

**SANTA ROSA CITY COUNCIL MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
JUNE 28, 2016**

1. CALL TO ORDER AND ROLL CALL

Mayor Sawyer called the meeting to order at 1:01 p.m. Council Members present: Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares. Council Members Carlstrom and Wysocky were absent. Council Member Combs arrived at 1:06 p.m.

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

Mayor Sawyer recessed the meeting to closed session at 1:01 p.m. to discuss Items 2.1 as listed on the agenda:

2.1 CONFERENCE WITH LABOR NEGOTIATORS

(Government Code Section 54957.6)

Agency Designated Representatives: Rhonda McKinnon, Interim Human Resources Director, Paul Carroll, Employee Relations Manager, and Jon Holtzman of Renne Sloan Holtzman Sakai, LLP.

Employee Organizations: Santa Rosa Firefighters Association - Local 1401 (representing City Employee Unit 2); Operating Engineers Local 3, Maintenance and Utility System Operators (Employee Units 3 and 16); Santa Rosa City Employees Association (Employee Units 4, 6, 7); Santa Rosa Police Officers Association, (Employee Unit 5); Service Employees International Union Local 1021, (Employee Units 8 and 14); Public Safety Management Association (Employee Unit 9); Santa Rosa City Attorneys' Association (Employee Unit 17), Santa Rosa Management Association (Employee Unit 18).

Mayor Sawyer adjourned closed session at 1:23 p.m. and reconvened the meeting to open session in the Council Chamber at 2:08 p.m.

3. STUDY SESSION

3.1 STUDY SESSION OUTLINING POLLING RESULTS

Deborah Lauchner, Chief Financial Officer, provided information regarding community sentiments on City services and issues that could come before the voting public.

PUBLIC COMMENT

Anne Seeley spoke on the consternation from the public with the City not getting Measure O in order before adopting Measure P.

Terry Price spoke on the difficulty of getting Measure P passed without connecting Measure P to Measure O.

Steve Birdlebough spoke on the strength of support for housing.

Mayor Sawyer recessed the meeting at 3:55 p.m. and reconvened the meeting at 4:08 p.m.

4. ANNOUNCEMENT OF ROLL CALL

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

Mayor Sawyer reported council received information on the ongoing labor negotiations and there was no action taken by the Council.

6. PROCLAMATIONS/PRESENTATIONS – NONE.

7. STAFF BRIEFINGS – NONE.

8. CITY MANAGER'S/CITY ATTORNEY'S REPORTS – NONE.

9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS

No statements of abstention were made.

10. MAYOR'S/COUNCILMEMBERS' REPORTS

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

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

10.1.1 Council Subcommittee Reports – 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.

11. APPROVAL OF MINUTES

11.1 May 31, 2016, Regular Meeting

Approved as amended to reflect Council Member Combs was absent and Vice Mayor Schwedhelm conducted Public Hearing Item 15.1 – TEFRA Hearing – Santa Rosa Community Health Centers, Located at 3569 Round Barn Circle.

11.2 June 7, 2016, Regular Meeting

Approved as submitted.

12. CONSENT ITEMS

PUBLIC COMMENT

Jack Osborne spoke on Item 12.1.

MOVED by Vice Mayor Schwedhelm, seconded by Council Member Olivares, and **CARRIED** 5-0-2 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares voting yes; Council Members Carlstrom and Wysocky absent) to waive reading of the text and adopt Consent Item 12.1 as follows:

12.1 ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ESTABLISHING SALARY AND OTHER COMPENSATION AND BENEFITS FOR THE INTERIM CITY ATTORNEY

ORDINANCE NO. 4066 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ESTABLISHING SALARY AND OTHER COMPENSATION AND BENEFITS FOR THE INTERIM CITY ATTORNEY

The time not yet being 5:00 p.m., Mayor Sawyer took Report Items 14.1, 14.2, and 14.3 before Item 13 – Public Comment on Non-Agenda Matters.

14. REPORT ITEMS

14.1 REPORT - CITY OF SANTA ROSA WASTEWATER REVENUE REFUNDING BONDS, SERIES 2016A

BACKGROUND: The City’s wastewater system has over \$250 million in bonds and State loans outstanding. In June 2007, the City issued \$67,010,000 of Wastewater Revenue Bonds, Series 2007A (“2007A Bonds”) to fund wastewater projects and refund the 1996A, 1998B, 2001B and 2004B Wastewater Revenue Bonds. In July 2008, the City issued \$48,630,000 of Wastewater Revenue Bonds, Series 2008A (“2008A Bonds”) to fund wastewater projects. In March 2000, the City entered into a revolving loan contract with the State Water Resources Control Board (the “State Loans”), which has subsequently been amended several times to increase the revolving loan amount. There are currently over \$55 million in outstanding scheduled principal repayments associated with this loan contract.

RECOMMENDATION: It is recommended by the Finance Department, the Water Department, and the Board of Public Utilities that the Council, by resolution, approve the forms of the Preliminary Official Statement, Continuing Disclosure Certificate, 19th Supplemental Indenture of Trust, Escrow Deposit and Trust Agreement and Bond Purchase Agreement in connection with the issuance of Wastewater Revenue Refunding Bonds, Series 2016A (the “2016A Bonds”) in order to redeem a portion of the City’s outstanding wastewater debt for debt service savings.

Presented by Deborah Lauchner, Chief Financial Officer.

