

**MINUTES**

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

**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**

*The meeting was called to order at 5:01 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 the Council met in closed session to determine whether it would initiate litigation by unanimous vote of the Council. The Council authorized staff to settle litigation with Purdue Pharma, an opioid manufacturer.*

**5. ADOPTION OF AGENDA**

*It was moved by Councilmember Neau that the City Council adopt the agenda as presented. The motion was seconded by Vice-Mayor Gotberg and passed unanimously.*

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

### **6.1 Brief Comments by the City Council**

*The City Council made brief comments.*

*The City Manager invited the public to attend the groundbreaking event for the City's broadband project scheduled to take place this Thursday outside of the fairgrounds on Placerville Drive.*

### **6.2 City Manager Recruitment Update (Mr. Morris)**

*Mayor Clerici announced that Assistant City Manager and Director of Finance Dave Warren has been appointed City Manager, succeeding Cleve Morris upon his retirement this October.*

## **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)**

*Approved the minutes of the regularly scheduled City Council Meeting of July 8, 2025.*

### **B. Approve the Minutes of the Special Meeting of the City Council of August 6, 2025 (Ms. O'Connell)**

*Approved the minutes of the special meeting of the City Council of August 6, 2025.*

### **7.2 Approve the Accounts Payable Registers dated July 24, 2025 and August 5, 2025 (Mr. Warren)**

*Approved the Accounts Payable Registers dated July 24, 2025 and August 5, 2025.*

### **7.3 Approve the Payroll Register (Mr. Warren)**

*Approved the Payroll Register.*

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

*Received and filed Public Records Requests.*

- 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)**

**Resolution No. 9451**

*Accepted 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 directed the City Engineer to sign a Certificate of Acceptance and record said offer.*

- 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)**

**Resolution No. 9452**

*Approved property and right of way exchange in support of current and future public improvements in conjunction with the development of the Middletown Apartments Project.*

- 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)**

**Resolution No. 9453**

*Approved 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 authorized the City Manager to execute the same and approved an \$18,017 budget appropriation from the General Fund Unassigned Fund balance for the said Amendment No. 1.*

- 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)**

**Resolution No. 9454**

*Approved 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 authorized the City Manager to execute the same.*

*No public comments were received on the Consent Calendar. It was moved by Councilmember Carter that the City Council approve the Consent Calendar as presented. The motion was seconded by Councilmember Yarbrough 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**

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**

*Oral communication was received from Peg Vanderkar.*

### **8.2 Written Communication**

*No written communication was received.*

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

*No items were pulled from the Consent Calendar.*

## **10. ORDINANCES**

*The introduction and first reading of an ordinance was scheduled under Item 11.1.*

## **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)**

#### **Resolution No. 9455**

*The Mayor opened the public hearing and the Director of Development Services presented the item. The City Attorney read a prepared statement explaining why the project qualifies for an exemption under CEQA. The applicants addressed the City Council and no public comments were received.*

*Following Council discussion, it was moved by Councilmember Neau that the City Council adopt a resolution amending the Placerville General Plan Land Use Map and to introduce an ordinance amending the official zoning map for Assessor's Parcel Number 003-241-067 from Business & Professional to Medium Density Residential (General Plan Amendment 25-01 / Zone Change 25-01), and to waive the first full reading of the ordinance.*

*The motion was seconded by Councilmember Yarbrough and passed by the following roll-call vote:*

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

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

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

*The Director of Development Services presented the item. Public comments were received from Sue Rodman and Michael Drobesh. Following Council discussion, it was moved by Vice-Mayor Gotberg that the City Council direct staff to prepare a Zoning Ordinance Amendment related to approval processes and required findings. 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

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

*The Director of Development Services summarized the item. Public comments were received from Michael Drobesh. Following Council discussion, it was moved by Councilmember Yarbrough that the City Council direct staff to prepare a Request for Proposal (RFP) for on-call*

*environmental consulting services to support CEQA compliance. 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

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

**Resolution No. 9456**

*The Director of Development Services presented the report. No public comments were received. Following Council discussion, it was moved by Vice-Mayor Gotberg that the City Council authorize the City Manager to execute a Fee Deferral Agreement for the Middletown Apartment complex at 180 Middletown Road. The motion was seconded by Councilmember Neau and passed by the following roll-call vote:*

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

**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)**

**Resolution No. 9457** (Local 39)

**Resolution No. 9458** (Confidential Unit)

**Resolution No. 9459** (Executive Management Unit)

**Resolution No. 9460** (Supervisory Unit)

*The Assistant City Manager/Director of Finance presented the item. No public comments were received. It was moved by Councilmember Neau that the City Council adopt 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 adopt resolutions retroactively*

*approving and affirming the 2025-2026 Salary and Benefit Provisions for the Confidential Unit, Executive Management Unit, and Supervisory Unit.*

*The motion was seconded by Councilmember Yarbrough and passed by the following roll-call vote:*

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

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

*The Council reported on recent and upcoming meetings of various external bodies. No public comments were 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)**

*Mayor Clerici requested that staff prepare a report on the Planning Commission's bylaws, including options for their approval process. Public comments were received from Kirk Smith and Michael Drobesh.*

### **15. CITY MANAGER AND STAFF REPORTS**

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

*The report was received and filed.*

**15.2 Development Services Department Monthly Statistics (Ms. Kendrick)**

*The report was received and filed.*

**15.3 Sales Tax Report Update (Mr. Warren)**

*The reports were received and filed.*

*Public comments were received from Kirk Smith.*

**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 @ 5:58 p.m.**

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.

Regina O'Connell, CPMC, City Clerk