



**MINUTES**  
**REGULAR MEETING OF THE CITY COUNCIL**

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

**Monday, October 24, 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 October 24, 2016 regular City Council meeting to order.

**ROLL CALL**

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

**INVOCATION**

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

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Mayor Vierra.

**PRESENTATIONS**

A. Stanislaus County Animal Services Annual Report.

Annette Patton, Executive Director of Stanislaus County Animal Services Agency, highlighted their budget and stated the goal of the agency, which is to reduce animal intake. She reported that the partners of the agency have contributed over 7,000 hours of their time at the shelter. She further highlighted future programs and the new adoption program.

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

Leonard Shepherd spoke about the reduction rate of euthanasia for animals and that he does not support feral cats being reintroduced back into the community.

Lee Brandt commented that he attended the County Board of Supervisors meeting last week, and that the water flow issue was discussed. He stated that a hearing will take place on December 20, 2016.

**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 October 24, 2016, City Council meeting was posted on October 19, 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 October 10, 2016 Regular City Council meeting.
4. Register of Audited Demands for Period covering October 6, 2016 through October 13, 2016. (Dean)
5. General Correspondence – **Information Only**
  - a. Public Works monthly report for September 2016. (Damas)
  - b. CYB Third Quarter 2016 Update. (Damas)
  - c. Recreation Division monthly report for September 2016. (Farris)
6. **Resolution No. 2016-127**, authorizing the destruction of certain records and documents maintained by the Finance Department. (Dean)

7. **Resolution No. 2016-128**, authorizing the City Manager to sign the Board Membership Participation Form with the West Turlock Subbasin Groundwater Sustainability Agency. (Damas)
8. **Resolution No. 2016-129**, amending the Fiscal Year 2016-17 Budget to transfer funds from AB 109 to General Fund. (Smith)
9. **Resolution No. 2016-130**, awarding the Service Road Sewer Extension to Teichert Construction Authorize a 10% Contingency and Authorize the City Manager to Execute the Contract. (Jordan)
10. **Resolution No. 2016-131**, awarding the Evans Road CDBG Improvement Project to Breneman 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.

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 Vice Mayor Kline, approving **Consent items 1-10**. **Motion passes 5/0/0** by the following roll call vote:

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

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

No items were removed from Consent.

#### **UNFINISHED BUSINESS**

No items scheduled.

#### **PUBLIC HEARING**

11. Public Hearing to consider and discuss the conceptual site plan for the Whitmore Ranch Specific Plan. (Westbrook)

Tom Westbrook, Director of Community Development gave the introduction. He provided a brief background regarding the item. He stated that the item is before Council to evaluate and provide direction regarding the Conceptual Site Plan for the Whitmore Ranch Specific Plan. He reported that an Environmental Impact Report (EIR) has not been done yet, as the Conceptual Site Plan must first be approved. He further reported that the EIR will look at a number of things that include traffic, noise, sewer capacity, water capacity, amongst

other factors. He detailed the action by the Planning Commission and discussed the concerns raised by citizens at the meeting. Mr. Westbrook referenced written correspondence received from Ms. Patricia Cousins, in opposition to the project. He introduced Matthew Gerken, consultant with AECOM. Mr. Gerken gave an overview of the project and detailed the Whitmore Ranch Specific Plan and referenced the map of the proposed project. He reported that prior to the annexation of residential, the General Plan requires a Master Plan, Area Wide or a Specific Plan. The Specific Plan needs to identify where different land uses go, identify different roadways, pedestrian and bicycle connections and the different infrastructures that are required, as well as the phasing, financing and related issues. The General Plan also provides direction regarding land use. He pointed out the high density residential, medium density and low density residential sites on the map. Mr. Gerken further stated that the Conceptual Site Plan has no regulatory bearing, as the Specific Plan provides direction on density, design and roadway site plans. It is a tool to help everyone understand what could happen and a tool to gather input from the public and stakeholders. Mr. Gerken reviewed the components of the conceptual site.

