



CITY OF GALT

MINUTES

REGULAR CITY COUNCIL MEETING Council Chambers, 380 Civic Drive, Galt, California Tuesday, May 19, 2015, 7:00 pm

The mayor called the meeting to order at 7:00 pm. Council Members present: Payne, Heuer, Campion, Powers and Crews.

Staff members present: City Manager Behrmann, City Clerk Settles, City Treasurer Farrell, City Attorney Rudolph, Community Development Director Stewart, Finance Director Kiriou, Parks & Recreation Director Solis, Interim Police Chief Drummond, and Public Works Director Winkler. Absent: Human Resources Administrator Islas.

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

AGENDA APPROVAL, ADDITIONS AND/OR DELETIONS – Campion pulled Item No. E6 from the consent calendar for discussion.

PRESENTATION:

1. Senior Programs – Parks and Recreation Department. Monica Lopez, Recreation Supervisor, 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 five-minute time limit to speak.

Maria Frizarri asked to meet with the City Manager concerning an issue at the Galt Market.

CONSENT CALENDAR:

6. **SUBJECT:** Authorization for the Director of Public Works to execute two deferred improvement agreements.
RECOMMENDED ACTION: Adopt Resolution No. 2015-35 authorizing: 1) the Public Works Director to execute a deferred improvement agreement for 955 Simmerhorn Road and the filing and recordation thereof; and 2) the Public Works Director to execute a deferred improvement agreement for 700 Industrial Avenue and the filing and recordation thereof.

Campion was concerned El and El Wood Products were not required to have bonds. Forrest said El and El Wood Products owned three parcels and were developing on one portion of it. He said the recorded agreement included all three parcels.

ACTION: Upon a motion by Payne, seconded by Powers, adopting Resolution No. 2015-35 was approved by a unanimous roll call vote.

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CONSENT CALENDAR - Consisting of Items 1 through 5, excluding Item No. 6 which were pulled for discussion.

1. **SUBJECT**: Minutes of the regular meeting of May 5, 2015.
RECOMMENDED ACTION: Accept the minutes as submitted.
2. **SUBJECT**: City of Galt Warrants.
RECOMMENDED ACTION: Approve the warrants as submitted.
3. **SUBJECT**: Amendment to City Attorney Employment Agreement.
RECOMMENDED ACTION: Adopt Resolution No. 2015-36 approving the Fourth Amendment to the Employment Agreement for the City Attorney.
4. **SUBJECT**: Agreement between the City of Galt and the County of Sacramento for enforcement of regulatory compliance with the City's National Pollutant Discharge Elimination System Permit.
RECOMMENDED ACTION: Adopt Resolution No. 2015-37 authorizing the City Manager to execute a new agreement with the County of Sacramento for enforcement of regulatory compliance with the City's National Pollutant Discharge Elimination System Permit.
5. **SUBJECT**: Approval of the Final Map and Subdivision Improvement Agreement for River Oaks 3B.
RECOMMENDED ACTION: Adopt Resolution No. 2015-38 approving the Final Map and Subdivision Improvement Agreement for River Oaks 3B and authorizing the filing and recordation thereof.
6. **SUBJECT**: Authorization for the Director of Public Works to execute two deferred improvement agreements.
RECOMMENDED ACTION: Adopt a resolution authorizing: 1) the Public Works Director to execute a deferred improvement agreement for 955 Simmerhorn Road and the filing and recordation thereof; and 2) the Public Works Director to execute a deferred improvement agreement for 700 Industrial Avenue and the filing and recordation thereof.

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

SCHEDULED MATTERS: None.

REGULAR CALENDAR:

TREASURER'S OFFICE:

1. **SUBJECT**: Treasurer's Report for period ending March 2015.
RECOMMENDED ACTION: Accept the treasurer's report as submitted.

Farrell gave the staff report.

ACTION: Upon a motion by Heuer, seconded by Powers, accepting the Treasurer's Report for the period ending March 2015 was approved by a unanimous roll call vote.

