

City-Initiated Annexation

September 2016



Background

City Council May 2015:

- Industrial expansion
- Corners of Twin Cities

City Council October 2015:

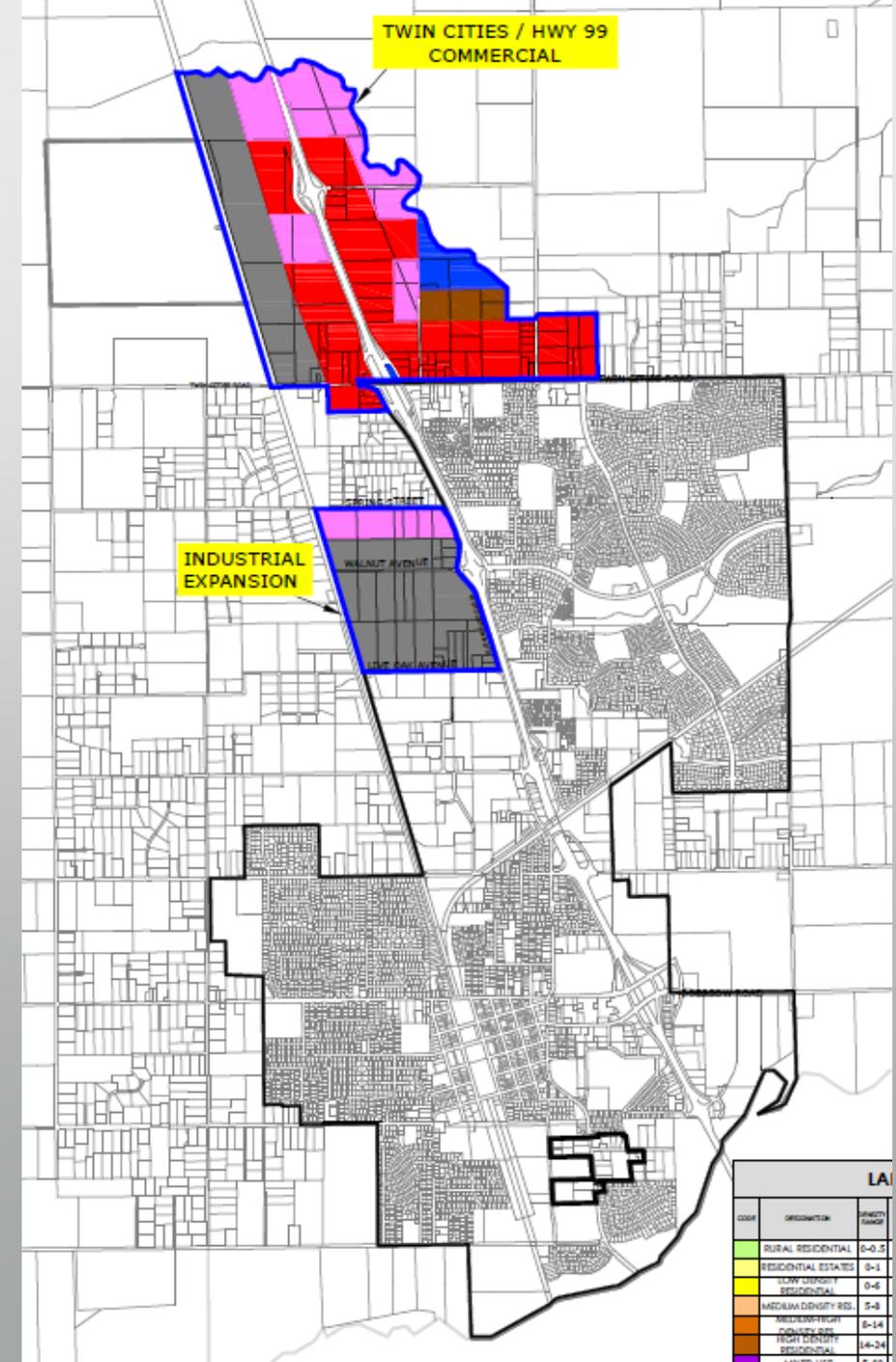
- Commercial areas north of Twin Cities

Planning Commission, April 2016:

