



CITY OF GALT

MINUTES

SPECIAL CITY COUNCIL Council Chambers, 380 Civic Drive, Galt, California Tuesday, May 29, 2012, 5:00 pm

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

Staff members present: City Manager Behrmann, City Clerk Aguire, City Attorney Rudolph, Principal Planner Kiriu, and Associate Planner Erias.

OPENING CEREMONIES - The flag salute was recited.

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.

ADJOURN TO SPECIAL CLOSED SESSION:

1. **CONFERENCE WITH LABOR NEGOTIATOR** pursuant to and under the authority of Government Code Section 54957.6

AGENCY NEGOTIATOR: Jason Behrmann, City Manager
EMPLOYEE ORGANIZATION: Galt Public Service Unit (PSU)

2. **CONFERENCE WITH LABOR NEGOTIATOR** pursuant to and under the authority of Government Code Section 54957.6

AGENCY NEGOTIATOR: Jason Behrmann, City Manager
EMPLOYEE ORGANIZATION: Unrepresented employees

3. **CONFERENCE WITH LABOR NEGOTIATOR** pursuant to and under the authority of Government Code Section 54957.6

AGENCY NEGOTIATOR: Jason Behrmann, City Manager
EMPLOYEE ORGANIZATION: Galt Police Officers Association (GPOA)

RECONVENE TO OPEN SESSION: The council reconvened to open session at 6:00 pm at which time the city manager announced that direction was given to staff.

DEPARTMENT REPORTS:

PARKS AND RECREATION DEPARTMENT:

1. **SUBJECT:** City operated concessions at Galt Market.
RECOMMENDED ACTION: Approve the operation of a City owned concession stand at the Galt Market

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and direct staff to include funds in the fiscal year 2012-2013 through 2013-2014 budget in the amount of \$123,250 for the purchase of a concession stand building, equipment, inventory and staffing for fiscal year 2012-2013 and \$78,250 in fiscal year 2013-2014 for inventory and staffing, with a net revenue increase of \$100,016 in both fiscal years.

Solis gave a staff report.

Tony Pascual said he was a hard working vendor and did not agree with the city bringing in a concession stand.

Rick Walters asked if the city told the vendors that they were going to lose money. Payne said the option was bad timing since money was so tight and should be postponed. Powers agreed. Shelton recommended bringing the issue back next year and asked that meetings be held with the vendors. Singleton agreed.

ACTION: Upon a motion by Shelton, seconded by Singleton, bringing back the issue in a year and holding meetings with the vendors was approved by a unanimous roll call vote.

HUMAN RESOURCES DEPARTMENT:

2. **SUBJECT:** Approval of proposed salary range for the Senior Building Inspector position.
RECOMMENDED ACTION: Adopt Resolution No. 2012-51 approving the proposed salary range for the Senior Building Inspector position.

Islas gave a staff report. Payne said the Senior Building Inspector was a management position and did not agree with promoting with no subordinates. She was also concerned with the additional costs during the hard financial times. Islas said it was a mid-management position and said the position of building inspector had been working out of class for two years. Powers said he had been doing the job. Shelton said he was in favor of the Senior Building Inspector and said it was the right thing to do.

ACTION: Upon a motion by Crews, seconded by Shelton, Resolution No. 2012-51 was adopted by a roll call vote with Payne dissenting.

COMMUNITY DEVELOPMENT DEPARTMENT:

3. **SUBJECT:** Proposed changes to the architectural review requirements and procedures for new single family residences including those in thirteen previously approved subdivisions.
RECOMMENDED ACTION: 1) Introduce Ordinance No. 2012-04 amending certain provisions of Chapters 18.08 and 18.52 of the Galt Municipal Code regarding establishment of zoning districts and permit procedures respectively and also amending the official Galt zoning map to reflect the changes; and 2) Introduce Ordinance No. 2012-05 repealing and replacing Chapter 18.24 of the Galt Municipal Code regarding combining zoning district regulations and specific plans (with determination regarding the Planning Commission's recommended revision); and 3) Introduce Ordinance No. 2012-06 rescinding or otherwise modifying conditions of rezoning ordinance approval, relating to the architectural review procedures and requirements for new single family homes, imposed on identified residential developments noted in the staff report.