6:46 p.m. Mayor Vierra opened the Public Hearing and the following citizens spoke:

Norman Caulkins commented that his family immigrated to Ceres in 1903. His family farms on Faith Home Road and Roeding Road. He is opposed to any development in that area, because of the impact to the farming, environment and animal life. It is close to the airport zone and planes constantly fly over that area. There is a potential for planes crashing within that area. High density housing, schools, or development in that area is a disaster waiting to happen.

Patricia Melugin Cousins stated that her family has lived on Roeding Road for over a century and voiced her protest of the annexation. She said the project violates many of the guiding principles used to create the new General Plan. She stated that the City needs to infill first. Furthermore, surface and ground water are limited resources and encroaching on farmland is not a way of maintaining the City's agricultural identity.

Jeanie Knox stated that she is opposed to the annexation. Her family has been farming for years. Ms. Knox commented that the City needs to plan upward and not outward. She suggested the City look at the development of condominiums in Livermore. She is opposed to extending development towards Hughson.

Leonard Shepherd stated that the proposed development adds more pressure to the fire and police services. The cost of public safety is rising and the development will add increased traffic and noise. The City must think about the future and live within its means.

Dave Johnson commented that he has been a Ceres resident since 1975, and the proposed high density designation does not make sense. The City has plenty of high density. The per capita of officers is low, and it's not going to improve in the next five years.

Jay Cargill spoke in support of the project. He has lived in Ceres for 41 years and his farming is about to come to an end.

Alyssa Long spoke in opposition to the project and commented that her family has lived and farmed in Ceres for over 110 years. It's a lifestyle they intend to preserve. Land has already been annexed on the west side and it has not been developed. She has seen the development of Eastgate and how it affected wildlife. The City needs to start filling open spaces. She further questioned if the schools could maintain the proposed population increase.

David Roubé stated that there are 900 acres of undeveloped annexed land on the west side of Ceres and suggested the use of that land.

Lourdes Perez, member of the Ceres School Board spoke in support of the project. She said the project would assist with the Safe Routes to School project. Students are forced to walk on the sidewalks on the north side of Whitmore Avenue to access both schools which are located south of Whitmore Avenue. There are no sidewalks on the southern portion where development would take place. If the Whitmore Ranch develops, grant funding has been acquired to construct curb, gutter and sidewalk on the south side of Whitmore Avenue.

Bob Maze commented that his father, whom is now deceased, lived in Ceres since 1944 and had 10 acres next to Cesar Chavez School. Mr. Maze currently owns two lots near the project site. He is concerned that the current plan includes an extension of Boothe Road that goes right through the middle of one lot. He thinks that the project provides a good and overdue development.

Imelda Castellanos spoke in favor of the project and is in support of moving forward with it.

Council Member Durossette stated that farmland is very important. Ceres has the best school system. People would like to move to Ceres, but there are not enough homes. The plan has to go through the EIR that will show the impact the project will have. He further commented that easy access for the nearby schools is needed. He also stated that the lot sizes might be too small in some areas. If this project is approved, some funds will go towards police and fire.

Vice-Mayor Kline asked Mr. Westbrook to review the Conceptual Plan. Mr. Westbrook stated that the Conceptual Plan will lay the foundation for the unit count and then the consultant will move forward with the EIR, which could take at least 12 months. Once the EIR has been completed, the item will return to Council.

Vice-Mayor Kline stated that the EIR will address infrastructure, water, sewer and the impacts on police and fire. The project will also go before LAFCO for approval. Mr. Westbrook confirmed that it would go before LAFCO, once approved by the Planning Commission and Council. Vice-Mayor Kline stated that he looked at the pros and cons, as he was raised on Faith Home Road and never thought that development would be extended to that area. However, with two schools built out there, then development would be expected. He agrees with the Planning Commission that sidewalks are needed on the south side of Whitmore from the TID main canal to the junior high. At this time, Council is only considering the concept of the site plan.

Council Member Ryno inquired if the 900 acres referenced by Mr. Roube is developed. Mr. Westbrook stated that the West Landing Specific Plan annexed to the City in 2012, included 960 acres. 320 acres is already developed by Stanislaus County and includes the County Jail, AG Center, Animal Services Agency and the Community Services Agency. In addition north of that, G3 Enterprises owns some warehouses; so that side is developed. The balance is 640 acres and of that, 200 acres are earmarked for commercial and business park services, with a balance of that being residential. The balance is approximately 600 acres that are available.

