



**City Council
Regular Meeting Minutes - Final**

Tuesday, December 4, 2018

4:00 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Coursey called the meeting to order at 4:00 p.m.

Present: 7 - Mayor Chris Coursey, Vice Mayor Chris Rogers, Council Member Julie Combs, Council Member Ernesto Olivares, Council Member John Sawyer, Council Member Tom Schwedhelm, and Council Member Jack Tibbetts

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.

3. STUDY SESSION - NONE.

4. ANNOUNCEMENT OF ROLL CALL

Present: 7 - Mayor Chris Coursey, Vice Mayor Chris Rogers, Council Member Julie Combs, Council Member Ernesto Olivares, Council Member John Sawyer, Council Member Tom Schwedhelm, and Council Member Jack Tibbetts

5. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS - NONE.

6. PROCLAMATIONS/PRESENTATIONS - NONE.

7. STAFF BRIEFINGS

7.1 FIRE RECOVERY AND REBUILD UPDATE

This will be a standing item on the agenda. No action will be taken except for possible direction to staff.

There was nothing to report.

8. CITY MANAGER'S/CITY ATTORNEY'S REPORTS

City Manager McGlynn made a brief report regarding the Handmade Holiday Craft fair at Finley Community Center and Person Senior Wing this past weekend.

9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS

Council Member Tibbetts announced his abstention to Item 11.2.

Council Member Sawyer announced his abstention to Item 11.2.

Council Member Combs announced her abstention to Item 11.1.

10. MAYOR'S/COUNCILMEMBERS' REPORTS

The Mayor and Council Members made announcements and reports of interest to the Council.

10.1 MAYOR'S/COUNCILMEMBERS' SUBCOMMITTEE AND LIAISON REPORTS (AND POSSIBLE COUNCIL DIRECTION TO BOARD REPRESENTATIVE ON PENDING ISSUES, IF NEEDED)

10.1.1 Council Subcommittee Reports

10.1.2 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA)

10.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee

10.1.4 Association of Bay Area Governments (ABAG)

10.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee

10.1.6 Sonoma Clean Power Authority (SCPA)

10.1.7 Sonoma County Waste Management Agency (SCWMA)

10.1.8 Groundwater Sustainability Agency (GSA)

10.1.9 Other

11. APPROVAL OF MINUTES

11.1 October 30, 2018, Regular Meeting.

Attachments: [Draft Minutes](#)

Approved as submitted with the exception of Council Member Combs.

11.2 November 13, 2018, Regular Meeting.

Attachments: [Draft Minutes](#)

Approved as submitted with the exception of Council Members Sawyer and

Tibbetts.

12. CONSENT ITEMS

Approval of the Consent Agenda

A motion was made by Vice Mayor Rogers, seconded by Council Member Combs, to waive reading of the text and adopt Consent Items 12.1 and 12.2. The motion carried by the following vote:

Yes: 7 - Mayor Coursey, Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

12.1 RESOLUTION - FIFTH AMENDMENT TO GENERAL SERVICES AGREEMENT NO. F001312 WITH ALAN TROXEL, DBA TROXEL HVAC FOR HVAC EQUIPMENT MAINTENANCE AND REPAIR

RECOMMENDATION: It is recommended by the Transportation and Public Works and Finance Departments that the Council, by resolution, approve the Fifth Amendment to General Services Agreement No. F001312 with Alan Troxel, dba Troxel HVAC, Petaluma, California, extending the term of the Agreement for an additional year, increasing on-call rates, and increasing compensation by \$126,000 for a total amount not to exceed \$771,000.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2018-215 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE FIFTH AMENDMENT TO GENERAL SERVICES AGREEMENT NO. F001312 WITH ALAN TROXEL, DBA TROXEL HVAC

12.2 RESOLUTION - APPROVAL OF TWO AGREEMENTS FOR LEGAL SERVICES WITH JONES HALL, BOND COUNSEL, RELATING TO ISSUANCE OF WATER AND WASTEWATER REVENUE REFUNDING BONDS

RECOMMENDATION: It is recommended by the Finance Department and City Attorney that the Council, by resolution, approve two Agreements for Legal Services with Jones Hall, PC, for bond counsel

and disclosure counsel services in connection with the issuance of Water Revenue Refunding Bonds (Series 2018) and Wastewater Revenue Refunding Bonds (Series 2018A), in the amount of \$90,000 and \$105,000 respectively.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Exhibit A](#)
 [Exhibit B](#)
 [Presentation](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2018-216 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING TWO LEGAL SERVICES AGREEMENT WITH JONES HALL, PC, BOND COUNSEL, RELATING TO THE ISSUANCE OF WATER AND WASTEWATER REVENUE REFUNDING BONDS

The time not being 5:00 p.m., Mayor Coursey took Report Items 14.1 and 14.2 before Item 13 - Public Comment on non-agenda items.

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

Duane DeWitt thanked Council Member Combs for attending the Commemoration of the Civil War, a veterans grove and healing garden, and other topics.

Peter Tscherneff spoke regarding various topics.

Rosalia Tapia Romero spoke regarding Burbank Housing near Elsie Allen and parking concerns.

Thomas Ells spoke regarding the Climate Reality Project.

