



MINUTES
REGULAR CITY COUNCIL MEETING, JOINT MEETING OF THE CITY COUNCIL
AND THE BOARD OF DIRECTORS OF THE COTATI COMMUNITY
REDEVELOPMENT AGENCY
WEDNESDAY MARCH 9, 2011
7:00 PM REGULAR SESSION
City Council Chambers, City Hall, 201 W. Sierra Avenue

7:00 PM REGULAR SESSION

CALL TO ORDER OF REGULAR CITY COUNCIL MEETING

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

ROLL CALL

Councilmembers present: Councilmembers Coleman-Senghor, Gilardi, and Landman, Vice Mayor Harvey and Mayor Orchard.

Staff present: Director of Administrative Services Jone Hayes, Acting Community Development Director/Assistant to the City Manager Marsha Sue Lustig, Police Chief Michael Parish, City Attorney Rich Rudnansky, Building Official Glen Schainblatt, Deputy City Clerk Tamara Taylor and City Manager Dianne Thompson.

PLEDGE OF ALLEGIANCE

Mayor Orchard led the pledge of allegiance.

1. APPROVAL OF MINUTES OF THE FEBRUARY 23, 2011 REGULAR MEETING MEETING AND NOTICE OF WAIVING OF READING OF ALL RESOLUTIONS AND ORDINANCES INTRODUCED AND/OR ADOPTED UNDER THIS AGENDA (*Action*)

Moved by Councilmember Gilardi, seconded by Councilmember Landman, and passed unanimously to approve the minutes of the February 23, 2011 Regular meeting as presented.

ANNOUNCEMENTS

The 19th Annual Cotati Pasta Dinner & Bingo event will be held on Saturday March 12, 2010 from 5 p.m. to 8 p.m. at the Cotati Veterans Memorial Building. For details contact the Cotati Chamber of Commerce at 707-795-5508 or on the web at cotati.org.

The General Plan update will commence with a kick off at the Planning Commission meeting on Monday March 21 at 7:00 p.m. in the City Council Chamber. For the latest information on the General Plan on the web go to cotati.generalplan.org.

The Cotati Historical Society Museum is open regularly on Saturdays from 1:00 – 4:00 p.m. and the 2nd Wednesday of each month from 5:30-8:30 p.m.

The second Open House workshop for the Old Redwood Highway Downtown Street Improvement project will be on Tuesday March 29, at 7:00 p.m. in the City Council chamber.

CITY MANAGER'S REPORT

City Manager Dianne Thompson reported the economic development leadership forum will be on April 30th at a time to be announced; and that a new calendar has been posted on the City website.

APPROVAL OF FINAL AGENDA

City Manager Thompson announced that Item 5 has been pulled from the agenda.

CITIZEN BUSINESS

Rancho Adobe Fire District Chief Frank Traenor discussed his previous request for District funding and submitted regarding other Redevelopment Agencies definition of blight. He commented on funding

George Barich commented on the budget review schedule, the Capital Improvement Program and taking photographs during the Council meeting.

Greg Karraker addressed the Council regarding his concerns about the impact of the Old Redwood Highway improvement project on the business parking.

Councilmembers briefly discussed comments made during Citizen Business.

DIRECTION ON FUTURE AGENDA ITEMS

PUBLIC HEARING (JOINT MEETING)

- 2. INTRODUCTION OF THREE ORDINANCES ADOPTING AMENDMENTS TO THE STATE BUILDING AND FIRE CODES, AMENDING MUNICIPAL CODE SECTION 14.04. BUILDING CODES, ADDING SECTION 14.06 REPAIR OF DAMAGED STRUCTURES, LOCAL ENERGY EFFICIENCY STANDARDS 14.05; THE REPEAL OF RESOLUTION 04-84 ADOPTING A SUSTAINABLE BUILDING PROGRAM AND 06-24, AMENDING THE SUSTAINABLE BUILDING PROGRAM; APPROVAL OF RESOLUTION ADOPTING A REVISED FEE SCHEDULE (Community Development) (Action)**

City Manager Dianne Thompson introduced Building Official Glen Schainblatt and described his background.

