

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, AUGUST 16, 2011, 6:15 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 three 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.

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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 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

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LIST OF PROPERTIES:

- a. **PROPERTY:** 157 4th Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Wesley and Gina Cagle
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 Willmett & 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 Willmett & 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 Family Trust.
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:** 407 B Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Carol J. Johnston
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.

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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
Marylou Powers, Vice Mayor
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

William Bowen, Police Chief
Gregg Halladay, Public Works Director
Paula Islas, Human Resources Admin.
Inez Kiriu, Finance Director

A G E N D A

REGULAR CITY COUNCIL MEETING

COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT, CALIFORNIA
TUESDAY, AUGUST 16, 2011, 7:00 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 three minutes is allowed for each speaker.

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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:** City Clerk's Office – Donna Settles – Electronic Document Management.

D. **PUBLIC COMMENT** - Under Government Code Section 54954.3, members of the public may address the council on non-agenda items. Speakers may 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 three 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.

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E. **INFORMATION/CONSENT CALENDAR** - It is recommended that Items 1 through 5 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 August 3, 2011.
RECOMMENDED ACTION: Accept the minutes as submitted.
2. **SUBJECT**: City of Galt Warrants.
RECOMMENDED ACTION: Approve the warrants as submitted.
3. **SUBJECT**: Information technology technician job description and salary range.
RECOMMENDED ACTION: Adopt a resolution approving the proposed information technology technician salary description and approving the proposed information technology technician salary range.
4. **SUBJECT**: Ordinance No. 2011-12 of the City Council of the City of Galt determining to comply with the Voluntary Alternative Redevelopment Program pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in order to permit the continued existence and operation of the Redevelopment Agency.
RECOMMENDED ACTION: Adopt Ordinance No. 2011-12 determining to comply with the Voluntary Alternative Redevelopment Program pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in order to permit the continued existence and operation of the Redevelopment Agency; waive full reading; and, continue the matter to the next regular meeting.
5. **SUBJECT**: After School Education and Safety(ASES) after school program memorandum of understanding (MOU) with Galt Elementary School District.
RECOMMENDED ACTION: Approve the MOU with the Galt Elementary School District for the State's ASES grant for the 2011-2012 school year commencing August 22, 2011 and ending June 6, 2012.

RECOMMENDED ACTION: Approve the consent calendar as presented.

F. **SCHEDULED MATTERS**

G. **REGULAR CALENDAR**:

CITY COUNCIL

1. **SUBJECT**: Strategic Plan Update.
STAFF REPORT: Payne.
RECOMMENDED ACTION: Receive the report.

CITY ATTORNEY'S OFFICE

2. **SUBJECT**: Relocation Plan – Old Town Properties Project.
STAFF REPORT: Rudolph.
RECOMMENDED ACTION: Adopt a resolution approving the Relocation Plan (the “Plan”) prepared for the City of Galt Redevelopment Agency, May 2011.

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3. **SUBJECT**: Resolution No. 2011-___ authorizing the city manager to execute a communications site license agreement with New Cingular Wireless PCS, LLC.
STAFF REPORT: Rudolph.
RECOMMENDED ACTION: Adopt a resolution authorizing the city manager to execute a communications site license agreement with New Cingular Wireless PCS, LLC.

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 meeting of August 3, 2011.
RECOMMENDED ACTION: Accept the minutes as submitted.
 - b. **SUBJECT**: Redevelopment Agency warrants
RECOMMENDED ACTION: Approve the warrants as submitted.

RECOMMENDED ACTION: That the board of directors approve the consent calendar as presented.
4. **Scheduled Matters**:
 - a. **SUBJECT**: Replacement Housing Plan – Old Town Properties Project.
STAFF REPORT: Rudolph.
RECOMMENDED ACTION: Adopt a resolution approving the Replacement Housing Plan for the Old Town Properties Project.
5. **Departmental**:
 - a. **SUBJECT**: Relocation Plan – Old Town Properties Project.
STAFF REPORT: Rudolph.
RECOMMENDED ACTION: 1) Galt Redevelopment Agency Board adopt a resolution approving the Old Town Properties Relocation Plan (“Plan”). 2) Galt Redevelopment Agency Board adopt a resolution approving the adoption of the California Code of Regulation Title 25, Division 1, Chapter 6, the California Relocation Assistance and Real Property Acquisition Guidelines as its own rules and regulations and making certain other findings. 3) Galt Redevelopment Agency Board approve a budget change in the amount of \$225,000 from Fund 93 Redevelopment Bonds, Public Private Partnerships.

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- b. **SUBJECT**: Resolution No. 2011-____R approving purchase and sale agreements with multiple owners for the acquisition of nine parcels in the Galt Old Town Area and authorizing the city manager to execute and implement the agreements.
STAFF REPORT: Behrmann.
RECOMMENDED ACTION: 1. Adopt a resolution approving purchase and sale agreements with multiple owners for the acquisition of nine parcels in the Galt Old Town Area and authorize the city manager to execute and implement the agreements; and 2) approve the budget change form attached to the staff report.
- c. **SUBJECT**: Results of Buxton Company's community identification process (retail development strategy).
STAFF REPORT: Behrmann.
RECOMMENDED ACTION: 1. Receive the report and provide direction to staff as appropriate; and 2. Direct staff to send pursuit packages to those businesses recommended in the staff report (or otherwise amended); and 3. Direct staff to proceed with outreach to the local business community and education about the tools that will be made available on the City's website.

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

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

1. **SUBJECT**: 2012 Independence Day Celebration Ad Hoc Committee appointments.
STAFF REPORT: Settles.
RECOMMENDED ACTION: It is recommended that the city council appoint two members to serve on the 2012 Independence Day Celebration Ad Hoc Committee.
2. **SUBJECT**: Galt Youth Committee appointment.
STAFF REPORT: Settles.
RECOMMENDED ACTION: It is recommended that the city council appoint a member to serve on the Galt Youth Committee as a voting member.

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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CALENDAR OF CITY MEETINGS AND EVENTS

AUGUST

- August 16 **CITY COUNCIL MEETING - 7:00 pm – Regular Session**
- August 18 Beautification Committee Meeting - 3:30 pm – City Hall Community Room
- August 25 Commission on Aging Meeting – 5:15 pm – 610 Chabolla Avenue – California Room

SEPTEMBER

- Sept. 5 City Council Youth Committee Meeting - **Cancelled**
- Sept. 6 **CITY COUNCIL MEETING - 7:00 pm – Regular Session**
- Sept. 8 Planning Commission Meeting – 6:30 pm – Council Chambers - **Cancelled**
- Sept. 12 City Council Youth Committee Meeting – **Tentative** – 6:30 – City Hall Community Room
- Sept. 14 Parks & Recreation Commission Meeting – 7:00 pm – Council Chambers
- Sept. 15 Planning Commission Meeting – **Tentative** - 6:30 pm – Council Chambers
- Sept. 20 **CITY COUNCIL MEETING - 7:00 pm – Regular Session**
- Sept. 15 Beautification Committee Meeting - 3:30 pm – City Hall Community Room
- Sept. 22 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 posting. Please contact the City Clerk's office for verification.