



**City Council
Regular Meeting Minutes - Final**

Tuesday, July 11, 2017

2:00 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Coursey called the closed session meeting to order at 2:01 p.m.

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

Mayor Coursey recessed the meeting to closed session at 2:02 p.m. to discuss Items 2.1 and 2.2 as listed on the agenda:

2.1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)

Name of Case: In the Matter of Kaiser Sand and Gravel and BoDean Company, Inc.

Court Case No. Office of Administrative Hearings, OAH Case Nos. 2017020051 and 2017030963

2.2 CONFERENCE WITH LABOR NEGOTIATORS
(Government Code Section 54957.6)

Agency Designated Representatives: golbou ghassemieh, Human Resources Director, Burke Dunphy and Jeffrey Sloan of Renne Sloan Holtzman Sakai LLP, and Deborah Lauchner, Chief Financial Officer.
Employee Organizations: Public Safety Management Association (Employee Unit 9) and Professional Attorneys (Unit 17).

Mayor Coursey adjourned closed session at 3:07 p.m. and reconvened the meeting to open session in the Council Chamber at 4:05 p.m.

3. STUDY SESSION - NONE.

4. ANNOUNCEMENT OF ROLL CALL

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

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

City Attorney Gallagher reported on Items 2.1 and 2.2 that Council provided direction and that there was no action to report.

6. PROCLAMATIONS/PRESENTATIONS - NONE.

7. STAFF BRIEFINGS - NONE.

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

City Manager McGlynn reported that the Community Advisory Board is receiving grants and applications are available online; and provided announcements regarding the events to take place from the Gang Violence Prevention Program.

9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS

Council Member Combs announced that she will be abstaining from Item 11.1.

Vice Mayor Tibbetts announced that he will be abstaining from Item 14.3.

10. MAYOR'S/COUNCILMEMBERS' REPORTS

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

Council Member Rogers announced his appointment of Julian Peterson to the Planning Commission.

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)

Mayor Coursey provided a brief report.

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)

Council Member Rogers provided a brief report.

10.1.7 Sonoma County Waste Management Agency (SCWMA)

10.1.8 Other

10.2 DESIGNATION OF VOTING DELEGATE/ALTERNATE TO LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE.

- 10.2.1** In order to vote at the Annual Business Meeting at the League of California Cities 2017 Annual Conference, each member City must designate a voting delegate and up to two alternate delegates. This year's conference will be held in Sacramento from Wednesday, September 13 through Friday, September 15. The delegates must be designated by the City Council, and the voting delegate and alternates must be registered to attend the conference.

Attachments: [Letter](#)

A motion was made by Council Member Combs, seconded by Council Member Olivares, to appoint Mayor Coursey as the voting delegate. The motion carried by the following vote:

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

A motion was made by Council Member Sawyer, seconded by Council Member Combs, to appoint Vice Mayor Tibbetts as the alternate delegate. The motion carried by the following vote:

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

A motion was made by Council Member Combs, seconded by Council Member Sawyer, to appoint Council Member Rogers as the second alternate delegate. The motion carried by the following vote:

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

11. APPROVAL OF MINUTES

11.1 May 16, 2017, Regular Meeting.

Attachments: [Draft Minutes](#)

A motion was made by Council Member Sawyer, seconded by Council Member Rogers, to approve as submitted. The motion carried by the following vote:

Yes: 6 - Mayor Coursey, Vice Mayor Tibbetts, Council Member Olivares, Council Member Rogers, Council Member Sawyer and Council Member Schwedhelm

Abstain: 1 - Council Member Combs

11.2 May 23, 2017, Regular Meeting.

Attachments: [Draft Minutes](#)

Approved as submitted.

11.3 May 24, 2017, Special Meeting.

Attachments: [Draft Minutes](#)

Approved as submitted.

12. CONSENT ITEMS

PUBLIC COMMENT

Peter Tscherneff spoke regarding the concerns of Item 12.4.

Kerry Fugett spoke regarding the concerns of Item 12.5.

Sandy Reynolds spoke regarding the concerns of Item 12.5.

Chris Grabill spoke regarding the concerns of Item 12.5.

June Brashares spoke regarding the concerns of Item 12.5.

