



CITY OF GALT

MINUTES

SPECIAL CITY COUNCIL MEETING
Council Chambers, 380 Civic Drive, Galt, California
Tuesday, August 20, 2013, 6:30 pm

The meeting was called to order at 6:30 pm by the mayor. Council Members present: Singleton, Payne, Campion, Crews and Powers.

Staff members present: City Manager Behrmann, Deputy City Clerk, and City Attorney Rudolph.

PUBLIC COMMENTS The clerk announced that under Government Code Section 54954.3, members of the audience could address the council on any agenda item before or during the council's consideration of the item. She advised the location of the speaker sheets, asked that speaker sheets be presented to the clerk prior to addressing council and advised that each person had a three minute time limit.

ADJOURN TO SPECIAL CLOSED EXECUTIVE SESSION:

1. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** pursuant to Government Code section 54956.8
Property: UPRR property approximately between A and F Streets, west of Fourth Street, and east of the UPRR railroad line. Total area of 13.65 acres.
Agency Negotiator: Jason Behrmann, City Manager
Negotiating Parties: Austin Fearnow, Union Pacific Railroad
Under negotiation: Price and terms of lease

RECONVENE TO OPEN SESSION: The council reconvened to open session at 7:00 pm at which time the city attorney announced there was no action taken.

There being no further business to come before council, the meeting was adjourned by the mayor at 7:00 pm.

Respectfully submitted,

Donna Settles
Deputy City Clerk



CITY OF GALT

MINUTES

REGULAR CITY COUNCIL MEETING
Council Chambers, 380 Civic Drive, Galt, California
Tuesday, August 20, 2013, 7:00 pm

The meeting was called to order at 7:01 pm by the mayor. Council Members present: Singleton, Payne, Campion, Crews, Powers.

Staff members present: City Manager Behrmann, Deputy City Clerk Settles, City Attorney Rudolph, Chief of Police Bowen, Finance Director Kiriu, Community Development Director Kiriu, and Special Projects Administrator Solis. Absent: Human Resources Administrator Islas and Public Works Director Winkler.

OPENING CEREMONIES - Silent prayer was observed, the flag salute was recited and the video statement was read by the deputy city clerk.

AGENDA APPROVAL, ADDITIONS AND/OR DELETIONS – Campion pulled Item E-1 and Settles pulled Item E-4 for discussion. Item J-3b was deleted by Settles.

PRESENTATION:

1. Finance Presentation – Reserve Policy Review - Mike Sylvia, Deputy Finance Director, gave the presentation.

PUBLIC COMMENTS - The clerk announced that members of the audience could address the council on any matter which is not on the agenda but within the subject matter jurisdiction. She advised the location of the speaker sheets, asked that speaker sheets be presented to the clerk prior to addressing council and advised that each person would have a three minute time limit to speak.

Al Baldwin asked the city council to look into revising the big box ordinance for the betterment of the community.

Rick Walters questioned the increase in water and wastewater rates and asked for an independent study.

CONSENT CALENDAR ITEM E-1:

1. **SUBJECT:** Minutes of the special and regular meetings of August 7, 2013.
RECOMMENDED ACTION: Accept the minutes as submitted.

Settles said the closed session minutes should read Crews and Singleton were absent and on the regular meeting minutes, under the Clerk's Report, Item No. 1, should read motion made by Campion seconded by Singleton.

ACTION: Upon a motion by Payne, seconded by Singleton, the amended minutes of the special and regular meetings of August 7, 2013 was approved by a roll call vote with Crews abstaining.

**GALT CITY COUNCIL MINUTES
REGULAR MEETING OF AUGUST 20, 2013
PAGE 2**

CONSENT CALENDAR ITEM E-4:

4. **SUBJECT:** After School Education and Safety (ASES) Memorandum of Understanding (MOU) with the Galt Joint Union Elementary School District.

RECOMMENDED ACTION: Adopt Resolution No. 2013-61:1) approving the MOU with the Galt Joint Union Elementary School District for the State's After School Education and Safety (ASES) Grant for the 2013-14 school year commencing August 19, 2013 and ending on June 6, 2014; 2) authorizing the City Manager at his sole discretion to enter into renewals of this agreement; and 3) approve Budget Change Form.

