



**Thursday, November 1, 2018**  
**City and School Annual Meeting of the Elected Bodies**

**District Office Board Room**  
**2503 Lawrence Street**  
**Ceres, California**

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**1. PUBLIC MEETING - Preliminary Proceedings - 6:00 pm - Board Room**

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**Subject**                    **A. Pledge of Allegiance to the Flag**

Meeting                    Nov 1, 2018 - City and School Annual Meeting of the Elected Bodies

Category                    1. PUBLIC MEETING - Preliminary Proceedings - 6:00 pm - Board Room

Type                        Procedural

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**2. HEARING SECTION**

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**Subject**                    **A. Public Comments - Opportunity for Citizens to Address Items Not on the Agenda**

Meeting                    Nov 1, 2018 - City and School Annual Meeting of the Elected Bodies

Category                    2. HEARING SECTION

Type                        Procedural

Persons wishing to address the Board on any school related issue not listed elsewhere on the agenda are invited to do so under the "Public Comments" item. Please note that Government Code Section 54954.2(a) limits the ability of Board Members to respond to public comments. More Specifically, Board Members are limited, but not required, to give a brief response to public statements or questions regarding non-agenda items.

In the interest of time and order, presentations from the public are limited to three (3) minutes per person, and the total time for items shall not exceed twenty (20) minutes. An individual speaker's allotted time may not be increased by a donation of time from members of the public in attendance. If you wish to speak under Public Comments, please complete a Public Comment card and turn it in to the Superintendent's Assistant. The Board requests complaints or charges against an employee be held in Closed Session.

Individuals who require disability-related accommodations or modifications to participate in the Board meeting should contact the Superintendent in writing.

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**3. INFORMATION/DISCUSSION/ACTION AND DIRECTION**

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**Subject**                    **A. Minutes of November 8, 2017**

Meeting                    Nov 1, 2018 - City and School Annual Meeting of the Elected Bodies

Category                    3. INFORMATION/DISCUSSION/ACTION AND DIRECTION

Type Action

Recommended Action Approve as presented the minutes of the Annual Meeting of November 8, 2017.

File Attachments

[City and School Annual Meeting of the Elected Bodies Minutes 10.8.17.pdf \(670 KB\)](#)

**Subject B. Future Development and Impact on City and Schools - Toby Wells and Scott Siegel**

Meeting Nov 1, 2018 - City and School Annual Meeting of the Elected Bodies

Category 3. INFORMATION/DISCUSSION/ACTION AND DIRECTION

Type Action

- Mitchell Ranch
- Whitmore Ranch
- Westside Developments
- Mitigation for New Developments

**Subject C. Upcoming and Ongoing Facility Expansion and Improvement Projects - Toby Wells and Scott Siegel**

Meeting Nov 1, 2018 - City and School Annual Meeting of the Elected Bodies

Category 3. INFORMATION/DISCUSSION/ACTION AND DIRECTION

Type Action

**Subject D. Budget Update - Toby Wells and Scott Siegel**

Meeting Nov 1, 2018 - City and School Annual Meeting of the Elected Bodies

Category 3. INFORMATION/DISCUSSION/ACTION AND DIRECTION

Type Action

**Subject E. Issues of Mutual Concern**

Meeting Nov 1, 2018 - City and School Annual Meeting of the Elected Bodies

Category 3. INFORMATION/DISCUSSION/ACTION AND DIRECTION

Type Action

- Whitmore East of Mitchell - Update on Safe Routes
- 5th Street - Update on Signage
- SRO Update
- Westpointe Infill

**Subject F. Upcoming Meeting Dates for 2018-2019**

Meeting Nov 1, 2018 - City and School Annual Meeting of the Elected Bodies  
Category 3. INFORMATION/DISCUSSION/ACTION AND DIRECTION  
Type Action  
• Tuesday, April 2, 2019, 8:00 a.m. - 2 + 2+ 2 (Superintendent's Office)

#### **4. FUTURE AGENDA ITEMS**

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#### **5. ADJOURNMENT**

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**Subject A. Any documents that are public records and are provided as backup to open session items on this agenda are accessible to the public on the Website [www.ceres.k12.ca.us](http://www.ceres.k12.ca.us), with the exception of documents provided at the time of the meeting. Documents that are public records, and are provided at the time of the meeting to a majority of the Governing Board regarding an open session item, will be made available for public inspection upon request to the Superintendent's Executive Assistant, who is seated to the Trustees' right at the Cabinet table during Governing Board meetings held in the District Office Board Room, 2503 Lawrence Street, Ceres.**