12.1 RESOLUTION - PROFESSIONAL SERVICES AGREEMENT WITH CANNON/PARKIN FOR FACILITIES ASSESSMENT AND MAINTENANCE ANALYSIS

RECOMMENDATION: It is recommended by the Transportation and Public Works Department, that the Council, by resolution, approve a professional services agreement with Cannon/Parkin, Inc. to conduct a Facilities Condition Assessment and Maintenance Analysis for City owned structures in an amount not to exceed \$228,024.

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

This item was contued to a future meeting.

Approval of the Consent Agenda

A motion was made by Vice Mayor Tibbetts, seconded by Council Member Olivares, to waive reading of the text and adopt Consent Items 12.2 through 12.7; except for Item 12.5. The motion carried by the following vote:

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

12.2 MOTION - CONTRACT AWARD - SANTA ROSA COMPLETE STREETS ROAD DIET ON TRANSIT CORRIDOR

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, award Contract No. C01870, Santa Rosa Complete Streets Road Diet on Transit Corridor, in the amount of \$1,623,810.09 to the lowest responsible bidder, Team Ghilotti, Inc. of Petaluma, California, approve a 10% contract contingency, and authorize a total contract amount of \$1,786,191.10, to repave West Third Street from 1,100 feet west of Dutton Avenue to Roberts Avenue and Mendocino Avenue from Steele Lane to Administration Drive. Funding for this project has been appropriated to Account No. 17538. The sources of funds are Surface Transportation Program (STP), California Department of Transportation (Caltrans) toll credits, Utility Impact Fee (UIF) and Gas Tax. No City General Fund money is included in this project.

Attachments: [Staff Report](#)
 [Attachment 1](#)
 [Attachment 2](#)
 [Attachment 3](#)
 [Presentation](#)

This Consent - Motion was approved.

12.3 RESOLUTION - DECLARING RESULTS OF THE SPECIAL MUNICIPAL ELECTION HELD ON TUESDAY, JUNE 6, 2017

RECOMMENDATION: It is recommended by the City Clerk that the Council, by resolution, declare the results of the Consolidated Special Election held on Tuesday, June 6, 2017, for two ballot measures: (1) City of Santa Rosa Measure C, Rent Stabilization and Other Tenant Protections Ordinance No. 4072; and (2) City of Santa Rosa Measure D, Cannabis Business Tax.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2017-121 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA RECITING THE FACT OF THE SPECIAL MUNICIPAL ELECTION HELD ON TUESDAY, JUNE 6, 2017, DECLARING THE RESULTS AND SUCH OTHER MATTERS AS PROVIDED BY LAW

12.4 RESOLUTION - APPROVAL OF MASTER AGREEMENT, ADMINISTERING AGENCY-STATE AGREEMENT FOR FEDERAL-AID PROJECTS

RECOMMENDATION: It is recommended by the Transportation and Public Works (TPW) Department that Council, by resolution authorize the Mayor to execute the Master Agreement with the California Department of Transportation in order to obtain federal-aid funds for construction of eligible transportation projects and further authorizes the TPW Director to execute Program Supplement Agreements for specific projects which is estimated to be two to three projects per year including the One Bay Area Grant 2 (OBAG2) projects.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2017-122 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE MASTER AGREEMENT ADMINISTERING AGENCY-STATE AGREEMENT FOR FEDERAL-AID PROJECTS, NO. 04-5028F15

- 12.5** RESOLUTION - CONTRACT EXTENSION - NINTH AMENDMENT AND FIRST EXTENSION TO F000799 GOLDEN GATE LANDSCAPE MANAGEMENT, INC.

RECOMMENDATION: It is recommended by the Finance and Recreation & Parks Departments that the Council, by resolution, approve a Ninth Amendment and first optional extension to Agreement F000799 for a one-year contract extension for landscape services with Golden Gate Landscape Management, Inc., Santa Rosa, California with no increase to service rates, in the total amount not to exceed \$509,789.84 for a total contract amount not to exceed \$2,029,547.34.

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

This item was continued to the meeting of July 18, 2017.

