook has become increasingly dependent on the duration of the Middle East conflict and the extent to which sustained energy price increases feed into core goods and services. A broader and more persistent passthrough would pose upside risks to inflation and complicate Fed policy.
- Labor market data remained steady with unemployment at 4.3% in March. Monthly payroll employment remained subdued and averaged 68,000 new jobs per month over the quarter. Initial jobless claims held near historically low levels and continuing claims declined, reinforcing the persistence of a “low-hire, low-fire” environment.
- Economic growth in the fourth quarter of 2025 remained resilient despite temporary headwinds from the U.S. government shutdown, as stable consumer and business spending helped offset the drag of government spending on real gross domestic product (GDP). Household balance sheets and labor income exceeding inflation continued to support consumption, while business investment showed pockets of strength, particularly in technology and productivity-enhancing initiatives.

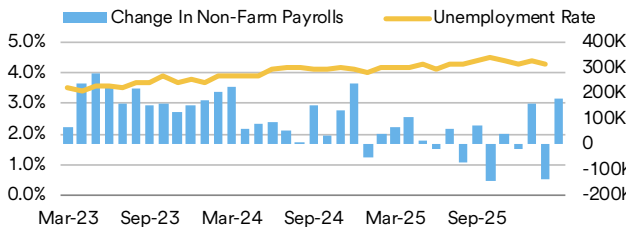
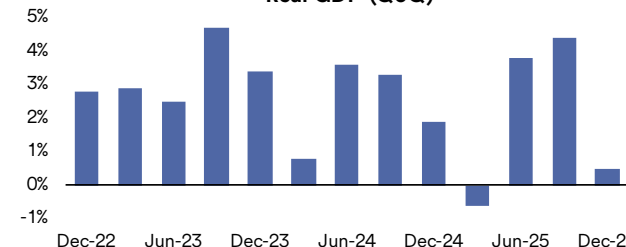
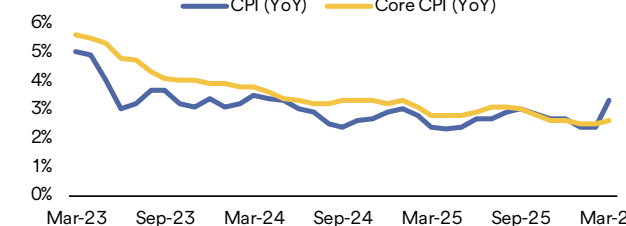
Interest Rates

- U.S. Treasury yields increased over the quarter as investors repriced their Fed policy outlook driven by geopolitical turmoil and renewed inflation concerns. Yield increases were led higher by the 2-year maturity reflecting market repricing of Fed interest rate policy over the next several quarters.
- The 3-month U.S. Treasury ended the quarter at 3.67%, 4 bps higher. The 2-, 5- and 10-year U.S. Treasuries ended the quarter at 3.79%, 3.94%, and 4.32%, representing increases of +32 bps, +21 bps, and +15 bps, respectively.
- Longer duration bond indices experienced the greatest pressure from rising yields, with higher rates adversely impacting valuations. As bond yields remain firmly above multi-year averages, income remains a key component of total returns. The ICE BofA 3-month and 2-year U.S. Treasury indices returned 0.85% and 0.23% while the 5- and 10-year U.S. Treasury indices fell -0.01% and -0.11% for the quarter, respectively.

Sector Performance

- Excess returns were a mixed bag during the quarter as souring risk sentiment weighed on the corporate sector more significantly than asset-backed and mortgage-backed counterparts.
- Federal agency and supranational issuance remained limited, keeping spreads narrow and excess returns muted. The expectation for new issuance over the foreseeable future remains quite light.
- Investment-grade (IG) corporate bonds were not immune to the broad risk-off in March as spreads jumped off multi-year low levels. As a result, the sector generated negative excess returns, with lower quality and longer duration underperforming.
- AAA-rated asset-backed securities benefited from marginally wider spreads relative to corporates to begin the quarter. As a result, the sell-off through March impacted ABS excess returns less significantly than it did for corporates, with the sector generating positive excess returns. Auto loan collateral only slightly outperformed credit card receivables for the quarter.
- Agency-backed mortgage-backed securities (MBS) also generated positive excess returns in the first quarter as demand served as a primary tailwind through the quarter. Longer-duration collateral (30-year) outperformed shorter-duration (15-year) mortgages. Agency-backed commercial MBS (CMBS) performed in line with 30-year mortgages, representing the top-of-class IG sectors for the first quarter.

Economic Snapshot

Labor Market		Latest	Dec-25	Mar-25	Unemployment Rate (left) vs. Change in Non-farm Payrolls (right) 
Unemployment Rate	Mar-26	4.3%	4.4%	4.2%	
Change In Non-Farm Payrolls	Mar-26	178,000	-17,000	67,000	
Average Hourly Earnings (YoY)	Mar-26	3.5%	3.7%	4.2%	
Personal Income (YoY)	Feb-26	3.7%	4.5%	5.2%	
Initial Jobless Claims (week)	4/4/26	219,000	203,000	220,000	
Growth					
Real GDP (QoQ SAAR)	2026Q4	0.5%	4.4% ¹	1.9% ²	Real GDP (QoQ) 
GDP Personal Consumption (QoQ SAAR)	2026Q4	1.9%	3.5% ¹	3.9% ²	
Retail Sales (YoY)	Feb-26	3.7%	2.4%	5.1%	
ISM Manufacturing Survey (month)	Mar-26	52.7	47.9	48.9	
Existing Home Sales SAAR (month)	Mar-26	3.98 mil.	4.27 mil.	4.02 mil.	
Inflation / Prices					
Personal Consumption Expenditures (YoY)	Feb-26	2.8%	2.9%	2.4%	Consumer Price Index 
Consumer Price Index (YoY)	Mar-26	3.3%	2.7%	2.4%	
Consumer Price Index Core (YoY)	Mar-26	2.6%	2.6%	2.8%	
Crude Oil Futures (WTI, per barrel)	Mar 31	\$101.38	\$57.42	\$71.48	
Gold Futures (oz.)	Mar 31	\$4,648	\$4,341	\$3,123	

1. Data as of Third Quarter 2025.

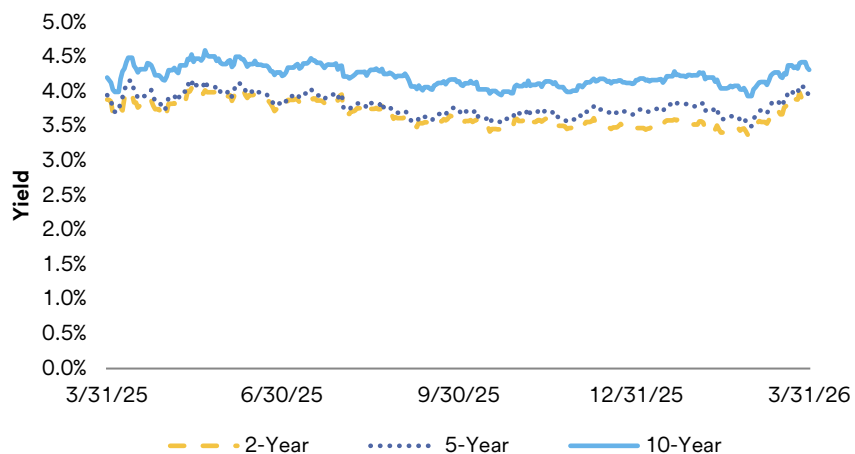
2. Data as of Fourth Quarter 2024.

Note: YoY = year-over-year, QoQ = quarter-over-quarter, SAAR = seasonally adjusted annual rate, WTI = West Texas Intermediate crude oil.

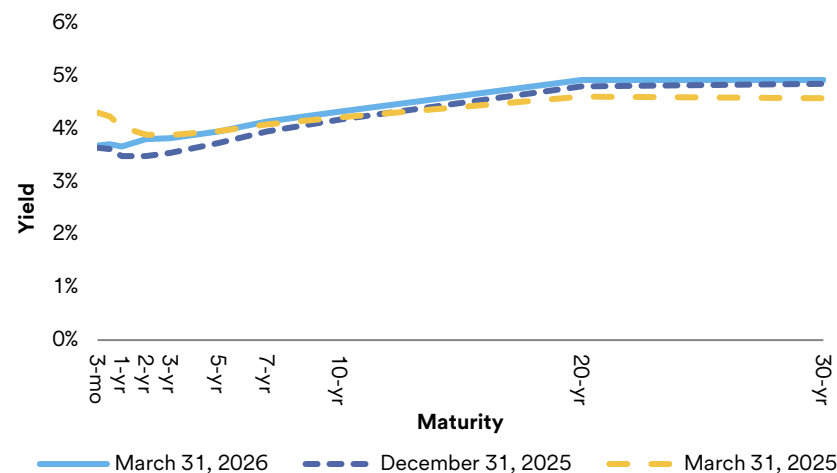
Source: Bloomberg Finance L.P.

Interest Rate Overview

U.S. Treasury Note Yields



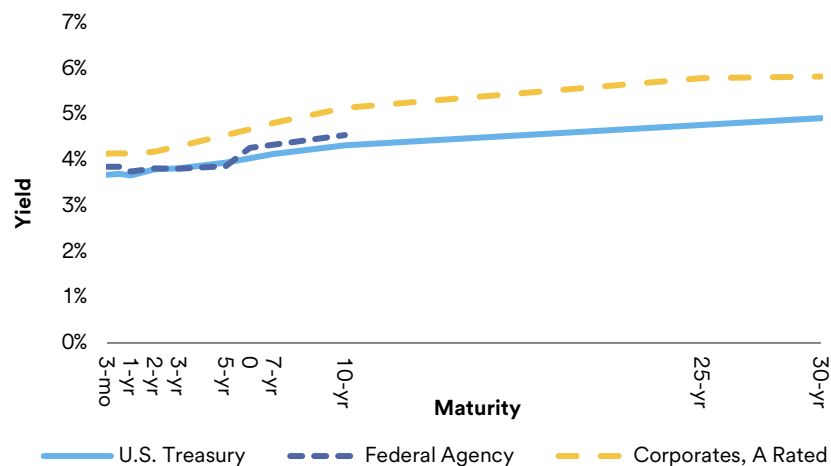
U.S. Treasury Yield Curve



U.S. Treasury Yields

Maturity	Mar-26	Dec-25	Change over Quarter	Mar '25	Change over Year
3-Month	3.67%	3.63%	0.04%	4.29%	(0.62%)
1-Year	3.65%	3.47%	0.18%	4.02%	(0.37%)
2-Year	3.79%	3.47%	0.32%	3.88%	(0.09%)
5-Year	3.94%	3.73%	0.21%	3.95%	(0.01%)
10-Year	4.32%	4.17%	0.15%	4.21%	0.11%
30-Year	4.91%	4.84%	0.07%	4.57%	0.34%

Yield Curves as of March 31, 2026



Source: Bloomberg Finance L.P.

ICE BofA Index Returns

As of 03/31/2026		Returns for Periods ended 03/31/2026			
March 31, 2026	Duration	Yield	3 Month	1 Year	3 Years
1-3 Year Indices					
U.S. Treasury	1.83	3.82%	0.29%	3.75%	4.04%
Federal Agency	1.59	3.73%	0.42%	3.83%	4.23%
U.S. Corporates, A-AAA rated	1.85	4.37%	0.32%	4.37%	5.06%
Agency MBS (0 to 3 years)	1.49	4.36%	0.80%	4.58%	4.72%
Taxable Municipals	1.41	4.03%	0.57%	4.60%	4.72%
1-5 Year Indices					
U.S. Treasury	2.53	3.85%	0.19%	3.86%	3.92%
Federal Agency	2.31	3.79%	0.35%	3.95%	4.21%
U.S. Corporates, A-AAA rated	2.67	4.46%	0.14%	4.66%	5.21%
Agency MBS (0 to 5 years)	2.76	4.54%	0.60%	5.26%	4.96%
Taxable Municipals	2.34	4.13%	0.69%	5.09%	4.65%
Master Indices (Maturities 1 Year or Greater)					
U.S. Treasury	6.05	4.16%	0.09%	3.18%	2.48%
Federal Agency	3.36	3.92%	0.36%	4.26%	4.14%
U.S. Corporates, A-AAA rated	6.69	4.97%	(0.38%)	4.59%	4.35%
Agency MBS (0 to 30 years)	5.49	4.84%	0.58%	5.81%	4.19%
Taxable Municipals	8.61	5.15%	0.48%	5.04%	3.68%

Returns for periods greater than one year are annualized.

Source: ICE BofA Indices.

Disclosures

Indices shown are not available for investment. The index data reference herein is the property of the index provider and/or its licensors. The index provider assumes no liability in connections with its use and does not sponsor, endorse or recommend the products or services contained herein. Index returns do not reflect payment of any sales charges or fees an investor would pay to purchase the securities they represent. The imposition of these fees and charges would cause investment performance to be lower than the performance shown.

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PFM Asset Management serves clients in the public sector and is a division of U.S. Bancorp Asset Management, Inc., which is the legal entity providing investment advisory services. U.S. Bancorp Asset Management, Inc. is a registered investment adviser, a direct subsidiary of U.S. Bank N.A. and an indirect subsidiary of U.S. Bancorp. U.S. Bank N.A. is not responsible for and does not guarantee the products, services, or performance of U.S. Bancorp Asset Management, Inc.

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Portfolio Review: CITY OF OAKLEY

Certificate of Compliance

During the reporting period for the quarter ended March 31, 2026, the account(s) managed by PFM Asset Management ("PFMAM") were in compliance with the applicable investment policy and guidelines as furnished to PFMAM.

Acknowledged : *PFM Asset Management, a division of U.S. Bancorp Asset Management, Inc.*

Note: Pre- and post-trade compliance for the account(s) managed by PFM Asset Management is provided via Bloomberg Financial LP Asset and Investment Management ("AIM").

Account Summary

City of Oakley - City of Oakley - 6111-01			
Portfolio Values	March 31, 2026	Analytics ¹	March 31, 2026
CAMP Managed Account	\$32,504,105	Yield at Market	3.91%
CAMP Pool	\$190,248	Yield on Cost	3.79%
Amortized Cost	\$32,440,681	Portfolio Duration	2.18
Market Value	\$32,504,105	CAMP Pool 7-Day Yield	3.80%
Accrued Interest	\$252,474		
Cash	\$0		

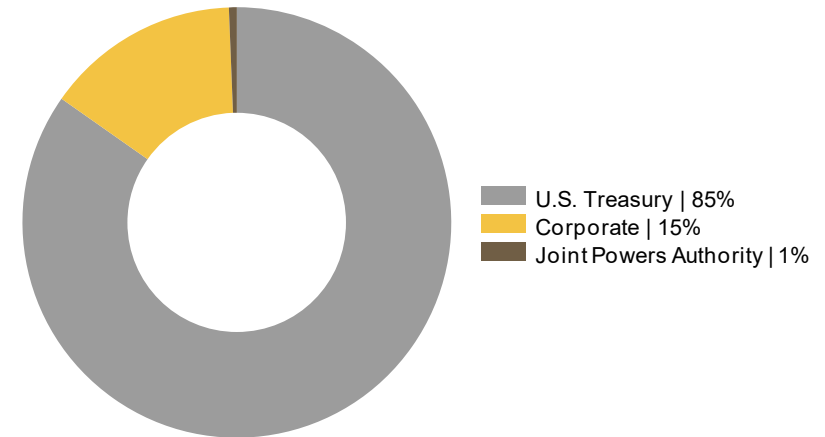
1. Yield at market, yield on cost, and portfolio duration only include investments held within the separately managed account(s), excludes balances invested in overnight funds.
2. The current 7-day yield is the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical fund account with a balance of one share over the seven-day base period including the statement date, expressed as a percentage of the value of one share (normally \$1.00 per share) at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by 365 and dividing the result by 7. The yields quoted should not be considered a representation of the yield of the fund in the future, since the yield is not fixed.

Consolidated Summary

Account Summary

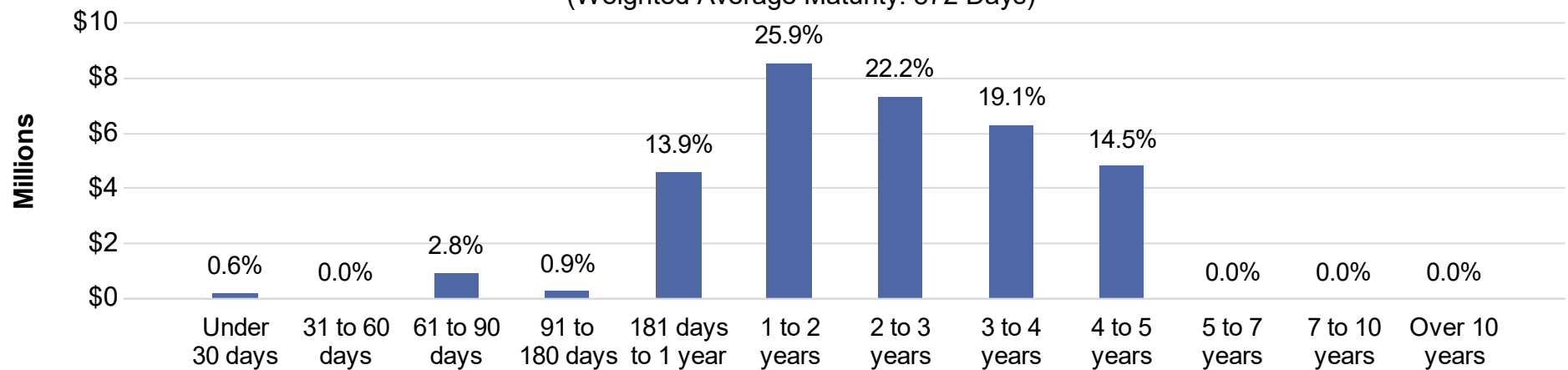
CAMP Managed Account	\$32,756,578
CAMP Pool	\$190,248
Total Program	\$32,946,827

Sector Allocation



Maturity Distribution

(Weighted Average Maturity: 872 Days)



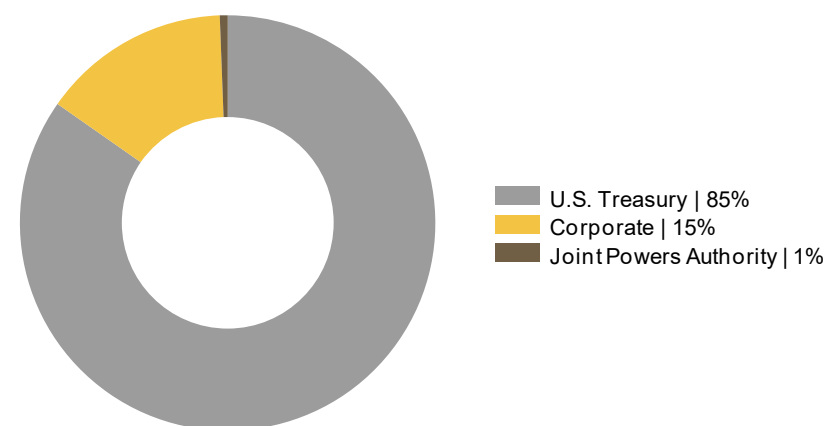
1. Account summary and sector allocation include market values, accrued interest, and overnight balances. Maturity distribution includes market values and excludes accrued interest and overnight balances

Portfolio Snapshot - CITY OF OAKLEY¹

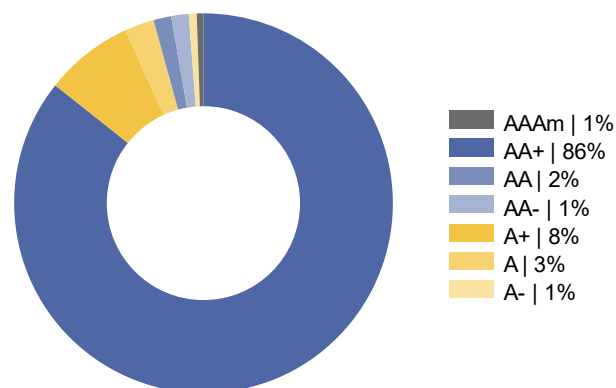
Portfolio Statistics

Total Market Value	\$32,946,826.59
Managed Account Sub-Total	\$32,504,104.61
Accrued Interest	\$252,473.59
Pool	\$190,248.39
Portfolio Effective Duration	2.18 years
Benchmark Effective Duration	2.02 years
Yield At Cost	3.79%
Yield At Market	3.91%
Portfolio Credit Quality	AA

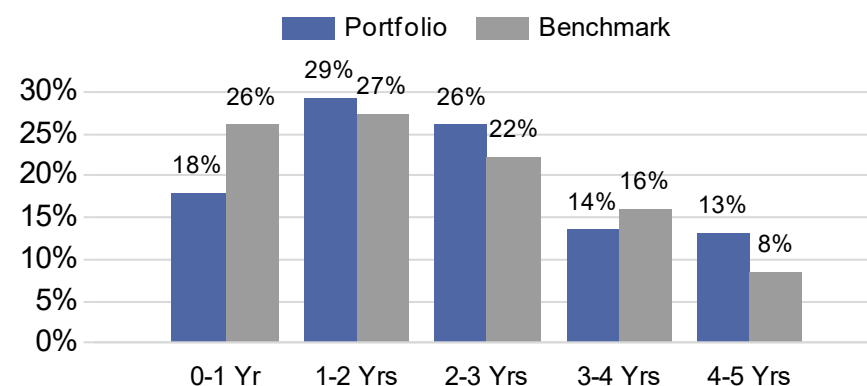
Sector Allocation



Credit Quality - S&P



Duration Distribution



1. Total market value includes accrued interest and balances invested in CAMP, as of March 31, 2026.

Yield and duration calculations exclude balances invested in CAMP.

The portfolio's benchmark is currently the 0-5 year U.S. Treasury Index. Prior to 03/31/24 it was the 1-5 year U.S. Treasury. Source: Bloomberg Financial LP.

An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.

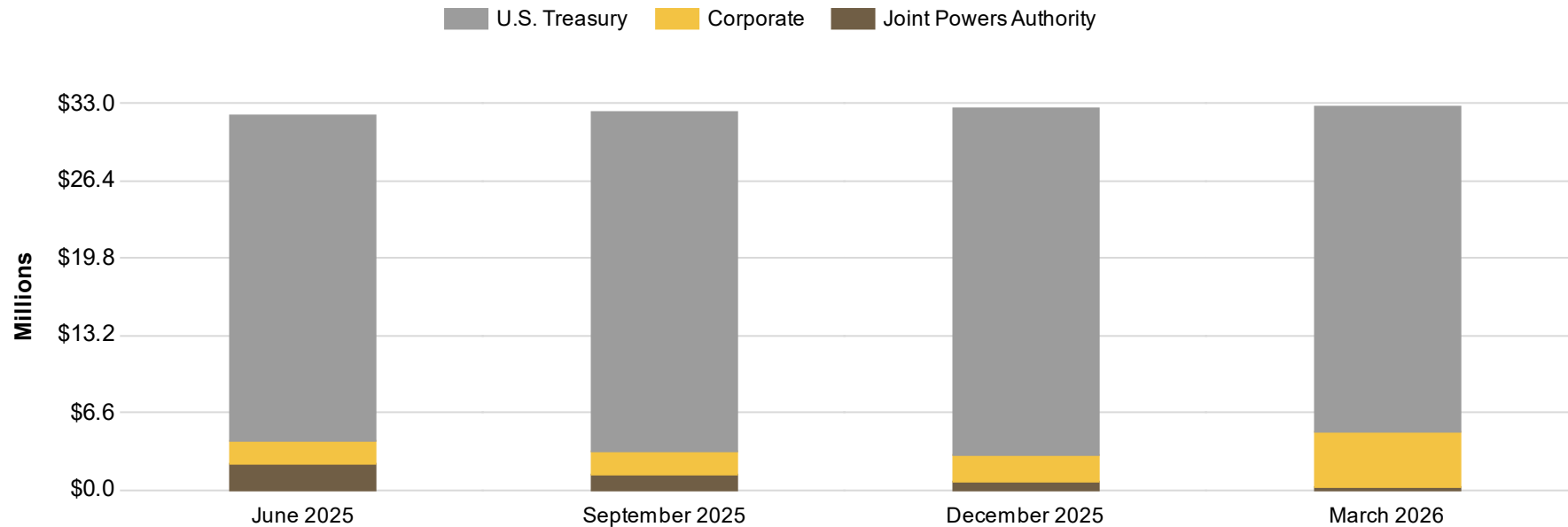
Issuer Diversification

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
U.S. Treasury	85.2%	
United States Treasury	85.2%	AA / Aa / AA
Corporate	14.8%	
Abbott Laboratories	1.5%	A / Aa / NR
Alphabet Inc	0.9%	AA / Aa / NR
Amazon.com Inc	1.5%	AA / A / AA
AstraZeneca PLC	0.8%	A / A / NR
Bank of America Corp	0.7%	A / A / AA
Bank of New York Mellon Corp	0.3%	A / Aa / AA
Caterpillar Inc	0.1%	A / A / A
JPMorgan Chase & Co	1.5%	A / A / AA
Mastercard Inc	0.7%	A / Aa / NR
Morgan Stanley	1.5%	A / Aa / AA
Novartis AG	1.5%	AA / Aa / NR
Salesforce Inc	0.8%	A / A / NR
Target Corp	0.7%	A / A / A
Texas Instruments Inc	0.9%	A / Aa / NR
TotalEnergies SE	1.5%	A / Aa / NR
Total	100.0%	

Ratings shown are calculated by assigning a numeral value to each security rating, then calculating a weighted average rating for each security type / issuer category using all available security ratings, excluding Not-Rated (NR) ratings. For security type / issuer categories where a rating from the applicable NRSRO is not available, a rating of NR is assigned. Includes accrued interest and excludes balances invested in overnight funds.

Sector Allocation Review

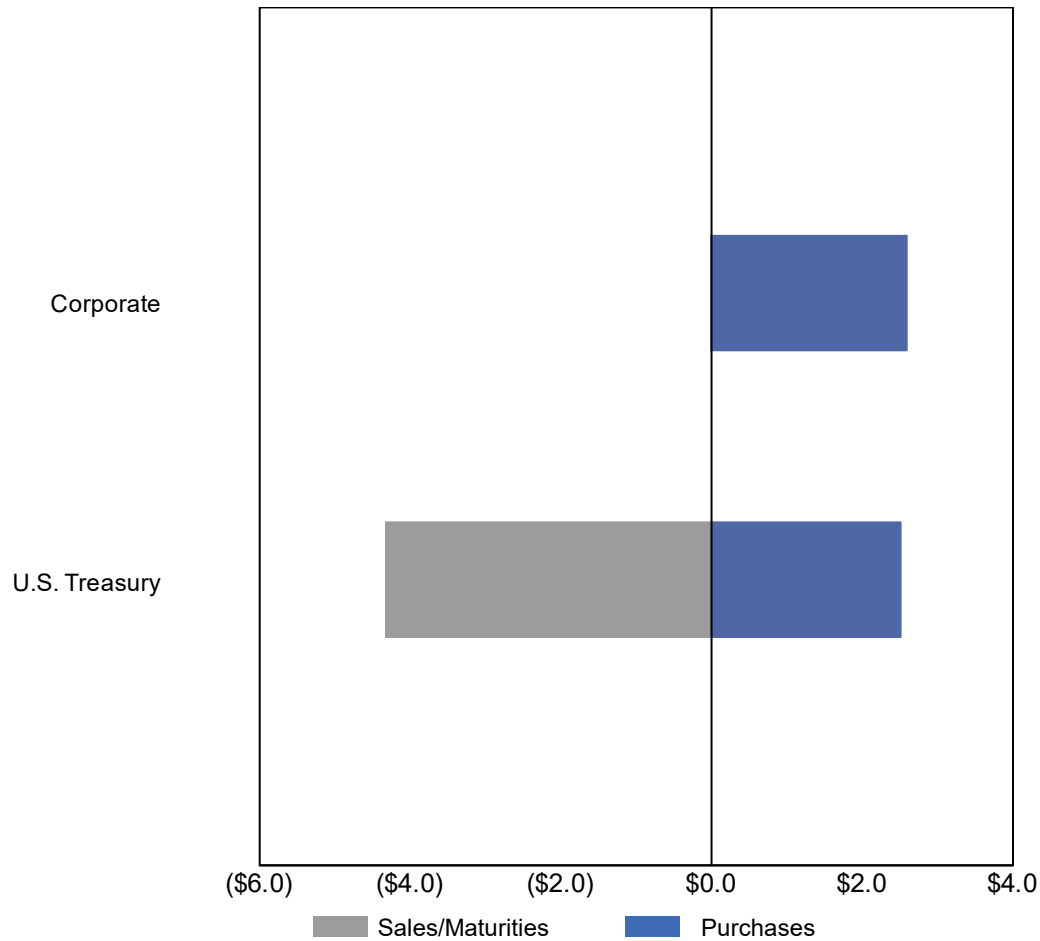
Security Type	Jun-25	% of Total	Sep-25	% of Total	Dec-25	% of Total	Mar-26	% of Total
U.S. Treasury	\$27.7	86.8%	\$29.0	90.0%	\$29.6	91.0%	\$27.7	84.7%
Corporate	\$1.9	6.1%	\$2.0	6.1%	\$2.2	6.8%	\$4.8	14.7%
Joint Powers Authority	\$2.3	7.1%	\$1.3	3.9%	\$0.7	2.2%	\$0.2	0.6%
Total	\$31.9	100.0%	\$32.3	100.0%	\$32.6	100.0%	\$32.7	100.0%



Market values, excluding accrued interest. Only includes fixed-income securities held within the separately managed account(s) and LGIPs managed by PFMAM. Detail may not add to total due to rounding.

Portfolio Activity

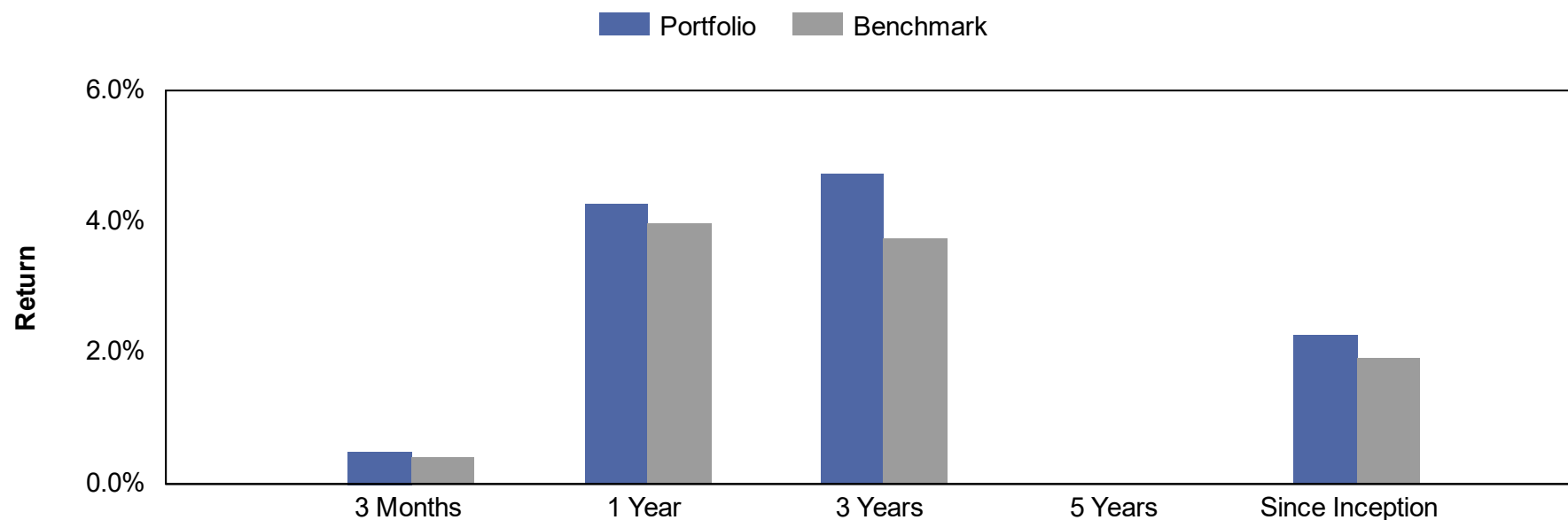
Net Activity by Sector
(\$ millions)



Sector	Net Activity
Corporate	\$2,599,725
U.S. Treasury	(\$1,807,674)
Total Net Activity	\$792,051

Based on total proceeds (principal and accrued interest) of buys, sells, maturities, and principal paydowns. Detail may not add to total due to rounding.

Portfolio Performance



Market Value Basis Earnings	3 Months	1 Year	3 Years	5 Years	Since Inception ¹
Interest Earned ²	\$262,670	\$979,670	\$2,134,707	-	\$2,455,004
Change in Market Value	(\$142,277)	\$322,232	\$1,839,136	-	\$739,508
Total Dollar Return	\$120,393	\$1,301,902	\$3,973,843	-	\$3,194,512
Total Return³					
Portfolio	0.37%	4.12%	4.37%	-	2.24%
Benchmark ⁴	0.33%	3.91%	3.92%	-	1.88%

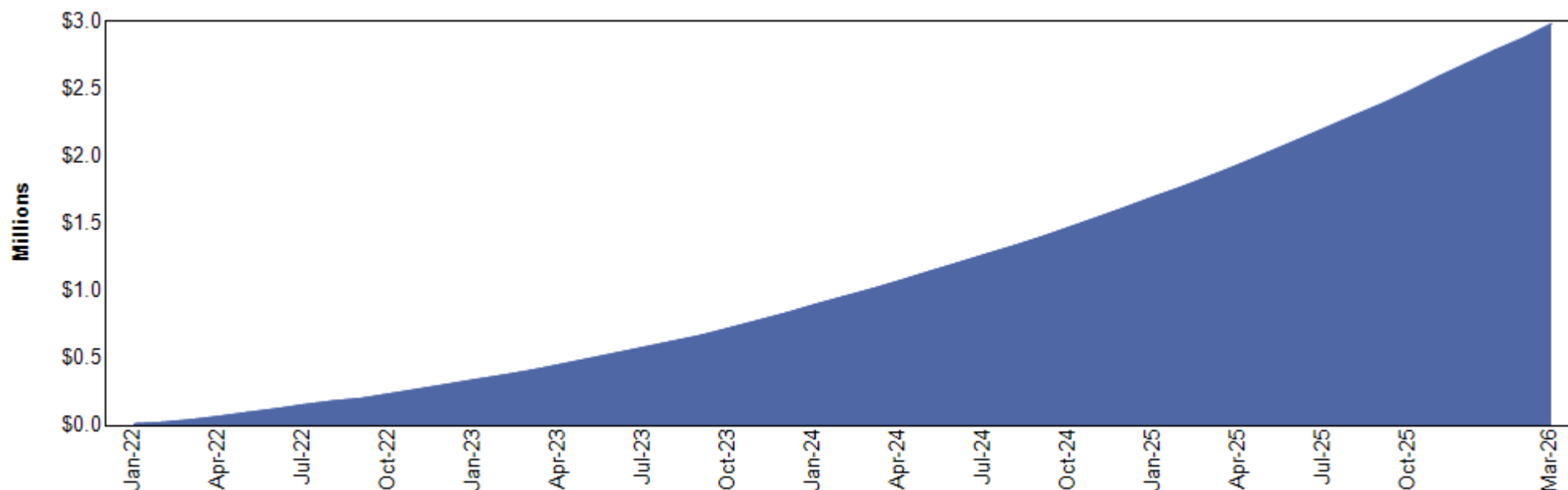
1. The lesser of 10 years or since inception is shown. Since inception returns for periods one year or less are not shown. Performance inception date is December 31, 2021.

