



CITY OF GALT

MINUTES

SPECIAL CITY COUNCIL MEETING
Council Chambers, 380 Civic Drive, Galt, California
Tuesday, June 5, 2012, 5:45 pm

The meeting was called to order at 5:45 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 and

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.

ADJOURN TO SPECIAL CLOSED EXECUTIVE SESSION:

1. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to and under the authority of Government Code Section 54956.8

LIST OF PROPERTIES

- a. **NEGOTIATING PARTIES:** Jason Behrmann, City Manager and Benjamin/Oscar and Rudy Johnson, Johnson Family Living Trust
APN 148-0240-001
PROPERTY: 10190 Twin Cities Road
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- b. **NEGOTIATING PARTIES:** Jason Behrmann, City Manager and Benjamin/Bankruptcy Trustee, (formerly Double Diamond Development, Inc)
APN 148-0250-054 and 148-03250-056
PROPERTY: SW Corner West Stockton Blvd and Twin Cities Road
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- c. **NEGOTIATING PARTIES:** Jason Behrmann, City Manager and Benjamin/Frank Loretz
APN 148-0074-027
PROPERTY: 12801 Twin Cities Road
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- d. **PROPERTY:** 157 4th Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Wesley and Gina Cagle
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- e. **PROPERTY:** 169 4th Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Debernardi Family Trust 2006
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- f. **PROPERTY:** 213 4th Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Willmet & Epstein 1995 Revocable Trust.

**GALT CITY COUNCIL MINUTES
SPECIAL MEETING OF JUNE 5, 2012
PAGE 2**

UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.

- g. **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.
- h. **PROPERTY:** 217 4th Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Maria & Salvador Gonzalez
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- i. **PROPERTY:** 227 & 229 4th Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Julian & Teresa Gonzalez
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.
- j. **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.
- k. **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.
- l. **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.
- m. **PROPERTY:** 407 B Street
NEGOTIATING PARTIES: Jason Behrmann, City Manager and Carol J. Johnston
UNDER NEGOTIATION: Instructions to negotiator regarding price and terms.

2. **CONFERENCE WITH LEGAL COUNSEL** – Existing Litigation pursuant to Government Code section 54956.9

Claim of City against Sacramento County regarding Property Tax Administrative Fees (PTAF).

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.
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, June 5, 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, Finance Director Kiri, Human Resources Administrator Islas, Principal Planner Kiri, and Special Projects Administrator Solis. Absent: Police Chief Bowen.

OPENING CEREMONIES - Silent prayer was observed, the flag salute was recited and the video statement was read by the city clerk.

AGENDA APPROVAL, ADDITIONS AND/OR DELETIONS – Shelton pulled the Public Safety Committee Report.

PRESENTATIONS:

1. The mayor presented a proclamation for United States Army Week.
2. Public Safety Committee Annual Report – This item was pulled until June 19, 2012.
3. Cosumnes Fire Department - 2011 Response Performance Efficiency Report. A report was given on response time for the Cosumnes River Fire Department.

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.

CONSENT CALENDAR - Consisting of Items 1 through 9.

1. **SUBJECT:** Minutes of the special and regular meetings of May 1, 2012 and May 15, 2012.
RECOMMENDED ACTION: Accept the minutes as submitted.
2. **SUBJECT:** City of Galt Warrants.
RECOMMENDED ACTION: Approve the warrants as submitted.
3. **SUBJECT:** Adopt Resolution No. 2012-53 authorizing the city manager to execute contract amendment No. 1 to the Agreement with Sacramento County for South County Transit Link (SCT/LINK) sharing of responsibilities and costs with the City of Galt.
RECOMMENDED ACTION: Adopt Resolution No. 2012-53 authorizing the city manager to execute Amendment No. 1 to the agreement with Sacramento County for South County Transit Link.
4. **SUBJECT:** Adopt Resolution No. 2012-54 authorizing the city manager to execute necessary purchase agreements to replace a damaged city bus.
RECOMMENDED ACTION: Adopt Resolution No. 2012-54, 1) authorizing the city manager to

**GALT CITY COUNCIL MINUTES
REGULAR MEETING OF JUNE 5, 2012
PAGE 2**

execute necessary purchase agreements with Morongo Basin Transit Authority to replace damaged bus; and 2) approving designation of a Class C (Ford) Starcraft Allstar as a sole-source bus specification.