Council Member Ryno stated that she considered the pros and cons of both sides and agrees with Vice-Mayor Kline, when a school is built out there, you have to expect that there will be housing. She also agrees with some of the speakers concerns; is now the appropriate time to do that. She further understands that there will be a CFD that will cover some costs of police and fire and code enforcement; however, does that ever really cover the total cost. She also questioned the benefit of the development to the current Ceres residents, as it will have an impact on their existing services. Furthermore, if the City does go forward with the conceptual plan, the City would have to be committed that they're going to support the project. She does not think it is fair to the applicant to have them spend all the money on an EIR, and then have the City change its mind. Also, she does not want the lots to be as small as they are. She would be okay with an apartment complex in that corner only, as not everyone can afford to buy a house. She would not want a three story, but the location is okay, because right across the road by the canal is the Casa Grande.

Council Member Lane commented that he would like to see bigger lot sizes, at least 6,200 square foot lots. Two story on the high density; he does not want to see three story structures. It does fit the area, as there are schools there now. He has seen school kids walking up and down that area and there has to be a way to generate traffic away off Whitmore. He inquired about the road at Eastgate, and if would it go all the way down and out. Mr. Westbrook stated that Eastgate would dead end, as it currently does and the roads to the west of Cesar Chavez Elementary would have an outlet to Moore Road. A discussion was held regarding an outlet to Moore Road. Council Member Lane further stated, he does not want to see that high of a density out there and would like to see bigger lots, but does not know how that is going to be adjusted in the EIR. He inquired if the applicant was willing to bring in bigger lots. Mr. Westbrook stated that it would be discussion that could be had and that one of the things that would be helpful for the discussion is noting that at least a limitation on a two story product, if there's an apartment complex. Also, having larger lots throughout the specific plan area which would preclude the medium density. Mr. Westbrook asked Council if there would be some desire to shift the medium density to the high density and eliminate the high density all together. Council Member Durossette stated that it could be something to talk about after the EIR. Mr. Westbrook commented that staff is looking for the unit count and could analyze at a high density designation and suggest limiting the buildings to two stories in height, that would give a little flexibility. A lengthy discussion ensued amongst Council and staff regarding the density of the project and the unit count.

Mayor Vierra commented that this project is in its infancy and that the EIR has not been conducted, so at this time the impacts are not known. This hearing is to discuss the project and see if there is a site plan that works. Being an engineer by trade, he takes a little

offense to some comments by the Planning Commission. It has been a charge of this council for at least seven years that infrastructure is the City's most valuable charge moving forward. The City is second to none when it comes to capital improvement projects related to sewer, water and storm drainage. The City's infrastructure is not underserved. He further stated that the EIR will detail the analysis. Mayor Vierra commented that he could support the project, but not the way it is. He called for more curvilinear streets and larger lots. He said he does not like the medium density residential and high density residential, but would not mind seeing attractive options and does not see how some of this layout works with residential lots up against a roundabout. The plan needs to be refined. Mayor Vierra suggested that a subcommittee be formed with a couple of councilmembers that can work with the developer to come up with 2-3 alternative designs. Mayor Vierra further understands, that the project would be subject to a public hearing and AG mitigation. He can only support it, beyond the configuration changes because of its location and because it fits between the existing residential developments and the school district. If it were in any other area, he would not be supporting it. He recommended that the plan be refined through the subcommittee and once refined that plan would be analyzed.

Council Member Ryno asked for clarification regarding the AG mitigation 1 to 1 requirement. She understand it as, if the developer has 20 acres in this particular plan, he has to provide 20 acres somewhere else within the county, but it is not necessarily a new 20 acres; he could already be farming 20 acres and just be able to substitute this 20 acres, to what he currently has. Mr. Westbrook stated that the policy suggests that it has to be like for like; it does not address ownership or existing production. If you convert 20 acres of prime farmland, you have to permanently preserve 20 acres of prime farm land somewhere else in Stanislaus County. Council Member Ryno inquired if alfalfa is considered prime Ag land. Mr. Westbrook stated that he does not think the crop is what affects it; it's going to be the soil characteristics.

