

CITY OF ANGELS  
CITY COUNCIL  
MINUTES

**Tuesday, July 17, 2012**

Council Members Present: Elaine Morris (Mayor), Jack Lynch (Vice Mayor), Stuart Raggio, Roger Neuman and Scott Behiel

Staff Present: Michael McHatten, Richard Matranga, Dave Hanham, Todd Fordahl, Melisa Ralston and Mary Kelly

**6:00 p.m. CALL TO ORDER**

**REGULAR MEETING**

**APPROVAL OF AGENDA**

**MOTION** by Council Member Lynch, seconded by Council Member Raggio and carried 5-0 APPROVING THE AGENDA AS PRESENTED

**STAFF UPDATES**

**Todd Fordahl** – Police Chief

Provided information on telephone and mail scams.

**Mary Kelly** – City Clerk

Informed Council that the filing period opened on July 16th to run for 4-year term on City Council.

**Michael McHatten** – City Administrator

City Administrator will be on vacation beginning 7/19 through 7/25.

Commended the Public Works staff on the cleanup of the park for July 4<sup>th</sup>.

Council Member Behiel asked who was working on the Rolleri bypass project. City Administrator stated that this will be a closed session item for Council discussion in August.

**COUNCIL UPDATES**

**Roger Neuman**

- Attended the 4<sup>th</sup> of July picnic at Utica Park, budget workshop, LLD.
- Attended LAFCO where it was voted to disband the Wallace Municipal District and transfer to CCWD.

**Jack Lynch**

- Attended the 4<sup>th</sup> of July picnic at Utica Park, budget workshop, UPA closed session and LAFCO.

**Stuart Raggio**

- Attended the 4<sup>th</sup> of July picnic at Utica Park, UPA closed session.

**Elaine Morris**

- Attended the 4<sup>th</sup> of July picnic at Utica Park – all involved did a fantastic job. Also attended the budget workshop.

## PUBLIC COMMENTS

**Anne Forrest** – 1545 Tryon Road

- Thanked the veteran's for providing the flags on Main St. and at the July 4<sup>th</sup> celebration. Also commended Public Works for the fine job they do.

**Craig Hadley** – Museum Director

Thanked Tey Cross, Anne Forrest, Tad Folendorf and all who sit on the centennial committee for the July 4<sup>th</sup> event.

**Janet Bailey** – 1336 Fairview

Informed Council that she had been a recipient of telephone scam.

## CONSENT AGENDA

MOTION by Council Member Lynch, seconded by Council Member Behiel and carried 4-0, with Council Member Raggio abstaining, APPROVING THE MINUTES OF JULY 3, 2012

MOTION by Council Member Lynch, seconded by Council Member Behiel and carried 5-0, APPROVING THE CHECK REGISTER.

## REGULAR AGENDA

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### **1. PUBLIC HEARING: ANNUAL REPORTS & SELECTION OF CDBG PROJECTS**

Terry Cox, Cox Consulting, explained the three items being brought before the Council:

A. The State Department of Housing and Community Development (HCD) requires that all grantees conduct a noticed public hearing to discuss the annual report for any open (CDBG) or revolving loan fund (RLF) using CDBG Program Income.

B. The Council previously approved the Housing Guidelines but the State now requires a separate notice item and a resolution specifically approving the Guidelines.

C. The City is eligible to apply for two planning grants up to \$100K in state funds. The City has already applied for a planning grant in April, 2013 for a Tourism and Business Expansion Study and is awaiting approval. If awarded this grant, Cox explained that then the City will not be able to apply in 2014 because the City won't have met the 50% rule. The 50% rule states that jurisdictions can only apply if they have expended over 50% of granted funds.

Cox then stated that she has provided a sign in sheet for persons wishing to respond at the public hearing and asked that any written comments be addressed to City Hall.

6:35p.m. Public Hearing Opened

Mayor Morris asked if there were any public comments regarding this item. There being none, the public hearing was closed.