Meeting Nov 1, 2018 - City and School Annual Meeting of the Elected Bodies  
Category 5. ADJOURNMENT

Type

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**City and School Annual Meeting of the Elected Bodies****MINUTES**

November 8, 2017

6:00 pm

City of Ceres

City Council Chambers - 2701 Fourth Street, Ceres, California

Present: Present for the meeting representing the City were: Mayor Chris Vierra, Vice Mayor Mike Kline, and Councilmember Linda Ryno. Absent: Councilmembers Bret Durossette and Ken Lane

Present: Present for the meeting representing the District were: Board President Teresa Guerrero, Board Clerk Faye Lane, and Trustees Betty Davis, Jim Kinard, Lourdes Perez, Mike Welsh and Valli Wigt.

Pledge of Allegiance to the Flag was led by Mayor Vierra and President Guerrero.

**HEARING SECTION – Public Comment**

No Public Comment.

**Information/Action/Discussion and Direction****1. DISCUSSION/ACTION****a. Minutes of November 3, 2016**

*(Ceres City Council)*

**MOTION:** Motion by Vice Mayor Kline, seconded by Council Member Ryno, approving **the Minutes from the November 3, 2016 meeting as presented. Motion passes 3/0/2** by roll call vote.

*(Ceres Unified School District/Board of Trustees)*

**MOTION:** Motion by Board Clerk Lane, seconded by Board Member Welsh, approving **the Minutes from the November 3, 2016 meeting as presented. Motion passes 7/0** by roll call vote.

**b. Future Development and Impact on City and Schools *(Toby Wells and Scott Siegel)*****● Mitchell Ranch**

City Manager Toby Wells reported that the Mitchell Ranch project, aka the Super Walmart project, is making progress. Staff continues to have ongoing conversations with the architect and engineer. They don't expect to break ground until sometime in 2018, with the store opening in 2019. The dates mentioned are not a firm timeline from Walmart, its staff's expectation from conversations with the engineer and architect. There are ongoing improvements that will be

made along Mitchell Road in 2018. Staff is coordinating the street overlay with the engineer to only cut into the road once, so the road is clear and ready prior to when the store opens.

There will be overlay work done on Roeding Road all the way to the existing off-ramps. At this time, there is no information on plans for the existing Walmart building, but staff continues to have ongoing conversations with Walmart and hopes to get an update when they get closer to pulling the permits for Mitchell Ranch.

- Whitmore Ranch

City Manager Toby Wells reported that project consists of proposed residential along the south side of Whitmore and east side of Moore Road. The project is moving through the planning process with the Specific Plan and EIR getting close to being circulated in the next 30-45 days for public review. City staff met with the school district, and the developers are working through some design challenges and potential mitigations. Overall, the project would add some additional housing that the community would need, but it is still quite a ways off. The project still needs to go through the City process for approval. It would need to go through the Planning Commission, City Council and then LAFCO before being able to do the design and start building homes. The completion of the project is still quite some years out, based on current expectations.

- Westside Developments

City Manager Toby Wells stated that this project is the area referred to on the west side of Crows Landing between Service Road and Whitmore Avenue as part of the Specific Plan approved by the City Council several years ago. The project has not moved anywhere, as developers are waiting for market conditions to improve. Some infrastructure is still necessary for it to be more viable. They have been picking that off as time and money permits. They made a large sewer improvement on Service Road out to Crows Landing, and a water line was included on Crows Landing to Service and Hackett. They are getting there over time. This plan is still a couple of years out. Staff will stay in communication with the developer. As housing prices go up on the resale side, then that's when it gets closer to when the developers can start to build.

Not in the same area, but close to it is Westpoint, next to G3 on the south side of Whitmore are the 80 finished lots. That is in the process of being sold. A new home developer is looking to move forward and start construction in spring 2018.

- Mitigation for New Developments

Superintendent Scott Siegel reported that City Manager Wells, Tom Westbrook and himself met with the developers to discuss a couple of issues. They already have a mitigation agreement for the West Landing Development that has been effect for a long time and will trigger upon the development of housing there. So, he thinks in fairness they should have that for any new development that comes in, partly because the State does not pay the whole cost of school construction. The State has a 50/50 formula, but it's usually a 70/50 or 80/50 formula. For example, if the school says it costs about \$1.00 to build a school, it's really \$1.30, and the School District ends up paying more than 50 percent. This mitigation is designed to bridge that funding. The second concern on new development is the road to the back side between the development

and Eastgate Avenue. Traffic from Eastgate is pretty rugged, and there is a dead-end there, and he has been talking to the developer about developing that road. They have a lot of housing in that area, and there is going to be more traffic around the school. They need to get traffic flowing. He will continue to meet the developer until they get that hashed out.

