

CITY OF GALT

Barbara Payne, Chair
Marylou Powers, Vice Chair
Mark Crews, Board Member
Randy Shelton, Board Member
Mike Singleton, Board Member



Jason Behrmann, Executive Director
Steven Rudolph, Attorney
Inez Kiriu, Finance Officer
Elizabeth Aguire, Secretary

A G E N D A

SPECIAL REDEVELOPMENT AGENCY MEETING

COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT, CALIFORNIA
TUESDAY, APRIL 5, 2011, 5:45 PM

NOTE: Speaker Request Sheets are provided on the table inside the entrances to the council chambers. If you wish to address the council during the meeting, please complete a speaker sheet and give it to the city clerk. A maximum of five minutes is allowed for each speaker.

NOTE. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 209-366-7130, 380 Civic Drive, at least two days prior to the meeting.

NOTE. Public records, including writings relating to an agenda item for open session of a regular meeting and distributed less than 72 hours prior to the meeting, are available for public inspection at the City Clerk's Office, 380 Civic Drive, Galt, California.

-
- A. **CALL MEETING TO ORDER:** Roll Call: Powers, Singleton, Shelton, Crews, Payne.
- B. **PUBLIC COMMENT** - Under Government Code Section 54954.3, members of the audience may address the council on any agenda item before or during the council's consideration of the item. Please fill out a speaker sheet located on the table inside the entrances to the council chambers and forward the completed speaker sheet to the city clerk prior to addressing the council. We request that you state whether you live within the Galt city limits or the county area. A maximum of five minutes is allowed for each speaker.
- C. **ADJOURN TO SPECIAL CLOSED SESSION:**
1. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to and under the authority of Government Code Section 54956.8

LIST OF PROPERTIES:

**GALT CITY COUNCIL AGENDA
SPECIAL MEETING OF APRIL 5, 2011
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- a. **PROPERTY:** 157 4th Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Benjamin/Connie Salas
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- b. **PROPERTY:** 169 4th Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Debernardi Family Trust 2006
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- c. **PROPERTY:** 213 4th Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Willmet & Epstein 1995 Revocable Trust.
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- d. **PROPERTY:** 215 4th Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Willmet & Epstein 1995 Revocable Trust
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- e. **PROPERTY:** 217 4th Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Maria & Salvador Gonzalez
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- f. **PROPERTY:** 227 & 229 4th Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Julian & Teresa Gonzalez
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- g. **PROPERTY:** 416 B Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Michael/Xiomara Neary 2007 Fam.
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- h. **PROPERTY:** 5th Street (APN 150-0211-004)
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Spaans Cookie Co.
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- i. **PROPERTY:** 5th Street (APN 150-0211-019)
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Spaans Cookie Co.
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- j. **PROPERTY:** APN#150-0133-003, East of Highway 99 between Simmerhorn Road and Boessow Road
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Jeff Robinson, representing East West Bank.
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.

**GALT CITY COUNCIL AGENDA
SPECIAL MEETING OF APRIL 5, 2011
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- k. **PROPERTY:** APN#150-0082-023, East of Highway 99 between Simmerhorn Road and Boessow Road
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Jeff Robinson, representing East West Bank.
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.

- l. **PROPERTY:** APN# 150-0082-018, East of Highway 99 between Simmerhorn Road and Boessow Road
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Jeff Robinson, representing East West Bank.

- m. **PROPERTY:** APN# 150-0361-002, East of Highway 99 between Simmerhorn Road and Boessow Road
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Jeff Robinson, representing East West Bank.
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.

D. **RECONVENE TO OPEN SESSION:**

ADJOURN TO REGULAR MEETING:

ELIZABETH AGUIRE, CITY CLERK: Agenda Report. The agenda for this Galt City Council Meeting was posted in the following listed sites before the close of business at 5:00 pm on the Friday preceding the meeting:

- 1. City Hall Lobby, 380 Civic Drive;
- 2. U.S. Post Office, 600 N. Lincoln Way; and
- 3. Marian O. Lawrence Library, 1000 Caroline Avenue.

