SONORA CITY COUNCIL
CITY OF SONORA
July 1, 2019

A Regular Meeting of the City Council of the City of Sonora was opened this date in the Council Chambers at City Hall, 94 North Washington Street, at 5:00 p.m. with the following Members present: Mayor Jim Garaventa, Councilmembers Matt Hawkins, Mark Plummer, Colette Such and Connie Williams; City Administrator Tim Miller, City Attorney Tom Hallinan, Administrative Services Director Chris Gorsky, Community Development Director Rachelle Kellogg, Fire Chief Aimee New and Police Chief Turu VanderWiel.

REPORT ON POSTING OF THE AGENDA

City Administrator, Tim Miller, advised the Council that at 12:30 p.m. on the 27th day of June, 2019, the Agenda for the City of Sonora Council Meeting was posted outside City Hall for public view.

APPROVAL OF THE AGENDA

There were no changes to the agenda.

PRESENTATIONS

None

PUBLIC COMMENT (NON-AGENDA ITEMS)

A member of the public commented that he appreciated the access to medicinal marijuana, but thought the fees for the business were too high, that lower fees would promote more businesses and the microenterprise link on the City's website was in Chinese.

CONSENT CALENDAR

There was no public comment.

Motion by Councilmember Plummer second by Councilmember Williams, unanimously carried on a vote of 5-0, approval of the previously budgeted expenses and payroll disbursements.

There was Council discussion regarding the Open and Closed Session minutes for June 3rd and 17th. **Councilmember Such** asked that under **Approval of the Agenda** in the June 3rd minutes, regarding the Council packet, that "provided by Thursday" be added; and, that under **Item 4, Opera Hall Rental Fees** in the June 17rd minutes, regarding the Opera Hall budget, that "it is operating in the red" be added. Typos were also noted by **Councilmembers Such and Williams.**

DRAFT

Motion by Councilmember Such second by Councilmember Hawkins, unanimously carried on a vote of 5-0, approval of the Council Open and Closed Session minutes of June 3, 2019 and June 17, 2019 as corrected.

PUBLIC COMMENT **Mayor Garaventa** reopened public comment. Mother Lode Fair CEO **Ken Alstott** advised the Council of the dates, events, including fireworks, "How Sweet It Is" logo, and flash sale for tickets for the 2019 Mother Lode Fair, July 4-7.

UNFINISHED BUSINES
None

PUBLIC HEARINGS
1. Consideration to adopt Resolution No. 07-01-2019-A amending the Land Use Designations for various properties.

Director Kellogg informed the Council that these land use designation changes were being proposed to make them consistent with the General Plan, that the Planning Commission had recommended approval and the property owners and surrounding owners had been notified. **Consultant Daneluk** reviewed the individual properties and the reasons for the changes and responded to questions from the Council. Further clarification was provided regarding the parcel listing and properties on the map. There was no public comment.

Motion by Councilmember Williams second by Councilmember Hawkins, and unanimously carried on a vote of 5-0 to adopt the resolution as presented.

2. Consideration to introduce Ordinance No. 856 rezoning various properties.

Director Kellogg informed the Council that these rezone changes were being proposed to make them consistent with the General Plan land use designations. Responding to a question, the Council was advised the rezoning did not change the tax assessment. Discussion continued regarding a light manufacturing parcel and the property with an open space designation. There was no public comment.

Motion by Councilmember Hawkins second by Councilmember Such, and unanimously approved on a vote of 5-0, to waive the first reading and introduce the ordinance as presented.

3. Consideration to introduce Ordinance No. 857 amending Title 17, Zoning Ordinance Chapters 17.22, Tourist and Administrative Zone (CO), 17.24, Commercial Zone (C), 17.26, General Commercial Zone (CG), and 17.60, Uses permitted by Use Permit.