- 12.6** RESOLUTION - RATIFICATION OF ASSIGNMENT OF SUPERVISION OF PARKING DIVISION TO THE CHIEF FINANCIAL OFFICER

RECOMMENDATION: It is recommended by the City Manager that the Council, by resolution, ratify the assignment of supervision of the Parking Division to the Chief Financial Officer (CFO), relating back to October 19, 2015.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2017-123 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA RATIFYING THE ASSIGNMENT

OF DUTY OF SUPERVISION OF THE PARKING DIVISION TO THE CHIEF FINANCIAL OFFICER

- 12.7** ORDINANCE ADOPTION - AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 818, 819, AND 824 ASTON AVENUE; APNS: 038-202-016, -018, -022 TO THE R-3-18 (MULTI-FAMILY RESIDENTIAL) DISTRICT - FILE NUMBER: REZ15-006

RECOMMENDATION: This ordinance, introduced at the June 20, 2017, Regular Meeting by a unanimous vote, amends Title 20 of the Santa Rosa City Code - reclassification of property located at 818, 819, and 824 Aston Avenue; APNS: 038-202-016, -018, -022 to the R-3-18 (Multi-Family Residential) District - File Number: REZ15-006.

Attachments: [Ordinance](#)

This Consent - Ordinance was adopted.

ORDINANCE NO. ORD-2017-012 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 818, 819, AND 824 ASTON AVENUE; APNS: 038-202-016, -018, -022 TO THE R-3-18 (MULTI-FAMILY RESIDENTIAL) DISTRICT - FILE NUMBER: REZ15-006

The time not being 5:00 p.m., Mayor Coursey took Report Item 14.1 before Item 13 - Public Comment on Non-Agenda Items.

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

Sunny Galbraith, with 350 Sonoma, spoke in opposition to the use of pesticides, and requested for more information to increase the use of recycling and compost.

Mara Ventura, with North Bay Jobs for Justice, spoke in support of zero waste programs.

Laura Neish, with 350 Sonoma, spoke in support of zero waste programs.

Peter Tscherneff spoke on various topics.

Scott Chapman spoke regarding protesting the Verizon cell tower.

June Brashares, with 350 Sonoma, spoke regarding waste and recycling in Santa Rosa.

Mark Holtz spoke regarding the concerns of weeds and trash on the sides of the streets of Santa Rosa.

14. REPORT ITEMS

Mayor Coursey recessed the meeting at 8:38 p.m. and reconvened the meeting at 9:01 p.m. All Council Members were present.

14.1 REPORT - SANTA ROSA TOURISM BUSINESS IMPROVEMENT AREA FISCAL YEAR 2016-2017 ANNUAL REPORT AND FISCAL YEAR 2017-2018 WORK PLAN

BACKGROUND: The Santa Rosa Tourism Business Improvement Area (SRTBIA) was established by Ordinance 3946 on August 3, 2010, creating an assessment district on Santa Rosa lodging establishments which funds a partnership program between the City of Santa Rosa and the Santa Rosa Metro Chamber. The 3% Assessment paid by people staying at Santa Rosa lodging establishments provides for efficient and complementary destination marketing, tourism and group sales, the operation and management of the California Welcome Center in Railroad Square, and other programs that encourage overnight stays and tourism infrastructure support.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, accept the Fiscal Year 2016-2017 Annual Report, approve the continuation of the annual assessment on Santa Rosa lodging businesses, and adopt the Fiscal Year 2017-2018 Budget and Work Plan.

Attachments: [Staff Report](#)
[Attachment 1 - Annual Report-Work Plan - FY16-17+17-18](#)
[Attachment 2 - Annual-Tourism-Report-2016-ADA](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

Presented by Raissa de la Rosa, Economic Development Manager of the Planning and Economic Development Department.

Council Member Combs requested a future agenda item to consider revisiting the total tax on lodging facilities including assessments that total 14% to consider reallocate funding to support workforce housing for tourism service workers. Vice Mayor Tibbetts concurred.

PUBLIC COMMENT

Merlin spoke regarding the need of essential services for the residents of homeless hill.

Jonathan Coe spoke regarding the assessment difference between the Santa Rosa Tourism Business Improvement Area and Transient Occupancy Tax.

