



**1 CLOSED SESSION**

There was no closed session at this meeting

**2 OPEN SESSION**

**2A. Call to Order**

Mayor Fatula called the open session to order at 7:01P.M.

**2B. Pledge of Allegiance**

Jared Nicholson, Colfax Falcons, led the Pledge of Allegiance.

**2C. Roll Call**

Council members present: Burruss, Fatula, Lomen, Mendoza

**2D. Approval of Agenda Order**

On a motion by Councilmember Lomen, seconded by Councilmember Burruss, the City Council approved the agenda order.

**AYES:** Burruss, Fatula, Lomen, Mendoza

**3 PRESENTATION**

3A. Chris Nave introduced the Colfax Falcons and reported that they had gone 14 – 1 in the regular baseball season, and 26-7 overall, and had received nine recognitions. Five or six made “all metro”, and Jason Harris was voted the league’s most valuable player. Officer Nave praised their work ethic and reported that most of the players had grown up in the same baseball system. Mayor Fatula presented awards to all of the players and coaches present, and the Council and staff congratulated each of them.

**4 PUBLIC HEARING**

**4A Public Hearing on the Conditional Use Permit for 1033 S. Auburn Street**

**Staff Presentation: Amy Feagans, Planning Director**

**Recommendation:** Conduct a Public Hearing, discuss and consider adopting Resolution 17-2019 approving the Conditional Use Permit for 1033 S. Auburn Street to allow a Single-Family Residence in a CH (Highway Commercial) Zone.

Planning Director Amy Feagans presented the staff report. She explained that the location is a prior charter school that is being converted to a single-family residence. A Conditional Use Permit is required by the Colfax Municipal Code and is necessary to make sure the use fits with the neighborhood and potential problems are mitigated.

Mayor Fatula opened the public hearing at 7:15 p.m. There were n public comments, so the public hearing was closed at 7:15 p.m.

The following issues were addressed in response to Council questions and comments:

1. It is unknown whether the owner will reside in the residence full time.
2. A City permit will be required if the owner plans to use the residence for Air B&B or a similar use. That may be a conditional use permit or an administrative permit depending upon the proposed use.
3. It is not known whether other schools are interested in using the site.
4. A monitoring and enforcement process will be needed if the property is converted to Air B&B or similar use.
5. Staff will assess the need to prepare a City-wide inventory of available Air B&B and similar uses.

On a motion by Council Member Burruss, seconded by Councilmember Lomen, Council present unanimously adopted Resolution 17-2019 approving the Conditional Use Permit for 1033 S. Auburn Street as recommended

**AYES:** Burruss, Fatula, Lomen, Mendoza

**4B Public Hearing on the Ordinance Introduction and Public Hearing on the Planned Development Permit and Design Review for the Shadow Wood Residential Development Project**

**Staff Presentation: Amy Feagans, Planning Director**

**Recommendation:** Conduct a Public Hearing, discuss and consider adopting Resolution 18-2019 approving the Planned Development Permit and Design Review of the Shadow Wood Development Project and Introduce Ordinance No. 539 Amending the Colfax Municipal Code Chapter 16.24 to Allow Amendment or Correction of Final Subdivision Maps (First Reading).

Planning Director Amy Feagans presented the staff report. She explained that the final map for the project was approved in 1978 and recorded in 1980. Although it is not known why the property was not developed earlier, the final map created twenty legally buildable lots on the project site. She also explained that a Planned Development Permit is appropriate and used for larger projects that require flexibility but not a variance. The Planning Director explained the details of the project to the Council and public.

Mayor Fatula opened the public hearing at 7:37 p.m. The following individuals provided comments during the public hearing:

**David Carter:** Mr. Carter is the general contractor on this project and is working with two funding partners. He is trying to develop a project that is affordable for young families and seniors with the least maintenance possible. The homes will include upscale carpeting, wood floors, dimensional roofs. The color palette will be varied such that no two-color schemes will be next to each other and hopefully not across the street from each other. Prices will be in the low-

to-mid \$300,000 range and will be close to the least expensive cost per square foot in Placer County. He wants to help Colfax with a quality development.