S. Kiriu gave a staff report and recommended the changes to the code as discussed. She discussed an amendment and interim city attorney Hobbs gave specific wording.

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Kelly Keagy was concerned about public workshops and the voting change to a simple majority as well as other issues.

Patrick O'Flaherty was concerned about insubstantial modifications. He said there was no written or defining information. He asked for defined criteria.

Mike Guttridge was concerned about having to bring back all changes. He said his homes were changed frequently and was concerned about coming back to council for each change. Powers agreed with the concern about insubstantial modifications and agreed with combing ARC with the planning commission. Kiriou said part two was coming back with guidelines. Powers said it should all be done together and did not want to vote tonight. Kiriou said they were trying to streamline the process. Singleton did not agree with the majority vote issue. Shelton asked about a timeline for the workshop and Kiriou said about three months. Crews said he needed defined actions. He was concerned about planning commission attendance.

Guttridge was again concerned about time and money if there were changes. Kiriou said it depended on how encompassing his approval was with planning commission.

O'Flaherty said the custom homes built by Guttridge were his reputation and he was very successful with it. He said the city needed defined insubstantial modification guidelines. Crews wanted to give the planning commission direction regarding guidelines. There was consensus to amend the ordinance to keep the 3/5 voting requirements and consur with the Planning Commission's recommended revisions regarding insubstantial modifications.

ACTION: Upon a motion by Shelton, seconded by Crews, Ordinance No. 2012-04 was introduced by a unanimous roll call vote.

ACTION: Upon a motion by Shelton, seconded by Singleton, Ordinance No. 2012-05 as amended (keeping 3/5th vote and going with the planning commission recommendations regarding insubstantial modifications) was introduced by a unanimous roll call vote.

ACTION: Upon a motion by Powers, seconded by Singleton, Ordinance No. 2012-06 was introduced by a unanimous roll call vote.

4. **SUBJECT:** Adoption of Successor Agency administrative budget for July 2012 – December 2012.
RECOMMENDED ACTION: Adopt Resolution No. 2012-52 approving the Successor Agency's administrative budget for July 2012 – December 2012.

S. Kiriou gave a staff report.

ACTION: Upon a motion by Crews, seconded by Singleton, Resolution No. 2012-52 was adopted by a unanimous roll call vote.

CITY MANAGER'S OFFICE

5. **SUBJECT:** 2012-2017 Capital Improvement Program
RECOMMENDED ACTION: Receive the Five Year Capital Improvement Program (CIP) for fiscal years 2012-2017 and provide direction to staff regarding the proposed projects and funding.

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Behrmann gave a staff report and updated council on projects. Shelton asked to meet with the city manager regarding the city hall generator.

6. **SUBJECT:** 2012-2014 Bi-Annual Budget.
RECOMMENDED ACTION: 1) Receive the 2012-2014 recommended bi-annual budget, solicit public input and ask questions; 2) Consider the funding request from the Galt Area Historical Society and provide direction to staff; and 3) Provide direction to staff on any proposed changes or modifications to the recommended budget.

Behrmann gave a staff report. Behrmann reviewed changes to the budget.

Rick Walters asked about water meters. He asked when the water meter Phase I project would begin. Prima gave an overview of the issues with Phase I. Crews said IT was lagging and asked to help the department. Behrmann said the city needed 3-4 people, but the department was growing slowly. Powers said she did not agree with the \$10,000 for the Historical Society.

ACTION: Upon a motion by Shelton, seconded by Crews, giving \$10,000 to the Historical Society was approved by a roll call vote with Powers and Singleton dissenting.

Payne asked about professional services for community development and traffic and Kiriou said most of it was for the Housing Element update and zoning code amendments. She then asked about traffic services and Bowen said it was a move from one fund to another.

There being no further business to come before council, the meeting was adjourned by the mayor at 9:02 pm.

Respectfully submitted,

Elizabeth Aguire
City Clerk