



**City Council
Regular Meeting Minutes - Draft**

Tuesday, November 29, 2022

4:00 PM

1. CALL TO ORDER AND ROLL CALL

Mayor C. Rogers called the meeting to order at 4:04 p.m.

Present: 7 - Mayor Chris Rogers, Vice Mayor Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Natalie Rogers, Council Member John Sawyer, and Council Member Tom Schwedhelm

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.

3. STUDY SESSION - NONE.

4. ANNOUNCEMENT OF ROLL CALL (IF NEEDED) - NONE.

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

6. PROCLAMATIONS/PRESENTATIONS

6.1 PROCLAMATION - RINCON VALLEY LITTLE LEAGUE CHAMPIONS

Council Member Fleming read the proclamation and presented it to Chad Moll, President Rincon Valley Little League.

6.2 PROCLAMATION - SANTA ROSA TACO TUESDAY RIDE

Vice Mayor Alvarez read the proclamation and presented it to Juan Chavez, the Sonoma County Bicycle Coalition's Bike Champion of the Year.

Mr. Chavez made comments of thanks to the Council as well as to all the participants of the ride.

Mayor C. Rogers recessed the meeting at 4:13 p.m. and reconvened at 4:25 p.m.

Present: 7 - Mayor Chris Rogers, Vice Mayor Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Natalie Rogers, Council Member John Sawyer, and Council Member Tom Schwedhelm

7. STAFF BRIEFINGS -NONE.

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

City Manager Maraskeshia Smith reported The Cannery at Railroad Square project closed its financing, was issued permits and the project is expected to be completed in fall 2024. City Manager Smith reported the City, in partnership with Catholic Charities, will open a temporary drop-in warming center from 7:00 p.m. to 7:00 a.m. from November 29 through the morning of December 1, 2023, in response to the cold weather forecasted.

PUBLIC COMMENT

Duane DeWitt spoke asking for more clarity on the project in Railroad Square.

9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

Council Member Schwedhelm announced he would be abstaining from Item 11.4 due to not being in attendance at meeting.

Council Member MacDonald announced she would be abstaining from Item 11.2 due to not being in attendance at meeting.

10. MAYOR'S/COUNCIL MEMBERS' REPORTS

Council Member Schwedhelm attended the Winter Lights event, and announced details for the memorial service for former Police Officer Larry Mahre.

Council Member MacDonald attended the National League of Cities conference with the Mayor in Kansas City.

Mayor C. Rogers attended the National League of Cities conference in Kansas City, reported he represented the Regional Climate Protection Authority/Sonoma County Transportation Authority as well as the U.S. Conference of Mayors at COP 27 in Egypt.

PUBLIC COMMENT

Duane De Witt spoke asking for a written report on what is shared by the Council Members in their report outs.

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

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 Zero Waste Sonoma (formerly known as Sonoma County Waste Management Agency (SCWMA))

10.1.8 Groundwater Sustainability Agency (GSA)

10.1.9 Sonoma County Continuum of Care (CoC)

Council Member Schwedhelm provided a brief report.

10.1.10 Renewal Enterprise District (RED)

10.1.11 Public Safety Subcommittee

10.1.12 Other

11. APPROVAL OF MINUTES

No public comments were made.

11.1 August 9, 2022, Regular Meeting.

Approved as submitted.

11.2 August 23, 2022, Regular Meeting.

Approved as submitted with Council Member MacDonald abstaining due to not being present at the meeting.

11.3 September 13, 2022, Regular Meeting.

Approved as amended by Council Member N. Rogers correcting her statement on the reference of "veteran's statement" to read "Veterans Day event" on page 5.

11.4 September 27, 2022, Regular Meeting.

Approved as submitted with Council Member Schwedhelm abstaining due to not being present at the meeting.

12. CONSENT ITEMS

PUBLIC COMMENT

Duane De Witt spoke asking if the Lantana Project is the same project being referred to in the special tax district, expressed concern on the funding for the Lantana Project, and asked Council to open all city meetings to in person participation.

