



# City of Santa Rosa

City Hall, Council Chamber  
100 Santa Rosa Avenue  
Santa Rosa, CA 95404

## City Council Regular Meeting Minutes - Final

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Tuesday, July 10, 2018

4:00 PM

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### 1. CALL TO ORDER AND ROLL CALL

Mayor Coursey called the meeting to order at 4:05 p.m.

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

**Absent:** 1 - Council Member Julie Combs

### 2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.

### 3. STUDY SESSION - NONE.

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

### 5. PROCLAMATIONS/PRESENTATIONS - NONE.

### 6. STAFF BRIEFINGS

#### 6.1 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.

City Manager McGlynn provided a brief report.

#### 6.2 CREEK STEWARDSHIP PROGRAM UPDATE

Storm Water & Creeks staff will give an update on accomplishments of the Creek Stewardship Program and highlight upcoming programs and activities.

Presented by Aaron Nunez, Natural Resource Specialist.

### 7. CITY MANAGER'S/CITY ATTORNEY'S REPORTS

There was nothing to report.

### 8. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS

There were no abstentions made.

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

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

Council Member Tibbetts provided brief report relating Veteran's group appreciation; Healdsburg Mayor will pursue a housing bond similar to Santa Rosa's.

Vice Mayor Rogers announced his appointments of Mark Stapp to the Measure O Committee and Michael Varela to the Community Advisory Board.

Mayor Coursey provided brief report recent meetings relating to AB 2267; was on discussion panel relating to executive staff relationships; CalPERS investments in housing; report out for Sonoma County Transportation Authority. Mayor Coursey also announced he will not be seeking re-election to Council District 4.

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

#### **9.1.1 Council Subcommittee Reports**

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

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

#### **9.1.4 Association of Bay Area Governments (ABAG)**

#### **9.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee**

#### **9.1.6 Sonoma Clean Power Authority (SCPA)**

#### **9.1.7 Sonoma County Waste Management Agency (SCWMA)**

#### **9.1.8 Groundwater Sustainability Agency (GSA)**

#### **9.1.9 Other**

## 9.2 MATTERS FROM COUNCIL REGARDING FUTURE AGENDA ITEMS

### 9.2.1 REQUEST FOR AGENDA ITEM REGARDING CITY RENT STABILIZATION ORDINANCE

BACKGROUND: At the June 26, 2018, City Council meeting, Council Member Combs requested a future agenda item to discuss a city rent stabilization ordinance. Council Member Tibbetts concurred with the request.

**This item was continued to a future meeting.**

## 10. APPROVAL OF MINUTES - NONE.

## 11. CONSENT ITEMS

### Approval of the Consent Agenda

**A motion was made by Vice Mayor Rogers, seconded by Council Member Olivares, to waive reading of the text and adopt Consent Items 11.1 through 11.3 and 11.5 through 11.7. The motion carried by the following vote:**

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

**Absent:** 1 - Council Member Combs

### 11.1 MOTION - CONTRACT AWARD - ACCESSIBILITY ALTERATIONS AT GALVIN PARK

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, award Contract No. C02145, Accessibility Alterations at Galvin Park, in the amount of \$338,845 to the lowest responsible bidder, California Highway Construction Group, Inc. of Concord, California, approve a 10% contract contingency, and authorize a total contract amount of \$372,729.50. Funding for this project has been appropriated to Account No. 09708. The source of funds is the General Fund.

**This Consent - Motion was approved.**

### 11.2 RESOLUTION - AUTHORIZING THE DIRECTOR OF THE OFFICE OF COMMUNITY ENGAGEMENT, OR DESIGNEE, TO APPROVE AND EXECUTE GRANT FUNDING AGREEMENTS UNDER THE

COMMUNITY HELPING OUR INDISPENSABLE CHILDREN EXCEL (CHOICE) MINI-GRANT PROGRAM IN AMOUNTS NOT TO EXCEED \$5,000 PER PROGRAM EACH FISCAL YEAR

RECOMMENDATION: It is recommended by the Office of Community Engagement that the Council, by resolution, authorize the Director of the Office of Community Engagement, or designee, to approve and execute funding agreements for Community Helping Our Indispensable Children Excel (CHOICE) Mini-Grant program in amounts not to exceed \$5,000 per program each fiscal year.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2018-111 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE DIRECTOR OF THE OFFICE OF COMMUNITY ENGAGEMENT, OR DESIGNEE, TO APPROVE AND EXECUTE GRANT FUNDING AGREEMENTS UNDER THE MEASURE O COMMUNITY HELPING OUR INDISPENSABLE CHILDREN EXCEL (CHOICE) MINIGRANT PROGRAM IN AMOUNTS NOT TO EXCEED \$5,000 PER PROGRAM EACH FISCAL YEAR**

