



**MINUTES**  
**REGULAR CITY COUNCIL MEETING, JOINT MEETING OF THE CITY COUNCIL**  
**AND THE BOARD OF DIRECTORS OF THE COTATI COMMUNITY**  
**REDEVELOPMENT AGENCY**  
**WEDNESDAY AUGUST 25 2010, 6:00 PM CLOSED SESSION**  
**7:00 PM REGULAR SESSION**  
**City Council Chambers, City Hall, 201 W. Sierra Avenue**

**6:00 PM CLOSED SESSION CALL TO ORDER (CITY COUNCIL CHAMBERS)**

Mayor Coleman-Senghor called the meeting to order at 6:05 p.m. in the City Council chambers and opened the floor to public comment.

**PUBLIC COMMENT ON CLOSED SESSION**

There being no one wishing to speak, Mayor Coleman-Senghor adjourned to closed session in the City Manager's office.

**ADJOURNMENT TO CLOSED SESSION (CITY MANAGER'S OFFICE)**

**CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)**  
City Designated Representative: City Manager or designee  
Employee Organizations: Cotati Police Management Association

**7:00 PM REGULAR SESSION**

**CALL TO ORDER OF REGULAR CITY COUNCIL MEETING**

Mayor Coleman-Senghor called the meeting to order at 7:01 p.m. He indicated that there was nothing to report out of the closed session.

**ROLL CALL**

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

Staff present: Acting Police Chief Jones, Administrative Services Director Jone Hayes, Acting Community Development Director/Assistant to the City Manager Marsha Sue Lustig, City Engineer/Director of Public Works Damien O'Bid, City Attorney Rich Rudnansky, Administrative Secretary Keri Pajon, City Manager Dianne Thompson

**PLEDGE OF ALLEGIANCE**

Councilmember Gilardi led the pledge of allegiance.

**1. APPROVAL OF MINUTES OF AUGUST 11, 2010 REGULAR MEETINGS AND NOTICE OF WAIVING OF READING OF ALL RESOLUTIONS AND ORDINANCES INTRODUCED AND/OR ADOPTED UNDER THIS AGENDA (*Action*)**

**Moved** by Councilmember Harvey seconded by Councilmember Landman and passed unanimously, to approve the minutes of the August 11, 2010 Regular meeting minutes as presented.

**ANNOUNCEMENTS**

The City is sponsoring a Greywater Workshop on Sunday August 29<sup>th</sup> from 10:00 a.m. to 2:00 p.m. This event is free to Cotati residents. For information about the location and to register contact Daily Acts at 789-9664 or go to [dailyacts.org](http://dailyacts.org).

The Cotati Chamber of Commerce presents the Cotati Farmers Market, which takes place every Thursday through September 16 from 4:30 to 7:30 p.m. in La Plaza Park.

**PROCLAMATION**

**INTERNATIONAL DAY OF SIGN LANGUAGES**

Mayor Coleman-Senghor announced the proclamation and Councilmember Gilardi read the proclamation to present to Patricia Boyd, President of Open Doors, on behalf of Open Doors, Norcal, and California Association of the Deaf. President Boyd was not in attendance.

**PRESENTATION**

**COMMUNITY AND ENVIRONMENT COMMISSION (CEC) REPORT**

Steven Onines, Chair of the Community and Environment Commission provided a report to the Council on the Commission's activities.

Vice Mayor Orchard thanked this Commission for their work and encouraged people that are interested in community service to apply for this Commission.

Councilmember Gilardi agreed with Vice Mayor Orchard's comments and thanked the Commission for their hard work.

**CITY MANAGER'S REPORT**

City Manager Dianne Thompson reported the following:

- City Engineer Damien O'Bid updated the Council on the highway 101 widening project.
- The City Manager gave an overview of Measure A funds and how they will be used as recommended by the Council.

## **APPROVAL OF FINAL AGENDA**

Mayor Coleman-Senghor indicated that item 6 (Roblar Road Quarry Impacts) would be pulled and moved to the September 22, 2010 meeting.