2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.

3. Returns for periods one year or less are presented on a periodic basis. Returns for periods greater than one year are presented on an annualized basis.

4. The portfolio's benchmark is currently the 0-5 year U.S. Treasury Index. Prior to 03/31/24 it was the 1-5 year U.S. Treasury. Source: Bloomberg Financial LP.

Accrual Basis Earnings



Accrual Basis Earnings	3 Months	1 Year	3 Years	5 Year	Since Inception ¹
Interest Earned ²	\$262,670	\$979,670	\$2,134,707	-	\$2,455,004
Realized Gains / (Losses) ³	\$8,597	\$20,101	\$15,735	-	(\$6,212)
Change in Amortized Cost	\$24,365	\$126,395	\$421,973	-	\$532,192
Total Earnings	\$295,631	\$1,126,166	\$2,572,416	-	\$2,980,984

1. The lesser of 10 years or since inception is shown. Performance inception date is December 31, 2021.

2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.

3. Realized gains / (losses) are shown on an amortized cost basis.

Portfolio Holdings and Transactions

Issuer Distribution As of March 31, 2026

Issuer	Market Value (\$)	% of Portfolio
UNITED STATES TREASURY	27,712,717	84.75 %
AMAZON.COM INC	496,315	1.52 %
MORGAN STANLEY	494,937	1.51 %
ABBOTT LABORATORIES	492,079	1.51 %
TOTALENERGIES SE	480,525	1.47 %
NOVARTIS AG	479,598	1.47 %
JPMORGAN CHASE & CO	479,260	1.47 %
ALPHABET INC	297,883	0.91 %
TEXAS INSTRUMENTS INC	280,367	0.86 %
SALESFORCE INC	250,518	0.77 %
ASTRAZENECA PLC	245,657	0.75 %
MASTERCARD INC	227,042	0.69 %
BANK OF AMERICA CORP	221,966	0.68 %
TARGET CORP	221,470	0.68 %
CAMP POOL	190,248	0.58 %
BANK OF NEW YORK MELLON CORP	89,099	0.27 %
CATERPILLAR INC	34,672	0.11 %
Grand Total	32,694,353	100.00 %

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury											
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	930,000.00	AA+	Aa1	6/6/2022	6/7/2022	850,732.03	3.04	2,337.77	926,728.97	925,304.43
US TREASURY N/B DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	2,510,000.00	AA+	Aa1	10/13/2021	10/14/2021	2,487,939.45	1.06	60.01	2,507,784.21	2,474,644.14
US TREASURY N/B DTD 02/15/2024 4.125% 02/15/2027	91282CKA8	1,875,000.00	AA+	Aa1	3/28/2025	3/31/2025	1,880,786.13	3.95	9,614.55	1,877,749.53	1,880,829.38
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	835,000.00	AA+	Aa1	8/3/2022	8/4/2022	744,813.48	2.96	1,753.04	814,460.41	806,289.36
US TREASURY N/B DTD 06/17/2024 4.625% 06/15/2027	91282CKV2	1,475,000.00	AA+	Aa1	3/30/2026	3/31/2026	1,488,770.51	3.82	20,053.31	1,488,740.92	1,488,828.13
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	875,000.00	AA+	Aa1	9/6/2022	9/7/2022	826,567.38	3.48	2,447.34	861,542.02	856,542.75
US TREASURY N/B DTD 08/15/2024 3.750% 08/15/2027	91282CLG4	775,000.00	AA+	Aa1	2/12/2025	2/18/2025	763,526.37	4.38	3,612.74	768,516.81	774,031.25
US TREASURY N/B DTD 09/30/2025 3.500% 09/30/2027	91282CPB1	2,360,000.00	AA+	Aa1	9/29/2025	9/30/2025	2,354,007.81	3.63	225.68	2,355,476.15	2,348,476.12
US TREASURY N/B DTD 01/31/2023 3.500% 01/31/2028	91282CGH8	500,000.00	AA+	Aa1	2/2/2026	2/2/2026	499,394.53	3.56	2,900.55	499,442.22	497,148.50
US TREASURY N/B DTD 01/31/2023 3.500% 01/31/2028	91282CGH8	1,000,000.00	AA+	Aa1	3/1/2024	3/5/2024	969,921.88	4.34	5,801.10	985,877.83	994,297.00
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	1,000,000.00	AA+	Aa1	2/22/2024	2/26/2024	966,484.38	4.39	14,696.13	983,297.13	993,672.00
US TREASURY N/B DTD 07/31/2023 4.125% 07/31/2028	91282CHQ7	1,000,000.00	AA+	Aa1	2/15/2024	2/16/2024	995,039.06	4.25	6,837.02	997,402.14	1,006,875.00
US TREASURY N/B DTD 10/31/2023 4.875% 10/31/2028	91282CJF9	1,000,000.00	AA+	Aa1	2/22/2024	2/26/2024	1,021,953.13	4.35	20,469.61	1,012,657.97	1,025,508.00
US TREASURY N/B DTD 11/16/1998 5.250% 11/15/2028	912810FF0	1,000,000.00	AA+	Aa1	4/2/2024	4/3/2024	1,036,093.75	4.38	19,868.78	1,020,518.02	1,035,195.00
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	1,000,000.00	AA+	Aa1	4/2/2024	4/3/2024	972,304.69	4.40	9,426.80	983,257.77	998,008.00

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury											
US TREASURY N/B DTD 01/31/2024 4.000% 01/31/2029	91282CJW2	910,000.00	AA+	Aa1	2/15/2024	2/16/2024	901,433.21	4.21	6,033.15	904,888.71	914,123.21
US TREASURY N/B DTD 02/29/2024 4.250% 02/28/2029	91282CKD2	1,000,000.00	AA+	Aa1	3/1/2024	3/5/2024	999,492.19	4.26	3,695.65	999,690.86	1,011,484.00
US TREASURY N/B DTD 04/01/2024 4.125% 03/31/2029	91282CKG5	750,000.00	AA+	Aa1	4/2/2024	4/3/2024	741,474.61	4.38	84.53	744,661.63	756,240.00
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	450,000.00	AA+	Aa1	5/9/2024	5/13/2024	453,058.59	4.47	8,738.95	451,975.69	460,195.20
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	745,000.00	AA+	Aa1	8/1/2024	8/2/2024	749,627.15	3.86	4,939.23	748,186.72	748,317.49
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	750,000.00	AA+	Aa1	9/5/2024	9/6/2024	752,314.45	3.56	2,364.13	751,630.09	744,258.00
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	2,915,000.00	AA+	Aa1	11/14/2024	11/15/2024	2,893,023.63	4.30	50,489.09	2,898,681.45	2,938,911.75
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,065,000.00	AA+	Aa1	9/2/2025	9/3/2025	1,059,342.19	3.74	3,357.07	1,059,949.28	1,051,936.71
US TREASURY N/B DTD 12/01/2025 3.500% 11/30/2030	91282CPN5	1,000,000.00	AA+	Aa1	12/3/2025	12/5/2025	994,296.88	3.63	11,730.77	994,638.06	981,602.00
Security Type Sub-Total		27,720,000.00					27,402,397.48	3.72	211,537.00	27,637,754.59	27,712,717.42
Joint Powers Authority											
CAMP Pool		190,248.39	AAA	NR			190,248.39		0.00	190,248.39	190,248.39
Security Type Sub-Total		190,248.39					190,248.39		0.00	190,248.39	190,248.39
Corporate											
ALPHABET INC (CALLABLE) DTD 08/09/2016 1.998% 08/15/2026	02079KAC1	300,000.00	AA+	Aa2	3/14/2022	3/16/2022	294,777.00	2.42	765.90	299,559.55	297,883.20
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	200,000.00	A	A2	3/14/2022	3/16/2022	194,764.00	2.53	823.33	199,144.90	196,862.00
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	25,000.00	A	A2	1/19/2022	1/24/2022	24,957.50	1.99	102.92	24,993.26	24,607.75

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate											
BANK OF AMERICA CORP (CALLABLE) DTD 10/21/2016 3.248% 10/21/2027	06051GGA1	225,000.00	A-	A1	1/3/2023	1/5/2023	210,411.00	4.78	3,248.00	220,266.60	221,965.65
TEXAS INSTRUMENTS INC (CALLABLE) DTD 11/03/2017 2.900% 11/03/2027	882508BC7	285,000.00	A+	Aa3	1/3/2023	1/5/2023	267,880.05	4.29	3,397.83	279,365.59	280,366.76
MASTERCARD INC (CALLABLE) DTD 02/27/2025 4.550% 03/15/2028	57636QBF0	225,000.00	A+	Aa3	3/3/2025	3/4/2025	226,869.75	4.25	455.00	226,214.80	227,042.33
SALESFORCE INC (CALLABLE) DTD 03/13/2026 4.650% 03/15/2029	79466LAR5	250,000.00	A+	A2	3/11/2026	3/13/2026	249,945.00	4.66	581.25	249,946.06	250,517.75
BANK OF NY MELLON CORP (CALLABLE) DTD 01/22/2026 4.026% 01/22/2030	06406RCG0	90,000.00	A	Aa3	1/14/2026	1/22/2026	90,000.00	4.03	694.49	90,000.00	89,099.10
MORGAN STANLEY PVT BANK (CALLABLE) DTD 02/02/2026 4.213% 02/08/2030	61776NU43	500,000.00	A+	Aa3	2/2/2026	2/3/2026	499,980.00	4.21	3,452.32	499,982.39	494,937.00
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.581% 04/22/2030	46647PEG7	465,000.00	A	A1	4/22/2025	4/23/2025	475,741.50	5.05	11,461.98	473,401.97	479,259.69
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 4.100% 11/05/2030	66989HAY4	485,000.00	AA-	Aa3	11/4/2025	11/5/2025	484,350.10	4.13	8,064.47	484,398.84	479,597.59
CATERPILLAR FINL SERVICE DTD 01/08/2026 4.150% 01/08/2031	14913UBH2	35,000.00	A	A1	1/5/2026	1/8/2026	34,987.40	4.16	334.88	34,988.00	34,672.23
TOTALENERGI CAP USA LLC (CALLABLE) DTD 01/13/2026 4.248% 01/13/2031	89158TAA7	135,000.00	A+	Aa3	1/6/2026	1/13/2026	135,000.00	4.25	1,242.54	135,000.00	133,754.49
TOTALENERGI CAP USA LLC (CALLABLE) DTD 01/13/2026 4.248% 01/13/2031	89158TAA7	350,000.00	A+	Aa3	3/30/2026	3/31/2026	346,178.00	4.50	3,221.40	346,179.28	346,770.90
ASTRAZENECA FINANCE LLC (CALLABLE) DTD 03/02/2026 4.000% 03/02/2031	04636NAQ6	250,000.00	A+	A1	3/17/2026	3/18/2026	246,922.50	4.28	805.56	246,943.17	245,656.75
AMAZON.COM INC (CALLABLE) DTD 03/13/2026 4.250% 03/13/2031	023135DD5	220,000.00	AA	A1	3/11/2026	3/13/2026	219,245.40	4.33	467.50	219,252.48	218,378.60

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate											
AMAZON.COM INC (CALLABLE) DTD 03/13/2026 4.250% 03/13/2031	023135DD5	280,000.00	AA	A1	3/10/2026	3/13/2026	279,552.00	4.29	595.00	279,557.19	277,936.40
ABBOTT LABORATORIES (CALLABLE) DTD 03/09/2026 4.000% 03/15/2031	002824BS8	500,000.00	A+	Aa3	3/17/2026	3/18/2026	493,690.00	4.28	1,222.22	493,731.89	492,079.00
Security Type Sub-Total		4,820,000.00					4,775,251.20	4.19	40,936.59	4,802,925.97	4,791,387.19
Managed Account Sub Total		32,540,000.00					32,177,648.68	3.79	252,473.59	32,440,680.56	32,504,104.61
Securities Sub Total		\$32,730,248.39					\$32,367,897.07	3.79%	\$252,473.59	\$32,630,928.95	\$32,694,353.00
Accrued Interest											\$252,473.59
Total Investments											\$32,946,826.59

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
BUY									
1/5/2026	1/8/2026	35,000.00	14913UBH2	CATERPILLAR FINL SERVICE	4.15%	1/8/2031	34,987.40	4.16%	
1/6/2026	1/13/2026	135,000.00	89158TAA7	TOTALENERGI CAP USA LLC (CALLABLE)	4.24%	1/13/2031	135,000.00	4.25%	
1/14/2026	1/22/2026	90,000.00	06406RCG0	BANK OF NY MELLON CORP (CALLABLE)	4.02%	1/22/2030	90,000.00	4.03%	
2/2/2026	2/2/2026	500,000.00	91282CGH8	US TREASURY N/B	3.50%	1/31/2028	499,491.22	3.56%	
2/2/2026	2/2/2026	500,000.00	91282CPW5	US TREASURY N/B	3.75%	1/31/2031	498,287.18	3.83%	
2/2/2026	2/3/2026	500,000.00	61776NU43	MORGAN STANLEY PVT BANK (CALLABLE)	4.21%	2/8/2030	500,038.51	4.21%	
3/10/2026	3/13/2026	280,000.00	023135DD5	AMAZON.COM INC (CALLABLE)	4.25%	3/13/2031	279,552.00	4.29%	
3/11/2026	3/13/2026	220,000.00	023135DD5	AMAZON.COM INC (CALLABLE)	4.25%	3/13/2031	219,245.40	4.33%	
3/11/2026	3/13/2026	250,000.00	79466LAR5	SALESFORCE INC (CALLABLE)	4.65%	3/15/2029	249,945.00	4.66%	
3/17/2026	3/18/2026	500,000.00	002824BS8	ABBOTT LABORATORIES (CALLABLE)	4.00%	3/15/2031	494,190.00	4.28%	
3/17/2026	3/18/2026	250,000.00	04636NAQ6	ASTRAZENECA FINANCE LLC (CALLABLE)	4.00%	3/2/2031	247,366.94	4.28%	
3/30/2026	3/31/2026	1,475,000.00	91282CKV2	US TREASURY N/B	4.62%	6/15/2027	1,508,636.41	3.82%	
3/30/2026	3/31/2026	350,000.00	89158TAA7	TOTALENERGI CAP USA LLC (CALLABLE)	4.24%	1/13/2031	349,399.40	4.50%	
Total BUY		5,085,000.00					5,106,139.46		0.00
INTEREST									
1/15/2026	1/15/2026		87612EBM7	TARGET CORP (CALLABLE)	1.95%	1/15/2027	2,193.75		
1/31/2026	1/31/2026		91282CBH3	US TREASURY N/B	0.37%	1/31/2026	2,793.75		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
1/31/2026	1/31/2026		91282CGH8	US TREASURY N/B	3.50%	1/31/2028	17,500.00		
1/31/2026	1/31/2026		91282CHQ7	US TREASURY N/B	4.12%	7/31/2028	20,625.00		
1/31/2026	1/31/2026		91282CJW2	US TREASURY N/B	4.00%	1/31/2029	18,200.00		
1/31/2026	1/31/2026		91282CLC3	US TREASURY N/B	4.00%	7/31/2029	14,900.00		
2/15/2026	2/15/2026		91282CLG4	US TREASURY N/B	3.75%	8/15/2027	14,531.25		
2/15/2026	2/15/2026		9128282R0	US TREASURY N/B	2.25%	8/15/2027	9,843.75		
2/15/2026	2/15/2026		91282CKA8	US TREASURY N/B	4.12%	2/15/2027	38,671.88		
2/15/2026	2/15/2026		02079KAC1	ALPHABET INC (CALLABLE)	1.99%	8/15/2026	2,997.00		
2/28/2026	2/28/2026		91282CKD2	US TREASURY N/B	4.25%	2/28/2029	21,250.00		
2/28/2026	2/28/2026		91282CLK5	US TREASURY N/B	3.62%	8/31/2029	13,593.75		
2/28/2026	2/28/2026		91282CNX5	US TREASURY N/B	3.62%	8/31/2030	19,303.13		
3/15/2026	3/15/2026		57636QBF0	MASTERCARD INC (CALLABLE)	4.55%	3/15/2028	5,118.75		
3/31/2026	3/31/2026		91282CPB1	US TREASURY N/B	3.50%	9/30/2027	41,300.00		
3/31/2026	3/31/2026		91282CKG5	US TREASURY N/B	4.12%	3/31/2029	15,468.75		
3/31/2026	3/31/2026		91282CBT7	US TREASURY N/B	0.75%	3/31/2026	6,881.25		
3/31/2026	3/31/2026		91282CCZ2	US TREASURY N/B	0.87%	9/30/2026	10,981.25		
Total INTEREST		0.00					276,153.26		0.00

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
MATURITY									
1/31/2026	1/31/2026	1,490,000.00	91282CBH3	US TREASURY N/B	0.37%	1/31/2026	1,490,000.00		
3/31/2026	3/31/2026	1,835,000.00	91282CBT7	US TREASURY N/B	0.75%	3/31/2026	1,835,000.00		
Total MATURITY		3,325,000.00					3,325,000.00		0.00
SELL									
1/6/2026	1/13/2026	135,000.00	91282CNX5	US TREASURY N/B	3.62%	8/31/2030	136,498.07		341.73
1/14/2026	1/20/2026	90,000.00	91282CJW2	US TREASURY N/B	4.00%	1/31/2029	92,799.81		1,645.83
3/10/2026	3/13/2026	280,000.00	91282CPW5	US TREASURY N/B	3.75%	1/31/2031	281,320.48		1,128.21
3/11/2026	3/13/2026	220,000.00	91282CPW5	US TREASURY N/B	3.75%	1/31/2031	220,513.30		362.23
3/11/2026	3/13/2026	250,000.00	91282CKG5	US TREASURY N/B	4.12%	3/31/2029	257,956.84		5,118.74
Total SELL		975,000.00					989,088.50		8,596.74

Important Disclosures

This material is for general information purposes only and is not intended to provide specific advice or a specific recommendation, as it was prepared without regard to any specific objectives or financial circumstances.

PFMAM professionals have exercised reasonable professional care in the preparation of this performance report. Information in this report is obtained from sources external to PFMAM and is generally believed to be reliable and available to the public; however, we cannot guarantee its accuracy, completeness or suitability. We rely on the client's custodian for security holdings and market values. Transaction dates reported by the custodian may differ from money manager statements. While efforts are made to ensure the data contained herein is accurate and complete, we disclaim all responsibility for any errors that may occur. References to particular issuers are for illustrative purposes only and are not intended to be recommendations or advice regarding such issuers. Fixed income manager and index characteristics are gathered from external sources. When average credit quality is not available, it is estimated by taking the market value weights of individual credit tiers on the portion of the strategy rated by a NRSRO.

It is not possible to invest directly in an index. The index returns shown throughout this material do not represent the results of actual trading of investor assets. Third-party providers maintain the indices shown and calculate the index levels and performance shown or discussed. Index returns do not reflect payment of any sales charges or fees an investor would pay to purchase the securities they represent. The imposition of these fees and charges would cause investment performance to be lower than the performance shown.

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- Generally, PFMAM's market prices are derived from closing bid prices as of the last business day of the month as supplied by ICE Data Services. There may be differences in the values shown for investments due to accrued but uncollected income and the use of differing valuation sources and methods. Non-negotiable FDIC-insured bank certificates of deposit are priced at par. Although PFMAM believes the prices to be reliable, the values of the securities may not represent the prices at which the securities could have been bought or sold. Explanation of the valuation methods for a registered investment company or local government investment program is contained in the appropriate fund offering documentation or information statement.
- In accordance with generally accepted accounting principles, information is presented on a trade date basis; forward settling purchases are included in the monthly balances, and forward settling sales are excluded.
- Performance is presented in accordance with the CFA Institute's Global Investment Performance Standards (GIPS). Unless otherwise noted, performance is shown gross of fees. Quarterly returns are presented on an unannualized basis. Returns for periods greater than one year are presented on an annualized basis. **Past performance is not indicative of future returns.**
- ICE Bank of America Indices provided by Bloomberg Financial Markets.
- Money market fund/cash balances are included in performance and duration computations.
- Standard & Poor's is the source of the credit ratings. Distribution of credit rating is exclusive of money market fund/LGIP holdings.
- Callable securities in the portfolio are included in the maturity distribution analysis to their stated maturity date, although, they may be called prior to maturity.
- MBS maturities are represented by expected average life.

Glossary

- **Accrued Interest:** Interest that is due on a bond or other fixed income security since the last interest payment was made.
- **Agencies:** Federal agency securities and/or Government-sponsored enterprises.
- **Amortized Cost:** The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short-term securities (those with less than one year to maturity at time of issuance) is amortized on a straight line basis. Such discount or premium with respect to longer-term securities is amortized using the constant yield basis.
- **Asset-Backed Security:** A financial instrument collateralized by an underlying pool of assets – usually ones that generate a cash flow from debt, such as loans, leases, credit card balances, and receivables.
- **Bankers' Acceptance:** A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill as well as the insurer.
- **Commercial Paper:** An unsecured obligation issued by a corporation or bank to finance its short-term credit needs, such as accounts receivable and inventory.
- **Contribution to Total Return:** The weight of each individual security multiplied by its return, then summed for each sector to determine how much each sector added or subtracted from the overall portfolio performance.
- **Effective Duration:** A measure of the sensitivity of a security's price to a change in interest rates, stated in years.
- **Effective Yield:** The total yield an investor receives in relation to the nominal yield or coupon of a bond. Effective yield takes into account the power of compounding on investment returns, while nominal yield does not.
- **FDIC:** Federal Deposit Insurance Corporation. A federal agency that insures bank deposits to a specified amount.
- **Interest Rate:** Interest per year divided by principal amount and expressed as a percentage.
- **Market Value:** The value that would be received or paid for an investment in an orderly transaction between market participants at the measurement date.
- **Maturity:** The date upon which the principal or stated value of an investment becomes due and payable.
- **Negotiable Certificates of Deposit:** A CD with a very large denomination, usually \$1 million or more, that can be traded in secondary markets.
- **Par Value:** The nominal dollar face amount of a security.
- **Pass-through Security:** A security representing pooled debt obligations that passes income from debtors to its shareholders. The most common type is the mortgage-backed security.

Glossary

- Repurchase Agreements: A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date.
- Settle Date: The date on which the transaction is settled and monies/securities are exchanged. If the settle date of the transaction (i.e., coupon payments and maturity proceeds) occurs on a non-business day, the funds are exchanged on the next business day.
- Supranational: A multinational union or association in which member countries cede authority and sovereignty on at least some internal matters to the group, whose decisions are binding on its members.
- Trade Date: The date on which the transaction occurred; however, the final consummation of the security transaction and payment has not yet taken place.
- Unsettled Trade: A trade which has been executed; however, the final consummation of the security transaction and payment has not yet taken place.
- U.S. Treasury: The department of the U.S. government that issues Treasury securities.
- Yield: The rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.
- YTM at Cost: The yield to maturity at cost is the expected rate of return based on the original cost, the annual interest receipts, maturity value, and the time period from purchase date to maturity, stated as a percentage on an annualized basis.
- YTM at Market: The yield to maturity at market is the rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.

Type*	Name of Institution	Rate	Maturity****	Cost Amount	Market Value**
Investments in Wells Fargo Bank Account					
-	Commercial Checking Acct Public Funds	0.000%	3/31/2026	\$ 5,770,202.73	\$ 5,770,202.73
Investments with Wells Fargo Investment Advisors:					
9	Institutional Money Market	0.153%	N/A	1,978,693.40	1,978,693.40
Investments with State of California:					
3	Local Agency Investment Fund (LAIF)-City	3.980%	N/A	20,946,445.65	20,946,044.13
Investments with CalTRUST					
11	Short-Term Investment Account-City	0.346%	N/A	320,104.60	320,104.60
Investments with CAMP					
13	Short-Term Investment Account-City	3.800%	N/A	46,188,038.03	46,188,038.03
Total Investments Other than Bond Proceeds				75,203,484.41	75,203,082.89
Investments with Wells Fargo Trust (bond proceeds): ***					
2021 Refunding Revenue Bonds					
9 Government Money Market					
	Wells Fargo Advantage Gov MM Svc	1.012%	N/A	141,238.70	141,238.70
2014 Refunding Revenue Bonds					
9 Government Money Market					
	Wells Fargo Advantage Gov MM Svc	0.999%	N/A	407,058.61	407,058.61
Investments with USBank Trust (bond proceeds): ***					
2016 Lease Revenue Bonds					
9 Government Money Market					
	USBank - First American Government Obligation	0.000%	N/A	0.54	0.54
Total Investments of Bond Proceeds				548,297.85	548,297.85
Managed Investments with PFM (Detail Attached)					
	CAMP POOL		See Detail	190,248.39	190,248.39
	Managed Investments		See Detail	32,177,648.68	32,504,104.61
Total Managed Investments				32,367,897.07	32,694,353.00
Total All City Investments				\$ 108,119,679.33	\$ 108,445,733.74
Accrued Interest of Investments other than Bond Proceeds:					
	Wells Fargo Investment Advisors			3,024.96	
	Local Agency Investment Fund			205,266.51	
	CalTRUST			1,106.78	
	PFM (Asset Management& CAMP)			400,871.96	
	Accrued Interest as of 03/31/26			\$ 610,270.21	

* **Type of investment** as described in Authorized Investments section of the City's adopted Investment Policy

- | | | |
|--------------------------------------|-----------------------|---------------------------------|
| 1. U.S Government Securities | 5. Bankers Acceptance | 9. Money market funds |
| 2. U.S. Government Agency Securities | 6. Commercial Paper | 10. Repurchase agreements |
| 3. Local Agency Investment Fund | 7. Medium term notes | 11. CalTRUST Short Term Account |
| 4. Certificates of Deposit | 8. Mutual funds | 12. Overnight Sweep |
| 13. CAMP Joint Powers Authority | | |

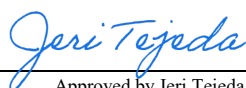
** **Market Valuation** for LAIF was obtained at <https://www.treasurer.ca.gov/pmia-laif/mktvalue/2026/202603.pdf>

Market value for all other investments was obtained from FT Interactive Data. As the City holds its investments to maturity, market value fluctuations are not significant.

*** **Investment of bond proceeds** is governed by each bond's Trust Agreement. All of the amounts with Wells Fargo Trust are debt service reserve funds. Investment income remains with the individual bond accounts.

**** With the exception of CDs and managed investments, except for the CAMP POOL, all accounts have same day or next-day liquidity

The City of Oakley is in compliance with the City's annually adopted investment policy and is able to meet its operating expenditure requirements for the next six months.



Approved by Jeri Tejada
Administrative Service Director

04/30/2026

Date

DATE: May 12, 2026
TO: Joshua McMurray, City Manager
FROM: Jeri Tejada, Administrative Service Director
SUBJECT: City of Oakley as Successor Agency to the Oakley Redevelopment Agency – Quarterly Investment Report (3rd Quarter FY 25/26)

Approved and
Forwarded to the
City Council

Background and Analysis

California law and the City's Investment Policy require the Agency's fiscal officer to submit a quarterly investment report to the Agency's governing board. The report should contain information on all securities held and include a statement denoting the ability of the local agency to meet its expenditure requirements for the next six months.

Fiscal Impact

The Investment Report for the Period Ending March 31, 2026, attached shows a balance of \$1,316,396.64 in cash for operations before the City receives the next distribution from the Department of Finance requested with the ROPS. To increase annual cash flow savings of refunding bonds, cash reserves were applied to bond insurance with Build America Mutual (BAM). The Reserve Requirements are satisfied in face amounts of \$571,000.00 for 2015 Bonds and \$1,827,318.76 for 2018 Bonds.

The Agency is in compliance with the City's annually adopted investment policy. The tax revenues distributed to the Agency is sufficient to make the Agency's enforceable obligation payments as approved by the Department of Finance.

Staff Recommendation

Staff recommends the City Council, as the Board of the Successor Agency, accept the investment report for the 3rd Quarter of Fiscal Year 25/26.

Attachments

1. City of Oakley as Successor Agency to the Redevelopment Agency Investment Report for the quarter ended March 31, 2026.





City of Oakley as Successor Agency to the
Oakley Redevelopment Agency
Quarterly Investment Report
For the Quarter Ended March 31, 2026

Type*	Name of Institution	Rate	Maturity***	Cost Amount	Market Value
Investments in Wells Fargo Bank Account					
	Successor Agency Checking	0.480%	N/A	\$ 1,316,396.64	\$ 1,316,396.64
Total Investments Other than Bond Proceeds				1,316,396.64	1,316,396.64
Investments with US Bank Trust (bond proceeds): **					
	20015 A&B Tax Allocation Refunding Bonds			-	-
	2018 Tax Allocation Refunding Bonds			-	-
Total Investments of Bond Proceeds				-	-
Total Agency Investments				\$ 1,316,396.64	\$ 1,316,396.64

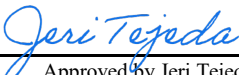
* **Type of investment** as described in Authorized Investments section of the City's adopted Investment Policy

- | | | |
|--------------------------------------|-----------------------|---------------------------------|
| 1. U.S Government Securities | 5. Bankers Acceptance | 9. Money market funds |
| 2. U.S. Government Agency Securities | 6. Commercial Paper | 10. Repurchase agreements |
| 3. Local Agency Investment Fund | 7. Medium term notes | 11. CalTRUST Short Term Account |
| 4. Certificates of Deposit | 8. Mutual funds | 12. Overnight Sweep |

** **Investment of bond proceeds** is governed by each bond's Trust Agreement. Reserve Requirements are satisfied by BAM surety policy in face amounts equal to \$571,000 for 2015 Bonds and \$1,827,318.76 for 2018 Bonds.

*** All Successor Agency accounts have same day or next day liquidity

The City of Oakley, as Successor Agency to the Oakley Redevelopment Agency, is in compliance with the City's annually adopted investment policy.


Approved by Jeri Tejada
Administrative Services Director

04/30/2026

Date

DATE: May 12, 2026
TO: Joshua McMurray, City Manager
FROM: Billilee Saengchalern, Public Works Director/City Engineer
SUBJECT: Approval of Contract Amendment Number 1 with Consor PMCM, Inc. for On-Call Consulting Services Related to Inspection Support for Fiscal Year (FY) 2025/26 and an Extension to the contract Agreement for Fiscal Years 2026/27 and 2027/28

Approved and
Forwarded to the
City Council

Background and Analysis

The City of Oakley utilizes a wide range of consultants and contractors across all departments to augment City staff as needed to accommodate the workload activities. One of the areas that this approach is used in private development services. Since the volume of private development activity fluctuates with the overall economic climate of the region, the Community Development and Public Works Departments use staff augmentation as needed to process and manage the development project workloads.

The Public Works Department uses the services of a contract inspector to augment current staffing to provide expeditious service for private development projects. This approach gives the City flexibility and agility to adjust to the level of service needed by private developers.

Consor PMCM, Inc. has provided construction management and inspections specifically for development projects for both residential and commercial projects since 2021. Staff have worked collaboratively with the assigned inspector to streamline inspection services for various projects. Consor PMCM, Inc. is committed to the City to provide the resources needed to ensure that the development projects are constructed to the satisfaction of the City.

On July 1, 2024, an agreement was executed between the City of Oakley and Consor PMCM, Inc. for on-call consulting services related to Inspection Support Services. The contract was limited to a not-to-exceed amount of \$250,00 per fiscal year. Peer reviews of improvement plan design for private development projects have continued to increase, such as improvements within the East Cypress Corridor Specific Plan area. Staff need to increase the amount of work being performed by consultants for inspection services to meet development project timelines. As a result, staff are requesting an increase of \$310,00 to the contract amount for FY 2025/26, for a total not-to-exceed contract amount of \$560,000.



FY 2025/26 has been the busiest construction year in Oakley as it relates to various private and public development projects. Private developments such as the Oakley Shops Shopping Center and numerous subdivisions in construction: Summer Lake North Villages, 1, 2, 3, 4, 6 and 7, Machado Subdivision, Sellers Subdivision, Burroughs Subdivision, Rosewood Subdivision and Stonewood 1A Subdivision.

The construction of several Capital Improvements were just as extensive with the full construction activity of all three segments of East Cypress Road, CIP 247, 310 and 302; the completion of the Laurel Road and O'Hara Avenue Widening Project CIP 280 and the 201 encroachment permits inspected for this calendar year alone, as well as the numerous close outs from the previous year.

This year we have done night work on Laurel Road, O'Hara Avenue, Jersey Island Road, Sellers Avenue, E. Cypress Road and most recently Knightsen Avenue to support all the private and public paving projects.

In prior years we have had one City Inspector and one Consor PMCM, Inc. Inspector. This year has been challenging with the departure of our only City Public works Inspector in February, which resulted in the addition of a second Consor PMCM, Inc, Inspector to meet the growing demands of the various projects in construction.

Consor PMCM, Inc. continues to be the preferred consultant to help assist staff for FY 2026/27 and FY 2027/28. The award of the Agreement is exempt from competitive bidding under Section 3.6.010 of the Oakley Municipal Code paragraph 1) which provides an exception for competitive bidding on "Contracts involving the acquisition of professional or specialized services, such as, but not limited to, services rendered by architects, attorneys, engineers, and other specialized consultants".

Consistency with the Oakley Strategic Plan 27+

Consistency with the Oakley Strategic Plan for community health and safety by ensuring engineering review of various projects are maintained to preserve safety for all. Contracting engineering services also maintain a sustainable organization from the demand of varying schedules of multiple projects.