11.3 RESOLUTION - FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH CREATIVE THINKING, INC., DBA THE IDEA COOPERATIVE, FOR DESTINATION MARKETING SERVICES

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve an amendment to the professional services agreement with Creative Thinking, Inc., DBA The Idea Cooperative, to extend destination marketing services through June 30, 2021, using Santa Rosa Tourism Business Improvement Area Ordinance assessment funds in the amount of \$180,000 per year for a total additional amount to the agreement of \$540,000.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2018-112 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. F001338 WITH CREATIVE THINKING, INC., DBA THE IDEA COOPERATIVE, FOR DESTINATION MARKETING SERVICES THROUGH JUNE 30, 2021**

**11.4 RESOLUTION - APPROVAL OF SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT F001596 WITH MUNICIPAL RESOURCE GROUP, LLC**

RECOMMENDATION: It is recommended by the Human Resources Department that the Council, by resolution, approve Amendment No. 2 to the Professional Services Agreement F001596 with Municipal Resource Group, LLC to extend the agreement for two months to September 14, 2018 and add additional funding in the amount of \$70,700 for a total Agreement amount not to exceed \$156,700.

**A motion was made by Vice Mayor Rogers, seconded by Council Member Sawyer, to waive the reading of the text and adopt Consent Item 11.4:**

**RESOLUTION NO. RES-2018-113 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT F001596 WITH MUNICIPAL RESOURCE GROUP, LLC**

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

**Yes:** 5 - Mayor Coursey, Vice Mayor Rogers, Council Member Olivares, Council Member Sawyer, and Council Member Tibbetts

**No:** 1 - Council Member Schwedhelm

**Absent:** 1 - Council Member Combs

**11.5 RESOLUTION - ASSESSMENT LIEN AGAINST THE REAL PROPERTY LOCATED AT 446 MALLARD DRIVE**

RECOMMENDATION: It is recommended by the Department Housing and Community Services that the Council, by resolution, approve the special assessment lien in the amount of \$3,798.80 against the property located at 446 Mallard Drive for violations of the City Code that remain uncorrected by the responsible parties, Ronald Hunt, and authorize recording of a lien and placing the assessment on the property tax roll for collection.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2018-114 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA CONFIRMING THE AMOUNT OF A SPECIAL ASSESSMENT, CONFIRMING AND ORDERING THE RECOVERY OF PENALTIES AND COSTS ASSESSED AND IMPOSED BY THE**

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**ADMINISTRATIVE HEARING OFFICER FOR VIOLATIONS OF CITY CODE PROVISIONS OCCURING ON THE PROPERTY AT 446 MALLARD DRIVE, SANTA ROSA, A.P.N. 035-453-022, AND ORDERING THE ASSESSMENT BE COLLECTED ON THE TAX ROLL BY THE SONOMA COUNTY TAX COLLECTOR**

**11.6 RESOLUTION - EXTENSION OF PROCLAMATION OF EXISTENCE OF LOCAL EMERGENCY DUE TO FIRES**

RECOMMENDATION: It is recommended by the City Attorney's Office that the Council, by resolution, declare that the proclamation of a state of local emergency within the City of Santa Rosa has been and remains in full force and effect without interruption.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2018-115 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING THE PROCLAMATION OF EXISTENCE OF A LOCAL EMERGENCY DUE TO FIRES**

**11.7 RESOLUTION - EXTENSION OF PROCLAMATION OF LOCAL HOMELESS EMERGENCY**

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution, approve an extension of Resolution No. 28839 which formally proclaimed a local homeless emergency within Santa Rosa.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2018-116 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING A PROCLAMATION OF LOCAL HOMELESS EMERGENCY (Government Code Sections 8630 et seq.)**

**Approval of the Consent Agenda**

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

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

**Absent:** 1 - Council Member Combs

**11.8** ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA INCREASING THE COMPENSATION OF THE CITY MANAGER BY PROVIDING, EFFECTIVE JULY 8, 2018, (1) A 3% COST OF LIVING SALARY ADJUSTMENT AND (2) AN INCREASE TO CONTRIBUTION BY THE CITY FOR THE 2018-2019 FISCAL YEAR EQUAL TO 0.25% OF BASE WAGE TO THE CITY MANAGER'S RETIREE HEALTH SAVINGS PLAN, FOR A TOTAL CONTRIBUTION OF 0.5% OF BASE WAGE

RECOMMENDATION: This ordinance, introduced at the June 26, 2018, Regular Meeting by a 5-0-2 vote (Mayor Coursey and Council Member Combs absent), increased the compensation of the City Manager by providing, effective July 8, 2018, (1) a 3% cost of living salary adjustment and (2) an increase to contribution by the City for the 2018-2019 fiscal year equal to 0.25% of base wage to the City Manager's Retiree Health Savings Plan, for a total contribution of 0.5% of base wage.

