



GRASS VALLEY

City Council Regular Meeting, Capital Improvements Authority and Redevelopment "Successor Agency"

Tuesday, August 23, 2022 at 7:00 PM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

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MINUTES

CALL TO ORDER

Meeting called to order at 7:02 pm by Mayor Aguilar.

PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by Police Chief, Alex Gammelgard.

ROLL CALL

PRESENT

Council Member Hilary Hodge

Council Member Tom Ivy

Vice Mayor Jan Arbuckle

Mayor Ben Aguilar

ABSENT

Council Member Bob Branstrom

AGENDA APPROVAL -

Motion made to approve the agenda by Council Member Hodge, Seconded by Vice Mayor Arbuckle.

Voting Yea: Council Member Hodge, Council Member Ivy, Vice Mayor Arbuckle, Mayor Aguilar

REPORT OUT OF CLOSED SESSION

Nothing to report.

INTRODUCTIONS AND PRESENTATIONS

PUBLIC COMMENT -

Attached.

CONSENT ITEMS -

Public comment attached.

Motion made to approve the consent by Vice Mayor Arbuckle, Seconded by Council Member Hodge.

Voting Yea: Council Member Hodge, Council Member Ivy, Vice Mayor Arbuckle, Mayor Aguilar

1. Approval of the Regular Meeting Minutes of August 9, 2022

Recommendation: Council approve minutes as submitted.

2. Approval of the Special Closed Door Meeting Minutes of August 5, 2022.

Recommendation: Council approve minutes as submitted.

3. Assembly Bill 361 Resolution

Recommendation: Adopt resolution R2022-70 authorizing remote teleconference meetings of the City Council and other legislative bodies of the City pursuant to government code section 54953(e)

4. Local Emergency Proclamation (COVID-19)

Recommendation: Continuance of Novel Coronavirus (COVID-19) proclamation declaring a Local State of Emergency

5. Local Emergency Proclamation (Drought Conditions)

Recommendation: Drought Conditions proclamation declaring a Local State of Emergency

6. Local Emergency Proclamation (Winter Storm of December 27th, 2021)

Recommendation: Winter Storm of December 27th, 2021 proclamation declaring a Local State of Emergency

7. Grass Valley Management & Supervisory Professional & Confidential Employees - Unit 1 Memorandum of Understanding - July 1, 2021 - June 30, 2023

Recommendation: Adopt Resolution No. 2022-69 approving the revised Labor Memorandum of Understanding for a one-year period beginning July 1, 2022 through June 30, 2023 between the City of Grass Valley and the Grass Valley Management / Supervisory Professional & Confidential Employees Group (Unit 1).

8. Public Works purchase of Sewer Easement Machine at a Total Cost of \$56,523.93

Recommendation: Council to authorize the Utilities Director to purchase a PipeHunter sewer easement machine from Texas Underground Inc.

9. Appointment of Independent Auditor for Fiscal Years 2021-22 and 2022-23

Recommendation: 1) Authorize the City Manager to execute an addendum to the contract with Smith & Newell, CPAs for independent audit services for the City for Fiscal Years 2021-22 and 2022-23, subject to final legal review 2) Authorize the Finance / Administrative Services Director to make any necessary budget adjustments / transfers; and 3) Approve Smith & Newell, CPAs as a sole-source contractor.

10. 2022 Annual Measure E Street Rehabilitation Project - Authorization to Award Contract

Recommendation: That Council 1) award a contract for the 2022 Annual Measure E Street Rehabilitation Project to JV Lucas Paving Inc., 2) authorize the Mayor to execute the construction contract, subject to legal review and, 3) authorize the City Engineer to approve construction change orders for up to 10% of the contract amount.

ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION AND / OR ANY ADDED AGENDA ITEMS

REORGANIZATION RELATED ITEMS

PUBLIC HEARING

11. Planning Commission Recommendation of Development Code Amendments.

Recommendation: The Planning Commission Recommends that the City Council approved the Development Code Amendments, as presented, or as modified by the City Council, which includes the following actions: 1) Determine the project Statutorily Exempt, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; 2) Hold the first reading of an Ordinance Approving the Development Code Amendments as presented by title only; and, 3) Adopt Findings of Fact for the Development Code Amendments as presented.

Lance Lowe, Principle Planner, gave presentation to the council.

Council asked if there a way to remove the limit of not allowing accessory dwelling as a short term rental, but it was discussed that per state guidelines for accessory dwelling units they are not intended to be allowed as short term rentals.

