

Jackson City Council
Minutes
Regular Meeting of January 25, 2010

Connie Gonsalves, Mayor
Wayne Garibaldi, Vice-Mayor
Patrick Crew
Marilyn Lewis

Michael Daly, City Manager
Mark Morton, Fire Chief
Gisele Cangelosi, City Clerk

COUNCIL MEMBERS ABSENT

Keith Sweet

Mayor Gonsalves called the meeting to order at 7:00 p.m.

1. CEREMONIAL.

Presentation of Rotary Bowl-A-Thon Funds by Jim Rooney. This item was continued to the February 8, 2010 meeting.

2. APPROVAL OF AGENDA.

Moved by Councilmember Lewis, seconded by Councilmember Crew, and unanimously carried to approve the City Council Agenda dated January 25, 2010 as presented.

3. PUBLIC MATTERS NOT ON THE AGENDA.

None.

4. CONSENT CALENDAR.

- a. Approval of Minutes of January 11, 2010, 2009 meeting.
- b. Approval of Expenditure Report for January in the amount of \$ 27,461.46.
- c. Receive Fire Department Monthly Report for December 2009.
- d. Adopt Resolution Amending Severance Package for Employees Subject to Layoff.
- e. Adopt Resolution for Boundary Line Adjustment, 120/126/126A Broadway, Little Revocable Trust and Fuller Real Estate Holdings. Final map easement not on map
- f. Adopt Resolution Accepting Right-of-Way and Easements from Sutter Health for the Mission Boulevard extension project.

Moved by Councilmember Lewis, seconded by Councilmember Crew, and unanimously carried to approve as amended except for:

1. Councilmember Crew abstained on the approval of Check 232278 in the amount of \$326.65
2. Councilmember Crew abstained on the approval of item f. Adopt Resolution Accepting Right-of-Way and Easements from Sutter Health for the Mission Boulevard extension project.

5. ADMINISTRATIVE REPORTS.

Fire Chief Morton reported the Jackson Fire Department and the Mokelumne Hill Fire Department would provide a mutual aide agreement through CalFire. The Mokelumne Hill Fire Chief will be providing a swift water awareness class.

City Manager Daly reported on the following items:

1. At the February 11 Revitalization Committee meeting there will be discussion regarding transition to the Jackson Business Association.
2. The Clean It & Green It is set for Saturday, April 24 from 10:00 a.m. through 2:00 p.m. Staff has been working with County Waste Management, Kiwanis Club, Key Club, Mel Welsh and others.

6. COUNCIL REPORTS.

Councilmember Crew reported he attended the first Air Quality Control Board for 2010.

Vice-Mayor Garibaldi reported he attended the Amador County Recreation Agency meeting and discussed whether the "Blue Moon" New Years Eve Bash would be an annual event. He noted he had tickets for the Hospice of Amador & Calaveras's "Hospice Valentine's Day" Raffle.

Mayor Gonsalves reported she attended the Amador Council of Tourism meeting. The Annual "49er Treasure Trail" event scheduled for March 27 and 28.

DISCUSSION CALENDAR

7. Audit Reports for FY 2008/09.

Marilee Smith, Smith and Newell, City Auditor, was present and reviewed the City's audit procedures, the Annual Financial Report, Public Financing Authority Annual, Financial Report and the Management Report for the Year Ended June 30, 2009. The "Independent Auditor's Report" cover page and Management's Discussion and Analysis section from the Annual Financial Report were provided. She praised City finance staff for extra work to produce the report, and keeping the unqualified opinion which is the highest level of assurance.

City Manager Daly thanked Marilee Smith for all of their services. He also commended Carla Soracco, Sherry Lane and Dalacie Blankenship as they were very instrumental in working with Smith and Newell during the audit and on an ongoing basis making sure the City's financial management continues to be handled properly.

Moved by Councilmember Lewis, seconded by Councilmember Garibaldi, and unanimously carried to accept the Fiscal Year 2008-2009 Audit Reports.

8. Presentation from Oro De Amador Study Group.

City Manager Daly reported the City acquired the "Oro De Amador" property in December, 2006. The 159 acre property is located between North Main Street and New York Ranch Road. It was previously used by the Kennedy Mine for disposal and processing of tailings from their hard rock gold mine on the west side of North Main Street/Jackson Gate Road. The property is designated open space/recreation in the City's General Plan. Following the acquisition, the City appointed an ad hoc committee to evaluate the potential uses of the property, focusing primarily on the recreation opportunities. This committee consisted of Frank Blauvelt Jr., Bob Devlin, Kathy duBois, Derek Galli, Jim Guidi, Judy Jebian, Tricia Johnson, Kam Merzlak, Ron Regan and Tracey Towner-Yep. The committee presented its report to the

City Council on June 9, 2008. The staff report from the June 2008 meeting and implementation plan outline from this committee's presentation was provided. City efforts since the report was presented have focused on working with the California Department of Toxic Substances Control (DTSC) to resolve the soils issues related to the arsenic concentration levels on the property attributable to the previous use of the property.

