



AGENDA

PLACERVILLE CITY COUNCIL REGULAR MEETING **TUESDAY, AUGUST 12, 2025**

CLOSED SESSION: 4:30 PM

OPEN SESSION: 5:00 PM

CITY COUNCIL CHAMBERS – TOWN HALL
549 MAIN STREET, PLACERVILLE, CA 95667

PUBLIC PARTICIPATION INFORMATION

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Comments on items not on the agenda will be taken under Item 8. Comments must not be slanderous, and must relate to business within the jurisdiction of the City Council.

Advance Correspondence/Written Comments: You may submit your comments by e-mail to pv.citycouncil@cityofplacerville.org, or you may submit your comments to the Administration Department, 3101 Center Street, Placerville, CA 95667 by 2:00 p.m. the day of the meeting.

Advance Correspondence/Written Comments received by 12:00 p.m. the Tuesday preceding the Council meeting will be included in the agenda packet. Comments received after that time and by 2:00 p.m. the day of the meeting will be provided to the members of the City Council and, if relating to a staff report, immediately posted to the City's website.

Copies of the comments will be placed on the back table for public inspection at the meeting. These comments will not be read aloud but will be acknowledged. All comments will be available for inspection in the Administration Department during normal business hours.

The Brown Act: Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts the Agenda on the City Hall and Town Hall windows, and on the City's website: www.cityofplacerville.org.

To ensure that matters are decided based on evidence made available publicly before and during the meeting, Councilmembers will not review or consider information received electronically while the meeting is in progress.

Reasonable Accommodations: In compliance with the Americans with Disabilities Act, if you are a person with a disability and need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (530) 642-5531, (530) 642-5538 (fax), or roconnell@cityofplacerville.org. Requests must be made as early as possible and at least two full business days before the start of the meeting. Some requests may be accommodated closer to the meeting.

CITY COUNCIL MEMBERS

JOHN CLERICI, MAYOR
NICOLE GOTBERG, VICE-MAYOR
RYAN CARTER
JACKIE NEAU
DAVID YARBROUGH

M. CLEVE MORRIS
CITY MANAGER

MONA EBRAHIMI
CITY ATTORNEY

REGINA O'CONNELL
CITY CLERK

4:30 P.M. CLOSED SESSION

- Item 1: Conference with Legal Counsel – Initiation of Litigation**
Government Code § 54956.9(d)(4)
One Case
- Item 2: Liability Claims/Workers' Compensation Claims**
Government Code §54956.95
Claimant: Jason Alger
Agency claimed against: City of Placerville

5:00 P.M. OPEN SESSION

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO THE FLAG**
- 2. ROLL CALL:** Carter, Clerici, Gotberg, Neau, Yarbrough
- 3. CEREMONIAL MATTERS**
- 4. CLOSED SESSION REPORT – City Attorney Ebrahimi**
- 5. ADOPTION OF AGENDA**
- 6. ANNOUNCEMENTS/PRESENTATIONS TO THE PUBLIC**
 - 6.1 Brief Comments by the City Council**
 - 6.2 City Manager Recruitment Update (Mr. Morris)**
- 7. CONSENT CALENDAR**

NOTE: All matters listed under the Consent Calendar are considered routine and will be enacted by one motion by roll call vote unless any member of the Council wishes to remove an item for discussion. The reading of the full text of all Resolutions will be waived unless a Councilmember requests otherwise.

- 7.1 A. Approve the Minutes of the Regularly Scheduled City Council Meeting of July 8, 2025 (Ms. O’Connell)**
- B. Approve the Minutes of the Special Meeting of the City Council of August 6, 2025 (Ms. O’Connell)**
- 7.2 Approve the Accounts Payable Registers dated July 24, 2025 and August 5, 2025 (Mr. Warren)**
- 7.3 Approve the Payroll Register (Mr. Warren)**
- 7.4 Receive and File Public Records Requests (Ms. O’Connell)**
- 7.5 Consider Accepting an Irrevocable Offer of Dedication for Public Street Right-of-way Along the Frontage of 399 Placerville Drive (Assessor’s Parcel Number 323-400-002-000) and Directing the City Engineer to Sign a Certificate of Acceptance and Record said Offer (Ms. Savage)**
- Att. A:** Resolution
Att. B: Offer of Dedication
- 7.6 Consider Approving Property and Right of Way Exchange in Support of Current and Future Public Improvements in Conjunction with the Development of the Middletown Apartments Project (Ms. Savage)**
- Att. A:** Resolution
Att. B: Land Transfer Exhibit
Att. C: Offer of Dedication
Att. D: Grant Deed
- 7.7 Consider Approval of Amendment No. 1 to the Consulting Services Agreement with Robertson-Bryan, Inc. in an Amount not-to-exceed \$32,017 for the City’s Small Municipal Separate Storm Sewer System (MS4) Permit and Authorizing the City Manager to Execute the Same and Approving an \$18,017 Budget Appropriation from the General Fund Unassigned Fund Balance for the said Amendment No. 1 (Ms. Savage)**
- Att. A:** Resolution
- 7.8 Consider Approval of Amendment No. 2 to the Consulting Services Agreement with Robertson-Bryan, Inc. (RBI) in an Amount Not to Exceed \$45,715.00 for the Fiscal Year 2025/2026 Services Related**

**to the NPDES Permit for the Water Reclamation Facility and
Authorizing the City Manager to Execute the Same (Ms. Savage)**

Att. A: Resolution

8. PUBLIC COMMENT – NON-AGENDA ITEMS

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

The Mayor reserves the right to limit the speaker's time to **three minutes**. You are not allowed to make personal attacks on individuals or make comments which are slanderous or which may invade an individual's personal privacy.