Public comment attached.

Council requested that staff look at different cities policies of AirB&B cap and to look at setting up a joint meeting with the planning commission. Ideas about looking at doing a percentage of the available hosing in the city limits for a cap and possibly looking at putting a cap on vacation rental homes and not necessarily the hosted rentals. They also discussed look at putting a limit of radius that the owners would have to live within that area.

Motion made to 1) Determine the project Statutorily Exempt, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; 2) Hold the first reading of an Ordinance Approving the Development Code Amendments as presented by title only; and, 3) Adopt Findings of Fact for the Development Code Amendments as presented by Council Member Hodge, Seconded by Vice Mayor Arbuckle.

Voting Yea: Council Member Hodge, Council Member Ivy, Vice Mayor Arbuckle, Mayor Aguilar

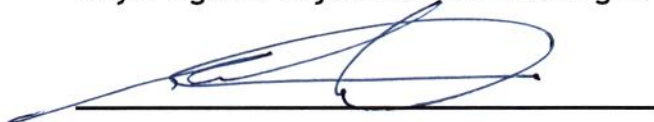
ADMINISTRATIVE

BRIEF REPORTS BY COUNCIL MEMBERS

Councilmember Ivy had nothing to report. Councilmember Hodge wants to Thank everyone for continuing to shop local and attended the opening of the Nevada County Fair. Vice Mayor Arbuckle attended a National League of Women in Municipal government conference, GVDA Board Meeting, opening of the Nevada County Fair took a tour of small pallet homes, will be attending the League of Cities Conference and, discussed SB1100 Mayor Aguilar attended the Mayors & Managers breakfast, the opening of the Nevada County Fair and update on Mill St.

ADJOURN

Mayor Aguilar adjourned the meeting at 8:05 pm.



Ben Aguilar, Mayor



Taylor Day, Deputy City Clerk

Taylor Day

From: WIRELESS CALLER [REDACTED]
Sent: Tuesday, August 23, 2022 7:52 PM
To: Public Comments
Subject: Voice Mail (25 seconds)
Attachments: audio.mp3

I just threw out 1%. You could say 2%. More than multiple apartment buildings have been sold in town for Airbnbs, including the one that I live in. You guys really need to get out and look around. Like after your meeting tonight, maybe drive on the street you haven't been on and look at it. You'll be amazed because you're killing us with this Airbnb stuff even though.

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Taylor Day

From: WIRELESS CALLER [REDACTED]
Sent: Tuesday, August 23, 2022 7:40 PM
To: Public Comments
Subject: Voice Mail (23 seconds)
Attachments: audio.mp3

Hi Matthew Coulter. I'd like the city manager and the city planner and developer to explain how they don't know how many houses are in Grass Valley. Jingle residents and backyard houses as well as apartments. It's just odd that your guys are guessing place isn't that big, guys. Squat and count.

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Taylor Day

From: WIRELESS CALLER [REDACTED]
Sent: Tuesday, August 23, 2022 7:19 PM
To: Public Comments
Subject: Voice Mail (30 seconds)
Attachments: audio.mp3

Yeah, Lance, when's the last time we had a development review committee meeting? Because they keep getting cancelled every month for years, so there doesn't seem to be one anyway. So you keep saying remove them. We're not even allowed to have them. And great, I've got some great idea for murals of a big middle finger. What do you think? Will that go? Art is subjective, isn't it? Thank you, Matthew Coulter, by the way.

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Taylor Day

From: WIRELESS CALLER [REDACTED]
Sent: Tuesday, August 23, 2022 7:16 PM
To: Public Comments
Subject: Voice Mail (3 minutes and 2 seconds)
Attachments: audio.mp3

