



CITY OF GALT

MINUTES

SPECIAL CITY COUNCIL MEETING **Council Chambers, 380 Civic Drive, Galt, California** **Tuesday, February 7, 2012, 5:00 pm**

The meeting was called to order at 5:00 pm by the mayor. Council Members present: Powers, Singleton, Shelton, Crews, and Payne.

Staff members present: City Manager Behrmann, City Clerk Aguire, City Attorney Rudolph., Chief of Police Bowen, Finance Director Kiriu, Human Resources Administrator Islas and Principal Planner Kiriu.

PUBLIC COMMENTS The clerk announced that under Government Code Section 54954.3, members of the audience could address the council on any agenda item before or during the council's consideration of the item. 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 had a three minute time limit.

Patrick O'Flaherty was concerned about public property vandalism and kids riding their BMX bikes on property near him. He said the police have responded and was happy that they were involved.

ADJOURN TO SPECIAL CLOSED EXECUTIVE SESSION:

1. **THREAT TO PUBLIC SERVICES OR FACILITIES** pursuant to Government Code section 54957 - Consultation with Galt Police Chief
2. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to and under the authority of Government Code Section 54956.8

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 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.

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- 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.
3. **PUBLIC EMPLOYEE APPOINTMENT** pursuant to and under the authority of Government Code Section 54957

Public Works Director

RECONVENE TO OPEN SESSION: The council reconvened to open session at 7:00 pm at which time the city attorney announced there was no action to report.

There being no further business to come before council, the meeting was adjourned by the mayor at 7:00 pm.

Respectfully submitted,

Elizabeth Aguire
City Clerk



CITY OF GALT

MINUTES

REGULAR CITY COUNCIL MEETING Council Chambers, 380 Civic Drive, Galt, California Tuesday, February 7, 2012, 7:00 pm

The meeting was called to order at 7:00 pm by the mayor. Council Members present: Powers, Singleton, Shelton, Crews, and Payne.

Staff members present: City Manager Behrmann, City Clerk Aguire, City Attorney Rudolph, Chief of Police Bowen, Finance Director Kiri, Human Resources Administrator Islas and Principal Planner Kiri.
Absent: Special Project Coordinator Solis.

OPENING CEREMONIES - Silent prayer was observed, the flag salute was recited by Pack 84, Den 9, The Bears and the video statement was read by the city clerk.

AGENDA APPROVAL, ADDITIONS AND/OR DELETIONS - None

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 three minute time limit to speak.

Aggie Hanchey said there was limited parking at Chabolla on Tuesdays and Wednesdays for the seniors.

Kari Anne Combs, Meals on Wheels, said she built the program, but there were not enough parking spaces for the seniors. Behrmann said he would look into options.

CONSENT CALENDAR - Consisting of Items 1 through 5.

1. **SUBJECT**: Minutes of the special and regular meetings of January 17, 2012, and the special meetings of January 24, 2012.
RECOMMENDED ACTION: Accept the minutes as submitted.
2. **SUBJECT**: City of Galt Warrants.
RECOMMENDED ACTION: Approve the warrants as submitted.
3. **SUBJECT**: Crack Sealer Purchase.
RECOMMENDED ACTION: Award the purchase of one Crafcro Supershot 125 Diesel Melter Crack Sealer to Tri-American Inc., in the amount of \$42,509.23.
4. **SUBJECT**: Public Works Agreement with Coastland Civil Engineering – Amendment Number 2.
RECOMMENDED ACTION: Adopt Resolution No. 2012-03 authorizing the city manager to approve Amendment Number 2 to the contract with Coastland Civil Engineering to provide staff augmentation services.

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5. **SUBJECT:** Award of Walker Community Park Bleachers Project to Soracco and Sons.
RECOMMENDED ACTION: 1) Adopt Resolution No. 2012-04 authorizing the city manager to execute a contract with Soracco and Sons for construction of the Walker Community Park Bleachers project in the amount of \$134,600; and 2) Authorize the director of public works to accept the improvements for the Walker Community Park Bleachers Project and issue a Notice of Completion upon completion of the improvements.