**This Consent - Ordinance was adopted.**

**ORDINANCE NO. ORD-2018-016 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA INCREASING THE COMPENSATION OF THE CITY MANAGER BY PROVIDING, EFFECTIVE JULY 8, 2018, (1) A 3% COST OF LIVING SALARY ADJUSTMENT AND (2) AN INCREASE TO CONTRIBUTION BY THE CITY FOR THE 2018-2019 FISCAL YEAR EQUAL TO 0.25% OF BASE WAGE TO THE CITY MANAGER'S RETIREE HEALTH SAVINGS PLAN, FOR A TOTAL CONTRIBUTION OF 0.5% OF BASE WAGE**

**11.9** ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA INCREASING THE COMPENSATION OF THE CITY ATTORNEY BY PROVIDING, EFFECTIVE JULY 8, 2018, (1) A 3% COST OF LIVING SALARY ADJUSTMENT, AND (2) A CONTRIBUTION BY THE CITY EQUAL TO 0.5% OF BASE WAGE TO THE CITY ATTORNEY'S RETIREE HEALTH SAVINGS PLAN

RECOMMENDATION: This ordinance, introduced at the June 26, 2018, Regular Meeting by a 5-0-2 vote (Mayor Coursey and Council Member

Combs absent), increases the compensation of the City Attorney by providing, effective July 8, 2018, (1) a 3% cost of living salary adjustment, and (2) a contribution by the City equal to 0.5% of base wage to the City Attorney's Retiree Health Savings Plan.

**This Consent - Ordinance was adopted.**

**ORDINANCE NO. ORD-2018-017 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA INCREASING THE COMPENSATION OF THE CITY ATTORNEY BY PROVIDING, EFFECTIVE JULY 8, 2018, (1) A 3% COST OF LIVING SALARY ADJUSTMENT, AND (2) A CONTRIBUTION BY THE CITY EQUAL TO 0.5% OF BASE WAGE TO THE CITY ATTORNEY'S RETIREE HEALTH SAVINGS PLAN**

The time not being 5:00 p.m., Mayor Coursey took Report Item 13.1 before Item 12 - Public Comment on non-agenda items.

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

Anne Seeley spoke in support of the resolution and letter to oppose separation of families entering the border without proper documentation.

Alex Krohn spoke in opposition to the installation of the small cell towers.

Adrienne Lauby, Homeless Action, spoke regarding the conditions of the homelessness near Corporate Center Parkway; requested review of HEAP program

Thomas Ells spoke regarding various topics.

Victoria Yanez, Homeless Action, spoke in support of the homeless encampments; and in opposition to the resources provided by Catholic Charities.

Gina Huntsinger, General Manager of the Snoopy's Home Ice, announced events being held at Snoopy's Home Ice.

Paul McGavin spoke in opposition to the installation of the small cell towers.



Public Hearing Item 14.1 was listed on the agenda prior to Report Item 13.

## 14. PUBLIC HEARINGS

### 14.1 PUBLIC HEARING - ADOPTION OF REVISED ANIMAL SERVICES FEES

**BACKGROUND:** Sonoma County Animal Services (Animal Services/SCAS) provides sheltering and field services to areas within their jurisdiction, including unincorporated areas of the County, the City of Santa Rosa, and the Town of Windsor. Animal Services is also responsible for rabies control for the entire County. The SCAS service area is comprised of approximately 1,575 square miles with nearly 500,000 residents and includes an animal shelter that serves nearly 3,300 animals annually. DHS is proposing fee revisions for animal impounds, vaccinations, licenses, and boarding fees.

The proposed SCAS fees recover increased costs associated with services delivery, including costs charged to the Department by general government and those associated with salary and benefits. Revised fees are requested to recover, to the extent possible and advisable, a three percent cost of living increase since Animal Services fees were last revised effective July 1, 2017.

The SCAS is proposing 2.47 to 7.69 percent increases to the Animal Services fees. Percentage increases are as close as possible to three percent, while focusing on Animal Services objectives and customer service priorities.

**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.

Presented by John Skeel, Animal Services Director, County of Sonoma.

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

**RESOLUTION NO. RES-2018-117 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 Rogers, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**Absent:** 1 - Council Member Combs

**13. REPORT ITEMS**

**13.1 REPORT - REPLACEMENT OF FIRE STATION 5 AT NEWGATE COURT AND FURTHER EVALUATION OF LOCATION FOR RECONSTRUCTION**

**BACKGROUND:** Due to the destruction of Fire Station 5 on Newgate Court, the Fire Department desires to restore emergency services to the Fountaingrove area with a permanent and suitable fire station. As part of the fire station rebuild process, staff would like to assure the future station best serves the Fountaingrove area for decades to come. A newly constructed fire station should be constructed to last 50-80 years.