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2. **SUBJECT:** City of Galt Investment Policy – Fiscal Year 2015-2016
RECOMMENDED ACTION: Approve the Investment Policy as submitted.

Farrell gave the staff report.

ACTION: Upon a motion by Heuer, seconded by Powers, approving the Investment Policy – Fiscal Year 2015-2016 was approved by a unanimous roll call vote.

CITY COUNCIL’S OFFICE:

3. **SUBJECT:** Strategic Plan Update.
RECOMMENDED ACTION: Receive the report.

Crews reviewed the update.

CITY ATTORNEY’S OFFICE:

4. **SUBJECT:** Settlement authority for liability and workers compensation claims.
RECOMMENDED ACTION: 1) Introduce Ordinance No. 2015-02 amending section 3.08.050 of the Galt Municipal Code regarding processing of claims, waive full reading, and continue to the next regular meeting for adoption. 2) Adopt Resolution No. 2015-39 providing the City Manager with authority to settle and compromise liability and workers compensation claims against the City in an amount not to exceed \$30,000.

Rudolph gave the staff report. Payne asked if settlement updates could be included in the monthly report to City Council. Rudolph suggested amending Section 3 of the resolution to read, “All settlements shall be reported in writing to the City Council at least quarterly by the Risk Manager”.

ACTION: Upon a motion by Champion, seconded by Payne, introducing Ordinance No. 2015-02 was approved by a unanimous roll call vote.

ACTION: Upon a motion by Champion, seconded by Payne, approving Resolution No. 2015-39, as amended, was approved by a unanimous roll call vote.

5. **SUBJECT:** Regulations of massage businesses.
RECOMMENDED ACTION: Introduce Ordinance No. 2015-03 adding Chapter 5.60 of the Galt Municipal Code regarding massage establishment and therapists, waive full reading, and continue to the next regular meeting for adoption.

Rudolph gave the staff report. He handed out an errata sheet, which listed minor corrections to the ordinance.

ACTION: Upon a motion by Champion, seconded by Payne, introducing Ordinance No. 2015-03 with corrections, was approved by a unanimous roll call vote.

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CITY MANAGER'S OFFICE:

6. **SUBJECT:** Financing strategy for Fourth Street/Old Town Railroad Property Improvements.
RECOMMENDED ACTION: Approve recommended financing strategy for Fourth Street/Old Town Railroad Property Improvements.

Behrmann gave the staff report.

ACTION: Upon a motion by Campion, seconded by Heuer, accepting staff's recommendation through the conceptual design phase was approved by a unanimous roll call vote.

COMMUNITY DEVELOPMENT DEPARTMENT:

7. **SUBJECT:** Opportunities and costs of processing a City-initiated annexation.
RECOMMENDED ACTION: Consider the staff report about opportunities and costs of processing a City-initiated annexation and provide staff with further direction.

Stewart gave the staff report.

Dale Templeton opposed annexation of the County Island.

Wendy Blevins opposed annexation of the County Island.

Mike Guttridge supported the annexation of Twin Cities Road Commercial.

ACTION: Upon a motion by Powers, seconded by Campion, contacting LAFCo for further information and pursuing industrial and commercial properties was approved by a unanimous roll call vote.

8. **SUBJECT:** Expedited permitting procedures for small residential rooftop solar systems.
RECOMMENDED ACTION: 1) Introduce Ordinance No. 2015-04 amending the Galt Building and Construction Code by adding Chapter 15.06 to Title 15 of the Galt Municipal Code related to expedited permitting procedures for small residential rooftop solar systems, waive full reading, and continue to the next regular meeting for adoption. 2) Adopt the California Permitting Solar Guidebook by reference.

Stewart introduced John James, Senior Building Inspector and he gave the staff report.

Mike Guttridge was concerned about the engineering of the trusses.

