



MINUTES

JOINT CITY COUNCIL REGULAR MEETING, AND SUCCESSOR AGENCY TO THE
FORMER CERES REDEVELOPMENT AGENCY AND THE SUCCESSOR AGENCY
TO THE STANISLAUS-CERES REDEVELOPMENT COMMISSION MEETINGS
CITY OF CERES, CALIFORNIA
City Council Chambers, 2701 Fourth Street

Monday, January 25, 2016 – 6:00 p.m.

Mailing Address: Ceres City Hall, 2720 Second Street, Ceres, CA 95307-3292
Phone: (209) 538-5700 Fax: (209) 538-5780

CALL TO ORDER

Mayor Vierra

ROLL CALL

PRESENT:

Mayor: Vierra
Vice Mayor: Kline
Council Members: Durossette, Lane, Ryno

INVOCATION

Invocation was given by Mark Whitehead, Chaplain.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Mayor Vierra.

PRESENTATIONS

No items scheduled.

CITIZEN COMMUNICATIONS to the Council on matters not included on the agenda (five minutes).

Leonard Shepherd acknowledged positive changes in the United States, due to citizens voicing their opinions with their local government. Mr. Shepherd also spoke regarding the new laws this year and asked the City to review all prior Ordinances; in particular, the Ordinance that regulates smoking and drinking alcohol at parks.

APPOINTMENTS TO BOARDS/COMMISSIONS

No items scheduled.

CONFLICT OF INTEREST DECLARATION

No Conflict of Interest was declared.

CONSENT CALENDAR

All matters listed on the consent calendar are considered routine in nature and will be enacted by a single motion unless otherwise requested by an individual Council Member or public for special consideration. Otherwise the recommendation of staff will be accepted and acted upon by roll call vote.

1. Clerks Report of Posting. The agenda of the regular January 25, 2016, City Council meeting was posted on January 20, 2016. (Nayares-Perez)
2. Waive Readings. All Readings of Ordinances and resolutions are waived. (Nayares-Perez)
3. Approval of Minutes (Nayares-Perez)
 - a. Minutes of the January 11, 2016 Regular City Council meeting.
4. Register of Audited Demands for Period covering January 6, 2016 through January 14, 2016. (S. Dean)
5. General Correspondence – **Information Only**
 - a. Public Works Department, November and December 2015 Monthly Report (J. Damas)
 - b. Ceres Youth Baseball Concession Report for Fiscal Year 2015 (J. Damas)
 - c. Information Technology Division Quarterly Report, Fourth Quarter 2015 (F. Williams)
 - d. Recreation Division, November & December 2015 Monthly Reports (T. Farris)
6. Resolution No. 2016-005, authorizing the Destruction of Certain Police Personnel Files, Background and Internal Affairs Files. (B. Smith)
7. Resolution No. 2016-006, approving Amendment No. 3 to the Agreement with the Whitmore Mansion Foundation (T. Wells)
8. Resolution No. 2016-001, SA-CRA approving the Stanislaus-Ceres Redevelopment Commission - Successor Agency Recognized Obligation Payment Schedule for the Period Commencing July 1, 2016 and ending June 30, 2017 (ROPS 16-17) and Taking Certain Actions in Connection therewith (S. Hallam)
9. Resolution No. 2016-002, SA-CRA approving the Transfer of former Ceres Redevelopment Agency Properties to the City of Ceres for Governmental Use (S. Hallam)

10. **Resolution No. 2016-007**, accepting the Transfer of former Ceres Redevelopment Agency Properties to the City of Ceres for Governmental Use (S. Hallam)
11. **Resolution No. 2016-001, SA-SCRC** approving the City of Ceres Redevelopment Agency - Successor Agency Recognized Obligation Payment Schedule for the Period Commencing July 1, 2016 and ending June 30, 2017 (ROPS 16-17) and Taking Certain Actions in Connection therewith. (S.Hallam)

Mayor Vierra asked if any Council Member or citizen would like an item pulled from the Consent Calendar and be heard under separate motion.