- Recommended approval

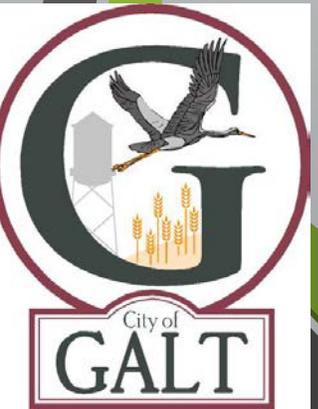
CEQA Initial Study/Negative Declaration:

- Public review from April 2016 through May 2016



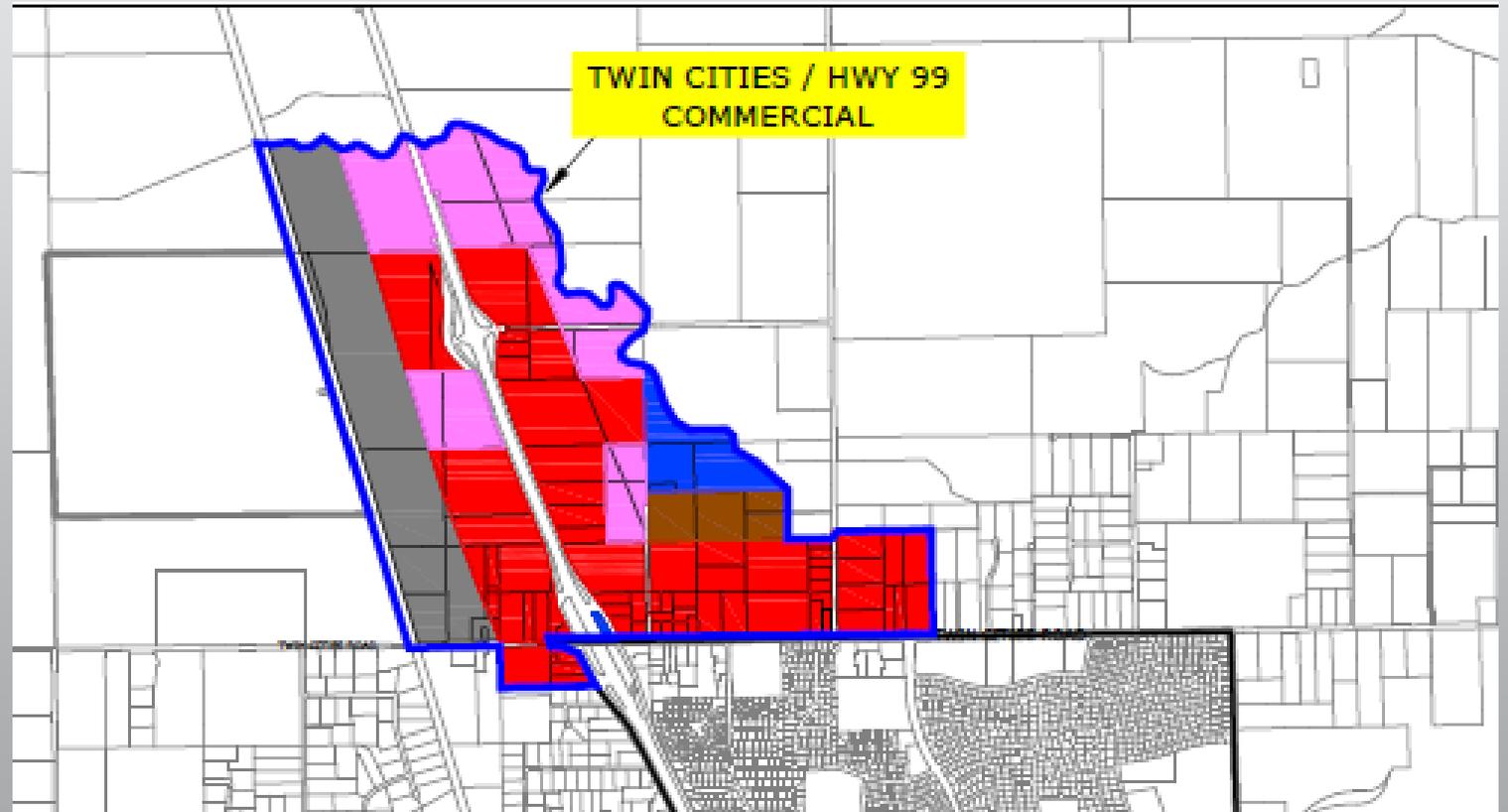
CEQA Initial Study/Negative Declaration Comment Letters