Fiscal Impact

Approval of this resolution will increase the not-to-exceed contract amount by \$310,000 for FY 2025/26 for a total amount of \$560,000. Approval of this resolution will also authorize the City Manager to extend the professional services agreement with Consor PMCM, Inc. with a not-to-exceed amount of \$250,000 per fiscal year through June 30, 2028. Private Development projects will fully fund the engineering support services cost on an as needed basis. A \$30,000 budget transfer from General



Fund Engineering Salaries and Benefits to General Fund Engineering Contract Services is requested. An additional \$280,000 will be covered by development deposits and existing capital improvement budget accounts.

Staff Recommendation

Staff recommend authorizing the City Manager to execute an Amendment extending the On-Call agreement with Consor PMCM, Inc., for private development and engineering support services for a not-to-exceed amount of \$250,000 for FY 2026/27 and 2027/28; as well as authorizing the additional funds of \$310,000 be approved for a new not-to-exceed amount of \$560,000 for FY 2025/26.

Attachments

1. Resolution
2. Amendment Agreement No.1 for FY 2025/26



RESOLUTION NO. XX-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING CONTRACT AMENDMENT NUMBER 1 TO ADD ADDITIONAL FUNDS TO THE AGREEMENT WITH CONSOR PMCM, INC. FOR ON-CALL ENGINEERING SUPPORT SERVICES RELATED TO PRIVATE DEVELOPMENT AND CAPITAL IMPROVEMENT PROJECTS FOR FISCAL YEAR 2025/26 AND EXTENDING THE AGREEMENT FOR FISCAL YEARS 2026/27 AND 2027/28 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, on July 1, 2024, the City executed an agreement with Consor PMCM, Inc. for Inspection Support Services related to private development projects with a not to exceed amount of \$250,000 per fiscal year; and

WHEREAS, after reviewing the expenditures to date for Fiscal Year (FY) 2025/26 and projecting costs for these services for the remaining months of the fiscal year with the various private development and Capital Improvement projects in construction; staff have determined that the original not to exceed amount of \$250,000 is not sufficient to cover the necessary support services for these projects; and

WHEREAS, staff is requesting an additional \$310,000 be added to the FY 2025/26 budget, for a total not-to-exceed amount of \$560,000; and

WHEREAS, the City of Oakley utilizes the services of consultants to provide support services on a wide range of projects where the scope and magnitude for many of the tasks are larger than what City staff can perform; and

WHEREAS, Consor PMCM, Inc. has performed private development and Capital Improvement Project inspection support services for municipalities in the Bay Area in an exemplary way and can accommodate the City's service needs. Consor PMCM, Inc. has provided professional inspection services to the City of Oakley since September 2021; and

WHEREAS, the award of the agreement is exempt from competitive bidding under Section 3.6.010 of the Oakley Municipal Code paragraph 1) which provides an exception for competitive bidding on "Contracts involving the acquisition of professional or specialized services, such as, but not limited to, services rendered by architects, attorneys, engineers, and other specialized consultants".

BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley that Contract Amendment Number 1 with Consor PMCM, Inc. is hereby approved for a not to exceed amount of \$560,000 for FY 2025/26. A copy of the Contract Amendment is attached hereto as **Exhibit A**; and the extension to the On-Call Development Engineering Support Services with Consor PMCM, Inc. for an

amount not-to-exceed amount of \$250,000.00 per fiscal year for FY 2026/27 and 2027/28 is hereby approved and the City Manager is authorized to execute the amendment agreement.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on May 12, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

ATTEST:

Hugh Henderson, Mayor

Kim Snodgrass, City Clerk

Date

AMENDMENT NUMBER 1 TO THE AGREEMENT BETWEEN THE CITY OF OAKLEY AND CONSOR PMCM, INC. FOR ON-CALL SERVICES RELATED TO DEVELOPMENT ENGINEERING SUPPORT SERVICES FOR PRIVATE DEVELOPMENT AND CAPITAL IMPROVMENT PROJECTS FOR FISCAL YEAR 2025/26

This Amendment is entered into by and between the **CITY OF OAKLEY**, a municipal corporation (hereinafter referred to as "City"), and **Conzor PMCM, Inc.**, a California Corporation (hereinafter referred to as "Contractor"), effective as of the **12th day of May 2026**.

RECITALS

- A. On **July 1, 2024**, City and Consultant executed an Agreement for on-call consulting services related to private development project Inspection Support Services (hereinafter referred to as the "Agreement") in the amount of \$250,000 per fiscal year; and,
- B. City and Consultant now desire that the following amendment be made to the Consultant services for Fiscal Year (FY) **2025/26: increase of \$310,00** to the not-to-exceed contract amount from **\$250,000** for **FY 2024/25** to a not-to-exceed amount of **\$560,000 for FY 2025/26**; as well as the approval of the extension of the original agreement to an additional two (2) years, through **June 30, 2028** for a not-to-exceed amount of **\$250,000 per fiscal year** be hereby approved by the City Manager and the resolution is attached here as **Exhibit A**; and,
- C. Except as provided herein, all other terms and provisions of the Agreement shall remain in full force and effect.

AGREEMENT

IN WITNESS WHEREOF, the City of Oakley, a municipal corporation in the State of California, has authorized the execution of this Amendment in duplicate by its City Manager, Approved to as Form by the City Attorney and attested by its City Clerk as of the **12th day of May 2026**, and the parties have caused this Amendment to be executed in duplicate.

City

Consultant

City of Oakley, a Municipal Corporation

Conzor PMCM, Inc., a California Corporation

By: _____
Joshua McMurray, City Manager Date

By: _____
Ismael Pugada, Sr. Vice President Date

ATTEST:

APPROVED AS TO FORM:

Kim Snodgrass, City Clerk Date

Derek P. Cole, City Attorney Date

DATE: May 12, 2026

TO: Joshua McMurray, City Manager

FROM: Jeri Tejada, Administrative Services Director

SUBJECT: Public Hearing and Reporting on Vacancies, and Recruitment and Retention Efforts in response to Assembly Bill 2561

Approved and
Forwarded to the
City Council

Background and Analysis

In response to Assembly Bill 2561 (AB 2561), signed into law on September 22, 2024, the City of Oakley presents this report in compliance with new transparency requirements related to staffing vacancies. AB 2561 mandates that public agencies hold at least one public hearing each fiscal year before the adoption of their budgets to report on vacancy levels, evaluate hiring and retention efforts and allow for participation by recognized bargaining groups. This report includes data for the calendar year 2025 as well as the current staffing status as of May 1, 2026.

AB 2561 amended the Meyers-Miliias-Brown Act by adding Government Code Section 3502.3, which requires local public agencies to enhance transparency and accountability in public sector staffing. The purpose of AB 2561 is to address growing concerns over staffing shortages in public agencies. To mitigate these impacts, the law requires agencies to report the following:

1. Present the status of vacancies and recruitment and retention efforts.

As of May 1, 2026, the City has 102.50 full-time equivalent (FTE) budgeted positions, with 39 FTE's represented by a recognized bargaining unit. The City's current overall vacancy rate, as of May 1, 2026, is 9.76%, which is considered moderate.

The following table summarizes the City's Vacancy Rate by Employee Group as of May 1, 2026.

Employee Group	FTE's in Budget	Vacancies	Vacancy Rate
Department Directors(unrepresented)	7	0	0%
OPOA (Sworn PD)	39	5	12.8%
General Staff (unrepresented)	56.5	5	8.8%
City Overall	102.5	10	9.76%



In calendar year 2025, the City filled 7 full time equivalent positions and promoted 1 employee. The City also hired 17 seasonal employees to staff the summer recreation programs and city events throughout the year.

While our vacancy rate is moderate, we have found it difficult to fill vacant engineering positions. We have changed pay and classifications several times over the last 12 months in an attempt to attract qualified individuals. This is an ongoing effort, and we will continue to look for ways to fill this position.

Over the last four years the City implemented several initiatives designed to improve employee satisfaction, promote longevity, and enhance growth. These efforts include:

- Approval of a five-year labor agreement with the OPOA as well as a resolution of salary and benefits for all unrepresented groups
- Implemented a step system that increases pay by 5% each year until the top step is achieved, making our salary schedule in line with most local agencies.
- Re-organized City Departments to create more opportunities for future growth.
- Created a longevity incentive for general staff where none existed previously.
- Continued to encourage prioritizing a work/life balance for all staff.
- Added Wellness Leave for general staff and added one additional paid holiday.

2. Identify any policies or practices that may hinder hiring or retention.

Staff have reviewed our policies and practices and have not found anything hindering our hiring or retention at this time.

Staff will continue to make this a priority and will inform the City Council should anything be identified.

3. Provide recognized bargaining groups with an opportunity to present during the public hearing.



The OPOA is the only recognized bargaining group. They have been provided with a notice of public hearing providing an opportunity to present as required by AB 2561.

- 4. If any bargaining group vacancy rate reaches or exceeds 20% of authorized positions, provide additional data upon request, including applicant volume, hiring timelines, and efforts to improve compensation, benefits and working conditions.**

The City of Oakley does not have a bargaining group that meets or exceeds a 20% vacancy rate, therefore additional reporting is not required.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with our Oakley Strategic Plan 27+ sustainable organization goals as keeping our policies current are imperative to transparency and trust within the organization.

Fiscal Impact

There is no fiscal impact to receiving and filing this report.

Staff Recommendation

Staff recommends the City Council receive this report. No action is needed.

Attachments

1. AB 2561 FY 2025/2026 Presentation



AB 2561 Staff Reports



What is AB2561?

Requires Public Agencies to present at a public hearing once per fiscal year. Information must include the following:

- Vacancies
- Recruitment
- Retention Efforts

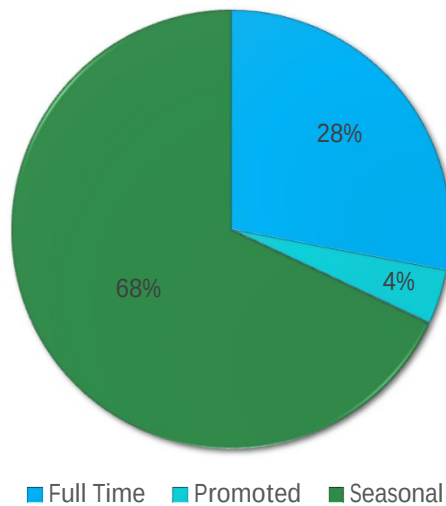
Vacancies

City's Vacancy Rate by Employee Group as of May 1, 2026

Employee Group	FTE's in Budget	Vacancies	Vacancy Rate
Department Directors (Unrepresented)	7	0	0%
OPOA (Sworn PD)	39	5	12.8%
General Staff (Unrepresented)	56.5	5	8.8%
City Overall	102.5	10	9.76%

Recruitment

SOURCE OF HIRE for
Calendar Year 2025



RECRUITMENT PROCESS:

- Recruitment Approval-Ensure Budget
- Recruitment Posting
- Application Review
- Oral In-Person, Panel Interviews
- Contingent Offer/Background
- Final Offer/ Orientation

Retention

- Approval of a five-year labor agreement
- Implemented step system that increases by 5% each year, until top step is achieved. In line with most cities.
- Re-organized City Departments to create opportunities for future growth.
- Longevity Incentive for general staff
- Encourage prioritizing work/life balance for all staff
- Added Wellness Leave and one additional holiday for General Staff



Questions

DATE: May 12, 2026
TO: Joshua McMurray, City Manager
FROM: Derek Cole, City Attorney
SUBJECT: URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY EXTENDING A MORATORIUM ON THE PROCESSING AND APPROVAL OF NEW DATA CENTER LAND USE APPLICATIONS WITHIN CITY LIMITS TO ALLOW FOR EVALUATION OF THE PUBLIC HEALTH AND ENVIRONMENTAL IMPACTS AND THE ENACTMENT OF FURTHER AND APPROPRIATE REGULATIONS CONCERNING THE SAME

Approved and
Forwarded to the
City Council

[Four-Fifths Vote Required]

Background and Analysis

At its March 10, 2026 regular meeting, City Council approved the Bridgehead Industrial Project. Approval of the project required amending the General Plan's land use designation from "Commercial" to "Light Industrial," as well as rezoning the subject property to a "Planned Unit Development" ("PUD") district.

The PUD proposed a variety of land uses. Among the uses proposed: a "Data Center." Data Centers provide the necessary computing hardware—servers, storage systems, and networking equipment—for the digital economy. However, communities nationwide are experiencing the repercussions from accelerating Data Center land uses, including: increased demands for energy and water consumption; increased noise; crime and security issues; diminished air quality; pollution; aesthetic impacts; and decreased property values and quality of life to surrounding neighborhoods. Existing utility infrastructure, especially in smaller communities, is often unable to support Data Centers' intensive demand for electricity, water, and sewage systems.

After public comments and deliberation, members of the Council agreed that, as a condition for approving the project, Data Centers should be removed as a permissible land use within the PUD. Further, Council directed Staff to present a proposed moratorium ordinance for consideration at a future Council meeting.

State law permits the City to adopt a temporary moratorium ordinance—prohibiting otherwise permitted uses—when those uses conflict with potential land use proposals that the City is considering, studying, or intending to study within a reasonable time. As part of the moratorium ordinance, the Council must find that there is a current and immediate threat to the public health, safety or welfare of City residents.



Per Government Code section 65858, a moratorium ordinance may initially be enacted for a period of up to 45 days. The City Council thereafter may extend the ordinance up to a maximum of two additional times: first, for a period of 10 months and 15 days; and second, for a period of up to one year. In total, the urgency moratorium may last for two years.

Currently, the City of Oakley Municipal Code (“OMC”) does not prescribe any regulations around Data Center land uses. Therefore, at its April 14, 2026 regular meeting, the Council adopted a 45-day moratorium on the processing and approval of Data Center land use applications. The purpose of the moratorium was to provide Council and Staff with initial breathing room to study, deliberate, and determine the acceptable scope of Data Center land uses within City limits.

With the 45-day deadline approaching, the City desires more time to both fully evaluate Data Center-related impacts and to formulate a permanent ordinance regulating such uses. Specifically, the Council intends to schedule multiple joint planning sessions with the Planning Commission. The joint planning sessions will allow the Council and Planning Commission to gather public input, discuss impacts, and, if desired, to create a workable framework from which to draft zoning regulations around Data Center land uses.

Adoption of an extended moratorium requires a four-fifths vote of the Council. By enacting an extended moratorium for 10 months and 15 days, the City shall not receive, accept, process, or approve any Data Center land use application as long as the urgency ordinance is in effect.

This report is intended to serve as the report required by Government Code 65858(d) detailing the measures taken to alleviate the conditions that led to the adoption of the urgency ordinance.

Consistency with the Oakley Strategic Plan 27+

The extended urgency ordinance would further the Community Health and Safety goal in that it would be designed to prioritize healthy neighborhoods—for the benefit of City residents.

Fiscal Impact

Adoption of this extended urgency ordinance would not result in a direct fiscal impact on the General Fund.



Staff Recommendation

Staff recommends that the City Council consider extending, for 10 months and 15 days, a moratorium on the processing and approval of Data Center land uses to give the City sufficient time to plan and formulate a permanent ordinance regulating such uses.

Attachment

1. Proposed Ordinance Extended Moratorium Concerning Data Center Land Uses



ORDINANCE NO. XX-26

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY EXTENDING A MORATORIUM ON THE PROCESSING AND APPROVAL OF NEW DATA CENTER LAND USE APPLICATIONS WITHIN CITY LIMITS TO ALLOW FOR EVALUATION OF THE PUBLIC HEALTH AND ENVIRONMENTAL IMPACTS AND THE ENACTMENT OF FURTHER AND APPROPRIATE REGULATIONS CONCERNING THE SAME

WHEREAS, “Data Centers” provide the necessary computing hardware—servers, storage systems, and networking equipment—to power the digital economy; such hardware enables large-scale software systems to handle traditional computational workloads, supports cloud-based storage and web services, and provides the massive processing capabilities required for generative artificial intelligence; and

WHEREAS, the Oakley Municipal Code (“OMC”) does not currently regulate Data Center land uses, nor has the City previously approved any Data Center use permit within jurisdictional limits; and

WHEREAS, at its City Council meeting on March 10, 2026, the Council held a public hearing regarding the Bridgehead Industrial Project, in which it received extensive public testimony concerning the potential and asserted impacts to public health and the environment should any developer apply for, and receive, a Conditional Use Permit for a Data Center land use; and

WHEREAS, pursuant to the City of Oakley’s police power, the City Council of the City of Oakley has the authority to enact and enforce ordinances and regulations for the public peace, morals, and welfare of the City and its residents; and

WHEREAS, California Government Code Section 65858 provides that, without following the procedures otherwise required prior to the adoption of a zoning ordinance and for the purpose of protecting the public safety, health and welfare, the City Council may adopt, as an urgency measure, an interim ordinance prohibiting any uses which may be in conflict with “a contemplated general plan, specific plan, or zoning proposal that the City Council, planning commission or the planning department is considering or studying or intends to study within a reasonable time”; and

WHEREAS, consistent with the above authority, and in response to conditions and evidence of which it has recently become aware, the City Council, at its April 14, 2026 regular meeting, adopted a 45-day moratorium prohibiting the processing and approval of Data Center land uses to allow for evaluation of the acceptable scope and development standards of such uses within City limits; and

WHEREAS, California Government Code Section 65858 further provides that the City Council, after providing notice pursuant to Government Code Section 65090, may extend the moratorium for 10 months and 15 days and subsequently extend the moratorium for

one year; and that any extension shall also require a four-fifths (4/5) vote for adoption; and

WHEREAS, for the reasons more fully described within, the City Council determines, by at least a four-fifths (4/5) vote, that extending this urgency ordinance for 10 months and 15 days is a matter of City-wide importance, is a reasonable and necessary measure designed for the immediate preservation and protection of the public health, safety, or welfare of the community; and is in accordance with the public purposes and provisions of applicable State and local laws and requirements.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OAKLEY DOES ORDAIN AS FOLLOWS:

SECTION 1. EXTENDED MORATORIUM FINDINGS.

A. Without the extension of a temporary moratorium on Data Center development within the City, the City may be required to process permit applications for such development—without proper study and deliberation of how to regulate Data Center land uses while also safeguarding against the adverse impacts such uses may have on the City's utility infrastructure and the quality of life of its residents.

B. Data Center development has the potential for significant and immediate impacts on the health, safety, and welfare of the citizens of Oakley through significantly increased energy and water consumption, pollution, noise, and other disturbances, as well as the potential to significantly impact the City's aesthetic values and community resources.

C. The extension of this urgency ordinance is necessary to protect the City and its residents, businesses, and visitors from the potential health and safety impacts of Data Center land uses; and to preserve the quality of life, health, safety, and welfare of the community.

D. Extension of the moratorium will allow the City sufficient time to prepare a comprehensive ordinance for the regulation of Data Center land uses—setting forth their placement and operational conditions—moving forward.

E. Preparation of comprehensive Data Center zoning regulations will require study, public hearings, and both Planning Commission and City Council review.

F. In light of these findings and all evidence in the record, including, but not limited to the staff report accompanying this urgency ordinance, the City Council finds that this extended moratorium is justified in accordance with Government Code section 65858.

SECTION 2. EXTENSION OF MORATORIUM.

For so long as this extended ordinance is in effect, the City shall not receive, accept, process, or approve any application for a Data Center land use.

SECTION 3. NOTICE.

Pursuant to California Government Code Section 65090, notice of the extended ordinance was published in a newspaper of general circulation within the City at least 10 days prior to the hearing.

SECTION 4. CEQA FINDING.

The City Council determines that the provisions of this extended ordinance are exempt from the California Environmental Quality Act (“CEQA”) because the instant ordinance involves continuing administrative activities and thus is not a project, as CEQA defines, pursuant to Section 15378(b)(2) of the CEQA Guidelines. To the extent the adoption of this ordinance constitutes a project, the City Council finds pursuant to CEQA Guideline Section 15061(b)(3) that the project is exempt from environmental review because it can be seen with certainty that the adoption of the ordinance would not have any significant impact on the environment.

SECTION 5. REPORT.

The City Manager, or designee, is authorized and directed to prepare the report required by paragraph (d) of California Government Code Section 65858 describing the measures taken to alleviate the condition which led to adoption of this ordinance—for presentation to the City Council—no later than ten days prior to the expiration of this ordinance.

SECTION 6. EFFECTIVE DATE; FOUR-FIFTHS VOTE REQUIRED.

This extended ordinance shall become effective immediately upon the expiration of Ordinance 6-26 (which expires by its terms on May 29, 2026) and shall be in effect for 10 months and 15 days thereafter (i.e., through April 14, 2027), unless extended for a second time by the City Council, as provided in California Government Code Section 65858.

SECTION 7. PUBLICATION.

The City Clerk shall certify to the passage of this extended ordinance and shall cause this ordinance or a summary thereof to be printed once within fifteen (15) days after its adoption in a newspaper of general circulation, published and circulated in the City of Oakley.

PASSED AND ADOPTED by the City Council of the City of Oakley this 12th day of May 2026 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

Hugh Henderson, Mayor

ATTEST:

Kim Snodgrass, City Clerk

Date

DATE: May 12, 2026
TO: City Council
FROM: Joshua McMurray, City Manager
SUBJECT: Strategic Plan 27+ Update

Approved and
Forwarded to the
City Council

Background and Analysis

Since its incorporation, the City of Oakley has developed and operated under the direction of a Strategic Plan. A Strategic Plan guides governing bodies in making complex decisions, such as resource allocation, and sets the organization's priorities and a path forward. It does this through a clear and compelling mission and vision and thoughtful, community-oriented values, goals, and objectives. Strategic Plans are a best practice in municipal organizations as they allow leadership to take a step back from day-to-day challenges and look at the big picture.

The City Council adopted the current Strategic Plan 27+ in April of 2022 and Staff has been working since that time to implement the goals and objectives of the plan. With the plan encompassing a five-year period, some of the objectives have been completed while others are in various stages of work. There are only four remaining that Staff has not begun work on, and two of them are regarding construction of the second phase of the Recreation Center, which requires funding. The Council received updates in November 2022, May 2023, March and October 2024, and May and October 2025 on the Strategic Plan. Since the October 2025 update, Staff has started one goal/objective that was previously identified as future/not yet begun, and completed six that were previously in process.

Fiscal Impact

There is no fiscal impact associated with this update to the City Council.

Staff Recommendation

Staff recommends that the City Council accept the Strategic Plan 27+ Update.

Attachments

1. Strategic Plan Dashboard
2. Strategic Plan 27+



Strategic Plan 2022-2027+ Objectives Dashboard
2026 Update

Objectives Status Color Key: Complete In Progress/In Process/Ongoing Future/Not Yet Begun			Department Key: ALL - All Departments CDD - Community Development CMO - City Manager's Office ED - Economic Development FIN - Finance HR - Human Resources PD - Police Department PW - Public Works REC - Recreation			
Com- plete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
A1	Community and Economic Development Goal	Strategic and Thoughtful Growth	Strategically plan and pursue commerce that meets the new service demands of local residents and attracts customers as a destination (e.g., grocery store, retail, entertainment, and light industrial near Amazon and on west end).			Efforts continue to advance through strategic outreach to brokers, developers, and prospective tenants. Despite economic uncertainty, the City is experiencing growing interest from businesses, particularly in downtown and key commercial corridors.
A2	Community and Economic Development Goal	Strategic and Thoughtful Growth	Strategically plan and pursue commerce that meets the new service demands of local residents and attracts customers as a destination (e.g., grocery store, retail, entertainment, and light industrial near Amazon and on west end).	Attract businesses that create alternative revenue sources to property tax through sales and business taxes and employ our residents.		This is a continuous endeavor. With our 2023 Economic Development Work Plan, we refined our strategy to draw businesses that expand our revenue sources beyond property tax, incorporating sales and business taxes, while also generating job opportunities for our community through collaborations with local agencies and partnerships.
A3	Community and Economic Development Goal	Strategic and Thoughtful Growth	Strategically plan and pursue commerce that meets the new service demands of local residents and attracts customers as a destination (e.g., grocery store, retail, entertainment, and light industrial near Amazon and on west end).	Seek, in conjunction with the community, sustainable economic opportunities to attract businesses and create jobs, while being sensitive to the types of businesses the community needs and wants.		This is a continuous endeavor. As part of our 2023 Economic Development Work Plan, which outlines streamlined actionable strategies, we participated in various ED events and regional meetings during the Q1 period and engaged with potential partners. We continue to attend regional events to target industries that generate job growth, including ag, tech and biotech.
A4	Community and Economic Development Goal	Strategic and Thoughtful Growth	Strategically plan and pursue commerce that meets the new service demands of local residents and attracts customers as a destination (e.g., grocery store, retail, entertainment, and light industrial near Amazon and on west end).	Prioritize planning by targeting new businesses that align with Oakley's vision.		Efforts continue to advance through strategic outreach to brokers, developers, and prospective tenants. Despite economic uncertainty, the City is experiencing growing interest from businesses, particularly in downtown and key commercial corridors.

Strategic Plan 2022-2027+ Objectives Dashboard

2025 Update

Objectives Status Color Key:			Department Key:			
Complete			ALL - All Departments		HR - Human Resources	
In Progress/In Process/Ongoing			CDD - Community Development		PD - Police Department	
Future/Not Yet Begun			CMO - City Manager's Office		PW - Public Works	
			ED - Economic Development		REC - Recreation	
			FIN - Finance			
Com- plete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
A5	Community and Economic Development Goal	Strategic and Thoughtful Growth	Provide affordable housing sites that meet our legislated Regional Housing Needs Allocation (RHNA).			Rezoning was approved by the City Council in October 2025 resulting in completing implementation of Housing Element Policy Action 1.1 (Rezone adequate sites to meet RHNA need).
A6	Community and Economic Development Goal	Strategic and Thoughtful Growth	Update Oakley's Downtown Specific Plan to reflect and envision the City's future.			The City Council decided at its January 23, 2024 meeting that the current Downtown Specific Plan did not need to be updated.
A7	Community and Economic Development Goal	Strategic and Thoughtful Growth	Update Oakley's Downtown Specific Plan to reflect and envision the City's future.	Encourage quality, sustainable growth--housing with business and requisite road infrastructure and sidewalks to support pedestrian and bicyclist movement.		The City Council decided at its January 23, 2024 meeting that the current Downtown Specific Plan did not need to be updated.
A8	Community and Economic Development Goal	Strategic and Thoughtful Growth	Update Oakley's Downtown Specific Plan to reflect and envision the City's future.	Leverage the train platform that will offer better access for Downtown programming.		The City continues to collaborate with the San Joaquin Rgional Rail Commission. Construction is anticipated to start summer 2026.
A9	Community and Economic Development Goal	Strategic and Thoughtful Growth	Update Oakley's Downtown Specific Plan to reflect and envision the City's future.	Create better streetscapes that can promote traffic calming.		All newly designed and constructed public streets are in accordance of the Complete Streets design concept that is adopted by all municipalities in Contra Costa County.
A10	Community and Economic Development Goal	Strategic and Thoughtful Growth	Update Oakley's Downtown Specific Plan to reflect and envision the City's future.	Consider funding elements of the Downtown Specific Plan with American Rescue Plan Act (ARPA) monies.		ARPA monies have been fully dedicated.
A11	Community and Economic Development Goal	Strategic and Thoughtful Growth	Update Oakley's Downtown Specific Plan to reflect and envision the City's future.	Revitalize and draw people downtown to live, work, and play.		City has approved additional Temporary Uses in the downtown to assist in bringing foot traffic and exposing local businesses to potential new customers.

Strategic Plan 2022-2027+ Objectives Dashboard

2025 Update

Objectives Status Color Key:			Department Key:			
Complete			ALL - All Departments		HR - Human Resources	
In Progress/In Process/Ongoing			CDD - Community Development		PD - Police Department	
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			FIN - Finance			
Com- plete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
A12	Community and Economic Development Goal	Strategic and Thoughtful Growth	Update Oakley's Downtown Specific Plan to reflect and envision the City's future.	Revitalize and draw people downtown to live, work, and play.	Develop an expanded downtown with additional buildings and mixed use.	City has approved additional Temporary Uses in the downtown to assist in bringing foot traffic and exposing local businesses to potential new customers.
A13	Community and Economic Development Goal	Strategic and Thoughtful Growth	Update Oakley's Downtown Specific Plan to reflect and envision the City's future.	Revitalize and draw people downtown to live, work, and play.	Consider a park, including programming specific to Economic Development, from north 2nd Street to Rose Ave.	Per the April 2024 City Council direction, staff will continue to evaluate the Downtown for a park site.
A14	Community and Economic Development Goal	Strategic and Thoughtful Growth	Update Oakley's Downtown Specific Plan to reflect and envision the City's future.	Revitalize and draw people downtown to live, work, and play.	Develop or sell City-owned properties based on community benefit.	City has approved additional Temporary Uses in the downtown to assist in bringing foot traffic and exposing local businesses to potential new customers.
A15	Community and Economic Development Goal	Strategic and Thoughtful Growth	Update Oakley's Downtown Specific Plan to reflect and envision the City's future.	Revitalize and draw people downtown to live, work, and play.	Consider relocating the co-hosted City/High School Library to a downtown location that can be a unifying location for Seniors, Youth, Veterans, and possible satellite location for County services.	The City is currently in the design phase for the new Oakley Library& Community Center in Civic Center Plaza. PD/SST continues to maintain a presence in the downtown area and remain responsive to issues as they pop up. Issues such as homelessness, vandalism and general quality of life matters are mitigated as soon as we possibly can.
A16	Community and Economic Development Goal	Strategic and Thoughtful Growth	Update Oakley's Downtown Specific Plan to reflect and envision the City's future.	Revitalize and draw people downtown to live, work, and play.	Research rezoning of River Oaks Crossing	River Oaks Crossing site was rezoned to P-1 by the City Council in March 2026.

Strategic Plan 2022-2027+ Objectives Dashboard
2025 Update

Objectives Status Color Key: Complete In Progress/In Process/Ongoing Future/Not Yet Begun			Department Key: ALL - All Departments CDD - Community Development CMO - City Manager's Office ED - Economic Development FIN - Finance HR - Human Resources PD - Police Department PW - Public Works REC - Recreation			
Com- plete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
A17	Community and Economic Development Goal	Strategic and Thoughtful Growth	Develop a vital Shoreline Plan to attract both people and commerce to our waterfront.			The City partners with the County and MTC ABAG for a two-year technical assistant project targeting Northern Waterfront cities to develop an inventory of industrial land, infrastructure Capacity Analysis, web-ready ED roadmap, and tool and template impemenation kit.
A18	Community and Economic Development Goal	Strategic and Thoughtful Growth	Develop a vital Shoreline Plan to attract both people and commerce to our waterfront.	Expand marina zoning: restaurants, recreational access, fishing tournaments, 55-acre park.		Complete
A19	Community and Economic Development Goal	Strategic and Thoughtful Growth	Develop a vital Shoreline Plan to attract both people and commerce to our waterfront.	Determine viable economic uses of the Oakley shoreline and visit other cities to see how they attracted visitors as a destination (e.g., new Science Center).		Complete
A20	Community and Economic Development Goal	Strategic and Thoughtful Growth	Plan and develop Cypress Corridor holistically with improvements and commerce to service new development to ease downtown traffic (e.g., grocery, restaurants).			The construction of East Cypress Road projects CIP # 247, 302, and 310 are underway with completion anticipated by end of 2026
A21	Community and Economic Development Goal	Strategic and Thoughtful Growth	Reinforce Planning Commission to understand Oakley's vision and encourage public engagement:			Two new PC members attended the Planning Commissioner's Academy in March 2026. Planning Staff beginning to provide the PC with educational presentations starting with Design Guidelines in April 2026.

Strategic Plan 2022-2027+ Objectives Dashboard

2025 Update

Objectives Status Color Key:			Department Key:			
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Com- plete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
A22	Community and Economic Development Goal	Strategic and Thoughtful Growth	Reinforce Planning Commission to understand Oakley's vision and encourage public engagement:	Update zoning to promote single and multi-family housing, mixed use, light industry, and commercial opportunities and remaining residential opportunities. Ensure that zoning considers potential conflicts with adjacent properties that are not compatible.		Aside from Housing Element Zoning Amendments that have been adopted, the Planning Division began work on the Zoning Ordinance Technical Update in April 2026.
A23	Community and Economic Development Goal	Strategic and Thoughtful Growth	Reinforce Planning Commission to understand Oakley's vision and encourage public engagement:	Enforce codes consistently in all districts to create consistent standard to code enforcement by using a combination of reactive and proactive code enforcement.		Code Enforcement's first goal is to achieve compliance. Notices of Violation and Citations are used when a lack of compliance or lack of progress towards compliance exists.
A24	Community and Economic Development Goal	Strategic and Thoughtful Growth	Reinforce Planning Commission to understand Oakley's vision and encourage public engagement:	Enforce codes consistently in all districts to create consistent standard to code enforcement by using a combination of reactive and proactive code enforcement.	Maintain code enforcement officers and provide proper training	The Code Enforcement Officer and Technicians continue to attend training each year to keep Staff's knowledge and skills up to date.
A25	Community and Economic Development Goal	Strategic and Thoughtful Growth	Reinforce Planning Commission to understand Oakley's vision and encourage public engagement:	Encourage objective decision-making versus subjective decision-making for application approvals to meet Oakley's vision and economic goals by focusing on formal plan and study outcomes.		Staff continues to rely on the General Plan and Zoning Ordinance to ensure uniformity, consistency and equity when making decisions.
A26	Community and Economic Development Goal	Strategic and Thoughtful Growth	Reinforce Planning Commission to understand Oakley's vision and encourage public engagement:	Require developer fees for proper infrastructure (e.g., roads and parks) to support development and growth.		Staff continues to assess the appropriate Impact Fees based on the Development's Use, Size and Impact. Impact Fees are paid with the Permit Fees, prior to Permit Issuance.

Strategic Plan 2022-2027+ Objectives Dashboard

2025 Update

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			FIN - Finance			
Complete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
A27	Community and Economic Development Goal	Strategic and Thoughtful Growth	Reinforce Planning Commission to understand Oakley's vision and encourage public engagement:	Communicate and build consensus through the results of the special studies that are commissioned to provide for the feasibility of projects and engage the public at the beginning of all projects to ensure project delivery is not stunted or stopped without defining success from all stakeholders.		In addition to the existing Envision Oakley engagement platform, the City is exepcted to go-live with the new Tyler EPL system which will integrate a new mobile app and browser based website that will provide additional public engagement tools.
A28	Community and Economic Development Goal	Strategic and Thoughtful Growth	Enhance Environmental Stewardship			The City evaluates opportunities for additional environmental enhancement projects.
A29	Community and Economic Development Goal	Strategic and Thoughtful Growth	Enhance Environmental Stewardship	Collaborate with the water and sewer special districts to maximize the distribution and use of recycled water.		Staff looks forward to the installation of recycled water by ISD and DWD so such water can be used for landscape irrigation purposes.
A30	Community and Economic Development Goal	Strategic and Thoughtful Growth	Enhance Environmental Stewardship	Explore and report on green energy opportunities.		The Climate Action Plan was adopted by the City Council on June 10, 2025. The City has added a CAP dashboard to the website and is beginning to look for opportunities and funding to implement various action items in the plan.
A31	Community and Economic Development Goal	Strategic and Thoughtful Growth	Enhance Environmental Stewardship	Explore and report on green energy opportunities.	Solar at City facilities	Solar panels will be installed on the roof of the new Library & Community Center when built.
A32	Community and Economic Development Goal	Strategic and Thoughtful Growth	Enhance Environmental Stewardship	Explore and report on green energy opportunities.	Expansion of City's EV Charging Program	Additional EV charging stations will be installed as part of the new Library & Community Center project.

