



## MINUTES

### REGULAR MEETING OF THE CITY COUNCIL

CITY OF CERES, CALIFORNIA  
City Council Chambers, 2701 Fourth Street

Monday, August 22, 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 22, 2016 regular City Council meeting to order.

#### ROLL CALL – Present:

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

**Absent:**  
Council Member Ryno

#### INVOCATION

Invocation was given by Loren Gregory, Victory Assembly of God.

#### PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Mayor Vierra.

#### PRESENTATIONS

None.

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

Leonard Shepherd spoke regarding the trees at Symrna Park. He commented that the drought has affected the trees. The tree roots are not getting enough water, because grass is planted right around the trees.

## APPOINTMENTS TO BOARDS/COMMISSIONS

None.

## 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. Clerk's Report of Posting. The agenda of the regular August 22, 2016, City Council meeting was posted on August 17, 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 August 8, 2016 Regular City Council meeting.
4. Register of Audited Demands for Period covering August 3, 2016 through August 11, 2016. (Dean)
5. General Correspondence – **Information Only**
  - a. Capital Improvement Projects (CIP) Update. (Jordan)
  - b. Recreation July Monthly Report. (Farris)
- (Removed from Consent)*
6. **Resolution No. 2016-097**, amending the agreement with Ceres Youth Baseball to include Addendum 1; the addition of a Youth Fall League and authorize the City Manager to execute the Addendum. (Damas)
7. **Resolution No. 2016-098**, authorizing the City Manager to execute a Professional Services Agreement with West Yost Associates for a Hydraulic Evaluation of North Ceres and Walnut Manor Subdivisions. (Damas)
8. **Resolution No. 2016-099**, authorizing the City Manager to execute agreements with Evoqua Water Technologies and Thomas Gray and Associates to perform Uranium Waste Disposal from Well #22. (Damas)
9. **Resolution No. 2016-100**, approving a fair market value lease agreement with Hewlett Packard Public Sector Sales to replace 27 desktop computers; authorize the City Manager to execute the lease agreement. (Damin)
10. **Resolution No. 2016-101**, amending the Appropriations Limitation for Fiscal Year 2015-2016; and **Resolution No. 2016-102**, amending the Appropriations Limitation for Fiscal Year 2016-2017. (Dean)

- 11. **Resolution No. 2016-103**, awarding the contract for the Safe Route to School Nadine Avenue and Don Pedro Road Corridor Project, ATPL-5241 (058) to George Reed Inc., authorize a 10% contingency and authorize the City Manager to execute the contract. (Jordan)

Mayor Vierra asked if any Council Member or citizen would like an item pulled from the Consent Calendar and be heard under separate motion. Item 6 was 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 Lane, seconded by Council Member Durossette, approving **Consent items 1-5 and 7-11**. **Motion passes 4/0/1** by the following roll call vote:

|         |   |                  |                                       |
|---------|---|------------------|---------------------------------------|
| AYES:   | 4 | Council Members: | Durossette, Kline, Lane, Mayor Vierra |
| NOES:   | 0 | Council Member:  | None                                  |
| ABSENT: | 1 | Council Member:  | Ryno                                  |

**CONSIDERATION OF ITEM(S) REMOVED FROM THE CONSENT CALENDAR**

**Item 6 – Vice Mayor Kline**

Vice-Mayor Kline inquired about the term of the Addendum. He asked if the term of the contract is for one year or three years. Jeremy Damas, Public Works Director stated that it is for a three year term. Vice-Mayor Kline, also inquired about the booking policy for weekend tournaments, how far in advance the field can be booked and the notice required for cancellation and return of deposit. Traci Farris, Recreation Manager, responded that a two week notice is required and that it's on the reservation contract.

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 Vice-Mayor Kline, seconded by Council Member Durossette, approving **Item 6, Resolution No. 2016-097**. **Motion passes 4/0/1** by the following roll call vote:

|         |   |                  |                                       |
|---------|---|------------------|---------------------------------------|
| AYES:   | 4 | Council Members: | Durossette, Kline, Lane, Mayor Vierra |
| NOES:   | 0 | Council Member:  | None                                  |
| ABSENT: | 1 | Council Member:  | Ryno                                  |

**UNFINISHED BUSINESS**

No items scheduled.

**PUBLIC HEARING**

12. Public Hearing to consider the following:
- (i) **Resolution No. 2016-104**, adopting the Mitigated Negative Declaration prepared for a General Plan Amendment (16-06 GPA);
  - (ii) **Resolution No. 2016-105**, adopting a General Plan Amendment (16-06 GPA) to change the general plan designation of Low Density Residential (LDR) to Medium Density Residential (MDR) for three properties that total 1.9 +/- acres in size at 2800-2808 Blaker Road;
  - (iii) **Ordinance No. 2016-1036**, adopting a Rezone (16-07 RZ) to change the zoning designation of Single-Family Residential (R-1) to Planned Community – 62 (PC-62) for three properties that total 1.9 +/- acres in size at 2800-2808 Blaker Road. (Westbrook)

Tom Westbrook, Director of Community Development gave the report. He gave a brief background of the item and stated that this project is to adopt the Mitigated Negative Declaration, adopt the General Plan Amendment to change the designation of Low Residential to Medium Density, and adopt the rezone from Single Family Residential to Planned Community. The plan will allow for 20 units of properties. He discussed that the item was approved by the Planning Commission and it is now before Council for approval. He reviewed the map of the proposed development and discussed the designation change from the Low Density Residential to the Medium Density Residential.