**Moved** by Councilmember Gilardi, seconded by Vice Mayor Orchard and passed unanimously to approve the final agenda as noted above.

## **CITIZEN BUSINESS**

Mayor Coleman-Senghor reminded the audience that any member of the public wishing to speak to the Council on any item or items listed on the Consent Calendar or any item or items not listed on the agenda may do so at this time. Pursuant to the Brown Act, the Council is not allowed to consider issues or take action on any item not listed on the agenda during this period. Comments of any member of the public is normally restricted to three (3) minutes in length.

Frank Treanor, Rancho Adobe Fire District Chief addressed the Council regarding an improvement project that he has been trying to get agendized. The project would require the use of redevelopment funds.

Greg Karraker spoke about an ethics complaint that he brought forward last year that has not been addressed. He issued an ethics complaint against Mayor Robert Coleman-Senghor for an action dated 8-11-10.

Nick Alva invited the Council and the community to an event in the Community Garden, hosted by The Cotati Community Gardeners.

Emily Straub spoke about Measure A and that she felt the measure was misrepresented.

Oso Koenigshofer expressed concern about the status of his planning project.

Kathryn Wickstrom expressed concern over the vacant businesses in town, the gopher holes in the parks and the pizza business on Old Redwood Hwy that is looking for a new location.

George Barich expressed concern that the fire chief was disrespected. He also commented on the budget slide presentation.

Ken Coleman spoke about the ethics code violation that he presented one year ago.

Neil Hancock spoke about the success of the Accordion Festival.

Councilmember Gilardi stated that she remembers requesting that Chief Treanor's item be agendized. She asked for the status of that item.

City Manager Thomas spoke about Capital Improvement Projects that will be addressed in November, which would include Chief Treanor's item. She offered to agendize this item if directed by Council.

Mayor Coleman-Senghor spoke of several issues that Chief Treanor addressed.

Councilmember Landman stated that he is comfortable at how Chief Treanor's item is being handled and moving forward.

Councilmember Landman and Councilmember Gilardi agree that Chief Treanor's item should be agendaized sooner than November.

City Manager Dianne Thomas said that she will follow up on Mr. Koenigshofer's project.

Mayor Robert Coleman-Senghor said that he recognized and is also concerned with businesses that close down, but he believes the reason for the pizza business moving is a private issue.

Councilmember Gilardi expressed disappointed that businesses are closing.

Mayor Robert Coleman-Senghor stated that there have been and still are efforts to try and bring businesses to Cotati.

#### **DIRECTION ON FUTURE AGENDA ITEMS**

Council concurred to scheduled Chief Trainer's item in September if possible and to continue item 3 (Memorandum of Understanding) until September 8, 2010.

#### **CONSENT CALENDAR**

**Moved** by Councilmember Gilardi, seconded by Councilmember Harvey and passed unanimously to approve item 2 on the Consent Calendar.

**2. REQUEST TO AUTHORIZE AGREEMENT FOR SUPERVISORY CONTROL AND DATA ACCESS SYSTEM (SCADA) (Engineering/Public Works) (Action)**

Motion authorizing the City Manager to execute an agreement with JSP Automation for design of a new Supervisory Control And Data Access system (SCADA).

**3. MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY AND ITS EMPLOYEES REPRESENTED BY THE COTATI POLICE MANAGEMENT ASSOCIATION (CPMA) AND APPROPRIATION OF FUNDS NOT TO EXCEED \$22,000 (Administrative Services) (Action)**

Item moved to the September 8, 2010 calendar.

#### **REGULAR AGENDA**

**4. POLICE DEPARTMENT STAFFING REPORT AND APPROPRIATION OF FUNDS REQUEST (Police) (Action)**

Chief Susan Jones presented the staff report.

Mayor Coleman-Senghor opened the floor to public comment.

Mr. Karraker was pleased that Cotati was looking into hiring additional staff, but expressed concern that staff was not

considering promoting within.

Mr. Ken Coleman agreed that promoting within the department would be a benefit to the department and the City of Cotati.

