



MINUTES

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

Monday, August 8, 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

Members of the public are advised that all cellular telephones and any other communication devices are to be turned off upon entering the City Council Chambers.

CALL TO ORDER

Mayor Vierra called the August 8, 2016 regular City Council and Successor Agency meeting to order.

ROLL CALL – Present:

Mayor/Chairman:	Vierra
Vice Mayor/Vice Chair:	Kline
Council Members/Board Members:	Durossette, Lane, Ryno
Absent:	None

INVOCATION

Invocation was given by Leonard Shepherd.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Mayor Vierra.

PRESENTATIONS

None.

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

Leonard Shepherd commented that the City of Ceres has some of the finest Police and Fire Department staff. They are dedicated to the people they serve. He further stated that the City also has great employees that go above and beyond their duties to serve

Ceres residents.

Shane Parson, from the Diamond Bar Arena announced two fundraising events. The Imperial Knights Dinner Show to Benefit Ceres and Central Valley High School Athletics will be held on August 24th. Also, the Annual Ranch Rodeo Fundraiser Dinner to benefit the Stanislaus County Sheriff's Department Mounted Unit will be held on August 27th.

Don Donaldson commented that he received a phone call from a City employee regarding the basketball program. He further stated that he continues to receive phone calls regarding the City's basketball program. City Manager Wells responded that he can assure Mr. Donaldson that no one from the City contacted him. Google and Bing have also both been contacted and requests were made to remove his information from their web searches. The City does not have his contact information on the City webpage.

APPOINTMENTS TO BOARDS/COMMISSIONS

No items scheduled.

CONFLICT OF INTEREST DECLARATION

No conflicts 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 August 8, 2016, City Council meeting was posted on August 3, 2016. (Nayares-Perez)
2. Waive Readings. All Readings of Ordinances and resolutions are waived, except by title. (Nayares-Perez)
3. Approval of Minutes (Nayares-Perez)
 - a. Minutes of the July 25, 2016 Regular City Council meeting. *(Council Member Durossette and Mayor Vierra absent)*
4. Register of Audited Demands for Period covering July 20, 2016 through July 27, 2016. (Dean)
5. General Correspondence – **Information Only**
 - a. Information Technology Division Quarterly Report, Second Quarter 2016. (Williams)
 - b. Recreation June Monthly Report. (Farris)
 - c. Redevelopment & Economic Development Department Monthly Report - June. (Hallam)

6. Legislative Report. (Wells)
7. **Resolution No. 2016-091**, approving the Response to the Findings and Recommendations of the Stanislaus County Civil Grand Jury Report on Stanislaus County Building Study, Case #16-15GJ. (Wells)
8. **Resolution 2016-092**, awarding a Professional Services Agreement with Elert & Associates to assess, evaluate and design a Citywide security system, authorize a 10% contingency and authorize the City Manager to execute the agreement. (Damas)
9. **Resolution No. 2016-093**, authorizing the City Manager to execute a contract with Beehive Industries to develop and host the Public Works Department assets, infrastructure and workforce database. (Damas)
10. **Resolution No. 2016-094**, awarding a five-year Officer Safety Plan contract to Taser International Inc., and Authorize the City Manager to Execute the Contract. (Smith)
11. **Resolution No. 2016-095**, accepting the Whitmore and Morgan Intersection Improvement Project, CML 5241 (053) as Complete, Authorizing the Filing of the Notice of Completion, Approve the Balancing Contract Change Order and Retention Release to the Contractor. (Jordan)
12. **Resolution No. 2016-096**, accepting the Mitchell Road Overlay, Phase III Project, STPL 5241 (048) as Complete, Authorizing the Filing of the Notice of Completion, Approve the Balancing Contract Change Order and Retention Release to the Contractor. (Jordan)
13. Set Public Hearing date of August 22, 2016, for the City Council to consider a proposal involving amendments to the existing General Plan and Zoning designations of three properties located at 2800-2808 Blaker Road. A Planned Community Development Plan entitlement was previously approved by the Planning Commission for the construction of a 20-unit multi-family residential project and affects two of the three properties. (Westbrook)
14. Approving the designation of Vice Mayor Mike Kline to WestAmerica Bank as an Authorized Signatory and Remove Former City Clerk Cindy Heidorn and Former Vice Mayor Durossette as Signatories. (Dean)

Mayor Vierra asked if any Council Member or citizen would like an item pulled from the Consent Calendar and be heard under separate motion. Items 9 and 10 were removed from Consent.

Mayor Vierra asked, if anyone from the Public had any comments. There being no comments, Mayor Vierra brought the item back to Council for direction.