Strategic Plan 2022-2027+ Objectives Dashboard

2025 Update

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			FIN - Finance			
Com- plete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
A33	Community and Economic Development Goal	Strategic and Thoughtful Growth	Enhance Environmental Stewardship	Remove the allowance for non-drought tolerant landscaping.		Complete
A34	Community and Economic Development Goal	Strategic and Thoughtful Growth	Enhance Environmental Stewardship	Ensure new residential construction meets adopted standards for energy efficiency, including solar and power storage.		Staff continues to perform comprehensive plan reviews for all Residential and Commercial Projects, which includes reviews for compliance with the currently adopted California Energy and Green Building Codes.
A35	Community and Economic Development Goal	Strategic and Thoughtful Growth	Enhance Environmental Stewardship	Implement energy, air quality, and greenhouse gas emissions goals within the Oakley General Plan, including the adoption and implementation of a Climate Action Plan by 2025 that complies with State greenhouse gas reduction targets.		The Climate Action Plan was adopted by the City Council on June 10, 2025. The City has added a CAP dashboard to the website and is beginning to look for opportunities and funding to implement various action items in the plan.
A36	Community and Economic Development Goal	Strategic and Thoughtful Growth	Complete a comprehensive update of the City's Zoning Code.			Due to addressing other time sensitive advanced Planning projects, this project will likely reach into FY 2026.
A37	Community and Economic Development Goal	Strategic and Thoughtful Growth	Complete a comprehensive update of the City's Zoning Code.	Ensure consistency with current and future vision for Oakley and the recently updated Oakley General Plan.		Due to addressing other time sensitive advanced Planning projects, this project will likely reach into FY 2026.
A38	Community and Economic Development Goal	Business-Friendly	Research other "like cities" to develop a Strategic Business Outreach Plan.			Complete

Strategic Plan 2022-2027+ Objectives Dashboard

2025 Update

Objectives Status Color Key:			Department Key:			
Complete			ALL - All Departments		HR - Human Resources	
In Progress/In Process/Ongoing			CDD - Community Development		PD - Police Department	
Future/Not Yet Begun			CMO - City Manager's Office		PW - Public Works	
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			FIN - Finance			
Com- plete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
A39	Community and Economic Development Goal	Business-Friendly	Research other “like cities” to develop a Strategic Business Outreach Plan.	Conduct a Stimulate Oakley Business analysis for Oakley and compare to adjacent cities for differentiators and opportunities.		Complete
A40	Community and Economic Development Goal	Business-Friendly	Research other “like cities” to develop a Strategic Business Outreach Plan.	Develop a Business Vision for Oakley that will attract and retain high-quality, diverse commerce through incentives for businesses including small businesses.		Complete
A41	Community and Economic Development Goal	Business-Friendly	Research other “like cities” to develop a Strategic Business Outreach Plan.	Develop a Property Utilization Plan on City-owned properties to maximize the City’s potential return on investment.		Complete
A42	Community and Economic Development Goal	Business-Friendly	Bolster and support existing businesses through the use of financial and funding incentives such as business low-interest loans, grant funding, ARPA funding, and promote “buy local” incentives.			The Facade Improvement Program continues to support applicants with architectural consultations and permit assistance. Continue to share funding opportunities with existing businesses especially those offered through private and state organizations.
A43	Community and Economic Development Goal	Business-Friendly	Showcase businesses through active engagement and outreach (e.g., social media, storefronts images, local business newsletter with coupon book included)			The 2025 Coupon Book was published and the submission for the 2026 Coupon Book is currently open. We are actively engaging with small businesses through our Recreation social media platforms, promoting our programs and local events through all our social media platforms, and advertising financial assistance opportunities in partnership with the Chamber of Commerce.

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A44	Community and Economic Development Goal	Business-Friendly	Continue to streamline business license fee/permits			Staff is currently in training for the new Enterprise License and Permitting software being implemented
A45	Community and Economic Development Goal	Business-Friendly	Beautify Oakley's streetscapes, parks, and business facades to attract and retain businesses and their customers			Every project that is completed enhances the beauty of Oakley infrastructure.
A46	Community and Economic Development Goal	Local Employment	Capitalize on Logistics Center and strategize with developers and surrounding property owners to create job opportunities.			Bridgehead Industrial Project was approved in March 2026.
A47	Community and Economic Development Goal	Local Employment	Create employer-employee partnerships to reduce State's regulations on vehicle miles traveled (VMT) and complement our existing housing (Logistics Center development).			Bridgehead Industrial Project approved in March 2026. Updated to "Complete".
B1	Community Health and Safety	Safe Streets	Create an Emergency Disaster & Response Plan including resiliency resources.			The City Council adopted the 2025 Comprehensive Emergency Management Plan (which includes the City's Emergency Operations Plan). The City has trained all staff assigned to positions in the Emergency Operations Center and held two tabletop exercises and a functional exercise.

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B2	Community Health and Safety	Safe Streets	Create an Emergency Disaster & Response Plan including resiliency resources.	Develop a Communication Plan for emergency responders, Public Works, the public, and other key stakeholders.		Ongoing: The Comprehensive Emergency Management Plan with an updated Emergency Operations Plan was adopted in 2025. The Cybersecurity Incident Response Plan was completed. A Communications & Continuity of Operations Plan will be developed.
B3	Community Health and Safety	Safe Streets	Create an Emergency Disaster & Response Plan including resiliency resources.	Provide and reinforce public and staff training through regular community meetings.		The Assistant City Manager and Police Chief made a presentation to Studio 55 for community preparedness month in September and will look for further engagement opportunities with the public.
B4	Community Health and Safety	Safe Streets	Create an Emergency Disaster & Response Plan including resiliency resources.	Ensure resiliency to power outages (traffic controls, cellular and broadband backup, generators).		The traffic signals have battery backup system to keep them operational during periods of power outages. City Hall has a generator for facility power outages.
B5	Community Health and Safety	Safe Streets	Create an Emergency Disaster & Response Plan including resiliency resources.	Implement training, communicate broadly, and seek grants for implementation.		The City has trained all staff assigned to positions in the Emergency Operations Center and held two tabletop exercises and a functional exercise.
B6	Community Health and Safety	Safe Streets	Create an Emergency Disaster & Response Plan including resiliency resources.	Modernize the Oakley Emergency Operations Center (EOC).		The City is designing a new primary EOC to be located in the community center that will be constructed at Civic Center Plaza with the library.
B7	Community Health and Safety	Safe Streets	Address streets and main arteries vulnerable to fire, flood, and traffic hazards with improving infrastructure and evacuation plans to provide for safe passage for people including emergency responders.			PD continues to keep a close eye on this issue. The Chief and Special Operations sergeant is involved with the communication chain regarding the development of widening E. Cypress Road and communicates key information to officers.

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B8	Community Health and Safety	Safe Streets	Address streets and main arteries vulnerable to fire, flood, and traffic hazards with improving infrastructure and evacuation plans to provide for safe passage for people including emergency responders.	East Cypress Corridor Specific Plan Area		The widening of East Cypress Road currently in progress will provide a functional access for the public during emergencies along the Cypress corridor.
B9	Community Health and Safety	Safe Streets	Address streets and main arteries vulnerable to fire, flood, and traffic hazards with improving infrastructure and evacuation plans to provide for safe passage for people including emergency responders.	Main Street – improve areas to their full right-of-way		Complete
B10	Community Health and Safety	Safe Streets	Address streets and main arteries vulnerable to fire, flood, and traffic hazards with improving infrastructure and evacuation plans to provide for safe passage for people including emergency responders.	Complete Laurel Road, including widening to its full width, and the extension and over-crossing over the railroad track to Sellers Avenue.		CIP 280 - Laurel Road Widening Project (Cloverbrook Avenue to O'Hara Avenue) was completed in Fall 2026.
B11	Community Health and Safety	Safe Streets	Explore improving lighting for safety			The City makes improvements where we can based on projects and community need.
B12	Community Health and Safety	Safe Streets	Align police resources with City's growth.			PD is still authorized for 42 sworn members. PD currently has 37 healthy sworn officers working. PD has established MOU's with other agencies that allows us to tap into those resources when needed.
B13	Community Health and Safety	Safe Streets	Align police resources with City's growth.	Develop and implement a staffing plan to scale police personnel to City's growing safety needs.		For the past few years the Council, CM and the PD has established growth plans designed to serve the community with the best possible police services.

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B14	Community Health and Safety	Safe Streets	Align police resources with City's growth.	Streamline and civilianize where appropriate (i.e., admin, budget/ finance, records, property, fleet management, etc.).		Complete
B15	Community Health and Safety	Safe Streets	Align police resources with City's growth.	Improve and invest in technology.		PD has obtained new BWC's, Tasers, radios to make sure each officer is equipped with the best equipment. PD is working with the County to identify a new CAD/report writing platform.
B16	Community Health and Safety	Safe Streets	Align police resources with City's growth.	Improve and invest in technology.	Map accident scenes to open roads quicker	Complete
B17	Community Health and Safety	Safe Streets	Align police resources with City's growth.	Improve and invest in technology.	Research red light cameras to supplement sworn enforcement officers.	PD will not be pursuing further red light camera endeavors--this component is complete.
B18	Community Health and Safety	Safe Streets	Align police resources with City's growth.	Improve and invest in technology.	Create a larger "cyber shield" over the City via a robust camera program	Complete
B19	Community Health and Safety	Safe Streets	Align police resources with City's growth.	Establish strong neighborhood watch programs, including National Night Out, and maintain close communication between the neighborhoods, the City Council, Oakley Police, and City Hall.		PD continues to engage in neighborhood watch consultations, maintain a robust National Night Out program, and enjoys a healthy social media presence/interaction with the community.
B20	Community Health and Safety	Safe Streets	Align police resources with City's growth.	Collaborate with neighboring agencies to maximize efficiencies with shared resources (e.g., equipment).		PD continues to share resources with neighboring agencies, primarily in the form of traffic (COCOMO), drone operators and 3D scanner technology.
B21	Community Health and Safety	Safe Streets	Align police resources with City's growth.	Expand the Citizen Emergency Response Training (CERT) program.		Re-starting a CERT program still remains a goal and meetings have been held with interested parties.

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B22	Community Health and Safety	Safe Streets	Align police resources with City's growth.	Dedicate traffic enforcement team to improve traffic safety.		The PD Traffic Unit is focused on identifying violators in high complaint areas and exercising enforcement.
B23	Community Health and Safety	Safe Streets	Prioritize road improvements and provide robust enforcement to manage traffic, given accidents are the #1 safety challenge.			Traffic enforcement remains a top priority. As of the 2025 annual update reported traffic collisions are at the lowest rate they have been at over the past four years.
B24	Community Health and Safety	Safe Streets	Prioritize road improvements and provide robust enforcement to manage traffic, given accidents are the #1 safety challenge.	Consider road improvements such as delineators for areas where speed is an issue.		Ongoing
B25	Community Health and Safety	Safe Streets	Prioritize road improvements and provide robust enforcement to manage traffic, given accidents are the #1 safety challenge.	Implement traffic-calming policy and update to new practices for increased traffic as Oakley grows.		Ongoing
B26	Community Health and Safety	Safe Streets	Promote Safe Pedestrian and Bike Routes.			Ongoing
B27	Community Health and Safety	Safe Streets	Promote Safe Pedestrian and Bike Routes.	Collaborate with School Districts to apply for State and Federal grants to create safer and more accessible connectivity.		Ongoing
B28	Community Health and Safety	Safe Streets	Promote Safe Pedestrian and Bike Routes.	Improve trail connectivity to provide pedestrians and cyclists safe passage.		We continue to find opportunities to promote safe pedestrian and bike routes. The Public Works Department has applied for TDA grants for the O'Hara Road widening project to install sidewalks and bike lanes. Staff is also coordinating with CCTA to establish safe routes to school maps for Vintage Parkway and Oakley Elementary.

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B29	Community Health and Safety	Safe and Healthy Neighborhoods	Rejuvenate our downtown and residential and business developments to discourage blight through beautification and development of standards for commercial code enforcement			Complete
B30	Community Health and Safety	Safe and Healthy Neighborhoods	Promote community service opportunities to build the community and beautify Oakley			The City held its second annual Day of Service on April 25, 2026. The PIO advertises local creek and shoreline cleanups in the Oakley Outreach newsletter.
B31	Community Health and Safety	Safe and Healthy Neighborhoods	Implement Phase 2 of the Recreation Center			Staff will work with our grant writers to seek grant funding opportunities for this project.
B32	Community Health and Safety	Safe and Healthy Neighborhoods	Connect and promote the County and Non-Governmental Organizations (NGOs) resources available to assist our vulnerable populations (e.g., unhoused persons, people seeking mental health assistance, Veterans services).			PD networks with A3 crisis response and the Mental Health Evaluation Team (MHET) to connect people with mental health services.
B33	Community Health and Safety	Safe and Healthy Neighborhoods	Connect and promote the County and Non-Governmental Organizations (NGOs) resources available to assist our vulnerable populations (e.g., unhoused persons, people seeking mental health assistance, Veterans services).	Educate and promote use of 211 for essential community services.		The City promotes 211 with ongoing social media posts and periodic notices in the Oakley Outreach newsletter.

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B34	Community Health and Safety	Safe and Healthy Neighborhoods	Connect and promote the County and Non-Governmental Organizations (NGOs) resources available to assist our vulnerable populations (e.g., unhoused persons, people seeking mental health assistance, Veterans services).	Initiate and partner with other agencies to create regional support to provide services to help unhoused persons.		The City has had high level discussions about this topic at the quareterly Delta 6 meetings. In additon, the City does work with the County CORE Team when needed. The City also participates in the A3 Crisis Response program.
C1	Parks and Open Space	Parks and Public Areas	Upgrade and develop parks and open space for diverse interests and expanded underserved areas to reinvigorate “play” in Oakley.			The City is reconstructing two playground areas to improve accessibliliy and upgrade park features. The City is also constructing Enrico Cinquini Park, which will have a splash pad. Dal Porto Ranch Park in the Summer Lake north development is also in construction, which includes baseball and soccer fields.
C2	Parks and Open Space	Parks and Public Areas	Upgrade and develop parks and open space for diverse interests and expanded underserved areas to reinvigorate “play” in Oakley.	Envision a Downtown Park to attract people downtown (e.g., new park parallel to the railroad tracks with a museum and bocce ball courts).		The site of the prospective park is owned by private owners and any changes will be contingent upon their development plans.
C3	Parks and Open Space	Parks and Public Areas	Upgrade and develop parks and open space for diverse interests and expanded underserved areas to reinvigorate “play” in Oakley.	Envision, develop, and fund Oakley’s 55-Acre Regional Park and seek grant funding that will compete at the State level.		The Master Planning of the Oakley Regional Park is complete and staff is pursuing grant opportunities to implement the Master Plan.
C4	Parks and Open Space	Parks and Public Areas	Upgrade and develop parks and open space for diverse interests and expanded underserved areas to reinvigorate “play” in Oakley.	Envision, develop, and fund Oakley’s 55-Acre Regional Park and seek grant funding that will compete at the State level.	Envision Oakley as the front door of the Delta and one of California's natural wonders.	Economic Development marketing efforts are ongoing and staff and the City's grant consultants continue to look for grant funds to develop the 55-acre park.

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C5	Parks and Open Space	Parks and Public Areas	Upgrade and develop parks and open space for diverse interests and expanded underserved areas to reinvigorate “play” in Oakley.	Envision, develop, and fund Oakley’s 55-Acre Regional Park and seek grant funding that will compete at the State level.	Include trail and waterway access to attract outdoor sporting such as hiking, kayaking, boating, and recreational and sports fishing that would serve as an amenity to draw homeowners and sporting events alike.	Staff continues to pursue grant opportunities to begin the design for the 55 Acre park.
C6	Parks and Open Space	Parks and Public Areas	Upgrade and develop parks and open space for diverse interests and expanded underserved areas to reinvigorate “play” in Oakley.	Create and maintain sporting fields (bocce, baseball/softball, soccer, equestrian arena) and provide shade, bathrooms, and lighting services.		Ongoing
C7	Parks and Open Space	Programs and Recreation	Upgrade parks and open space to be accessible and attract the many interests of our diverse residents and visitors and provide access for all.			Ongoing
C8	Parks and Open Space	Programs and Recreation	Upgrade parks and open space to be accessible and attract the many interests of our diverse residents and visitors and provide access for all.	Celebrate and promote our local history through educational and enrichment opportunities and consider work with historical society.		Ongoing
C9	Parks and Open Space	Programs and Recreation	Upgrade parks and open space to be accessible and attract the many interests of our diverse residents and visitors and provide access for all.	Complete Phase 2 of Oakley’s Recreation Center to encourage indoor sports, Camp Room, and Teen Room for classes.		Dependent on funding being secured

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C10	Parks and Open Space	Programs and Recreation	Upgrade parks and open space to be accessible and attract the many interests of our diverse residents and visitors and provide access for all.	Continue to offer special events and streamline the process for community groups to host events that create a sense of Oakley community and showcase the importance of families, youth, seniors, and Veterans.		Staff continues to look for new ways to engage the community through special events.
C11	Parks and Open Space	Programs and Recreation	Upgrade parks and open space to be accessible and attract the many interests of our diverse residents and visitors and provide access for all.	Promote Oakley's events and recreation and differentiate our offerings from adjacent cities.		Staff continues to look for events that makes Oakley unique and regularly promotes them on social media, the message boards and in the Recreation Guide and Outreach newsletter.
D1	Community and Collaborative Partnerships	Community Outreach and Engagement	Focus on establishing community trust and public-private partnerships through positive dialog and tangible outcomes.			Ongoing
D2	Community and Collaborative Partnerships	Community Outreach and Engagement	Focus on establishing community trust and public-private partnerships through positive dialog and tangible outcomes.	Encourage community neighborhood involvement, such as cleanup walks, that reinforce healthy lifestyles and shared goals with Oakley Police, Council, and City Hall.		The City held its second annual Day of Service on April 25, 2026. The City also shares Friends of Marsh Creek cleanup events in the e-newsletter, continues to invite community non-profits to all City events and hosts preschool and elementary school visits to the PD and Council Chambers.
D3	Community and Collaborative Partnerships	Community Outreach and Engagement	Focus on establishing community trust and public-private partnerships through positive dialog and tangible outcomes.	Create interactive face-to-face dialog as a supplement to one-sided social media communication where full participation cannot be facilitated due to Brown Act limitations.		The City's Leadership Team actively participates in serving seniors at Studio 55 monthly luncheons. The City held it's second post-Covid Leadership Academy in the fall.

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D4	Community and Collaborative Partnerships	Community Outreach and Engagement	Focus on establishing community trust and public-private partnerships through positive dialog and tangible outcomes.	Create interactive face-to-face dialog as a supplement to one-sided social media communication where full participation cannot be facilitated due to Brown Act limitations.	Promote City Council/Community meetings through social media to inform about agendas where public can participate in person.	The PIO posts all City Council and Planning Commission agendas on the City's social media and in the weekly electronic newsletter, and includes City and community meetings and events notices in the Oakley Outreach newsletter and the City's electronic message board(s).
D5	Community and Collaborative Partnerships	Community Outreach and Engagement	Focus on establishing community trust and public-private partnerships through positive dialog and tangible outcomes.	Celebrate Oakley in demonstrating and communicating our achievements in accomplishing SP27+, community events, and activities that unite us (e.g., Heart of Oakley, Harvest Festival, Christmas Tree Lighting, Summerfest Celebration, etc.).		Ongoing
D6	Community and Collaborative Partnerships	Community Outreach and Engagement	Focus on establishing community trust and public-private partnerships through positive dialog and tangible outcomes.	Actively uphold Oakley's Governance Guidelines & Protocols Policy to encourage productive partnerships, positive communication, and achievement of short- and long-term goals.		Ongoing
D7	Community and Collaborative Partnerships	Community Outreach and Engagement	Increase Oakley's communication through outward-facing media, social media platforms, and website.			Recreation staff and the PIO regularly post events, classes, and public information on all of the City's social media platform, YouTube channel, and website, and utilize Constant Contact campaigns and the Oakley Outreach e-news. Enggement and followers have increased across Linked In, Instagram and Facebook since April 2025.

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D8	Community and Collaborative Partnerships	Community Outreach and Engagement	Increase Oakley's communication through outward-facing media, social media platforms, and website.	Promote City Council agendas and decisions via social media with updates on economic activity, business growth, and community events.		Ongoing; the PIO includes a City Council debrief in each Oakley Outreach e-newsletter, and promotes business workshops and community events on the City's website and social media.
D9	Community and Collaborative Partnerships	Community Outreach and Engagement	Increase Oakley's communication through outward-facing media, social media platforms, and website.	Communicate how Oakley is living its core values and meeting its stated mission and vision (e.g., newspapers, electronic boards, website, newsletter, social media).		Ongoing; the City published its third annual report in January 2026 and provides Strategic Plan updates twice per year to the City Council.
D10	Community and Collaborative Partnerships	Community Outreach and Engagement	Increase Oakley's communication through outward-facing media, social media platforms, and website.	Modernize website to be user friendly, transparent, functional, and reflective of the City's vision.		Complete
D11	Community and Collaborative Partnerships	Community Outreach and Engagement	Communicate and uphold the City's information systems to reinforce transparency and access to build trust.			Ongoing
D12	Community and Collaborative Partnerships	Collaborative Partnerships	Consider creating new partnerships that will involve community participation (e.g., Park and Arts Commission).			The City began working with Freedom High School to shift the Homecoming Parade to a more central location ending with a community rally at Civic Center Park to engage the whole community and get more visitors to downtown businesses.
D13	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly			Efforts to stay in touch and communicate with the Agencies and Districts we do business with are ongoing. The PIO continues to send out a weekly email request that includes the school, water, and sanitary districts for community information to include in the Oakley Outreach e-newsletters.

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D14	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	Diablo Water District		The City Manager has regular meetings with the General Manager of the Diablo water District. The PIO continues to send out a weekly email request that includes the District and includes their events and programs in the Oakley Outreach e-newsletter and on the Civic Center Plaza message board and shares social media posts.
D15	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	Diablo Water District	Develop collaborative efficiencies to serve our shared constituents	Efforts to stay in touch and communicate with the Agencies and Districts we do business with are ongoing. The PIO continues to send out a weekly email request that includes the school, water, and sanitary districts for community information to include in the Oakley Outreach e-newsletters. Diablo Water Distict regularly sends message board and e-news ads for their campaign and contests for customers.
D16	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	Ironhouse Sanitary District		The City Manager has regular meetings with the ISD General Manager. The PIO continues to send out a weekly email request that includes the District and includes their events and programs in the Oakley Outreach e-newsletter and on the Civic Center Plaza message board and shares social media posts.

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D17	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	Ironhouse Sanitary District	Consider opportunities for water reuse (e.g., recycled and industrial water).	Staff continues to stay engaged with ISD to review projects and to encourage the district to install recycled water infrastructure.
D18	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	Mt. Diablo Resource and Recovery (MDRR)		The PIO continues to send out a weekly email request that includes MDRR and includes their events and programs in the Oakley Outreach e-newsletter and shares social media posts.
D19	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	CONFIRE		The PIO includes ConFire's PIO in the weekly requests for information for the Oakley Outreach e-newsletter. The City Clerk continues to coordinate City Council updates.
D20	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	School District		The Freedom High School Principal participated in the City's February 2026 Emergency Operations Center Functional Exercise. The City Manager meets when necessary with the superintendents of the LUHSD and the OUESD. The Interagency meetings between the City, LUHSD and OUESD have started back up and to date, two meetings have been held this year.

Strategic Plan 2022-2027+ Objectives Dashboard

2025 Update

Objectives Status Color Key:			Department Key:			
Complete			ALL - All Departments		HR - Human Resources	
In Progress/In Process/Ongoing			CDD - Community Development		PD - Police Department	
Future/Not Yet Begun			CMO - City Manager's Office		PW - Public Works	
			ED - Economic Development		REC - Recreation	
			FIN - Finance			
Com- plete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
D21	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	School District	Explore joint-use opportunities to optimally partner with elementary and high school (e.g., satellite classrooms and recreation, library).	Complete
D22	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	School District	Re-visit agreements with shared facilities and public access	Complete
D23	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	County/Region/State		The CM meets quarterly with the other 3 Delta-centered cities and the County and maintains dialog with Oakley's Assemblymember and Congressmen.
D24	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	County/Region/State	Encourage collaboration for public safety and enforcement particularly where there is multi-jurisdictional responsibility (e.g., fire, road access, school sites).	The Assistant City Manager attends monthly Multi-Agency Coordination (MAC) Meetings facilitated by the County Office of Emergency Services for all cities, special districts, and other agencies within the County as well as the quarterly City Emergency Management meetings. The Police Chief attends the MAC meetings when appropriate. There are two OPD school resource officers.

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2025 Update

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Com- plete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
D25	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	County/Region/State	Discuss Regional Park interests.	The PIO includes monthly updates from the EBRPD and activities at Big Break Regional Shoreline on social media and in the Oakley Outreach e-news.
D26	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	County/Region/State	Invite key electeds, Board representatives, and others to speak at Council meetings for outside updates and perspective.	The City Council gets regular updates from executives who represent the various special districts and agencies with which we work and partner.
D27	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	NGOs		The City regularly advertises the Oakley Senior Citizens and Friends of the Oakley Library events in the Outreach newsletter and on the Civic Center Message Board as well as events for local non-profits. Non-profits are allowed to have tables in the City Council Chambers at City events, such as the recent Heart of Oakley Festival.

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Complete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
D28	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	NGOs	Partner with Rotary, Friends of Oakley, Kiwanis, Oakley Delta Lions Club, Oakley Seniors Club, Veterans of Oakley, Masonic Lodge and Concordant Bodies, Friends of the Oakley Library	Staff provides updates at Rotary meetings, invites Veterans to speak at the Veterans Day event, and promotes Friends of the Oakley Library events in the Outreach newsletter and on the Civic Center Message Board. The PIO posts Lions Club events on the Civic Center Message Board and the Friends of the Oakley Library holds their book sales in the City Council Chambers. A female Police Officer, the Assistant City Manager and a Councilmember were speakers at the Rotary Club's Girls' Empowerment Day.
D29	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	NGOs	Consider creating a Sister City	Ongoing
D30	Community and Collaborative Partnerships	Collaborative Partnerships	Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly	NGOs	Consider expanding outreach to NGOs beyond our region	Task not started yet
E1	Finance and Fiscal Responsibility	N/A	Communicate on financial updates including financial health, priorities, and unexpected expenditures.			Ongoing; we continue to have mid-year reviews and Budget Retreats to ensure everyone is aware of our financial health.

Strategic Plan 2022-2027+ Objectives Dashboard

2025 Update

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Com- plete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
E2	Finance and Fiscal Responsibility	N/A	Communicate on financial updates including financial health, priorities, and unexpected expenditures.	Provide training related to community facility districts to educate the public regarding the various types of assessments, which are not all taxes.		This objective is addressed through the City's annual budget process. The budget specifies which revenues are derived from taxes and which are assessments or other charges. By presenting this information each fiscal year, the City provides transparency and helps educate the public regarding the various types of assessments. In addition, the annual Community Facilities District (CFD) and Landscaping and Lighting Assessment District (LLADS) report prepared by Francisco & Associates, is presented to the Council each year by the engineering team. Francisco & Associates is also helping with an analysis that will guide the City Council during the FY 26/27 budget development process.
E3	Finance and Fiscal Responsibility	N/A	Communicate on financial updates including financial health, priorities, and unexpected expenditures.	Educate Executive Leadership and Council on annual budget through communication, reporting, and training to create better partnership on fiscal strategies.		Ongoing; we continue to have mid-year reviews and Budget Retreats to ensure everyone is aware of our financial health.
E4	Finance and Fiscal Responsibility	N/A	Communicate on financial updates including financial health, priorities, and unexpected expenditures.	Educate the community on large, planned revenue expenditures and how surplus monies will be invested or retained for long-term "rainy day" funds (budget process).		Complete

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Com- plete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
E5	Finance and Fiscal Responsibility	N/A	Communicate on financial updates including financial health, priorities, and unexpected expenditures.	Partner with Special Districts and agencies to realize economies of scale and efficiencies.		The Public Works Team collaborates with neighboring cities on project biddings and construction work.
E6	Finance and Fiscal Responsibility	N/A	Determine how the City will leverage its strong financial position with development revenues and ARPA Covid Relief money (\$10M).			ARPA funding has been fully allocated and will be spent in advance of the December 2026 deadline. We are nearing the end of ARPA funding and continue to report expenditures as required.
E7	Finance and Fiscal Responsibility	N/A	Determine how the City will leverage its strong financial position with development revenues and ARPA Covid Relief money (\$10M).	Consider input by the community on how funds should be prioritized.		Complete
E8	Finance and Fiscal Responsibility	N/A	Determine how the City will leverage its strong financial position with development revenues and ARPA Covid Relief money (\$10M).	Implement technology upgrades to improve transparency and public access to City documents and remote transactions.		The financial and human resources part of the software have been live for over a year. We continue to work with Tyler on reporting and setup to ensure we are using the software efficiently.
E9	Finance and Fiscal Responsibility	N/A	Determine how the City will leverage its strong financial position with development revenues and ARPA Covid Relief money (\$10M).	Make the most needed improvements to streets, utilizing development's improvements, funds from the sale of property, and other financing sources to make improvements to the East Cypress traffic flow situation, etc.		East Cypress Road corridor infrastructure improvement projects are currently underway and with ECCRFA funding secured by Staff for Phase 3, the project is anticipated to be completed by 2026 in response to the emergency access and health and safety of the public in far East Oakley.
E10	Finance and Fiscal Responsibility	N/A	Determine how the City will leverage its strong financial position with development revenues and ARPA Covid Relief money (\$10M).	Complete a feasibility study pertaining to broadband services and free Wi-Fi throughout the City.		Ongoing

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Complete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
E11	Finance and Fiscal Responsibility	N/A	Determine how the City will leverage its strong financial position with development revenues and ARPA Covid Relief money (\$10M).	Provide one free session of City-run summer camp to Oakley residents.		Complete
E12	Finance and Fiscal Responsibility	N/A	Develop a sustainable financial plan that will identify opportunities for less dependency on property taxes while maintaining the quality of life that residents and businesses expect.			Oakley Shops at Laurel Fields has been constructed and Safeway and most stores have opened.
E13	Finance and Fiscal Responsibility	N/A	Develop a sustainable financial plan that will identify opportunities for less dependency on property taxes while maintaining the quality of life that residents and businesses expect.	Attract more businesses (commercial and industrial) to increase Oakley's per-capita Sales and Use Tax revenues.		Ongoing
E14	Finance and Fiscal Responsibility	N/A	Develop a sustainable financial plan that will identify opportunities for less dependency on property taxes while maintaining the quality of life that residents and businesses expect.	Seek to supplement existing funding sources with State and Federal grants for special projects.		Ongoing; the City utilizes a contract grant writer and lobbyist.
E15	Finance and Fiscal Responsibility	N/A	Develop a sustainable financial plan that will identify opportunities for less dependency on property taxes while maintaining the quality of life that residents and businesses expect.	Consider the implementation of an EIFD (enhanced infrastructure financing district) to make infrastructure improvements that will attract businesses and generate revenue.		The City is still exploring options.
E16	Finance and Fiscal Responsibility	N/A	Align infrastructure spending and long-term growth so we can plan beyond two years to improve streets and parks and provide for long-term maintenance			Complete

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E17	Finance and Fiscal Responsibility	N/A	Align infrastructure spending and long-term growth so we can plan beyond two years to improve streets and parks and provide for long-term maintenance	Create an internal services fund for facilities maintenance and improvements.		Complete
E18	Finance and Fiscal Responsibility	N/A	Align infrastructure spending and long-term growth so we can plan beyond two years to improve streets and parks and provide for long-term maintenance	Establish a minimum baseline for General Fund contributions for street maintenance and improvements and include a growth factor in the recurring operating transfers budget each year.		Complete
E19	Finance and Fiscal Responsibility	N/A	Modernize Oakley to accommodate growth and improve efficiency by funding technology to improve:			See responses to subobjectives below.
E20	Finance and Fiscal Responsibility	N/A	Modernize Oakley to accommodate growth and improve efficiency by funding technology to improve:	Service for public-business license applications/other applications.		One of the final stages of the new ERP software is Permitting and Licensing. Both are currently in the implemenation stage and when we go live later this year, there will be a portal business and other can use to access and pay for applications.
E21	Finance and Fiscal Responsibility	N/A	Modernize Oakley to accommodate growth and improve efficiency by funding technology to improve:	Financial modeling and finance/budget balancing.		Complete
E22	Finance and Fiscal Responsibility	N/A	Modernize Oakley to accommodate growth and improve efficiency by funding technology to improve:	Public safety and roads		Ongoing
E23	Finance and Fiscal Responsibility	N/A	Modernize Oakley to accommodate growth and improve efficiency by funding technology to improve:	Customer-Friendly access to the City's financial reporting information and to allow easier transactions without the need for customers to come to City Hal.		Staff continues to learn the new EERP software and continues to provide updates as they are available.

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Com- plete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
E24	Finance and Fiscal Responsibility	N/A	Modernize Oakley to accommodate growth and improve efficiency by funding technology to improve:	Infrastructure and asset management		Staff has begun the Asset Management software training, scheduled to complete by the end of the calendar year 2026 to improve efficiency of creating and responding to work orders.
E25	Finance and Fiscal Responsibility	N/A	Develop a Financial Strategy and Reporting Policy			Complete
E26	Finance and Fiscal Responsibility	N/A	Develop a Financial Strategy and Reporting Policy	Continue to receive third party professional acknowledgment of our City's financial practices:		We continue to apply for and receive professional acknowledgements.
E27	Finance and Fiscal Responsibility	N/A	Develop a Financial Strategy and Reporting Policy	Continue to receive third party professional acknowledgment of our City's financial practices:	Continue to present, apply for, and receive the Government Finance Officers' Association Award on the City's Annual Comprehensive Financial Report	The City of Oakley Applied for the GFOA ACFR award for FY 2024/2025 in December 2025.
E28	Finance and Fiscal Responsibility	N/A	Develop a Financial Strategy and Reporting Policy	Continue to receive third party professional acknowledgment of our City's financial practices:	Continue to apply for and receive the California Society of Municipal Financial Officers' Operating Budget Excellence Award.	The City of Oakley received for the CSMFO Budget Award for FY 2025/2026 Budget. and will apply again for the FY 2026/27 Budget.
E29	Finance and Fiscal Responsibility	N/A	Develop a Financial Strategy and Reporting Policy	Continue to update the Budget Strategies and Financial Policies in the City's annual budgets.		Staff will continue to review these annually and suggest changes when they are needed.

