

## MINUTES

PLACERVILLE CITY COUNCIL  
REGULAR MEETING

**TUESDAY, FEBRUARY 10, 2026**

CLOSED SESSION: 4:00 PM

**OPEN SESSION: 5:00 PM**

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

### 4:00 P.M. CLOSED SESSION

**Item 1: Conference with Legal Counsel – Existing Litigation Pursuant to Government Code § 54956.9(d)(1)**

City of Placerville v. Boris Doubnov; Tatiana Doubnova; Embarcadero Mortgage Corporation; Sidney Leight; Lillian Leight; Galina Yusupov, et al., El Dorado Superior Court, Case No. PV-004636

**Item 2: Conference with Real Property Negotiations Pursuant to Government Code § 54956.8**

Property: 212 Armory Drive  
Agency Negotiation: Dave Warren, City Manager  
Negotiating Parties: City of Placerville and State of California  
Under Negotiation: Price and terms of payment

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### 5:00 P.M. OPEN SESSION

**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO THE FLAG**

*The Mayor called the meeting to order at 5:00 p.m. and The Pledge of Allegiance to the Flag was recited.*

**2. ROLL CALL: Present: Carter, Clerici, Gotberg, Neau, Yarbrough**

**3. CEREMONIAL MATTERS**

*No ceremonial matters were scheduled.*

**4. CLOSED SESSION REPORT – City Attorney Ebrahimi**

*The City Attorney reported that no public comment was received in advance of closed session, there was no reportable action taken on Item 1, and the Council provided direction on Item 2.*

**5. ADOPTION OF AGENDA**

*It was moved by Councilmember Clerici that the City Council move Item 11.1 before Item 10.1 and adopt the agenda as modified. The motion was seconded by Councilmember Carter and passed by the following roll-call vote:*

AYES: Carter, Clerici, Gotberg, Neau, Yarbrough  
NOES: None  
ABSENT: None  
ABSTAIN: None

**6. ANNOUNCEMENTS/PRESENTATIONS TO THE PUBLIC**

**6.1 Brief Comments by the City Council**

*The City Council made brief comments.*

**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 January 27, 2026 (Ms. Doig)**

*The City Council approved the minutes of the regularly scheduled City Council meeting of January 27, 2026.*

**B. Approve the Minutes of the Special City Council Meeting of January 22, 2026 (Ms. Doig)**

*The City Council approved the minutes of the special City Council meeting of January 22, 2026.*

**C. Approve the Minutes of the Special City Council Meeting of January 29, 2026 (Ms. Doig)**

*The City Council approved the minutes of the special City Council meeting of January 29, 2026.*

**7.2 Approve the Accounts Payable Register dated February 2, 2026 (Ms. Tornincasa)**

*The City Council approved the accounts payable register dated February 2, 2026.*

**7.3 Approve the Payroll Register for Pay Period 15 (Ms. Tornincasa)**

*The City Council approved the payroll register for pay period 15.*

**7.4 Receive and File Public Records Requests (Ms. O’Connell)**

*The City Council received and filed public records requests.*

**7.5 Consider Ratifying Construction Contract Change Orders No. 1 and No. 2 in the Total Aggregate Amount of \$1,772.34 with C.E. Cox General Engineering, Inc., for the Bedford Avenue Curb Ramp and Main Street Sidewalk Project (CIP #42612), and Authorizing the City Engineer to Execute a Notice of Completion for the Same (Ms. Savage)**

**Resolution No. 9498**

*The City Council ratified Construction Contract Change Orders No. 1 and No. 2 in the total aggregate amount of \$1,772.34 with C.E. Cox General Engineering, Inc., for the Bedford Avenue Curb Ramp and Main Street Sidewalk Project (CIP #42612) and authorized the City Engineer to execute a Notice of Completion for the same.*

*No public comment was received on the consent calendar. It was moved by Councilmember Yarbrough that the City Council approve the consent calendar. The motion was seconded by Councilmember Clerici and passed by the following roll-call vote:*

AYES: Carter, Clerici, Gotberg, Neau, Yarbrough  
NOES: None  
ABSENT: None  
ABSTAIN: None

**8. PUBLIC COMMENT – NON-AGENDA ITEMS**

**8.1 Oral Communication**

*No oral communication was received.*

**8.2 Written Communication**

*Written communication was received for Item 10.2. Copies were available to the public.*

**9. ITEMS PULLED FROM THE CONSENT CALENDAR**

*No items were pulled from the consent calendar.*

**10. ORDINANCES**

Second reading and adoption of ordinances will be placed on the Consent Calendar unless separate discussion or action is requested by a Council Member or member of the public.

**10.1 Consideration of Zoning Ordinance Amendment (ZOA) 25-03 – Title 10 (Zoning), Section 10-4-17 (Sign Regulations) to Allow Regulated A-Frame/Sandwich Board Signs on a defined area on Main Street; and Finding that the Project is Exempt from CEQA (Ms. Kendrick)**

*The Director of Development Services summarized the draft ordinance. Public comment was received from Sue Rodman, Alan Ming, Tony Windle, Kathi Lishman, and James Marquez. Following discussion, it was moved by Councilmember Carter that the City Council direct staff to bring the item back for an introduction and first reading, incorporating revisions proposed by the City Council. The motion was seconded by Councilmember Yarbrough and passed by the following roll-call vote:*

AYES: Carter, Clerici, Gotberg, Yarbrough  
NOES: Neau  
ABSENT: None  
ABSTAIN: None

**10.2 Consideration of Zoning Ordinance Amendment (ZOA) 25-02 – Title 10 (Zoning), Chapter 4, Section 10-4-20 (Short-Term Rentals) to Include Hosted Short-Term Rentals; and Finding that the Project is Exempt from the California Environmental Quality Act (CEQA) (Ms. Kendrick)**