Mr. Carter provided the following information in response to questions:

1. The roofs will be fire safe with specific underlayment and solid soffits that will be primed, sealed and painted.
2. The hammerhead turnaround has been replaced by a cul-de-sac as required for fire safety and evacuations.
3. The grading plan adequately addresses slope and grade issues.
4. The street will be offered for dedication to the City.

**Tim Myer:** Mr. Myer is a realtor whose main concerns are water drainage and runoff, and off-street parking. The City Manager said that this development should improve runoff for down-slope properties. The Planning Director confirmed that each lot has two parking spaces, which complies with the applicable codes. The City Manager also mentioned that the developer is required to pave to the center of Kneeland, and the City may pave the rest.

**Joe Gant:** Mr. Gant lives on Grass Valley Street, close to the development. He objected to the density, parking, artificial turf, and small backyards. He is concerned that parking will overflow into Dr. Fox's property.

**Mrs. Gant:** She is concerned about the clutter that will result because the development will have no garages, nowhere for storage and nowhere for kids to play. She is also concerned that there is not adequate sewer capacity, drainage is inadequate, the development is too dense and artificial turf will not work.

**John McLaughlin:** He reported that there is an uphill drainage problem that he believes is the City's responsibility and should be corrected by the City.

**Curtis Fox:** Dr. Fox expressed concern about drainage from the slope, sewer capacity and off-street parking.

**Mary George:** Ms. George questions the adequacy of parking and back alley access. She asked for a construction schedule that excludes building on weekends, or only half-days on Saturday. She also questioned the project density and asked the City to consider something less dense.

**Ann Costa:** She represents the artificial turf vendor and explained its benefits. She said that the entire turf is recyclable like a plastic bottle when it is removed.

Mayor Fatula closed the public hearing at 8:18 p.m. Council had the following questions and comments:

1. Council Member Lomen:

Encourages more native landscaping and native plants. The drainage plan is . His concern is the adequacy of ingress and egress.

2. Council Member Burruss:

Confirmed that the setbacks are substandard.

3. Vice-Mayor Mendoza:

Wanted to know how long it takes for the artificial turf to break down.

4. Mayor Fatula:

Summarized the comments as (1) the project is too dense; (2) there are drainage issues above and below the project; (3) parking is limited. A study of average cars per home should be conducted so areas for overflow parking can be identified; and (4) sewer capacity. The City Manager confirmed the availability of sewer capacity.

The City Manager said the issue before the Council is the planned development permit and design review. Staff will make sure all capacities are met and will not sign off if they are not. Those issues are handled at the staff level.

Council Member Burruss reiterated that the issue before the Council is the planned development permit and design review. The City Attorney confirmed that the final map was recorded in 1980, and that density was approved long ago and is not before the Council this evening. Downhill drainage has been addressed. Uphill drainage is a separate issue.

The project engineer explained that this project will improve downhill drainage.

On a motion by Council Member Burruss, seconded by Vice-Mayor Mendoza, Council present unanimously adopted Resolution 18-2019 approving the Planned Development Permit and Design Review as recommended.

**AYES:** Burruss, Fatula, Lomen, Mendoza

On a motion by Council Member Burruss, seconded by Council Member Lomen, Council present unanimously introduced Ordinance 539 by title only, waived the first reading and put the matter over to the next meeting to consider for adoption.

**AYES:** Burruss, Fatula, Lomen, Mendoza

Mayor Fatula declared a brief recess; the Council reconvened at 8:53 p.m.

## 5 CONSENT CALENDAR

### 5A. **Minutes - Regular Meeting May 22, 2019**

**Recommendation:** Approve the Minutes of the Regular Meeting of May 22, 2019.

### 5B. **Sales Tax Analysis – Quarter Ending March 31, 2019**

**Recommendation:** For information only.

### 5C. **Fiscal Year 2019-2020 Budget Amendments**

**Recommendation:** Adopt Resolution 19-2019 amending the Fiscal Year 2019-2020 Operating Budget.

### 5D. **Annual Review of Administrative Policies and Procedures – Financial Policies**

**Recommendation:** Adopt Resolution 20-2019 revising Administrative Policies and Procedures – Financial Policies dated October 8, 2014.

