



**City Council  
Regular Meeting Minutes - Draft**

---

Tuesday, January 30, 2018

2:30 PM

---

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

Mayor Coursey called the closed session meeting at 2:30 p.m.

**Present:** 6 - Mayor Chris Coursey, Vice Mayor Chris Rogers, Council Member Julie Combs, Council Member John Sawyer, Council Member Tom Schwedhelm and Council Member Jack Tibbetts

**Absent:** 1 - Council Member Ernesto Olivares

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

PUBLIC COMMENT

Duane DeWitt spoke in opposition to Item 2.1, and expressed concerns of possible contaminants on site.

Mayor Coursey recessed the meeting to closed session at 2:34 p.m. to discuss Item 2.1 as listed on the agenda:

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

Property: 1370 Burbank Avenue, Santa Rosa, CA 95407 APN:  
125-252-003

Agency Negotiator: Jill Scott, Right-of-Way Agent  
Negotiating Parties: Jesse Mc Cafferty, Barbara Hare  
Under Negotiations: Price and terms of payment.

Mayor Coursey adjourned the closed session at 4:58 p.m. and reconvened the meeting to open session in the Council Chamber at 5:03 p.m.

**3. INTERVIEWS FOR BOARDS, COMMISSIONS AND COMMITTEES**

**3.1 INTERVIEWS FOR BOARDS, COMMISSIONS AND COMMITTEES**

The Council will interview applicants to fill vacancies on the following committee:

Waterways Advisory Committee - to fill four at-large positions each to serve a four-year term expiring on December 31, 2021.

**4. STUDY SESSION - NONE.**

**5. ANNOUNCEMENT OF ROLL CALL**

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

There was nothing to report.

**7. PROCLAMATIONS/PRESENTATIONS - NONE**

**8. STAFF BRIEFINGS**

**8.1 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.

Presented by Jodi Traversaro, CalOES Branch 1 Director, and Robert M. Pesapane, FEMA Branch 1 Director.

**PUBLIC COMMENT**

Paul McGavin spoke in support of using underground hard wired cables instead of wireless communications.

Deborah Tavares spoke in support of using safety equipment around the burned sites; expressed concerns of potential contaminants and its effects.

Duane DeWitt spoke in support of assisting those located at Journey's End Mobile Park.

Peter Tscherneff spoke in support of uniting to assist those affected by the fires.

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

**9.1 QUARTERLY REPORT OF SETTLEMENTS AND ACTIVE LITIGATION**

The City Attorney will report on settlements over \$50,000 within the third and fourth quarter of 2017 (07/01/2017 - 12/31/2017) as well as provide a summary of pending litigation against the City.

City Attorney Gallagher provided a brief report.

Public Comment

Eric Fraser spoke regarding the concerns of the condition of sidewalks and provided a list of solutions.

**This item was received and filed.**

## **10. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS**

There were no abstentions made.

## **11. MAYOR'S/COUNCILMEMBERS' REPORTS**

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

Mayor Coursey announced his appointment of Casey Edmondson as Chair to the Planning Commission; Joint City and County meeting was cancelled and will be reschedule to a future meeting date; and that Item 16.1 will be continued to a future meeting date.

PUBLIC COMMENT

Deborah Tavares spoke regarding Item 11.1.3 and the appointment process.

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

#### **11.1.1 Council Subcommittee Reports**

#### **11.1.2 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA)**

#### **11.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee**

**11.1.4 Association of Bay Area Governments (ABAG)**

**11.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee**

**11.1.6 Sonoma Clean Power Authority (SCPA)**

**11.1.7 Sonoma County Waste Management Agency (SCWMA)**

**11.1.8 Groundwater Sustainability Agency (GSA)**

**11.1.9 Other**

**12. APPROVAL OF MINUTES**

12.1 November 7, 2017, Special Joint City and County Meeting.

**Approved as submitted.**

**13. CONSENT ITEMS**

**Approval of the Consent Agenda**

**A motion was made by Vice Mayor Rogers, seconded by Council Member Combs, to waive reading of the text and adopt Consent Items 13.1 and 13.2. The motion carried by the following vote:**