The Newgate Court Fire Station 5 was built by design and location based on the 2002 Standards of Coverage and Deployment Plan. An opportunity now exists to evaluate all options to best locate an improved fire station to serve the area.

**RECOMMENDATION:** It is recommended by the Fire Department that the Council, by motion, approve Fire Department staff to evaluate and recommend a fire station location and design for service delivery to the Fountaingrove area.

Presented by Tony Gossner, Fire Chief, and Jason Jenkins, Battalion Chief.

Mayor Coursey recessed at 4:58 p.m. and reconvened at 5:00 p.m.

**A motion was made by Council Member Sawyer, seconded by Council Member Tibbetts to approve Fire Department staff to evaluate and recommend a fire station location and design for service delivery to the Fountaingrove area. The motion carried by the following vote:**

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

**Absent:** 1 - Council Member Combs

Public Hearing Item 14.1 was heard before Report Item 13.2.

**13.2** REPORT - RENEWAL ENTERPRISE DISTRICT (RED) (This item was continued from the June 26, 2018, Regular Meeting)

**BACKGROUND:** In the months following the 2017 wildfires, there was heightened awareness of the importance of ensuring not only that our fire survivors rebuild, but also ensuring community-wide economic vitality by meeting housing development goals. The Sonoma County Board of Supervisors and the Santa Rosa City Council have been working to address the problem, and directed staff to identify new and more effective structures that can, over the next five years, facilitate substantially increased housing development for all income levels. In response, the concept of a regional housing construct began to take shape in the Renewal Enterprise District or RED.

The basic premise of the RED is to work across jurisdictions to market and attract developers, blend private financing and public funds, leverage state and federal grant funds, and facilitate creation of housing that meets established public policy goals for increased density, access to transit, protection of open space and community separators, and improving energy efficiency, climate resilience, and affordability, and advancing equity.

By working together, the City and County have an opportunity to develop and implement a common vision and drive regional renewal efforts, by leveraging their real estate assets, regulatory authority, and new funding sources for maximum effect and long-term benefit.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department and the Housing and Community Services Department that the Council, by motion, authorize creation of a Renewal Enterprise District (RED) through a Joint Powers Authority comprised initially of the City of Santa Rosa and the County of Sonoma to facilitate the development of housing in targeted geographic areas.

Presented by Dave Gouin, Housing and Community Services Director, David Guhin, Planning and Economic Development Director, assisted by Suzanne Smith with Sonoma County Transit Authority/Regional Climate Protection Authority, Margaret S. Van Vliet, Sonoma County Community Development Commission, and Cory O'Donnell, County Counsel, County of Sonoma.

#### PUBLIC COMMENT

Bob Hansen spoke in opposition to the item.

Ken Calligar, Chief Financial Officer of Re-Structure Group, LLC (RSG), spoke in support of the item and requested to work with staff on rebuilding efforts.

**A motion was made by Council Member Schwedhelm, seconded by Vice Mayor Rogers, to authorize creation of a Renewal Enterprise District through a Joint Powers Authority comprised initially of the City of Santa Rosa and the County of Sonoma to facilitate the development of housing in targeted geographic areas. The motion carried by the following vote:**

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

**Absent:** 1 - Council Member Combs

### 15. WRITTEN COMMUNICATIONS

#### PUBLIC COMMENT

Adrienne Lauby spoke in support of Items 15.1 and 15.2.

**15.1** LETTER TO OPPOSE SEPARATION OF FAMILIES ENTERING BORDER WITHOUT PROPER DOCUMENTATION - Provided for information.

**This item was received and filed.**

**15.2** LETTER OF SUPPORT FOR PROPOSED MOBILE HOME PARK ON COUNTY-OWNED PROPERTY - Provided for information.

**This item was received and filed.**

- 15.3** FINAL MAP-SOUTHWEST ESTATES SUBDIVISION - Provided for information.

**This item was received and filed.**

**16. PUBLIC COMMENTS ON NON-AGENDA MATTERS - NONE.**

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

**18. ADJOURNMENT OF MEETING**

Hearing no further business, Mayor Coursey adjourned the meeting at 6:03 p.m. The next regularly scheduled meeting will take place on July 17, 2018, at a time set by the Mayor.

**19. UPCOMING MEETINGS**

- 19.1** UPCOMING MEETINGS LIST

**This item was received and filed.**

Approved on: October 2, 2018

/s/ Daisy Gomez, City Clerk