ACTION: Upon a motion by Crews, seconded by Shelton, the consent calendar was approved by a unanimous roll call vote.

SCHEDULED MATTERS - PUBLIC HEARING

1. **SUBJECT:** Utility Service Rates – 2012.
RECOMMENDED ACTION: 1) Conduct a public hearing on the 2012 utility rates adjustments; 2) Tabulate any written protests, and; 3) In absence of a majority protest, adopt Resolution No. 2012-05 approving the revised rate schedules for stormwater drainage (Tier 2), water, solid waste, and wastewater services to be effective March 1, 2012.

Prima gave a staff report. The mayor opened the public hearing. Hearing no comments, the mayor closed the public comments. Singleton suggested the alternative

ACTION: Upon a motion by Singleton, seconded by Shelton, Resolution No. 2012-05, as amended to include exhibits 1, 2, 3 and 4A, was adopted by a unanimous roll call vote.

REGULAR CALENDAR

1. **SUBJECT:** Strategic Plan.
RECOMMENDED ACTION: Receive the report.

The mayor reviewed the new strategic plan and highlighted a few goals.

CITY ATTORNEY'S OFFICE:

2. **SUBJECT:** Ordinance No. 2012-02, amending Chapter 3.32 of the Galt Municipal Code to eliminate a credit against the payment of taxes payable to the Redevelopment Agency.
RECOMMENDED ACTION: Introduce Ordinance No. 2012-02 amending Chapter 3.32 of the Galt Municipal Code to eliminate a credit against the payment of taxes payable to the Redevelopment Agency and repeal Ordinance No. 89-11, waive the full reading of the ordinance, and continue the matter to the next regular meeting of the City Council.

Rudolph gave a staff report.

ACTION: Upon a motion by Crews, seconded by Singleton, Ordinance No. 2012-02 was introduced and Ordinance No. 89-11 was repealed by a unanimous roll call vote.

CITY MANAGER'S OFFICE

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3. **SUBJECT:** Resolution No. 2012-06 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.
RECOMMENDED ACTION: That the city council, as the Successor Agency to the Galt Redevelopment Agency, adopt Resolution No. 2012-06 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, subject to approval of the Oversight Committee.

Behrmann gave a staff report.

ACTION: Upon a motion by Singleton, seconded by Shelton, Resolution No. 2012-06 was adopted and authorizing the city manager to execute and implement the agreements, subject to the Oversight Committee, was approved by a unanimous roll call vote.

CULTURE AND RECREATION DEPARTMENT:

4. **SUBJECT:** Rental of Chabolla and Littleton Community Centers to Resident Non-Profit Organizations.
RECOMMENDED ACTION: Adopt Resolution No. 2012-07 amending the fee schedule for the Chabolla and Littleton Community Centers to include a rental fee of \$0 per day and \$150 cleaning deposit for Resident Non-profit Organizations for the use of the Chabolla and Littleton Centers.

Behrmann gave a staff report. Rudolph asked to amend the resolution to include the definition of a local non-profit into the resolution. Crews thought each group should be allowed to rent the facility three times per year, and Powers thought each group should be able to rent the facility twice per year. Powers also said the 20 member requirement was too many because there were a lot of small non-profit groups. Singleton said he did not agree with 20 members, but thought three times per group was good. Shelton thought two times per year.

Kari Anne Combs said she was concerned about the retherm oven as it was expensive and belonged to Meals on Wheels.

ACTION: Upon a motion by Powers, seconded by Shelton, Resolution No. 2012-07 as amended deleting the 20 member requirement, adding the rental of 2 times per year, and adding the definition of local non-profit, was adopted by a unanimous roll call vote.

FINANCE DEPARTMENT

5. **SUBJECT:** Fiscal Year 2012 – Second Quarter Update.
RECOMMENDED ACTION: Receive the informational report.

