

Jackson City Council
Minutes
Regular Meeting of July 26, 2010

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

Michael Daly, City Manager
Andrew Morris, City Attorney
Scott Morrison, Police Chief
Susan Peter, City Planner
Gisele Cangelosi, City Clerk

COUNCIL MEMBERS ABSENT:

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

1. APPROVAL OF AGENDA.

Moved by Councilmember Lewis, seconded by Councilmember Crew, and unanimously carried to approve the City Council Agenda dated July 26, 2010 as presented.

2. PUBLIC MATTERS NOT ON THE AGENDA.

Thornton Consolo, Jackson, reiterated concerns regarding AWA rate increase that was approved at the Thursday, July 22 meeting. He thanked Councilmember Sweet for attending the meeting and for the letter submitted.

3. CONSENT CALENDAR.

- a. Approval of Expenditure Report for July in the amount of \$153,223.93.

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

- 1. Councilmember Lewis abstained on the approval of Check 233109 in the amount of \$300.00.**

4. ADMINISTRATIVE REPORTS.

Police Chief Morrison reported this was a busy weekend with several residential break-ins and at the old Kitchen Store, with a suspect taken into custody.

City Planner Peters reported the Planning Commission at their August 16 meeting will hold a workshop for the 2010 Architectural Regulations.

City Manager Daly reported on the following items:

1. Amador County Fair "It a Jungle Out There" window exhibit- he commending Toni Fancher- HJBA, Gisele Cangelosi and Sherry Lane for coordinating the decorating of the City's window exhibit.
2. The Fire Captain and Fire Engineers filing deadline was July 23 at 5:00 p.m. Staff will be meeting with Fire Chief Morton and Fire Captain Mike Olivarria to review the applications.
3. The Fire Chief filing deadline will remain open until filled
4. The Amador Tennis Club – Argonaut Tennis Court Restoration Project is completed. On Sunday, August 1 there will be a ceremony with a round robin tournament from 4:00 to 8:00 p.m. and the public is welcome to attend.

5. COUNCIL REPORTS.

Councilmember Crew attended the Jackson Business Association Steering Committee meeting. The JBA Kickoff Workshop is tentatively scheduled for October 14 at Thomi.

Vice-Mayor Garibaldi reported on the following items:

1. Attended the Jackson Revitalization Strategic Committee meeting.
2. Attended the Amador County Recreation Agency meeting and noted they will be hosting the "Blue Moon" New Years Eve Bash again this year.

Councilmember Sweet reported on the following items:

1. Kennedy Mine Foundation, he has been meeting with staff to researching the restoration of the Kennedy Wheels and kiosk.
2. Attended the 2010 Regional Transportation Plan (RTP) Stakeholder Roundtable Committee meeting and the Amador County Transportation Commission meeting.
3. Attended the Amador Water Agency meeting.

Mayor Gonsalves reported on the following items:

1. Attended the Jackson Revitalization Strategic Committee meeting.
2. Attended the Amador Fire Protection District meeting.
3. Attended the Amador County Kiwanis Club meeting at Mel's Diner regarding revitalization.

DISCUSSION CALENDAR.

6. Planning Commission Appointment.

Planning Commission terms last two years and expires on June 30. This year, the seats of Planning Commission members Letitia Sexton and Darek Selman expired on June 30. Commissioner Selman applied for re-appointment and the City Council approved his appointment on June 28. Commissioner Sexton did not re-apply, so the vacant seat was advertised and publicized on the website and other local media sources. The only application received to date was from Joe Assereto. Mr. Assereto has previously served on the City's water and sewer rate committees and is a co-owner of ACES Waste Services, Inc.

Moved by Councilmember Crew, seconded by Vice-Chairman Garibaldi, and unanimously carried to appoint Joe Assereto to the Planning Commission.