Campion asked about the in-kind contribution in the agreement. Solis said it was for administrative staff time. Behrmann said direct staff costs were one hundred (100%) reimbursed to the city.

ACTION: Upon a motion by Campion, seconded by Crews, Resolution No. 2013-61 was approved by a unanimous roll call vote.

CONSENT CALENDAR - Consisting of Items 2 and 3, excluding items 1 and 4 which were pulled for discussion.

2. **SUBJECT:** City of Galt Warrants.
RECOMMENDED ACTION: Approve the warrants as submitted.
3. **SUBJECT:** Robinson's Feed Proclamation.
RECOMMENDED ACTION: Approve the proclamation as presented.

ACTION: Upon a motion by Crews, seconded by Singleton, the consent calendar was approved by a unanimous roll call vote.

REGULAR CALENDAR

CITY COUNCIL'S OFFICE:

1. **SUBJECT:** Strategic Plan
RECOMMENDED ACTION: Receive the report.

Powers reviewed the Strategic Plan.

2. **SUBJECT:** Galt Community Alliance Committee
RECOMMENDED ACTION: Adopt Resolution No. 2013-62 establishing the Galt Community Alliance Committee as an ad hoc committee, and appropriating \$1,000 to the City Council Community Promotion fund.

Payne gave the staff report and introduced the members of the Galt Community Alliance.

Mukesh Patel, committee member, reviewed the community calendar project.

**GALT CITY COUNCIL MINUTES
REGULAR MEETING OF AUGUST 20, 2013
PAGE 3**

Payne asked to bring the Commission on Aging, Beautification Committee, Galt Community of Character Coalition and representatives from the Galt Youth Committee under the umbrella of the Alliance to meet once a month.

ACTION: Upon a motion by Crews, seconded by Singleton, Resolution No. 2013-62 was approved by a unanimous roll call vote.

CITY ATTORNEY'S OFFICE:

3. **SUBJECT:** Policy regarding Parks and Recreation Facility/Program Sponsorships.
RECOMMENDED ACTION: Adopt Resolution No. 2013-63 approving the Parks and Recreation Facility/Program Sponsorship Policy.

Rudolph gave the staff report.

ACTION: Upon a motion by Campion, seconded by Payne, Resolution No. 2013-63 was approved by a unanimous roll call vote.

CITY MANAGER'S OFFICE:

4. **SUBJECT:** Microsoft Enterprise Agreement
RECOMMENDED ACTION: Adopt a resolution authorizing the city manager to execute an agreement with Microsoft for the purchase of Microsoft software and licensing.

Marcotte gave the staff report.

ACTION: Upon a motion by Campion, seconded by Payne, Resolution No. 2013-64 was approved by a unanimous roll call vote.

CULTURE AND RECREATION DEPARTMENT:

5. **SUBJECT:** Country in the Park event.
RECOMMENDED ACTION: 1) Approve the list of activities, 2) Authorize committee members to seek sponsorships for the Country in the Park event to help defray costs, and 3) Appropriate \$1,725 to the applicable Public Works and Parks & Recreation budget accounts for the event.

Solis gave the staff report and said the event was from 9:00 am to 2:00 pm. He requested an additional \$500 to install a second set of horseshoe pits.

ACTION: Upon a motion by Crews, seconded by Payne, approving the list of activities, authorizing committee members to seek sponsorships for the Country in the Park Event to help defray costs, and appropriating \$2,225 to the applicable Public Works and Parks & Recreation budget accounts for the event was approved by a unanimous roll call vote.

**GALT CITY COUNCIL MINUTES
REGULAR MEETING OF AUGUST 20, 2013
PAGE 4**

PUBLIC WORKS DEPARTMENT:

6. **SUBJECT:** Authorize the execution of Task Order #2 of the Master Task Order Agreement with West Yost Associates for final design and engineering services of the Wastewater Treatment Plant Upgrade Project.

RECOMMENDED ACTION: 1) Authorize the City Manager to execute Task Order #2 of the Master Task Order Agreement with West Yost Associates for final design and engineering services of the Wastewater Treatment Plant Upgrade Project in an amount not to exceed \$2,687,110 and a project contingency not to exceed \$268,710 without authorization; and 2) Appropriate a total of \$738,955 inclusive of a total of \$67,178 contingency to be allocated from the Wastewater Impact Fee Fund 014 (\$384,257) and the Water Fund 005 (\$354,698) to cover costs and contingencies associated with Task Order #2.