MOTION: Motion by Council Member Durossette, seconded by Council Member Ryno, approving **Consent items 1-8 and 11-14**. **Motion passes 5/0/0** by the following roll call vote:

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

CONSIDERATION OF ITEM(S) REMOVED FROM THE CONSENT CALENDAR

Item 9 – Council Member Ryno

Council Member Ryno asked if the Information Technology (IT) Department was involved with the evaluation of the software. Robin Kloepfer, Public Works Administrative Analyst commented the IT Department was consulted but was not fully involved. Ms. Kloepfer gave a brief background of the evaluation of the program. She also stated that the data will be on the company's server and is web-based software. Council Member Ryno further inquired if the City's computers have the capability of accessing the program. Ms. Kloepfer confirmed that the program is accessible with City's computers. Vice-Mayor Kline asked about the security of the City's data, since the information will be on the vendor's server. Ms. Kloepfer stated the information is secure, as the company uses Amazon's servers and Amazon has one of the highest securities in the nation.

Mayor Vierra asked, if anyone from the Public had any comments. There being no comments, Mayor Vierra brought the item back to Council for direction.

MOTION: Motion by Council Member Ryno, seconded by Vice-Mayor Kline, approving **Item 9**. **Motion passes 5/0/0** by the following roll call vote:

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

Item 10 – Council Member Ryno

Council Member Ryno asked if the Information Technology (IT) Department was involved with this project. Chief Smith gave a brief background of the item and confirmed that IT was involved with the evaluation and specifications of the project. Vice-Mayor Kline inquired about BWC program that was grant funded and has been in use for about a year. He asked that Chief Smith provide a brief explanation as to why he wants to move to a new system. Chief Smith explained the differences between the two systems. He also commented that these are newer cameras that are cloud based with unlimited storage, and will save staff time with gathering, retrieving and redacting images from the cameras. The range of the cameras has increased with better visibility at night and is shoulder mounted.

Mayor Vierra asked, if anyone from the Public had any comments. There being no comments, Mayor Vierra brought the item back to Council for direction.

MOTION: Motion by Council Member Ryno, seconded by Vice-Mayor Kline, approving **Item 10. Motion passes 5/0/0** by the following roll call vote:

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

UNFINISHED BUSINESS

No items scheduled.

PUBLIC HEARING

No items scheduled.

NEW BUSINESS

15. Downtown Streetscape Project Introduction (Jordan and Wells)

Daryl Jordan, Director of Engineering Services gave an introduction of the item and discussed the scope of the project and goals. City Manager Wells discussed the concept of the project and reviewed the Ceres Downtown Master Plan and the request for Council direction regarding the RDA owned property to be included as a parking lot and confirmation that the project is headed in the right direction. The plan is nearing 50% design, which consists of the layout, parking spaces, curbs and gutters, etc. Once that is complete, the City will meet with business owners to review the plan and obtain their feedback. City Manager Wells further reported that the downtown business owners would also have an opportunity to discuss the construction phase and how it will affect their businesses. After that step is complete, the plan is to bid the project in early 2017 and have construction begin after the Street Faire in early summer 2017, and the project complete by the end of 2017.

Vice-Mayor Kline commented that about 6 years ago, the City hired a consultant to work on a Downtown Specific Plan and spent over \$100,000 on that project. He voiced his concern that funds are being spent for what he believes is a similar project. City Manager Wells responded that the Downtown Specific Plan is the framework for this effort. The Downtown Specific Plan was a planning document for all of the downtown that discussed land use issues and potentials. This project is implementing what was identified in the Downtown Specific Plan.

Council Member Ryno inquired about the location of the Gateway feature. City Manager Wells responded that the feature would be at both ends, El Camino and North Street. Council Member Ryno requested the "City of Ceres" be large enough to see on the Gateway feature. Council Member Ryno also asked about re-location of the clock downtown. City Manager Wells stated that it could be relocated to where Council directs. Council Member Ryno stated that she likes the clock downtown and would like it remain

somewhere downtown.

Mayor Vierra stated that he is very pleased with the Plan and that there is a need for the City to help attract new businesses downtown by making some improvements. He stated that there has been quite a bit of discussion about the downtown and that the City is finally starting to see the fruits of its labor. He has had discussions with other businesses that have looked into coming to Ceres, and they are very pleased that there will be improvements to the downtown. Council Member Lane agreed with the Mayor's comments and stated that he would like to keep the hometown feel, but also add some improvements to attract businesses. Council Member Ryno asked where the street trees will be planted. City Manager Wells pinpointed on the chart where the trees would be located. Council Member Ryno further inquired about the watering of the trees and wanted to be sure that the watering of the trees would not affect the asphalt. City Manager Wells explained that the watering will percolate from the pavement to the tree roots. Council Member Durossette stated that he is pleased that the first step to have an attractive and improved downtown has been taken. City Manager Wells stated that based on his experience with similar projects in other cities, it usually takes about 10-15 years before solid success can be seen. Mayor Vierra stated that as the City embarks on this project, the possibility of renaming 4th Street to 4th Street/Main Street should be considered and that it is important to have some good quality signage.

Mayor Vierra asked, if anyone from the Public had any comments. The following persons spoke:

Leonard Shepherd stated that he would like to see a family friendly downtown. The possibility of a mini mart, a good café and eateries would encourage locals to visit downtown. He said a Main Street/Downtown Ceres sign should be placed on the freeway. There is no sign that says "Ceres" off the freeway. He does not want downtown to lose its history, as there are improvements that can be made without losing its history. He encouraged the City to reach out and have discussions with the businesses and people that live near downtown and that there is a need for close parking.