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

RESOLUTION NO. RES-2017-124 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ACCEPTING THE FISCAL YEAR 2016-2017 ANNUAL REPORT, APPROVING THE CONTINUATION OF THE ANNUAL ASSESSMENT ON SANTA ROSA LODGING BUSINESSES, AND ADOPTING THE FISCAL YEAR 2017-2018 BUDGET AND WORK PLAN

The motion carried by the following vote:

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

14.2 REPORT - URGENCY ORDINANCE TO IMPOSE A TEMPORARY MORATORIUM ON THE ELIGIBILITY OF THE LIMITED LIGHT INDUSTRIAL (-LIL) COMBINING DISTRICT FOR MEDICAL CANNABIS COMMERCIAL CULTIVATION

BACKGROUND: On June 13, 2017, the City Council approved a temporary ordinance establishing a moratorium on the eligibility of the Limited Light Industrial (-LIL) Combining District for medical cannabis commercial cultivation. The temporary moratorium was an urgency

ordinance under Government Code section 65858 that went into effect immediately and is effective for a period of 45 days. The 45-day period is set to end on July 28, 2017.

The draft comprehensive cannabis ordinance is being finalized by staff and will be published for public comment on June 30, 2017. The draft ordinance and feedback received by the public will be presented to the Medical Cannabis Policy Subcommittee in July. Following a review with the Subcommittee, the draft will then go through public hearings before the Planning Commission and the City Council in late 2017.

The moratorium on the eligibility of the Limited Light Industrial (-LIL) Combining District for medical cannabis commercial cultivation is being included in the draft comprehensive cannabis policy effort. Due to expiration of the moratorium on July 28, 2017, additional time is needed to complete the public process of reviewing the comprehensive policy and finalizing the regulations. Under Government Code section 65858, Council may adopt a subsequent temporary urgency ordinance to maintain the moratorium in effect for up to an additional 10 months and 15 days allowing time to complete the process. Under the City Charter, five affirmative votes are necessary to adopt an urgency ordinance.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council adopt an urgency ordinance to impose a temporary moratorium on the eligibility of the Limited Light Industrial (-LIL) Combining District for medical cannabis commercial cultivation to allow time for development of appropriate regulations.

Attachments: [Staff Report](#)
 [Ordinance](#)
 [Presentation](#)

Presented by Clare Hartman, Deputy Director of the Planning and Economic Development Department.

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

ORDINANCE NO. ORD-2017-013 ENTITLED: AN URGENCY AND INTERIM ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA IMPOSING A TEMPORARY MORATORIUM ON THE ELIGIBILITY OF THE LIMITED LIGHT INDUSTRIAL (-LIL) COMBINING DISTRICT FOR MEDICAL

CANNABIS COMMERCIAL CULTIVATION WITHIN THE CITY OF SANTA ROSA

The motion carried by the following vote:

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

14.3 REPORT - CONFIRMATION OF HOMELESS SERVICE PROGRAMMING

BACKGROUND: This is an opportunity for the Council to confirm its direction on homeless service programming, including but not limited to 1) participation in long-term regional planning efforts through the Sonoma County Continuum of Care to develop a system-wide Housing First approach; 2) implementation of short-term efforts including a pilot program to address the health and safety needs of known encampments and activation of a 50-bed housing-focused shelter; 3) evaluation of existing City-sponsored programs while regional planning recommendations are developed; 4) decision to fund a former County-sponsored program - Safe Parking; 5) decision to develop sanctioned encampments; and 6) other topics.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by motion, confirm its direction on homeless service programming, including but not limited to: 1) participation in long-term regional planning efforts through the Sonoma County Continuum of Care to develop a system-wide Housing First approach; 2) implementation of short-term efforts including a pilot program to address the health and safety needs of known encampments and activation of a 50-bed housing-focused shelter; 3) evaluation of existing City-sponsored programs while regional planning recommendations are developed; 4) decision to fund a former County-sponsored program - Safe Parking; 5) decision to develop sanctioned encampments; and 6) other topics.

Attachments: [Staff Report](#)
[Presentation](#)

Presented by Kelli Kuykendall, Acting Homeless Services Manager, and David Gouin, Director of Housing and Community Services

PUBLIC COMMENT

Walt Fristoe spoke regarding being a resident of homeless hill and was in support of the item.

Ka'Lani Raposa spoke in support of regulated homeless encampments and was in support of the item.

Robert Fullmer spoke in support of the item and requested that the homeless contribute and be held accountable for provided services.

Thaine Schnick spoke in support of a safe parking program.

Amanda Friedman spoke in support of the item and requested for clarification.

Mikeal O'Toole spoke in support of the item.

Adrian Shader spoke in support of the homeless encampments.

Thyda Pok spoke in support of the homeless encampments.