Mr. George Barich expressed concern with having a lieutenant take all of the administrative responsibilities and spending more funds for these recommendations than the budget allows. He disagreed with delaying roof repair for city hall.

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

In response to Councilmember Harvey, Chief Jones explained scheduling and supervision. She confirmed that the proposed lieutenant would be involved with scheduling and that the hiring process will allow promoting within the department.

Councilman Landman agreed with hiring a lieutenant. He expressed concern with the roof, but would rather see more patrol on the streets.

Councilman Gilardi explained where the funds for this item are coming from. She expressed the importance of having officers on the streets. She expressed concern about comments that Council did not respect the police and said that she is very grateful for the officers.

Vice Mayor Orchard commented and agreed with Councilman Gilardi. She agrees with the Chief's recommendation and feels that it is a step in the right direction. She agreed that public safety is more important than the roof.

Mayor Coleman-Senghor clarified the use of the budget graph.

**Moved** by Vice Mayor Orchard seconded by Councilmember Harvey and passed unanimously to adopt a motion approving the Police Department staffing proposal and appropriation of requested funds.

**5. AGREEMENT WITH COUNTY OF SONOMA FOR LIMITED LAW ENFORCEMENT SERVICES (POLICE LIEUTENANT) AND APPROPRIATION OF FUNDS IN AN AMOUNT NOT TO EXCEED \$40,000 (Administrative Services) (Action)**

Director of Administrative Services Jone Hayes presented the staff report.

In response to Mayor Coleman-Senghor's request, Chief Jones clarified the agreement and the funds requested.

In response to Mayor Colmen-Senghor, Director of Administrative Services Hayes clarified the funds requested and the definition of a balanced budget.

In response to Councilmember Harvey, Director of Administrative Services Hayes explained how the contract works.

Sheriff Elect Steve Freitas introduced himself and offered to answer any questions.

Sheriff Elect Freitas clarified the cost for services, as requested by Mayor Coleman-Senghor.

In response to Councilmember Landman, Sheriff Elect Freitas explained how a lieutenant is chosen.

Mayor Coleman-Senghor opened the floor to public comment.

Officer Chris Kaupe spoke, supporting Chief Jones recommendations to Council.

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

Vice Mayor Orchard and Councilmember Harvey thanked Officer Kaupe for his comments.

**Moved** by Vice Mayor Orchard seconded by Councilmember Gilardi and passed unanimously to recommend that the City Council adopt a motion authorizing the City Manager to execute an agreement with the County of Sonoma for Limited Law Enforcement Services (Police Lieutenant) and appropriate funds in an amount not to exceed \$40,000.

**6. APPROVAL OF A RESOLUTION REGARDING ROBLAR ROAD QUARRY IMPACTS (Community Development) (Action)**

Item pulled and continued until the September 22, 2010 meeting.

**PUBLIC HEARING**

**7. AMENDMENTS TO CHAPTER 11.01 OF THE COTATI MUNICIPAL CODE REGARDING ENCROACHMENTS WITHIN PUBLIC RIGHTS-OF-WAY (Engineering/Public Works) (Action)**

City Engineer Damien O'Bid presented the staff report.

Mayor Coleman-Senghor opened the public hearing.

Carlton Hinkle asked that the expense to remove or repair the trees be included in this item.

George Barich stated that the entire municipal code needs to be revisited.

There being no one else wishing to speak, Mayor Coleman-Senghor closed the public hearing.

In response to Councilmember Landman, City Engineer O'Bid talked about the benefit of this ordinance.

In response to Councilmember Harvey, City Engineer O'Bid clarified the process for a tree being removed that in encroaching on the sidewalk.

Mayor Coleman-Senghor expressed concern with trees that are in the right of way and the cost being the responsibility of the homeowner.

City Engineer O'Bid explained that the item being addressed allows the homeowner to repair the sidewalk without having to pay a permit fee.

City Attorney Rich Rudnansky spoke about the streets and highways code and the responsibility of the property owners.

Mayor Coleman-Senghor again expressed concern that the property owners are responsible financially.

Councilmember Harvey asked why root barriers are not installed when the trees are first planted.

