

Jackson City Council
Minutes
Regular Meeting of November 8, 2010

Connie Gonsalves, Mayor
Wayne Garibaldi, Vice-Mayor
Patrick Crew
Keith Sweet

Michael Daly, City Manager
Andrew Morris, City Attorney
Mark Morton, Fire Chief
Scott Morrison, Police Chief
Susan Peters, City Planner
Gisele Cangelosi, City Clerk

COUNCIL MEMBERS ABSENT:
Marilyn Lewis

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

1. CEREMONIAL.

- a. Proclamation declaring November 2010 as National Family Caregivers Month in Jackson. Mayor Gonsalves read the Proclamation declaring November 2010 as National Family Caregivers Month in Jackson into the record.
- b. Introduction and Swearing-In of Jackson Fire Department Full-Time Employees.
Fire Chief Morton stated he was proud to introduce first full-time Fire Department employees Fire Captain Cody Martinsen, Fire Engineer Robert Greathouse, and Fire Engineer Louis Podesta.

City Clerk Cangelosi administered Oath of Office to Fire Captain Cody Martinsen, Fire Engineer Robert Greathouse, and Fire Engineer Louis Podesta.

2. APPROVAL OF AGENDA.

Moved by Vice-Mayor Garibaldi, seconded by Councilmember Crew, and unanimously carried to approve the City Council Agenda dated November 8, 2010 as presented.

3. PUBLIC MATTERS NOT ON THE AGENDA.

None.

4. CONSENT CALENDAR.

- a. Approval of Minutes of October 25, 2010 meeting.
- b. Approval of Expenditure Report for November in the amount of \$143,394.52.
- c. Approval of Salary related items for October the amount of \$229,062.95.
- d. Receive Jackson Police Department Monthly Report for October 2010.
- e. Receive Jackson Fire Department Monthly Report for October 2010.
- f. Receive Building Department Monthly Reports for October 2010.
- g. Approve Special Event Permit for Christmas Delights, November 26 & 27.

Moved by Vice-Mayor Garibaldi, seconded by Councilmember Sweet, and unanimously carried to approve as amended except for:

1. Councilmember Sweet abstained on the approval of Check 233569 in the amount of \$533.97.

2. **Councilmember Crew abstained on the approval of Check 233538 in the amount of \$1,159.57.**

4. **ADMINISTRATIVE REPORTS.**

Fire Chief Morton reported the Jackson Fire Department responded to 50 calls last month, 33 medical calls, 6 public assists, 7 fire related, 0 hazardous materials, 4 traffic accidents and 10 percent of the calls were outside of the city limits for automatic aid to the AFPD.

Police Chief Morris reported the Police Department responded to 388 call last month.

City Planner Peters reported staff has been working on finalizing the Architectural Regulations, the Housing Element and the Rollingwood Mobile Home Park Subdivision.

City Manager Daly reported on the following:

1. Veterans' Day Parade on Main Street, Thursday, November 11 at 10:00 a.m., sponsored by American Legion Post 108.
2. Jackson Revitalization Committee meeting will be held Thursday, November 11.
3. The Amador Chamber of Commerce is regrouping. There has been discussion with the Board regarding resubmitting their proposal for Measure E funding
4. The Sewer Rate Committee met Wednesday, November 3. Diana Messina, Regional Water Quality Control Board was present to discuss the NPDES Permit requirements and compliance options for the Jackson Wastewater Treatment Plant.
5. Revisiting funding and commitment for the Amador County Combined Narcotics Enforcement Team (ACCNET) participation.
6. Staff is researching Phil Giurlani's request that the City Council consider temporarily reducing the Park Impact Mitigation Fee and Park Development Fee fifty percent.

5. **COUNCIL REPORTS.**

Councilmember Crew reported the Jackson Business and Community Association have been meeting weekly while gearing up for Christmas Delights being held November 26 and 27. The next meeting is Tuesday, November 9 at 5:30 p.m.

Vice-Mayor Garibaldi reported he would be attending the Amador Council of Tourism Thursday, November 11.

DISCUSSION CALENDAR.