Deborah Ashby spoke in support of tiny housing models and safe parking.

Chris Grabill spoke in support of safe parking and offered The Glaser Center to be considered a safe parking location.

Adrienne Lauby spoke in support of homeless encampments and safe parking.

John Jaffray spoke in support of safe parking.

Thomas Ells spoke in support of safe parking and homeless encampments.

Gregory Fearon spoke in support of safe parking.

Paul McQuaid spoke regarding the safety concerns of homeless hill.

Mark Holtz spoke in opposition of homeless encampments and in support of the item.

Bob Hansen spoke in support of public participation and oversight regarding the homeless issues.

A motion was made by Council Member Combs, seconded by Council Member Schwedhelm, to amend the participation in a long-term regional planning efforts through the Sonoma County Continuum of Care to develop a system-wide Housing First approach. The motion carried by the following vote:

Yes: 6 - Mayor Coursey, Council Member Combs, Council Member Olivares, Council Member Rogers, Council Member Sawyer and Council Member Schwedhelm

Recused: 1 - Vice Mayor Tibbetts

A motion was made by Council Member Combs, seconded by Council Member Rogers, to approve an implementation of short-term efforts including a pilot program to address the health and safety needs of known encampments and activation of a 50-bed housing-focused shelter. The motion carried by the following vote:

Yes: 6 - Mayor Coursey, Council Member Combs, Council Member Olivares, Council Member Rogers, Council Member Sawyer and Council Member Schwedhelm

Recused: 1 - Vice Mayor Tibbetts

A motion was made by Council Member Combs, seconded by Council Member Sawyer to evaluate existing City-sponsored programs for Housing First or modification to becoming an alignment with Housing First while regional planning recommendations are developed. The motion carried by the following vote:

Yes: 6 - Mayor Coursey, Council Member Combs, Council Member Olivares, Council Member Rogers, Council Member Sawyer and Council Member Schwedhelm

Recused: 1 - Vice Mayor Tibbetts

A motion was made by Council Member Combs, seconded by Mayor Coursey, to evaluate a Safe Parking Program, return to Council for recommendation that may require City resources, and align a Safe Parking

Program as a Housing First model. The motion failed by the following vote:

Yes: 3 - Mayor Coursey, Council Member Combs and Council Member Rogers

No: 3 - Council Member Olivares, Council Member Sawyer and Council Member Schwedhelm

Recused: 1 - Vice Mayor Tibbetts

Motion to sanction homeless encampments. Failed due to lack of a second.

A motion was made by Council Member Combs, seconded by Council Member Rogers, that staff return to Council for a recommendation to provide a portable toilet and waste pickup services to a limited amount of current selected encampments. The motion failed by the following vote:

Yes: 2 - Council Member Combs and Council Member Rogers

No: 4 - Mayor Coursey, Council Member Olivares, Council Member Sawyer and Council Member Schwedhelm

Recused: 1 - Vice Mayor Tibbetts

A motion was made by Council Member Combs, seconded by Council Member Schwedhelm, to return to Council for recommendation to provide a risk mitigation fund program. The motion carried by the following vote:

Yes: 5 - Mayor Coursey, Council Member Olivares, Council Member Rogers, Council Member Sawyer and Council Member Schwedhelm

No: 1 - Council Member Combs

Recused: 1 - Vice Mayor Tibbetts

A motion was made by Council Member Combs, seconded by Council Member Schwedhelm, to evaluate and return to Council for recommendation to a "client support fund" program to include a background check and reporting without impacting the 50-bed shelter pilot program. The motion carried by the following vote:

Yes: 6 - Mayor Coursey, Council Member Combs, Council Member Olivares, Council Member Rogers, Council Member Sawyer and Council Member Schwedhelm

Recused: 1 - Vice Mayor Tibbetts

A motion was made by Council Member Combs, seconded by Council Member Schwedhelm, to implement a housing focus shelter housing first model at Samuel Jones Hall. The motion carried by the following vote:

Yes: 5 - Council Member Combs, Council Member Olivares, Council Member Rogers, Council Member Sawyer and Council Member Schwedhelm

No: 1 - Mayor Coursey

Recused: 1 - Vice Mayor Tibbetts

14.4 REPORT - ADOPTION OF MEMORANDA OF UNDERSTANDING FOR UNITS 3, 4, 6, 7, 5, 8, 13, 14, 16, AND 18

BACKGROUND: The City's representatives and representatives of the ten subject City bargaining units have met and conferred concerning successor Memoranda of Understanding and have agreed on multiple year contracts. The significant change to the new agreements is a 3% increase in year 1, 3% in year 2, 2.5% in year 3, City contribution to Retiree Health and a Short-Term Disability benefit extended to all miscellaneous members, and a 3.5% increase in year 1, 3.5% increase in year 2, contribution to Retiree Medical Stipend, a one time payment of \$1,000 per employee, and a 2.5% shift differential for DUI/Accident Investigators for Police.