Council Member Lane stated that he agrees with Mayor Vierra's comments. He would also like to see the plan looked at and suggested the Mayor be part of the subcommittee. As for the project, he's in favor of it but the plan has to be different.

Council Member Durossette commented that he is in support of the project and agrees with Council Member Lane and Mayor Vierra's comments. He would like to be part of the subcommittee and would also like the Mayor to be part of it. The Ceres Unified School District is currently looking at a proposed new high school site and where that's going to be. However, they are not sure of the location, but it might be in that part of town. Maybe there should be some discussion with the school district in regards to that. He strongly agrees with the Mayor.

Council Member Ryno stated that she agrees with the Mayor, in that he supports the project because there are already schools out there versus something on the west side. However, she is still having a hard time with it, because she does not think the City is prepared to provide services to the new residents. There are problems recruiting with the Police and Fire Departments. Even if there are CFD funds, she thinks it will still take away from the existing citizenry.

Mayor Vierra commented that the EIR will address those issues. If the EIR says the sewer is underserved, then the developer has to pay to upsize the sewer. The City has to rely on the EIR to identify those mitigation measures.

Council Member Ryno reiterated her concern, that police, fire and code enforcement are an issue. If you drive around the City, something needs to be done about code enforcement. Ceres is not improving, and to her it is going downhill from when she moved here 34 years ago. She does not think putting a new subdivision in is going to lessen that.

Mayor Vierra stated that he understands the concerns raised. However, that conversation would be with any subdivision the City has. This body, within the letter of the law, can condition the project within what the law allows. If the City feels they are not being served with the correct public safety, within what the law allows, Council can condition the project. Obviously, the City needs more economic development, but there are some citizens that do not want retail and those are the things that generate the funds needed for police and fire. There needs to be a balance. Again, the City has the authority to be able to, within the greatest extent of the law, condition the project to pay its fair share.

Vice Mayor Kline commented that he has heard the pros and cons of the project. However, what would someone expect when two schools are built in that area for future development. He agrees with the Mayor's comments, that the project can be supported because of the way the movement is to the west of the middle school and goes from the middle school back towards the TID main canal. If it went to the east, it would be developed out towards Faith Home Road and that would be in the wrong direction, because then you would have that whole vacant area to the west of the school that would still be undeveloped. The EIR will show services, road flow congestion and it will mitigate that. As he wrestled with this, he has to support it because it is built to the west of the junior high and not to the east of the junior high. If the City does not control it right now, in 5 or 10 years when council has been replaced, somebody else will come in and try to do something completely different. Vice Mayor Kline would like to be on the subcommittee and agrees that the Mayor should be on the committee. He thinks the City should move forward with the project and appoint Council Member Durossette, Vice Mayor Kline and Mayor Vierra to the subcommittee.

Mayor Vierra stated that he is fine with Council Member Durossette and Vice Mayor Kline being appointed to the subcommittee and he can provide his comments to the subcommittee.

There being no further comments, Mayor Vierra brought the item back to Council for direction.

**MOTION:** Motion by Council Member Durossette, seconded by Vice-Mayor Kline, approving Public Hearing Item; **Providing staff direction regarding the Conceptual Site Plan and Moving Forward with it.** Motion passes 4/1/0 by the following roll call vote:

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



<b>NEW BUSINESS</b>
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12. **Resolution No. 2016-132**, authorizing application to the Department of Homeland Security – Federal Emergency Management Agency for an Assistance to Firefighters Grant. (Nicholes)

Bryan Nicholes, Fire Chief gave the report and stated that the request is for approval to apply for a Department of Homeland Security Assistance to Firefighters Grant that would be used to purchase a quint. He explained the differences between an engine and a quint. The benefits and usage of an engine and quint were discussed. He reported that the quint is a fire apparatus that serves a dual purpose of an engine and a ladder truck. The life expectancy of an engine and ariel were discussed. He further reported that the quint gets more maintenance and wear and tear on it. Chief Nicholes detailed the cost comparison of an engine and quint. He stated that the Grant Committee determined that the highest dollar replacement was the purchase of a quint, and that would make the best use of the grant. If the grant is awarded to the City, the old quint could be sold. The grant has a 10% matching funds. That 10% match would not have to be paid until the grant is awarded and accepted by the City. The City would not know if the grant is awarded until April 2017. If the grant is awarded, then the item will return to Council for acceptance of the grant.