7. Sewer Rate Committee Appointments.

City Manager Daly reported at the July 12 City Council meeting, a detailed summary of the City's options for complying with State Regional Water Quality Control Board requirements for the City's wastewater treatment plant was presented to the City Council. All of the options require significant capital expenditures and are likely to have significant rate implications. One of the key discussion points focused on the public education and information process that will be required for any consideration of a rate increase. As in the past, it was recommended that a citizens' rate committee be formed to assist the City with reviewing the revenues and expenditures that will be required to comply with Regional Board requirements. Following the meeting, a press release was sent out to notify the public that applications were being accepted to participate on the committee and four applications for committee membership were received.

Applications were submitted by Joe Assereto, Jack Georgette, Judy Jebian, Terry Watson and Thornton Consolo. Copies of the applications were provided. It is recommended that this committee be appointed with the possible addition of one or two City Councilmembers as participants as well. These meetings will be open to the public, so any other interested citizens may also attend and provide input into the rate discussions as well.

Mayor Gonsalves opened the public discussion. Thornton Consolo suggested Councilmember Sweet and Councilmember Lewis be appointed to the Sewer Rate Study Committee. Hearing no further comments from the public Mayor Gonsalves closed the public discussion.

Moved by Councilmember Lewis, seconded by Councilmember Crew, and unanimously carried to appoint Joe Assereto, Jack Georgette, Judy Jebian, Terry Watson, Thornton Consolo and Councilmember Sweet and Councilmember Lewis to a Sewer Rate Study Committee.

8. Sustainable Communities Grant Program – Authorization for Joint Application for Amador Countywide Greenhouse Gas Inventory and Reduction Plans.

City Planner Peters reported Assembly Bill (AB) 32, the California Global Warming Solution Acts of 2006, requires the State of California to reduce statewide greenhouse gas (GHG) emissions to 1990 levels by 2020. Meeting this target will require that Amador County jurisdictions do their part by conducting an inventory of GHG emissions and identifying and implementing measures to reduce these emissions within the region. Voluntarily, and in anticipation of potential future regulation, the County of Amador, in partnership with the cities of Amador City, Ione, Jackson, Plymouth and Sutter Creek, is proposing to set GHG emissions targets, and establish implementation measures and a monitoring program to achieve these targets for each jurisdiction.

The proposed Greenhouse Gas Inventory and Reduction Plan will provide clear guidance for achieving specific GHG emissions targets for the County and each of the five incorporated cities. Preparing a GHG Inventory and Reduction Plan will enable cities and the County to continue to develop in a responsible fashion, and will ensure that individual development projects are not subject to extensive environmental review based solely on the project's anticipated GHG emissions as required by the California Environmental Quality Act (CEQA).

The cost to prepare the grant is approximately \$7,000. Amador County has offered to fund the preparation but is asking that the participating cities contribute in some way. Staff is recommending that \$1,000 be allocated to the effort for the City's contribution. If the grant is awarded, the grant would provide the necessary funding for public outreach and completion of the necessary studies and planning by County and city staff and a qualified consultant team. The City would not be able to adopt the plan until an environmental analysis under CEQA has been completed. The level of environmental review is not known at this time, however, due to the potential beneficial impacts, the level is not expected to be significant.

The recommended action was that the City Council Adopt Resolution No. 2010-31 approving the submittal of a grant application under the State of California Strategic Growth Council's *Sustainable Communities Planning Grant and Incentives Program* and direct staff (and AECOM) to prepare and submit the grant application. Additionally it is recommended that the City Council allocate and direct \$1,000 from the Planning Department FY2010-2011 budget to Amador County for Jackson's share of the preparation of the grant application.

Mayor Gonsalves opened the public discussion. Kathy duBois felt staff should be able to perform this Greenhouse Gas Inventory and Reduction Plan and should not be turned over to the high paying attorney. Hearing no further comments from the public Mayor Gonsalves closed the public discussion.

City Planner Peters stated she was not qualified to perform this Greenhouse Gas Inventory and Reduction Plan. Ione City Planner Jordan agreed and noted the Greenhouse Gas Inventory and Reduction Plan would require technical analysis, technical information, very detailed studies which need to be prepared by a qualified consultant team.

