

**PORTOLA CITY COUNCIL
SPECIAL MEETING MINUTES**

October 6th, 2014

5:30 p.m.

1. CALL TO ORDER

Mayor Oels called the meeting to order at 5:30 pm.

2. PLEDGE OF ALLEGIANCE

Mayor Oels led the Council in a moment of silence and the reciting of the pledge of allegiance.

3. ROLL CALL

Councilmembers Larrieu, Powers, and Morton, Mayor Pro Tem Gault and Mayor Oels responded to the roll call. City Manager Robert Meacher, City Planner Karen Downs, City Clerk Melissa Klundby, City Finance Officer Susan Scarlett and City Attorney Steve Gross were also in attendance.

4. PUBLIC COMMENT

Larry Douglas commented that he is concerned about law enforcement in the City of Portola and that the use of COPS funds should be directed to the Plumas County Sheriff's Department.

5. ORDER OF BUSINESS

A. **Portola Fire Department**- Request from the Fire Chief, Portola Fire Department for a budget amendment in the amount of \$7,000 for the purchase of an ambulance. Discussion and/or possible action.

Henry Johnson, City of Portola Fire Chief, reported that the Fire Department is requesting a budget amendment of \$7,000, for the purchase of a 2001 Ford Ambulance for use as a medical/rescue unit. Mr. Johnson reported that the current response vehicle is almost thirty years old and had become unreliable, and that maintenance costs are becoming prohibitive. Henry Johnson and Leah Turner discussed the long range plan for this unit, which would include using it as an ambulance to run as "third call" on local 911 calls in the future.

City Manager, Robert Meacher reported that Eastern Plumas Health Care in in agreement with the purchase and the long range plans of the Fire Department for use of this vehicle. Mr. Meacher also noted that in the future a program could be put into place to bill for its use as an ambulance, and that until then the vehicle would be used a response vehicle for the fire department.

Mayor Oels asked for public comment and Larry Douglas asked if anyone had contacted SCORE and who had set the price of the vehicle. Mr. Johnson responded that insurance had been looked into and that the price was negotiated by the Fire Chief for a cost lower then was initially asked for by Eastern Plumas Health Care.

Terri Woods said she is in support of the purchase but is concerned about the need for its purchase.

Community member Bob Morton expressed concerns that the cost of maintenance and use of the vehicle would be high and had concerns about the reasons it was being sold.

The Council discussed the purchase and Councilmember Larrieu made a motion to authorize a budget amendment of \$7,000 for the purchase of a 2001 Ford Ambulance for use as a medical/rescue unit from Eastern Plumas Health Care. Councilmember Powers seconded the motion and it was unanimously approved.

B. Woodbridge at Portola- Review Development Agreement by and between the City of Portola and Woodbridge at Portola, Inc., Consider request of the prospective purchaser of the Woodbridge at Portola project for amendments to the Development Agreement and Consider Introducing and Waiving Reading of Ordinance No. 342, Amending the Development Agreement by and between the City of Portola and Woodbridge at Portola, Inc.. Discussion and/or Possible Action

City Attorney Steve Gross gave a detailed history of the Woodbridge project and presented the staff report. Mr. Gross then clarified that this agenda item was to give the Council an opportunity to hear from the Schomac group, who are potential buyers for the property.

John McMorrow, representative for the Schomac Group, introduced himself, Ryan Schoff, President of the Schomac Group and Will Broad, Engineer. Mr. McMorrow reported that the group is in a due diligence period and are reviewing the Woodbridge project to see if is feasible to continue with property acquisition. On behalf of the Schomac Group, Mr. McMorrow reported that they are seeking potential Council interest in changing portions of the Development Agreement, specifically the phasing of the project, changes to the collection of the Water Supply Fee and the length of the agreement.

The Council expressed concerns over changes to the Water Supply Fee, but noted that they do not see problems with extending the length of the term of the Development Agreement. Mayor Oels asked for public comment.

Leslie Chrysler commented that the City had already spent a significant amount of money on upgrades to the treatment plant to accommodate the Woodbridge Development based up the development agreement. Ms. Chrysler also commented that the Water Supply Fee was based upon an Engineers Study, which determined the cost of supplying water to the development.

Dennis Dickenson commented that he would like to see the project move forward.

Larry Douglas commented that he is looking forward to a Council that is receptive to seeing development.

Cal Patterson commented that he would like to know more about the Schomac group and its financial stability.

Ryan Schoff, President of the Schomac Group addressed the Council and reported on the group's financial stability and interest in the area. Mr. Schoff noted they are the owners of numerous projects in the area, including but not limited, the Nakoma and the Feather River Inn. Mr. Schoff noted that his family has a long term interest in the area and that the Schomac group is based in Sacramento and is a conservative self-funded group.

Terri Woods asked for clarification on lenders for phase one of the project and Mr. Schoff reported that there are no lenders, that phase one would be self-funded.

Terri Swofford, Plumas County Supervisor, asked who would live in and buy the houses if Woodbridge was developed. Mr. Schoff said that he sees this area like Truckee looked 30 years ago and that he sees the coordination of several projects leading to an increased interest in housing. He also reported that the group would be looking to connect Gulling Street to A-15, as part of phase one of the project.

After continued discussion all Councilmembers expressed a willingness to move forward and be flexible in future negotiations.

Councilmember Larrieu made a motion requesting staff to work with the Schomac Group and to bring recommendation back to the Council on amendments to the Development Agreement and expressed a willingness of the Council to consider negotiations in regard to changes to the Development Agreement. Mayor Pro tem Gault seconded the motion and it was unanimously approved during a roll call vote.

10. ADJOURNMENT

There being no further business to discuss, Mayor Oels adjourned the meeting at 6:45 p.m.

Respectfully Submitted,

Melissa Klundby, City Clerk