CITY OF GALT

*Barbara Payne, Mayor
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Mark Crews, Council Member
Randy Shelton, Council Member
Mike Singleton, Council Member*

*Elizabeth Aguire, City Clerk
Shaun Farrell, City Treasurer*

Steven Rudolph, City Attorney



Jason Behrmann, City Manager

*Barry Weiss, Assistant City Manager
Curt Campion, Community Dev. Director
Loren Cattolico, Police Chief
Gregg Halladay, Public Work Director
Paula Islas, Human Resources Admin.
Boyce Jeffries, Parks & Rec. Director
Inez Kiriū, Finance Director*

A G E N D A

SPECIAL CITY COUNCIL MEETING

**COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT, CALIFORNIA
TUESDAY, APRIL 5, 2011, 5:45 PM**

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- A. **CALL MEETING TO ORDER** - Roll Call: Powers, Singleton, Shelton, Crews, Payne.
- B. **PUBLIC COMMENT** - Under Government Code Section 54954.3, members of the public may address the council on any agenda item before or during the council's consideration of the item. Please fill out a speaker sheet located on the table inside the entrances to the council chambers and forward the completed speaker sheet to the city clerk prior to addressing the council. A maximum of five minutes is allowed for each speaker.
- C. **ADJOURN TO SPECIAL CLOSED SESSION:**
1. **CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION:**
Significant exposure to litigation pursuant to Section 54956.9(b) – Two potential cases.
- D. **RECONVENE TO OPEN SESSION:**

**GALT CITY COUNCIL AGENDA
SPECIAL MEETING OF APRIL 5, 2011
PAGE 2**

ADJOURN TO REGULAR MEETING:

ELIZABETH AGUIRE, CITY CLERK: Agenda Report. The agenda for this Galt City Council Meeting was posted in the following listed sites before the close of business at 5:00 pm on the Friday preceding the meeting:

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Steven Rudolph, City Attorney



Jason Behrmann, City Manager

*Barry Weiss, Assistant City Manager
Curt Campion, Community Dev. Director
Loren Cattolico, Police Chief
Gregg Halladay, Public Works Director
Paula Islas, Human Resources Admin.
Boyce Jeffries, Parks & Rec. Director
Inez Kiriū, Finance Director*

A G E N D A

REGULAR CITY COUNCIL MEETING

**COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT, CALIFORNIA
TUESDAY, APRIL 5, 2011, 7:00 PM**

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NOTE. Please turn off all cell phones and pagers during the council meeting.

A. **CALL MEETING TO ORDER:**

1. Roll Call: Council Members: Powers, Singleton, Shelton, Crews, Payne.
2. Silent prayer.
3. Flag Salute.
4. Video statement.

B. **AGENDA APPROVAL, ADDITIONS AND/OR DELETIONS**

C. **PRESENTATIONS:** Crime Prevention Program – Galt Police Department.

D. **PUBLIC COMMENT** - Under Government Code Section 54954.3, members of the public may address the council on non-agenda items. Speakers may also address council on any agenda item during consideration of the item. Speakers shall restrict their comments to issues that are within the subject jurisdiction of the City Council and limit comments to a maximum of five minutes. Please fill out a speaker sheet located on the table inside the entrances to the council chambers and forward the completed speaker sheet to the city clerk.

**GALT CITY COUNCIL AGENDA
REGULAR MEETING OF APRIL 5, 2011
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E. **INFORMATION/CONSENT CALENDAR** - It is recommended that Items 1 through 7 be acted on simultaneously unless separate discussion and/or action are requested by a council member.

