

**CITY OF PLACERVILLE
Redevelopment Agency Board**

MINUTES

Tuesday, April 12, 2011

Materials related to an item on this Agenda, submitted to the Redevelopment Agency or City Council either with or after distribution of the agenda packet, are available for public inspection in the City Clerk's Office at City Hall, 3101 Center Street, during normal business hours.

1. CALL TO ORDER

The Chairperson called the meeting to order at 7:32 P.M. and noted that this was a joint meeting of the Redevelopment Agency of the City of Placerville and the City Council of the City of Placerville and noted that he would act as Chairperson for the joint meeting. The Chairperson then requested the roll call of the City Council.

2. ROLL CALL: Present: Councilmembers Acuna, Borelli, Hagen, Machado, Mattson

The Chairperson then requested the roll call of the Redevelopment Agency Board.

ROLL CALL: Present: Board Members Acuna, Borelli, Hagen, Machado, Mattson

At this point in the joint meeting, Board Member Mattson recused herself and left the meeting chambers.

3. JOINT PUBLIC HEARING OF THE PLACERVILLE CITY COUNCIL AND THE PLACERVILLE REDEVELOPMENT AGENCY (Mr. Morris)

3.1 A Public Hearing on the Proposed Redevelopment Plan for the Placerville Redevelopment Project (Mr. Morris)

The Chairperson opened the joint public meeting and summarized the order of procedure of the public hearing. The City Manager/Executive Director entered six exhibits into the record and noted that originals of these exhibits would be on file with the City Clerk. The City Manager/Executive Director then introduced Ms. Ya-Yin Isle of the Rosenow Spevacek Group, redevelopment consultant for the City and the Agency, and Ms. Nicole Murphy and Mr. Matthew Kiedrowski of Murphy & Associates PC, special legal counsel to the Agency. The City Manager/Executive Director also introduced Ms. Gail Ervin, of the Ervin Consulting Group, who served as the environmental consultant to the City and the Agency.

The City Manager/Executive Director briefly summarized the Environmental Impact Report (EIR) and noted that the Agency is the "lead agency" for the purpose of preparation and certification of the EIR. The Chairperson at this time asked if the City Council or the Agency had questions regarding the EIR. Hearing no objections by the members of the City Council or the Agency, the Environmental Impact Report, as submitted, was made part of the record as Exhibit 10.

The Chairperson then requested the City Clerk to note any written comments that had been received on the proposed Redevelopment Plan. The Clerk noted submissions had been received this evening from Michael Drobesh, Scott Andersen, Mary Lou Andersen, Evelyn Veerkamp and Sharlene McCaslin.

The Chairperson then invited statements from those present concerning the proposed Redevelopment Plan, the Environmental Impact Report, or both. He noted that each speaker would be given three minutes to speak, requested that the speaker identify themselves and indicate whether or not the speaker owns property within the Project area. Comments were received from the following individuals: Laurel Brent-Bumb, Michael Drobesh, Charlie Downs, Tom Cumpston, Evelyn Veerkamp, John Conforti, Peter McQuillen, Robert Laurie, Barry Bachelor, Vickie (last name not given), Mary Dohnke, Wilbur Howe, Susan Rodman, Joe Stancil Jr., Bob McGee, Sue Taylor, Carol Patton, and Lawrence Smith. There being no further testimony or evidence to be received, the Chair entertained a motion to close this hearing. It was then moved by Councilmember/Board Member Hagen and seconded by Councilmember/Board Member Borelli that the hearing be closed. The motion was passed by the following vote:

AYES:	Acuna, Borelli, Hagen, Machado
NOES:	None
ABSENT:	None
ABSTAIN:	None
RECUSED:	Mattson

The Chairperson then announced that the joint public hearing of the City Council and the Redevelopment Agency is closed. The Redevelopment Agency will proceed to take several actions, including certification of the EIR, but the City Council will not take any actions to approve the Redevelopment Plan until its next regular meeting on April 26, 2011.

Following the Public Hearing, the Council recessed while the Redevelopment Agency took action on the following items:

4. CONSENT CALENDAR

4.1 Minutes of the Redevelopment Agency Meeting of March 8, 2011

It was moved by Board Member Borelli and seconded by Board Member Hagen that the Agency Board approve the Minutes of the Redevelopment Agency meeting of March 8, 2011. The motion was passed by the following vote:

AYES:	Acuna, Borelli, Hagen, Machado
NOES:	None
ABSENT:	None
ABSTAIN:	None
RECUSED:	Mattson

5. PUBLIC COMMENT – BRIEF – NON-AGENDA ITEMS

This portion of the meeting is reserved for persons wishing to address the Redevelopment Agency on any matter not on the Agenda that is within the subject matter jurisdiction of the Agency. State law prohibits the Redevelopment Agency from acting on items not listed on the Agenda except by special action of the Agency under specified circumstances.

5.1 Oral Communication

Public comment was received from Barry Bachelor, Michael Drobesh, and Mary Dohnke.

5.2 Written Communication

No written communications were noted.

6. DISCUSSION/ACTION ITEMS

The Chairperson noted that the Redevelopment Agency would consider and act upon the following items:

- 1. A Resolution of the Redevelopment Agency, as the Lead Agency, certifying the Final Environmental Impact Report prepared for the proposed Redevelopment Plan for the Placerville Redevelopment Project and requested that the Clerk read the title. The Clerk then read;
"A Resolution of the Redevelopment Agency of the City of Placerville Certifying the Final Environmental Impact Report Prepared for the Redevelopment Plan for the Placerville Redevelopment Project".*

Following Council discussion, it was moved by Board Member Borelli and seconded by Board Member Hagen that the Redevelopment Agency adopt Resolution No. RA-2011-06, Certifying the Final Environmental Impact Report Prepared for the Redevelopment Plan for the Placerville Redevelopment Project. The motion was passed by the following vote:

AYES: Acuna, Borelli, Hagen, Machado
NOES: None
ABSENT: None
ABSTAIN: None
RECUSED: Mattson

The Chairperson then requested that the Clerk read the title of a Resolution of the Redevelopment Agency finding that the use of monies from the Low and Moderate Income Housing Funds outside of the Project Area will benefit the Project Area. The Clerk then read:

"A Resolution of the Redevelopment Agency of the City of Placerville Finding and Determining That the Use of Monies From the Low and Moderate Income Housing Fund Outside the Boundaries of the Placerville Redevelopment Project will be of Benefit to the Project Area".

Public comment was received from Sue Taylor, Michael Drobesch, and Jose Enriques.

Following public comment and Council discussion, it was moved by Board Member Acuna and seconded by Board Member Borelli that the Redevelopment Agency adopt Resolution No. RA-2011-07, Finding and Determining That the Use of Monies From the Low and Moderate Income Housing Fund Outside the Boundaries of the Placerville Redevelopment Project Area Will be of Benefit to the Project Area. The motion was passed by the following vote:

AYES: Acuna, Borelli, Hagen, Machado
NOES: None
ABSENT: None
ABSTAIN: None
RECUSED: Mattson

7. ADJOURNMENT at 9:20 P.M.

The Redevelopment Agency will adjourn to the regularly scheduled Council meeting of April 12, 2011.

Susan Zito, MMC, City Clerk
Secretary to the Redevelopment Agency