Mark Clarkson, Utilities Manager, gave the staff report.

Rick Walters asked about the funding for the second task order.

Campion asked when the rate study would be done and Clarkson said late January early February.

Rick Walters asked why the council reduced the upgrade fee and Behrmann responded because the actual cost to the citizen, at that time, was lower.

ACTION: Upon a motion by Singleton, seconded by Payne, Resolution No. 2013-65 was adopted by a unanimous roll call vote.

7. **SUBJECT:** Water Meter Retrofit Project – contract award, proposed charge schedule and related issues.

RECOMMENDED ACTION: Approve a resolution: 1) Approving the filing of a California Environmental Quality Act (CEQA) Notice of Exemption pursuant to Sections 15301, 15303 and 15304 of the CEQA Guidelines; 2) Authorizing the city manager after the execution of a lease-purchase or other financing agreement as detailed in the staff report, to execute a contract with Global Water Management, LLC (Global) for the Turn-Key Fixed Network Advanced Metering Infrastructure System and Meter Install/Retrofit Project (CIP #56F) in the amount of \$4,586,836.21, with a supplemental project contingency (\$140,000) and a services agreement for annual, ongoing services (approximately \$67,000 per year); 3) Authorizing the city manager, subject to the review and approval of the finance director and city attorney to negotiate and execute a financing agreement for the project with principal amount not to exceed \$3,100,000 for a 15-year term at an interest rate not to exceed 4% annual percentage rate; 4) Authorizing the transfer of the accrued fund balance (approximately \$1,764,600) from the Meter Reserve (Fund 013) to the Water Fund (Fund 005), and appropriate an additional \$3,100,000 from the Water Fund (Fund 005) other funding source to fund construction for the Water Meter Retrofit Project (CIP #56F); 5) Authorizing the public works director to accept the improvements and issue the notice of completion upon satisfactory completion of the work; and to amend and update city water meter installation standards; 6) Directing staff to proceed with Proposition 218 proceedings to impose a charge for water meter installation (excluding those that have already paid for their meter); and 7) Approving an incentive plan for duplex owners to modify their on-site plumbing to allow individual metering of each unit.

**GALT CITY COUNCIL MINUTES
REGULAR MEETING OF AUGUST 20, 2013
PAGE 5**

Richard Prima, Project Management Specialist, gave the staff report.

Mike Bortoletto, Global Water Management, explained the process of notifying the citizens.

John Vlaicevic, Global Water Management, explained the installation process.

Rick Walters commented on the project and asked when Phase 1 would begin. Prima said the contract had not been signed.

Al Baldwin asked if mobile home parks and apartments would be metered and Prima answered they would be master metered.

Campion said he was opposed to charging the administrative fee and Prima said the fee was not being approved tonight. Campion asked about the financing and I. Kiri said the city should receive the letter on Friday. Campion asked that the details of the financing be included in the city manager's weekly update.

ACTION: Upon a motion by Powers, seconded by Payne, Resolution No. 2013-66 was approved by a roll call vote with Campion dissenting.

COMMUNICATIONS -- None.

CITY CLERK'S REPORT: Settles gave a list of upcoming city events.

COMMENTS BY STAFF: Behrmann said Golden Heights Well had a failure and the company was responsible for the cost of the repair. Bowen shared details on the new Grandma Cop Program.

COMMENTS BY CITY COUNCIL MEMBERS/FUTURE AGENDA ITEMS

VICE MAYOR SINGLETON: Congratulated the Galt Seniors Club for 44 years of service to the community and thanked staff for attending the Senior Luncheon.

COUNCIL MEMBER PAYNE: Nothing.

COUNCIL MEMBER CAMPION: Nothing.

COUNCIL MEMBER CREWS: Thanked Reb Bisnett, Water Division Chief, for working extra hours to keep the water system running.

MAYOR POWERS: went on a police ride along with Officer Azevedo. She said she appreciated it and had a good time.

There being no further business to come before council, the meeting was adjourned by the mayor at 9:26 pm.

Respectfully submitted,

Donna Settles
Deputy City Clerk