1. **SUBJECT:** Minutes of the special and regular meeting of March 15, 2011.
RECOMMENDED ACTION: Accept the minutes as submitted.
2. **SUBJECT:** City of Galt Warrants.
RECOMMENDED ACTION: Approve the warrants as submitted.
3. **SUBJECT:** Destruction of Records.
RECOMMENDED ACTION: Adopt a resolution authorizing the destruction of city records pursuant to the City's Records Retention Policy.
4. **SUBJECT:** Letter to Prime Minister Naoto Kan, Japan.
RECOMMENDED ACTION: Approve the letter of condolences to the country of Japan.
5. **SUBJECT:** Award purchase of filter media for the rehabilitation of the Fumasi, Industrial, and Carillion Water Treatment Plants.
RECOMMENDED ACTION: 1) Adopt a resolution authorizing the city manager to execute a purchase agreement with Pureflow Filtration Division for the purchase of filter media in the amount of \$209,040; and 2) approve appropriation transfers as specified.
6. **SUBJECT:** Treasurer's Report for period ending February, 2011.
RECOMMENDED ACTION: Accept the treasurer's report as submitted.
7. **SUBJECT:** Contract for construction inspection services.
RECOMMENDED ACTION: 1) Adopt a resolution authorizing the city manager to execute a contract with BLF Construction Inspection for on-call construction inspection services for FY2010-11 and FY 2011-12 in an amount not to exceed \$120,000.

RECOMMENDED ACTION: Approve the consent calendar as presented.

F. **SCHEDULED MATTERS:**

1. **SUBJECT:** Development permit streamlining – Zoning Code and Downtown Revitalization and Historic Preservation Specific Plan (DRHPSP) amendments.
STAFF REPORT: Campion.
RECOMMENDATIONS: 1) Introduce and waive the first reading and read by title only an ordinance of the city of Galt repealing and replacing Chapter 18.24 of the Galt Municipal Code regarding combining zoning district regulations and specific plans; 2) Introduce and waive the first reading and read by title only an ordinance of the city of Galt repealing and replacing Chapter 18.52 of the Galt Municipal Code regarding general permit procedures; 3) Adopt a resolution of the city of Galt amending the DRHPSP removing sign limitations of projecting signs and adopting a California Environmental Quality Act (CEQA) exemption for said project.

G. **REGULAR CALENDAR:**

CITY COUNCIL OFFICE

**GALT CITY COUNCIL AGENDA
REGULAR MEETING OF APRIL 5, 2011
PAGE 3**

1. **SUBJECT:** Community Gathering – May 5th
STAFF REPORT: Payne
RECOMMENDED ACTION: Approve the date of May 5th and the concept of the Community Gathering as described verbally.

PUBLIC WORKS DEPARTMENT

2. **SUBJECT:** Contract Change Order for West Elm/Orr Road Widening (CIP #50R) – Goodland Landscape Construction.
STAFF REPORT: Halladay
RECOMMENDED ACTION: 1) Authorize the Director of Public Works to execute a contract change order, in the amount of \$242,357.59 to the contract with Goodland Landscape Construction, Inc. to construct the West Elm/Orr Road Widening improvements; and 2) increase project appropriation in the amount of \$98,557.59 as specified.

COMMUNITY DEVELOPMENT DEPARTMENT

3. **SUBJECT:** Consultant contract to prepare CEQA analysis to commence summer discharge at the Galt Wastewater Treatment Plant.
STAFF REPORT: Campion
RECOMMENDED ACTION: Adopt a resolution authorizing the city manager to execute a contract with Robertson-Bryan, Inc. (RBI) for consultant services to prepare the California Environmental Quality Act (CEQA) analysis needed to initiate summer discharge at the Galt Wastewater Treatment Plant (WWTP) in an amount not to exceed \$60,335.