1. Central Valley Regional Water Quality Control Board (Water Board)
2. The Environmental Council of Sacramento (ECOS)
3. The Sacramento Metropolitan Air Quality Management District (Air District)



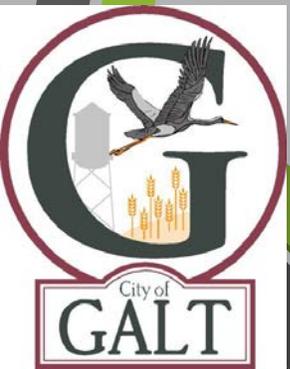
Twin Cities Commercial Area Requirements

- 35% AQMP
- GHG Reduction Plan



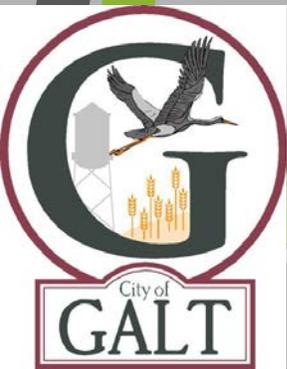
Options

1. Keep the project as is **\$45,500.**
2. Keep the annexation areas as and complete required documents **\$79,500.**
3. Proceed with annexing industrial area only **\$57,500**
4. Drop project entirely.



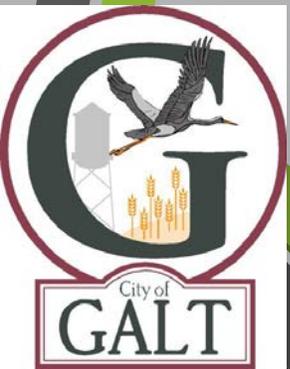
Staff Recommendation Option 2

- Expanding Industrial Park provides jobs
- Expanding commercial area provides restaurant/retail opportunities
- Provides City land-use control (vs. the County)
- Generates tax revenues

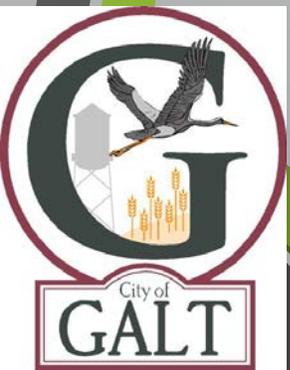


Next Steps Option 2

- Prepare required studies and amend IS/MND
- Recirculate IS/MND
- Return to Planning Commission for a recommendation
- Return to City Council for approval

