



**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 SEPTEMBER 28, 2009 7:00 P.M.**

7:00 p.m. Closed Session (City Manager's Office)

Mayor Guardino called the meeting to order at 7:02 p.m.

Mayor Guardino opened the floor to public comment on the closed session items.

There being on one wishing to speak, Mayor Guardino closed the public comment period and adjourned to closed session:

- 1. Conference with Legal Counsel--Anticipated Litigation: Significant Exposure to Litigation (Government Code Section 54956.9 (b)) (one potential case)**
- 2. Public Employee Performance Evaluation (California Government Code Section 54957):
Title: City Attorney**

Call to order City Council Meeting (City Council Chamber):

Mayor Guardino called the meeting to order at 8:31 p.m. and led the pledge of allegiance.

Councilmembers present: Barich, Gilardi, Orchard, Vice Mayor Coleman-Senghor, Mayor Guardino.

Staff present: Assistant to the City Manager/Acting Community Development Director Marsha Sue Lustig, Director of Public Works/City Engineer Damien O'Bid, Deputy City Clerk Tamara Taylor, City Manager Dianne Thompson.

Mayor Guardino opened the floor to public comment.

There being on one wishing to speak, Mayor Guardino closed the public comment period.

Items 3A and 3B were pulled from the agenda.

3. Consent Calendar

- A. Agreement for Janitorial Services (Public Works/Eng) (Action): It is recommended that Council adopt a resolution approving a Janitorial Services agreement with Integrity Construction Maintenance, Inc., subject to final submission of insurance documents and employee background checks, and authorizing the City Manager to execute the agreement.**

City Engineer/Director of Public Works presented the staff report and responded to questions from the Council regarding the bid process and use of volunteers.

Mayor Guardino opened the floor to public comment.

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

Moved by Councilmember Orchard seconded by Vice Mayor Coleman-Senghor and passed unanimously to adopt Resolution No. 2009-69 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COTATI APPROVING A JANITORIAL SERVICES CONTRACT WITH INTEGRITY CONSTRUCTION MAINTENANCE, INC., SUBJECT TO FINAL SUBMISSION OF INSURANCE DOCUMENTS AND EMPLOYEE BACKGROUND CHECKS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT

- B. Agreement for Construction Observation and Project Management Services (Public Works/Eng) (Action): It is recommended that the Council adopt a resolution to authorize the City Manager to execute the Construction Observation, Project Management, and Material Testing Services Agreement with Green Valley Consulting Engineers for the Old Redwood Highway Rehabilitation - South Improvements Project for an amount not to exceed \$65,000.**

City Engineer/Director of Public Works presented the staff report.

Mayor Guardino opened the floor to public comment.

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

Moved by Councilmember Orchard, seconded by Councilmember Barich and passed unanimously to adopt Resolution No. 2009-70 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COTATI TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONSTRUCTION OBSERVATION, MATERIAL TESTING AND PROJECT MANAGEMENT SERVICES AGREEMENT WITH GREEN VALLEY CONSULTING ENGINEERS FOR THE OLD REDWOOD HIGHWAY REHABILITATION - SOUTH PROJECT FOR AN AMOUNT NOT TO EXCEED \$65,000

Mayor Guardino opened Citizens Business.

Michelle Berman announced the upcoming multi-cultural festival and commended the owner of Masala Jacks for his efforts towards festivals and to bring citizens together.

There being no one else wishing to speak, Mayor Guardino closed Citizen Business.

Adjourn City Council Meeting and Call to Order of Community Redevelopment Agency Meeting.

Mayor Guardino adjourned the regular meeting and called to order the joint meeting at 8:43 p.m.

- 4. Approval of Assignment and Purchase Agreement for Ryan Lane Affordable Housing: It is recommended that the Board adopt a resolution approving the expenditure of \$285,000, including closing costs not-to-exceed \$10,000, to purchase a .64 acre parcel located at the intersection of East Cotati Avenue and Ryan Lane.**

City Manager/Acting Community Development Director Marsha Sue Lustig presented the staff report and responded to questions from the Council regarding future use of the property.

Discussion ensued relative to previously discussed locations for affordable housing.

Mayor Guardino opened the floor to public comment.

Adrienne Lauby expressed support that the City is moving forward with affordable housing projects and asked about availability of other sites. She expressed concern about, the density, as well as noise and pollution given the site's proximity to East Cotati Avenue and the railroad tracks.

Michelle Berman of Cotati indicated agreement with Ms. Lauby's comments. She commented on the desirability of the site for low income housing and expressed concern regarding the density and privacy.

Dev Goetschius, director of the Sonoma County Land Trust, addressed concerns regarding density and discussed the quality of the future workforce housing and other sites that were considered.

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

Ms. Lustig responded to questions from the public and Council regarding other affordable housing sites, the size of the lot and the density of future development.

Discussion ensued relative to affordable housing, density, price, affordable housing funding, proximity of the location to East Cotati Avenue, schools, shopping and other services, mitigation for sound and privacy.

Moved by Councilmember Orchard seconded by Vice Mayor Coleman-Senghor and passed unanimously to adopt Resolution No. 2009-71 entitled: RESOLUTION OF THE COTATI COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF ASSIGNMENT OF A PURCHASE AND SALE AGREEMENT BETWEEN THE HOUSING LAND TRUST OF SONOMA COUNTY AND STERLING SAVINGS BANK FOR THE PURCHASE OF REAL PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NO. 144-301-012 LOCATED AT EAST COTATI AVENUE AND RYAN LANE IN COTATI, EXECUTION OF A CERTIFICATE OF ACCEPTANCE OF DEED THERETO, AND RELATED ACTIONS

Mayor Guardino adjourned the meeting at 9:08 p.m. to continue the closed session for item no. 2.

Respectfully submitted,

s/s Tamara Taylor, Deputy City Clerk