Mayor Vierra inquired about the 10% match. Chief Nicholes stated that the 10% match would be paid once the grant is accepted. Mayor Vierra clarified that staff is asking for approval to apply for the grant, and if awarded then return to Council for acceptance.

Council Member Durossette inquired if the matching funds would come from the General Fund. He also asked if the old quint is sold, could the proceeds from the sale go back into the General Fund. Mayor Vierra wanted to make sure that the City is not obligated to pay the \$97,000, unless the grant is awarded and accepted. Mayor Vierra further requested if the City is awarded the grant and when it returns to Council for acceptance, that the sale price of the current quint be included in the report.

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

Leonard Shepherd, commented that the Ceres Fire Department has done an outstanding job designing stations, equipment and getting grants.

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

**MOTION:** Motion by Council Member Lane, seconded by Council Member Ryno, approving **Resolution No. 2016-132**. Motion passes 5/0/0 by the following roll call vote:

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

**DISCUSSION ITEMS****13. Fiscal Year 2015/16 Preliminary Year End Review and Review of 1<sup>st</sup> Quarter Fiscal Year 2016/17. (Wells)**

Toby Wells, City Manager gave an update of the budget. He provided a snapshot of where the finances are for the year-end of FY 15/16. He stated that there are still a few final entries on both the revenues and expenditures, that won't be finalized until the audit is complete. As projected with the approval of the July 11, 2016 budget, the beginning balance was \$4.6 million, preliminary revenues for the year a little over \$18 million, preliminary expenditures are \$18.7 million, with an ending balance of just under \$4 million with a reserve of 21 percent. The projected ending fund balance for FY 16/17 is that it will drop to 18%, as Council directed. A snapshot of the first quarter shows that the City is on track and a couple percentages under, as revenues lag behind by a couple of months. The first income from major revenue sources has not been realized yet. The report from MuniServices is positive with an 11% increase, which include some one time monies. The first quarter report is promising and the City is on track for the first quarter.

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

**ACTION:** No Action Taken; Discussion Item Only.

**14. Community Center and Park User Fee Study Direction. (Wells/Farris)**

Traci Farris, Recreation Manager discussed the Community Center and Park User Fees. She provided a history of the past fees, as the last time the fees were revised was in 2010. She referenced the Bronzan memo. The current rental tiers and rates were discussed. She would like to streamline the structure and pricing, as it's easier to communicate one price for the large assembly and kitchen. It was proposed to combine the kitchen rental fee and large assembly rental fee. She further reported that, it would be beneficial to reduce the tiered structure from four, to one non-profit price structure. Examples of proposed new tiered rates were reviewed. She requested direction regarding the fees structure, cost recovery basis, and the timing for implementation.

Mayor Vierra inquired regarding the proposed rate and if that rate fully covers all of the City's costs. In particular, would the proposed \$1770 rate fully cover the City's costs of the room or is the City at a loss. Recreation Manager Farris, stated that she is fairly confident that all costs of using the large assembly room were captured. City Manager Wells stated that the proposed rates are draft numbers. The request before Council is for direction on how to move forward and the timing and implementation. He further stated, that it likely does cover the cost, but there will be a fee study done to make sure all costs are captured.

Mayor Vierra commented that if the City provides a discount, he would want to know the magnitude of the discount. There was a lengthy discussion amongst Council and staff regarding the fee structure, discount rate and subsidy by the City.

Council Member Durossette inquired about the \$1440 current rental rate and the \$1770 proposed rental fee for the large assembly room. He asked for a comparison of a similar facility in Modesto. Ms. Farris responded that the only facility similar in Modesto would be the Doubletree and that is not a good comparison. However, the City's facility is definitely underpriced.

