



CITY OF GALT

MINUTES

SPECIAL CITY COUNCIL MEETING Council Chambers, 380 Civic Drive, Galt, California Wednesday, March 23, 2016

The Mayor called the meeting to order at 2:00 pm. Council Members present: Payne, Heuer, Campion, Powers and Crews.

Staff members present: City Manager Palazzo, City Clerk Settles, City Attorney Rudolph, Community Development Director Stewart, Interim Finance Director Boyd, Police Chief Sockman, Parks and Recreation Director Solis and Public Works Director Winkler.

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.

DEPARTMENTAL:

1. **SUBJECT:** Workshop on Eastview/Liberty Ranch Specific Plan and Annexation Project.
RECOMMENDED ACTION: Receive information on, and discuss, project-related items discussed at the Planning Commission hearings on the project, as well as on the project's financial documents, options for Community Facilities District(s) for the project, and the project's revised Development Agreement.

Stewart gave the agenda report. He introduced the applicant Sam Veltri, Liberty Ranch, LLC and Tim Denham, Wood Rodgers, Inc., consultant for the applicant. They gave an overview of the project.

Cindy Gnos, Raney Planning and Management, consultant for the City, gave the overview of the California Environmental Quality Act (CEQA).

Heuer asked if the issues that were raised by the Planning Commission had been addressed and Stewart answered, the applicant had chosen not to re-design the project at this time.

Campion disapproved of creating additional land use designations to accommodate the project. Rudolph said the applicant may submit the specific plan area but it was a policy issue whether or not the City Council accepts.

Winkler discussed water and wastewater.

Karen Schauer, Galt Joint Union Elementary School District, Blair Oz, School District Attorney and Addison Covert, School District Attorney gave a presentation on the funding and location of the new elementary school.

ACTION: Upon a motion by Heuer, seconded by Campion, extending unlimited time to the elementary school district was denied with Payne, Powers, and Crews dissenting.

ACTION: Motion made by Payne, seconded by Crews, extending the time by ten minutes was approved by a unanimous roll call vote.

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Rudolph summarized the issues facing the school district concerning the funding of the new elementary school. He said State law limited the amount of impact fees school districts may collect from the developer and the State's funding to build schools was inadequate. Rudolph added the agency does not have the authority but was asking Council to impose the additional fees on the developer through the mechanism of the Development Agreement.

Addison Covert, School District Attorney, said the City Council does have the authority to mandate additional requirements from the development separate and apart from the State required school impact fees.

Rudolph asked if the \$1.5 million was the shortfall and Covert said that was approximate.

Jennifer Porter, Principal, talked about the impacts to Marengo Ranch Elementary if the new school was not built.

Kevin Sedstom, Transportation Director and Davon Pinosco, Transportation Driver Trainer, discussed issues facing the movement of busses on Walnut Avenue.

Kevin Papineau, Galt Joint Union Elementary School District, discussed the concerns with the placement of the elementary school and funding issues.

City Council took a ten-minute break.

Stewart discussed parks.

ACTION: Upon a motion by Campion, seconded by Heuer, continuing the meeting to a future date was denied with Payne, Powers and Crews dissenting.

Palazzo suggested continuing the meeting to April 5, 2016, with an earlier start time. Powers was opposed to meeting earlier on a regular meeting day. She suggested council members submit their questions to staff in advance so they could be included in the presentation.

Eric Quinlan, Development Plan and Financing Group, consultant for the applicant, and Dave Fruedenberger, Goodwin Consulting Group, consultant for the City, gave the 20 Year Fiscal Impact Analysis and Public Facilities Financing Plan.

Jim Klassen wanted the project to follow the General Plan guidelines.

Janice Klassen wanted the General Plan followed and the lot size to remain at sixty-five hundred square feet.

ACTION: Upon a motion by Payne, seconded by Powers, continuing the meeting to Tuesday, March 29, 2016 at 4:00 pm was approved by a unanimous roll call vote.

There being no further business to come before council, the mayor adjourned the meeting at 5:54 pm.

Respectfully submitted,

Donna Settles
City Clerk