MOTION: Motion by Council Member Kline, seconded by Council Member Durossette, approves the Consent Calendar as presented. **Motion passed 5/0**, by the following roll call vote.

AYES:	5	Council Members:	Durossette, Lane, Kline, Ryno, Mayor Vierra
NOES:	0	Council Members:	None
ABSENT:	0	Council Member:	None

CONSIDERATION OF ITEM(S) REMOVED FROM THE CONSENT CALENDAR

No items to be considered.

UNFINISHED BUSINESS

No items scheduled.

PUBLIC HEARING

12. **Resolution No. 2016-008 and Resolution No. 2016-009**, adopting the Negative Declaration prepared for the 2015 City of Ceres Parks and Recreation Master Plan and approving the corresponding 2015 Parks and Recreation Master Plan for the entire City of Ceres area. (D. Jordan)

Daryl Jordan gave a brief background regarding this item. Mr. Jordan introduced Chad Kennedy, Consultant with O'Dell Engineering. Mr. Kennedy gave the report and detailed the outreach efforts for community input and involvement regarding the City's Parks and Recreation Programs. He also detailed their analysis and review of the City's Parks and Recreation Programs.

Council Member Durossette inquired about the installation of benches at Neel Park, as he did not see that in the Master Plan.

Toby Wells, City Manager stated that the level of detail i.e, walking paths are in the design details.

Vice Mayor Kline asked staff to look into Don Pedro Park, as it does not have a walking path all the way around it. He also asked about the possibility of placing concrete on the south side of the park and also the feasibility of motion sensor lighting.

Toby Wells, City Manager stated that the walking path is included in the Master Plan as an option and the lighting can be looked into.

Council Member Ryno asked about a dog park in neighborhood parks, as she did not see that in Section 6.2 – Parks Typology (Neighborhood Parks). Council Member Ryno also asked about the exercise stations for adults that she did not see in the Community Park Section of the Plan located on page 71.

Chad Kennedy, Consultant stated that it could be included on Section 6.2 for clarity.

Council Member Ryno also stated that Section 6.3 (Recommended Distribution of Improvements to Existing Parks) does not list the dog park or exercise stations.

Chad Kennedy, Consultant stated that those items should be included as well.

Council Member Ryno, further stated that the Planning Commission recommended that the dog park be located at Neel Park, rather than Railroad, but that is not included. Council Member Ryno commented that the exercise stations for adults should be in community parks. She referenced Woodward Park in Manteca and five exercise stations at that park. Council Member Ryno provided pictures of the stations at Woodward Park.

City Manager Wells stated they would like to have enough flexibility in the plan to meet the needs of the neighborhood and the available funding, and that this is a framework document. The next step would be a five (5) year CIP, that would be the implementation document of when they can be built based on funding and that during the design phase the site level decisions would be made.

Council Member Ryno's suggestion of the exercise stations was well received by Council.

Mayor Vierra opened the Public Hearing. There being no public comments, the Public Hearing was closed.

Mayor Vierra stated that there will be other opportunities for citizens to speak about the parks and that this is just one component of many parts of the General Plan update.

Vice Mayor Kline asked about the inclusion of the exercise stations for adults, the dog park, and the security lighting.

City Manager Wells commented that Council can include those items as part of their motion and/or direction.

Mayor Vierra commented that the following verbiage can be included, "the priority of the goals of Council is that health and wellness are looked at for all the developments."

Council Member Ryno stated that she wanted to discuss the location of the dog park. She further stated that a dog park on Railroad Avenue would not be ideal. Neel Park would be fine.

Mayor Vierra brought this item back for direction and roll call vote.

MOTION: Motion by Council Member Kline, seconded by Council Member Lane, approving **Resolution No. 2016-008**, adopting the Negative Declaration prepared for the 2015 City of Ceres Parks and Recreation Master Plan. **Motion passed 5/0**, by the following roll call vote.