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Complete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
E30	Finance and Fiscal Responsibility	N/A	Develop a Financial Strategy and Reporting Policy	Consider how to include performance audits in the City's budget to provide accountability for performance and compliance.		Staff continues to refine the performance measures in the annual budget.
E31	Finance and Fiscal Responsibility	N/A	Develop a Financial Strategy and Reporting Policy	Maintain 10-year budget forecast to be updated with each annual budget.		Staff continues to look to the future with every financial obligation that is considered. The 10 year plan is reviewed anytime an ongoing cost is recommended to ensure our future remains fiscally sound. The 10 year plan is presented each year to the City Council with the annual budget.
E32	Finance and Fiscal Responsibility	N/A	Develop a Financial Strategy and Reporting Policy	Establish a 30% General Fund Reserve Policy to protect the City's operations from a sudden drop in property tax and development-related revenues.		Complete
E33	Finance and Fiscal Responsibility	N/A	Develop a Financial Strategy and Reporting Policy	Establish a formal policy for the restrictions on and allowed uses of funds in the 30% General Fund Reserve Policy.		The policy was presented to the Council at the Budget Retreat in April 2026
E34	Finance and Fiscal Responsibility	N/A	Develop a Financial Strategy and Reporting Policy	Consider separating out the Capital Improvement Project (CIP) budget from the general operational budget.		Complete
E35	Finance and Fiscal Responsibility	N/A	Develop a Financial Strategy and Reporting Policy	Consider separating out the Capital Improvement Project (CIP) budget from the general operational budget.	Itemize individual project line items for Council consideration in addition to aggregated projects.	Complete

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Com- plete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
E36	Finance and Fiscal Responsibility	N/A	Develop a Financial Strategy and Reporting Policy	Align Strategic Plan Goals and Objectives into the annual budget document, including performance measures.		Complete
F1	Sustainable Organization	N/A	Create a Recruitment and Retention Plan that will hire and retain staff to serve Oakley's growing demands and sustain the level of service our residents and businesses expect.			Ongoing
F2	Sustainable Organization	N/A	Create a Recruitment and Retention Plan that will hire and retain staff to serve Oakley's growing demands and sustain the level of service our residents and businesses expect.	Create a competitive compensation package that is sustainable to attract and retain our greatest assets – our people.		Complete
F3	Sustainable Organization	N/A	Create a Recruitment and Retention Plan that will hire and retain staff to serve Oakley's growing demands and sustain the level of service our residents and businesses expect.	Provide appropriate training and professional development to keep up with regulatory requirements and skill sets to maintain the City.		Ongoing
F4	Sustainable Organization	N/A	Create a Recruitment and Retention Plan that will hire and retain staff to serve Oakley's growing demands and sustain the level of service our residents and businesses expect.	Properly staff our Police Department to best protect and serve Oakley.		A concerted recruitment effort has been underway for the past three years. We focus on lateral officers and entry level officers. We are experiencing a good reputation and that is helping us attract applicants.
F5	Sustainable Organization	N/A	Create a Recruitment and Retention Plan that will hire and retain staff to serve Oakley's growing demands and sustain the level of service our residents and businesses expect.	Address staffing limitations by hiring, contracting, or prioritizing programs, projects, and initiatives to scale appropriately.		We continue to look at the needs of the community and the services we need to deliver on. Staffing and scaling appropriately is all tied to our budget and available resources.

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Com- plete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
F6	Sustainable Organization	N/A	Create a Recruitment and Retention Plan that will hire and retain staff to serve Oakley's growing demands and sustain the level of service our residents and businesses expect.	Base the City's performance on execution of SP27+ and other major initiatives.		Ongoing
F7	Sustainable Organization	N/A	Create a Recruitment and Retention Plan that will hire and retain staff to serve Oakley's growing demands and sustain the level of service our residents and businesses expect.	Encourage employee wellness by creating a safe and healthy work environment, an Employee Assistance Program (EAP), regular employee appreciation events and team building, and the employee wellness program.		Staff continues to seek out wellness events for the team and encourages participation. The HR team along with our Activities Committee continues to look for ways to team build and provide appreciation events to show staff they are valued and important to the success of the City.
F8	Sustainable Organization	N/A	Create a Recruitment and Retention Plan that will hire and retain staff to serve Oakley's growing demands and sustain the level of service our residents and businesses expect.	Rebuild and re-energize staff by surveying all employees to understand what would make Oakley a great place to work (e.g., work life balance, work from home schedule).		The last survey was conducted in March 2025. This is an ongoing effort to continually look for ways to keep staff morale high. The City Manager held the first 2026 Staff Forum and seeks feedback at the Forums.
F9	Sustainable Organization	N/A	Identify and invest in resources to execute the City's responsibilities.			Ongoing
F10	Sustainable Organization	N/A	Identify and invest in resources to execute the City's responsibilities.	Invest in Electric Vehicle fleet, which would require downtown charging stations.		Ongoing
F11	Sustainable Organization	N/A	Identify and invest in resources to execute the City's responsibilities.	Upgrade IT services to include new computer systems and more efficient IT response to computer and technical issues to ensure projects can be delivered efficiently.		Ongoing

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F12	Sustainable Organization	N/A	Identify and invest in resources to execute the City's responsibilities.	Consider fulfilling staffing and hiring needs based on comprehensive Staffing Plan as aligned with SP27+ and other major initiatives.		Succession Planning and training is an ongoing process.
F13	Sustainable Organization	N/A	Identify and invest in resources to execute the City's responsibilities.	Consider fulfilling staffing and hiring needs based on comprehensive Staffing Plan as aligned with SP27+ and other major initiatives.	Grant writer to identify State and Federal grants to support Oakley	Ongoing; the City utilizes a contract grant writer and lobbyist.
F14	Sustainable Organization	N/A	Identify and invest in resources to execute the City's responsibilities.	Consider fulfilling staffing and hiring needs based on comprehensive Staffing Plan as aligned with SP27+ and other major initiatives.	Parks & Recreation staff to keep up with demands of new parks and recreational programming	Staff continues to look for ways to grow our recreational offerings to the community. The new Studio 55 aging services kicked off on May 1, 2025 and is up to 430 members. Each month the Seniors have a Seasonal Celebration luncheon with an activity.
F15	Sustainable Organization	N/A	Identify and invest in resources to execute the City's responsibilities.	Consider fulfilling staffing and hiring needs based on comprehensive Staffing Plan as aligned with SP27+ and other major initiatives.	Public Works staff to keep up with demands of new housing, parks and infrastructure development and maintenance.	Ongoing
F16	Sustainable Organization	N/A	Identify and invest in resources to execute the City's responsibilities.	Consider fulfilling staffing and hiring needs based on comprehensive Staffing Plan as aligned with SP27+ and other major initiatives.	Police to keep up with growing safety needs	PD is actively recruiting and seeking qualified candidates. One Police Services Assistant is currently in the Academy to become a Police Officer.
F17	Sustainable Organization	N/A	Identify and invest in resources to execute the City's responsibilities.	Consider fulfilling staffing and hiring needs based on comprehensive Staffing Plan as aligned with SP27+ and other major initiatives.	Other needs as determined	Ongoing-staffing leveles always vary, but the current vacancy rate is approx. 8%

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F18	Sustainable Organization	N/A	Create a City-wide Succession Plan that anticipates retirement, attrition, and promotions, and provides opportunity for development and growth, to build a well-rounded team that is prepared to serve the City now and well into its future.			Ongoing; staff cross-trains as appropriate
F19	Sustainable Organization	N/A	Reinforce a safe and healthy work environment to protect our employees and minimize compensation claims.			Staff is always looking for ways to promote employee wellness. HR works hard to have a monthly event that employees can participate in.
F20	Sustainable Organization	N/A	Establish trust in City Hall.	Reinforce the investment of our revitalized staff and Council and create measurable partnerships among the trio of Council, staff, and the community to deliver on Oakley's co-created SP27+.		Ongoing; the City's Leadership Team and Councilmembers serve seniors at Studio 55 monthly luncheons and Councilmembers and appropriate staff attend business ribbon cuttings citywide
F21	Sustainable Organization	N/A	Establish trust in City Hall.	In order to recruit and retain staff, Oakley must improve its public-private partnership and live its established values to attract residents, businesses, and employees alike.		Ongoing
F22	Sustainable Organization	N/A	Establish trust in City Hall.	Reinforce Team Oakley: Council, staff, and the public by celebrating successes and communicating obstacles for full transparency to create a learning environment.		Ongoing
F23	Sustainable Organization	N/A	Establish trust in City Hall.	Inspire and encourage Oakley staff to be visible and work with the community at large.		Ongoing

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Complete	Goal	Subgoal	Objective	Sub Objective	Sub Sub Objectives	FY 25-26 (Through 2nd Quarter)
F24	Sustainable Organization	N/A	Establish trust in City Hall.	Acknowledge roles and responsibilities per the City's Governance Guidelines & Protocols Policy Framework to guide the execution of the Strategic Plan.		Ongoing



LIVE



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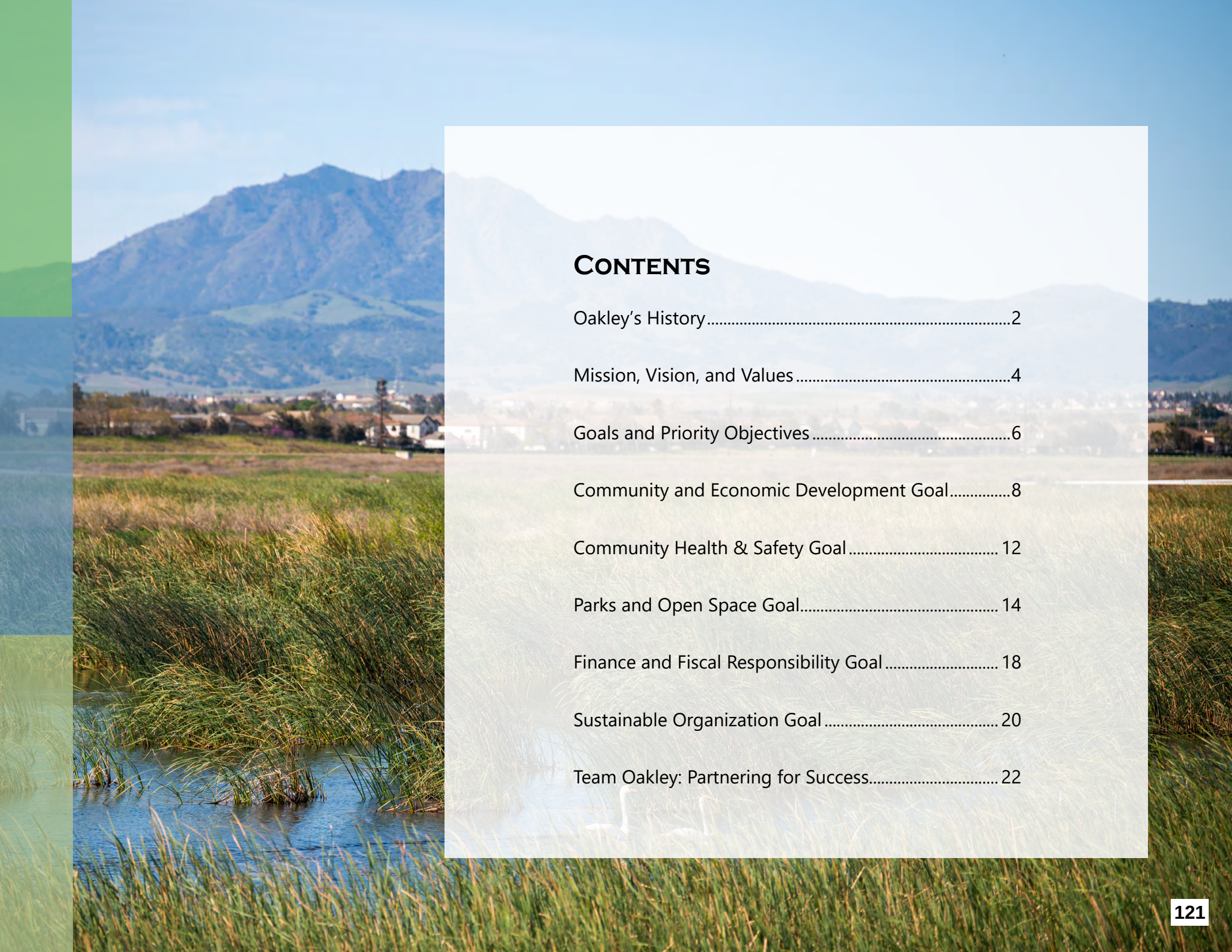


PLAY



City of Oakley
**STRATEGIC
PLAN**
2022–2027+

Adopted April 2022



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Mayor Randy Pope



Joshua McMurray

Oakley has a vision for its future: Action. For the 5-year Strategic Plan 2027+ (SP27+), the City engaged many diverse community voices to explore who we are, who we want to be, and where we want to go. This process resulted in a clear mission, inspiring vision, redefined values, and a path forward. Now, more than ever, we recognize and celebrate the history, uniqueness, and future potential of our Delta city.

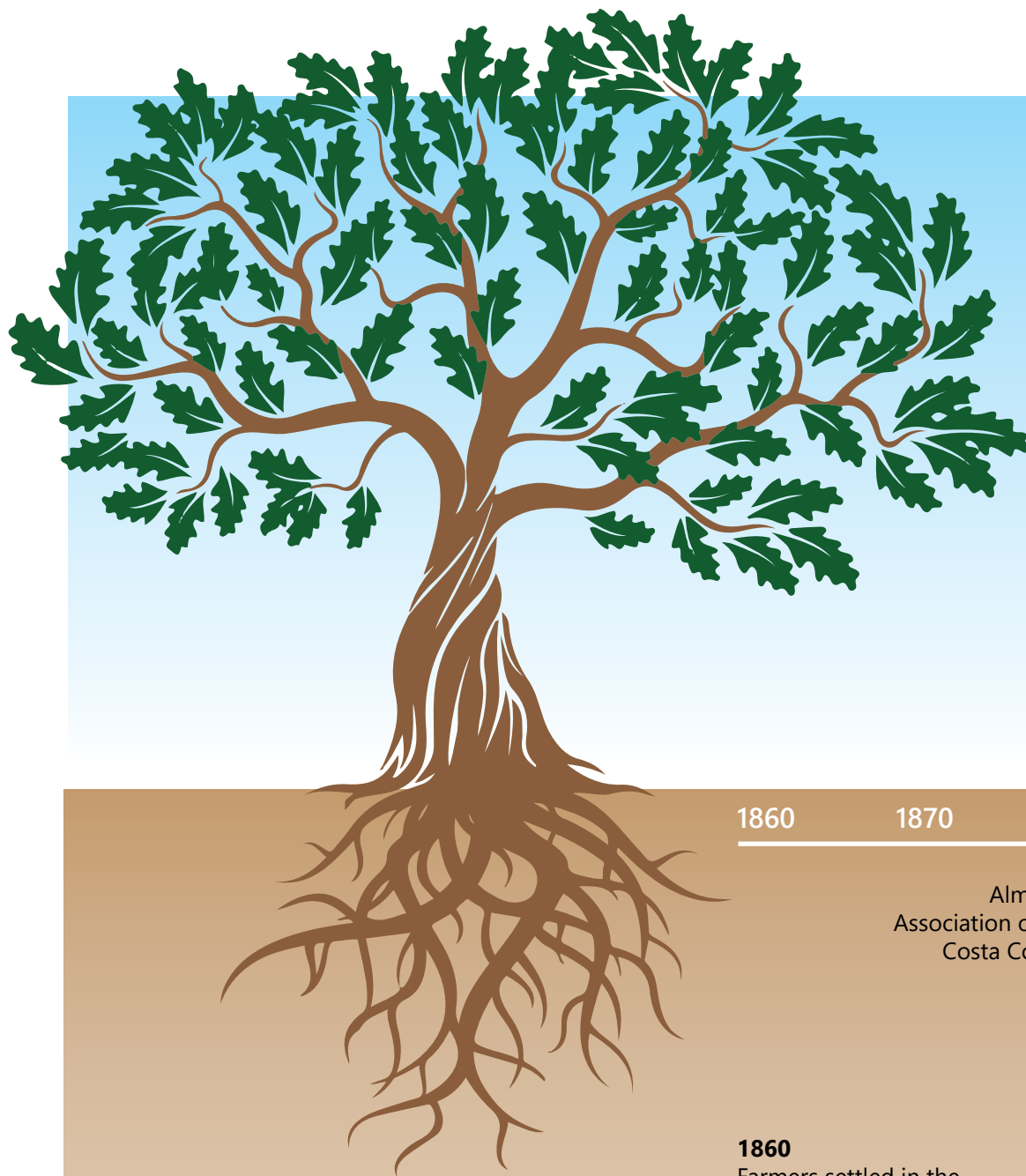
This time in the City's history is filled with excitement, growth, and so much possibility. SP27+ provides us with a long-term framework to provide exceptional service to residents and businesses while capitalizing on the shoreline to enhance the overall quality of the area for both visitors and businesses, investing in people and technological advances for organizational sustainability, and leveraging recent successes, like the Logistics Center, that can provide regional jobs and associated economic activity and investment. The SP27+ gives us focus and keeps our priorities centered around what matters most to our engaged residents, businesses, and partners.

As one community oriented around action, we collectively set our sights on strategic and thoughtful growth, safe and healthy neighborhoods, vibrant open spaces, collaborative engaged partnerships, and a sustainable organization that will benefit current and future residents and businesses. These goals will be realized through our collective values, to set our **PATH** forward: **Promoting** fair and equitable stewardship of our community, **Advocating** for a collaborative environment, demonstrating **Transparency** for accountability, and leading with **Honesty** and integrity. Together we can cultivate an inclusive and vibrant City where we live in a safe community, work together, and play in our backyard.

We look forward to working with you as we take action toward creating a resilient future that fosters and attracts a vibrant and evolving community that welcomes and values all people.

Randy Pope
Mayor

Joshua McMurray
City Manager



OAKLEY'S HISTORY

Officially incorporated on July 1, 1999, Oakley is the 11th newest city in California. Oakley is one of the last pioneer communities established inland from California's great coastal centers. Located beyond the extensive San Francisco Bay, the area was historically known as a railroad town along the Santa Fe railroad line and became San Francisco's easternmost frontier for agricultural production in the 1960s.

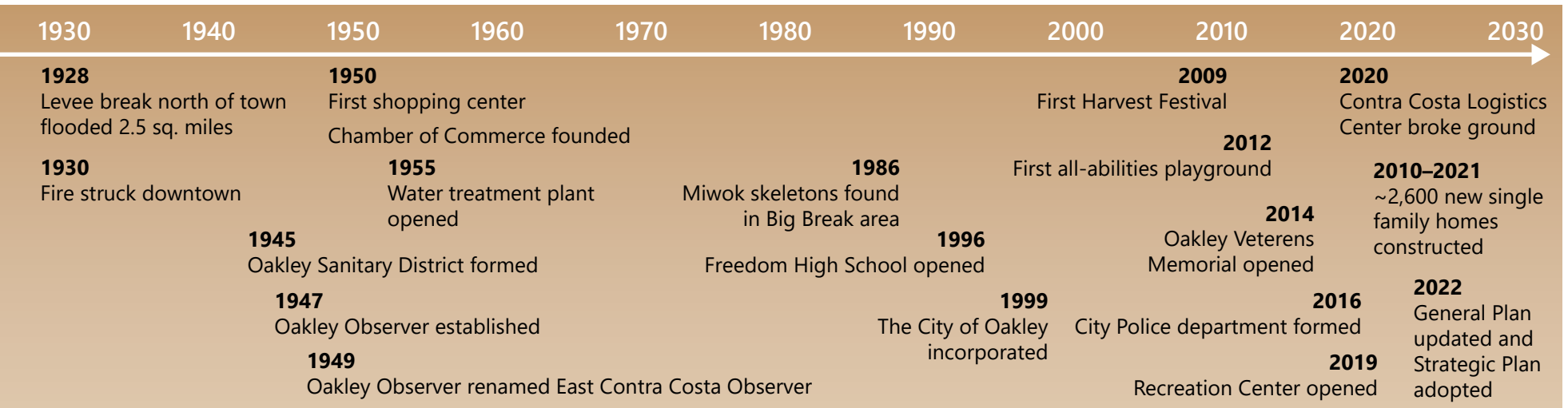
Early landholders in the 1860s, including Fred Babbe, Andrew Walker, Samuel Sellers, James O'Hara, Edward Emerson, and Benjamin F. Porter, all grew vegetables, fruits, and grains for the San Francisco Market.

1860	1870	1880	1890	1900	1910	1920
1860 Farmers settled in the Oakley area		1889 Almond Growers Association of East Contra Costa County formed			1913 First library established Oakley Women's Club founded	
			1898 First Postmaster appointed		1915 Vineyards developed	
			1900 Santa Fe Railroad first train			1924 Fire struck Oakley, burning most of the businesses in town
			1905 Oakley Hotel built First annual Oakley Jack Rabbit Bar-b-que			

In 1898, a native of Ohio and Civil War veteran Randolph Marsh bought 12 acres in the northwest quarter of Section 25 of eastern Contra Costa that became Oakley Township, and the streets, Main, Acme, Ruby, Star, and Home, so christened by Marsh, recall his name today. During the same period, Mary O'Hara, wife of Oakley pioneer James O'Hara, became the first president of the Ladies Improvement Club, which was later known as Oakley Women's Club, established one of the first free libraries in Contra Costa County.

From the early 1900s through the 1960s, Oakley was a very self-sufficient town as it supported an automotive and farm equipment dealership, a hotel, four schools, several grocery stores, movie theaters, restaurants, and bars. The Atchison, Topeka, and Santa Fe railroad – also known as one of the larger railroads in the United States in the 1900s – stopped in Oakley morning and night, allowing easy transport to Stockton for more expanded shopping opportunities and cultural enrichment. Transformation of Oakley from an exclusively agricultural community to a bedroom community supporting an industrial waterfront caused community changes in the late 1950s.

Today, Oakley has blossomed into a growing suburban community of planned business and commercial development, landscaped parks, shopping centers, and abundant leisure opportunities, including excellent fishing and recreational boating opportunities along the Delta.





MISSION, VISION, AND VALUES

As part of the SP27+ community process, the City's Mission, Vision, and Values reflect our mission to grow with purposeful intent while embracing our diverse and vibrant communities who choose to build their lives and livelihoods in Oakley's Delta heartland. In recognition that the City is under new leadership and that our community has almost doubled in size, the City is committed to a **PATH** forward to create a better Oakley today while anticipating who Oakley is becoming. Although the City is still young we are advancing to meet the planned growth that was set almost 25 years ago. The SP27+ revisits what is important to the diverse communities and recalibrates the City's collective priorities while not losing sight of what binds us together through our core values. We encourage every citizen, business, and visitor to support our Mission, enliven our Vision, and promote our Core Values to realize a City where anyone can choose to Live, Work, and Play.



Mission

The City of Oakley will create a resilient future that fosters and attracts a vibrant and evolving community that welcomes and values all people.



Vision

The City of Oakley celebrates our unique Delta lifestyle and small-town feel where we Live in a safe dynamic community, Work together to build the future, and Play in our own backyard.



Core Values

Our values guide us on a **PATH** to where we want to Live, Work, and Play in the heart of the Delta.

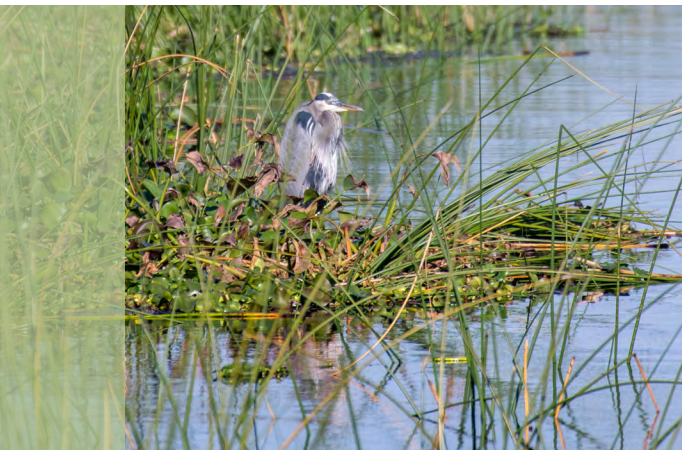
Promote fair and equitable stewardship for the welfare of our diverse individuals that comprise our inclusive community.

Advocate a professional and family-friendly environment where Council, Staff, and the Public can envision and realize the City's future together with a recognition of our shared commitments and opportunities.

Transparency is how we will create accountable partnerships to cultivate communication and collaboration to engage our thriving community.

Honesty and integrity are the foundation for building trust and fostering teamwork to live our mission and vision.

Our values
guide us on a
PATH to where
we want to
Live, Work,
and **Play** in the
heart of the
Delta.



GOALS AND PRIORITY OBJECTIVES

Throughout the SP27+ process, it was broadly acknowledged that the City is growing fast since its incorporation in 1999. With the population doubling in almost 2 decades the City is well positioned to design its future and take advantage of its home-town position on the edge of the Delta. With input from more than 400 community members, it is recognized that Oakley is converging from a rural farm town to a central location that can provide and serve local and regional jobs while providing a safe and vibrant community. More than 69 percent of the community said that Oakley was a good to excellent place to live based on its access to schools and regional jobs, its safe hometown feel, and abundant parks and active community events. But with rapid growth also comes challenges and the community participation helped to steer the SP27+ in the direction of addressing key stressors in order to keep us on the path where Oakley residents, businesses, and visitors can Live, Work, and Play in the heart of the Delta. Primarily participants asked for the City to create more access to shopping, groceries, and jobs while balancing housing with infrastructure demands to manage traffic congestion and public safety.

The SP27+ Goals and Priority Objectives were developed with no implication of hierarchy of importance and outlined in the following sections. It also should be recognized that some goals will be launched in tandem and some may not be launched for years to come based on shifting circumstances and priorities. What is critical is that the City has a vision and plan that allows Council and Staff to weigh priorities and measure them purposefully while respecting investments made for both short- and long-term gains. The joint commitment of the Council and Staff is to move the City's goals forward and achieve alignment based on purposeful communication to partner for informed decision-making to advance progress.

The City's goals, illustrated below, will be accomplished through priority objectives that will be measured, evaluated, and prioritized through the annual budgeting process to realize and advance the City's potential.

Oakley's Goals





COMMUNITY AND ECONOMIC DEVELOPMENT GOAL

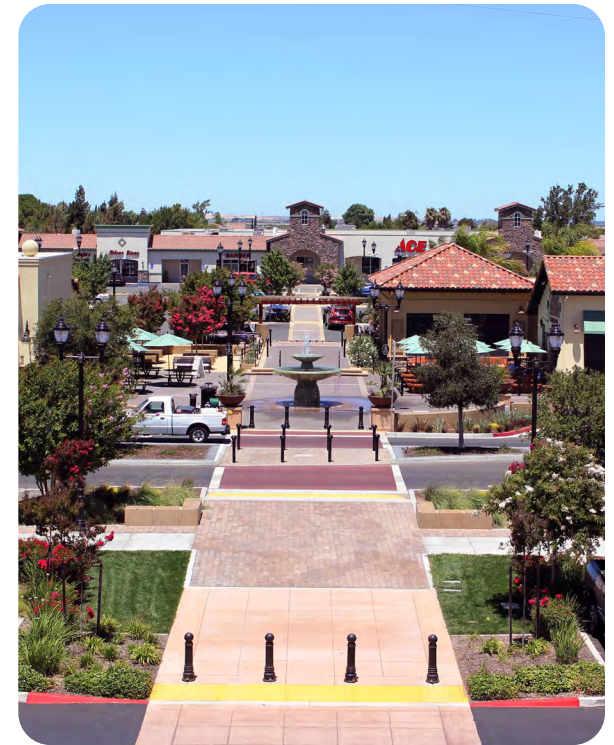
The City of Oakley will inspire and encourage Community & Economic Development through strategic and thoughtful growth, a business-friendly environment, and local employment opportunities.

Strategic and Thoughtful Growth Sub-goal

We will strategically plan and thoughtfully align our residential, commercial, and industrial growth to meet our short- and long-term vision.

Strategic and Thoughtful Growth Objectives

- Strategically plan and pursue commerce that meets the new service demands of local residents and attracts customers as a destination (e.g., grocery store, retail, entertainment, and light industrial near Amazon and on west end).
 - Attract businesses that create alternative revenue sources to property tax through sales and business taxes and employ our residents.
- Seek, in conjunction with the community, sustainable economic opportunities to attract businesses and create jobs, while being sensitive to the types of businesses the community needs and wants.
- Prioritize planning by targeting new businesses that align with Oakley's vision.
- Provide affordable housing sites that meet our legislated Regional Housing Needs Allocation (RHNA).
- Update Oakley's Downtown Specific Plan to reflect and envision the City's future.
 - Encourage quality, sustainable growth--housing with business and requisite road infrastructure and sidewalks to support pedestrian and bicyclist movement.
 - Leverage the train platform that will offer better access for Downtown programming.
 - Create better streetscapes that can promote traffic calming.



The City of Oakley will strategically plan and thoughtfully align the town's residential, commercial, and industrial growth to meet both its short- and long-term goals.

- Consider funding elements of the Downtown Specific Plan with American Rescue Plan Act (ARPA) monies.
- Revitalize and draw people downtown to live, work, and play.
 - Develop an expanded downtown with additional buildings and mixed use.*
 - Consider a park, including programming specific to Economic Development, from north 2nd Street to Rose Ave.*
 - Develop or sell City-owned properties based on community benefit.*
 - Consider relocating the co-hosted City/ High School Library to a downtown location that can be a unifying location for Seniors, Youth, Veterans, and possible satellite location for County services.*
 - Research rezoning of River Oaks Crossing*
- Develop a vital Shoreline Plan to attract both people and commerce to our waterfront.
 - Expand marina zoning: restaurants, recreational access, fishing tournaments, 55-acre park.
 - Determine viable economic uses of the Oakley shoreline and visit other cities to see how they attracted visitors as a destination (e.g., new Science Center).

- Plan and develop Cypress Corridor holistically with improvements and commerce to service new development to ease downtown traffic (e.g., grocery, restaurants).
- Reinforce Planning Commission to understand Oakley's vision and encourage public engagement:
 - Update zoning to promote single and multi-family housing, mixed use, light industry, and commercial opportunities and remaining residential opportunities. Ensure that zoning considers potential conflicts with adjacent properties that are not compatible.
 - Enforce codes consistently in all districts to create consistent standard to code enforcement by using a combination of reactive and proactive code enforcement.
 - Maintain code enforcement officers and provide proper training.*
 - Encourage objective decision-making versus subjective decision-making for application approvals to meet Oakley's vision and economic goals by focusing on formal plan and study outcomes.
 - Require developer fees for proper infrastructure (e.g., roads and parks) to support development and growth.
 - Communicate and build consensus through the results of the special studies that are

commissioned to provide for the feasibility of projects and engage the public at the beginning of all projects to ensure project delivery is not stunted or stopped without defining success from all stakeholders.

- Enhance Environmental Stewardship
 - Collaborate with the water and sewer special districts to maximize the distribution and use of recycled water.
 - Explore and report on green energy opportunities.
 - Solar at City facilities*
 - Expansion of City's EV Charging Program*



The City of Oakley's business-friendly environment will attract residential, commercial, and industrial partners to revitalize Oakley where people will come to Live, Work, and Play.

- Remove the allowance for non-drought tolerant landscaping.
- Ensure new residential construction meets adopted standards for energy efficiency, including solar and power storage.
- Implement energy, air quality, and greenhouse gas emissions goals within the Oakley General Plan, including the adoption and implementation of a Climate Action Plan by 2025 that complies with State greenhouse gas reduction targets.
- Complete a comprehensive update of the City's Zoning Code.
 - Ensure consistency with current and future vision for Oakley and the recently updated Oakley General Plan.



Oakley will partner with and attract businesses that can employ our regional workforce to invest in local talent.

Business-Friendly Environment Sub-Goal

Our business-friendly environment will attract residential, commercial, and industrial partners to revitalize Oakley where people will come to Live, Work, and Play.

Business-Friendly Environment Objectives

- Research other “like cities” to develop a Strategic Business Outreach Plan.
 - Conduct a Stimulate Oakley Business analysis for Oakley and compare to adjacent cities for differentiators and opportunities.
 - Develop a Business Vision for Oakley that will attract and retain high-quality, diverse commerce through incentives for businesses including small businesses.
 - Develop a Property Utilization Plan on City-owned properties to maximize the City's potential return on investment.
- Bolster and support existing businesses through the use of financial and funding incentives such as business low-interest loans, grant funding, ARPA funding, and promote “buy local” incentives.

- Showcase businesses through active engagement and outreach (e.g., social media, storefronts images, local business newsletter with coupon book included).
- Continue to streamline business license fee/permits.
- Beautify Oakley's streetscapes, parks, and business facades to attract and retain businesses and their customers.

Local Employment Opportunities Sub-Goal

We will partner with and attract businesses that can employ our regional workforce to invest in local talent and expertise.

Local Employment Opportunities Objectives

- Capitalize on Logistics Center and strategize with developers and surrounding property owners to create job opportunities.
- Create employer-employee partnerships to reduce State's regulations on vehicle miles traveled (VMT) and complement our existing housing (Logistics Center development).

We will partner with
and attract businesses
that can employ our
regional workforce
to invest in
local talent and
expertise.



COMMUNITY HEALTH & SAFETY GOAL

The City of Oakley will protect our public and prioritize safe streets, healthy neighborhoods, and robust community resources to benefit our most valued assets — our people.

Safe Streets Sub-Goal

We will preserve and secure the City of Oakley with safe streets that are welcoming to motorists, cyclists, and pedestrians.



Oakley will preserve and secure safe streets that are welcoming to motorists, cyclists, and pedestrians.