PUBLIC COMMENT

MOVED by Vice Mayor Schwedhelm, seconded by Council Member Olivares, and **CARRIED** 5-0-2 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares voting yes; Council Members Carlstrom and Wysocky absent) to waive reading of the text and adopt:

RESOLUTION NO. 28811 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE ISSUANCE OF CITY OF SANTA ROSA WASTEWATER REVENUE REFUNDING BONDS, SERIES 2016A, APPROVING AND AUTHORIZING AND DIRECTING EXECUTION OF SUPPLEMENTAL INDENTURE OF TRUST RELATING THERETO, AUTHORIZING SALE OF SUCH BONDS, APPROVING OFFICIAL STATEMENT, AND AUTHORIZING OFFICIAL ACTION

14.2 REPORT - COLLABORATIVE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF SANTA ROSA AND THE SANTA ROSA CITY SCHOOL DISTRICT TO ACHIEVE LOW AND/OR MODERATE INCOME HOUSING FOR SCHOOL DISTRICT EMPLOYEES ON FIR RIDGE DRIVE, LOT “F” (APN 173-620-030)

BACKGROUND: On June 30, 2015, Council approved the Santa Rosa City School District (School District) and City of Santa Rosa (City) to enter into a Twelfth Amendment to the Holding Agreement pursuant to construction of a low and/or moderate housing development on Fir Ridge Drive. It is not likely that the School District will have a fully executed contract in place with a developer prior to June 30, 2016, as required under the Twelfth Amendment milestones to the Holding Agreement.

Due to the significant good faith efforts by the School District, the City aims to extend all of the milestones set forth in the Twelfth Amendment for an additional three years to allow the District ample time to complete their efforts on this Project. Moreover, subsequent to the agreed upon three year extension, the City Manager shall have the authority and discretion to act on behalf of the City Council to execute a further agreement to extend these milestones further if the project is progressing substantially.

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by resolution, approve the Memorandum of Understanding (MOU) between the City of Santa Rosa (City) and the Santa Rosa City School District (School District), extending the Twelfth Amendment milestones to the Holding Agreement for an additional three years and to memorialize the partnership between the City and School District in order to achieve low and/or moderate income housing for School District employees on Fir Ridge Drive, Lot "F" (APN 173-620-030).

Presented by Joey Hejnowicz, City Manager Fellow; Nancy Gornowicz, Housing and Community Services Manager, and Erin Morris, Senior Planner.

MOVED by Council Member Combs, seconded by Council Member Olivares, and **CARRIED** 5-0-2 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares voting yes; Council Members Carlstrom and Wysocky absent) to waive reading of the text and adopt:

RESOLUTION NO. 28812 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA ROSA AND THE SANTA ROSA CITY SCHOOL DISTRICT TO ACHIEVE LOW AND/OR MODERATE INCOME HOUSING ON FIR RIDGE DRIVE, LOT "F" (APN 173-620-030), AND AUTHORIZING A THREE YEAR EXTENSION TO ALL THE MILESTONES SET FORTH IN THE TWELFTH AMENDMENT TO THE HOLDING AGREEMENT

14.3 REPORT - APPOINTMENT OF INTERIM CITY ATTORNEY AND ESTABLISHMENT OF COMPENSATION

BACKGROUND: City Attorney Caroline Fowler resigned her position effective June 17, 2016. The City Council seeks to appoint an Interim City Attorney to relieve Interim City Attorney Molly Dillon, while the City conducts a recruitment for the permanent City Attorney Position. The City has negotiated an agreement for City Attorney services with the law firm of Renee Sloan Holtzman Sakai LLP.

RECOMMENDATION: It is recommended that the Council, by resolution, appoint the law firm of Renee Sloan Holtzman Sakai LLP to the office of Interim City Attorney. It is further recommended that the Council, by ordinance, establish the compensation for the Interim City Attorney.

Presented by Sean McGlynn, City Manager.

PUBLIC COMMENT

Jack Osborne spoke on his concerns of the contract not being sent out to bid and the terms of the contract.

MOVED by Council Member Olivares, seconded by Council Member Combs, and CARRIED 5-0-2 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares voting yes; Council Members Carlstrom and Wysocky absent) to waive reading of the text and adopt:

RESOLUTION NO. 28813 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPOINTING AN INTERIM CITY ATTORNEY

MOVED by Council Member Olivares, seconded by Council Member Combs, and **CARRIED** 5-0-2 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares voting yes; Council Members Carlstrom and Wysocky absent) to waive reading of the text and introduce:

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ESTABLISHING SALARY AND OTHER COMPENSATION AND BENEFITS FOR THE LAW FIRM OF RENNE SLOAN HOLTZMAN SAKAI LLP AS INTERIM CITY ATTORNEY

Mayor Sawyer recessed the meeting at 4:52 p.m. and reconvened the meeting at 5:02 p.m.

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

Annie O'Mallon spoke on the death of a homeless man in Santa Rosa and on Camp Mikayla.

David McMinn spoke on Camp Michela and thanked the community for everything they have done for the residents of the camp.

Jack Osborne spoke on the history of the handling of unrepresented employees in the City.

Michael Von Der Porten spoke on the housing issue in Santa Rosa.

Wayne Seden spoke on his concerns and the problems of a sober living home on Old Ranch Road.

Bill Lycette spoke on his concerns and the problems of a sober living home on Old Ranch Road.

Sue Albon spoke on her concerns and the problems of a sober living home on Old Ranch Road.

Peter Tscherneff spoke on various topics.

David Jasper spoke on his concerns and the problems of a sober living home on Old Ranch Road.

Bob Cheal, Homeless Task Force United Methodist Church, spoke on efforts being done for the homeless population.

15. PUBLIC HEARINGS – NONE.

16. WRITTEN COMMUNICATIONS – NONE.

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

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

19. ADJOURNMENT OF MEETING

Hearing no further business, Mayor Sawyer adjourned the meeting at 5:34 p.m. The next regularly scheduled meeting will take place on July 12, 2016, at a time to be set by the Mayor.

Approved on: July 19, 2016

/s/ Stephanie A. Williams, Interim City Clerk