Kiriu gave a staff report. Council thanked Kiriu for her update.

6. **SUBJECT:** Purchasing Policy Revision.
RECOMMENDED ACTION: Adopt Resolution No. 2012-08 adopting the revised Procurement

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Procedures and superseding all prior resolutions granting contracting authority to the city manager or subordinate city officials or employees.

Kiriu gave a staff report.

ACTION: Upon a motion by Crews, seconded by Powers, Resolution No. 2012-08 was adopted and superseding all prior resolutions granting contracting authority to the city manager was approved by a unanimous roll call vote.

HUMAN RESOURCES DEPARTMENT:

7. **SUBJECT:** Changes to City of Galt Personnel Manual, job descriptions, and salary schedule relating to part time and temporary positions.
RECOMMENDED ACTION: 1) Adopt Resolution No. 2012-09 approving changes to the City of Galt Personnel Manual; 2) Adopt Resolution No. 2012-10 approving job descriptions for the positions of Parks Worker I/II, Recreation Worker I/II and Project Management Specialist; and 3) Adopt Resolution No. 2012-11 approving the salary schedule for part time and temporary employees.

Islas gave a staff report. Powers thanked everyone for bringing this forward.

ACTION: Upon a motion by Crews, seconded by Shelton, Resolution No. 2012-09, Resolution No. 2011-10 and Resolution No. 2011-11 were adopted by a unanimous roll call vote.

PUBLIC WORKS DEPARTMENT:

8. **SUBJECT:** Award of Wastewater Treatment Plant Facilities Master Plan master task order agreement to West Yost Associates.
RECOMMENDATION: 1) Authorize the City Manager to execute a master task order agreement with West Yost Associates and task order no. 1 in the amount of \$693,019 for preparation of the facilities plan for the Wastewater Treatment Plant; and 2) Appropriate \$350,958 from Wastewater Funds 007 and 014 for preparation of the Wastewater Treatment Plant Facilities Plan (CIP #50C), including environmental review, administrative grant services, public notification, contingencies and associated project management.

Prima gave a staff report.

ACTION: Upon a motion by Crews, seconded by Singleton, Resolution No. 2011-12 authorizing the City Manager to execute a master task order agreement with West Yost Associates and task order No. 1 in the amount of \$693,019 for preparation of the facilities plan for the Wastewater Treatment Plant was adopted and the appropriation of \$350,958 from Wastewater Funds 007 and 014 for preparation of the Wastewater Treatment Plant Facilities Plan (CIP #50C), including environmental review, administrative grant services, public notification, contingencies and associated project management was approved by a unanimous roll call vote.

COMMUNICATIONS

CITY CLERK'S REPORT: Aguire gave a list of upcoming events.

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1. **SUBJECT:** Commission/Committee Appointments – Chamber Economic Development Task Force.
(Verbal)
RECOMMENDED ACTION: Appoint two council members to sit on the Committee.

Behrmann gave a staff report.

ACTION: Upon a motion by Shelton, seconded by Singleton, Payne and Crews were appointed by a unanimous roll call vote.

COMMENTS BY STAFF

COMMENTS BY CITY COUNCIL MEMBERS/FUTURE AGENDA ITEMS

VICE MAYOR POWERS: Asked to bring back the issue of parking for the seniors. Behrmann said he would look into options. He was concerned about taking away market spaces and said he would bring back options to the council.

COUNCIL MEMBER SINGLETON: Had concerns regarding Dead Man Gulch relative to the speaker earlier. He said he would get together with the Chief. The Chief said he was addressing the situation.

COUNCIL MEMBER SHELTON: Said everyone should enjoy the rain.

COUNCIL MEMBER CREWS: Was also concerned with the parking situation.

MAYOR PAYNE: Wished everyone a happy valentines day.

There being no further business to come before council, the meeting was adjourned by the mayor at 8:50 pm.

Respectfully submitted,

Elizabeth Aguire
City Clerk