City Manager Wells stated that when this item returns to Council the comparisons and analysis will be included.

Council Member Durossette asked if the rates are increased will people still want to rent the City's facility. Ms. Farris stated that yes, the facility could sustain a small increase and still have a steady stream of clientele, due to the beauty of the facility.

Vice Mayor Kline questioned the rental rate for the large assembly room and if it's being rented 8 hours, why would 44 hours be included on the pricing for a site monitor. Ms. Farris explained that the example used was for a Saturday. The fee includes the rental rate for the entirety of the day, set up and breakdown and cleaning up of the room. Vice Mayor Kline commented that the proposed increase from 2010 to 2016 equates to about an 11 percent increase. City Manager Wells stated that the fees referenced are not the final numbers, as the fee study and analysis would need to be done.

Council Member Lane referred to the recommendations requested from Council and inquired about the proposed tiered structure.

Council Member Ryno stated that she is fine with the proposed streamlined rates, and including the kitchen rental fee with the fee for the large assembly. She also agrees with the staff recommendations. She further commented that she believes that the City should continue to give a discount to Ceres residents.

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.

**ACTION/DIRECTION:** Motion by Council Member Ryno, seconded by Council Member Durossette, directing staff to include the kitchen rental fee with the fee for the large assembly room, that the cost recovery basis be two tiered and that the non-profit discount be changed to 10%, resident discount be 10% and that the commercial nonresident be zero with an implementation date as soon as possible. **Motion passes 5/0/0** by the following roll call vote

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

**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 Council referrals at this time.

## 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 – nothing to report.
- Toby Wells, City Manager reported that the Measure H Oversight Committee will meet on November 2<sup>nd</sup>. The Joint City Council and the Ceres Unified School District will meet on November 8<sup>th</sup>. City Manager Wells also thanked Chief Smith and his staff for replacing a 12 year old kid's stolen bike. The story was reported in the Modesto Bee and he credits Chief Smith for the culture he has created in the Police Department. This is a testament of what the Ceres Police Officers do on a regular basis.
- City Attorney – nothing to report.
- Departments:
  - Tom Westbrook, Community Development Director, reported on the Joint City Council and Planning Commission meeting that will be held on November 15.
  - Daryl Jordan, Engineering Director/City Engineer, reported that infrastructure for proposed project have put in to facilitate tonight's project and tonight Council also approved a \$2.2 million sewer extending down Service Road to service the West Landing Project.
  - Traci Farris Recreation Manager, reminded the public about the annual Halloween Festival at the Community Center on October 31<sup>st</sup>. There will also be an art opening for La Rosa Elementary School at the Community Center on November 3<sup>rd</sup>.
- Jim DeMartini, County Supervisor stated that the State Water Control Board will have a hearing regarding the proposed Plan Amendment and SED for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary on December 20, 2016 at the Modesto Centre Plaza.

**ACTION:** There being no further business, Vice-Mayor Kline adjourned the Regular City Council meeting at 8:32 p.m. and convened in a Closed Session meeting with the below listed items being discussed.

## CLOSED SESSION

### 1. 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**

### 2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(Pursuant to Section 54956.8 of the Government Code)

Properties: 3880 and 3900 Brickit Court; APN 053-013-021 and 053-013-023  
Agency Negotiator: Toby Wells, City Manager  
Property Negotiator: Bishop Mar Awa Royel, Owner Representative  
Under Negotiation: Price and terms of payment or both

**REPORT FROM CLOSED SESSION**

9:36 p.m. Reconvened to Open Session

**ACTION:** No Reportable Action.

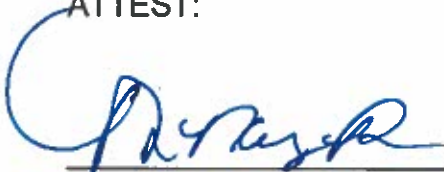
**ADJOURNMENT**

There being no further business, Mayor Vierra adjourned the Regular City Council meeting at 9:36 p.m.



Chris Vierra, Mayor

ATTEST:



Diane Nayares-Perez  
City Clerk