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

**Absent:** 1 - Council Member Olivares

**13.1 RESOLUTION - GRANT APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR FUNDING OF 12-LEAD EKG MONITORS**

**RECOMMENDATION:** It is recommended by the Santa Rosa Fire Department (SRFD) that the Council, by resolution, 1) authorize staff to submit a grant application to FEMA for the Assistance to Firefighters Grant (AFG) in the total amount of \$677,170.79 for the purchase of seventeen EKG monitors, associated equipment, and a service contract; 2) authorize the Fire Chief or his designee to accept the grant award and approve and execute all documents and agreements related to the grant, subject to approval as to form by the City Attorney; and 3)

authorize the Chief Financial Officer to appropriate funds into the project account by the amount of the grant award.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES- 2018-011 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR FUNDING OF 12-LEAD EKG MONITORS IN THE AMOUNT OF \$677,170.79; AUTHORIZING THE FIRE CHIEF OR DESIGNEE TO ACCEPT THE GRANT AWARD AND APPROVE AND EXECUTE ALL DOCUMENTS AND AGREEMENTS RELATED TO THE GRANT; AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO APPROPRIATE THE FUNDS**

**13.2 RESOLUTION - DIGITAL GOVERNMENT / OPEN DATA AGREEMENT WITH SOCRATA, INC.**

RECOMMENDATION: It is recommended by the Information Technology Department that the Council, by resolution, approve a 1-Year Agreement with Socrata, Inc., Seattle, WA, in the amount of \$155,298.60.

**This CC- Consent - Resolution was adopted.**

**RESOLUTION NO. RES- 2018-012 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A ONE YEAR DIGITAL AGREEMENT WITH SOCRATA, INC. FOR GOVERNMENT / OPEN DATA WEB-BASED PLATFORM SERVICES**

Mayor Coursey recessed the meeting at 4:58 p.m. and reconvened the meeting at 5:03 p.m.

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

Paul McGavin spoke in opposition to small cell tower installations.

Alex Krohn spoke in opposition to small cell tower installations.

Maxwell Krohn spoke in opposition to small cell tower installations.

Katie Jahn spoke in opposition to small cell tower installations.

Judith Monrou spoke in opposition to small cell tower installations.

Debra Krohn spoke in opposition to small cell tower installations.

Phillip Krohn spoke in opposition to small cell tower installations.

Vic Trione spoke in support of the small cell tower installations with notifications to the public in residential areas.

Jennifer Hagemann spoke in opposition to small cell tower installations.

Gregory Fearon spoke regarding the quality of life for people with infractions and misdemeanors.

## 15. REPORT ITEMS

### 15.1 REPORT - ESTABLISH A HOUSING FIRST FUND (LANDLORD INCENTIVES, RISK MITIGATION, TENANT ASSISTANCE), AND HOUSING FIRST HOMELESS SERVICES AND FAMILY SUPPORT CENTERS

BACKGROUND: On July 11, 2017, Council, by motion, confirmed its direction on homeless services programing, including but not limited to the creation of a fund to provide landlord incentives, risk mitigation, and tenant assistance (Housing First Fund). Staff has collaborated with Catholic Charities of the Diocese of Santa Rosa (Catholic Charities) to develop a budget, in the amount of \$534,000, and is seeking Council's interest in supporting a Housing First Fund.

On November 14, 2017, Council approved a Grant Agreement for Homeless Services Center with Catholic Charities, in the amount of \$100,000, for the period of November 1, 2017 to June 30, 2018 to expand the program's hours of operation as part of the City's Homeless Encampment Assistance Pilot Program. Council also directed staff to return with a budget and program to align the Homeless Services Center with the Housing First model for further consideration. Based on direction given by Council to staff on July 11, 2017, an evaluation of all City-sponsored programs in alignment with Housing First was to be completed as part of the Homeless System of Care Redesign, which is

currently underway. Following Council's direction on July 11, 2017 and November 14, 2017, staff has collaborated with Catholic Charities to develop budgets for two City-sponsored programs, Homeless Services Center (\$218,000) and Family Support Center (\$100,000), and is seeking Council's interest in aligning these programs with the Housing First model.

Staff also seeks direction to amend the Fiscal Year 2017/2018 adopted budget within the General Fund and Homeless Shelter Operations Fund to appropriate funding for these purposes in the total amount of \$852,000 or to defer the appropriation of funding for these purposes until the Fiscal Year 2018/2019 budget process.