Director Kellogg reviewed the changes to the various sections of the zoning code and explained the situations that prompted these changes including revising permitted uses and conditional uses; uses requiring review such as parking lots; and, adding uses in zone districts that currently exist in those zone districts. **Director Kellogg** advised that the ordinance reflected the changes, but did not include the other uses that already exist in the ordinance. Councilmember Hawkins and Such thanked the staff for their work. There was no public comment.

Motion by Councilmember Plummer second by Councilmember Williams, and unanimously approved on a vote of 5-0, to waive the first reading and introduce the ordinance as presented.

NEW BUSINESS

1. Consideration to approve a Second Amendment to the Amended Joint Powers Agreement of the Tuolumne County Economic Development Authority.

Administrator Miller reviewed the proposed amendment and the changes to the existing provisions regarding membership, quorum and meetings. **Councilmember Williams** asked about the City website posting of the meeting agenda and was advised the City offered to do that. There was no public comment.

Motion by Councilmember Such second by Councilmember Plummer, and unanimously carried on a vote of 5-0 to authorize the Mayor to execute the Amendment on behalf of the City.

2. Consideration to adopt Resolution No. 07-01-2019-B increasing Planning, Zoning and Development Fees.

Director Kellogg discussed the need to update the fees and the study that was prepared. **Consultant Daneluk** noted the study was conducted to assess the City's cost to provide these planning services noting the City was currently only recovering 6% of its cost. The proposed fees include direct and indirect costs. For comparative purposes, other agencies were surveyed and **Consultant Daneluk** described the process and results.

Councilmember Such expressed concerns about the costs and proposed fees. **Councilmember Hawkins** questioned why the City had waited so long and it was explained in the past the City did

DRAFT

not want to burden development. **Mayor Garaventa** further explained there was a philosophy to subsidize. **Councilmember Such** was advised by Counsel that the City could not have a different fee schedule for large and small businesses and **Consultant Daneluk** said the process and cost is the same irrespective of size. **Councilmember Plummer** questioned the deficit and the amount of the subsidy, how the fees might impact economic development and the impact of inflation. There was no public comment.

Discussion continued. **Councilmember Hawkins** was concerned with the increase and suggested waiting until the City had its economic development program in place. **Councilmember Williams** reminded the Council that these are development fees, not for homes or small businesses. **Councilmember Such** stated there should not be a subsidy for development fees. **Mayor Garaventa** noted that the City should not subsidize, that the fees are still lower than others in the area, that there is a 3-year implementation schedule and the fees should be implemented. The Council discussed review options and **Administrator Miller** suggested the fees be reviewed at the end of three years after implementation. **Councilmember Plummer** expressed concerns about the amount of the increase, a need for more information and not able to support. **Councilmember Hawkins** advised based on the discussion he was going to change his position and support the fee schedule.

Motion by Councilmember Such second by Councilmember Williams, and carried on a vote of 4-1, with Councilmember Plummer dissenting, to adopt the resolution as presented.

MONTHLY REPORTS
None

VISION SONORA COMMITTEE REPORT
None

COMMUNICATIONS
None

COUNCILMEMBER/DEPARTMENT HEAD REPORTS
Chief New advised that the Fire Department would have a table at the Mother Lode Fair proving information about defensible space and recruiting volunteers. **Councilmember Williams** reported attending an IRWM, Vision Sonora Design and PG&E meeting; requested an update on the City's fire safety activities; and, encouraged residents to sign up for PG&E alerts. **Councilmember Such** reported attending a IRWM and PG&E meeting, was in Paradise and toured a homeless camp with Hazel Mitchell. She requested that the topic of portable toilets be added to a Council agenda.

DRAFT

Councilmember Hawkins noted he was Newsmaker of the Day. **Councilmember Plummer** thanked City staff for their work. **Mayor Garaventa** reported attending the Chamber Mixer.

ADJOURNMENT

The meeting was adjourned at 6:55 p.m.

_____ _____

Colette Such, City Clerk Pro-Tem Date

DRAFT