It was asked if a pedestrian grant could be used. City Manager Wells responded that it's a new development, so in essence does not exist, so no grants are available until it exists. Until the EIR is fully approved, they would not be able to secure a grant. They do have a Safe Routes to School grant for Whitmore that will be under construction in the summer of 2018.

A discussion about the traffic ensued, particularly if there is a way to keep truck trailer off Mitchell Road. City Manager Wells stated that Mitchell Road is a truck route on the National Highway system and they cannot eliminate trucks on the roadway. A lengthy discussion about traffic enforcement ensued.

Superintendent Scott Siegel inquired about the Faith Home Expressway and the timeline. City Manager Wells stated that the County has an EIR out to study the feasibility of the river crossing connecting Hatch Road to Beard Industrial and that is moving through the process. They expect to complete that in three years. Once that done, they will work on the overall funding. He would suspect that the overall planning is probably ten years away. A discussion was held regarding the bridge crossing and the general plan and the proposed six lanes expressway.

**c. Upcoming and Ongoing Facility Expansion and Improvement Projects** *(Toby Wells and Scott Siegel)*

Superintendent Scott Siegel reported that staff is looking at options for the refunding of Measure U Bonds and Issuance of New Bonds Using Bonding Authority under Measure U. Some goals are to have significant savings to taxpayers and reduction of the Measure U tax rate. The Board of Trustees will consider this item on their next agenda.

City Manager Toby Wells reported on the Downtown renovation project. The palm trees were stood up this week, and the arches should be in place next week with the pavement going down over the next two weeks. He also stated that the Mitchell Road project would begin in 2018. Staff continues to move forward with the Measure L projects.

**d. Budget Update** *(Toby Wells and Scott Siegel)*

City Manager Wells stated that the City has had challenges with the budget as the local economy drives it. The budget is still unbalanced, and they are trying to find a way to minimize expenses and hope for more revenue. The FY 17/18 budget continues to be a challenge; however, they do anticipate additional revenue to help offset, but it is still going to be a challenge. The City has approved two Development Agreements. One for a cannabis manufacturing facility and the other for a dispensary. Both will provide significant revenue to the City.

A discussion ensued regarding the location of both cannabis facilities and what type of facilities the City currently allows.

Superintendent Scott Siegel stated that as City Manager Wells commented, the School District has the benefit of their budget reflecting the State's budget. The State is doing pretty well, except the PERS and STRS issue. PERS and STRS costs continue to rise, with the pension going up about

2% each year. Retirement is 85% of the School District's General Fund, and it's going to have a significant impact on their budget.

#### **e. Issues of Mutual Concern**

- Whitmore East of Mitchell - Update on Safe Routes

City Manager Wells stated that they hope to begin those improvements during the summer of 2018. Staff should have a good idea of the timeline of construction by April of next year.

- 5th Street - Update on Signage

City Manager Wells stated that a student group active on campus safety requested a crosswalk on 5<sup>th</sup> Street. The City has put up two signs on both ends of that street that indicate a school zone and have traffic enforcement out there. Just this week as school let out, there were 68 cars parked on either side of 5<sup>th</sup> Street by Thomas and Whitmore. As school let out, 300 students crossed the street at various points. A crosswalk would not be possible unless they had 10-15 teachers or officers out there to have students cross where they want them to. Staff will continue to look at that location to see if they can mitigate that.

Mr. Siegel stated that they had some teachers work with the student body on safety. They are working on an education program and safety campaign.

- SRO Contracts

City Manager Wells gave a brief overview of the history of the SRO. The SRO has been in place for many years. This year the City's risk management, due to case law, changed what they can and can't do. After discussions with the City's risk management, they have a new template for the SRO contract. Working through that process has taken a couple of months. The School District should be receiving the contract in the next week or so.

A discussion was held regarding the case law that triggered this change.

- Westpointe Infill – City Manager Wells stated that he discussed this project earlier.

#### **f. Upcoming Meeting Dates for 2017-2018**

Tuesday, April 10, 2018, 8:00 a.m. - 2+2+2 (Superintendent's Office)

#### **g. Comments**

**None**

#### **2. Future Agenda Items**

No Future Agenda Items were presented.

**ADJOURNMENT**

President Guerrero and Mayor Vierra adjourned the meeting at 6:37 p.m.

Minutes Approved by:

*Dated: November 1, 2018*

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City of Ceres

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Ceres Unified School District