5. **SUBJECT:** Award of contract for fuel delivery.
RECOMMENDED ACTION: Adopt Resolution No. 2012-55 authorizing the City Manager to execute a contract for fuel purchase and delivery with Interstate Oil Company, in the amount(s) as specified in the contract.
6. **SUBJECT:** Approve purchase of a Vac-Con combination sewer cleaning unit.
RECOMMENDED ACTION: Adopt Resolution No. 2012-56 approving purchase of a Vac-Con combination sewer cleaning unit from Atlantic Machinery, Inc., in the amount of \$372,376.63.
7. **SUBJECT:** Proclamation for Rail Safety.
RECOMMENDED ACTION: Approve the proclamation as presented.
8. **SUBJECT:** Proclamation Recognizing June 11th-June 26th as United States Army Week.
RECOMMENDED ACTION: Approve the proclamation as presented.
9. **SUBJECT:** Galt Area Historical Society equipment request.
RECOMMENDED ACTION: 1) approve the use of City 's equipment as listed in the staff report for the Galt Historical society's annual Sip & Snack at the MAC event, and 2) authorize the city manager to approve similar requests for this event in subsequent years.

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

REGULAR CALENDAR

TREASURER'S OFFICE:

1. **SUBJECT:** Treasurer's Report for period ending April, 2012.
RECOMMENDED ACTION: Accept the treasurer's report as submitted.

ACTION: Upon a motion by Singleton, seconded by Powers, the treasurer's report was approved by a unanimous roll call vote.

CITY COUNCIL'S OFFICE:

2. **SUBJECT:** Use of discretionary funds.
RECOMMENDED ACTION: Approve the use of discretionary funds as presented by council.

ACTION: Upon a motion by Singleton, seconded by Shelton, using \$470 for posters for the Independence Day Celebration and the remainder for the volunteer luncheon was approved by a unanimous roll call vote.

**GALT CITY COUNCIL MINUTES
REGULAR MEETING OF JUNE 5, 2012
PAGE 3**

ACTION: Upon a motion by Singleton, seconded by Shelton, using the remainder of his discretionary funds was approved by a unanimous roll call vote.

CITY ATTORNEY'S OFFICE:

3. **SUBJECT:** Resolution Nos. 2012-57, 2012-58 and 2012-59 declaring that the acquisition of portions of certain real property by eminent domain, located in the County of Sacramento, and more particularly described as APN 148-0074-027, APN 148-0240-001, and APN 148-0250-054 and 056, is necessary for the State Route 99/Twin Cities Road Interchange Improvements Project.

RECOMMENDED ACTION: 1) Conduct a public hearing to consider the adoption of the Resolution of Necessity, including providing all interested parties of the affected property, and their attorneys or their representative, an opportunity to appear and be heard on the issues relevant to each of the resolutions. 2) Make the following findings as hereinafter described in this report: a) the public interest and necessity require the proposed project; b) the project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury; c) the real property to be acquired is necessary for the project; and d) the offers of just compensation have been made to the property owners. 3) Adopt Resolution Nos. 2012-57, 2012-58 and 2012-59 declaring that the acquisition of a portion of certain real property by eminent domain, more particularly described in the exhibits attached to each resolution, is necessary for the State Route 99/Twin Cities Road Interchange Improvements Project.

Rudolph gave a staff report and reviewed the process. Gwen Owens gave a detailed report on the properties. The mayor opened the public hearing.

Mike Guttridge asked about landscaping around the round-abouts. Ms. Owens said she would meet Mr. Guttridge. Hearing no other comments, the mayor closed the public hearing.

ACTION: Upon a motion by Singleton, seconded by Crews, Resolution No. 2012-57 was adopted by a unanimous roll call vote.

ACTION: Upon a motion by Crews, seconded by Shelton, Resolution No. 2012-58 was adopted by a unanimous roll call vote.

ACTION: Upon a motion by Powers, seconded by Singleton. Resolution No. 2012-59 was adopted by a unanimous roll call vote.

