



**City Council  
Regular Meeting Minutes - Draft**

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Tuesday, May 7, 2019

2:30 PM

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

Mayor Schwedhelm called the meeting to order at 2:33 p.m.

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

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Mayor Schwedhelm recessed the meeting to closed session at 2:55 p.m. to discuss Items 2.1 and 2.2 as listed on the agenda:

**2.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
(Government Code Section 54956.8)**

Property: 1225 Fulton Road Rd, Santa Rosa APN 034-460-032  
Agency Negotiator: Jill Scott, Real Property Negotiator  
Negotiating Parties: Community Child Care Council of Sonoma County (4Cs), St. Joseph's Health of Northern CA, LLC, All Saints Antiochian Orthodox Church, Child Family Community Inc.  
Under Negotiations: Price and terms of payment.

**2.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
(Government Code Section 54956.8)**

Property: 1400 Fountaingrove Parkway APN 173-670-022  
Agency Negotiator: Jill Scott, Real Property Negotiator  
Negotiating Parties: Keysight Technologies, Inc.  
Under Negotiations: Price and terms of payment.

Mayor Schwedhelm adjourned the closed session at 3:57 p.m. and reconvened the meeting at 4:00 p.m.

**3. STUDY SESSION - NONE.**

**4. ANNOUNCEMENT OF ROLL CALL**

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

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

City Attorney Gallagher announced that Council provided direction to staff on Items 2.1 and 2.2.

## 6. PROCLAMATIONS/PRESENTATIONS

### PUBLIC COMMENT

Duane DeWitt spoke in support of the proclamations and presentations regarding the Water-Use awareness and efficiencies.

#### 6.1 PROCLAMATION - WATER AWARENESS MONTH

Council Member Fleming read and presented the proclamation to Sean McNeil, Sustainability Coordinator, Santa Rosa Water.

#### 6.2 PRESENTATION - WATER-USE EFFICIENCY POSTER CONTEST

Council Member Fleming presented Heather Aviles, Water Resource Specialist, to present and announce the Water-Use Efficiency Poster Contest winners.

Presented by Heather Aviles, Water Resource Specialist.

#### 6.3 PRESENTATION - WATER-USE EFFICIENCY AWARDS

Council Member Fleming introduced Sean McNeil, Sustainability Coordinator, to present the Water-Use Efficiency Award winners.

#### 6.4 PROCLAMATION - PEACE OFFICER'S MEMORIAL DAY

Council Member Olivares read and presented proclamation to Captain Ray Navarro, Santa Rosa Police Department

## 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.

Megan Basinger, Housing and Community Services Manager, provided a brief report.

This item was received and filed.

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

There was nothing to report.

## **9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS**

There were no abstentions made.

## **10. MAYOR'S/COUNCIL MEMBERS' REPORTS**

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

Vice Mayor Rogers provided a brief report on SMART.

### **10.1 MAYOR'S/COUNCIL MEMBERS' 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**

Council Member Fleming provided a brief report.

#### **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 Homeless System of Care (HSC)**

### **10.1.10 Renewal Enterprise District (RED)**

### **10.1.11 Other**

## **10.2 SONOMA COUNTY MAYORS' AND COUNCIL MEMBERS' ASSOCIATION / CITY SELECTION COMMITTEE**

- 10.2.1** The City Council will, by motion, provide direction to the Mayor regarding nominations for an appointment to the California Coastal Commission. The Mayor will take this recommendation to the Sonoma County City Selection Committee Special Meeting scheduled for May 15, 2019. The Sonoma County City Selection Committee will nominate one or more mayors or city councilmembers to the California Coastal Commission and the appointment will be made by Senate Rules Committee.

**A motion was made by Council Member Tibbetts, seconded by Council Member Sawyer, to provide direction to Mayor Schwedhelm on the nomination of Mayor Debora Fudge, of Windsor, to the California Coastal Commission, which will be made by the City Selection Committee at its special meeting on May 15, 2019. The motion carried by the following vote:**

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

## **11. APPROVAL OF MINUTES - NONE.**

## **12. CONSENT ITEMS**

### **PUBLIC COMMENT**

George Uberti spoke in opposition to Item 12.3.

Duane DeWitt spoke regarding Item 12.5; and requested additional information.

Eileen Bill spoke regarding Item 12.3; and spoke in support of using electric vehicles.

