

**SANTA ROSA CITY COUNCIL MINUTES  
REGULAR MEETING  
CITY HALL, 100 SANTA ROSA AVENUE  
MAY 31, 2016**

**1. CALL TO ORDER AND ROLL CALL**

Mayor Sawyer called the meeting to order at 3:02 p.m. Council Members present: Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Carlstrom, Coursey, Olivares, and Wysocky. Council Member Combs was absent.

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Mayor Sawyer recessed the meeting to closed session at 3:05 p.m. to discuss Items 2.1 as listed on the agenda:

**PUBLIC COMMENT**

Duane DeWitt spoke in favor of adding more descriptive language to the agenda regarding closed session anticipated litigation items to indicate if the City is suing or being sued. He also recommended that the City look into mediation to save tax payers money.

**2.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: one potential case.

Mayor Sawyer adjourned closed session at 3:45 p.m. and reconvened the meeting to open session in the Council Chamber at 4:04 p.m.

**3. STUDY SESSION – NONE.**

**4. ANNOUNCEMENT OF ROLL CALL**

**5. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS**

City Attorney Fowler reported that the Council met with legal counsel in closed session regarding Item 2.1 - Anticipated Litigation one potential case of initiation and there was no action to report.

**6. PROCLAMATIONS/PRESENTATIONS – NONE.**

**7. STAFF BRIEFINGS**

**7.1 MEASURE M TEN YEAR REPORT**

Nancy Adams, Transportation Planner, and Susan Smith, Executive Director Sonoma county Transportation Authority, provided an update on the Traffic Relief Act for Sonoma County (Measure M) passed by the voters in November 2004. She highlighted the Measure M projects and activities specific to Santa Rosa and Countywide projects that have benefited Santa Rosa in the first ten years of the 20-year Measure program.

Duane DeWitt spoke on how Measure M would help the Roseland Creek bike path.

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

Deputy City Manager Hurtado reported the Community Advisory Board will be meeting on Thursday, June 2, from 5:30-8:30 p.m. at Legends at Bennett Valley to develop their annual work plan.

**9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS**

Council Member Olivares announced he will be abstaining from Item 11.2 – Approval of Minutes for May 10, 2016.

Mayor Sawyer announced he will be abstaining from Item 15.1.

**10. MAYOR'S/COUNCILMEMBERS' REPORTS**

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

Council Member Carlstrom announced her appointment of Minona Heaviland to the Bicycle and Pedestrian Advisory Board.

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

Jack Osborne spoke on the impossibility of eliminating poverty, providing affordable housing for everyone, and homelessness.

10.1.1 Council Subcommittee Reports – None.

10.1.2 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA) – None.

10.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee – None.

10.1.4 Association of Bay Area Governments (ABAG) – None.

10.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee – None.

10.1.6 Sonoma Clean Power Authority (SCPA) – None.

10.1.7 Sonoma County Waste Management Agency (SCWMA) – None.

10.1.8 Other – None.

**10.2 MATTERS FROM COUNCIL**

**10.2.1 PROPOSED AFFORDABLE HOUSING TRAILER BILL**

Joey Hejnowicz, City Manager Fellow, and Chuck Regalia, Assistant City Manager provided a brief update. Council discussed and voted on whether to send a letter related to the proposed Affordable Housing Trailer Bill.

Duane DeWitt spoke on the Roseland Specific Plan where housing may be projected and the difficulty of having environmental review in the area, and allowing rehabilitation of existing structures in the area.

Anne Seeley, Concerned Citizens for Santa Rosa, spoke on her concerns of the bill removing local control.

Peter Tscherneff spoke on high fire concerns and using living cactus fences, and affordable housing for veterans.

The Mayor will send on behalf of the Council a letter of opposition to the Affordable Housing Trailer Bill.

**11. APPROVAL OF MINUTES**

**11.1 May 3, 2016, Regular Meeting.**

Approved as amended correcting the vote on ITEM 14.1 – REPORT – DIRECTION TO PREPARE RENT STABILIZATION ORDINANCE AND ADOPTION OF AN URGENCY RENT MORATORIUM ORDINANCE to reflect the vote as 4-3 with Council Member Olivares voting no.

Council Member Carlstrom seconded, CARRIED by a 6-0-1 vote (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Carlstrom, Coursey, Olivares and Wysocky voting yes; Council Member Combs absent).