Shane Parson stated that he commends what staff has done. He commented on the parking and stated that he is willing to work with anyone that would like to open a restaurant downtown.

Dave Pratt questioned if any extra parking would be placed on the south end. Mayor Vierra stated that the City does not own the property on the south end.

Don Donaldson referenced the improvements that Sacramento and Natomas made. He further referenced that Modesto Mall and the JcPenney were placed on the outskirts of town and now everyone is trying to get businesses back to the downtown areas. He also discussed the parking in downtown Livermore after its improvements.

Mayor Vierra brought the item back to Council for direction. Council directed staff to continue to move ahead with the project, including the plan to utilize the former RDA property at 2912 4th Street for a public parking lot to support the Downtown Improvement Project.

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.

Vice Mayor Kline requested that an item regarding businesses re-landscaping with drought resistant landscape and maintenance of their sites be brought to Council. He stated the he would like to see Steve Hallam, Redevelopment Manager work with property owners regarding beautification and that he could possibly reach out to businesses and see what businesses are willing to do. He requested staff bring back a discussion item regarding the options that could be provided to business owners, after the outreach to the businesses.

A lengthy discussion amongst Council and staff ensued regarding businesses participating in the proposed program without a property maintenance agreement, enforcement and waiting to address this as part of the General Plan.

Mayor Vierra stated that he agrees with waiting to address this as part of the General Plan and possibly including a section in the General Plan that includes incentives for using low water use landscaping. Council collectively agreed to include this as part of the General Plan.

REPORTS

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

- Mayor – Nothing to report.
- City Council
 - Council Member Ryno reported on National Night Out and stated that it was a good turnout. She thanked the City staff and volunteers that assisted. She reported that she will be absent at the August 23 Council meeting.
 - Vice-Mayor Kline reported that he also attended National Night Out. He further reported that he was able to assist the Fire Department by taking them bottled water during a call. Vice-Mayor Kline stated that they did a great job at containing the Fire and working collectively with other local Fire Departments in extinguishing the Fire.
- City Manager Wells reported that the Measure H Oversight Committee will meet on Wednesday, August 10. StanCOG will have an overview of Expenditure Plan on Thursday, August 11 at the Double Tree. The Supplemental Environmental Document (SED) from State Water Resources Control Board regarding the unimpaired flows on the rivers will be released in September. This has a significant impact on the local economy and water. Local legislators in the County have taken the lead in preparing a financial impact study. This will become big news in the near future as more information is released. Staff will return to Council with support letters regarding the environmental document and its impact,
- City Attorney Hallinan reported that he attended National Night Out.

- **Departments**

Tom Westbrook, Director of Community Development reported that the final set of the Health Department's comments for Save Mart has been received and the building permits are ready to be issued. Construction will start when the company is ready.

Steve Hallam, Redevelopment & Economic Development Manager reported that the Alliance is launching a website and is giving each community a dedicated page on their "Opportunity Stanislaus" website. He is currently working with them customizing information for Ceres. He also reported that he was solicited by a company that has a website for property listings. The site is OppSites and it provides three free site location listings. The City currently has three sites listed and those listings have generated several inquires.

County Supervisor – Nothing to report.

There being no further business, Mayor Vierra adjourned the Regular City Council meeting at 7:16 p.m. and convened in a Closed Session meeting with the below listed items being discussed.

CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATOR:

(Pursuant to Section 54957.6 of the Government Code)

City Negotiator: Liebert, Cassidy, Whitmore

Employee Organization: **Miscellaneous Bargaining Unit**

Employee Organization: **First Line Supervisors/Confidential Bargaining Group**

Employee Organization: **Mid-Management Employees**

Employee Organization: **Public Safety Mid-Managers**

Employee Organization: **Ceres Professional Firefighters Association**

Employee Organization: **Ceres Police Officers Association**

CONFERENCE WITH LEGAL COUNCIL - ANTICIPATED LITIGATION

Significant Exposure to Litigation

(Pursuant to Government Code Section 54956.9(b))

One Case

Successor Agency

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(Pursuant to Government Code Section 54956.8)

Properties: 3004 & 3012 5th Street; **APN 127-018-022 & 127-018-021**

Agency Negotiator: Toby Wells, Executive Director

Under Negotiation: Price and terms of payment or both

ADJOURNMENT

The next regularly scheduled City Council Meeting is scheduled to be held on Monday, August 22, 2016 at 6:00 p.m. in the City Council Chambers located in the Community Center at 2701 Fourth Street, Ceres, CA

8:22 p.m. Reconvened to Open Session

Reports from Closed Session: No Reportable Action.

There being no further Closed Session business, Mayor Vierra adjourned the meeting at 8:22 p.m.



Chris Vierra, Mayor

ATTEST:



Diane Nayares-Perez
City Clerk