## **Approval of the Consent Agenda**

**A motion was made by Vice Mayor Rogers, seconded by Council Member Sawyer, to waive reading of the text and adopt Consent Items 12.1 through 12.4. The motion carried by the following vote:**

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

**12.1 RESOLUTION - RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE PROJECT LIST FOR FISCAL YEAR 2019-20 STATE OF GOOD REPAIR PROGRAM**

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by Resolution, approve the project list, and authorize the Director of Transportation and Public Works or his designee to request \$26,061 in Fiscal Year 2019-20 State of Good Repair funding from the California Department of Transportation.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2019-047 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE PROJECT LIST FOR THE FISCAL YEAR 2019-20 STATE OF GOOD REPAIR PROGRAM**

**12.2 RESOLUTION - GENERAL SERVICES AGREEMENT FOR DOCUMENT WITH GREEN TARA, INC. - DOCUMENT REPRODUCTION SERVICES**

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve General Services Agreement with Green Tara, Inc., dba Clone Digital Print and Copy, Santa Rosa, California for document reproduction services, in an amount not to exceed \$250,000. Funds for this procurement have been included in the approved Fiscal Year 2018-19 budget within various departments.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2019-048 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE GENERAL SERVICES AGREEMENT FOR DOCUMENT REPRODUCTION SERVICES WITH GREEN TARA, INC., DBA CLONE DIGITAL PRINT AND COPY, SANTA ROSA, CALIFORNIA**

**12.3 RESOLUTION - BID AWARD - PURCHASE ORDER FOR 2019 COMPACT HYBRID SUVs**

RECOMMENDATION: It is recommended by the Transportation and Public Works and Finance Departments, that the Council, by Resolution, approve a purchase order for ten (10) 2019 Toyota RAV 4 Hybrid LE SUVs to Hansel Ford, Inc., Santa Rosa, California, in an amount not to exceed \$328,442. Funds for these vehicles are funded in Fiscal Year 2018-19 Transportation and Public Works Fleet Vehicle Replacement account 300601, as approved by Council.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2019-049 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PURCHASE ORDER FOR TEN (10) 2019 TOYOTA RAV 4 HYBRID LE SUVs TO HANSEL FORD, INC., SANTA ROSA, CALIFORNIA IN AN AMOUNT NOT TO EXCEED \$328,442**

**12.4 RESOLUTION - BID AWARD SOLE MANUFACTURER PURCHASE ORDER FOR 2020 FORD POLICE INTERCEPTOR SUVs**

RECOMMENDATION: It is recommended by the Transportation and Public Works, Police and Finance Departments, that the Council, by resolution, approve a sole manufacturer bid award and purchase order for the purchase of twenty-three (23) 2020 Ford Police Interceptor SUVs to Hansel Ford, Inc., Santa Rosa, California, in an amount not to exceed \$957,257.22. Funds for this purchase are funded in Fiscal Year 2018-19 Transportation and Public Works Fleet Vehicle Replacement approved budget, as approved by Council.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2019-050 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A SOLE MANUFACTURER BID AWARD AND PURCHASE ORDER FOR TWENTY-THREE (23) 2020 FORD POLICE INTERCEPTOR SUVs TO HANSEL FORD INC., SANTA ROSA, CALIFORNIA IN AN AMOUNT NOT TO EXCEED \$957,257.22**

**12.5 RESOLUTION - THIRD AMENDMENT TO SOLID WASTE COLLECTION SERVICES AGREEMENT WITH RECOLOGY SONOMA MARIN, DBA RECOLOGY SANTA ROSA**

**RECOMMENDATION:** It is recommended by the City Manager's Office that the Council, by Resolution, approve the Third Amendment to the Solid Waste Collection Services Agreement between the City of Santa Rosa and Recology Sonoma Marin, dba Recology Santa Rosa, adding infrequent service rates, reallocating several operating costs in the Refuse Rate Index, and correcting typographical errors in Sections 10.07.13.2 and 13.04 of the Agreement.

**A motion was made by Vice Mayor Rogers, seconded by Council Member Sawyer, to waive reading of the text and adopt Consent Item 12.5:**

**RESOLUTION NO. RES-2019-051 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE THIRD AMENDMENT TO SOLID WASTE COLLECTION SERVICES AGREEMENT BETWEEN THE CITY OF SANTA ROSA AND RECOLOGY SONOMA MARIN, DBA RECOLOGY SANTA ROSA**

**The motion carried by the following vote:**

**Yes:** 6 - Mayor Schwedhelm, Vice Mayor Rogers, Council Member Combs, Council Member Fleming, Council Member Olivares, and Council Member Sawyer

**Abstain:** 1 - Council Member Tibbetts

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

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

Holly Hem spoke in opposition to the installation of small cell towers.