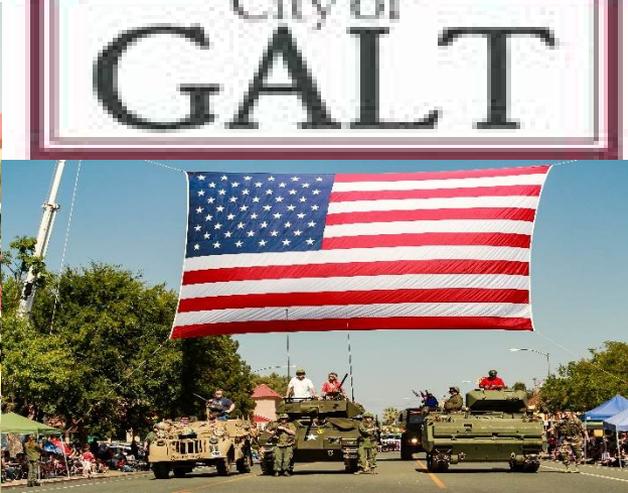


Questions





CITY OF GALT PARADE ROUTES



GALT HIGH HOMECOMING PARADE



A St.
Dameron Field
Entrance

Lincoln Way
&
"A" St

"C" St
&
Lincoln Way

STAGING

"D" St
&
4th St

"C" St
&
4th St



Liberty Ranch High School Homecoming Parade

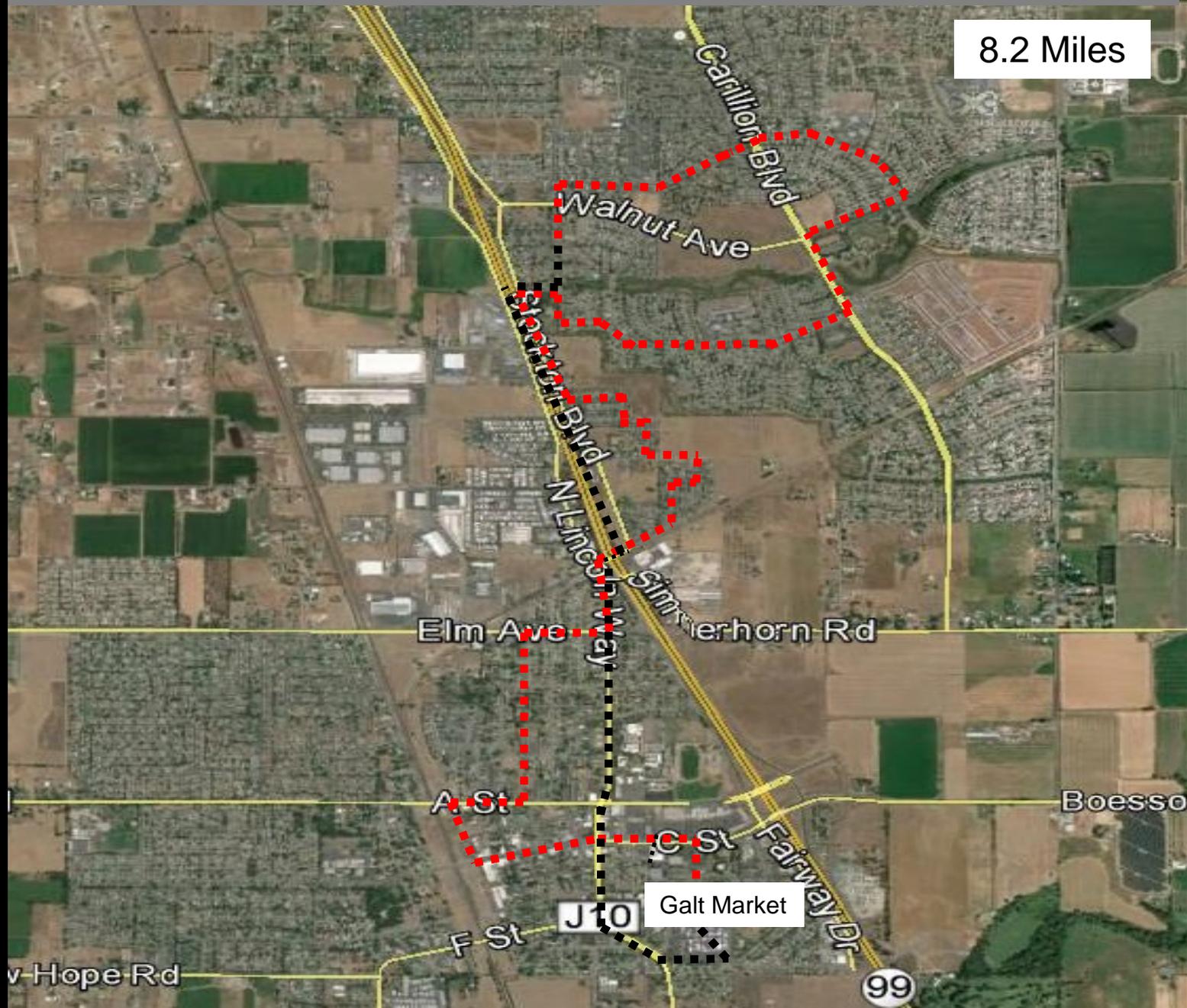
Independence Day Celebration Parade



- Start at A St & Lincoln Way
- West on A St
- South on 4th St
- East on C St
- South on Civic Dr
- West on Caroline ending at Veterans Field