6:36p.m. Public Hearing Closed

MOTION by Council Member Lynch, seconded by Council Member Raggio and carried 5-0 APPROVING THE ANNUAL CDBG REPORTS AND AUTHORIZING THE CITY ADMINISTRATOR TO SIGN SAID REPORTS AND AUTHORIZE THE SUBMISSION OF REPORTS TO HOUSING AND COMMUNITY DEVELOPMENT.

- B. Terry Cox explained that a public hearing was required to allow residents to consider new CDBG projects for the 2013 cycle. She provided a sign in sheet for persons wishing to respond and asked that any written comments be addressed to City Hall.

Council Member Lynch asked how much money was remaining in the housing rehabilitation fund. Terry estimated around \$40,000. Mr. Lynch asked that the residents be notified of this available funding. Council Member Neuman suggested staff provide a report on the Home Program and other available programs. This was agreed to by Council.

6:40p.m. Public Hearing Opened

**Anne Forrest** – 1545 Tryon Road

Anne provided a list of projects that might be applied for in the 2013 CDBG period. These included “Mirco Business Loan Fund”, “Buxton Study” “Downtown Parking”.

6:43p.m. Public Hearing Closed

MOTION by Council Member Neuman, seconded by Council Member Behiel and carried 5-0 DIRECTING STAFF TO EVALUATE EACH CDBG FUNDING SOURCE AND PROVIDE COUNCIL WITH RECOMMENDATIONS AND PRIORITY OF PROJECTS.

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2. **PUBLIC HEARING: CHANGES TO THE FAÇADE IMPROVEMENT PROGRAM GUIDELINES**

Terry explained that as part of the approval process for the Community Development Block Grant (CDBG) Façade Program, the City Council approved program guidelines. These guidelines include a funding maximum for each façade project. The guidelines approved by the State included a \$30,000 per unit cap and required a 10% match from the owners. The low bid received on July 2 was \$193,500. At least 2 buildings will be approximately \$45,000. The 10% match on all buildings would be substantially higher than what has already been paid. She is asking Council to increase the funding limit and eliminate the 10% match. Terry reported that the State has indicated that there would be no negative performance impacts if these changes were adopted.

6:50 p.m. Public Hearing Opened

Mayor Morris asked if there were any public comments regarding this item. There being none, the public hearing was closed.

6:51p.m. Public Hearing Closed

MOTION by Council Member Lynch, seconded by Council Member Behiel and carried 5-0 APPROVING AN INCREASE OF THE MAXIMUM FUNDING LIMIT FOR FAÇADE IMPROVEMENT TO \$50,000 AND ELIMINATE THE 10% BUSINESS MATCH.

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3. **AWARD FAÇADE IMPROVEMENT PROJECT**

MOTION by Council Member Neuman, seconded by Council Member Behiel and carried 5-0 AUTHORIZING THE AWARD OF THE FAÇADE IMPROVEMENT PROGRAM CONTRACT TO AMERICAN RIVER CONSTRUCTION IN AMOUNT NOT TO EXCEED \$193,500.00 AND AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A CONTRACT.

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4. **PUBLIC HEARING: REVIEW AND POSSIBLE ADOPTION OF FY 2012-2013 BUDGET**

7:10 p.m. Public Hearing opened

Mayor Morris asked if any of the public wished to speak on this issue. There being none, the Public Hearing was closed.

7:11 Public Hearing closed

Council Member Raggio stated that he still has reservations concerning the employee salary freeze. He felt the freeze was holding the employee's hostage and it should be lifted. He asked Council to rethink this issue.

Council Member Behiel stated that the City is not in the black yet. He said that an incorporated city is not a necessity and the City needs to provide a benefit to the community - its taxpayers. The City has been running at a negative cash flow for years and providing very little tangible services to the community. There are not a lot of services the City has provided. There are no little league fields or a youth center the City supports. There are a lot of things the City can do to improve citizen's lifestyles but this cannot be done without funds. Lifting the salary freeze is inappropriate.