RECOMMENDATION: It is recommended by the Human Resources Department and the City Manager's Office that the Council, by eight (8) resolutions; (1) Adopt the Memoranda of Understanding for agreements for and on behalf of, the employee City Bargaining Units; and, (2) amend the fiscal year FY 17/18 adopted budget to increase appropriations by \$4,245,293.00 from the General Fund unassigned fund balance to cover the costs associated with these agreements.

Unit 3 - Maintenance, represented by the Operating Engineers, Local 3 (OE3)

Units 4 - Support Services, 6 - Professional, and 7 - Technical, represented by the Santa Rosa City Employees Association (SRCEA) in affiliation with the International Brotherhood of Teamsters (IBT) Local Union Number 856

Unit 5 - Police Officers, represented by the Police Officer's Association (POA)

Unit 8 - Transit, represented by SEIU Local 1021

Unit 13 - Mechanics, represented by OE3

Unit 14 - Police Civilian Technical, represented by SEIU Local 1021

Unit 16 - Utilities Systems Operators (USOs), represented by OE3

Unit 18 - Santa Rosa Management Association (SRMA), represented by SRMA

Attachments: [Staff Report](#)
[Attachment 1 - Unit 3 MOU](#)
[Attachment 2 - Units 4, 6, 7 MOU](#)
[Attachment 3 - Unit 5 MOU](#)
[Attachment 4 - Unit 8 MOU](#)
[Attachment 5 - Unit 13 MOU](#)
[Attachment 6 - Unit 14 MOU](#)
[Attachment 7 - Unit 16 MOU](#)
[Attachment 8 - Unit 18 MOU](#)
[Resolution - Unit 3](#)
[Exhibit A - Unit 3 MOU](#)
[Resolution - Unit 4, 6, 7](#)
[Exhibit A - Units 4, 6, 7 MOU](#)
[Resolution - Unit 5](#)
[Exhibit A - Unit 5 MOU](#)
[Exhibit A - Unit 5 MOU Revised \(Redlined\)](#)
[Exhibit A - Unit 5 MOU Revised](#)
[Resolution - Unit 8](#)
[Exhibit A - Unit 8 MOU](#)
[Resolution - Unit 13](#)
[Exhibit A - Unit 13 MOU](#)
[Resolution - Unit 14](#)
[Exhibit A - Unit 14 MOU](#)
[Resolution - Unit 16](#)
[Exhibit A - Unit 16 MOU](#)
[Resolution - Unit 18](#)
[Exhibit A - Unit 18 MOU](#)
[Presentation](#)

Presented by golbou ghassemieh, Human Resources Director.

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

RESOLUTION NO. RES-2017-125 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 3 – MAINTENANCE REPRESENTED BY THE OPERATING ENGINEERS, LOCAL 3 FOR A CONTRACT EFFECTIVE JULY 1, 2017 THROUGH JUNE 30, 2020 AND AMENDING THE FISCAL YEAR 2017-18 ADOPTED BUDGET

The motion carried by the following vote:

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

A motion was made by Council Member Schwedhelm, seconded by

Council Member Rogers, to waive reading of the text and adopt:

RESOLUTION NO. RES-2017-126 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 4 – SUPPORT SERVICES, UNIT 6 – PROFESSIONAL AND UNIT 7 – TECHNICAL REPRESENTED BY THE SANTA ROSA CITY EMPLOYEES ASSOCIATION IN AFFILIATION WITH THE INTERNATIONAL BROTHERHOOD OF TEAMSTERS (“IBT”) LOCAL UNION NUMBER 856 FOR A CONTRACT EFFECTIVE JULY 1, 2017 THROUGH JUNE 30, 2020 AND AMENDING THE FISCAL YEAR 2017-18 ADOPTED BUDGET

