



CITY OF GALT

MINUTES

REGULAR CITY COUNCIL MEETING Council Chambers, 380 Civic Drive, Galt, California Tuesday, April 19, 2016

The Mayor called the meeting to order at 7:30 pm. Council Members present: Payne, Heuer, Campion, and Crews. Absent: Powers.

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. Absent: Human Resources Administrator Islas and Parks & Recreation Director Solis.

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 – None.

PRESENTATIONS:

1. **SUBJECT:** Roadway Grant Projects – Public Works.

Gwen Owens, Deputy Finance Director, gave the presentation.

2. **SUBJECT:** Draft Financial Impact Analysis for the Wastewater Treatment Plant Upgrade and Effluent Arsenic Reduction Projects.

RECOMMENDED ACTION: Receive a presentation regarding the Draft Financial Impact Analysis, prepared for the Wastewater Treatment Plant Upgrade and Effluent Arsenic Reduction Projects and provide feedback and direction to staff on preferred financing option.

Mark Clarkson, Utilities Manager, gave the agenda report. Clarkson introduced John Farnkopf, HF&F Consultants, LLC and he gave the presentation.

ACTION: Upon a motion by Heuer, seconded by Campion, financing Option 3, reserves to be used for the Arsenic Reduction Project and for providing rate stabilization, was approved by a unanimous roll call vote of council members present. Absent: Powers.

PUBLIC COMMENTS - The Clerk announced that members of the audience could address the council on any matter that 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.

Alayna (last name not given), asked council to consider allowing chickens within the City limits.

Gene Davenport thanked council and staff for attending the Delta College Board of Trustees meeting tonight. He had a safety issue with the narrow streets planned in the Eastview Project.

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CONSENT CALENDAR - Consisting of Items 1 through 7.

1. **SUBJECT**: Minutes of the special meeting of March 29, 2016 and regular meeting of April 5, 2016.
RECOMMENDED ACTION: Accept the minutes as submitted.
2. **SUBJECT**: City of Galt Warrants.
RECOMMENDED ACTION: Approve the warrants.
3. **SUBJECT**: Capital Improvement Program Status Update – January 1, 2016 to March 31, 2016.
RECOMMENDED ACTION: Receive the third quarter Capital Improvement Program status report.
4. **SUBJECT**: Award of contracts for construction support services and construction management services related to the C Street/Central Galt Complete Streets Project.
RECOMMENDED ACTION: Adopt Resolution No. 2016-17 authorizing the City Manager to execute consultant support contracts for the C Street/Central Galt Complete Streets Project as follows: 1) with Callander Associates Landscape Architecture, Inc., in the amount of \$65,000 for construction support services; 2) with Psomas, in the amount of \$278,478 for construction management services and material testing; and 3) Authorize funding contingencies of \$6,550 for the Callander Associates Landscape Architecture, Inc. contract and \$27,900 for the Psomas contract to address any needed contract amendments.
5. **SUBJECT**: Authorize award of on-call consultant contracts for engineering services.
RECOMMENDED ACTION: Adopt Resolution No. 2016-18 authorizing the City Manager to execute multi-year on-call master task order agreements with Coastland Civil Engineering and Carollo Engineers, Inc.
6. **SUBJECT**: Treasurer's Report for period ending February 2016.
RECOMMENDED ACTION: Accept the treasurer's report as submitted.
7. **SUBJECT**: Amendment of Regulations relating to Massage Businesses.
RECOMMENDED ACTION: Adopt Ordinance No. 2016-03 amending Chapter 5.60 of the Galt Municipal Code regarding Massage Establishments and Therapists.

ACTION: Upon a motion by Payne, seconded by Campion, the consent calendar was approved by a unanimous roll call vote of council members present. Absent: Powers.

SCHEDULED MATTERS - PUBLIC HEARING:

1. **SUBJECT**: Continued Public Hearing on Eastview Specific Plan – Annexation, General Plan Amendment, Specific Plan, Pre-Zone, Vesting Tentative Subdivision Map, Development Agreement.
RECOMMENDED ACTION: 1) Adopt Resolution No. 2016-19 certifying the Environmental Impact Report, adopting the Findings of Fact and Statement of Overriding Considerations, adopting the Mitigation Monitoring and Report Program for the Eastview Specific Plan Project; 2) Adopt Resolution No. 2016-20 approving the annexation of 504 acres; 3) Introduce Ordinance No. 2016-04 approving the proposed pre-zoning for the Eastview Specific Plan project, waive full reading, and continue to the next regular meeting for adoption; and 4) Introduce an ordinance approving the

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Development Agreement for the Liberty Ranch portion of the Eastview Specific Plan project, waive full reading and continue to the next regular meeting for adoption.

Council took a five-minute recess.

Rudolph reviewed the executed memorandum of understanding between the elementary school district and the applicant. He discussed the proposed language for inclusion in the pre-annexation and development agreement.

Crews opened the public hearing.

Rick Draeger expressed concern with the water wells in the area.

Al Baldwin disapproved of the negative comments towards the Eastview Project.

Karen Schauer, Galt Joint Union Elementary School District, thanked City Council, staff and the developer for working with the school district.

Addison Covert, Galt Joint Union Elementary School District, wished the City the best of luck with the project.

Sherry Daley was opposed to the project.

Matt (not audible) wanted the project to move forward.

Sam Veltri, Liberty Ranch, applicant, discussed lot sizes, home sizes, stated the parks were not private and the community center had been removed from the project.

Bill Abbot, Liberty Ranch attorney, reviewed the park fees.

ACTION: Upon a motion by Payne, seconded by Heuer, adopting Resolution No. 2016-19 was approved by a unanimous roll call vote of council members present. Absent: Powers.

ACTION: Upon a motion by Payne, seconded by Crews, adopting Resolution No. 2016-20 was approved by a unanimous roll call vote of council members present. Absent: Powers.

ACTION: Upon a motion by Payne, seconded by Crews, Ordinance No. 2016-04 was passed by a roll call vote with Campion dissenting. Absent: Powers.

ACTION: Upon a motion by Payne, seconded by Crews, introducing an ordinance approving the Development Agreement, including the proposed language, for the Liberty Ranch portion of the Eastview Specific Plan project, waive full reading and continue to the next regular meeting for adoption failed with Campion and Heuer dissenting. Absent: Powers.

Rudolph recommended continuing the item to the next meeting when a full council would be present.

REGULAR CALENDAR

COMMUNICATIONS

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CITY CLERK'S REPORT: Nothing.

COMMENTS BY STAFF: Stewart gave an update on the City Annexation Project. Winkler said the City had exceeded water conservation target for the month of March. Sockman commented a new sergeant should be in place within the next two weeks.

COMMENTS BY CITY COUNCIL MEMBERS/FUTURE AGENDA ITEMS

VICE MAYOR PAYNE: asked to bring back the discussion of allowing chickens within the City limits.

COUNCIL MEMBER HEUER: attended the Delta College Board of Trustees meeting and continued encouraging the board to build on the Liberty Road site.

COUNCIL MEMBER CAMPION: Nothing.

COUNCIL MEMBER POWERS: Absent.

MAYOR CREWS: went with Council Member Heuer and staff to the Delta College Board of Trustees meeting.

There being no further business to come before council, the mayor adjourned the meeting at 10:12 pm.

Respectfully submitted,

Donna Settles
City Clerk