7. **Presentation by Amador-Tuolumne Community Action Agency Regarding "Sutter Family Homes" Project on Argonaut Drive near Sutter Street.**

City Manager Daly reported Amador-Tuolumne Community Action Agency was formed in 1981 to help individuals in these two counties towards self-sufficiency; to assist local residents in becoming involved and contributing members of the community; to promote family and other supportive environments so that children, youth and elders can achieve their maximum potential; and to form partnerships and coalitions within the community to meet these needs.

A-TCAA's Housing Resources Director, Beetle Barbour, contacted City staff earlier this year regarding a proposed project to construct four single family homes for a transitional living program within Jackson. They requested placement on this agenda to provide information to the City Council and the public about the value of their project to the community. Based on their evaluation of housing needs in

the area and the success of a similar housing project in Columbia, they applied for funding from the State Housing and Community Development Department for funding from the Proposition 1C program. They were recently awarded \$1,000,000 to move forward with the project. The proposed project location is on Argonaut Drive and is shown on the attached vicinity map. The property they have identified is zoned medium density residential and allows for up to four dwelling units per acre. Since the property is 1.4 acres in size, these four homes can be constructed at this location with a ministerial building permit and approval from the Planning Commission or City Council is not required.

Beetle Barbour, A-TCAA Housing Resources Director, brief description of the “Sutter Family Homes” Project on Argonaut Drive near Sutter Street.

Yvonne Penland, A-TCAA Tuolumne Housing Program Manager, provided the presentation of the A-TCAA Transitional Living.

Nancy Andrade, ATCAA Tuolumne Transitional Living Programs Case Manager, spoke in support of this project.

Sherrie Milligan, ATCAA Amador Housing Programs Manager and Denise Cloward, Amador Shelter Coordinator were present in support of the A-TCAA’s presentation.

Mayor Gonsalves opened the public discussion.

Kathryn Devlin, Planning Commissioner, inquired if this project would be presented to the Planning Commission for consideration. City Planner Peters reiterated the property is zoned Medium Density Residential and allows for up to four dwelling units per acre. This project can be constructed at this location with a ministerial building permit and approval from the Planning Commission or City Council is not required.

Joe Assereto, Planning Commissioner, stated he lives within the vicinity of this property and noted there has been no notification to him or his neighbors. As a good neighbor A-TCAA should notify property owners in the vicinity of the project as soon as possible.

Hearing no further comments from the public, Mayor Gonsalves closed the public discussion.

Ms. Barbour apologized for the lack of notification and noted she sought to make the presentation to the City Council before notifying the neighbors.

Vice-Chairman Garibaldi suggested staff provide A-TCAA with a list of property owners in the vicinity of the project.

8. Historic Design Review for Façade Improvement at 215 N. Main Street (old Biggest Little Kitchen Store location).

City Manager Daly reported the applicant and others merchants on Main Street have requested this application be expedited for approval, therefore the application is being presented to the City Council for consideration.

City Planner Peters reported the applicant is requesting approval of proposed façade improvements at 215 North Main Street, the prior location of The Biggest Little Kitchen Store. The improvements

include replacing the existing windows on either side of the front doors, replacing the front doors and threshold, replacing the siding below the windows which have dry rot, and repainting the building. The applicant provided plans for review. The façade of the building is currently boarded up pending project approval. Development Code, Article IV, Chapter 17.77 Historic Design Review requires any project in the Historic Commercial Zone requiring a building permit to be reviewed and approved by the Design Review Committee. In the event there is no Design Review Committee, the Planning Commission has the authority to review the project (Article IV, Section 17.70.020). The proposed project is zoned Historic Commercial and does require a building permit. In accordance with Development Code Section 17.77.040 – Findings and Decision for Certificate of Appropriateness, the following findings must be made for approval of the requested design. It is staff's opinion that all four findings can be made for this project.

1. The project, including its character, scale and quality of design, is consistent with the purpose of this Chapter, and all applicable development standards and historic design guidelines;
2. With regard to a designated historic resource, the proposed work will neither adversely affect the significant architectural features of the designated historic resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site;
3. With regard to any property located within the Historic Commercial Zone, the proposed work conforms to the Historic Design Guidelines for the district and does not adversely affect the character of the district;
4. The proposed project is consistent with the General Plan.