H. **COMMUNICATION**

I. **ADJOURN TO THE REDEVELOPMENT AGENCY**

**A G E N D A
REDEVELOPMENT AGENCY MEETING**

1. **Roll Call:** Board Members: Powers, Singleton, Shelton, Crews, Payne.
2. **Public Comment:**
3. **Information/Consent Agenda:**
 - a. **SUBJECT:** Minutes of the special and regular meeting of March 15, 2011.
RECOMMENDED ACTION: Accept the minutes as submitted.
 - b. **SUBJECT:** Redevelopment Agency warrants
RECOMMENDED ACTION: Approve the warrants as submitted.
 - c. **SUBJECT:** Treasurer's report for period ending February, 2011.
RECOMMENDED ACTION: Approve the treasurer's report as submitted.

RECOMMENDED ACTION: That the board of directors approve the consent calendar as presented.

**GALT CITY COUNCIL AGENDA
REGULAR MEETING OF APRIL 5, 2011
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4. Departmental:

SUBJECT: Simmerhorn Commercial Property (46 Acres) and various property appraisals.

STAFF REPORT: Campion.

RECOMMENDED ACTION: Approve an appropriation authorizing various infrastructure analyses as set forth in this report, as well as undertaking property appraisals consistent with the City of Galt Economic Development Roadmap Policies and numerous goals and objectives of the Redevelopment Agency Implementation Plan.

J. **ADJOURN AND RECONVENE TO THE GALT CITY COUNCIL**

K. **CITY CLERK'S REPORT:**

1. **SUBJECT:** Commission/Committee Appointments.

STAFF REPORT: Aguire.

RECOMMENDED ACTION: Make appointments to vacant positions in accordance with city practice.

L. **COMMENTS BY STAFF**

M. **COMMENTS BY CITY COUNCIL MEMBERS/FUTURE AGENDA ITEMS**

ADJOURNMENT

ELIZABETH AGUIRE, CITY CLERK: Agenda Report. The agenda for this Galt City Council Meeting was posted in the following listed sites before the close of business at 5:00 pm on the Friday preceding the meeting:

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**GALT CITY COUNCIL AGENDA
REGULAR MEETING OF APRIL 5, 2011
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CALENDAR OF CITY MEETINGS AND EVENTS

April 4 Galt City Council Youth Committee Meeting – 6:00 pm – City Hall Community Room

April 5 **CITY COUNCIL MEETING - 7:00 pm – Regular Session**

April 13 Parks and Recreation Commission Meeting - 7:00 pm – Council Chambers

April 14 Planning Commission Meeting – 6:30 pm – Council Chambers

April 19 **CITY COUNCIL MEETING - 7:00 pm – Regular Session**

April 21 Beautification Committee Meeting - 3:30 pm – City Hall Community Room

April 28 Commission on Aging Meeting – 5:15 pm – 610 Chabolla Avenue – California Room

May 2 Galt City Council Youth Committee Meeting – 6:00 pm – City Hall Community Room

May 3 **CITY COUNCIL MEETING - 7:00 pm – Regular Session**

May 5 Business Fair/Farmer’s Market – Galt Community Park – 5:00pm-8:00pm

May 9 Community Gathering – Meet your representatives – 6pm-8pm – McCaffrey Middle School

May 11 Parks and Recreation Commission Meeting - 7:00 pm – Council Chambers

May 12 Planning Commission Meeting – 6:30 pm – Council Chambers

May 17 **CITY COUNCIL MEETING - 7:00 pm – Regular Session**

May 19 Beautification Committee Meeting - 3:30 pm – City Hall Community Room

May 21 Household Hazardous Waste/Shred-It Event – 9:00am-1:00pm – Galt Market Grounds

May 23 Public Safety Committee bi-monthly meeting – 6:00 pm – 455 Industrial Drive - Pescetti Community Room

May 26 Commission on Aging Meeting – 5:15 pm – 610 Chabolla Avenue – California Room

ALL CITY OFFICES ARE CLOSED FRIDAYS WITH THE EXCEPTION OF THE POLICE DEPARTMENT.

Disclaimer – The dates and times of the meetings shown are accurate as of the date of printing. Please contact the City Clerk’s office for verification.