14. REPORT ITEMS

14.1 REPORT - ADVERTISING POLICY AND GUIDELINES

BACKGROUND: The Transportation and Public Works Department, Transit Division has long debated about the potential to use advertising on buses, shelters and other facilities. While advertising on transit equipment and facilities has become common with most agencies, including Golden Gate Transit and Sonoma County Transit, the City,

and more specifically, CityBus, have historically chosen to not allow any type of advertising. In light of the current state of the industry and emerging budget considerations, the Transit Division has determined that it is in the City's best interest to develop and recommend an advertising policy that would allow advertising on facilities including, buses, shelters, stops, park and rides, payment machines, websites, mobile applications, computer applications and social media sites.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department, that the Council, by Resolution, adopt Council Policy Number 000-69 titled "Advertising Policy and Guidelines" and authorize the Transit Division to develop an advertising program for sale of advertising space.

Attachments: [Staff Report](#)
[Resolution](#)
[Resolution \(Revised - 08/21/2019\)](#)
[Exhibit A](#)
[REDLINE -Exhibit A \(Uploaded 12/3/2018\)](#)
[REVISED - Exhibit A \(Uploaded 12/3/2018\)](#)
[Presentation](#)
[REVISED - Exhibit A \(uploaded 5/9/2019\)](#)

Presented by Jason Nutt, Director of Transportation and Public Works; and Julia Gonzalez, Marketing and Outreach Coordinator, Transportation and Public Works.

PUBLIC COMMENT

Gregory Fearon spoke in support of non-profits advertising on city buses.

Peter Tscherneff spoke regarding Item 14.1.

Duane DeWitt spoke in support of advertising funds be directed to maintenance of bus shelters.

A motion was made by Council Member Sawyer, seconded by Council Member Olivares, to waive reading of the text to include the following language "for the depiction thereof" in Section 2.4.5, and correct the numbering on the policy and adopt as amended:

RESOLUTION NO. RES-2018-217 ENTITLED: RESOLUTION OF THE

**COUNCIL OF THE CITY OF SANTA ROSA ADOPTING COUNCIL POLICY
NUMBER 000-69 TITLED "ADVERTISING POLICY AND GUIDELINES"**

The motion carried by the following vote:

Yes: 7 - Mayor Coursey, Vice Mayor Rogers, Council Member Combs,
Council Member Olivares, Council Member Sawyer, Council Member
Schwedhelm, and Council Member Tibbetts

14.2 REPORT - RENEWAL ENTERPRISE DISTRICT (RED)

BACKGROUND: In the months following the 2017 wildfires, there was heightened awareness of the importance of ensuring not only that our fire survivors rebuild, but also ensuring community-wide economic vitality by meeting housing development goals. The Sonoma County Board of Supervisors and the Santa Rosa City Council have been working to address the problem, and directed staff to identify new and more effective structures that can, over the next five years, facilitate additional new housing development for all income levels. In response, the concept of a regional housing construct began to take shape in the Renewal Enterprise District or RED.

The basic premise of the RED is to work across jurisdictions to market and attract developers, blend private financing and public funds, leverage state and federal grant funds, and facilitate creation of housing that meets established public policy goals for increased density, access to transit, protection of open space and community separators, and improving energy efficiency, climate resilience, and affordability.

By working together, the City and County have an opportunity to develop and implement a common vision and drive regional renewal efforts, by leveraging their real estate assets, regulatory authority, and new funding sources for maximum effect and long-term benefit.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department and the Housing and Community Services Department that the Council, by resolution, authorize approval of a Joint Powers Agreement creating a Renewal Enterprise District (RED) through a Joint Powers Authority comprised initially of the City of Santa Rosa and the County of Sonoma to facilitate the development of housing in targeted geographic areas.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Exhibit A](#)
 [Presentation](#)

Presented by David Guhin, Director of Planning and Economic Development; and Dave Gouin, Director of Housing and Community Services.

PUBLIC COMMENT

Duane DeWitt spoke in support of the item and provided information regarding Brownfield Grants.

Teri Shore, Greenbelt Alliance, spoke in support of the item.

Anne Seeley, Concerned Citizens of Santa Rosa, spoke in support of the item.

Ananda Sweet, Santa Rosa Metro Chamber of Commerce, spoke in support of the item.

Peter Tscherneff spoke regarding the item.

Thomas Ells spoke regarding the item.

Daisy Pistey Lyhne, Sonoma County Conservation Action, spoke in support of the item.

Council Member Olivares left the meeting at 5:48 p.m.

A motion was made by Council Member Schwedhelm, seconded by Vice Mayor Rogers, to waive reading of the text and adopt:

RESOLUTION NO. RES-2018-218 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE JOINT POWERS AGREEMENT FOR THE CREATION OF A RENEWAL ENTERPRISE DISTRICT THROUGH A JOINT POWERS AUTHORITY COMPRISED INITIALLY OF THE CITY OF SANTA ROSA AND COUNTY OF SONOMA

The motion carried by the following vote:

Yes: 7 - Mayor Coursey, Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

15. PUBLIC HEARINGS - NONE.

16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) - NONE.

17. PUBLIC COMMENTS ON NON-AGENDA MATTERS - NONE.

18. ANNOUNCEMENT OF CONTINUED CLOSED SESSION ITEMS, RECESS TO CLOSED SESSION IN THE MAYOR'S CONFERENCE ROOM, RECONVENE TO OPEN SESSION, AND ANNOUNCEMENTS [IF NEEDED]

19. ADJOURNMENT OF MEETING

Hearing no further business, Mayor Coursey adjourned the meeting at 6:09 p.m. The next regularly scheduled meeting will take place on December 18, 2018, at a time set by the Mayor.

20. UPCOMING MEETINGS

20.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List.pdf](#)

This item was received and filed.

Approved on: December 18, 2018
/s/ Daisy Gomez, City Clerk