Glen Schainblatt, Interim Building Official, presented the staff report and responded to questions from the Council regarding the proposed Code amendments.

Rancho Adobe Fire District Chief Traenor spoke in support of the proposed Code amendments and responded to questions from the Council regarding the proposed California Fire Code amendments.

Mayor Orchard opened the floor to public comment.

The following individuals spoke:

Ben Boyce with the Accountable Development Coalition (supported)

Randy Collins, President of Sonoma County Fire Chiefs Association (supported)

Greg Karraker (opposed)

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

The Council commended staff members for their work on the proposal and expressed its support.

Ms. Lustig recommended that the motion to approve the resolution as revised by the submitted errata and by the inclusion in the resolution and the ordinances of a notion that it becomes effective 30 days after adoption.

Moved by Councilmember Landman seconded by Vice Mayor Susan Harvey and passed unanimously to introduce 3 ordinances; and to repeal Resolutions 04-84 and 06-24 (Sustainable Building Program); and to adopt a resolution revised as noted by Ms. Lustig above and entitled respectively:

AN ORDINANCE OF THE COUNCIL OF THE CITY OF COTATI AMENDING CHAPTER 14.04 OF THE COTATI MUNICIPAL CODE IN ITS ENTIRETY AND, ADOPTING BY REFERENCE THE FOLLOWING CODES: 2010 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 1 - 2010 CALIFORNIA ADMINISTRATIVE CODE; PART 2 - 2010 CALIFORNIA BUILDING CODE BASED ON THE 2009 INTERNATIONAL BUILDING CODE; 2010 CALIFORNIA RESIDENTIAL CODE BASED ON THE 2009 INTERNATIONAL RESIDENTIAL CODE; 2010 CALIFORNIA ELECTRICAL CODE BASED ON THE 2008 NATIONAL ELECTRICAL CODE; PART 4 - 2010 CALIFORNIA MECHANICAL CODE BASED ON THE 2009 UNIFORM MECHANICAL CODE; PART 5 - 2010 CALIFORNIA PLUMBING CODE BASED ON THE 2009 UNIFORM PLUMBING CODE; PART 6 - 2010 CALIFORNIA ENERGY CODE; PART 9 - 2010 CALIFORNIA FIRE CODE, BASED ON THE 2009 EDITION OF THE INTERNATIONAL FIRE CODE; PART 10 - 2010 CALIFORNIA EXISTING BUILDING CODE BASED ON THE 2009 INTERNATIONAL EXISTING BUILDING CODE; PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE; PART 12 - 2010 CALIFORNIA REFERENCED STANDARDS CODE, APPENDIX CHAPTER J (GRADING) AMENDED BY DELETING J103.2 EXCEPTIONS 1 H (SIGNS) AND I (PATIO COVERS) OF THE CALIFORNIA BUILDING CODE; APPENDIX CHAPTER A (CODE STANDARD 6-2) OF THE CALIFORNIA MECHANICAL CODE; AND OF THE CALIFORNIA PLUMBING CODE AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL; and

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COTATI, CALIFORNIA, ADDING CHAPTER 14.05, LOCAL ENERGY EFFICIENCY STANDARDS TO THE COTATI MUNICIPAL CODE FOR THE PURPOSE OF ADOPTING LOCAL ENERGY EFFICIENCY STANDARDS FOR BUILDINGS COVERED BY THE 2008 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS; and

AN ORDINANCE OF THE CITY OF COTATI ADDING A NEW CHAPTER 14.06 TO TITLE 14 OF THE MUNICIPAL CODE RELATING TO REPAIR OF DAMAGED STRUCTURES; and

RESOLUTION NO. 2011-07 ENTITLED: RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COTATI PROVIDING FOR PERMIT FEES IN ACCORDANCE WITH AN ORDINANCE ADOPTING THE 2010 CALIFORNIA BUILDING CODES FOR THE CITY OF COTATI.

