



**MINUTES OF SPECIAL JOINT MEETING OF THE CITY COUNCIL OF THE CITY
OF COTATI AND THE BOARD OF DIRECTORS OF THE COTATI COMMUNITY
REDEVELOPMENT AGENCY
MONDAY JANUARY 31, 2011, 7:00 PM
City Council Chamber, City Hall, 201 W. Sierra Avenue**

1. 7:00 PM CALL TO ORDER

Mayor Orchard called the meeting to order at 7:01 p.m.

Councilmembers present: Coleman-Senghor, Gilardi, Landman, Harvey, Orchard

Staff present: Donaghue, Hayes, O'Bid, Parish, Thompson, Taylor

PUBLIC COMMENT

None. Mayor Orchard announced that she would open the floor for public comment during discussion of each agenda item.

2. STUDY SESSION - CAPITAL IMPROVEMENT PROGRAM

City Engineer/Director of Public Works presented the proposed Capital Improvement Program (CIP), including a request for funding from the Rancho Adobe Fire District. He responded to questions from the Council regarding funding assumptions, water main replacement, recycled water systems, Rancho Adobe Fire District's (RAFD) request for funding, and various other proposed projects.

Councilmembers commented briefly on RAFD's funding request.

City Manager Thompson explained the process of donating funds to the RAFD should the City Council be able to make the findings.

Mayor Orchard opened the floor to public comment.

Greg Karraker expressed support to provide funding for the Rancho Adobe Fire District and commented on the projects in the proposed Capital Improvement Program and his impression of the City's treatment of Chief Treanor.

George Barich stated his understanding that the City has not had a CIP in the past and commented on previous discussions regarding the CIP and some of the projects.

Andy Taylor of the Rancho Adobe Fire District (RAFD) addressed the Council regarding the RAFD's budget and indicated that he believed that the City Council could make the required findings.

Joyce Garcia requested clarification regarding the cost of the phone system.

Mayor Orchard closed the public comment period.

Mr. O'Bid responded to questions from the public and the Council regarding the cost of the phone system and the City Hall roof replacement.

Robin Donoghue, the City's Redevelopment Attorney, responded to questions from the Council regarding the definition of blight and indicated that the condition of the Fire Station does not rise to the level of blight as defined in the Health and Safety Code Section 33031.

Discussion ensued regarding the fact that the Fire District is a completely separate entity from the City, whether the findings could be made to approve RAFD's request, and other means of assisting RAFD, such as a loan. Councilmembers agreed that the Fire District is important to the community.

Councilmembers expressed concern that there has been no formal bid process or alternative funding source information such as grants in RAFD's request. Additional discussion ensued regarding the findings to be made and whether a loan could be made to the District.

Ms. Donoghue clarified that the same findings would need to be made to loan the Fire District money as would need to be made fulfill the original funding request.

The Council concurred that it was unable to make the findings that would enable it to fulfill RAFD's request for funding but would support the Fire District to pursue alternative means of fundraising and encouraged community involvement in maintaining the Fire District.

City Manager Thompson indicated that she would contact Rancho Adobe Fire Chief Treanor by letter to indicate the City's support in alternative fundraising efforts.

Councilmember Gilardi pointed out that the City has always had a CIP and commented that some CIP programs, such as the Old Redwood Highway rehabilitation program, are critical to the economic development of that area.

Mr. O'Bid responded to questions regarding the city hall roof replacement and the phasing of Capital Improvement Projects, and noted Council's suggested to review previously owned phone systems.

Vice Mayor Susan Harvey commended Damien and Kevin for their work on the CIP.

Mr. O'Bid finished his presentation and responded to final questions from the Council.

City Manager Thompson indicated that staff would take general comments from the Council and take those comments under consideration to prioritize projects.

Council members directed staff to prioritize the CIP project list according to the direst needs, a list of roadways to re-surface before they need to be rebuilt, and projects where grant funding could be lost. Also of high importance are street crossings and bike lanes to Creekside School.

Mayor Orchard called a recess at 9:01 p.m. and reconvened at 9:10 p.m.

3. ADOPTION OF RESOLUTIONS AUTHORIZING A COOPERATIVE AGREEMENT TO PLEDGE COTATI COMMUNITY REDEVELOPMENT AGENCY FUNDS IN SUPPORT OF SPECIFIED PUBLICLY OWNED IMPROVEMENTS, STAFFING AND ADMINISTRATIVE EXPENSES AND AFFORDABLE HOUSING PROGRAMS AND ADOPTING FINDINGS PURSUANT TO HEALTH AND SAFETY CODE SECTION 33445

Director of Administrative Services Jone Hayes presented the staff report.

Mayor Orchard opened the floor to public comment.

George Barich indicated opposition to the proposed agreement.

Joyce Garcia indicated opposition to the proposed agreement.

There being no one else wishing to speak, Mayor Orchard closed the public comment period.

Council and staff clarified that redevelopment funds belong to the Cotati Community Redevelopment Agency (RDA) and are currently in the RDA budget.

Discussion ensued as to the benefits of the projects listed in the proposed agreement.

Moved by Councilmember Coleman-Senghor, seconded by Councilmember Landman and passed unanimously to adopt Resolution No. CRA-231 entitled: A RESOLUTION OF THE COTATI COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF TAX INCREMENT FUNDS FOR SPECIFIED PUBLIC IMPROVEMENTS AND REDEVELOPMENT ACTIVITIES, ADOPTING FINDINGS REQUIRED BY HEALTH AND SAFETY CODE SECTION 33445, AND AUTHORIZING THE EXECUTION OF A COOPERATIVE AGREEMENT

Moved by Councilmember Coleman-Senghor, seconded by Councilmember Landman and passed unanimously to adopt Resolution No. 2011-06 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COTATI CONSENTING TO THE EXPENDITURE OF TAX INCREMENT FUNDS FOR SPECIFIED PUBLIC IMPROVEMENTS AND REDEVELOPMENT ACTIVITIES, ADOPTING FINDINGS REQUIRED BY HEALTH AND SAFETY CODE SECTION 33445, AND AUTHORIZING THE EXECUTION OF A COOPERATIVE AGREEMENT

Mayor Orchard opened the floor to public comment regarding the closed session item; there being no speakers, she closed the public comment period and adjourned the Special Joint meeting to closed session at 9:26 p.m.

4. CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATORS (Pursuant to Government Code Section 54957.6)

Agency designated representatives: Dianne Thompson, Jone Hayes

Employee Organizations: Cotati Employees Association, Cotati Police Officers Association, Cotati Police Management Association.

Unrepresented employee(s): Director of Administrative Services, Director of Public Works/City Engineer, Director of Community Development, Community Development Manager, Deputy City Clerk, Police Chief

Respectfully Submitted,

/s/ Tamara Taylor, Deputy City Clerk