Safe Streets Objectives

- Create an Emergency Disaster & Response Plan including resiliency resources.
 - Develop a Communication Plan for emergency responders, Public Works, the public, and other key stakeholders.
 - Provide and reinforce public and staff training through regular community meetings.
 - Ensure resiliency to power outages (traffic controls, cellular and broadband backup, generators).
 - Implement training, communicate broadly, and seek grants for implementation.
 - Modernize the Oakley Emergency Operations Center (EOC).
- Address streets and main arteries vulnerable to fire, flood, and traffic hazards with improving infrastructure and evacuation plans to provide for safe passage for people including emergency responders.
 - East Cypress Corridor Specific Plan Area
 - Main Street – improve areas to their full right-of-way
 - Complete Laurel Road, including widening to its full width, and the extension and over-crossing over the railroad track to Sellers Avenue
- Explore improving lighting for safety.
- Align police resources with City's growth.
 - Develop and implement a staffing plan to scale police personnel to City's growing safety needs.
 - Streamline and civilianize where appropriate (i.e., admin, budget/finance, records, property, fleet management, etc.).

- Improve and invest in technology.
 - Map accident scenes to open roads quicker.
 - Research red light cameras to supplement sworn enforcement officers.
 - Create a larger “cyber shield” over the City via a robust camera program.
- Establish strong neighborhood watch programs, including National Night Out, and maintain close communication between the neighborhoods, the City Council, Oakley Police, and City Hall.
- Collaborate with neighboring agencies to maximize efficiencies with shared resources (e.g., equipment).
- Expand the Citizen Emergency Response Training (CERT) program.
- Dedicate traffic enforcement team to improve traffic safety.
- Prioritize road improvements and provide robust enforcement to manage traffic, given accidents are the #1 safety challenge.
 - Consider road improvements such as delineators for areas where speed is an issue.
 - Implement traffic-calming policy and update to new practices for increased traffic as Oakley grows.

- Promote Safe Pedestrian and Bike Routes.
 - Collaborate with School Districts to apply for State and Federal grants to create safer and more accessible connectivity.
 - Improve trail connectivity to provide pedestrians and cyclists safe passage.

Safe and Healthy Neighborhoods + Community Resources Sub-Goal

We will offer a high quality of life by partnering with residents and businesses to promote and maintain a safe and healthy living and work environment with community resources to serve our diverse community.

Safe and Healthy Neighborhoods + Community Resources Objectives

- Rejuvenate our downtown and residential and business developments to discourage blight through beautification and development of standards for commercial code enforcement.
- Promote community service opportunities to build the community and beautify Oakley.
- Implement Phase 2 of the Recreation Center.

- Connect and promote the County and Non-Governmental Organizations (NGOs) resources available to assist our vulnerable populations (e.g., unhoused persons, people seeking mental health assistance, Veterans services).
 - Educate and promote use of 211 for essential community services.
 - Initiate and partner with other agencies to create regional support to provide services to help unhoused persons.



Oakley will maintain close communication between the neighborhoods the City Council, Oakley Police, and City Hall to manage traffic.



PARKS AND OPEN SPACE GOAL

The City of Oakley will capitalize on our greatest Delta asset where our residents, businesses, and visitors can recreate and relax.

Parks and Public Areas Sub-Goal

We will upgrade and maintain our City parks and open spaces to be a focal point that encourages community use and civic pride.

Parks and Public Areas Objectives

- Upgrade and develop parks and open space for diverse interests and expanded under-served areas to reinvigorate “play” in Oakley.
 - Envision a Downtown Park to attract people downtown (e.g., new park parallel to the railroad tracks with a museum and bocce ball courts).
 - Envision, develop, and fund Oakley’s 55-Acre Regional Park and seek grant funding that will compete at the State level.
- Envision Oakley as the front door of the Delta and one of California’s natural wonders.*

—Include trail and waterway access to attract outdoor sporting such as hiking, kayaking, boating, and recreational and sports fishing that would serve as an amenity to draw homeowners and sporting events alike.

- Create and maintain sporting fields (bocce, baseball/softball, soccer, equestrian arena) and provide shade, bathrooms, and lighting services.

Programs and Recreation Sub-Goal

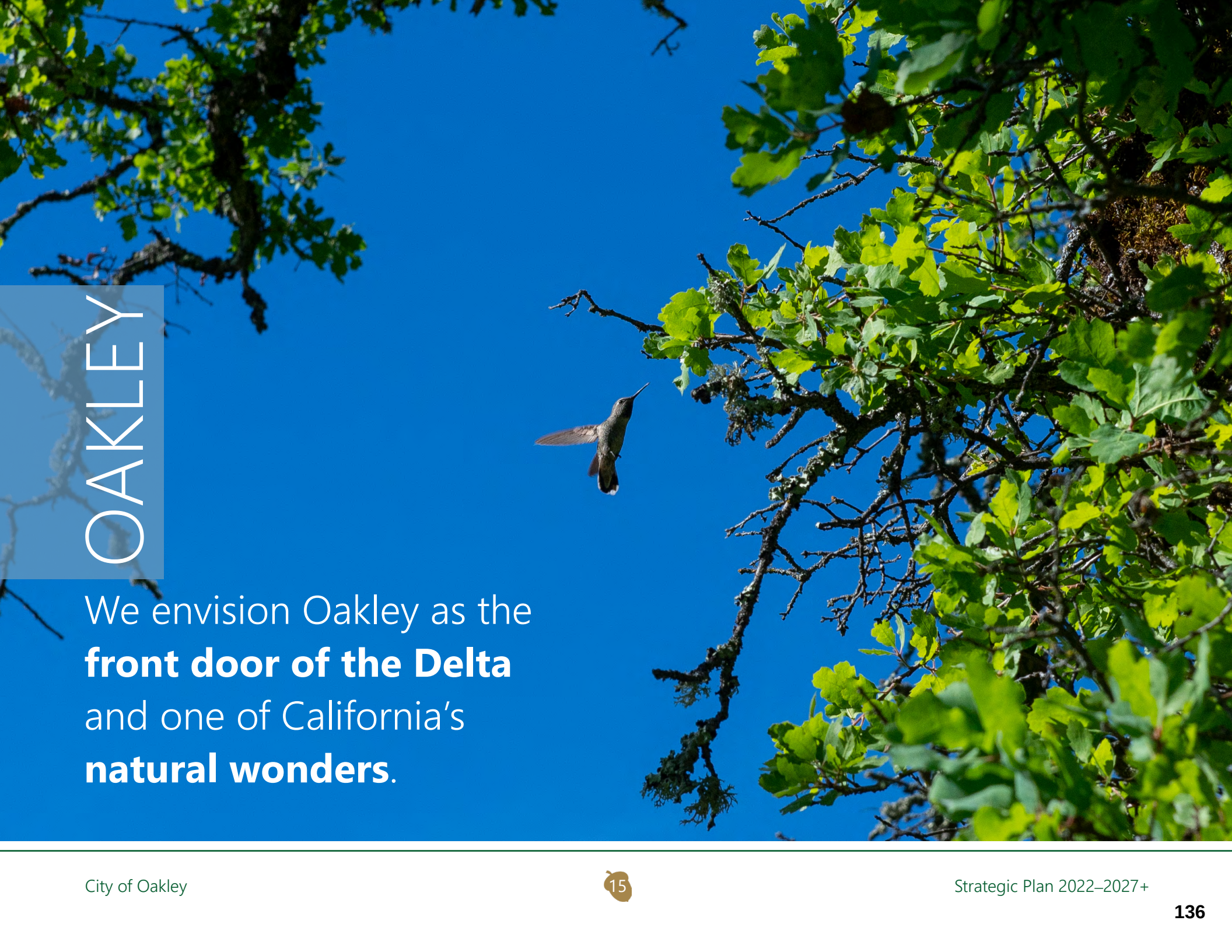
We will serve our diverse people, parks, and programs by providing inclusive activities and access to engage the City’s family and friends in science, culture, sports, and creativity.

Programs and Recreation Objectives

- Upgrade parks and open space to be accessible and attract the many interests

of our diverse residents and visitors and provide access for all.

- Celebrate and promote our local history through educational and enrichment opportunities and consider work with historical society.
- Complete Phase 2 of Oakley’s Recreation Center to encourage indoor sports, Camp Room, and Teen Room for classes.
- Continue to offer special events and streamline the process for community groups to host events that create a sense of Oakley community and showcase the importance of families, youth, seniors, and Veterans.
- Promote Oakley’s events and recreation and differentiate our offerings from adjacent cities.

A low-angle photograph looking up at a hummingbird hovering in the air. The bird is positioned in the center-left of the frame, facing right. It has a long, thin beak and its wings are spread. To the right and slightly above the bird are the branches and leaves of an oak tree. The leaves are a vibrant green, and the branches are dark and textured. The background is a clear, bright blue sky. The overall composition is clean and naturalistic.

OAKLEY

We envision Oakley as the
front door of the Delta
and one of California's
natural wonders.



COMMUNITY AND COLLABORATIVE PARTNERSHIPS GOAL

The City of Oakley will build strong community and collaborative partnerships to be mutually beneficial and co-create shared goals.

Community Outreach and Engagement Sub-Goal

We will engage and partner with our residents and businesses in meaningful and relevant dialogue to realize our shared vision and values.

Community Outreach and Engagement Objectives

- Focus on establishing community trust and public-private partnerships through positive dialog and tangible outcomes.
 - Encourage community neighborhood involvement, such as cleanup walks, that reinforce healthy lifestyles and shared goals with Oakley Police, Council, and City Hall.
 - Create interactive face-to-face dialog as a supplement to one-sided social media
- communication where full participation cannot be facilitated due to Brown Act limitations.
 - Promote City Council/Community meetings through social media to inform about agendas where public can participate in person.*
- Celebrate Oakley in demonstrating and communicating our achievements in accomplishing SP27+, community events, and activities that unite us (e.g., Heart of Oakley, Harvest Festival, Christmas Tree Lighting, Summerfest Celebration, etc.).
- Actively uphold Oakley's Governance Guidelines & Protocols Policy to encourage productive partnerships, positive communication, and achievement of short- and long-term goals.
- Increase Oakley's communication through outward-facing media, social media platforms, and website.
 - Promote City Council agendas and decisions via social media with updates on economic activity, business growth, and community events.
 - Communicate how Oakley is living its core values and meeting its stated mission and vision (e.g., newspapers, electronic boards, website, newsletter, social media).
 - Modernize website to be user friendly, transparent, functional, and reflective of the City's vision.
- Communicate and uphold the City's information systems to reinforce transparency and access to build trust.

Collaborative Partnerships Sub-Goal

We will foster and maintain strong relationships with our public-private partnerships to mutually benefit our shared goals.

Collaborative Partnerships Objectives

- Consider creating new partnerships that will involve community participation (e.g., Park and Arts Commission).
 - Establish, align, and maintain partnerships with local Special Districts, Agencies, NGOs, and Commerce to realize our responsibilities to deliver on the General Plan and Specific Plan and where goals mutually align and meet quarterly.
 - Diablo Water District
 - Develop collaborative efficiencies to serve our shared constituents.
 - Ironhouse Sanitary District
 - Consider opportunities for water reuse (e.g., recycled and industrial water).
 - Mt. Diablo Resource and Recovery (MDRR)
 - CONFIRE
 - School District
- Explore joint-use opportunities to optimally partner with elementary and high school (e.g., satellite classrooms and recreation, library).
 - Re-visit agreements with shared facilities and public access.
 - County/Region/State
 - Encourage collaboration for public safety and enforcement particularly where there is multi-jurisdictional responsibility (e.g., fire, road access, school sites).
 - Discuss Regional Park interests.
 - Invite key electeds, Board representatives, and others to speak at Council meetings for outside updates and perspective.
 - NGOs
 - Partner with Rotary, Friends of Oakley, Kiwanis, Oakley Delta Lions Club, Oakley Seniors Club, Veterans of Oakley, Masonic Lodge and Concordant Bodies, Friends of the Oakley Library.
 - Consider creating a Sister City.
 - Consider expanding outreach to NGOs beyond our region.



We will celebrate Oakley with community events and activities that unite us.



FINANCE AND FISCAL RESPONSIBILITY GOAL

The City of Oakley will leverage its financial resources for the long-term benefit of our residents and businesses while maintaining sufficient reserves to provide stability and ensure a successful future.

Finance and Fiscal Responsibility Objectives

- Communicate on financial updates including financial health, priorities, and unexpected expenditures.
 - Provide training related to community facility districts to educate the public regarding the various types of assessments, which are not all taxes.
 - Educate Executive Leadership and Council on annual budget through communication, reporting, and training to create better partnership on fiscal strategies.
 - Educate the community on large, planned revenue expenditures and how surplus monies will be invested or retained for long-term “rainy day” funds (budget process).
- Partner with Special Districts and agencies to realize economies of scale and efficiencies.
- Determine how the City will leverage its strong financial position with development revenues and ARPA Covid Relief money (\$10M).
 - Consider input by the community on how funds should be prioritized.
 - Implement technology upgrades to improve transparency and public access to City documents and remote transactions.
 - Make the most needed improvements to streets, utilizing development’s improvements, funds from the sale of property, and other financing sources to make improvements to the East Cypress traffic flow situation, etc.
 - Complete a feasibility study pertaining to broadband services and free Wi-Fi throughout the City.
- Provide one free session of City-run summer camp to Oakley residents.
- Develop a sustainable financial plan that will identify opportunities for less dependency on property taxes while maintaining the quality of life that residents and businesses expect.
 - Attract more businesses (commercial and industrial) to increase Oakley’s per-capita Sales and Use Tax revenues.
 - Seek to supplement existing funding sources with State and Federal grants for special projects.
 - Consider the implementation of an EIFD (enhanced infrastructure financing district) to make infrastructure improvements that will attract businesses and generate revenue.

- Align infrastructure spending and long-term growth so we can plan beyond two years to improve streets and parks and provide for long-term maintenance.
 - Create an internal services fund for facilities maintenance and improvements.
 - Establish a minimum baseline for General Fund contributions for street maintenance and improvements and include a growth factor in the recurring operating transfers budget each year.
- Modernize Oakley to accommodate growth and improve efficiency by funding technology to improve:
 - Service for public-business license applications/other applications
 - Financial modeling and finance/budget balancing
 - Public safety and roads
 - Customer-Friendly access to the City's financial reporting information and to allow easier transactions without the need for customers to come to City Hall
 - Infrastructure and asset management
- Develop a Financial Strategy and Reporting Policy
 - Continue to receive third party professional acknowledgment of our City's financial practices:
 - Continue to present, apply for, and receive the Government Finance Officers' Association Award on the City's Annual Comprehensive Financial Report.
 - Continue to apply for and receive the California Society of Municipal Financial Officers' Operating Budget Excellence Award.
 - Continue to update the Budget Strategies and Financial Policies in the City's annual budgets.
 - Consider how to include performance audits in the City's budget to provide accountability for performance and compliance.
 - Maintain 10-year budget forecast to be updated with each annual budget.
 - Establish a 30% General Fund Reserve Policy to protect the City's operations from a sudden drop in property tax and development-related revenues.
 - Establish a formal policy for the restrictions on and allowed uses of funds in the 30% General Fund Reserve Policy.

- Consider separating out the Capital Improvement Project (CIP) budget from the general operational budget.
 - Itemize individual project line items for Council consideration in addition to aggregated projects.
- Align Strategic Plan Goals and Objectives into the annual budget document, including performance measures.



Oakley will leverage financial resources for the long-term benefit of our residents and businesses.



SUSTAINABLE ORGANIZATION GOAL

The City of Oakley will create a vibrant municipal workforce that reflects our commitment to an inclusive and equitable community and can meet our mission today while striving for our envisioned future tomorrow.

Sustainable Organization Objectives

- Create a Recruitment and Retention Plan that will hire and retain staff to serve Oakley's growing demands and sustain the level of service our residents and businesses expect.
 - Create a competitive compensation package that is sustainable to attract and retain our greatest assets – our people.
 - Provide appropriate training and professional development to keep up with regulatory requirements and skill sets to maintain the City.
 - Properly staff our Police Department to best protect and serve Oakley.
- Address staffing limitations by hiring, contracting, or prioritizing programs, projects, and initiatives to scale appropriately.
- Base the City's performance on execution of SP27+ and other major initiatives.
- Encourage employee wellness by creating a safe and healthy work environment, an Employee Assistance Program (EAP), regular employee appreciation events and team building, and the employee wellness program.
- Rebuild and re-energize staff by surveying all employees to understand what would make Oakley a great place to work (e.g., work life balance, work from home schedule).



Oakley will encourage employee wellness by creating a safe and healthy work environment.

- Identify and invest in resources to execute the City's responsibilities.
 - Invest in Electric Vehicle fleet, which would require downtown charging stations.
 - Upgrade IT services to include new computer systems and more efficient IT response to computer and technical issues to ensure projects can be delivered efficiently.
 - Consider fulfilling staffing and hiring needs based on comprehensive Staffing Plan as aligned with SP27+ and other major initiatives.
 - Grant writer to identify State and Federal grants to support Oakley.
 - Parks & Recreation staff to keep up with demands of new parks and recreational programming.
 - Public Works staff to keep up with demands of new housing, parks and infrastructure development and maintenance.
 - Police to keep up with growing safety needs.
 - Other needs as determined.
- Create a City-wide Succession Plan that anticipates retirement, attrition, and promotions, and provides opportunity for development and growth, to build a well-rounded team that is prepared to serve the City now and well into its future.
- Reinforce a safe and healthy work environment to protect our employees and minimize compensation claims.
- Establish trust in City Hall.
 - Reinforce the investment of our revitalized staff and Council and create measurable partnerships among the trio of Council, staff, and the community to deliver on Oakley's co-created SP27+.
 - In order to recruit and retain staff, Oakley must improve its public-private partnership and live its established values to attract residents, businesses, and employees alike.
- Reinforce Team Oakley: Council, staff, and the public by celebrating successes and communicating obstacles for full transparency to create a learning environment.
- Inspire and encourage Oakley staff to be visible and work with the community at large.
- Acknowledge roles and responsibilities per the City's Governance Guidelines & Protocols Policy Framework to guide the execution of the Strategic Plan.



Oakley will create accountable partnerships among the trio of City Council, staff, and the community to deliver on this co-created Strategic Plan.

TEAM OAKLEY: PARTNERING FOR SUCCESS

The City of Oakley recognizes that the implementation of the SP27+ is incumbent on the strength of our partnership with the Council and community of residents, businesses, and stakeholders that benefit from the City's success. Our strategic planning process included outreach to more than 400 community members and stakeholders that actively responded to a survey of questions and attendance at 4 public meetings to co-create the City's new mission, vision, values, and priority objectives. With our unique new leadership of both Council and staff alike, along with a new community that has doubled since our City's incorporation less than 25 years ago, together we re-envisioned who Oakley is becoming. **We are thankful to all of those who participated to help co-design our shared future as we implement key goals that will meet our desires for today and for future generations to come.**

City Council Members

Randy Pope, Mayor
Aaron Meadows, Vice Mayor
Anissa Williams
George Fuller
Sue Higgins

Stakeholders-Partners

Jeff Quimby, Contra Costa Water District
Tyson Zimmerman, Angela Lowrey, Dawn Morrow, Ironhouse Sanitary District
Jeffrey Palmquist, Oakley Union Elementary School District Superintendent

City Staff

Joshua McMurray, City Manager
Tim Przybyla, Finance Director
Kevin Rohani, Public Works Director
Paul Beard, Police Chief
Jeri Tejeda, Human Resources Director
Brent Smith, Community Development Director
Libby Vreonis, City Clerk
Lindsey Bruno, Recreation Director
Felicia Escover, Assistant to the City Manager

Strategic Planning Consultants

Ellen Cross, Strategy Driver, Inc.
Maria Pascoal, GEI Consultants

OAKLEY

Thank you for helping Oakley co-create
a resilient future and a vibrant and
evolving community that welcomes and
values all people.





City of Oakley

3231 Main Street, Oakley, CA 94561

(925) 625-7000

<https://www.ci.oakley.ca.us/>



DATE: May 12, 2026
TO: Hon. Mayor and Members of the City Council
FROM: Derek Cole, City Attorney
SUBJECT: Adoption of Superseding Resolution Establishing Rules of Conduct for City Council Meetings – Amendments to Codify Technological Disruption Policy Required by SB 707

Approved and
Forwarded to the
City Council

Background and Analysis

The Council has previously received a presentation from the City Attorney regarding the implementation of SB 2027, 2025 legislation that amends the Brown Act in several significant ways. As the presentation explained, the City Council will be required to provide a two-way audiovisual platform for public participation at its meetings beginning this July. The Council has given direction regarding the implementation of such meetings and City Staff is currently coordinating audio-visual and equipment upgrades in the City Council Chambers to prepare for the July obligations.

One detail the City Council still must address to implement SB 707 is the adoption of a technology disruption policy. Staff has now prepared a draft policy, which it proposes to include with the City Council's existing Rules of Conduct to ensure a single document covering all aspects of City Council meetings.

Under the proposed policy, if a disruption occurs that prevents members of the public from observing the meeting remotely, the Mayor must immediately announce the issue and call a recess of the open session. During this time, the City Clerk will coordinate with Information Technology (IT) staff to diagnose and resolve the problem. The Council may convene in closed session during the recess if appropriate.

The proposed policy directs that City staff are required to make a good-faith effort to restore remote access as quickly as possible. This includes identifying whether the issue stems from incorrect meeting links or passcodes, platform settings, capacity limits, or internet connectivity problems, and taking appropriate corrective action. All efforts to restore service must be documented.

The meeting must remain in recess for up to one hour or until remote access is restored, whichever occurs first. If service is restored within that time, the Council will reconvene and proceed with the agenda. If service is not restored after one hour, the Council may reconvene and continue the meeting in open session, provided it adopts a formal finding—by roll call vote—that the City made a good-faith effort to restore access and that continuing the meeting serves the public interest.



Finally, the City Clerk must document the disruption in the official meeting minutes, including the nature and timing of the issue, the steps taken to resolve it, the time the meeting reconvened, and any formal findings made by the Council.

Consistency with the Oakley Strategic Plan 27+

The proposed action is consistent with the Sustainable Organization Goal.

Fiscal Impact

There is no fiscal impact associated with adoption of the proposed policy.

Staff Recommendation

The City Council should adopt a Resolution of the City Council of the City of Oakley Establishing the Rules for the Conduct of Meetings of the Oakley City Council and for Addressing Technological Disruptions During Such Meetings.

Attachments

1. Updated Resolution Establishing Rules of Conduct for City Council Meetings/SB 707 Technological Disruption Policy



RESOLUTION NO. XX-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ESTABLISHING THE RULES FOR THE CONDUCT OF MEETINGS OF THE OAKLEY CITY COUNCIL AND FOR ADDRESSING TECHNOLOGICAL DISRUPTIONS DURING SUCH MEETINGS (SUPERSEDING RESOLUTION NO. 33-23)

WHEREAS, Government Code section 36813 authorizes a City Council to establish rules for the conduct of its meetings; and

WHEREAS, shortly after Incorporation the City Council adopted Resolution 18-99 establishing rules for the conduct of its meetings; and

WHEREAS, the City amended its rules for conduct of meetings through Resolution 10-10, adopted on January 28, 2010; and

WHEREAS, the City further amended its rules for conduct of meetings through Resolution 33-23, adopted on March 14, 2023; and

WHEREAS, Senate Bill 707, Durazo. Open meetings: meeting and teleconference requirements ("SB 707"), amended the Ralph M. Brown Act to require eligible legislative bodies, including the City Council, to adopt a technology disruption policy ("policy") at a noticed public meeting of the City Council on or before July 1, 2026; and

WHEREAS, the City Council desires to update its meeting policies to include a policy to address how the body will handle technological disruptions as it seeks to increase public access and remote participation in regular meetings of the Council, in accordance with SB 707; and

NOW, THEREFORE, the City Council of the City of Oakley hereby rescinds Resolution 33-23 and resolves that the following shall be established as the Rules for the Conduct of Meetings of the Oakley City Council:

1. THE PRESIDING OFFICER.

a) The Mayor shall preside at all City Council meetings and perform such other duties consistent with the office as may be imposed by the Council. He/she shall be entitled to vote, but shall possess no veto power. He/she shall be recognized as the official head of the City for all ceremonial purposes and by the Governor for military purposes. In the time of public danger or emergency, he/she may, with the consent of the Council, cause order to be maintained and enforce laws.

b) The Mayor shall state every question coming before the Council,

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call for the vote, announce the decision of the Council on all subjects and decide all questions of order, subject, however, to an appeal to the Council, in which event a majority vote of the Council shall govern and conclusively determine such question of order. He/she shall sign all ordinances and resolutions adopted by the Council. In the event of the absence of the Mayor, the Mayor Pro Tern shall sign ordinances and resolutions as then adopted.

c) The Mayor shall be responsible for preserving order and decorum in the meetings. Councilmembers shall assist the Mayor in doing so and no Councilmember shall, by conversation or otherwise, delay or interrupt the proceedings or the peace of the Council, nor disturb any Councilmember while speaking, and/or refuses to obey the orders of the Council or the Mayor. Members of the Council shall not leave their seats during the meeting without first obtaining the permission of the Mayor.

2. MEETING BUSINESS. There is no required order of business at a City Council meeting. The agenda for the meeting must provide a "brief general description" of each item of business to be discussed. No action or discussion may occur with respect to any item not appearing on a posted agenda, except that on a regular meeting agenda, an item can be added if the City Council either determines that an "emergency" exists, or that there is a need to take immediate action and the need came to the attention of the City subsequent to the posting of the agenda (Government Code §54954.2(b)). Generally the meeting is divided into three parts: opening, business, and closing. Within the business section, it is common to find:

a) **Closed session:** A closed session may be conducted at either a regular meeting or a special meeting (but not an emergency meeting) and must be noticed in accordance with the Brown Act on the agenda. The Brown Act similarly limits the subject matter for closed sessions. The most common types of closed sessions discuss pending litigation, evaluation of employee performance, hiring and firing employees, and acquisition, lease or sale of real property. Special reporting requirements also attach to closed sessions.

b) **Public hearing:** A public hearing is most commonly conducted to consider a land use application (conditional use permit, subdivision map, rezoning, general plan amendment). There are specific notice requirements for public hearings. The City Council shall accept public testimony on each item, which is the subject of a public hearing; no public testimony is to be received after the public hearing has been closed.

c) **Public Comments:** Every agenda for a regular meeting shall provide a specific agenda item as "Public Comments" to allow members of the public to address the City Council on any item of interest to the public not otherwise on the agenda.

d) **Background Information/Handouts:** Background information prepared for the City Council in advance of a meeting and materials distributed

at the meeting to the City Council must be available for public inspection at the meeting. Any handouts to be provided to the City Council by a member of the audience must be received by the City Clerk at least forty-eight (48) hours prior to the meeting. Ten (10) copies of the handout must be provided.

e) **Adjournment of Meetings:** The Council establishes 11:00 p.m. as the hour of adjournment and will not continue beyond 11:00 p.m. without a majority vote of the Council. If agenda items remain after the 11:00 p.m. adjournment, and the meeting is not continued by a majority vote of the Council, a special meeting may be scheduled or the items deferred until the next meeting.

3. **MEETING TYPES.**

a) **Regular meetings:**

(1) Time. Regular meetings of the City Council shall be held at the time and place specified by separate resolution.

(2) Public. All meetings of the Council shall be open to the public; provided, however, the City Council may hold closed sessions as provided by the law.

b) **Special meetings:** A special meeting may be called by the Mayor (or Mayor Pro Tem in the absence or illness of the Mayor) or by a majority of the members of the City Council (Government Code §54956). A special meeting generally will be called to conduct business that either (a) requires more time than is available during a regular meeting; or that (b) requires attention during the period between scheduled regular meetings. Notice of a special meeting shall be posted at least 24 hours prior to the meeting, with a statement of the business to be transacted and an opportunity for the public to address the City Council on that item. Notice shall be delivered personally or by any other means to all members of the City Council and to the press.

c) **Worksessions:** The Council may conduct worksessions or study sessions on matters which are expected to come before the Council for formal action at a regular meeting or otherwise need study by the Council. At worksessions the Council will receive information and presentation of issues from invited speakers and staff. Final action or formal vote on items is not taken at workshop or study sessions. Worksessions are not public hearings. At the discretion of the Mayor, questions may be directed by the Council to a member of the public or another interested party or a brief presentation may be permitted by a member of the public or another interested party on an agenda item or a particular question related to an agenda item. The Mayor may limit or end the time for such response to questions or presentation. A worksession may be conducted as either a Regular meeting or a Special meeting.

d) **Emergency meetings:** Emergency meetings may be called under very limited circumstances. An "emergency" exists when a majority of the

members of the legislative body determines a "work stoppage or other activity" or a "crippling disaster" has occurred which severely impairs or threatens to impair the public health or safety (for example, an earthquake) (Government Code §54956.5).

e) **Adjourned meetings:** Any regular or special meeting (or any adjourned regular or special meeting) may be adjourned to a time and place specified in the order of adjournment (Government Code §54955). An adjournment must be ordered if less than a quorum attends a meeting. If no members attend, the clerk or secretary may declare the meeting adjourned.

4. **AGENDA.** In order to facilitate the orderly conduct of the business of the Council, the City Clerk shall receive no later than 9:00a.m. on the Wednesday immediately preceding a regular Council meeting of all reports, communications, ordinances, resolutions, contract documents or other matters to be submitted to the Council at such meeting.

5. **READING OF MINUTES.** Unless the reading of the minutes of a council meeting is requested by a member of the Council, such minutes may be approved without reading if the Clerk has previously furnished each member with a copy thereof.

6. **RULES OF DEBATE**

a) **Rules of Order.** Except as otherwise provided in this resolution or in conflict with State law, the current edition of "Roberts Rules of Order" shall generally govern the rules of debate.

b) **Presiding Officer.** The Mayor, if present shall preside at all meetings of the City Council. In the absence of the Mayor, the Vice-Mayor shall preside. The presiding officer may vote, make a motion, second a motion, offer a resolution, introduce an ordinance and debate any items on an agenda, without relinquishing the chair.

c) **Getting the Floor.** Every member desiring to speak shall address the Mayor, and, upon recognition by the Mayor, shall confine remarks to the question under debate.

d) **Interruptions.** A member once recognized shall not be interrupted when speaking unless it is to call that member to order, or as herein otherwise provided. If a member, while speaking, be called to order, the member shall cease speaking until the question of order is determined, and, if in order, shall be permitted to proceed.

e) **Discussion Prior to Formal Action.** It shall not be necessary to a make a motion, offer a resolution, or introduce alternatives to a proposed ordinance before debate by the Council or before the public is allowed to speak. No such motion or resolution, or introduction of an ordinance shall be made at

any time before a public hearing is closed.

f) **Process for considering an item on the Agenda.** Typically, the Mayor will announce the agenda item and then ask for a verbal staff report. The Mayor then asks the City Council if there are any questions of City staff. Following the discussion and answer of any questions, the applicant or proponent (if one exists for the item) is allowed to speak followed by members of the public. (This may or may not be the opening of a formal public hearing). The Mayor then closes the public discussion or public hearing (if applicable) and calls for Council deliberation and a motion regarding the matter.

g) **Main Motion.** Any member of the City Council may make a motion regarding the agenda item. The Main Motion should be clear and must be seconded to receive further consideration. If no second is made, the Mayor shall declare, "The motion dies for the lack of a second."

h) **Amendments to Main Motion.** After a motion has been moved and seconded, amendments may be made. Each amendment should be made, seconded, debated and then voted on in turn. When there are no more amendments to be made, the Mayor shall call for a vote on the Main Motion.

i) **Motion to Postpone or Continue.** Any item on the agenda may be postponed or continued to a "date certain" (to a subsequent meeting) by a majority vote of those members present and eligible to vote on the matter. To preserve the publication of a public hearing, the matter should be continued to a "date certain."

j) **Motion to Reconsider.** A motion to reconsider an action taken may only be made at the meeting at which the action was taken or at the next succeeding regular meeting of the City Council. A motion to reconsider any action taken by the City Council may be made by a member of the prevailing side, but may be seconded by any member, and may be made at any time and have precedence over all other motions or while a member has the floor; it shall be debatable.

k) **Voting.** A voice vote shall be taken as either "Aye," "No," or "Abstain." Silence shall be considered a vote in the affirmative. The Mayor shall announce the results of the vote.

7. PUBLIC PARTICIPATION IN COUNCIL MEETINGS

a) **Audience Decorum.** Members of the audience shall not engage in disorderly or boisterous conduct, including the utterance of loud, threatening, or abusive language; clapping; whistling; stamping; displaying large signs; or other acts that disturb, disrupt, impede, or otherwise render the orderly conduct of the City Council meeting unfeasible. A member of the audience engaging in such conduct shall, at the discretion of the Mayor or a majority of the Council Members, be subject to removal from that meeting. The audience may applaud at the

conclusion of the presentation of a proclamation or other presentation of honor made by the City Council.

b) **Request to Speak Card.** Members of the public may address the City Council during Public Comments and/or before consideration of any agenda item; however, no person shall address the Council without first being recognized by the Mayor. Any person wishing to speak, whether during Public Comments or on an agenda item, shall first submit a Request to Speak Card to the City Clerk **before** the Mayor calls for Public Comments or calls the particular agenda

c) **Purpose.** The purpose of addressing the City Council is to communicate formally with the Council regarding matters that relate to Council business or citizen concerns within the subject matter and jurisdiction of the City Council. Persons addressing the City Council on an agenda item shall confine their remarks to the matter under consideration by the Council.

d) **Speaker Decorum.** Each person addressing the City Council shall do so in an orderly manner and shall not engage in conduct that disrupts, disturbs, or otherwise impedes the orderly conduct of the Council meeting as described above. Any person who so disrupts the meeting shall, at the discretion of the Mayor or a majority of the Council Members, be subject to removal from that meeting.

e) **Time Limit.** In the interest of fairness to other persons wishing to speak and to other individuals or groups having business before the City Council, each speaker shall limit comments to three (3) minutes. If a large number of people wish to speak, this time may be shortened by the Mayor so that the number of persons wishing to speak may be accommodated within the time available.

f) **Public Comment on Items Not on the Agenda.** Public Comment for items not on the agenda will be heard at the beginning of the meeting for a maximum of thirty (30) minutes. Any persons desiring to speak beyond the thirty minute time frame will be heard at the end of the meeting.

g) **Speak Only Once Per Issue Per Meeting.** Second opportunities for the public to speak on the same issue at the same meeting will not be permitted unless mandated by State or local law.

h) **Addressing the Council.** Comment and testimony are to be directed to the Mayor. Dialogue between and inquiries from citizens at the lectern and individual Council Members, members of staff, or the seated audience are not permitted. Council Members seeking to clarify testimony or gain additional information should direct their questions through the Mayor.

i) **Yielding of Time.** It is understood that a person making a request to speak does so on his own behalf. For this reason and to guarantee all persons an ample opportunity to be heard, all speakers will be recognized for the same

amount of time. No speaker will be allowed to yield part or all of his time to another, and no speaker will be credited with time requested but not used by another.

j) **Handouts/Audiovisual Presentations:** Any handouts or audiovisual presentations to be provided to the City Council by a member of the audience must be received by the City Clerk at least forty-eight (48) hours prior to the meeting. Ten (10) copies of the handout must be provided; and a flashdrive, CD, DVD, or videocassette must be provided of the audiovisual presentation.