Approval of the Consent Agenda

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

Yes: 7 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member MacDonald, Council Member Rogers, Council Member Sawyer, and Council Member Schwedhelm

12.1 RESOLUTION - APPROVING THE MEMORANDUM OF UNDERSTANDING WITH COUNTY OF SONOMA PROBATION DEPARTMENT FOR EXTENSION OF THE SANTA ROSA VIOLENCE PREVENTION PARTNERSHIP'S GUIDING PEOPLE SUCCESSFULLY PROGRAM AND AUTHORIZING THE CITY MANAGER TO APPROVE AND EXECUTE ANY AMENDMENTS THERETO

RECOMMENDATION: It is recommended by the Office of Community Engagement that the Council, by resolution: 1) approve the Memorandum of Understanding with the County of Sonoma Department of Probation for extension of the Santa Rosa Violence Prevention

Partnership's Guiding People Successfully Program through June 30, 2025; 2) authorize the City Manager or designee to approve and execute any amendments thereto, subject to approval as to form by the City Attorney; 3) increase appropriations by \$125,000; and 4) approve a limited term 1.0 Community Outreach Specialist for the term of July 1, 2022 through June 30, 2025.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2022-225 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE MEMORANDUM OF UNDERSTANDING WITH COUNTY OF SONOMA PROBATION DEPARTMENT FOR EXTENSION OF THE SANTA ROSA VIOLENCE PREVENTION PARTNERSHIP'S GUIDING PEOPLE SUCCESSFULLY PROGRAM; AUTHORIZING THE CITY MANAGER TO APPROVE AND EXECUTE ANY AMENDMENTS THERETO; INCREASING APPROPRIATIONS; AND APPROVING A LIMITED TERM 1.0 COMMUNITY OUTREACH SPECIALIST FOR THE TERM OF JULY 1, 2022 THROUGH JUNE 30, 2025

12.2 RESOLUTION - APPROVING THE APPROPRIATION OF FUNDS FROM SPECIAL TAX DISTRICT ZONE 11 (LANTANA) SERVICES ACCOUNT

RECOMMENDATION: It is recommended by Santa Rosa Water that the Council, by resolution, authorize the Chief Financial Officer to appropriate \$10,000 from the Zone 11 (Lantana) Special Tax District 2006-1 Services Account to the Lantana STD Storm Drainage General Ledger Account, to provide for maintenance of storm drain infrastructure.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2022-226 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE APPROPRIATION OF FUNDS FROM SPECIAL TAX DISTRICT ZONE 11 (LANTANA) SERVICES ACCOUNT TO THE LANTANA STD STORM DRAINAGE GENERAL LEDGER ACCOUNT

12.3 RESOLUTION - MAKING REQUIRED MONTHLY FINDINGS AND AUTHORIZING THE CONTINUED USE OF TELECONFERENCING FOR PUBLIC MEETINGS OF THE CITY COUNCIL AND ALL THE CITY'S BOARDS, COMMISSIONS, AND COMMITTEES PURSUANT

TO ASSEMBLY BILL 361

RECOMMENDATION: It is recommended by the City Attorney that the Council, by resolution, make required monthly findings and authorize the continued use of teleconferencing for public meetings of the City Council and all the City's boards, commissions, and committees pursuant to Assembly Bill 361.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2022-227 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA MAKING REQUIRED FINDINGS AND AUTHORIZING THE CONTINUED USE OF TELECONFERENCING FOR PUBLIC MEETINGS OF THE CITY COUNCIL AND ALL THE CITY'S BOARDS, COMMISSIONS AND COMMITTEES PURSUANT TO ASSEMBLY BILL 361

- 12.4** ORDINANCE ADOPTION - SECOND READING -ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 10, AND ADDING CHAPTER 10-22 TO THE SANTA ROSA CITY CODE REGARDING THE DISPOSITION OF UNCLAIMED LOST PROPERTY

RECOMMENDATION: This ordinance, introduced at the November 1, 2022, Regular Meeting by a 6-0-1 vote (Sawyer absent), adds Chapter 10-22 Lost Property to the Santa Rosa City Code for the disposition of unclaimed lost property.