AYES:	5	Council Members:	Durossette, Lane, Kline, Ryno, Mayor Vierra
NOES:	0	Council Members:	None
ABSENT:	0	Council Member:	None

MOTION: Motion by Council Member Lane, seconded by Council Member Kline **continuing** the approval of **Resolution 2016-009** to the March 14, 2016 City Council Meeting. The revised Master Plan should include the dog park at Neel Park, Exercise Equipment and Security Lighting proposed by Council and should also include the Planning Commission's three recommendations. **Motion passed 5/0**, by the following roll call vote.

AYES:	5	Council Members:	Durossette, Lane, Kline, Ryno, Mayor Vierra
NOES:	0	Council Members:	None
ABSENT:	0	Council Member:	None

13. **Resolution No. 2016-010**, adopting the 2014-2023 Housing Element and 2014-2023 Housing Element Negative Declaration and authorization to submit the 2014-2023 Housing Element to the State Department of Housing and Community Development for certification. (T. Westbrook)

Tom Westbrook, Director of Community Development gave a background regarding this item. Mr. Westbrook also introduced Mark Niskanen, Consultant with J.B. Anderson Land Use Planning. Mr. Niskanen presented a PowerPoint presentation and discussed the requirements of the Housing Element and its contents, the City's regional housing needs/allocation, the City's ability to address that need, technical updates made to the Housing Element and also reviewed the action taken by the Planning Commission.

Mayor Vierra inquired about the meaning of providing priority water and sewer service. Mr. Westbrook elaborated on the definition.

Vice Mayor Kline asked that Table 1-3 (Age, Race and Ethnicity) be revised with a accurate reflection of the totals. Tom Westbrook, Director of Community Development stated that the table will be updated with the next census, which will provide new information. Vice Mayor Kline also asked about Table 1-23 (Modesto MSA Fair Market Rent – City of Ceres) which details the fair rent amounts in Ceres. Mark Niskanen,

Consultant with J.B. Anderson Land Use Planning explained where and how the data was obtained.

Mayor Vierra opened the Public Hearing. The following citizens spoke:

Mr. Cooper Condit, Planning Commissioner discussed the Planning Commissioners votes when this item went before the Planning Commission. Mr. Condit commented on the regional housing needs allocation referenced in the Housing Element and the standards of quality of life in Ceres for current and future generations. Mr. Condit also commented regarding the policy of lot sizes and the City's public services. He also stated that a City's housing survey that was last done in 1990. Mr. Condit further stated that a growth management policy is needed. He also discussed the crime rates in Ceres and advocated that the Housing Element be reviewed every year.

Mr. Leonard Shepherd stated that he agrees with Mr. Condit. He also stated that he does not agree with complying with the requirements from the State of California. Mr. Shepherd discussed the population of the City and its projected growth and the need for Police and Fire services to support the growth of Ceres.

There being no further comments, the Public Hearing was closed.

Mayor Vierra brought this item back for direction and roll call vote.

Council Member Durossette stated that Council collectively decided that they wanted a General Plan Update. Council Member Durossette further stated, that in order to update the General Plan, the approval of the Housing Element is needed. He commented that they have the option to not approve the Housing Element, but then the General Plan cannot be updated. As a Council, everyone should be on board or decide not to move forward. The Housing Element is just one component of the General Plan. Workshops are being scheduled and staff and the community are engaged, as this is a positive project for the City.

Mayor Vierra explained about what the document is and is not. He stated that it's a plan for potential growth, if and when development is made. Mayor Vierra stated that the growth referenced in the Housing Element will not happen for many years. He stated that the General Plan is going to guide what the development in the City looks like.

Councilmember Lane stated that he agrees with the comments by Council Member Durossette and Mayor Vierra. Council Member Lane inquired as to how many houses were in the last Housing Element and what the actual growth was. He also stated that he understands the concerns from the citizens, but that the numbers referenced are only numbers. He would hope that the citizens would trust that Council would do what's best for the City.

Mayor Vierra stated that the Planning Commission and/or a new body that is formed as part of the General Plan Update will look at the development and establish the criteria for all housing, including low income housing.