Lighting of the Night Parade

8.2 Miles





Route Safety Staff Required Impact to Citizens

**GALT &
LIBERTY RANCH
HOMECOMING
PARADES**



**STAFF IS
RECOMMENDING
NO CHANGES**



**CITY OF GALT PROPOSED
PARADE ROUTE FOR
IDC, LON & FUTURE PARADES**



Proposed City of Galt Parade Route



1.2 Miles

START

FINISH

STAGING AREA



- Start at Civic Dr & Caroline Ave
- West on C St
- South on 4th St
- East on E St (turns into Caroline Ave)
- South on Chabolla Ave
- East into the Galt Market Parking Lot



Lincoln Way

A St.

A St.

A & C St. Overpass



Third St.

P

P



P

1.2 Miles

P

P

P

P

Fairway Dr.



Caroline Ave

P



P



Third St.



F St.



Meladee Ln

P

DETOUR

PARADE

Lincoln Way

PARKING



QUESTIONS?

Cost Allocation Plan Study

CITY OF GALT

SEPTEMBER 20, 2016

Abatements

An old fashioned term referring to the practice of charging support service costs to users of the services.

Cost Allocation:

The process of identifying, aggregating, and assigning costs associated with Central Service Departments to respective Operating Departments, Programs, and/or Funds

Central Service Departments

City Council

City Clerk

City Attorney

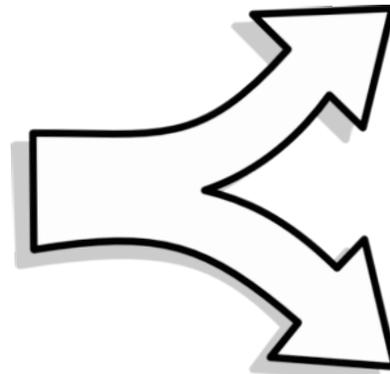
City Treasurer

City Manager

Human Resources

Information Technology

Finance



Operating Departments

Central Services

Police

Community Development

Public Works

Parks & Recreation

GFOA* Best Practice Recommendations

A systematic and rational methodology should be used to calculate the amounts allocated.

Management needs to be involved in the process and knowledgeable about the methodology used.

The preparer of a Cost Allocation Plan should have knowledge and experience that is specifically relevant.

The government should obtain ownership of the final work product.

Periodic updates to the methodology.

Allocation Basis – Service Examples

Number of IT devices supported

Number of Full-time equivalent (FTE) employees and their deployment

Number of City Council agenda items

Number of archived documents

Number of new hires and promotions processed

Number of workers compensation claims

Number of liability claims

Number of journal vouchers, accounts payable transactions, and cash receipts processed

Staff Time – Direct vs. Allocated

Direct staff time is paid through payroll and charged directly to a fund, department, program or project

Allocated staff time is calculated from time records kept by an employee and then charged to funds, departments, programs or projects through a journal entry

Example: Utility Billing Clerk who processes utility bill payments and also other cash receipts from revenue sources other than utilities.