**11.2 May 10, 2016, Regular Meeting.**

MOVED by Mayor Sawyer, Council Member Carlstrom seconded, CARRIED by a 5-0-1-1 vote (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Carlstrom, Coursey, and Wysocky voting yes; Council Member Olivares abstain/recused; Council Member Combs absent).

**12. CONSENT ITEMS**

Duane DeWitt spoke on Item 12.4.

Jack Osorne spoke on Item 12.5.

**MOVED** by Vice Mayor Schwedhelm, seconded by Council Member Olivares, and **CARRIED** 6-0-1 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Carlstrom, Coursey, Olivares, Wysocky voting yes; Council Member Combs absent) to waive reading of the text and adopt Consent Items 12.1 through 12.5 as follows:

**12.1 MOTION - AWARD - FIRE HOSE PURCHASE ORDER**

**MOTION** to approve award of a purchase order for the purchase of fire hose to Allstar Fire Equipment, Hayward, California, in an amount not to exceed \$106,303.13.

**12.2 RESOLUTION - AMENDMENT OF CITY COUNCIL MANUAL OF PROCEDURES AND PROTOCOLS RE APPOINTMENT OF MAYOR PRO TEM TO SERVE IN ABSENCE OF MAYOR AND VICE MAYOR**

**RESOLUTION NO. 28783 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING THE CITY COUNCIL MANUAL OF PROCEDURES AND PROTOCOLS

**12.3 RESOLUTION - AMENDMENT OF COUNCIL POLICY 000-06 - APPOINTMENTS TO BOARDS/COMMISSIONS/COMMITTEES**

**RESOLUTION NO. 28784 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING COUNCIL POLICY 000-06 - APPOINTMENTS TO BOARDS/COMMISSIONS, AND COMMITTEES

**12.4 ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REZONING THE PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 134-022-049 TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT - FILE NUMBER MJP14-011**

**ORDINANCE NO. 4064 ENTITLED:** ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REZONING THE PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 134-022-049 TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT - FILE NUMBER MJP14-011

**12.5 ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE REAL PROPERTIES LOCATED AT 547 SPEERS ROAD (ASSESSOR'S PARCEL NO. 183-250-020) AND 562 MIDDLE RINCON ROAD (ASSESSOR'S PARCEL NO. 183-250-021), TO THE RR-20 (RURAL RESIDENTIAL) ZONING DISTRICT; FILE NO. ANX15-001**

**ORDINANCE NO. 4065 ENTITLED:** ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE REAL PROPERTIES LOCATED AT 547 SPEERS ROAD (ASSESSOR'S PARCEL NO. 183-250-020) AND 562 MIDDLE RINCON ROAD (ASSESSOR'S PARCEL NO. 183-250-021), TO THE RR-20 (RURAL RESIDENTIAL) ZONING DISTRICT; FILE NO. ANX15-001

**13. PUBLIC COMMENT ON NON-AGENDA MATTERS**

Duane DeWitt spoke on not receiving a copy of the Roseland Area Specific Plan as a member of the Steering Committee and not being able to engage the community without it.

Jack Osborne spoke on announcing closed session items being announced.

Elizabeth Neylon spoke on Courthouse Square project and made announced the Progressive Festival event.

Cactus Peter spoke on various topics.

**14. REPORT ITEMS**

**14.1 REPORT - PG&E COMMUNITY PIPELINE SAFETY INITIATIVE**

BACKGROUND: PG&E will provide a presentation regarding their Community Pipeline Safety Initiative and ongoing gas safety efforts within the City of Santa Rosa.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that Council receive the presentation and provide direction and feedback to staff.

Jason Nutt, Director of Transportation and Public Works, introduced Brian Bottari, Senior Representative, Government Relations, and Darin Cline, Government Relations, Community Gas Pipeline Safety from PG&E who provided the presentation.

**14.2 REPORT - SANTA ROSA WATER RESERVE FUND POLICY UPDATE**

BACKGROUND: Maintaining adequate reserve levels - funds set aside for specific purposes - allows a utility to respond to fluctuations in revenues and costs and respond to short term emergencies. Adequate reserves directly affect a utility's bond rating, and ultimately its ability to borrow money at affordable interest rates. Santa Rosa Water's Reserves were last updated in 2012. The 2015 Rate Study recommended an increase in the Catastrophic Reserve level to account for increased cost of construction over the years since the last update.

RECOMMENDATION: It is recommended by the Board of Public Utilities and Water Department staff that the Council, by resolution, approve an update of the Santa Rosa Water Reserve Policy to increase the catastrophic reserve levels by 30% as per the 2015 Rate Study recommendations.