This Consent - Ordinance was adopted.

ORDINANCE NO. ORD-2022-016 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 10, AND ADDING CHAPTER 10-22 TO THE SANTA ROSA CITY CODE REGARDING THE DISPOSITION OF UNCLAIMED LOST PROPERTY

14. REPORT ITEMS

- 14.1** REPORT - COOPERATIVE FUNDING AGREEMENT WITH SONOMA COUNTY TRANSPORTATION AUTHORITY AND ASSOCIATED FUNDING PLAN AND PROJECT MANAGEMENT FOR PHASE 3 OF THE HEARN AVENUE IMPROVEMENTS PROJECT

BACKGROUND: The City desires to complete Phase 3 of the Hearn Avenue Improvements Project and believes entering into a cooperative

funding agreement with the Sonoma County Transportation Authority (SCTA) is a positive step to finally delivering this critical multimodal infrastructure project. The partnership described in the proposed cooperative funding agreement includes a series of actions required by the City Council to establish a final funding plan and retain \$5,000,000 granted to SCTA through the Senate Bill Local Partnership Program before those funds lapse at the end of Fiscal Year 2022-23. The proposed funding plan includes moving \$3,400,000 in State Transportation Improvement Funds from the US 101 Bicycle and Pedestrian Overcrossing Project (Elliot/Edwards Avenues) to the Hearn Avenue Improvements Project, appropriating \$8,600,000 from the unassigned General Fund reserves and committing to appropriate \$3,714,279 in SB1-LSR (FY23-24) funds with the Fiscal Year 2023-24 budget.

The proposed Agreement also provides for SCTA to assume Project management. SCTA, in turn, intends to enter into a cooperative agreement with Caltrans for advertising and award of bids and construction administration.

RECOMMENDATION: It is recommended by the City Manager's Office and Transportation and Public Works Department, that the Council, by Resolution, delegate authority to the City Manager to negotiate and execute a Cooperative Funding Agreement with the Sonoma County Transportation Authority, to include moving \$3,400,000 in State Transportation Improvement Funds (STIP) from the US 101 Bicycle and Pedestrian Overcrossing Project to the Hearn Avenue Improvements Project, appropriating \$8,600,000 from the unassigned General Fund reserves and committing to appropriate \$3,714,279 in SB1-LSR (FY23-24) funds with the Fiscal Year 2023-24 budget to complete Phase 3 of the Hearn Avenue Improvements project. The Agreement will also provide for Sonoma County Transportation Authority to assume management of the Project.

Jason Nutt, Assistant City Manager, presented and answered questions from Council.

PUBLIC COMMENT

Duane De Witt spoke in support of the Southwest Redevelopment

Project being built, on the importance of building the bicycle and pedestrian bridge with buffers and to get it done in a timely manner.

Alan Sunbeam spoke in support of buffers separating the lanes between vehicle traffic and bicyclists.

A motion was made by Council Member Fleming, seconded by Council Member Rogers, to waive reading of the text and adopt: The motion carried by the following vote:

Yes: 7 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member MacDonald, Council Member Rogers, Council Member Sawyer, and Council Member Schwedhelm

Mayor C. Rogers recessed the meeting at 5:13 p.m. and reconvened at 6:40 p.m. to continue with public comment on Item 14.1.

Present: 7 - Mayor Chris Rogers, Vice Mayor Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Natalie Rogers, Council Member John Sawyer, and Council Member Tom Schwedhelm

PUBLIC COMMENT (continued)

Alexa Forrester spoke thanking Council and Assistant City Manager Nutt for the work on the Hearn Avenue project, thanked Council Member Fleming for her assurances for the funding of the bicycle and pedestrian bridge, and in support for the bicycle protections on the bridge.