### 5E. **Cash Summary – May 2019**

**Recommendation:** Accept and file.

Vice-Mayor Mendoza pulled Item 5A for discussion. On a motion by Council Member Lomen, seconded by Councilmember Burruss, Council present unanimously approved Consent Calendar items 5B-5E.

**AYES:** Burruss, Fatula, Lomen, Mendoza

Vice Mayor Mendoza asked for a correction to the May 22 minutes. She met Robert Wells, Senior Advisor to Vice President Pence, while in Washington DC, so that reference needs to be moved into her category in the minutes. On a motion by Council Member Lomen, seconded by Councilmember Burruss, Council present unanimously approved Consent Calendar item 5A as amended by Vice-Mayor Mendoza.

**AYES:** Burruss, Fatula, Lomen, Mendoza

## 6 PUBLIC COMMENT

There were no public comments at this meeting

## 7 COUNCIL, STAFF, AND OTHER REPORTS

### 7A. **Committee Reports and Colfax Informational Items – All Councilmembers**

#### *Councilmember Lomen*

- Attended the Fire Safe Council. They have a new Facebook page.
- He reported that a website for the Fire Safe Council is being finished.
- There was a food drive on May 25 at which enough money was earned to purchase gear and equipment for training and the fallen fire fighter fund.
- He will work with CalFire and PG&E to do fire safety checks.

#### *Council Member Mendoza*

- Said that blackouts will follow the PG&E wildfires. The City needs to be concerned about seniors. SVCC is a cooling center, but many seniors are home-bound. They need help. Council Member Lomen said there are generators at the fire station. A list of people with medical conditions is being created. Firefighters can legally do welfare checks.

**7B. City Operations – City Staff**

*City Manager Heathcock*

- City Manager Heathcock reported that roundabout construction is scheduled to begin on June 24. There will be a couple of nights of work. Ground-breaking will occur on July 3 on site at 10:00 a.m. A media release is being prepared.

**7C. Additional Reports – Agency Partners**

*Tim Ryan*

- Reported that the mixer was well attended and successful, and thanked the Mayor, and Council Members Burruss and Douglass for attending.
- The next mixer is on June 18 at Colfax Mini Storage.
- There will be a climbing wall and dunk tank for July 3. Volunteers are being recruited for the dunk tank.
- Presented the new directional sign
- Said the Chamber is preparing new membership forms and information.

*Brian Egan*

- The burn ban goes into effect Monday, June 17.
- The chipping program is ongoing.
- A defensible space ordinance has been drafted and submitted for review. Council Members Burruss and Lomen are reviewing it.
- Good progress is being made on the American River fuel break and the wastewater treatment site. They are also looking at the Burnt Flat site.
- They will probably do about 300' on Iowa Hill Road
- The Mt. Howell lookout will be staffed June 17.
- There will be a pre-attack meeting on the evacuation plan tomorrow.

*Ty Conners.*

- Arrests are up; one Deputy was exposed to a meth cloud but will be OK.
- Reported on the successful cigarette theft ring investigation and arrests. He complimented the law enforcement officers involved for a job well done.

*Fred Abbott*

- Parade entry forms for July 3 are available.
- Lyons car show is scheduled for August 17
- Railroad Days are scheduled for September 21 & 22.
- Dave and the Cool Beans will have a concert Saturday at 7:00 p.m.
- June 20 is the deadline for the Colfax Connections

*Sharon Conners*

- Attended the Methodist Church spaghetti fund raiser and would like to see more attendance.
- There is a flea market at SVCC this Saturday. It is full of vendors.
- There are yoga classes Sundays at 4:00.
- The Farmers Market is every Wednesday from 4-7.
- The community garden is full; no more applications are being accepted
- They are looking to develop basketball and ping-pong programs.

*Foxy McCleary*

- There is open studio on Tuesdays and Wednesdays from 1-4 in C4 next to the ballpark.
- VFW meets every second Sunday.
- The cruise night and art walk are every 3<sup>rd</sup> Friday. The next one is June 21. It costs \$5 per person for two attendances.