**RECOMMENDATION:** It is recommended by the Housing and Community Services Department that the Council, by resolution, approve the following 1) creation of a Housing First Fund to provide landlord incentives, risk mitigation, and tenant assistance; 2) alignment of the Homeless Services Center, a City-sponsored program operated by Catholic Charities of the Diocese of Santa Rosa, with the Housing First model; 3) alignment of the Family Support Center, also a City-sponsored program operated by Catholic Charities, with the Housing First model; and 4) amend the Fiscal Year 2017/2018 adopted budget within the General Fund and Homeless Shelter Operations Fund to appropriate funding for these purposes in the total annual amount of \$852,000; or, by motion, defer the appropriation of funding for these purposes until the Fiscal Year 2018/2019 budget process.

Presented by David Gouin, Housing and Community Services Director, and Kelli Kuykendall, Housing and Community Services Manager.

#### PUBLIC COMMENT

Gregory Fearon spoke in opposition to the item.

Richard Canini spoke in opposition to the item.

Eric Fraser spoke in support of the item.

Adrienne Lauby spoke in opposition to the item.

Scott Wagner spoke in opposition to the item.

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

**RESOLUTION NO. RES-2018-013 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA 1) APPROVING THE CREATION OF A HOUSING FIRST FUND TO PROVIDE LANDLORD INCENTIVES, RISK MITIGATION, AND TENANT ASSISTANCE; 2) ALIGNMENT OF THE HOMELESS SERVICES CENTER, OPERATED BY CATHOLIC CHARITIES OF THE DIOCESE OF SANTA ROSA, WITH THE HOUSING FIRST MODEL; 3) ALIGNMENT OF THE FAMILY SUPPORT CENTER, OPERATED BY CATHOLIC CHARITIES, WITH THE HOUSING FIRST MODEL; AND 4) AMENDING THE FISCAL YEAR 2017/2018 ADOPTED BUDGET WITHIN THE GENERAL FUND AND HOMELESS SHELTER OPERATIONS FUND**

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

**Yes:** 3 - Council Member Sawyer, Council Member Schwedhelm and Council Member Tibbetts

**No:** 3 - Mayor Coursey, Vice Mayor Rogers and Council Member Combs

**Absent:** 1 - Council Member Olivares

**A substitute motion was made by Council Member Combs, seconded by Mayor Coursey, to waive reading of the text and adopt as amended of approving up to \$135,000 toward a Housing First Fund.**

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

**Yes:** 3 - Mayor Coursey, Council Member Combs and Council Member Tibbetts

**No:** 3 - Vice Mayor Rogers, Council Member Sawyer and Council Member Schwedhelm

**Absent:** 1 - Council Member Olivares

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

**RESOLUTION NO. RES-2018-013 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE CREATION OF A HOUSING FIRST FUND TO PROVIDE LANDLORD INCENTIVES, RISK MITIGATION, AND TENANT ASSISTANCE AND APPROVING FUNDING FOR**



---

**THE REMAINING QUARTER OF THE FISCAL YEAR 2017/2018 (APRIL 1, 2018 TO JUNE 30, 2018)**

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

**Yes:** 5 - Mayor Coursey, Council Member Combs, Council Member Sawyer, Council Member Schwedhelm and Council Member Tibbetts

**No:** 1 - Vice Mayor Rogers

**Absent:** 1 - Council Member Olivares

**15.2 REPORT - HOUSING FIRST-FOCUSED SAFE PARKING AND CAMPING, COMMUNITY HOMELESS ASSISTANCE PROGRAM (CHAP)**

**BACKGROUND:** On November 21, 2017, Council confirmed its interest in exploring Safe Parking and Camping, specifically a Housing First-focused program on a single City-sponsored site plus support to sites on private property through the Community Homeless Assistance Program (CHAP), which allows for safe parking and camping among other activities, and directed staff to return with a program proposal for further consideration. Staff has consulted with Catholic Charities of the Diocese of Santa Rosa (Catholic Charities), former operator of a Safe Parking Program, to develop a preliminary program model with cost estimates and is seeking confirmation from Council regarding its interest to support a Housing First-focused Safe Parking and Camping Program plus support to private sites as part of the Community Homeless Assistance Program (CHAP).

**RECOMMENDATION:** It is recommended by the Housing and Community Services Department that the Council, by motion, provide direction on shelter expansion through a Housing First-focused Safe Parking and Camping Program to include a City-sponsored site plus support to private sites as part of the Community Homeless Assistance Program (CHAP).