A motion was made by Council Member Fleming, seconded by Council Member N. Rogers, to waive reading of the text and adopt

RESOLUTION NO. RES-2022-228 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DELEGATING AUTHORITY TO THE CITY MANAGER TO NEGOTIATE AND EXECUTE A COOPERATIVE FUNDING AGREEMENT WITH SONOMA COUNTY TRANSPORTATION AUTHORITY TO INCLUDE FUNDING AND PROJECT MANAGEMENT FOR PHASE 3 OF THE HEARN AVENUE IMPROVEMENTS PROJECT AND APPROVING ASSOCIATED FUNDING

The motion carried by the following vote:

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

Duane De Witt spoke on the South Davis Park Survey results noting it was the only park in Roseland for 50 years, asked Council to rename the park after WWII Veteran George Mabe, and expressed concern that input was not taken from the residents who live near the park on how they would like to see the park reconfigured.

15. PUBLIC HEARINGS

15.1 PUBLIC HEARING - AMENDMENT TO CHAPTER 6-66 OF THE SANTA ROSA CITY CODE - INTRODUCING A MOBILEHOME RENT CONTROL ORDINANCE

BACKGROUND: City of Santa Rosa mobilehome park residents (“Residents”) requested a reduction in the maximum allowable annual rent increase. City staff (“Staff”) has reviewed the local and statewide mobilehome rent control landscape and has convened ad hoc meetings between Residents and mobilehome park owners (“Owners”). Accordingly, Staff recommends that the Council reduce the maximum annual allowed rent increase from 100% of CPI with a 6% cap to 75% of CPI with a 5% cap and allow Owners to raise rents by 10% upon in-place transfers. In-place transfers occur when a mobilehome owner sells their home to another person. Currently, the City Code does not allow in-place transfer increases in half of the parks and limits such increases in the other half.

RECOMMENDATION: It is recommended by the Housing and Community Services Department and the City Attorney’s Office that the Council introduce an ordinance amending Chapter 6-66 of the Santa Rosa City Code to: (1) reduce the allowable annual rent increases from 100% of CPI with a 6% cap to 75% of CPI with a 5% cap; (2) allow for a 10% increase in space rent following an In-Place Transfer; and (3) make other minor amendments to conform to changes in State law.

Megan Basinger, Director of Housing and Community Services, and Jeff Berk, Chief Assistant City Attorney, presented and answered questions from Council.

Mayor Rogers opened the public hearing at 7:39 p.m.

Diane Monroe spoke thanking everyone who worked on this issue, implored Council to limit space rent increases as much as possible and to prevent the 5.7% increase for 2023.

Roger McConnell spoke expressing disappointment in the discussions at the ad hoc committee meetings, the need to lower the cap and lower percentage rate of the CPI.

Ken Kravenas, representing The Orchard, spoke on the park owners to park residents, and asked staff to work with park owners to document terms of the proposal.

Steve Hathaway, representing Roseland Mobile Home Park, spoke in support of the mobile home park owners proposal and asked Council to accept the proposal.

Mark Winters, representing Rancho Cabeza Mobile Home Park, spoke addressing the cost of reinvesting in a mobile home park.

Greg O'Hagan, manages Rancho San Miguel Mobile Home Park, spoke on the balance needed in mobile home rent control ordinances, the time and cost to conduct fair rate of return hearings, and urged Council to accept the park owners proposal.

Bart Thompsen, representing Woodcrest and Wayside Gardens, spoke on the owners proposal being sustainable.

Tom LaPenna spoke thanking Council for listening, reading their emails, and meeting with the residents, and the residents trusting the Mayor, Council, and City Manager to do the right thing for the mobile home owners.

Sharon Lieberman spoke thanking the committee for their work, on the conflict between residents and park owners, social security not keeping up with costs, and the need for better communication with park owners.

Don McCloud spoke on seniors being the fastest growing segment of the homeless population, and the need to keep manufactured homes affordable.

Macy McFarland spoke on saving all her life to have security when she retired and now not having enough to live with the rising costs.

Margaret Dematteo, Housing Policy Attorney with Legal Aid of Sonoma County, spoke expressing support for the residents, and asked for a 3% cap on increases and tying increases to Social Security cost of living.

Debby Stack spoke on her income and expenses, and expressed concern on the lack of communication by HCA Management.