The motion carried by the following vote:

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

A motion was made by Council Member Schwedhelm, seconded by Vice Mayor Tibbetts, to waive reading of the text as amended to Unit 5 - Police Officers, represented by the Police Officer's Association (POA) and adopt:

RESOLUTION NO. RES-2017-127 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 5 – POLICE OFFICERS REPRESENTED BY THE SANTA ROSA POLICE OFFICERS ASSOCIATION EFFECTIVE JULY 1, 2017 THROUGH JUNE 30, 2019 AND AMENDING THE FISCAL YEAR 2017-18 ADOPTED BUDGET

The motion carried by the following vote:

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

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

RESOLUTION NO. RES-2017-128 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 8 – TRANSIT - REPRESENTED BY SEIU, LOCAL 1021 FOR A CONTRACT EFFECTIVE JULY 1, 2017 THROUGH

JUNE 30, 2020 AND AMENDING THE FISCAL YEAR 2017-18 ADOPTED BUDGET

The motion carried by the following vote:

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

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

RESOLUTION NO. RES-2017-129 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 13 – MECHANICS REPRESENTED BY THE OPERATING ENGINEERS, LOCAL 3 FOR A CONTRACT EFFECTIVE JULY 1, 2017 THROUGH JUNE 30, 2020 AND AMENDING THE FISCAL YEAR 2017-18 ADOPTED BUDGET

The motion carried by the following vote:

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

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

RESOLUTION NO. RES-2017-130 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 14 – POLICE CIVILIAN TECHNICAL REPRESENTED BY THE SERVICE EMPLOYEES INTERNATIONAL UNION, LOCAL 1021 FOR A CONTRACT EFFECTIVE JULY 1, 2017 THROUGH JUNE 30, 2020 AND AMENDING THE FISCAL YEAR 2017-18 ADOPTED BUDGET

The motion carried by the following vote:

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

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

RESOLUTION NO. RES-2017-131 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 16 – UTILITIES SYSTEM OPERATORS REPRESENTED BY THE OPERATING ENGINEERS, LOCAL 3 FOR A CONTRACT EFFECTIVE JULY 1, 2017 THROUGH JUNE 30, 2020 AND AMENDING THE FISCAL YEAR 2017-18 ADOPTED BUDGET

The motion carried by the following vote:

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

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

RESOLUTION NO. RES-2017-132 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA UNIT 18 – MISCELLANEOUS MID-MANAGEMENT, FOR A CONTRACT EFFECTIVE JULY 1, 2017 THROUGH JUNE 30, 2020 AND AMENDING THE FISCAL YEAR 2017-18 ADOPTED BUDGET

The motion carried by the following vote:

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

14.5 REPORT - CONTRACT AWARD - ASPHALT CONCRETE (This item was continued from the June 20, 2017, Regular Meeting).

BACKGROUND: On March 30, 2017, Invitation for Bids (IFB) 17-20, solicited by the City for the purchase of asphalt concrete supplies were opened by the Purchasing Agent. Asphalt concrete supplies, including various types of hot and cold asphalt concrete mix, are used by the Transportation and Public Works and Santa Rosa Water Departments and is picked up at the plants by City staff.

The departments requested two vendors be awarded contracts. This will assure availability of product during the summer construction months when asphalt is in high demand.

RECOMMENDATION: It is recommended by the Finance,

Transportation & Public Works (TPW) and Water Departments that the Council, by resolution, approve two General Services Agreements for Asphalt Concrete: one to Bodean Co., Inc., Santa Rosa, California, in the total amount not to exceed \$763,189; and, one to Syar Industries, Inc., Napa, California, in the total amount not to exceed \$765,392.

Attachments: [Staff Report](#)
[Resolution](#)
[Resolution Revised \(Redlined\)](#)
[Resolution Revised](#)
[Exhibit A - Bodean Agreement Final](#)
[Exhibit B - Syar Agreements Final](#)
[Presentation](#)

Presented by Deborah Lauchner, Chief Financial Officer.

PUBLIC COMMENT

Kerry Fugett spoke in support of the modification of the contract.

Michael Allen spoke in support of the modification of the contract.

Jack Buckhorn spoke in support of the modification of the contract.