Deanna Bernard spoke in opposition to the installation of small cell towers.

Elizabeth Neylon spoke regarding various topics.

Emery Dann spoke in opposition to the installation of small cell towers.

### **14. REPORT ITEMS**

**14.1 REPORT - ADOPTION OF CITY COUNCIL AND EXECUTIVE TEAM**

## RETREAT FINAL REPORT

**BACKGROUND:** The City Council is charged with establishing the policy direction for the City of Santa Rosa and on an annual basis establishes goals and priorities which guide the work of the City. Council has created a framework for goals and priorities, as follows:

Multi-year goals are long-range and to be achieved over a period of years through annual priorities of specific projects and initiatives.

Tier 1 priorities are projects and initiatives determined by Council for primary attention of staff and resources.

Tier 2 priorities are projects and initiatives to be pursued as capacity and resources permit.

On February 21 and 22, 2019, the Council and Executive Staff members held the annual goal setting workshop. In these sessions, the Council reviewed the current financial outlook on 10 broad goals; five Tier 1 priorities, and seven Tier 2 priorities. On April 22, 2019, the Goal Setting Subcommittee met and discussed the goals and deliverables for the Tier 1 priorities.

**RECOMMENDATION:** It is recommended by the City Manager's Office that the Council, by resolution, receive and adopt the City of Santa Rosa City Council and Executive Team Retreat final report and provide direction on the Tier 1 Priorities.

Presented by Sean McGlynn, City Manager.

## PUBLIC COMMENT

George Uberti spoke regarding various topics.

Duane DeWitt spoke regarding preserving the current city properties and not demolish and rebuild new properties.

Kevin Conway spoke in support of moving up the Climate Action Plan date.



Marty Bennett, North Bay Jobs for Justice, spoke in support of the fifteen dollar minimum wage and Climate Action Plan.

Jack Buckhorn, Executive Director of North Bay Labor Council, spoke in support of the fifteen dollar minimum wage for a date certain.

Anita Lafollette, Homeless Action, spoke in support of Housing for All.

Isabel Fisher spoke in support of moving up the discrimination rental inspection program moved with the fifteen minimum wage.

**A motion was made by Council Member Sawyer, seconded by Council Member Olivares, to waive reading of the text and adopt:**

**RESOLUTION NO. RES-2019-052 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ACCEPTING AND ADOPTING THE CITY COUNCIL AND EXECUTIVE TEAM RETREAT FINAL REPORT**

**The motion carried by the following vote:**

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

## **15. PUBLIC HEARINGS**

- 15.1** PUBLIC HEARING - PUBLIC HEARING AUTHORIZING SUBMITTAL OF THE FISCAL YEAR 2019/2020 ACTION PLAN AND APPROVAL OF GRANT AGREEMENTS FOR PUBLIC SERVICES, FAIR HOUSING, AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

**BACKGROUND:** The proposed action will authorize submittal of the Fiscal Year 2019/2020 Annual Action Plan (Plan) to the U.S. Department of Housing & Urban Development (HUD) and approve Grant Agreements for public services, fair housing, and HOPWA. Submittal of the Plan is required by HUD so that the City can continue to receive federal housing and community development funds from HUD in the form of Community Development Block Grant (CDBG), HOME Investments Partnership Program (HOME), and HOPWA grants. This

Plan is for the City's annual CDBG entitlement directly from HUD; it does not include disaster recovery funds (CDBG-DR).

RECOMMENDATION: It is recommended by the Housing & Community Services Department that the Council, by resolution authorize submittal of the Fiscal Year 2019/2020 Action Plan to the U.S. Department of Housing & Urban Development (HUD); approve the Fiscal Year 2019/2020 Grant Agreements for public services, fair housing, and Housing Opportunities for Persons with AIDS (HOPWA) funds in the estimated total amount of \$622,980; authorize the Director of Housing & Community Services to execute the Grant Agreements with service providers; and authorize the City Manager to execute the annual federal funding agreements with HUD and any additional forms or documents required by HUD to implement the Fiscal Year 2019/2020 Action Plan.