Attorney Richard Rudnansky stated that this is not on topic but could be brought back for discussion.

**Moved** by Councilmember Landman, seconded by Councilmember Harvey and passed unanimously to introduce an ordinance amending Chapter 11.01 of the City of Cotati's municipal code to waive encroachment fees for repair of City property and to clarify the requirement for deposits.

## **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 Coleman-Senghor adjourned the Regular meeting and called to order the joint meeting at 9:08 p.m. and opened the floor to public comment. There being no one wishing to speak he closed the public comment period.

### **CONSENT CALENDAR (JOINT MEETING)**

**Moved** by Councilmember Gilardi, seconded by Councilmember Harvey and passed unanimously to approve item 8 on the Consent Calendar.

#### **8. WARRANTS AND AUDITED CLAIMS (Administrative Services) (Action)**

This motion receives and files warrants and audited claims for July 22nd, 2010 – August 11th, 2010

## **PUBLIC HEARING (JOINT MEETING)**

### **9. RESOLUTION ADOPTING THE 2010 TO 2014 FIVE-YEAR IMPLEMENTATION PLAN FOR THE COTATI REDEVELOPMENT PROJECT AREA (*Action*) (Community Development)**

Acting Community Development Director Lustig presented the staff report.

Consultant Mike Blair gave a power point presentation to review the proposed 5-Year Implementation Plan.

In response to Mayor Coleman-Senghor, Consultant Blair clarified how the funding for redevelopment projects works.

Mayor Coleman-Senghor opened the floor to public comment.

George Barich expressed concern over the cost to the State of Californian with the redevelopment agencies and how the 5-year plan affects the school districts.

In response to Mayor Robert Coleman-Senghor, Attorney Rudnansky clarified how the redevelopment funds are used.

Attorney Robin Donohue explained redevelopment law.

Consultant Blair commented on redevelopment funds.

Mr. Karraker commented on the state of the City of Cotati, financially and visibly.

Neil Hancock commented on the map and that it shows that Arthur Street has a pass through. He also commented on the flood plane.

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

Mayor Robert Coleman-Senghor announced that he will recuse himself for a portion of the item due to his home location.

Attorney Richard Rudnansky explained the process the Mayor is referring to. He also stated that the council will hear the Habitat for Humanity segment of the project.

Mayor Coleman-Senghor left the room at this time.

Vice Mayor Orchard confirmed that the Council could hear and vote on a segment of the project.

In response to Councilmember Gilardi, Attorney Donohue explained what the use and restrictions are for redevelopment monies.

Moved by Councilmember Gilardi, seconded by Councilmember Harvey to approve the Habitat for Humanity segment of the plan.

Mayor Coleman-Senghor returned to the room and resumed participation in the meeting.

Assistant to the City Manager Lustig said that staff will bring back information to explain Fire Chief Treanor's item.

Councilmember Landman spoke about the age of the maps, specifically Arthur Street.

Assistant to the City Manager Lustig explained that the maps have not been amended and will be corrected some time in the future.

Discussion ensued regarding the map.

Consultant Blair explained the use of the map.

City Manager Thompson said that follow up regarding the closure of Arthur Street can be done.

**Moved** by Vice Mayor Orchard, seconded by Councilmember Gilardi and passed unanimously to adopt Resolutions No. 2010-55 and CRA 230 entitled: A RESOLUTION OF THE COTATI COMMUNITY REDEVELOPMENT AGENCY ADOPTING THE 2010 TO 2014 FIVE-YEAR IMPLEMENTATION PLAN FOR THE COTATI REDEVELOPMENT PROJECT AREA

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

Mayor Coleman-Senghor adjourned the Joint meeting and reconvened the Regular meeting at 9:50 p.m.

### **CITY COUNCIL REPORTS (*Discussion*)**

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

In response to Mayor Coleman-Senghor, City Manager Thompson advised the Council which positions are vacant on the committees and commissions.

### **ADJOURNMENT**

Mayor Coleman-Senghor adjourned the meeting at 9:55pm

Respectfully Submitted,

/s/ Keri Pajon, Administrative Secretary