ADJOURNMENT OF REGULAR MEETING OF THE CITY COUNCIL AND CALL TO ORDER OF JOINT MEETING OF CITY COUNCIL AND COTATI COMMUNITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS

Mayor Orchard adjourned the Regular meeting and called to order the joint meeting at 7:57 p.m.

CONSENT CALENDAR (JOINT MEETING)

Councilmember Gilardi requested that item 6 be pulled for discussion.

Moved by Council/Board member Gilardi, seconded by Vice Mayor/Board member Susan Harvey, and passed unanimously to approve items 3 and 4 on the consent calendar.

3. WARRANTS AND AUDITED CLAIMS FEBRUARY 11th, 2011 – February 24th, 2011 (Administrative Services) (Action)

This motion receives and files warrants and audited claims for February 11th, 2011 – February 24th, 2011.

4. OLD REDWOOD HIGHWAY STREET IMPROVEMENT PROJECT – FINAL ENVIRONMENTAL REVIEW AND DESIGN AGREEMENT (Engineering/Public Work) (Action)

This motion authorizes the City Manager to execute an agreement with Omni-Means for final environmental review and design of the Old Redwood Highway Street Improvement Project.

5. ADOPTION OF A RESOLUTION APPROVING SALARY AND BENEFITS CHANGES FOR UNREPRESENTED EMPLOYEES (Administrative Services) (Action)

This item was pulled from the agenda.

6. ADOPTION OF A RESOLUTION APPROVING AMENDMENT NO. 2 TO THE CITY MANAGER EMPLOYMENT AGREEMENT (Administrative Services) (Action)

It is recommended that the City Council / Agency approve a resolution approving amendment no. 2 to the City Manager Employment Agreement between the City of Cotati and Dianne Thompson.

Councilmember Gilardi explained that she had pulled this item at the request of a member of the community. She noted that the City Manager is voluntarily donating back 10% of her salary to the General Fund and that the Council agreed to incentives for Economic Development because it is important to the community.

Mayor Orchard opened the item to public comment; there being no one wishing to speak, Mayor Orchard closed the public comment period.

Moved by Councilmember Gilardi, seconded by Vice Mayor Susan Harvey, and passed unanimously to approve Resolutions No. 2011-08 and CRA 232 entitled: RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COTATI APPROVING AMENDMENT NO. 2 TO EMPLOYMENT AGREEMENT WITH DIANNE THOMPSON FOR CITY MANAGER SERVICES, AND AUTHORIZING THE MAYOR TO EXECUTE SAME

ADJOURNMENT OF JOINT MEETING; RECONVENING OF REGULAR MEETING OF CITY COUNCIL

Mayor Orchard adjourned the Joint meeting and reconvened the Regular meeting at 8:03 p.m.

CITY COUNCIL REPORTS (*Discussion*)

Councilmembers reported on recent and upcoming activities, including reports from meetings attended at City expense.

ADJOURNMENT TO CLOSED SESSION (CITY MANAGER'S OFFICE)

Mayor Orchard adjourned the meeting at 8:09 p.m.

CONFERENCE WITH LEGAL COUNSEL

Initiation of Litigation (Government Code Section 54956.9(c)) (One Potential Matter)

Existing Litigation (Government Code Section 54956.9(a))

Colvin Group 1, L.P. vs. City of Cotati, et. al. (Sonoma County Superior Court Case No. SCV-248067)

Wildease, LLC, dba Countryside Mobilehome Park vs. City of Cotati, et. Al. (Sonoma County Superior Court Case # SCV 247044)

REPORT OUT OF CLOSED SESSION

Mayor Orchard announced that there was nothing to report out of closed session.

Respectfully submitted,

/s/ Tamara Taylor, Deputy City Clerk