*The Director of Development Services summarized the draft ordinance. Public comment was received from Frank Porter, Larissa Lujan, Sue Rodman, Kathi Lishman, and Alan Ming. Following discussion, it was moved by Councilmember Carter that the City Council direct staff to bring the item back for an introduction and first reading, incorporating revisions proposed by the City Council. The motion was seconded by Councilmember Yarbrough and passed by the following roll-call vote:*

AYES: Carter, Clerici, Neau, Yarbrough  
NOES: Gotberg  
ABSENT: None  
ABSTAIN: None

**11. PUBLIC HEARINGS**

**11.1 Consider Approving the New EID Pass Through Water FCCs as a Separate Component of the City’s Water CIC’s as Presented (Mr. Warren)**

**Resolution No. 9499**

*The City Manager introduced Patrick Kalvass, Engineering Manager from El Dorado Irrigation District, who led the presentation. No public comment was received. It was moved by Councilmember Clerici that the City Council approve the new El Dorado Irrigation District pass through water Facility Capacity Charges (FCCs) as a separate component of the City's water Capital Improvement Charges (CICs) as presented. The motion was seconded by Vice-Mayor Neau and passed by the following roll-call vote:*

AYES: Carter, Clerici, Neau, Gotberg, Yarbrough  
NOES: None  
ABSENT: None  
ABSTAIN: None

## **12. DISCUSSION/ACTION ITEMS**

### **12.1 Consider Supporting the Application of Jamboree Housing Corporation for the Local Government Matching Grants (LGMG) Program, Acknowledging Infeasibility of Affordable Housing Development at 212 Armory Drive and Authorizing Related Actions under the Excess Sites Program; and Related Findings (Ms. Kendrick)**

#### **Resolution No. 9500**

*The Director of Development Services presented the item. Vice-Mayor Neau stated that the City Attorney recommends adding an additional finding to the resolution to read, "4. Due to the infeasibility of the project due to site constraints, the City of Placerville is now supportive of Jamboree Housing submitting an application to the Department for reimbursement of Jamboree Housing's predevelopment costs." Public comment was received by Sue Rodman.*

*It was moved by Councilmember Yarbrough that the City Council move staff's recommendation to support the application of Jamboree Housing Corporation for the Local Government Matching Grants (LGMG) Program, acknowledge infeasibility of affordable housing development at 212 Armory Drive, authorize related actions under the Excess Sites program and related findings, and amend the resolution as recommended by the City Attorney to add a fourth finding as noted above. The motion was seconded by Councilmember Clerici and passed by the following roll-call vote:*

AYES: Carter, Clerici, Neau, Gotberg, Yarbrough  
NOES: None  
ABSENT: None  
ABSTAIN: None

### **12.2 Consider Authorizing Staff to Distribute a Proposition 218 Notice to City Ratepayers as Soon as Practicable Including the Proposed Water Rates, Drought Water Rates, and Wastewater Rates (Option #2) and**

**Directing Staff to Hold a Proposition 218 Public Hearing Regarding the Said Water Rates, Drought Water Rates, and Wastewater Rates on April 14, 2026 at 5:00 PM at Town Hall (Mr. Warren)**

**Resolution No. 9501**

*The City Manager and Interim Director of Finance presented the information. Public comment was received from Sue Rodman and Kathi Lishman. It was moved by Vice-Mayor Neau that the City Council authorize staff to distribute a Proposition 218 Notice to City ratepayers as soon as practicable including proposed water rates, drought water rates, and wastewater rates (Option #2) and directing staff to hold a Proposition 218 Public Hearing regarding the said water rates, drought water rates, and wastewater rates on April 14, 2026 at 5:00 p.m. at Town Hall. The motion was seconded by Councilmember Carter and passed by the following roll-call vote:*

AYES: Carter, Clerici, Neau, Gotberg, Yarbrough  
NOES: None  
ABSENT: None  
ABSTAIN: None

**12.3 Acknowledge and File the New Click2Gov Online Business Licenses Tax Software Demonstration and Report. (Ms. Tornincasa)**

*The Interim Director of Finance presented the new payment platform. Public comment was received from Kathi Lishman. The item was acknowledged and filed.*

**13. COUNCIL REPORTS FROM OTHER AGENCY MEETINGS**

*The Council reported on recent and upcoming meetings of various external bodies. No public comment was received.*

- **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)**

*No requests for future agenda items were made.*

**15. CITY MANAGER AND STAFF REPORTS**

*No City Manager and staff reports.*

**16. UPCOMING ITEMS**

*Items tentatively scheduled for the next City Council meeting include: Mallard Apartments Maintenance Assessment District Resolution of Intent, Planning Fee Update, January Stats, Water Consumption Report, EDC Real Estate Fraud Tools Presentation, Fee Increase, Banner Fee, Gold Bug Park and Mine Fees, Placerville Dr Bridge - Approve Utility Agreements with EID and AT&T, Authorize staff to Release an RFP for CM, Placerville Dr Bike/Ped - Approve a Utility Agreement with PG&E, Authorize staff to release an RFP for CM, Mallard Apartments - Accepting Offers of Dedication for Public Street Right of Way, Historic City Hall Fundraiser Event, TIM Fee Report, Cal OES Form 130 Resolution, Nation's Semi quincennial (250th) Anniversary Celebration Update*

**17. ADJOURNMENT @ 7:35 p.m.**

The next regularly scheduled City Council meeting will be held on February 24, 2026, 4:30 P.M. Closed Session, 5:00 P.M. Regular Meeting.

Regina O'Connell, CPMC, City Clerk