Presented by Linda Reed, Interim Director of Water Department.

**MOVED** by Council Member Carlstrom, seconded by Council Member Olivares, and **CARRIED** 5-1-1(Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Carlstrom,

Coursey, Olivares voting yes; Council Member Wysocky voting no; Council Member Combs absent) to waive reading of the text and adopt:

**RESOLUTION NO. 28785 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA REVISING COUNCIL POLICY 000-57, CITY OF SANTA ROSA WATER RESERVE POLICY

**15. PUBLIC HEARINGS**

**15.1 PUBLIC HEARING - TEFRA HEARING - SANTA ROSA COMMUNITY HEALTH CENTERS, LOCATED AT 3569 ROUND BARN CIRCLE**

BACKGROUND: Santa Rosa Community Health Centers' (SRCHC) goal is to enhance the health and contribute to the improvement of a very large segment of our population that otherwise would have difficulty accessing healthcare services. It is a Federally Qualified Health Center with a principal mission of providing primary medical, dental and mental health care to uninsured and underinsured patients. SRCHC currently has a total of nine sites around the City of Santa Rosa, including the subject site, with nearly 50,000 patients, accounting for around 25% of the residents of Santa Rosa. SRCHC provides approximately 225,000 patient visits annually with a staff of about 450 employees.

The CMFA is a joint powers authority that assists local governments, non-profit organizations and businesses with the issuance of taxable and tax-exempt bonds for any purpose or activity permitted under the Joint

Exercise of Powers Act Government Code §6500, et seq. terms of a Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated January 1, 2004. To date, over 225 municipalities, including the City of Santa Rosa, have become members of CMFA.

In 2010, the CMFA issued Insured Revenue Bonds to make a loan to SRCHC to finance (i) the purchase of an approximately 42,500 square foot building situated on 2.83 acres at 3569 Round Barn Circle, (ii) the construction of tenant improvements to the building, and (iii) the purchase of equipment and furniture for the building, for use as a community clinic. The facility includes exam rooms, mental health rooms, procedure rooms, consultation rooms, patient group rooms and conference rooms for community, resident and staff education. SRCHC relocated its administrative, billing, and finance staff from previously leased space to this site. The facilities are owned and operated by SRCHC.

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve the issuance by the California Municipal Finance Authority of tax exempt, revenue refunding bonds for Santa Rosa Community Health Centers in an amount not to exceed \$15,000,000 to refund the outstanding Insured Revenue Bonds (Southwest Community Health Center), Series 2010, for the property located at 3569 Round Barn Circle.

Presented by Deborah Lauchner, Chief Financial Officer.

**PUBLIC HEARING**

Vice Mayor Schwedhelm opened the public hearing at 6:40 p.m.

Seeing no one else wishing to speak, Vice Mayor Schwedhelm closed the public hearing at 6:40 p.m.

**MOVED** by Council Member Olivares, seconded by Council Member Wysocky, and **CARRIED** 5-0-1-1 (Vice Mayor Schwedhelm, Council Members Carlstrom, Coursey, Olivares, Wysocky voting yes; Mayor Sawyer abstain/recused; Council Member Combs absent) to waive reading of the text and adopt:

**RESOLUTION NO. 28786 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE ISSUANCE OF REVENUE BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$15,000,000 FOR THE PURPOSE OF REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF HEALTH AND MEDICAL FACILITIES FOR SANTA ROSA COMMUNITY HEALTH CENTERS, AND CERTAIN OTHER MATTERS RELATING THERETO

**16. WRITTEN COMMUNICATIONS – NONE.**

**17. PUBLIC COMMENTS ON NON-AGENDA MATTERS**

Robert Hansen spoke on council meetings being a public forum process and courthouse square.

**18. ANNOUNCEMENT OF CONTINUED CLOSED SESSION ITEMS, RECESS TO CLOSED SESSION IN THE MAYOR’S CONFERENCE ROOM, RECONVENE TO OPEN SESSION, AND ANNOUNCEMENTS – NONE.**

**19. ADJOURNMENT OF MEETING**

Hearing no further business, Mayor Sawyer adjourned the meeting at 6:43 p.m. The next regularly scheduled meeting will take place on June 7, 2016, at a time to be set by the Mayor.

Approved on: June 28, 2016  
/s/ Stephanie A. Williams, Interim City Clerk