



**City Council
Regular Meeting Minutes - Final**

Tuesday, September 24, 2019

12:00 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Schwedhelm called the meeting to order at 12:15 p.m.

Present: 6 - Mayor Tom Schwedhelm, Vice Mayor Chris Rogers, Council Member Julie Combs, Council Member Victoria Fleming, Council Member Ernesto Olivares, and Council Member John Sawyer

Absent: 1 - Council Member Jack Tibbetts

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.

3. STUDY SESSION

3.1 REVIEW OF PROPOSED BUILDING AND FIRE CODE ADOPTION

Every three years the State of California updates the California Code of Regulations, Title 24 (CCR-T24) including its twelve-component building and safety codes (collectively, the California Building Standards Code). Through the State code adoption cycle, the State of California adopts and publishes amendments to national model codes and updates codes specific to California. As part of these updates, All-Electric Reach codes are being proposed for adoption by numerous jurisdictions to address climate concerns. The City of Santa Rosa has partnered with the Regional Climate Protection Agency, Sonoma Clean Power, Bay Area Regional Energy Network and others to evaluate, analyze and develop Reach codes. Such model codes with State amendments and California specific codes go into effect in every City and County in the State of California 180 days after publication. The new California Building Standards (CCR-T24) was published on July 1, 2019 and will take effect on January 1, 2020.

Attachments: [Staff Report](#)
[Attachment 1 - Proposed Amendments to CA Code](#)
[Attachment 2 - Proposed Amendments to Building Code Presentation](#)
[Presentation \(uploaded 09/20/2019\)](#)
[Late Correspondence \(Uploaded 10/2/2019\)](#)

Presented by Jesse Oswald, Chief Building Official and Ian

Hardage, Assistant Fire Marshal.

Council Member Tibbetts joined the meeting at 12:20 p.m.

Mayor Schwedhelm called a brief recess at 12:28 p.m and reconvened the meeting at 12:35 p.m.

As they are both property owners within the Wildland Urban Area Interface (WUI), and at the advice of City Attorney Gallagher, Council Member Fleming and Council Member Tibbetts recused themselves on the Fire Code portion of the item specific to the emerging WUI regulations and left the dais.

Assistant Fire Marshal Hardage continued his presentation.

PUBLIC COMMENT ON FIRE CODE PORTION OF ITEM:

Deborah spoke regarding this portion of the presentation.

Jesse Oswald, Chief Building Official, presented the Building Code portion of the item.

Council Member Fleming and Council Member Tibbetts rejoined the meeting for the Building Code portion of the presentation.

PUBLIC COMMENT ON BUILDING CODE PORTION OF ITEM:

Alima Silverman, Friends of the Climate Action Plan, spoke in support of the All Electric Reach Ordinance under the building code portion of the item.

Kevin Conway, Friends of the Climate Action Plan, spoke in support of the All Electric Reach Code portion of the item.

Diane Wheeler, Friends of the Climate Action Plan, read a letter from John Sarter, in support of the All Electric Reach Code portion of the item.

Laura Neish, 350 Bay Area, spoke in support of the All Electric Reach Code portion of the item.

Matt Taylor, Farrell, Faber and Associates, Architecture and Planning, spoke regarding the All Electric Reach Code portion of the item.

Deborah, Stop the Crime.net, spoke regarding the Reach Code portion of the item.

Brian Ling, Sonoma County Alliance, spoke in opposition to the item.

John Sutter, contractor, Applied Building Science, spoke in support of the item. Comment provided from speaker card: There is no economic or performance penalties for going all electric.

This item was received and filed.

3.2 STUDY SESSION ON FEE BASED RENTAL INSPECTION PROGRAM

The purpose of this item is to present various options for a fee-based Rental Inspection Program as part of the Tier 1 housing goals to improve the quality of the rental housing stock. Outreach has been made with stakeholders to obtain feedback and recommendations for a successful rental inspection program. Considerations and feedback with California Apartment Association (CAA), North Bay Association of Realtors (NORBAR), tenant advocacy groups, and community organizations will be included in the study session. Subject to Council direction, staff will return in November with a draft ordinance for consideration and potential adoption.

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

Presented by Carmelita Howard, Deputy Director of Housing and Community Services.

Mayor Schwedhelm recessed the meeting at 2:03 p.m. and reconvened at 2:09 p.m.

Mayor Schwedhelm recessed the meeting at 2:23 p.m., and reconvened at 2:44 p.m.

City Attorney Gallagher announced and identified that possibly five council members may have a conflict of interest on this item specific to the exemptions included in the rental inspection policy. This item was continued to a date certain of October 22, 2019, and will be structured to allow discussion of the exemptions with some portion of the Council, and the remaining elements of the program to be discussed by the full Council.