A motion was made by Council Member Schwedhelm, seconded by Vice Mayor Tibbetts, to waive reading of the text as amended to approve and require suspend until both are in compliance and adopt:

RESOLUTION NO. RES-2017-133 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING TWO GENERAL SERVICES AGREEMENTS FOR AWARD OF ASPHALT CONCRETE SUPPLIES TO TWO VENDORS AS FOLLOWS: 1) TO BODEAN CO., INC. IN AN AMOUNT NOT TO EXCEED \$763,189; AND 2) TO SYAR INDUSTRIES, INC. IN AN AMOUNT NOT TO EXCEED \$765,392

The motion carried by the following vote:

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

14.6 REPORT - REAL PROPERTY TRANSFER TAX/AFFORDABLE HOUSING ALLOCATION PLAN

BACKGROUND: Like many cities throughout the state and the nation,

the City of Santa Rosa faces an unprecedented housing crisis. This crisis is arguably the result of inadequate funding for affordable housing construction over previous decades, coupled with complex layer-caking of regulation, as well as economic recession. Should the City of Santa Rosa wish to encourage more housing construction to meet the rising needs of the City's low-to-moderate-income populations, and do so in a way that promotes inclusionary housing practices, the City will need to make incentive funding available (i.e. subsidies).

RECOMMENDATION: It is recommended that the Council, by resolution, adopt a policy to increase the annual appropriation of Real Property Transfer Tax (RPTT) to the Affordable Housing Trust Fund in the amount of five percent (5%) each fiscal year, beginning FY 2018-19 and ending FY 2032-33.

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

Presented by Vice Mayor Jack Tibbetts.

PUBLIC COMMENT

Brian Ling spoke in support of the item.

Kerry Fugett spoke in support of the item.

Tracy Weitzenberg spoke in support of the item.

Chris Grabil spoke in support of the item.

Michael Allen spoke in support of the item.

A motion was made by Vice Mayor Tibbetts, seconded by Council Member Rogers, to refer to the Long Term Financial Policy Committee and bring back to Council at a future meeting date.

15. PUBLIC HEARINGS

- 15.1 PUBLIC HEARING - ADOPTION OF REVISED ANIMAL SERVICES FEES

BACKGROUND: Sonoma County Animal Services (SCAS) provides sheltering, administrative, and field services for the City of Santa Rosa, unincorporated areas of the County, the Town of Windsor, and is responsible for rabies control for the entire County. SCAS is requesting additional fee increases to help cover increasing costs of providing services. Fees and penalties collected for some services delivered to residents of the City of Santa Rosa are applied to offset the City's net cost for services.

RECOMMENDATION: It is recommended by the City Manager's Office and Sonoma County Animal Services that the Council, by resolution, approve and adopt revised animal services fees.

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

Presented by Gloria Hurtado, Deputy City Manager, and John Steele, Director of Sonoma County Animal Services.

PUBLIC HEARING

Seeing no one wishing to speak, Mayor Coursey opened and closed the public hearing at 11:22 p.m.

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

RESOLUTION NO. RES-2017-134 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AND ADOPTING THE SONOMA COUNTY ANIMAL SERVICES REVISED FEES

The motion carried by the following vote:

Yes: 6 - Mayor Coursey, Vice Mayor Tibbetts, Council Member Combs, Council Member Olivares, Council Member Rogers and Council Member Schwedhelm

Absent: 1 - Council Member Sawyer

16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION)

16.1 FINAL MAP - VISTA GABRIELLE SUBDIVISION - Provided for

information. This project will subdivide into 7 lots.

Attachments: [Notice of Final Submittal](#)

This item was received and filed.

- 16.2** FINAL MAP - FRANCISCO VILLAGE WEST SUBDIVISION - Provided for information. This project will subdivide into 77 lots.

Attachments: [Notice of Final Map Submittal](#)

This item was received and filed.

- 16.3** LETTER OF OPPOSITION AB 503: VEHICLES: PARKING VIOLATIONS - Provided for information.

Attachments: [Letter](#)

This item was received and filed.

- 16.4** LETTER TO DOWNTOWN ACTION ORGANIZATION - Provided for information.

Attachments: [Letter](#)

This item was received and filed.

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 11:27 p.m. The next regularly scheduled meeting will take place on July 18, 2017, at a time set by the Mayor.

Approved on: August 8, 2017

/s/

Daisy Gomez

City Clerk