

**CITY COUNCIL
CITY OF SONORA
DECEMBER 3, 2018**

A Regular Meeting of the City Council of the City of Sonora was held this date in the Council Chambers at City Hall, 94 North Washington Street, at 5:00 p.m. The following members were present: Mayor Jim Garaventa, Mayor Pro-Tem Matt Hawkins, Councilmembers Mark Plummer, Colette Such and Connie Williams; City Administrator Tim Miller, City Clerk Marijane Cassinetto, City Attorney Douglas White, Administrative Services Director Christopher Gorsky, Fire Chief Aimee New, Police Chief Turu VanderWiel, Community Development Director Rachelle Kellogg. Absent: None.

There was no Closed Session Meeting this date.

REPORT ON POSTING OF AGENDA

City Clerk Cassinetto advised Council that at 1:00 p.m. on the 30th day of November, 2018, the Agenda for the City of Sonora Council Meeting scheduled for this date was posted outside City Hall for public view.

APPROVAL OF THE AGENDA

No changes.

PRESENTATIONS

Police Chief Vanderwiel introduced and swore in the Department's newest Police Officer Darwin Olson, III, and his wife pinned his badge. Olson was welcomed by the Council.

PUBLIC COMMENT

Bret Bryant commented that he is not aware that the City has an official flag, and he has designed one that he would like to present. He asked to be placed on a future Agenda for consideration. Councilmembers commented favorably and Administrator Miller asked Olson to contact him to submit his request.

CONSENT CALENDAR

MOTION by Councilmember Williams, second by Councilmember Plummer, and unanimously carried that the Consent Calendar be approved as follows:

1. Approval of the Council Regular Session Meeting of November 19, 2018;
2. Approval to pay invoices of previously budgeted expenses on December 4, 2018, in the amount of \$195,851.16; and

3. Approval of disbursements in the amount of \$144,694.78, on November 21, 2018, for payroll, inclusive of employee salaries, employer and employee taxes and retirement contributions, and miscellaneous voluntary employee deductions.

UNFINISHED BUSINESS

None.

PUBLIC HEARINGS

Ordinance No. 851 Regarding Microbrewery. This was the time and place set for a Public Hearing for Council consideration to introduce by title and waive the first reading of Ordinance No. 851 to amend Sonora Municipal Code Section 17.60.040, Uses Permitted in Specific Zones, to permit a Microbrewery in the C, CG, CO, and ML Zones through a Use Permit; and amend Chapter 17.04, Definitions, adding Section 17.04.178, Microbrewery. Councilmember Williams recused herself and left the Chambers.

Recommending approval, Community Director Kellogg reported that an application was received from Thomas Silva, owner of Type One Brewery and Lighthouse Deli requesting a text amendment to the City's Title 17 Zoning Ordinance to allow a microbrewery at his business at 28 South Washington Street. Kellogg reported that there was no current provision in the City Municipal Code for breweries, and due to the type of facility it is, Staff recommended that this use be allowed by Use Permit in non-residential districts which would enable the Planning Commission to evaluate the proposed facilities and their appropriateness for a given location. Accordingly, Ordinance No. 851 was prepared by Staff and reviewed and recommended for approval by the Planning Commission at its Meeting of November 13, 2018.

Mayor Garaventa opened the Public Hearing at 5:20 p.m. Applicant Thomas Silva appeared in favor of his application and responded to Council questions. He commented that he will have a small five-barrel system with a Type 23 License which would allow him to do off-sale, but he intends to keep his production small and has no plans for distribution, and he will be making IPAs, Hefeweizen, Blond Ale and Stouts. He said that he likes Sonora with its unique atmosphere, and his intention is to compliment this.

There was no further comment, and the Public Hearing was closed at 5:30 p.m. **MOTION by Councilmember Such, second by Councilmember Plummer, and unanimously carried by the following vote to introduce Ordinance No. 851 by title and waive the first reading. Ayes: Garaventa, Hawkins, Plummer, Such; Noes: None; Abstain: None; Recused: Williams.**

Councilmember Williams reentered the Chambers and assumed her seat.

NEW BUSINESS

Resolution No. 12-03-2018-A Regarding Tuolumne County Economic Development Authority (TCEDA) Joint Powers Authority Agreement (JPA). The Council considered adoption of Resolution No. 12-03-2018-A which requests Tuolumne County to agree to a one-time modification to the JPA Agreement to reduce the number of days required for the City's withdrawal, and also contains a provision that authorizes City Staff to prepare and submit a timely notice of withdrawal in the event the Tuolumne County Board of Supervisors does not approve the request or is unable to make a decision before the end of the calendar year. Attorney White reviewed background information. White commented that if the Supervisors do not take action by the end of the year, the Resolution is self-executing, and the City's membership will cancel, but noted that the City does have the obligation to the Agreement through June 30, 2019.

Mayor Garaventa asked for public comment. There was none.

Councilmembers and Staff engaged in discussion. Councilmember Plummer commented that he does not see any major reforms coming by the TCEDA Board. Mayor Garaventa commented that it is difficult to see that recommendations for any issues will be rectified because the EDA is driven by personalities and not performance driven; there is personality driven discord. Councilmember Hawkins commented that it is the Council's job to protect the finances of the City, and agreed that there are lots of personalities and there is lots of animosity. Councilmember Such asked if the financial and management audits will be reviewed and discussed by the Council and had questions about the TCEDA Director's compensation; Administrator Miller responded that the reports will be reviewed and discussed by the Council, and Attorney White responded that personnel matters will be discussed in Closed Session. Councilmember Williams commented that the public wants to see transparency, and said she had numerous concerns initially; the City asked its Staff and employees to sacrifice in regard to tight City finances, which they have, and what is the City getting from the EDA? She also said that the City has been perceived as a stepchild. Mayor Pro-Tem Hawkins reiterated that he and Mayor Garaventa were pushed aside at TCEDA Board Meetings.