8. PUBLIC COMMENTS

a) **Non-Agenda Items.** The Agenda shall provide for public comment about matters that are within the jurisdiction of the City, but are not specifically listed on the Agenda. The Public Comments period shall be for a maximum of thirty (30) minutes. A member of the public who wishes to speak under Public Comments must fill out a Request to Speak Card and submit it to the City Clerk **before** the Mayor calls for Public Comments. Persons may speak under Public Comments for a maximum of three (3) minutes and shall not be allowed to defer any portion of their time to any other person.

State law prohibits the City Council from taking action on any item not listed on the Agenda unless the Council makes a determination that an emergency exists or that the need to take immediate action on the item arose subsequent to the final posting of the Agenda. Council Members or staff members may occasionally provide a brief response to comments made by the public when recognized by the Mayor for the purpose of doing so.

b) **Agenda Items.** Public comment will be accepted on Agenda items. A member of the public who wishes to speak on an Agenda item, including items on the Consent Calendar, must fill out a Request to Speak Card and submit it to the City Clerk **before** the Mayor calls the Agenda item. Persons may speak about an Agenda item for a maximum of three (3) minutes and will not be allowed to defer any portion of their time to any other person.

c) **Public Hearing Agenda Items.** At Public Hearings the property owner or the applicant has the burden of proof and, therefore, shall be allowed twenty (20) minutes for an initial presentation and an additional ten (10) minutes for rebuttal following the other comments on the matter. The Mayor may allow more time if required to provide due process for the property owner or applicant. An appellant, other than the property owner or applicant, and the spokesperson for an organized group of residents residing within the noticed area of the property which is the subject of the Public Hearing, may have up to ten (10) minutes to speak on behalf of the group and shall not be allowed to defer any portion of their time to other speakers. All other members of the public may speak during the Public Hearing for a maximum of three (3) minutes and shall not be allowed to defer any portion of their time to other speakers. In the event the time required for members of the public to speak would exceed ninety (90) minutes, the Mayor may reduce the maximum time limit for members of the public to speak.

9. **VIOLATION OF THE RULES OF DECORUM** Upon violation of the rules of decorum established outlined herein, the procedure to enforce the rules shall be as follows:

a) **Warning.** The Mayor shall first request that a person who is violating the rules cease such conduct. If, after receiving a request from the Mayor, the person persists in violating the rules, the Mayor shall call for a short recess of the meeting. Any representative of law enforcement who is present at the meeting when the violation occurs shall be authorized to warn the person that his or her conduct is violating the rules and that he or she is requested to cease such conduct. If upon resumption of the meeting the violation persists, the Mayor shall order another recess, whereupon the Mayor shall have the authority to ask the law enforcement personnel to remove the person from the meeting and/or to cite the person as being in violation of Penal Code Section 403.

b) **Motion to Enforce.** If the Mayor fails to enforce the rules of decorum set forth herein, a majority of the City Council may move to require the Mayor to do so, and an affirmative vote of a majority of the Council shall order the person to be warned and/or removed from the meeting.

c) **Clearing the Room.** Pursuant to Government Code Section 54957.9, in the event that any meeting is willfully interrupted by a person or groups of persons so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of the individuals who are willfully interrupting the meeting, by a majority vote of the City Council, the meeting room may be ordered cleared and the meeting shall continue in session. Only matters appearing on the agenda may be considered in such a session. Representatives of the press or other news media, except those participating in the disturbance, shall be allowed to attend any session held pursuant to Government Code Section 54957.9.

d) **Violation of the California Penal Code.** A person or persons who substantially impair(s) the conduct of a City Council meeting by knowingly and intentionally violating these rules of decorum may be prosecuted under Penal Code Section 403 for disturbing a public meeting. Every person who violates Penal Code Section 403 is guilty of a misdemeanor.

e) **Removal of disruptive persons.** A person may be removed from a meeting in accordance with Government Code section 54957.95, provided the standards of that section are strictly met, and the disruptive person is not removed unless and until he or she has been given a clear, express warning as the section requires, and the disruptive conduct is not discontinued.

10. **EXPRESSION OF CITY COUNCIL POSITIONS**

a) From time-to-time, the City Council may by vote take a position on issues of importance or interest to the City or its residents. For instance, the City Council may consider supporting or opposing federal or state legislation or actions

pending before other governmental agencies. Before the City Council has taken a position on any such subject, or on any other subject for which the City Council must vote to register its position, no City Councilmember shall represent that a particular position is that of the full City Council. Likewise, after the City Council has voted to take a position on any subject, no City Councilmember shall represent that the City Council has taken a position different than that which the City Council actually took by its vote.

b) Nothing in this Section shall be deemed to preclude or inhibit any City Councilmember from expressing his or her own position regarding any subject, even if that position is contrary to the position the full City Council adopted by vote.

c) The interpretation of the City Council's position regarding any subject shall be based on the position as expressed in any document or instrument the City Council adopted in taking the position (e.g., resolution, letter) or, if no such document or instrument exists, on the description of the action taken in the City Council's official Minutes.

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11. TECHNOLOGY DISRUPTION POLICY (SB 707)

a) Purpose

(1) To comply with Senate Bill 707, Durazo. Open meetings: meeting and teleconference requirements ("SB 707"), effective at any meeting occurring in or after July 2026, the City will provide members of the public with two-way audiovisual access to all open and public meetings of the City Council.

(2) This policy establishes procedures for responding to disruptions in the audiovisual platform or internet service that prevent members of the public from attending or observing the meeting remotely.

b) Procedures in the Event of Remote—Access Disruption

(1) If any Councilmember or presiding City staff, including the City Manager, City Clerk, and City Attorney, becomes aware of a disruption to the City's audiovisual access—preventing members of the public from observing the meeting remotely:

(A) The Mayor shall immediately announce the disruption to the public;

(B) The Mayor shall call for a recess of the open session, and the City Council may meet in closed session during the recess;

(C) The City Clerk shall coordinate with Information Technology ("IT") staff to diagnose and restore the disrupted service;

(D) While IT staff addresses the disruption, the session must stay in recess for at least one (1) hour or until service is restored—whichever is sooner.

(2) During the disruption, City staff shall make a good-faith attempt to restore remote-access service, including:

(A) Confirming the scope of the problem—e.g. front-end access such as incorrect meeting link, ID or wrong passcode; back-end meeting settings such as authentication requirements or capacity limits; or non-platform issues such as unstable internet connection;

(B) If front-end access is the issue, IT shall ensure the correct meeting link and/or passcode is shared with the public;

(C) If back-end meeting settings are the issue, IT shall alter settings such as disabling authentication requirements and/or capacity limits and restart audiovisual platform access;

(D) If unstable internet connection is the issue, then IT shall conduct network troubleshooting.

(3) The City Clerk or IT staff shall document all efforts undertaken to restore remote-access participation.

(4) Reconvening Open Session:

(A) Timing: The open session may be reconvened after at least one hour has elapsed from the time of disruption or as soon as remote-access is restored, whichever occurs earlier.

(B) If remote access is restored, the City Council shall reconvene and the open session shall proceed along the meeting agenda.

(C) If remote access is not restored after one hour, the City Council shall reconvene and continue the meeting in open session. Before proceeding, the Council shall adopt, by roll call vote, a finding that the City has made a good-faith attempt to restore audiovisual access in accordance with the policy, and that the public interest in continuing the meeting outweighs the public interest in remote access.

(5) In the event of meeting disruption, the City Clerk shall enter a brief statement into the meeting minutes, including:

(A) The nature and time of the disruption; and

(B) The efforts undertaken to restore remote access; and

(C) The time the City Council reconvened; and

(D) If applicable, any finding pursuant to Section 11(b)(4)(C).

12. **EFFECTIVE DATE**

These Rules for the Conduct for the Conduct of Meetings of the Oakley City Council shall take effect and be in full force and effect immediately following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Oakley this 12th day of May 2026 by the following vote:

AYES:

NOES:

ABSTENTION:

ABSENT:

APPROVED:

Hugh Henderson, Mayor

ATTEST:

Kim Snodgrass, City Clerk

Date

April 2026 New In-Town Business Licenses

Business Name	Primary Contact Email Address	Full Primary Address	Active Licenses
OAKLEY SHELL	ASHWIN@LOOPNEIGHBORHOOD.COM	920 E CYPRESS RD OAKLEY CA 94561	BUSINESS LICENSE
COCO ATHLETICS ARTS MUSIC & SPORTS	LOYALTYATHLETICS@OUTLOOK.COM	1625 MAIN ST STE 1008 OAKLEY CA 94561	BUSINESS LICENSE
SREEDHAR MADA		1000 VINTAGE DR OAKLEY CA 94561-3894	BUSINESS LICENSE
MARIBEL RUVALCABA AGENCY - FARMERS INSURANCE	MRUVALCABA@FARMERSAGENT.COM	200 W CYPRESS RD BLDG A OAKLEY CA 94561-3259	BUSINESS LICENSE
INSTANT CELLULAR LLC	INSTANTCELLULARBILLS@GMAIL.COM	2053 MAIN ST OAKLEY CA 94561	BUSINESS LICENSE
SUNNY'S PAYLESS TOBACCO	PAYLESSTOBACCO89@GMAIL.COM	2565 MAIN ST STE B OAKLEY CA 94561	BUSINESS LICENSE
AIRWAY ALLY PEDIATRIC SUPPORT LLC	SERUYOMBYA@GMAIL.COM		HOME BASED BUSINESS
THE ARROW'S LLC	ARROWSAPPAREL2026@GMAIL.COM		HOME BASED BUSINESS
HANDY DANDY FIX	ANGELO.A.PAREDES@GMAIL.COM		HOME BASED BUSINESS
ALMOST EVERYTHING CATERING	ALMOSTEVERYTHINGCATERING@GMAIL.COM		HOME BASED BUSINESS
PULSE TRAVEL CO			HOME BASED BUSINESS
TERRA COMMERSIFY LLC	LUISXPANTOJA@GMAIL.COM		HOME BASED BUSINESS
MYSTIC BLENDS	MYSTICBLENDSLLC@GMAIL.COM		HOME BASED BUSINESS
BULLDOGS POOL & SPA SERVICE LLC	BULLDOGSPOOLSERVICE@YAHOO.COM		HOME BASED BUSINESS
14			

DATE: May 12, 2026
TO: Joshua McMurray, City Manager
FROM: Brianne Visaya, Assistant Engineer
SUBJECT: Contra Costa County Regional Alternative Compliance (RAC) Joint Powers Authority (JPA) Storm Water Work Session to Discuss the City of Oakley's Participation in the RCA JPA

Approved and
Forwarded to the
City Council

Summary

The Contra Costa Clean Water Program (CCCWP) was established in 1991 by Contra Costa municipalities in anticipation of municipal stormwater permitting requirements under the federal Clean Water Act and California water quality laws, with encouragement from regional water regulators. CCCWP is a collaborative program composed of 19 Contra Costa cities and towns, the unincorporated Contra Costa County, and the Flood Control and Water Conservation District, whose main objective is to jointly implement National Pollutant Discharge Elimination System (NPDES) stormwater permit requirements. Some permit provisions are most cost-effective to implement on a regional basis, such as water quality monitoring, public education, and special studies.

The **Contra Costa County Regional Alternative Compliance (RAC) System** is an innovative, regionally supported approach to fulfilling state-mandated stormwater treatment obligations. Developed through a partnership between CCCWP, the U.S. Environmental Protection Agency (EPA), and the San Francisco Bay Regional Water Quality Control Board ("San Francisco Bay Water Board"), the RAC System provides an off-site, alternate compliance mechanism for the Green Stormwater Infrastructure (GSI) that would normally be required on-site. The RAC System allows both public agencies and private developers to purchase "compliance units" generated by certified Off-Site GSI projects constructed elsewhere in the county. These units represent an equivalent amount of stormwater treatment required for regulatory compliance.

The RAC System addresses long-standing challenges: constrained development sites, high costs of distributed GSI projects, and the need to target legacy pollutant areas. Participation in the RAC System is enabled through a new JPA, which provides administrative support, financial mechanisms, and the governance structure necessary to manage Off-Site GSI projects and maintain ongoing compliance. Importantly, the JPA would enable the participating agencies to levy a special tax under the Mello-Roos Community Facilities Act of 1982, as amended (Mello-Roos Act) on private properties that voluntarily choose to participate in the RAC System (Participating Properties) to fund maintenance of the Off-Site GSI projects.



Pursuant to the Mello-Roos Act, in order for the JPA to form a community facilities district (CFD) that may include Participating Properties in the City (either at the time of CFD formation or by annexation to the CFD) and levy special taxes to finance maintenance of Off-Site GSI projects, the JPA and the City must enter into a joint community facilities agreement or joint exercise of powers agreement.

The following are a list of cities that have adopted or are planning to bring forward to their City/Town/County Council, a resolution to join the RAC JPA: Antioch, Concord, Contra Costa County, Hercules, Martinez, Moraga, Orinda, Pinole, Pittsburg, Pleasant Hill, Richmond, and San Pablo.

Background

The Municipal Regional Stormwater Permit (MRP) imposes several obligations on local governments. Under Provision C.3.d, regulated new development and redevelopment projects must incorporate on-site Low Impact Development (LID) or GSI to treat stormwater before it reaches local waterways. Many sites—particularly small infill properties, parcels with steep slopes, or locations with underground utility conflicts—face serious constraints that make on-site treatment difficult or infeasible.

In addition, under MRP Provision C.3.j, municipalities must retrofit a quantifiable amount of existing impervious surface with GSI over the permit term. This requirement can be costly and resource-intensive when implemented through numerous small, distributed projects. Moreover, cities must comply with pollutant load reduction targets under the PCBs TMDL (Provision C.12.c), which require locating stormwater treatment facilities in areas with historically high pollutant loads.

To address these challenges, Contra Costa County, the Cities of San Pablo and Walnut Creek, and the County Flood Control District partnered with the EPA to pilot the RAC System. Existing rules and guidance authorizing alternative compliance pathways legally support the RAC System. The San Francisco Bay Water Board reviewed and approved the RAC System under MRP Provision C.3.e, the section explicitly devoted to alternative compliance.

To effectively manage the RAC System, participating agencies are forming a JPA. The JPA is responsible for administering Off-Site GSI certification, compliance unit accounting, project verification, long-term maintenance funding mechanisms, and annual reporting to the Water Board.



Analysis

How the RAC System Works.

The RAC System creates a countywide marketplace in which Off-Site GSI projects—facilities intentionally constructed to treat stormwater from areas beyond their immediate footprint—generate standardized “compliance units.” These units are quantified based on the drainage area treated, pollutant removal performance, rainfall zone, and land use characteristics.

Once certified by the local jurisdiction where they are located, Off-Site GSI projects can make their compliance units available for purchase. Public agencies or private developers who cannot feasibly meet on-site stormwater retention requirements may instead purchase sufficient units to meet their MRP obligations. The purchaser also pays for maintenance of the Off-Site GSI projects to ensure the long-term performance of the Off-Site GSI project.

Why a JPA is Needed

The Draft Joint Powers Agreement establishes a governance structure for administering the RAC System. The JPA is authorized to manage the financial, administrative, and regulatory responsibilities that accompany the program, including forming a community facilities district (CFD) under the Mello-Roos Act to levy special taxes on private properties that voluntarily choose to participate in the RAC System (Participating Properties) to fund maintenance of the Off-Site GSI projects.

Pursuant to the Mello-Roos Act, in order for the JPA to form a community facilities district (CFD) that may include Participating Properties in the City (either at the time of CFD formation or by annexation to the CFD) and levy special taxes to finance maintenance of Off-Site GSI projects, the JPA and the City must enter into a joint community facilities agreement or joint exercise of powers agreement. The JPA can efficiently levy the special tax under the Mello-Roos Act without the need for each individual participant to establish a new CFD within their jurisdiction. Because public agencies are not subject to CFD special taxes, the JPA would collect a separate fee from public agencies that purchase compliance credits through the RAC System.

The CFD provides a stable, predictable revenue stream to maintain Off-Site GSI facilities, which is essential to ensuring the continued functionality of systems relied upon for compliance. Public agencies that purchase compliance units pay directly to the JPA rather than through property tax mechanisms, which simplifies public-sector participation.

Benefits of RAC Participation to City of Oakley

The RAC System offers several benefits that are particularly important for agencies seeking flexible, affordable ways to meet stormwater regulations.



1. It provides a solution for constrained project sites where onsite GSI is impractical. Rather than granting variances or requiring redesigns, staff can direct applicants to a consistent, regionally approved alternative compliance mechanism.
2. It supports more cost-effective stormwater treatment. Large regional GSI facilities can achieve economies of scale, reducing both upfront construction and ongoing maintenance costs per acreage treated compared to multiple small installations dispersed across the city.
3. RAC participation aligns with regional water quality goals. Off-Site GSI facilities can be strategically located in areas with high legacy pollutant loads, helping the City make measurable progress toward PCBs and other TMDL targets.
4. RAC participation reduces local administrative burden. The RAC Tracking Tool—maintained by the JPA—stores compliance unit records, tracks buyer/seller transactions, ensures proper verification and maintenance documentation, and houses all regulatory reporting materials. Without participation in the JPA, these administrative tasks would fall solely on local staff.

Consistent with City of Oakley Policy and Regional Regulations

Participation in the RAC JPA is consistent with the City's obligation to comply with state and federal water quality regulations. Furthermore, the program supports regional GSI planning efforts and broad sustainability policies that encourage multi-benefit infrastructure projects, pollutant reduction, and improvements in water quality.

Participation in the RAC System will provide the City of Oakley with an additional compliance pathway for Regulated C.3.d projects where on-site stormwater treatment, retention, and Low Impact Development (LID) measures may be constrained by site conditions, limited parcel size, or redevelopment limitations. As a growing suburban community with ongoing residential, commercial, and public infrastructure improvements, Oakley can utilize RAC participation to supplement project-specific stormwater compliance while supporting implementation of regional green stormwater infrastructure (GSI) projects that provide broader watershed benefits. This flexibility will assist private development and public capital improvement projects in maintaining compliance with Municipal Regional Permit (MRP) requirements while ensuring stormwater treatment benefits are achieved in high-priority locations.

The City of Oakley recognizes the challenge of meeting its required Green Stormwater Infrastructure (GSI) retrofit targets under Provision C.3.j by the June 30, 2027, deadline, particularly given funding limitations, right-of-way constraints, and competing capital improvement priorities. Participation in the RAC System allows Oakley to cost-effectively contribute toward regional off-site GSI projects that may deliver greater pollutant load reductions and stormwater capture benefits than smaller distributed local retrofit opportunities. By leveraging Off-Site GSI credits, the City can strategically balance implementation of local retrofit projects with regional



investments, improving compliance certainty for current MRP 3 obligations while positioning the City to adapt to anticipated MRP 4 permit requirements and expanded stormwater management expectations.

Although the City of Oakley is primarily characterized by newer development patterns and lacks extensive historic industrial land uses typically associated with moderate to high PCB source areas, the City remains responsible for contributing toward regional compliance with the PCBs Total Maximum Daily Load (TMDL) requirements under Provision C.12.c. Participation in the RAC System enables Oakley to support regional implementation of stormwater treatment and source control projects in jurisdictions where higher PCB load reductions can be achieved more effectively. This regional approach allows Oakley to contribute meaningfully toward the collective San Francisco Bay Area PCBs reduction goals while recognizing local watershed conditions and limited opportunities for direct PCB load reduction projects within City boundaries.

Joint Community Facilities Agreement

Pursuant to the Mello-Roos Act, in order for the JPA to form a CFD that may include Participating Properties in the City (either at the time of CFD formation or by annexation to the CFD) and levy special taxes to finance maintenance of Off-Site GSI projects, the JPA and the City must enter into a joint community facilities agreement or joint exercise of powers agreement.

Staff will bring forward a resolution to the City Council for the approval of the JPA Agreement, which constitutes a joint community facilities agreement for the May 26, 2026, City Council Meeting.

Consistency with the Oakley Strategic Plan 27+

Holding an advisory work session is consistent with the goals in the sections of the Oakley Strategic Plan 27+ entitled, “Community and Economic Development Goal” and “Community and Collaborative Partnership.” The specific goals achieved are Strategic and Thoughtful Growth and Collaborative Partnerships.

Fiscal Impact

There is no fiscal impact associated with this work session.

Participation in the RAC JPA will require the City to contribute to the JPA’s annual operating cost, which will be shared equally among all member agencies unless modified by agreement. The amount of this cost will be presented separately upon confirmation of the final annual budget from the JPA Board. The amount is expected to be nominal because the cost of administering the CFD--the primary function of the JPA--will be paid out of special taxes collected by the CFD.



Participation may also generate revenue for the City when staff carry out responsibilities such as Off-Site GSI verification or buyer approvals, as jurisdictions receive payment for performing these duties. There is no fiscal obligation for Off-Site GSI maintenance associated with private development projects, because CFD special taxes cover these costs. Public agency buyers fund O&M directly through agreements with the JPA.

Staff Recommendation

It is recommended that the City Council provide direction to:

1. Direct Staff to prepare the resolution to approve participation in the Contra Costa County Regional Alternative Compliance (RAC) Joint Powers Authority (JPA), approve the proposed Joint Powers Agreement, and authorize the City Manager to execute the Joint Powers Agreement.
2. Appoint Public Works Director/City Engineer as the JPA Board Representative and Assistant Engineer as the Alternate
3. Direct staff to take such actions as necessary to participate in the RAC System, including preparation of an ordinance to revise the City's stormwater ordinance to incorporate participation in the RAC System as an approved alternative compliance for meeting applicable stormwater treatment requirements.
4. Authorize staff to collaborate with the RAC JPA Administrator to support RAC System implementation.
5. Direct Staff to prepare the resolution to authorize the JPA to establish one or more community facilities districts (CFD), accept applications from property owners, annex properties to the CFD, and levy special taxes to finance on-going maintenance costs for Off-Site GSI Projects; and approve a joint community facilities agreement

Attachments

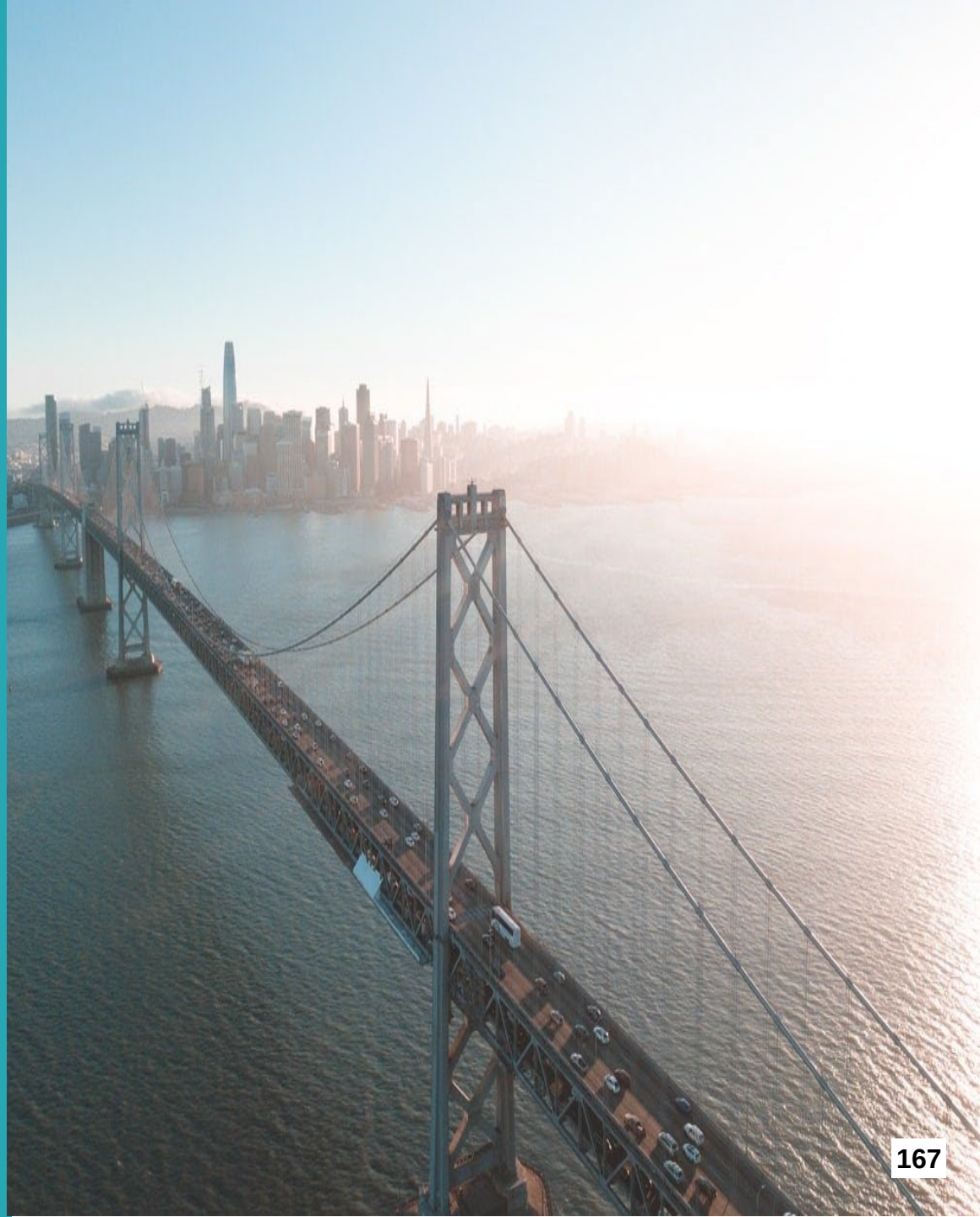
Attachment 1 – CCC RAC System Overview Presentation





Contra Costa County Regional Alternative Compliance System Overview

Introduction



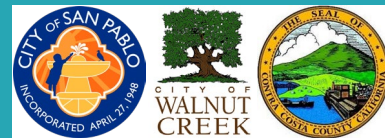
What Are the Challenges with the Existing System?



- The Municipal Regional Stormwater Permit (MRP) Provision C.3 requires low impact development (LID)/green stormwater infrastructure (GSI) to be implemented:
 - On new development and redevelopment projects
 - To retrofit a proportion of permittee impervious surfaces (C.3.j)

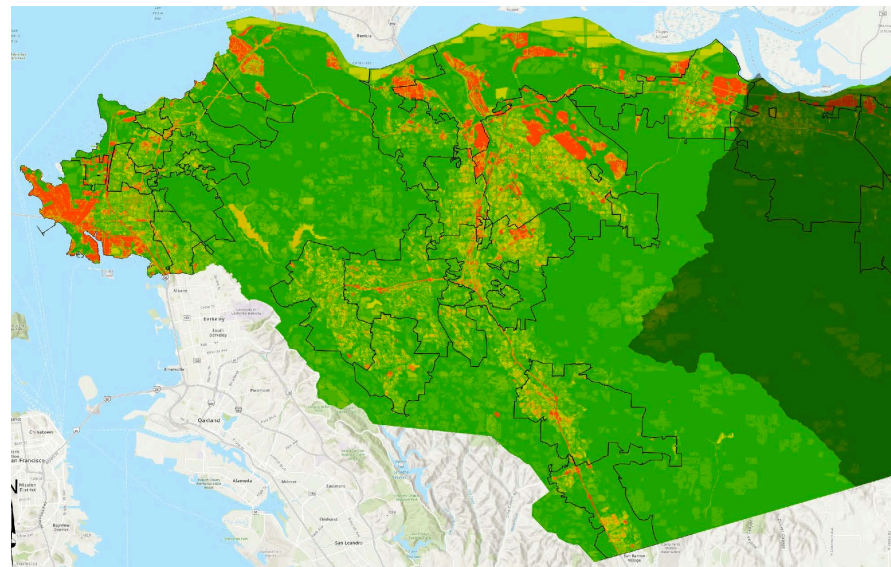


What Are the Challenges with the Existing System?



Challenges:

- Some re/development sites have physical or site use constraints to implement GSI
- Distributed GSI is costly and requires considerable effort to maintain
- Legacy pollution is concentrated in certain areas of Contra Costa County



How can Regional Alternative Compliance (RAC) address these challenges?



- The RAC System allows an **off-site option** for new and redevelopment projects to meet MRP C.3 requirements
 - Other regulated stormwater dischargers may also participate (e.g. Caltrans, Phase II permittees, etc.)
- The RAC System allows for investment in regional GSI projects that:
 - Are cheaper to implement and maintain per acre treated
 - Can be located to target legacy pollution in the County
 - Could provide additional multiple benefits

AND

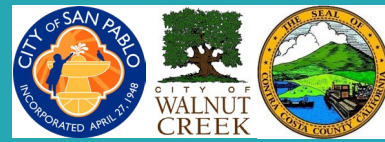
- The RAC System establishes designated O&M funding to ensure long-term performance of facilities



RAC System Development Process



What is the Legal Basis for Alternative Compliance?



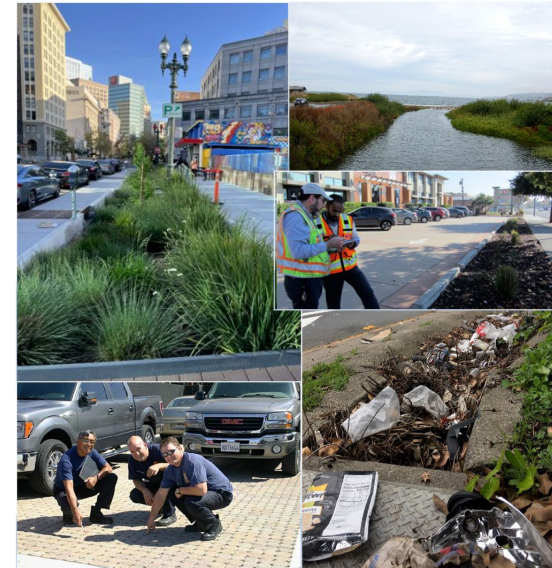
- Alternative compliance systems are legally enabled through existing rules, guidance, and plans
- Contra Costa County (CCC) RAC System was developed in input from:
 - CCC Permittees
 - Advisory Committee made from nine SF Bay Area Counties + Caltrans + Port of Oakland
 - Water Quality Control Board and EPA
 - Internal and external Legal Reviewers



- The Water Board has approved the Contra Costa County RAC System under the current MRP Provision C.3.e “alternative compliance”
- RAC System reporting will be delivered to Water Board at a specified frequency each permit term

California Regional Water Quality Control Board
San Francisco Bay Region
Municipal Regional Stormwater NPDES Permit

Order No. R2-2022-0018
NPDES Permit No. CAS612008
May 11, 2022

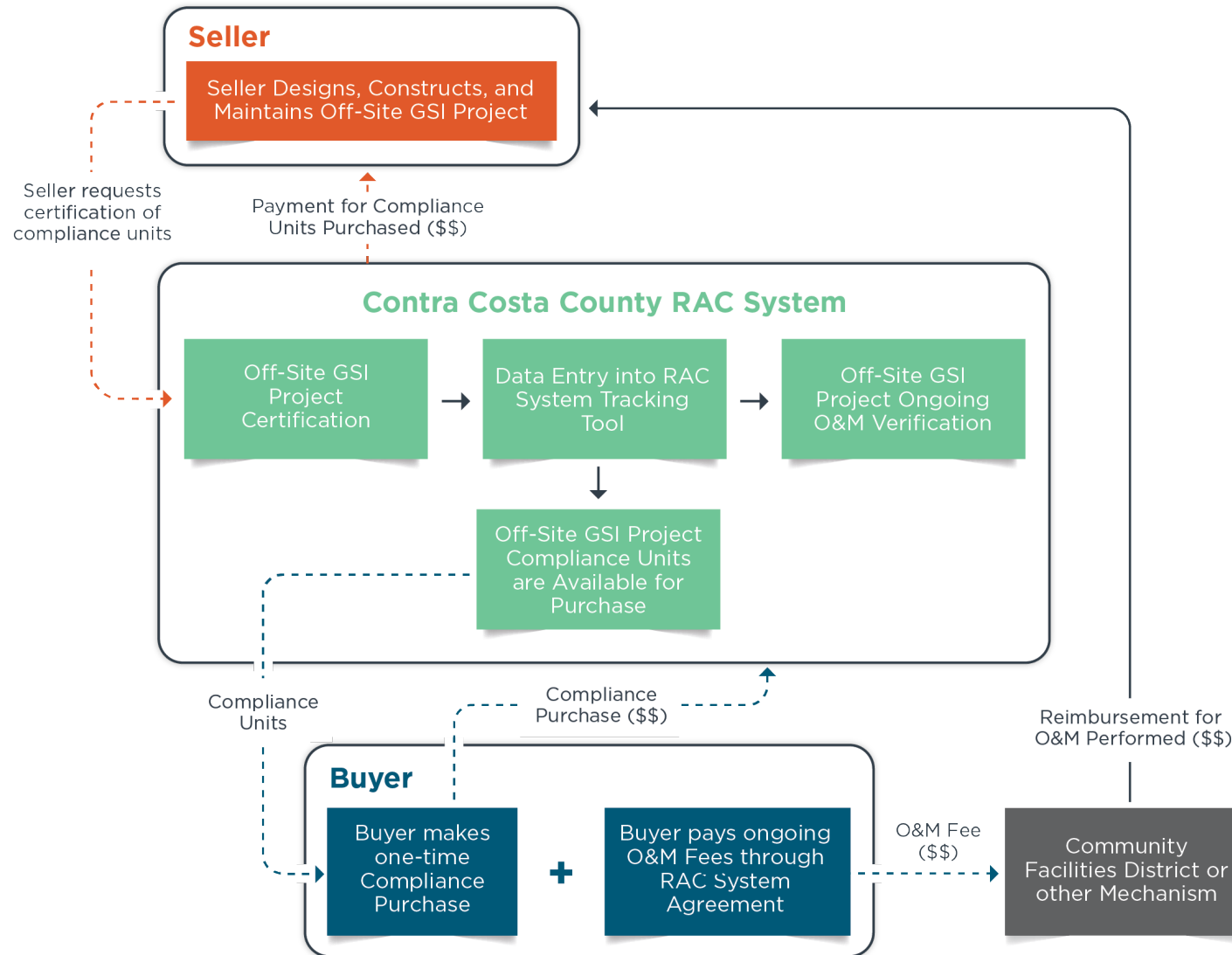


RAC System Implementation Process

System Overview and Participant Roles



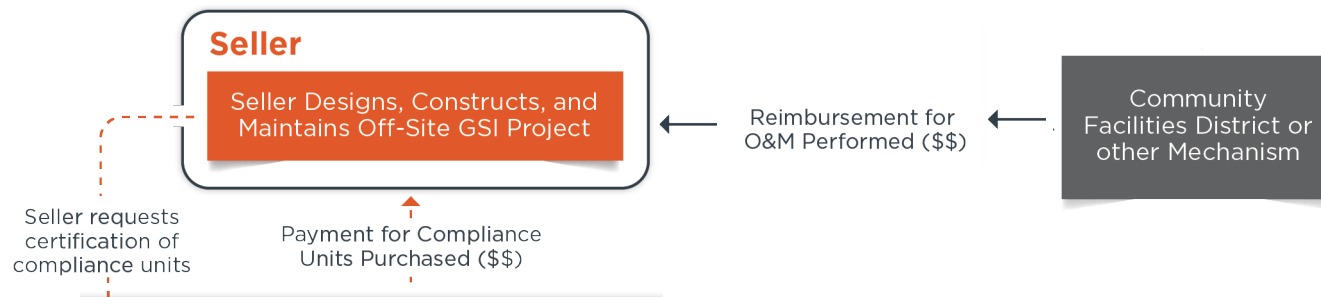
Contra Costa County RAC System



RAC System Participants - Sellers



- Design, construct, and maintain Off-Site GSI projects
- Request certification of compliance units by the RAC System
- Receive payment once compliance units are sold
- Receive reimbursement for O&M performed
- May include:
 - MRP Permittees
 - Contractors/Developers
 - Community Based Public-Private Partnerships (CBP3)



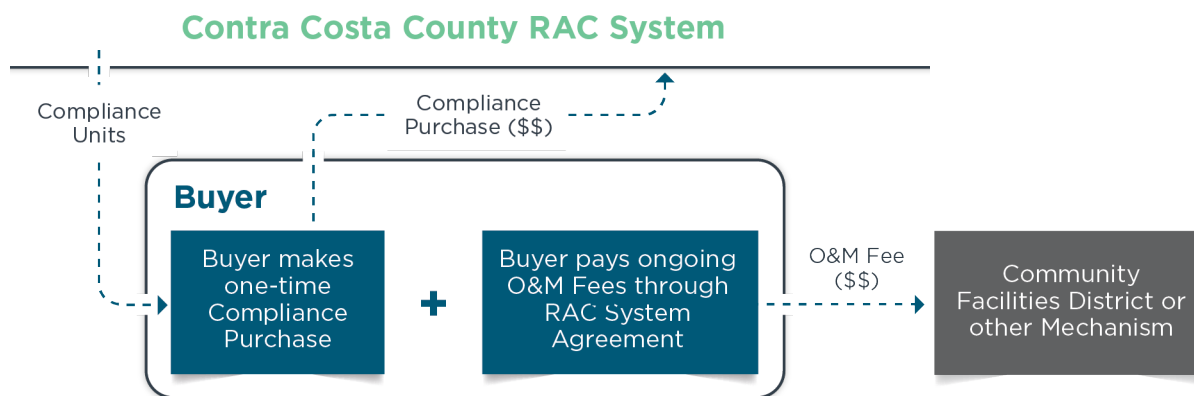
Contra Costa County RAC System



RAC System Participants - Buyers



- Purchase compliance units for their compliance purposes
- Pay an ongoing O&M Fee
- May include:
 - Developers
 - MRP Permittees
 - Other parties subject to NPDES Permits (Caltrans, Phase II permittees, etc.)