After the City's committee presented its report, Bob Devlin formed the "Oro De Amador Study Group," independent from the City, to continue researching the property's history, toxic substances concerns and use options. He contacted the City in December and requested time at a City Council meeting to make a presentation report.

Bob Devlin, Oro De Amador Study Group, provided a brief mining history of the Oro de Amador property, toxic risk to the City, summary of studies done, City outreach and planning after acquisition, formation of ODA Study Group, Proposition 84 Grant and possible City Council decisions.

Bruce Irwin & Duke Foster, National Grant Services, were present to provide information regarding grant proposal services and Proposition 84 Statewide Park Program.

Mayor Gonsalves opened the public discussion. The following individuals spoke regarding the Oro De Amador Study Group: Frank Halverson, Thornton Consolo and Jack Georgette. Hearing no further discussion Mayor Gonsalves closed the public discussion.

9. Resource Allocation Program – Establish Number of Housing Equivalent Units Available for Subdivision Application Process in 2010.

City Manager Daly reported December 2004 the City Council adopted the Resource Constraints and Priority Allocation Policy. Since 2004 the Planning Commission and City Council have established the following HEU's:

- 2005 - 116 Housing Equivalent Units
- 2006 - Zero Housing Equivalent Units
- 2007 - 68 Housing Equivalent Units
- 2008 - Zero Housing Equivalent Units
- 2009 - 150 Housing Equivalent Units

At their January 11, 2009 meeting, the City Council extended the HEU allocations for the Shealor Trust Property - 26 HEUs, Fuller Family Partnership - 20 HEUs and St. Patrick's Church - 86 HEUs. The Planning Commission reviewed this issue at their January 19, 2010 meeting and recommended an HEU allocation availability of 140 for 2010. The decision was based on the remaining sewer capacity of 686 HEUs and approximately dividing it by five years. In previous years the Planning Commission has divided the remaining HEUs by three years. Because of the time it is taking for developments to apply and complete the development process, the Planning Commission determined that spreading the HEUs over five years was more realistic. The design evaluation criteria recommended by the Planning Commission is what is listed in the Resource Constraints and Priority Allocation Policy. A copy of the ordinance was provided. The list of resource constraints which included: Sewer capacity, Water supply, Road capacity, Fire Protection, Police Protection, Schools and Childcare.

The Resource Constraints and Priority Allocation Policy sets due dates for tasks to be completed by both the Planning Commission and the City Council. Upon establishing the HEU availability and the design criteria the following is the schedule dates set forth in the policy:

- January – Planning Commission and City Council establish the Housing Equivalent Units (HEUs) available for the year and establishes allocation criteria. Upon Completion of HEU availability and the design criteria the City will advertise for Notices of Intent to Develop.
- March 31 – Notices of Intent to Develop are due to the Planning Department.
- By April 30 – Planning Commission reviews Notices and recommends to the City Council which development projects should be awarded an allocation.
- By May 31 – City Council reviews Planning Commission recommendations and awards allocations.

After considerable discussion among City Council and staff the following motions were made:

Moved by Vice-Mayor Garibaldi, seconded by Councilmember Crew, and unanimously carried to set a Housing Equivalent Units allocation of 140 in conformance with the Resource Constraints and Priority Allocation Policy for 2010 and to publish Notices of Intent to Develop.

10. City Council Committee Assignments.

Mayor Gonsalves stated each year the Mayor reviews appointments and makes assignments to the numerous committees and liaison roles required of City Council members. The provided list is a roster of all assignments detailing the current appointed members and meeting times of the various committees and organizations.

Vice-Mayor Garibaldi, Councilmember Crew and Councilmember Lewis were fine with the current committee assignments

Mayor Gonsalves requested the following change: Amador County Regional Planning, Councilmember Sweet - Representative and Mayor Gonsalves – Alternate. In the absence of Councilmember Sweet, final approval of the City Council Committee Assignments will be deferred to the February 8 meeting.

11. CLOSED SESSION

- a. Public Employee Annual Performance Evaluation: City Manager. (Pursuant to Government Code Section 54957)

Vice-Mayor Garibaldi reconvened to Open Session at 8:47 p.m. and announced there was no reportable action taken.

12. ADJOURNMENT

Adjourn: 8:50 p.m.

ATTEST:



Gisele L. Cangelosi, City Clerk

Date Approved: February 8, 2010