Mayor Gonsalves opened the public discussion. Kathryn Devlin, Thornton Consolo and Jack Georgette voiced their concerns regarding the design for façade improvements at 105 Main Street. Hearing no further comments from the public, Mayor Gonsalves closed the public discussion.

After considerable discussion among the City Council and staff the following motion was made:

Moved by Vice-Mayor Garibaldi, seconded by Councilmember Crew, and unanimously carried to approve the design for improvements at 215 North Main Street and adopt Resolution 2010-40 approving the proposed design based on the findings in this report.

9. Proposition 40 Recreation Per Capita Grant Project Selection.

City Manager Daly reported at the October 12 City Council meeting, an ad hoc committee was formed to evaluate options for use of the City's remaining Proposition 40 Park Bond Act funding. The Committee included Mayor Connie Gonsalves, Councilmember Marilyn Lewis, ACRA Director Tracey Towner-Yep, City Manager Daly and Acting Public Works Superintendent Dan Wurzburger.

In 2004, the City used \$38,504 of the \$220,000 provided by this Act for park capital projects to re-plaster the City pool. No other funds have been programmed, so a balance of \$181,496 is available for additional projects. These funds must be expended by March 2011. As stated in the guidelines, this program is intended to maintain a high quality of life in California's growing population by providing a continuing investment in parks and recreation facilities. Specifically, it is for the acquisition and development of neighborhood, community and regional parks and recreation lands and facilities in urban

and rural areas. Eligible uses of the funds are capital projects that will provide lands and facilities for recreational activities and services. Projects are required to provide documentation that requirements of the California Environmental Quality Act have been met and obtain pre-approval from the State Parks and Recreation Department for the project. Therefore, projects should be fairly simple and require minimal discretionary review for construction. Non-construction costs (environmental review, plans and specifications, etc.) cannot exceed 25% of the total project funding.

The committee met on November 1st and reviewed a preliminary list of projects prepared by Public Works Superintendent Wurzbarger and a cost estimate for a previously programmed project, a concession and rest room building at Detert Park/Aime Field, that was included in a five year Capital Improvement Project list but suspended due to budgetary constraints. The committee visited both the Kennedy Tailing Wheels Park and Detert Park to review possible projects. After touring these facilities, the conclusion of the committee was that improvements at Aime Field at Detert Park were the greatest use of these funds. Senior Inspector Larry White updated previous cost estimates for a concession and rest room building where the current outdated cinder block buildings exist. The building would also include storage space for maintenance of the field and storage of equipment. The overall dimension of the building would be 16 feet by 60 feet and using a cost estimate of \$150 per foot, the total estimate is \$144,000. It was also recommended to pave the area around the baseball field. This would also entail drainage design and work, but may be possible given the funding available.

Another idea that came up was creation of a "dog park" area on the first tier picnic area above the parking at the Kennedy Tailing Wheels Park. A dog park was a relatively low cost facility that was also suggested during the Oro De Amador park planning process a few years ago. This would create greater usage and awareness of this unique facility and has plenty of parking to accommodate this use. ACRA Director Towner-Yep also plans to investigate other historical resource grants for renovation of the visitor center items and the proposed project to cover and protect Tailing Wheel #4 at the top of the hill.

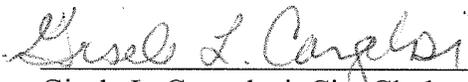
After considerable discussion among the City Council and staff the following motion was made:

Moved by Councilmember Sweet, seconded by Vice-Mayor Garibaldi, and unanimously carried to approve that the City Council review the recommendation to expend the City's Proposition 40 Park Bond Act funding on improvements at Detert Park and direct staff to submit the required application materials to the State Department of Parks and Recreation.

11. ADJOURNMENT.

Adjourn: 8:26 p.m.

ATTEST:



Gisele L. Cangelosi, City Clerk

Date Approved: November 22, 2010