Presented by David Gouin, Housing and Community Services Director, and Kelli Kuykendall, Housing and Community Services Manager.

**PUBLIC COMMENT**

Gregory Fearon spoke in support of the item.

Alicia Sanchez, President of Bilingual Broadcasting Foundation  
KBBF 89.1 FM Radio, spoke in support of the item.

Steve Singleton spoke regarding the concerns of the amount being  
spent.

Peggy Hendrix spoke regarding the concerns of the homeless  
conditions.

Eric Fraser spoke regarding the concerns that the item was not a  
competitive process.

Adrienne Lauby spoke regarding in support of the item and  
expressed concerns of the costs presented.

Victor Puterbaugh spoke in support of the item and expressed  
concerned of the costs presented.

Joni Goshorn, with Homeless Action, spoke in support of the item.

Deborah Tavares spoke in support of the item.

Duane DeWitt spoke in support of tent encampments and safe  
parking at scattered sites with volunteers.

Anita Lafollette spoke in support of the item.

Thomas Ells spoke in support of additional housing.

Scott Wagner spoke in opposition of the costs presented by staff  
and provided a projection of costs for a transitional village  
community.

**A motion was made by Council Member Combs, seconded by Council  
Member Tibbetts, to explore a shelter expansion through a Housing  
First-focused Safe Parking and Camping Program to include a**

---

**City-sponsored site plus support to private sites as part of the Community Homeless Assistance Program (CHAP) at an unspecified location, for roughly 50-spot, with both single-site and scattered-site options, overnight, for one-quarter, up to roughly \$300,000, and bring back for further discussion until the budget cycle.**

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

**Yes:** 2 - Council Member Combs and Council Member Tibbetts

**No:** 4 - Mayor Coursey, Vice Mayor Rogers, Council Member Sawyer and Council Member Schwedhelm

**Absent:** 1 - Council Member Olivares

**A motion was made by Vice Mayor Rogers, seconded by Council Member Combs, directed staff to explore options with other organizations, including KBBF and city sites, for tent encampments and safe parking between the hours of 7:00 p.m. and 7:00 a.m.**

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

**Yes:** 3 - Vice Mayor Rogers, Council Member Combs and Council Member Tibbetts

**No:** 3 - Mayor Coursey, Council Member Sawyer and Council Member Schwedhelm

**Absent:** 1 - Council Member Olivares

## **16. PUBLIC HEARINGS**

### **16.1 PUBLIC HEARING - BALDI CORNER ANNEXATION PREZONING - 43, 77, AND 91 MIDDLE RINCON ROAD & 4785, 4801, 4847, AND 4865 HIGHWAY 12 - FILE NO. ANX17-003**

**BACKGROUND:** This project proposes Prezoning of 9 parcels to accommodate a 7.9-acre annexation of the existing County island near the intersection of Middle Rincon Road and Highway 12. No new development or construction is proposed.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department and the Planning Commission that Council, by resolution, introduce an ordinance to Prezone the properties located at 43, 77, and 91 Middle Rincon Road and 4785, 4801, 4847, and 4865 Highway 12 to the R-1-6 (Single-family Residential) and CG (General Commercial) zoning districts to accommodate the proposed

Baldi Corner annexation.

This item was continued to a future meeting.

**17. WRITTEN COMMUNICATIONS - NONE.**

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

Tom Sawyer spoke in opposition of the small cell tower installations.

Bob Hansen spoke in opposition of the small cell tower installations.

David Harris spoke in support of using concrete materials to rebuild homes.

Scott Wagner spoke regarding the Joint City and County Ad Hoc Committee meeting; and the concerns of relocating the homeless encampments.

**19. ANNOUNCEMENT OF CONTINUED CLOSED SESSION ITEMS, RECESS TO CLOSED SESSION IN THE MAYOR'S CONFERENCE ROOM, RECONVENE TO OPEN SESSION, AND ANNOUNCEMENTS [IF NEEDED]**

**20. ADJOURNMENT OF MEETING**

Hearing no further business, Mayor Coursey adjourned the meeting at 8:48 p.m. The next regularly scheduled meeting will take place on February 6, 2018, at a time set by the Mayor.

**21. UPCOMING MEETINGS**

**21.1 UPCOMING MEETINGS LIST**

This item was received and filed.