8.1 Oral Communication

8.2 Written Communication

9. ITEMS PULLED FROM THE CONSENT CALENDAR

10. ORDINANCES

11. PUBLIC HEARINGS

**11.1 General Plan Amendment (GPA) 25-01, Zone Change (ZC) 25-01 and
Conditional Use Permit (CUP) 25-04 “Thompson House” (Ms.
Kendrick)**

Att. A: Draft Resolution GPA25-01
Att. B: Draft Ordinance ZC25-01
Att. C: Site Plan, Photographs and Site History
Att. D: Draft Conditions of Approval
Att. E: General Plan Land Use Designation Map
Att. F: Zoning Map
Att. G: Aerial Photograph
Att. H: Historic District Map
Att. I: Proof of Publication
Att. J: History Resource Inventory 009-5667-58-D
Att. K: Andrew Painter email dated July 17, 2025

12. DISCUSSION/ACTION ITEMS

**12.1 Direction to Amend the City of Placerville Zoning Ordinance –
Approval Process and Required Findings (Ms. Kendrick)**

12.2 Consideration of Authorizing a Request for Proposal (RFP) for On-Call Environmental Services to Support CEQA Compliance (Ms. Kendrick)

12.3 Authorization for City Manager to Execute a Fee Deferral Agreement for the Middletown Apartment Complex at 180 Middletown Road (Ms. Kendrick)

Att. A: Draft Resolution Authorizing the City Manager to Execute the Fee Deferral Agreement

Att. B: Building Permit Invoice for 180 Middletown Road

Att. C: Senate Bill 937

12.4 Consider Adopting a Resolution Retroactively Approving and Affirming the 2025-2026 Memorandum of Understanding with the International Union of Operating Engineers Stationary Engineers, Local 39 and Authorizing the Mayor, City Manager, City Attorney, and the Labor Representative to Execute the Same and Adopting Resolutions Retroactively Approving and Affirming the 2025-2026 Salary and Benefit Provisions for the Confidential Unit, Executive Management Unit, and Supervisory Unit (Mr. Warren)

Att. A: Resolution-Local 39

Att. B: Memorandum of Understanding

Att. C: Resolution-Confidential Unit

Att. D: Resolution-Executive Management Unit

Att. E: Resolution-Supervisory Unit

13. COUNCIL REPORTS FROM OTHER AGENCY MEETINGS

- **El Dorado County Transit Authority**
(Neau, Yarbrough)
- **El Dorado County Transportation Commission**
(Clerici, Neau, Yarbrough)
- **LAFCO (El Dorado Local Agency Formation Commission)**
(Carter)
- **SACOG (Sacramento Area Council of Governments)**
(Clerici)
- **Pioneer Community Energy Board of Directors**
(Carter)
- **Placerville Fire Safe Council**
(Gotberg)

- **Opportunity Knocks/Continuum of Care**
(Carter)

14. REQUESTS FOR FUTURE AGENDA ITEMS – (Requests for Future Agenda Items Requires a Majority Concurrence of the Council)

15. CITY MANAGER AND STAFF REPORTS

15.1 Receive and File June 2025 Fire Station 25 Run Report (Chief Cordero)

Att. A: June Report

15.2 Development Services Department Monthly Statistics (Ms. Kendrick)

Att. A: DSD June 2025 Monthly Report

15.3 Sales Tax Report Update (Mr. Warren)

Att. A: Sales Tax Reports for the Quarter Ended 03/31/25

16. UPCOMING ITEMS

Items tentatively scheduled for the next City Council meeting include: Renewal of Lease Agreement with Arts and Culture El Dorado, WRF Lab Technician Position, Placerville Drive Bridge Project SFIA Properties (511 and 519 Placerville Dr.), Fire Code Update/Amendment, Fire Gate Removal, Second Reading Thompson House, Development Services July Stats, NBS Agreement CAD Formation Services, Salary and Benefit Provision Resolution for the Executive Management Unit, Letter of Support of League City Managers Working Group Sales Tax, Sales Tax Report, and Master Fee Schedule.

17. ADJOURNMENT

The next regularly scheduled City Council meeting will be held on August 26, 2025, 4:30 P.M. Closed Session, 5:00 P.M. Regular Meeting.

CERTIFICATION OF AGENDA POSTING

I, Regina O'Connell, City Clerk of the City of Placerville, declare that the foregoing Agenda for the August 12, 2025, Regular Meeting of the Placerville City Council was posted and available for review on August 7, 2025, at City Hall, 3101 Center Street, Placerville, CA 95667 and at Town Hall, 549 Main Street, Placerville, CA 95667.

The Agenda, including all staff reports and attachments, is available on the City website at www.cityofplacerville.org

Attest: 
Regina O'Connell, CPMC, City Clerk