Mayor Morris said she agrees with Mr. Raggio. Salaries are within the classification ranges of each employee.

Council Member Lynch said he was under the impression that lifting the salary freeze and providing the salary increase during MOU negotiations was decided at the last budget hearing. There was disagreement within the Council on this – the majority felt the salary freeze decision at the budget hearing was to deny lifting the salary freeze and discuss during MOU negotiations.

MOTION by Council Member Neuman, seconded by Council Member Behiel and carried 5-0 TO CONTINUE THE SALARY FREEZE DISCUSSION TO A CLOSED SESSION IN AUGUST.

Council Member Neuman suggested that ACBA's budget be increased from \$4,000 to \$5,000.

MOTION by Council Member Neuman, seconded by Council Member Raggio and carried 3-2 WITH COUNCIL MEMBERS BEHIEL AND LYNCH VOTING NO TO INCREASE ACBA'S BUDGET \$1,000.00

MOTION by Council Member Neuman, seconded by Council Member Lynch and carried 5-0 ADOPTING RESOLUTION NO. 12-11. A RESOLUTION APPROVING THE ANNUAL BUDGET FOR THE 2012/2013 FISCAL YEAR, INCLUDING AN INCREASE OF \$1,000.00 TO ACBA'S BUDGET.

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5. **RESOLUTION ADOPTING THE APPROPRIATIONS LIMIT FOR FY 2012/2013**

MOTION by Council Member Behiel, seconded by Council Member Lynch and carried 5-0 ADOPTING RESOLUTION NO. 12-12. A RESOLUTION APPROVING THE APPROPRIATIONS LIMIT FOR FY 2012/2013.

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6. **RESOLUTION ESTABLISHING A MASTER FEE SCHEDULE**

Council Member Behiel suggested there not be an increase in the CCW permit. Chief Fordahl explained that the Police Department is making no profit by increasing the fee – it is being increased only to cover staff costs. He said there is a significant amount of paperwork involved in issuing new permits and amending existing permits. It was suggested that a comparison of fees be made.

Council Member Lynch stated there are major fee discrepancies that exist in sewer and water between Angels Oaks, Greenhorn Creek and other areas in the City. Michael McHatten said something that specific should wait until completion of the wastewater master plan. Council Member Lynch recommended the City attorney look at legal decisions made on water and sewer in Angels Oaks

because of the huge discrepancies. Because these decisions were made in the past does this mean it's forever? McHatten said the current discussion is specific to the fee schedule and service fees. Until all information relating to the water master plan, etc. are received, impact fees and fees related to water/wastewater (or those type of fees) are not being looked at. The City Attorney said that he will review the Greenhorn Creek and Angels Oaks development agreements and research the legal decisions made.

**Direction: City Attorney to research development agreements for Greenhorn Creek and Angel Oaks and review legal decisions.**

MOTION by Council Member Raggio, seconded by Council Member Neuman and carried 5-0 DIRECTING STAFF TO CONTINUE THIS ITEM TO THE SECOND COUNCIL MEETING IN AUGUST WHERE A FEE COMPARISON WILL BE PROVIDED BY STAFF.

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7. **RESOLUTION ACKNOWLEDGING THE DISSOLUTION OF THE CITY OF ANGELS REDEVELOPMENT AGENCY**

MOTION by Council Member Behiel, seconded by Council Member Raggio and carried 5-0 ADOPTING RESOLUTION NO. 12-14. A RESOLUTION ACKNOWLEDGING THE DISSOLUTION OF THE CITY OF ANGELS' REDEVELOPMENT AGENCY.

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**MEETING WAS ADJOURNED AT 8:05 P.M.**

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Elaine Morris  
Mayor

ATTEST:

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Mary Kelly  
City Clerk