ACTION: Upon a motion by Heuer, seconded by Campion, introducing Ordinance No. 2015-04 and adopting the California Permitting Solar Guidebook by reference was approved by a unanimous roll call vote.

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FINANCE DEPARTMENT

9. **SUBJECT:** Refunding of City of Galt Reassessment District No. 1999-1 Bonds.
RECOMMENDED ACTION: 1) Adopt Resolution No. 2015-40 of intention to levy reassessments and to issue refunding bonds upon the security thereof Reassessment District No. 2015-1; 2) Adopt Resolution No. 2015-41 adopting Reassessment Report, confirming and ordering the reassessment pursuant to summary proceedings and directing actions with respect thereto Reassessment District No. 2015-1; and 3) Adopt Resolution No. 2015-42 authorizing the issuance of Limited Obligation Refunding Bonds for Reassessment District No. 2015-1; Prescribing the date and form of said bonds and terms therefor; Authorizing the execution of said bonds providing for the collection of reassessments to pay the principal of and interest on said bonds; Approving the sale of said bonds (which establishes the maturities of and interest rates on said bonds) Reassessment District No. 2015-1; Authorize the Finance Director to enter into an Escrow and Trust Agreement and authorizing certain additional actions as may be necessary to accomplish the proposed refunding of the outstanding bonds.

Kiriu gave the staff report.

ACTION: Upon a motion by Payne, seconded by Campion, adopting Resolution No. 2015-40, Resolution No. 2015-41 and Resolution No. 2015-42 was approved by a unanimous roll call vote.

HUMAN RESOURCES DEPARTMENT:

10. **SUBJECT:** Approval of the City of Galt Personnel Manual as amended.
RECOMMENDED ACTION: Adopt Resolution No. 2015-43 approving the City of Galt Personnel Manual, as amended.

Rudolph gave the staff report.

Campion and Rudolph had clean up recommendations, which were: 1) Section 2.2.3 – Respectful Workplace - Suggested removing the language beginning with “Inappropriate” through the end of the bulleted items. Second paragraph beginning with “All complaints of negative and inappropriate...” should be changed to read, “All complaints of negative, inappropriate or aggressive...”. Delete from “Department Heads and Supervisors will...” through the bulleted items. 2) Section 2.8 – Administration of Rules - The current language should remain unchanged. 3) Last sentence in Section 5.1 moved to the end of Section 5.2. 3) Section 13.1 - Requirements of Attendance - Change “must” to “should”. Delete the phrase, “and except as provided in Section 12.07”. 4) Section 13.4.f -Leave of Absence without Pay – The current language should remain unchanged. 5) Section 13.6.f.2 - Pregnancy Disability Leave - Remove “unless legitimate business reasons prevent reinstatement”.

Campion asked staff to provide the dental cost savings under Section 11.3, when an employee waives benefits.

ACTION: Upon a motion by Campion, seconded by Powers, adopting Resolution No. 2015-43, with the recommended changes from Campion and Rudolph, was approved by a unanimous roll call vote.

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COMMUNICATIONS: None.

CITY CLERK'S REPORT: Settles reviewed the calendar.

COMMENTS BY STAFF: Stewart gave an update on the Eastview Project. Winkler wished everyone a Happy National Public Works Week and said the City had declared a Stage 3 water warning. Behrmann said the budget revisions and Capital Improvement Program Update were in Council mailboxes for an early review before the meeting on May 26, 2015.

COMMENTS BY CITY COUNCIL MEMBERS/FUTURE AGENDA ITEMS:

VICE MAYOR PAYNE: said the raised beds were built in the Galt Community Garden and the drip system would be installed on Thursday. She thanked Galt High School art students for the window murals on the Spaans Building on 4th Street.

COUNCIL MEMBER HEUER: Nothing

COUNCIL MEMBER CAMPION: Nothing

COUNCIL MEMBER POWERS: Nothing

MAYOR CREWS: Nothing.

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

Respectfully submitted,

Donna Settles
City Clerk