RAC System Participants – Jurisdictions/Permittees (Facilitator)

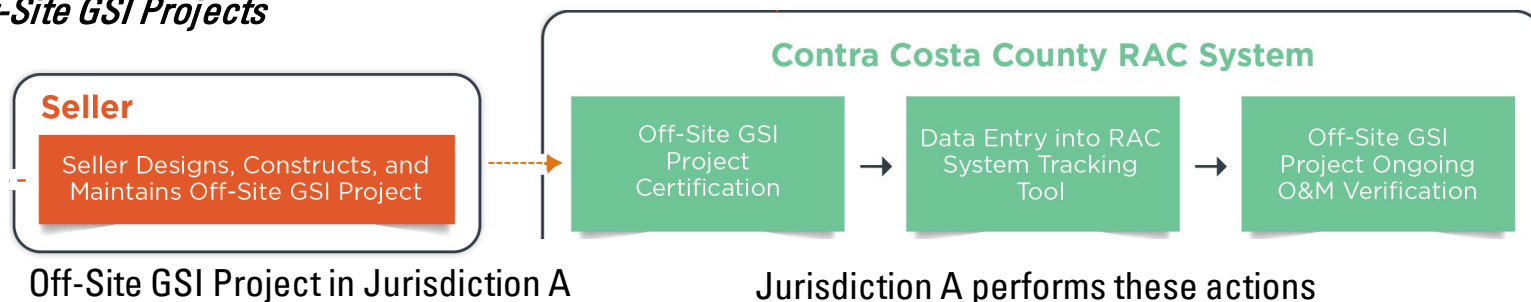


- ❖ Approve use of RAC System (i.e., City Council resolution)
- ❖ Update Stormwater Ordinance to include RAC system

For Off-Site Projects in their boundary:

- Assist with Off-Site GSI Project Certification
- Enter data into RAC System Tracking Tool
- Perform On-Going GSI Project Verification
- Receive payment for these duties

Off-Site GSI Projects

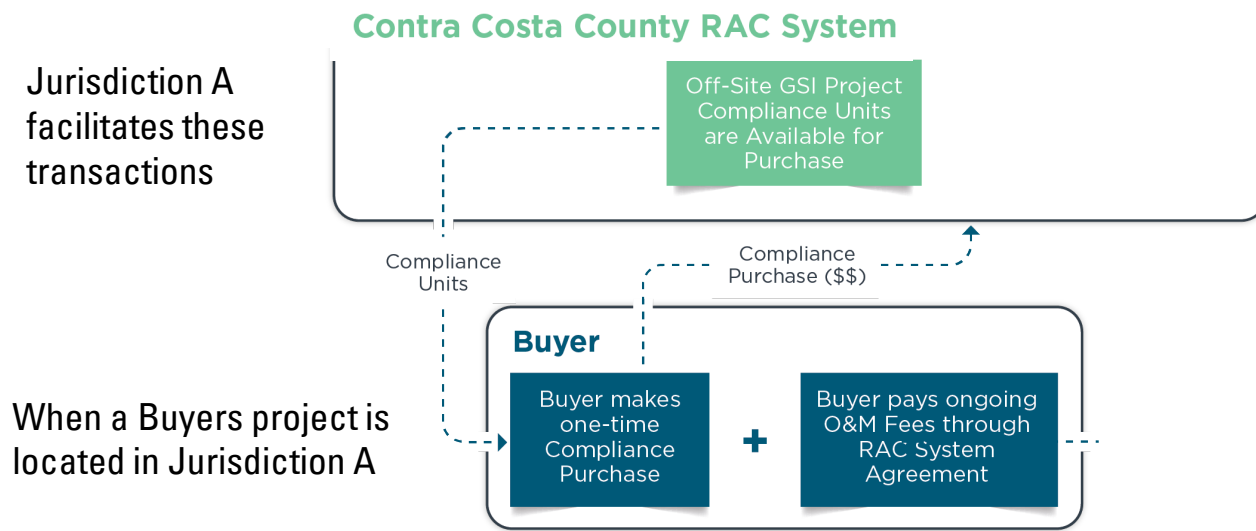


RAC System Participants – Jurisdictions/Permittees (Facilitator)



For Buyers:

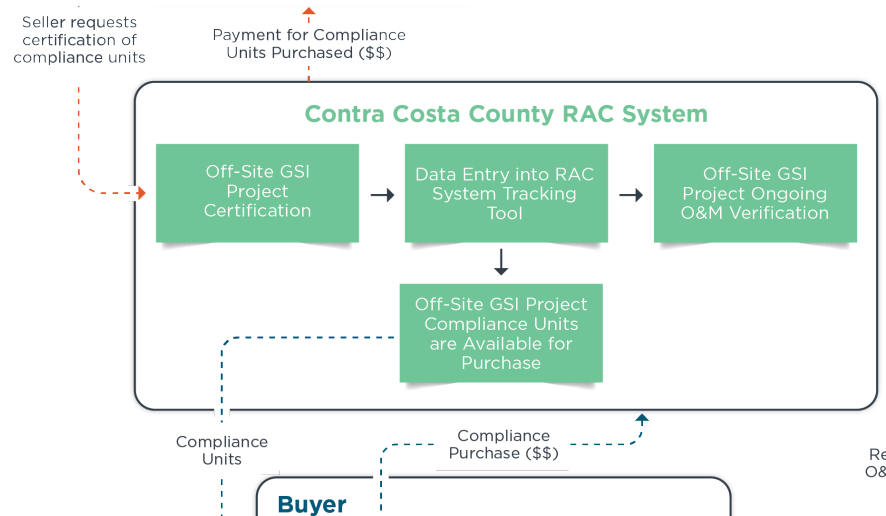
- Approve use of RAC System by Buyer
- Help identify Compliance Units available for private Buyers
- Facilitate Compliance Purchase, Agreements, and Ongoing O&M Fee for these private Buyers
- Receive payment for these RAC System duties



RAC System Participants - Administrator



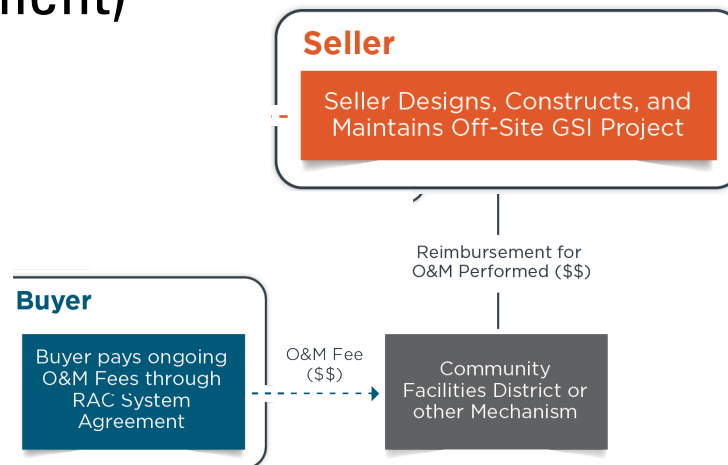
- Provides oversight for RAC System actions/transactions
- Oversight of the RAC System fund
- Manages Tracking Tool
- Manages annual reporting to Water Board
- Performs adaptive management of RAC System
- Receives administrative payments to cover these duties



RAC System Participants – Community Facilities District*

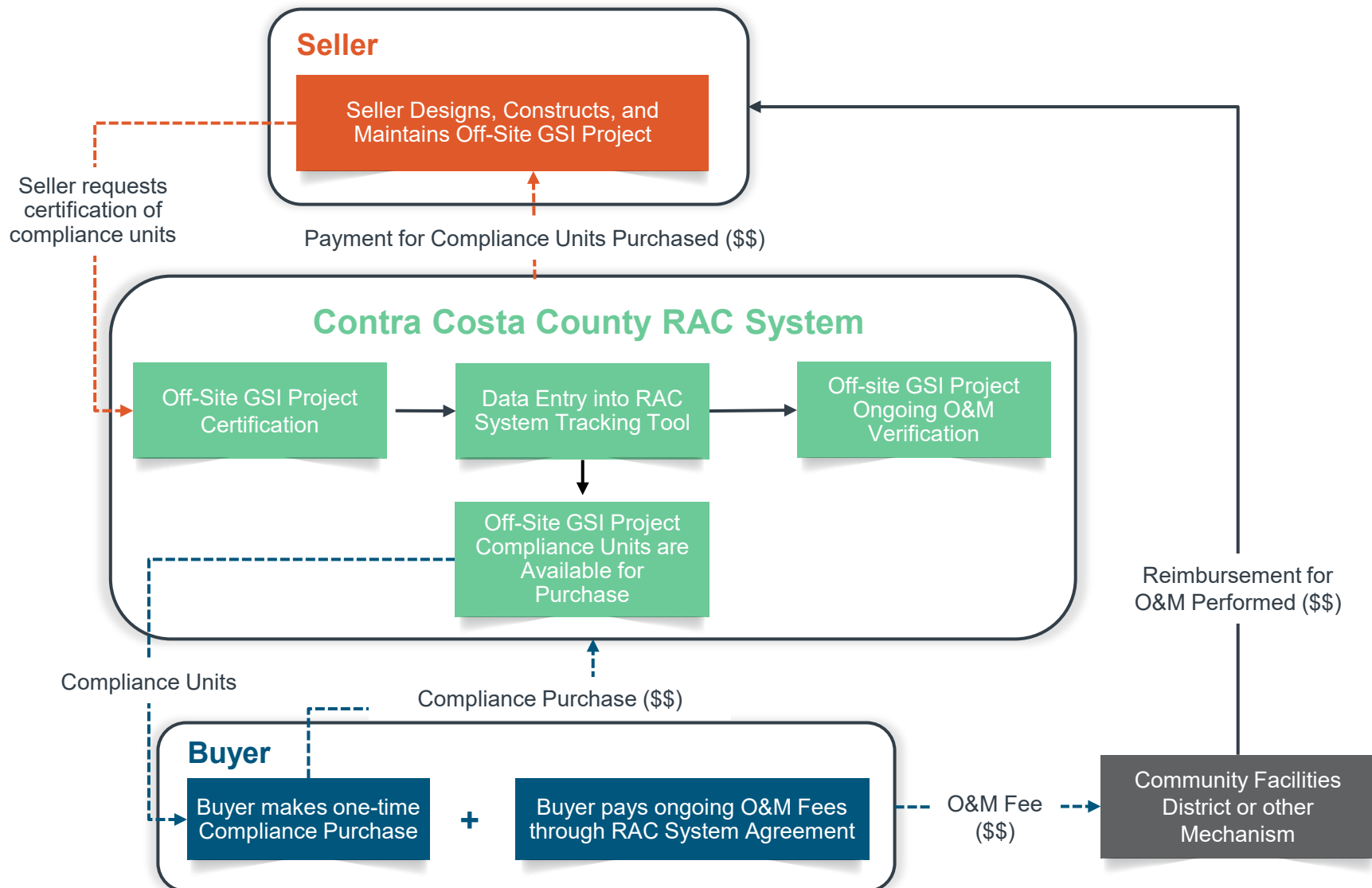


- Collects ongoing O&M Fees from Buyers
- Manages O&M Fund
- Disburses payments for O&M performed on Off-Site GSI Projects
- CFD may not apply to permittee when acting as Buyers (would use agreement)



* Or Equivalent Mechanism

Public Agency to Developer Exchange



RAC System Implementation Process

Compliance Units Costs



- Buyer purchases Equivalent Acres Greened compliance units proportional to their compliance needs

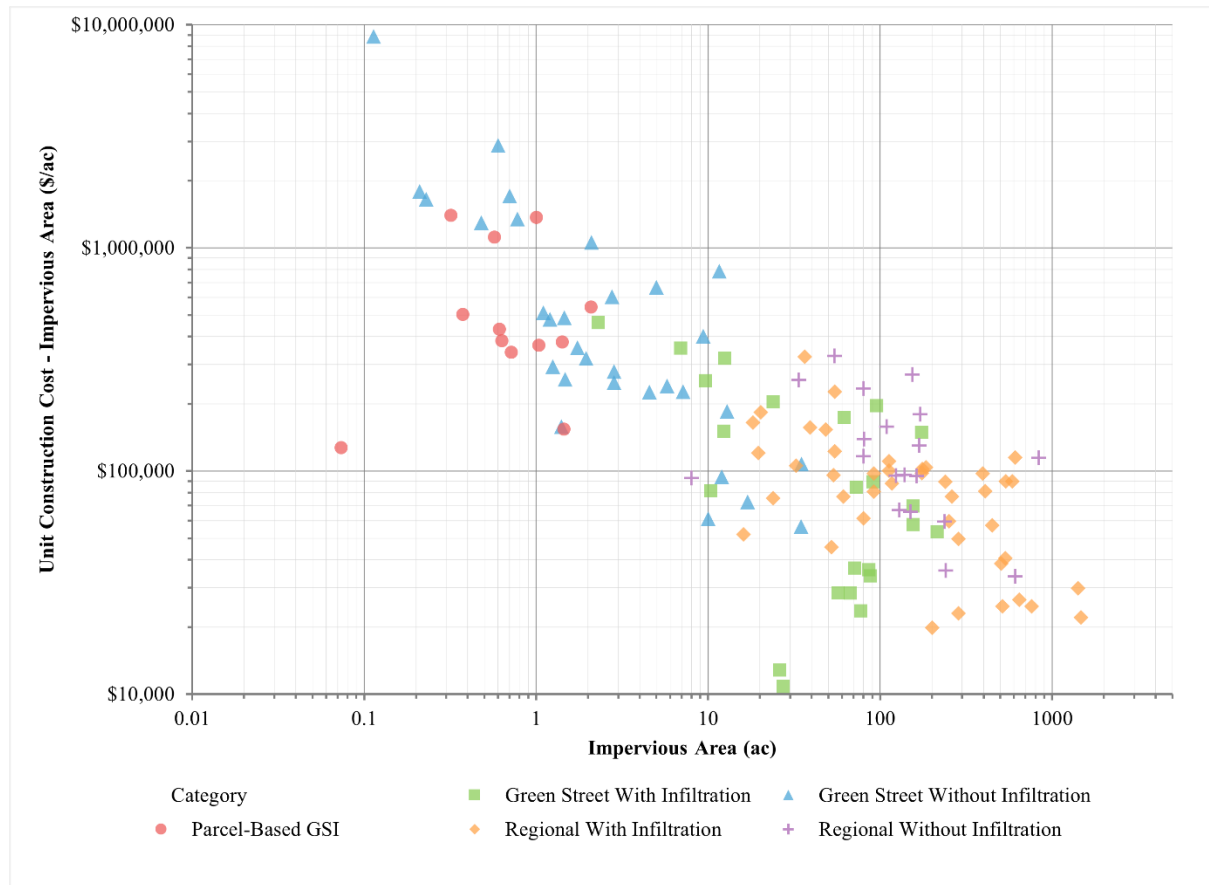
$$Purchase_{Compliance} = (Equivalent\ Acres\ Greened \times NEB\ Ratio) \times Cost_{EAG} + Payment_{Administrative}$$

- The compliance purchase amount is determined by:
 - The cost per equivalent acre greened for the units purchased
 - An administrative payment

Equivalent Acres Greened Cost Basis: Capital Cost



- How much do we expect compliance units to cost?



Equivalent Acres Greened Cost Basis: Capital Cost



- How much do we expect Equivalent Acres Greened compliance units to cost? Based on a cost study, not including administrative fees, for non-infiltrating facilities:
 - Regional Off-Site GSI Projects - estimated **\$120,000** per compliance unit
 - Regional Off-Site GSI Projects (for drainage area less than 100 acres): **\$235,000** per compliance unit
 - Green Street/LID Off-Site GSI Projects - estimated **\$460,000 - \$500,000+** per compliance unit
- A cost study will determine the administrative fees
 - These are expected to be \$2,000 - \$6,000 per project and may vary by jurisdiction. These are preliminary estimates that need to be verified.

Equivalent Acres Greened Cost Basis: Ongoing O&M Fee



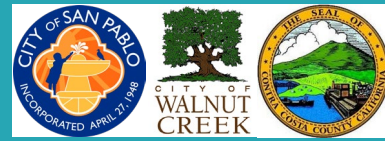
- The Rate & Method Apportionment (RMA) would determine the ongoing O&M fee amount.
 - Based on the estimated O&M cost for the units purchased
 - O&M costs would be collected via property taxes process for private properties
 - O&M costs would be collected by agreement for permittees



Next Steps for Implementation



Contra Costa County RAC System Roll-Out



Phase 1: Initial pilot
exchange within
Contra Costa County
2024

Phase 2: 3-year
initial roll-out across
Contra Costa County
2026 - 2029

Phase 3+: Fully
operational
2029/2030+



KIESER & ASSOCIATES
ENVIRONMENTAL SCIENCE & ENGINEERING



Geosyntec
189
consultants

RAC System Implementation Process

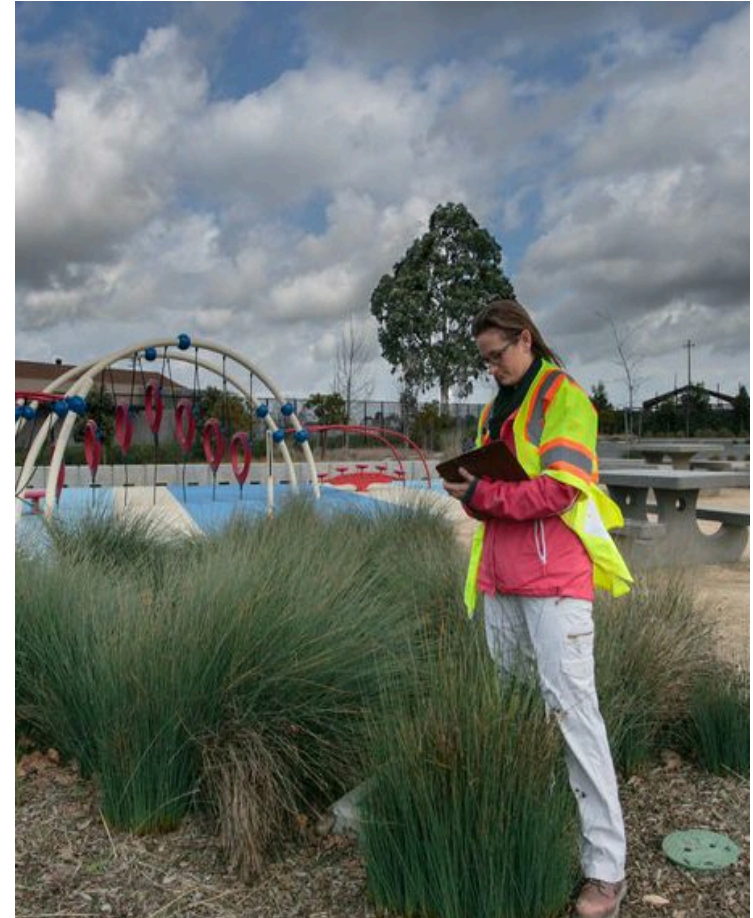
Off-Site GSI Project
Verification &
Buyer Approval



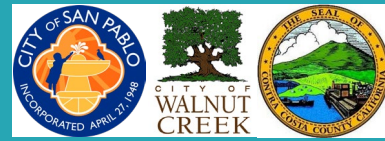
- Off-Site GSI Project design and installation must be “certified” through inspection by local jurisdiction using current certification practices
- Off-Site GSI Projects generate compliance units based on the area treated by the Off-Site GSI Project
 - Must be “GSI” per the MRP (infiltration, capture and use, or bioretention)
 - Must meet MRP Provision C.3.d (i.e., 80% capture)



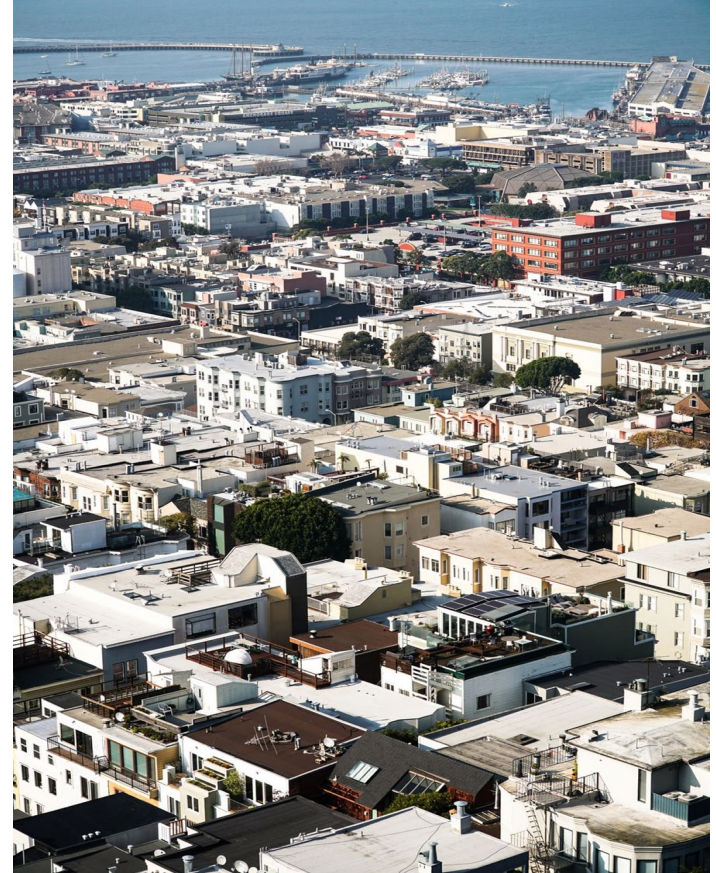
- Off-Site GSI Project must undergo ongoing recurring verification to confirm it is performing as expected over time
 - Local jurisdiction would perform verification using current verification practices
 - Local jurisdiction would receive payment for these actions



Buyer Project Approval



- Developers/C.3 Regulated Projects that want to purchase compliance units will need to get approval from the relevant jurisdiction
 - This will be done through the development approval process
- Developers can use the system to address compliance for small portions of a C.3 regulated project



RAC System Implementation Process

Ongoing O&M



- A RAC JPA will adopt a CFD
 - Resolution of Intention
 - Public Hearing Process
- Election: Each property that will use the RAC System for compliance will be required to “elect” to be part of the CFD
- Special tax is levied by ordinance adoption by the relevant legislative body

- Roles and responsibilities for O&M
 - Off-Site facilities will be required to maintain their facility in accordance with the Site's O&M Agreement
 - Off-Site facilities will be inspected to verify O&M compliance
- Funding
 - Once a facility is confirmed to meet their O&M requirement the Off-Site facility will submit O&M certification to RAC System
 - The O&M payment will be issued to the Off-Site facility

RAC System Implementation Process

Compliance Unit
Calculation

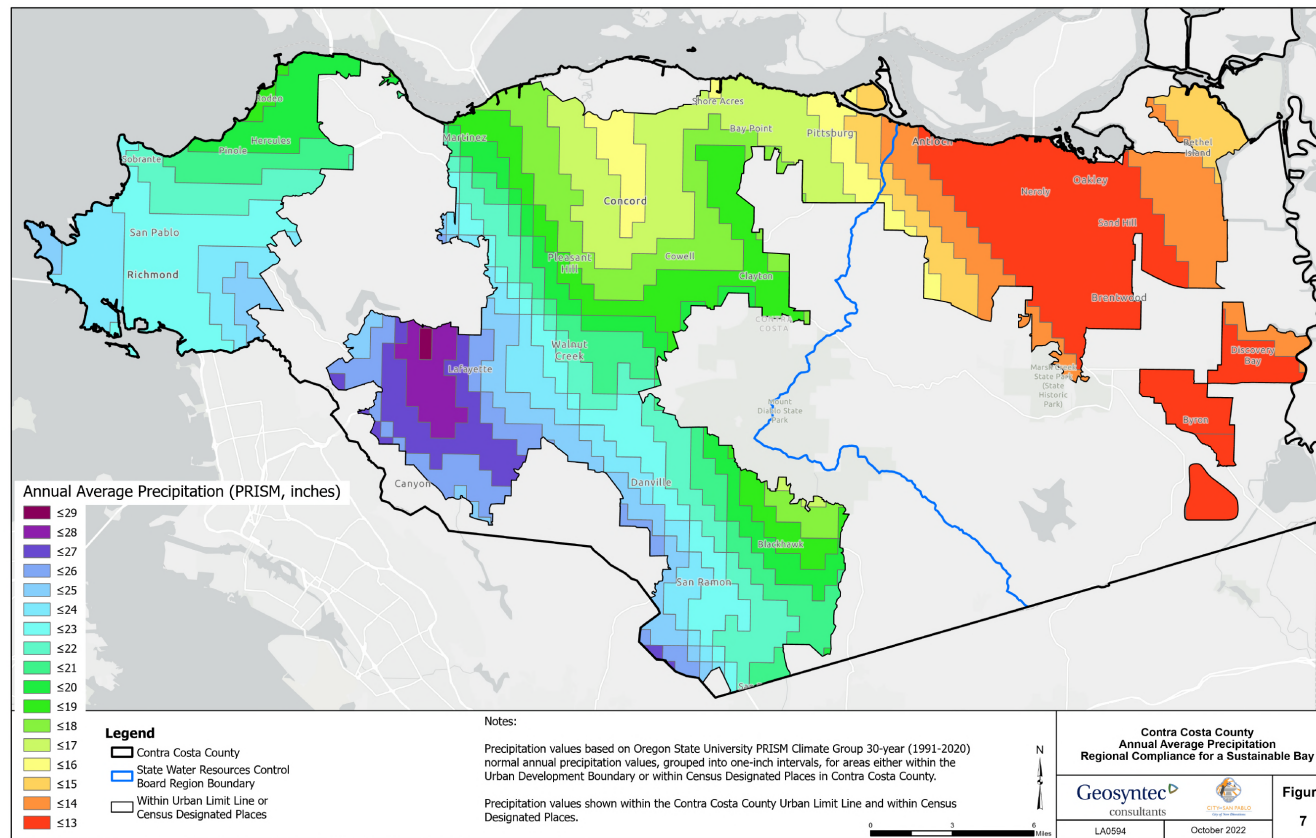


- “Equivalent Acres Greened” compliance units
 - Calculated based on pollutant generating **area**
 - 100% impervious + 10% pervious area
 - Rainfall zone and land use associated with each unit
- For MRP C.3 Regulated Projects:
 - To meet “equivalency” and “Net Environmental Benefit” requirements of Provision C.3.e., there are three additional factors used to calculate total “Equivalent Acres Greened”
 1. Rainfall Ratio
 2. Pollutant Ratio
 3. Net Environmental Benefit (NEB) Ratio
 - These factors not required for permittee C.3.j retrofit compliance units

Compliance Unit Generation: Rainfall Zone



- Used PRISM data to map the County's Rainfall Zones
- Maps and tables were developed to represent the Rainfall Zones and calculate Rainfall Ratios



Compliance Unit Generation: Rainfall Zone



Exchange Ratio Matrix		Equivalent Acres Greened Annual Average Rainfall Zone ¹ (inches)																				
		≤13	≤14	≤15	≤16	≤17	≤18	≤19	≤20	≤21	≤22	≤23	≤24	≤25	≤26	≤27	≤28	≤29	≤30	≤31	≤32	≤33
Regulated Project Annual Average Rainfall Zone (inches)	≤13	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤14	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤15	1.2	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤16	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤17	1.3	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤18	1.4	1.3	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤19	1.5	1.4	1.3	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤20	1.5	1.4	1.3	1.3	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤21	1.6	1.5	1.4	1.3	1.2	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤22	1.7	1.6	1.5	1.4	1.3	1.2	1.2	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤23	1.8	1.6	1.5	1.4	1.4	1.3	1.2	1.2	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤24	1.8	1.7	1.6	1.5	1.4	1.3	1.3	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤25	1.9	1.8	1.7	1.6	1.5	1.4	1.3	1.3	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤26	2.0	1.9	1.7	1.6	1.5	1.4	1.4	1.3	1.2	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤27	2.1	1.9	1.8	1.7	1.6	1.5	1.4	1.4	1.3	1.2	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤28	2.2	2.0	1.9	1.8	1.6	1.6	1.5	1.4	1.3	1.3	1.2	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	≤29	2.2	2.1	1.9	1.8	1.7	1.6	1.5	1.5	1.4	1.3	1.3	1.2	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0
	≤30	2.3	2.1	2.0	1.9	1.8	1.7	1.6	1.5	1.4	1.4	1.3	1.3	1.2	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.0
	≤31	2.4	2.2	2.1	1.9	1.8	1.7	1.6	1.6	1.5	1.4	1.3	1.3	1.2	1.2	1.1	1.1	1.1	1.0	1.0	1.0	1.0
	≤32	2.5	2.3	2.1	2.0	1.9	1.8	1.7	1.6	1.5	1.5	1.4	1.3	1.3	1.2	1.2	1.1	1.1	1.1	1.0	1.0	1.0
	≤33	2.5	2.4	2.2	2.1	1.9	1.8	1.7	1.7	1.6	1.5	1.4	1.4	1.3	1.3	1.2	1.2	1.1	1.1	1.1	1.0	1.0

Compliance Unit Generation: Land Use Area



- Extensive analysis completed to develop ratios to represent the difference in urban pollutant loading between land uses

Exchange Ratio Matrix		Off-Site Project Land Use Category			
		Residential, Commercial, or Institutional ¹	Transportation ²	New Industrial	Old Industrial and Source Areas
Regulated Project Land Use Category	Residential, Commercial, or Institutional ¹	1.0	1.0	1.0	1.0 ³
	Transportation ²	1.3	1.0	1.0	1.0 ³
	Industrial	1.8	1.4	1.0	1.0 ³
¹ Includes adjacent collector and local roadways. ² Transportation includes interstate highways, freeways, multilane highways, and principal arterials. ³ Net environmental benefit discount applied to purchase, see RAC System Summary Report, section 4.3.					

Compliance Unit Generation: Net Environmental Benefit



- The CCC RAC System has defined the standard Regulated Project NEB as a ratio of **1.1:1** (i.e., requiring purchase of 10% additional Equivalent Acres Greened)

Project Type	Compliance Unit Land Use	NEB Ratio
C.3.d Regulated Project	Residential, Commercial, Institutional or Transportation	Standard - 1.1:1
C.3.d Regulated Project	Old Industrial	Discounted - 1:1
C.3.j Retrofit Requirement	<i>N/A</i>	<i>NEB not required</i>

- Detailed calculations on the compliance unit are provided in the System Summary Report
- Equivalent Acres Greened generated for Off-site GSI Projects and required purchase amount for Regulated Projects will be calculated through the RAC System Tracking Tool

RAC System Tracking Tool



Overview of Tracking Tool



- Tracks compliance units generated and certified
- Tracks seller and buyer information
- Tracks exchanges, including number of compliance units purchased and total purchase amount
- Includes a ledger to track the compliance units sold and available for sale for each Off-Site GSI project
- Tracks O&M performed and reimbursements for O&M
- Tracks ongoing verification of compliance units
- Acts as a repository for documentation for all of the above



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