## **8 COUNCIL BUSINESS**

### **8A. Sheriff Contract Amendment #4 – Fiscal Year 2019-2020**

**Staff Presentation:** Wes Heathcock, City Manager

**Recommendation:** Discuss and consider adopting Resolution 21-2019 authorizing the City Manager to enter into a contract extension with Placer County Sheriff-Coroner-Marsal's Office with the desired service level option for Fiscal Year 2019/2020.

The City Manager introduced this item and presented two options: Option A will allow the service hours to remain the same as in the past few years, which continues the 196-hour reduction. Option B restores the 196 hours to the contract.

Council Member Burruss supported restoration of the full hours. New development will bring increased revenue to the City to cover the cost and will display commitment to law enforcement. Council Member Lomen emphasized the importance of public safety, noted the increase of response times that result from reduced hours, stated that the absence of a deputy during reduced hours is recognized and it is more important to have a deputy fill the hours, and said that restoring the previously-reduced hours is a responsible way to spend City money. Mayor Fatula confirmed that the contract can be renegotiated if circumstances justify again reducing sheriff hours.

On a motion by Vice-Mayor Mendoza, seconded by Councilmember Lomen, Council present unanimously approved the adoption of Resolution 21-2019 authorizing the City Manager to enter into a contract extension with Placer County Sheriff-Coroner-Marsal's Office with Option B that restores all previously-reduced hours, for a cost not to exceed \$736,328.00.

**AYES:** Burruss, Fatula, Lomen, Mendoza

### **8B. Sierra Property Development Static Billboard Agreement**

**Staff Presentation:** Wes Heathcock, City Manager

**Recommended Action:** Discuss and consider adopting Resolution 22-2019 authorizing the City Manager to enter into an agreement with Sierra Property Development for a three-year term with the option to extend the term two additional years.

The City Manager introduced this item. He reported that the City owns a billboard that is in need of repair. Staff evaluated the City's options and concluded that the best option for the City is to lease the billboard to a third party. The City has an existing relationship with Sierra Property Development, so they are the preferred lessee. Revenue generated by selling billboard copy will be split 60% to the City and 40% to Sierra Property Development. Gross revenue is expected to range from \$11,500 to \$14,400, to be split accordingly. Bob Townsend, Sierra Property Development representative, supports the contract.

Mayor Fatula asked whether the City has to improve the billboard. The City Manager said the City will pay for improvements, but Sierra Property Development will do them.

Bob Townsend said SPD would like successive five-year terms. The City Manager noted that this contract has a three-year term with one two-year extension. Successive terms can be negotiated as circumstances allow.

Vice-Mayor Mendoza asked whether this is the only sign in town that refers to historic Colfax. She wants the freeway sign to say "historic". Mr. Thompson said that the digital billboard gives Colfax eight seconds per cycle in each direction, which he considers to be an incredible opportunity for Colfax. He said the City is gaining momentum and he wants to give people a reason to come back.

The City Manager referred to other signs, including Plaza Tire, the smoke shop and McDonalds. The City's branding consultant will help the City upgrade its message and signage.

On a motion by Council Member Lomen, seconded by Council Member Burruss and passed unanimously by the Council present, the Council adopted Resolution 22-2019 authorizing the City Manager to enter into an agreement with Sierra Property Development for a three-year term with the option to extend the term two additional years.

**AYES:** Burruss, Fatula, Lomen, Mendoza

**9 GOOD OF THE ORDER – INFORMAL COUNCIL STATEMENTS REGARDING THE BUSINESS OF THE CITY**

Mayor Fatula reported on a tour of the Howell Mountain lookout with CalFire Battalion Chief Brian Egan, and how to lower the risk of fire, including fire breaks and vegetation management. He showed an eave vent cap that all of the 19 homes that survived the Camp Fire had installed. The cap is round and fits into vent holes. Embers can enter the screen but cannot pass through the cap. He suggested that vendors can be brought to Railroad Days and the possibility of live fire demonstrations.

**10 ADJOURNMENT**

As there was no further business on the agenda, Mayor Fatula adjourned the meeting at 9:35PM.

Respectfully submitted to City Council this 26th day of June 2019