MOTION by Councilmember Williams, second by Councilmember Plummer, and unanimously carried that Resolution No. 12-03-2018-A be approved and adopted as presented.

Tuolumne County Economic Development Authority Joint Powers Agreement/Options - Discussion/Possible Direction. Administrator Miller reported that at the Council's last meeting, Staff was directed to provide information regarding options for

independently continuing economic development activities should the City decide to withdraw from the TCEDA. This Agenda item is for discussion and further direction to Staff while the Council awaits the decision by the Board of Supervisors on whether the Board will agree to the requested modification to reduce the time for notice of termination. Such termination would not be effective until the following fiscal year which allows the Council time from the date notice is given until June 30, 2019, to decide on a course of action. Miller noted that at this time, Staff is not prepared to discuss options, but prepared to present information for discussion.

Administrator Miller provided the Council with copies of various documents. They include information from the California Association for Local Economic Development, CALED, and the Tuolumne County Economic Development Authority, TCEDA. The CALED information provides general information regarding economic development, performance measures and its suggestions to the TCEDA Board regarding metrics. The TCEDA information includes its current Work Plan and most recent Annual Report.

Additional documents provided by Miller include information from the Valley Sierra Small Business Development Center, VSSBDC, and the Sierra Business Council, SBC. The VSSBDC is currently under contract to the TCEDA providing business counseling services and has previously been under contract to the City for its Microenterprise Business Program. The SBC which administers a separate Small Business Development Center, prepared the City's Energy Action Plan and partners with PG&E to provide energy efficiency programs. These organizations are possible resources should the City develop its own economic development plans.

Two Strategic Action Plan examples were also provided by Miller, Opportunity Stanislaus and Mariposa County, both developed with the assistance of outside consultants. The Plans variously include goals/objectives/actions, costs, timelines, participants and partners, outcomes and performance measures and funding goals.

It was Miller's suggestion to first develop a strategic action plan along with business community involvement to establish clear goals, actions, and activities with outcomes.

Mayor Garaventa asked for public comment. Ken Perkins complimented the Council on its showing of tremendous leadership tonight, stating that he is very impressed. He noted that trust has been lacking, but he now trusts the Council to make right decisions. Marianne Wright, long time business owner, commented enthusiastically noting that she feels like economic development is coming back to where Sonora can be sustainable, and that Sonora businesses are being well supported. She commented that young people are moving back and starting businesses, but the biggest road blocks for new business are all the regulations and fees.

She said that if the City decides to stay in the JPA, that it needs to be more assertive, and she stated that if the City pulls out, that it do more to support new businesses; the more businesses the better. Howard White, representing Valley Sierra Small Business Development Center, noted its strong support for healthy small businesses. He stated that if the City does not proceed with TCEDA, it is absolutely important to have another form of economic development with goals and a vision; creating new business makes the pie larger, not the slices smaller. There was no further public comment.

Councilmember Williams commented that direction will come after the County responds to the Resolution; businesses are ambassadors for the community and small business is the backbone of the County. Councilmember Plummer stated the need for the City to define its own goals and measurements for what we want economic development to look like for the City, and how we want to measure it which is important for any adjustments for improvement. Councilmember Williams suggested a study session. Mayor Pro-Tem Hawkins commented that setting goals begins the transparency. Mayor Garaventa summarized that what he is hearing from the Council as far as direction to Staff is to work on goals for the City regardless of what we do with EDA which could be in the form of a study session. Administrator Miller suggested that a consultant be brought in for the process. Councilmember Such suggested that Councilmembers do research as well; Miller said he would appreciate receiving copies of the resulting reference materials from the Councilmembers. Aside from this direction, no further action was taken.

COUNCILMEMBER/DEPARTMENT HEAD REPORTS

Community Development Director Kellogg reported that it was a very rainy evening for the Christmas Parade, but in spite of the weather, it went very well with entries and spectators showing up. She thanked all City Staff, their families and employees for a job well done. Kellogg noted that both the Red Church Intersection Project and the Stockton/Washington Street Transportation Project will be on the next Council Agenda, and she reported on their current status. **Councilmember Williams** reported that she attended the bench dedication in honor and memory of retired Mayor and Councilmember Ron Stearn, the Tuolumne Stanislaus Integrated Water Management Group Meeting, the Sounds of the Season Concert at the Opera Hall performed by the Columbia College Chorale and Orchestra, and she commented on *The Good Ol' Days* article dated December 6, 1946, in the Union Democrat where it was reported that Santa Claus and the Stanislaus National Forest visited downtown Sonora and in no time at all decorated Washington Street with over 200 Christmas Trees. **Councilmember Such** reported that she attended the Tuolumne Stanislaus Integrated Water Management Group Meeting and the Townhall/Merchants Meeting. **Mayor Garaventa** reported that he attended the Tuolumne County Chamber Government Affairs Meeting, and he drove Santa in the Christmas Parade in the 1959

GMC Firetruck, but that before the Parade the Firetruck had some mechanical difficulties, and he thanked numerous Fire Department and other City personnel and staff who lent a hand to get the truck repaired and on the road.

ADJOURNMENT

There being no further business to come before the Council at this time, the Regular Session Meeting was adjourned at 6:50 p.m. to the next Regular Meeting on Monday, December 17, 2018, at 5:00 p.m. in the Council Chambers at City Hall.

Marijane Cassinetta, City Clerk Date

**Minutes
Subject To
Council Approval**