Moved by Vice-Chairman Garibaldi, seconded by Councilmember Crew, and unanimously carried to:

- 1. Adopt Resolution No. 2010-31, approving the submittal of a grant application under the State of California Strategic Growth Council's *Sustainable Communities Planning Grant and Incentives Program*; and**
- 2. Direct staff to cooperate with other local planners to prepare and submit the grant application.**
- 3. City Council allocate and direct \$1,000 from the Planning Department FY2010-2011 budget to Amador County for Jackson's share of the grant application preparation.**

9. Report on City Corporation Yard Options 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. 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. Mr. Devlin was present to report on the City Corporation yard option from the Oro De Amador Study Group.

Bob Devlin, Oro De Amador Study Group, reported the ODA Study Group offered to analyze the utilization of other City parcels adjacent to or in close proximity to ODA, including the Corporation Yard. Possible relocation of the City Corporation Yard has been an open issue for some time with a small amount of money allocated to this purpose. The ODA Study Group believes that before serious ODA planning can be done, it would be important to know if, when, and/or where the Corporation Yard should be located in the future. Possible relocation of the Corporation Yard is important for ODA for two reasons: planning for that site on ODA, and secondly planning for future uses of the parcel the Corporation Yard now occupies.

In May, 1966, the property now occupied by the Corporation Yard was purchased by the City. In the agreement it states "property ... will be used by Vendee for general municipal corporate purposes, including, but not necessarily limited to the establishment, conduct and operation of a City Cemetery." The Jackson General Plan has stated "eventually it will need to be moved to a general commercial or an industrial area". The yard sits in close proximity to cemeteries, residences, senior care facility and the ODA property. It has many vehicles surrounding a 3000 square foot building. Mike Daly, Jackson City Manager, has shared the following information: Years back there was strong opinion expressed that it was inappropriate to have it in its current location due to the visual blight it creates being adjacent to the cemetery. As a result, the City began setting aside funding for the move and there is currently \$49,000 reserved for this purpose. Funds have not been put in this sinking fund the past two years due to fiscal

constraints. Other than setting aside these funds, no other planning has taken place for this move, nor do we have any sources of funds at this time for the project.

Interview with County staff indicated that it is important that the corporation yard be centrally located for ease of access to every part of the City served. Maintenance crews are continually making trips from the corporation yard to work sites and back. The current location is excellent from both Tyack Lane (north City) and Cemetery Lane (south City). Access from New York Ranch Road to any ODA site would be beneficial. There are obvious advantages in keeping the current building where it is. Cost is a big consideration along with the good functionality of the structure for City public works needs. So to justify moving the building at all would require an overriding need to do so. The major objection to the current site seems to be its visual blight as a transition between cemetery and neighborhood uses. The vehicles and equipment surrounding the building have the most noticeable impact on views.

Tentative recommendation would be to keep the building where it is with the following conditions:

1. Remove all of the parking to north of the building.
2. Landscape screening - plant trees and shrubs to minimize the visibility of the corporation yard.
3. Construct a rainproof northern addition to the building that will allow for storage of vehicles/equipment and protection from the weather but not temperature controlled.
4. Construct a perimeter security fence to accommodate employee parking and other storage not adversely affected by rain.

Councilmember Lewis reiterated the Corporation Yard is located on cemetery land and felt the City should not spend any more money on that location. She felt there should be compensation to the cemetery and that the City should honor previous decisions. Mr. Devlin stated he would like to meet with the Cemetery Committee to further discuss this matter and report back to City Council at a later date.

Mayor Gonsalves opened the public discussion. The following individuals spoke regarding City Corporation Yard Options, Judy Jebian, Bill Orescan, Jack Georgette and Thorton Consolo. Hearing no further comments from the public Mayor Gonsalves closed the public discussion.

City Manager Daly stated he would meet with Councilmember Lewis and Bob Devlin where directed to meet to look at the historic documents regarding cemetery property and the current location of the Corporation Yard.

10. ADJOURNMENT

Mayor Gonsalves stated this meeting would adjourn in silent memory of Senator Dave Cox.

Adjourn 8:20 p.m.

ATTEST:



Gisele L. Cangelosi, City Clerk

Date Approved: August 9, 2010