



CITY OF GALT

MINUTES

SPECIAL CITY COUNCIL MEETING Council Chambers, 380 Civic Drive, Galt, California Tuesday, March 29, 2016

The Mayor called the meeting to order at 4:00 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 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 said the applicant had agreed to change the name of the medium density units to R2 zoning matching the Zoning Code.

Rudolph gave the presentation on the Community Facilities District 2005-1 (CFD No. 2005-1) and the Liberty Ranch Development Agreement.

In Section 4.1, Campion wanted defined what a modification included in the Development Agreement.

Bill Abbot, attorney for the applicant, said the agreement does not modify City approval procedures. Campion wanted the additional language added to 4.1 to include "does not modify current city approval procedures". Abbot said applicant would not object to the addition of the language.

In Section 4.4.2, Campion requested the last sentence to read, "...within the project area." Campion wanted the credit and/or reimbursement limited to the Liberty Ranch Project. Rudolph said if the applicant built excess capacity it would be because the City required it.

Bill Abbot, attorney for the applicant, said the applicant was entitled to reimbursement for building Master Plan infrastructure. He added the language worked in the agreement and it was consistent with the City's Master Plan.

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Heuer was agreeable to the reimbursement costs as long as it was a requirement of the City. Rudolph suggested adding to the first sentence of Section 4.4.2, "...constructs a facility which is included in a city fee program and required by the City..." Abbot said the applicant agreed with the additional language. Campion only wanted the developer reimbursed if there was excess capacity.

In Section 4.4.4.2, Winkler recommended changing the language in sentence two to, "...endeavor to proceed with plans for expansion of the wastewater treatment plant to its permitted capacity when projected demand is anticipated to reach existing plant capacity within four years. He said it would meet State requirements. Abbot said the applicant was agreeable to the changes.

In Section 4.4.6, Heuer requested replacing, "shall accept the offer" to "may accept the offer" and the landowner not be entitled to credits until the City accepted the parks. Campion wanted a date included for the dedication of the parks back to the City.

In Section 4.4.7, Campion asked to strike out the endowment by the landowner and use a permanent financing program.

Jim Klassen felt the development agreement was slanted towards the applicant.

Sherry Daly was concerned with the size of the lots.

There being no further business to come before council, the mayor adjourned the special meeting at 6:26 pm.

SPECIAL CLOSED SESSION: The Mayor called the meeting to order at 6:26 pm. Council Members present: Payne, Heuer, Campion, Powers and Crews.

Staff members present: City Manager Palazzo, City Clerk Settles, and City Attorney Rudolph.

ADJOURNED TO CLOSED SESSION:

1. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION** pursuant to and under the authority of Government Code Section 54957

Title: City Manager

RECONVENED TO OPEN SESSION: The Council reconvened to open session at 7:20 pm at which time the City Attorney announced there was no reportable action.

There being no further business to come before council, the mayor adjourned the meeting at 7:20 pm.

Respectfully submitted,

Donna Settles
City Clerk