Resident, Housing Navigator with Sonoma County, spoke on housing a 70 year old woman who was living in her car, expressed the lack of communication by the park owner, and on being disappointed in the staff recommendation.

Gary Brady spoke on people paying cash for their homes, a minimum of the money collected from rent being spent on infrastructure of the park and maintenance deferred, and the recommendation of 75% of CPI being too much for the services received.

Maggie Bradley spoke expressing the staff recommendation does not go far enough, 75% of CPI being too high for Sonoma County, the park owner being unresponsive to park residents, emphasized \$100,000 not being enough to help residents, and asked Council and staff to revisit the numbers.

Deb Wright spoke on being grateful for being able to buy her own home, and thanked everyone for the time they have given to attend the meeting.

Joanne Jones, Vice President Santa Rosa Mobilehome Association, spoke expressing concern the staff recommendation not being fair, and the residents asking for 65% of the CPI with a 3.5% cap and 3.5% for in-place transfer as a fair compromise.

Resident spoke on being shocked rent increases are based on the previous year's increase, expressed concern that something has to be seriously wrong before anything is fixed, and feels residents are not asking for too much.

Patti Restaino spoke on the cost burden when people are paying more than 50% of their income for housing, cost increases being compounded, the need to look at the whole picture of the residents being impacted, and Council to consider lowering the cap to a 3.5% increase.

Mayor C. Rogers closed the public hearing at 8:33 p.m.

A motion was made by Council Member N. Rogers, seconded by Council Member Fleming, to waive reading of the text and introduce as amended

**ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING
TITLE 6 OF THE SANTA ROSA CITY CODE CHAPTER 6-66 - RENT
CONTROL - MOBILEHOMES**

The motion carried by the following vote:

Yes: 5 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member MacDonald, and Council Member Rogers

No: 2 - Council Member Sawyer, and Council Member Schwedhelm

Mayor C. Rogers recessed the meeting at 9:27 p.m. and reconvened at 9:38 p.m.

Present: 7 - Mayor Chris Rogers, Vice Mayor Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Natalie Rogers, Council Member John Sawyer, and Council Member Tom Schwedhelm

REPORT ITEMS

14.2 REPORT - ENERGY AUDIT AND MICROGRID STUDY

BACKGROUND: The Transportation and Public Works Department has been delegated the responsibility of maintaining the City's buildings and public structures and to reduce greenhouse gas emissions. To improve the Department's ability to properly deploy staff resources, develop a long-term maintenance program, and assist City Council with Climate Action goals, staff is recommending that Council, by motion, direct the Transportation and Public Works Department to pursue an option for funding solar at Municipal Service Center North (MSCN) recommended by AECOM.

A Business Plan was developed that investigates different financing mechanisms for implementation of the decarbonization plan including Energy Savings Performance Contract (ESPC), Power Purchase Agreement (PPA) and Energy Service Agreement (ESA). For each of these mechanisms, the business plan studies life cycle cost analysis, return on investment, operations and maintenance forecasting, as well as risk analysis.

RECOMMENDATION: It is recommended by the Department of Transportation and Public Works that the Council, by motion, direct the Transportation and Public Works Department to pursue solar and Microgrid options for the Municipal Service Center North complex.

Doug Williams, Facilities Maintenance and Operations Coordinator, presented and answered questions from Council.

Mushtag Ahmad and Homa Naeimi, AECOM, presented and answered questions from Council.

No public comments were made.

A motion was made by Council Member MacDonald, seconded by Council Member Schwedhelm, directing the Transportation and Public Works Department to pursue solar and Microgrid options for the Municipal Service Center North complex.

The motion carried by the following vote:

Yes: 7 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member MacDonald, Council Member Rogers, Council Member Sawyer, and Council Member Schwedhelm

16. WRITTEN COMMUNICATIONS - NONE.

17. PUBLIC COMMENTS ON NON-AGENDA MATTERS

No public comments were made.

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

Mayor C. Rogers adjourned the meeting 10:38 p.m. The next regular meeting will be held on December 6, 2022, 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:

Stephanie A. Williams
City Clerk