Vice Mayor Kline stated that Table 1-32 (West Landing Specific Plan) on page 1-48, lists estimated units at 3369 and the realistic capacity is 2397. He noted it's about a 1,000 home difference. Vice Mayor Kline also stated that the amount of building permits pulled has not been high.

MOTION: Motion by Council Member Durossette, seconded by Council Member Ryno, approving **Resolution No. 2016-010**, adopting the 2014-2023 Housing Element and 2014-2023 Housing Element Negative Declaration and authorization to submit the 2014-2023 Housing Element to the State Department of Housing and Community Development for certification. **Motion passed 5/0**, by the following roll call vote.

AYES:	5	Council Members:	Durossette, Lane, Kline, Ryno, Mayor Vierra
NOES:	0	Council Members:	None
ABSENT:	0	Council Member:	None

NEW BUSINESS

14. **Resolution No. 2016-011**, authorizing the Application for Grant Funds for the LWCF Grant Program. (D. Jordan)

Daryl Jordan gave the report regarding this item and also detailed the community outreach and interaction.

Mayor Vierra brought this item back for direction and roll call vote.

MOTION: Motion by Council Member Kline, seconded by Council Member Lane, approving Resolution No. 2016-011, authorizing the Application for Grant Funds for the LWCF Grant Program. **Motion passed 5/0**, by the following roll call vote.

AYES:	5	Council Members:	Durossette, Lane, Kline, Ryno, Mayor Vierra
NOES:	0	Council Members:	None
ABSENT:	0	Council Member:	None

DISCUSSION ITEMS

No items scheduled.

COUNCILMEMBER REFERRALS

Any Council Members that would like to have an agenda item placed on a future agenda shall make a request under this section of the agenda.

No items to be considered.

REPORTS

At this time, any Council Members or City Staff will make an announcement, or report briefly on his or her activities.

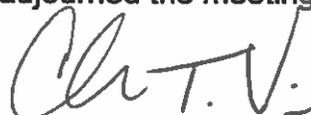
- Mayor Vierra read a thank you note from the Stevenson Family. The note thanked

Council for all the effort put forth in caring for Howard’s Memorial Grove. Mayor Vierra stated that he wanted to share the note with all of the staff that took the time to work on that area. He also thanked staff for their assistance.

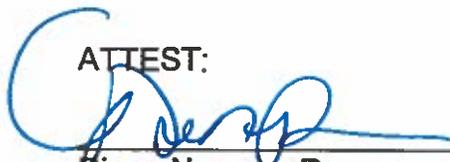
- City Council
- City Manager Wells reminded Council and the Community that the Chamber Community Awards will be held on Friday, January 29. City Manager Wells also stated that the discussion regarding the board-up of vacant homes will be brought to Council on February 8, 2016.
- City Attorney
- Tom Westbrook, Director of Community Development reminded the public that the first General Plan Community Workshop will be held on Thursday, January 28, 2016 at 6:00 p.m. in the Chambers. Steve Hallam, Redevelopment/Economic Development Manager announced the implementation of the Ceres Downtown Façade Improvement Program. Mr. Hallam distributed a brochure regarding the program and stated that the brochures were mailed last week to all the property and business owners in the Ceres Downtown Revitalization Boundary.
- Jim DeMartini, Stanislaus County Board of Supervisor reported that last Tuesday, he attended the ground breaking for the Monterey Park Tract Water Project. Supervisor DeMartini stated that this small community has struggled with water quality issues for years and that this project is a result of cooperation between local entities, Community Service Districts, Stanislaus County, the City of Ceres and the State Water Resources Board. He further stated that this project shows what can get accomplished when government agencies work together. He also thanked the City of Ceres for allowing this small community the use of their water supply.

ADJOURNMENT
The next regularly scheduled City Council Meeting is scheduled to be held on Monday, February 8, 2016 at 6:00 p.m. in the City Council Chambers located in the Community Center at 2701 Fourth Street, Ceres, CA

There being no further business, Mayor Vierra adjourned the meeting at 7:45 p.m.



 Chris Vierra, Mayor

ATTEST:


 Diane Nayares-Perez
 City Clerk