Presented by Nancy Manchester, Program Specialist, Housing and Community Services.

Mayor Schwedhelm opened the public hearing at 6:58 p.m.

#### PUBLIC COMMENT

George Uberti spoke regarding the concerns of how the money is being spent.

Seeing no one else wishing to speak, Mayor Schwedhelm closed the public hearing at 7:01 p.m.

**A motion was made by Council Member Combs, seconded by Council Member Sawyer, to waive reading of the text and adopt:**

**RESOLUTION NO. RES-2019-053 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING SUBMITTAL OF THE FISCAL YEAR 2019/2020 ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND APPROVING GRANT AGREEMENTS FOR PUBLIC SERVICES, FAIR HOUSING, AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)**

**The motion carried by the following vote:**

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

**15.2 PUBLIC HEARING - RONCHELLI REZONE - REZONING MAP AMENDMENT - 1250 MENDOCINO AVE - REZ19-002**

**BACKGROUND:** Proposed rezoning of a property partially zoned CG (General Commercial) and R-3-15 (Single-Family Residential) to the CG (General Commercial) zoning district for general plan consistency, located at 1250 Mendocino avenue.

**RECOMMENDATION:** The Planning and Economic Development Department recommends that the Council introduce an ordinance to rezone a property located at 1250 Mendocino Avenue (Assessor's Parcel No. 180-590-004) from the CG (General Commercial) and R-3-15 (Single-Family Residential) zoning districts to the CG (General Commercial) zoning district.

Presented by Kristinae Toomians, Senior Planner, Planning and Economic Development

Mayor Schwedhelm opened the public hearing at 7:08 p.m.

**PUBLIC COMMENT**

Anne Seeley spoke in support of using the property for housing.

Mike Masnick spoke in support of the item.

Seeing no one else wishing to speak, Mayor Schwedhelm closed the public hearing at 7:11 p.m.

**A motion was made by Council Member Tibbetts, seconded by Council Member Combs, to waive reading of the text and introduce:**

**ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 1250 MENDOCINO AVENUE, APN 180-590-004, TO THE CG (COMMERCIAL GENERAL) ZONING DISTRICT - FILE NUMBER: REZ19-002**

**The motion carried by the following vote:**

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

**15.3 PUBLIC HEARING - ROSELAND VILLAGE TENTATIVE MAP AND DENSITY BONUS. APPEAL OF PLANNING COMMISSION ACTION ON THE TENTATIVE MAP AND DENSITY BONUS FOR THE PLANNED ROSELAND VILLAGE MIXED USE PROJECT AT 665 & 883 SEBASTOPOL ROAD, SANTA ROSA, CA PRJ17-075; MAJ17-006, DB19-001.**

**BACKGROUND:** On February 28, 2019, the Planning Commission approved the Roseland Village Tentative Map and Density Bonus by voting 6 ayes, 0 noes, and 1 absent. The Tentative Map would subdivide a 7.41-acre site into five lots, require subdivision infrastructure improvements, and establish public and private street circulation to accommodate the planned future development of three apartment buildings with 175 units, including 75 affordable units, a 25,000 square foot civic building, a 5,000 square foot market place, and a 1-acre public plaza. The Density Bonus allows a 34% increase in residential density and three incentives/concessions which allow phased development of the affordable units within a separate apartment building, and grant an 18 percent parking reduction. The planned Roseland Village Mixed Use project including Design Review of individual buildings and the plaza within Roseland Village will occur at a future date to be determined. The appeal asserts the Planning Commission's action is contrary to a private easement in that the approved Tentative Map eliminates access across the back of the neighboring Roseland Village Shopping Center; the Density Bonus allows housing units which is contrary to the private recorded easement and is against requirements affordable housing be incorporated within and constructed simultaneously; and the project will eliminate over 270 currently available parking spaces to 70 spaces. PRJ17-075; MAJ17-006, DB19-001.

**RECOMMENDATION:** It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by resolution, approved the Tentative Map and Density Bonus.

This public hearing was continued to the May 28, 2019, Regular Meeting.

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

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

**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 Schwedhelm adjourned the meeting at 7:13 p.m. The next regularly scheduled meeting will take place on May 21, 2019, at a time to be set by the Mayor.

**20. UPCOMING MEETINGS**

**20.1 UPCOMING MEETINGS LIST**

**This item was received and filed.**

Approved on:

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Daisy Gomez  
City Clerk