Vice-Mayor Kline asked if individual meters will be installed at each unit. Mr. Westbrook, stated that each unit will have its own water meter, water, sewer and garbage. Vice-Mayor Kline further stated that he would like to see individual garbage totes.

Mayor Vierra opened the Public Hearing and the following citizens spoke:

Barbara Hall, commented that she lives in one of the properties that backs up to this proposed development. She stated that she is opposed to the development. She is concerned that if the rezone is approved, it would allow additional development. A few issues of concern are that her property value could decrease, intrusion of privacy, increase of noise and traffic. She presented to Council, a letter with signatures from neighbors opposing the development.

Council Member Durossette stated that he is familiar with the work of the developer. He stated that Mr. Ledbetter's requirements are very high and that this is something that the City needs.

Mayor Vierra commented that he has seen Mr. Ledbetter's prior developments and that he is a model landlord with high standards. Mayor Vierra asked Mr. Westbrook if approval of this rezone would open the door for further development. Mr. Westbrook stated that the change of Medium Density Residential is for this lot only. He further stated that this lot is the only one large enough to accommodate this type of development.

Vice-Mayor Kline inquired about the type of fencing that would go around the complex. Mr. Westbrook stated that a 6 foot block wall will be installed at Mr. Ledbetter's expense.

Mayor Vierra stated that he believes the project is in character with other developments.

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

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

**MOTION:** Motion by Council Member Lane, seconded by Council Member Durossette, to approve (i) **Resolution No. 2016-104**, adopting the Mitigated Negative Declaration prepared for a General Plan Amendment (16-06 GPA); (ii) **Resolution No. 2016-105**, adopting a General Plan Amendment (16-06 GPA) to change the general plan designation of Low Density Residential (LDR) to Medium Density Residential (MDR) for three properties that total 1.9 +/- acres in size at 2800-2808 Blaker Road; (iii) Introduction of **Ordinance No. 2016-1036**, adopting a Rezone (16-07 RZ) to change the zoning designation of Single-Family Residential (R-1) to Planned Community – 62 (PC-62) for three properties that total 1.9 +/- acres in size at 2800-2808 Blaker Road. **Motion passed 4/0/1** by the following roll call vote:

|         |   |                  |                                       |
|---------|---|------------------|---------------------------------------|
| AYES:   | 4 | Council Members: | Durossette, Kline, Lane, Mayor Vierra |
| NOES:   | 0 | Council Member:  | None                                  |
| ABSENT: | 1 | Council Member:  | Ryno                                  |

**NEW BUSINESS**

13. Set a Public Hearing for September 12, 2016 to Consider a Revision of the City's Public Transit System Routes, Schedules, Fares and Rider Eligibility and Authorizing the Engineering Services Department to Implement the Revisions in December 2016. (Jordan)

Daryl Jordan, Director of Engineering Services and City Engineer gave a brief introduction of the request to set a Public Hearing.

Mayor Vierra asked, if anyone from the Public had any comments and the following citizens spoke.

Dietta Purdue, commented that she relies on the transit system for daily errands. She is concerned about the change of the route, as she will have to cross Hatch Road to catch the bus.

Mayor Vierra stated that he understands her concerns. This item is to set the public hearing. The item will return on September 12 for full discussion.

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

**MOTION:** Motion by Vice-Mayor Kline, seconded by Council Member Lane, Setting a Public Hearing for September 12, 2016 to Consider a Revision of the City's Public Transit System Routes, Schedules, Fares and Rider Eligibility. **Motion passes 4/0/1** by the following roll call vote:

|         |   |                  |                                       |
|---------|---|------------------|---------------------------------------|
| AYES:   | 4 | Council Members: | Durossette, Kline, Lane, Mayor Vierra |
| NOES:   | 0 | Council Member:  | None                                  |
| ABSENT: | 1 | Council Member:  | Ryno                                  |

**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.

None.

**REPORTS**

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

- Mayor Vierra reminded the public about the Ceres High and Central Valley High fundraiser at the Diamond Bar Arena that will be held this Saturday.
- City Council – Nothing to report.
- City Manager Wells announced that Smoke on the River will be held this Saturday at the River Oaks Golf Course. City offices will be closed on Labor Day, September 5. He also reported that the drought has taken its toll on trees. The City had to remove two trees this past Friday from Whitmore Park, as the arborist determined they were in bad condition.
- City Attorney – Nothing to report.
- Departments:
  - Tom Westbrook, Director of Community Development reported that at the Smoke on the River event, there will be ribs, chicken and pork shoulder served. They will have 400 racks of ribs. The event starts at 11:00 a.m. with tasting around 2:00 p.m.
  - Richard Scola, Fire Captain reminded the public about the City of Ceres Blood Drive that is a friendly completion between Fire and Police. It will be held on Tuesday, August 23 from 1:00 p.m. to 7:00 p.m. at the Ceres Community Center.
- County Supervisor – Nothing to report.

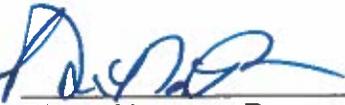
**ADJOURNMENT**

The next regularly scheduled City Council Meeting is scheduled to be held on Monday, September 12, 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 Regular City Council meeting at 6:35 p.m.

Chris Vierra, Mayor

ATTEST:



Diane Nayares-Perez, City Clerk