Yeah, hi. Matthew Coulter, like Lance explained, who is keeping track of all this? Who is going to people and saying that's an illegal unit? You can't rent that out because they're all over town. And so I'm just wondering about the enforcement angle of all these changes that you're making and when all this is going to be available to the public and when it's all going to be changed in the code books and the library and all these different things that go along with this changes things that are don't need to be changed. So that's a major concern going on that people can't keep up with all this stuff. You guys can't keep up with that, so you just pass it automatically and that's not cool. You guys need to do your homework and see how many rental units are actually out there. Move around it at night. What's going on? I think you guys don't have a clue of what is happening in this town and a lot of aspects. And you allow the city management to tell you what's going on and they don't know because it's all based on greed and money. For those folks, this is sad truckies literally having car camping and tent camping for workforce housing because they've lost all their workforce housing. That's happening here, has happened here, continues to happen here. Stop doing it. Thank you. Specifically adding that provision in accordance with state law. Also with respect to Table 3.3 speaks to parking. Currently short term rentals require one parking space per room and two parking spaces for the owner. Landlord, considering that these combinations, everybody knows everybody, they know each other We think that could be handled through tandem parking. So instead have two side by side parking outside the front yard set. We have parking that backs up to one another. They know each other. It's typically not at issue. So we believe we can allow that fire issue. Also we've had a number of requests for short term rentals and multiple family zones. Aren't you in R3 zones currently short term rentals are allowed in the R1 zone exclusively specifically excluded short term rentals and multifamily zones for obvious reasons. That's where the bulk of our rental housing resides. OK. However we have situations where the good example to all the street where we have.

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Taylor Day

From: WIRELESS CALLER [REDACTED]
Sent: Tuesday, August 23, 2022 7:04 PM
To: Public Comments
Subject: Voice Mail (1 minute and 41 seconds)
Attachments: audio.mp3

Hi, Matthew Coulter on the agenda items #5 #8 #9 #10 #11. I have some questions on these items. On #5 the question be, if we have a drought emergency, how come you're watering the street outside my house every night for hour and a half the pavement? Have asked repeatedly for you guys to adjust the sprinklers. You can't seem to do it #8 the sewer easement machine. I'd like to hear some more talk about what a sewer easement machine is for \$60,000 and what it does and who is trained to use it most of all. Also, #9 the independent auditor for a non independent group to pick an independent auditor seems a bit odd, but I look forward to hearing what independent auditor? Maybe it's financial, maybe it's sewage, I don't know, it's some kind of independent auditor is going to help us in some way shape or form. I really look forward to that and #10 the measure, any St rehab situation, I'd like to hear more about that. That's really exciting and I think the public would like to hear more about the measure E street rehab. JV Lucas Paving, incorporated. And some of their projects they've done. #11 the lingo change? I don't think we need to be changing the lingo to get the public to get the Planning Commission off the off the hook because they're making some poor decisions. OK. Thank you.

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Taylor Day

From: WIRELESS CALLER [REDACTED]
Sent: Tuesday, August 23, 2022 7:01 PM
To: Public Comments
Subject: Voice Mail (1 minute and 56 seconds)
Attachments: audio.mp3

Yes, hi, this is Matthew Coulter calling with public comment. I'm trying to find out how I can watch the meeting. Can't seem to find it anywhere. I wanted public comment. I wanted to mention our error situation here in town. The fact that the first time in the history of air quality control of Northern Sierra, which covers 4 counties, they issued a stop work order and that was for the project by the city contractors at Scott and School for the dust permeating the grade schoolers. And it's really sad that this city is in such a that they're destroying everyone's health in the process. I have to take a lot of different medications now, temporarily, I hope, because of what's going on next door. And the air quality things in Memorial Park also, including burning rubber over there the other day. And it just happened to be the other people called it in, too. Wasn't just me. There's been a lot of complaints. So you guys continue to do this. You continue to go with restraining orders after me from the contractor, from the park with Officer Herrera. Also, the mayor of Grass Valley will see you in court on your restraining order. You want on me, Hillary, I hope you're enjoying your restraining order you have on me and all you folks. They've tried so hard to keep me from running from her office or Grass Valley City Council for the November 8th vote. Incredible. 8 restraining orders and thrown in jail in the two months prior so you guys could keep me from running. That's some pretty dirty pool, so we'll see how it all plays out, but I encourage you to freaking look in the mirror. Thank you.

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Taylor Day

From: Jedidiah Watson [REDACTED]
Sent: Friday, August 19, 2022 9:59 AM
To: Public Comments
Subject: City's Mill St Vacant lot

You don't often get email from jnathanw@hotmail.com. [Learn why this is important](#)

Please send someone out to maintain your vacant lot and please do so on a regular basis. It is an eye sore to the community and violates the city's own vegetation management codes. There are still stacks of sticks and branches from the December storm last year, overgrown weeds and shrubs, and because of the overgrowth we have seen people dump trash like a bathtub, people passed out in the bottom of the lot, and kids are going down there to hang out and access the back yards of neighboring properties.

Thank You,
Jedidiah