- Direct staff time could be a percentage of payroll charged to the utility funds
- Allocated staff time could be a distribution of payroll based on the employees time study

Next Steps:

Execute agreement with Willdan Financial Services

Willdan will send data request to City staff

Project Kick-Off meeting between Willdan and an Interdepartmental City Staff Team

Additional data collection

Testing and reviewing cost allocation methodology

Review of draft report

Presentation of final report to City Council

Training City staff to use model in future years

Report on Reclaimed Water Options

Council Presentation 9/20/16

Background

July 2015 Strategic Plan:

- ▶ Present to Council the hiring of a consultant to prepare a feasibility study for reclaimed water infrastructure options (purple pipe) and cost estimate
- ▶ Identify and pursue water conservation and reclamation funding opportunities

May 2016 Strategic Plan:

- ▶ Determine membership of Groundwater Sustainability Agency (GSA)
- ▶ Identify Partner Agencies to Determine Approach to Development of a Groundwater Sustainability Plan (GSP)
- ▶ 2010 Recycled Water Evaluation by Carollo Engineers
 - Conceptual options - 4 phases
 - Initial phases: \$8 to \$16 million each

Current Situation

Study Update:

- ▶ Four proposals received in response to City RFP
- ▶ 'Most Qualified' Consultant selected by screening panel
- ▶ Estimated Cost: \$80,000 to update 2010 Study

Grant Funding:

- ▶ Limited Federal funding available
- ▶ State funding is available for planning and construction of reclaimed water projects - with 50% local funding match required

Sustainable Groundwater Management Act (SGMA)

- ▶ Formation of Groundwater Sustainability Agencies for basin by 6/30/17
- ▶ Development of Groundwater Sustainability Plan (GSP) by Jan. 2022

Analysis

Current ag-reclamation efforts at Wastewater Treatment Plant

- ▶ Utilize majority of warm weather effluent
- ▶ Provide 'in-lieu' groundwater benefits
- ▶ Provide positive revenue stream without further capital investment
- ▶ Interest by neighboring property owners in expanded ag-reuse

Urban reclaimed water program:

- ▶ Will require investment of \$ millions
- ▶ Initial costs of reclaimed water will exceed current domestic rates
- ▶ May be premature pending development of basin sustainability plan

Options

1. Award consultant study to Peterson Brustad Inc.
 - Update 2010 Carollo Report, phasing options and cost estimates
 - Assist with state funding application for feasibility study
 - \$80,000 initial cost
2. Delay 'reclaimed water study' pending development of Groundwater Sustainability Plan for the Cosumnes Subbasin (recommended)

QUESTIONS?

CONSIDERATION OF SEWER CAPACITY RESERVATION OPTIONS

Council Presentation 9/20/16

BACKGROUND

RECENT DEVELOPMENT ACTIVITIES HAVE RAISED QUESTIONS REGARDING THE RESERVATION OF SEWER CAPACITY

THE CITY'S CURRENT PRACTICE:

- FIRST-COME FIRST-SERVED
- PAYMENT AT ISSUANCE OF BUILDING PERMIT
- CAPACITY RESERVED ONLY AFTER RECEIVING PAYMENT

OPTIONS

OPTION 1: STATUS QUO

- MAINTAIN EXISTING POLICY AND PRACTICES REGARDING SEWER CAPACITY
- NEGOTIATE RESERVATION REQUESTS WITHIN INDIVIDUAL DEVELOPMENT AGREEMENTS

OPTION 2: REVISE CURRENT POLICY

- ALLOW FOR SEWER CAPACITY RESERVATION IN ADVANCE OF THE ISSUANCE OF PERMITS
- SET SPECIFIC GUIDELINES FOR RESERVING SEWER CAPACITY

POLICY CONSIDERATIONS

- OWNERSHIP OF SEWER CAPACITY
- TRANSFERABILITY OF SEWER CAPACITY
- FEE PROTECTION
- DURATION
- LIMITATIONS

RECOMMENDATION

PROVIDE STAFF POLICY GUIDANCE ON WHETHER TO:

1. MAINTAIN EXISTING SEWER CAPACITY PRACTICES

OR

2. ALLOW FOR ADVANCED SEWER RESERVATIONS WITH SPECIFIC GUIDANCE REGARDING:

- OWNERSHIP OF SEWER CAPACITY
- TRANSFERABILITY OF SEWER CAPACITY
- FEE PROTECTION
- DURATION
- LIMITATIONS