PUBLIC WORKS DEPARTMENT:

4. **SUBJECT:** Contribution Agreement with California Department of Transportation (CalTrans) for the Twin Cities Road/Highway 99 Interchange Interim Improvements, CIP #58P.

RECOMMENDED ACTION: Adopt Resolution No. 2012-60 authorizing the city manager to 1) execute a contribution agreement with CalTrans, in the amount of \$845,000 for CalTrans to construct mainline improvements to Highway 99 that are required as part of the Twin Cities Roundabouts project improvements; and 2) approve a budget transfer from Fiscal Year 2012-13 to 2011-12 in the amount of \$845,000.

Prima gave a staff report.

**GALT CITY COUNCIL MINUTES
REGULAR MEETING OF JUNE 5, 2012
PAGE 4**

ACTION: Upon a motion by Shelton, seconded by Singleton, Resolution No. 2012-60 was adopted by a unanimous roll call vote.

5. **SUBJECT:** Award of bid for 2012 Slurry Seal Rubberized Cape Seal (CIP #571), and Parking Lot Restoration Project (CIP #501).

RECOMMENDED ACTION: 1) Adopt Resolution No. 2012-61 approving the filing of a California Environmental Quality Act (CEQA) Notice of Exemption pursuant to Section 15301 (c) of the CEQA Guidelines, and authorizing the city manager to execute a contract with California Pavement Maintenance Company, Inc. in the amount of \$760,805 for the construction of the 2012 Slurry Seal, Rubberized Cape Seal contract, (CIP #571); and Parking Lot Restoration Project (CIP #501), and, authorize an overall contract amount including additional work, contingency and miscellaneous project costs up to the approved budget amount of \$1,270,200; and, 2) Authorize the city manager to execute a change order to add additional streets for pavement maintenance work up to the approved project budget; and 3) Appropriate \$155,400 from the General Fund, Capital Projects Contingency Reserves to CIP #501, Market Parking Lot improvements; and 4) Authorize the Director of Public Works to accept the improvements and issue the Notice of Completion upon completion of the work.

ACTION: Upon a motion by Singleton, seconded by Powers, Adopt Resolution No. 2012-61 approving the filing of a California Environmental Quality Act (CEQA) Notice of Exemption pursuant to Section 15301 (c) of the CEQA Guidelines, and authorizing the city manager to execute a contract with California Pavement Maintenance Company, Inc. in the amount of \$760,805 for the construction of the 2012 Slurry Seal, Rubberized Cape Seal contract, (CIP #571); and Parking Lot Restoration Project (CIP #501), and, authorize an overall contract amount including additional work, contingency and miscellaneous project costs up to the approved budget amount of \$1,270,200; and, 2) Authorize the city manager to execute a change order to add additional streets for pavement maintenance work up to the approved project budget; and 3) Appropriate \$155,400 from the General Fund, Capital Projects Contingency Reserves to CIP #501, Market Parking Lot improvements; and 4) Authorize the Director of Public Works to accept the improvements and issue the Notice of Completion upon completion of the work was adopted by a unanimous roll call vote.

COMMUNICATIONS

CITY CLERK'S REPORT

COMMENTS BY STAFF – Reminder tonight was farmers market at SMUD Park, every Tuesday 5-8pm.

COMMENTS BY CITY COUNCIL MEMBERS/FUTURE AGENDA ITEMS

VICE MAYOR POWERS: June 30th Independence Day Celebration and would have an old time fair in the Chabolla Center. She said there was a contest for kids under 18 to take a picture in Galt. She said there was a softball, volleyball and horseshoe tournaments.

COUNCIL MEMBER SINGLETON: Had nothing.

COUNCIL MEMBER SHELTON: Said he hoped everyone voted. He attended the memorial services with

**GALT CITY COUNCIL MINUTES
REGULAR MEETING OF JUNE 5, 2012
PAGE 5**

the mayor. He thanked Powers and Payne for the luncheon assistance.

COUNCIL MEMBER CREWS: Thanked Solis, Singleton and Powers for the upcoming celebration.

MAYOR PAYNE: Congratulated all the high school graduates.

There being no further business to come before council, the meeting was adjourned by the mayor at 8:14 pm.

Respectfully submitted,

Elizabeth Aguire
City Clerk