Mayor Schwedhelm recessed the meeting at 2:48 p.m. and reconvened at 4:06 p.m.

4. ANNOUNCEMENT OF ROLL CALL

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

Tyler Ludlow, joined Mayor Schwedhelm at the dais to observe the meeting as a participant in the Council sit-along program.

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

Closed session was cancelled.

6. PROCLAMATIONS/PRESENTATIONS - NONE.

7. STAFF BRIEFINGS

7.1 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.

This item was received and filed.

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

City Manager McGlynn provided a report on: the activation of the City's Emergency Operation Center at the announcement of Pacific Gas and Electric's Public Safety Power Shutoff (PSPS) "watch"

status, and the Heat Advisory issued by the National Weather Service from 11:00 a.m. today to 7:00 p.m. tomorrow; that the City declared a local emergency as of September 23, 2019; that the National Weather Service declared a redflag warning through 11:00 a.m. Wednesday; that the City opened a cooling center today and tomorrow at Finley Community Center from 11:00 a.m. to 7:00 p.m.; the Santa Rosa Fire Department will have extra staff in place for the critical fire weather; various ways the City deployed outreach to our community and additional outreach to our most vulnerable population, and worked to prepare the public throughout the evolution of the potential PSPS through various channels of communication including srcity.org/emergency, social media, email, and through communication with local media partners.

City Attorney Gallagher reported that the Closed Session from the 10:00 a.m. Special Meeting was cancelled due to a change in circumstances.

9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

Council Member Tibbetts announced that he would be abstaining from Items 14.1 through 14.3.

10. MAYOR'S/COUNCIL MEMBERS' REPORTS

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

Vice Mayor provided a brief report on the final viewing of Last October in the council chamber last week.

Council Member Combs requested a future agenda item to revise Council Policy 000-23 - Procedure for Filling Council Vacancies. Council Member Tibbetts concurred with the request.

Council Member Fleming provided a brief report on attending a builder's round-table on the All Electric Reach code.

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

10.1.1 Council Subcommittee Reports

10.1.2 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA)

10.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee

10.1.4 Association of Bay Area Governments (ABAG)

10.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee

10.1.6 Sonoma Clean Power Authority (SCPA)

10.1.7 Sonoma County Waste Management Agency (SCWMA)

10.1.8 Groundwater Sustainability Agency (GSA)

10.1.9 Homeless System of Care (HSC)

10.1.10 Renewal Enterprise District (RED)

10.1.11 Other

11. APPROVAL OF MINUTES

11.1 August 27, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

Approved as submitted.

12. 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 12.1 through 12.3.

The motion carried by the following vote:

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

Absent: 1 - Council Member Tibbetts

12.1 MOTION - CONTRACT AWARD - COFFEY NEIGHBORHOOD PARK

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, award Contract No. C02267, Coffey Neighborhood Park, in the amount of \$2,997,141.77 to the lowest responsible bidder, Team Ghilotti, Inc. of Petaluma, CA, approve a 10% contract contingency, and authorize a total contract amount of \$3,296,855.95. The source of funds is the Coffey Park - Park Debris Removal and Soil Remediation account.

Attachments: [Staff Report](#)
[Attachment 1 - Location Map](#)
[Attachment 2 –Summary of Bids Presentation](#)

This Consent - Motion was adopted.

12.2 RESOLUTION - SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH HAGERTY CONSULTING, INC.

RECOMMENDATION: It is recommended by the Housing & Community Services Department that the Council, by resolution, 1) approve the Second Amendment to Professional Services Agreement Number F001835 with Hagerty Consulting, Inc. of Evansville, IL to update the source of funds from the Santa Rosa Block Grant Fund (Community Development Block Grant - Disaster Recovery) to the City's General Fund; 2) appropriate \$1,299,084.86 of unallocated General Fund reserves in fiscal year 2019-2020; and 3) authorize the Chief Financial Officer to transfer \$198,015.14 from the City's General Fund to the Santa Rosa Grant Fund in prior fiscal year 2018-2019.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - 2nd Amendment to PSA Presentation](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2019-145 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE SECOND

AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F001835 WITH HAGERTY CONSULTING, INC., APPROPRIATING UNALLOCATED GENERAL FUND RESERVES IN FISCAL YEAR 2019-2020, AND APPROVING A TRANSFER OF GENERAL FUNDS FOR FISCAL YEAR 2018-2019

12.3 RESOLUTION - FIRST AMENDMENT TO GENERAL SERVICES AGREEMENT NUMBER F001021 WITH ECS IMAGING, INC.

RECOMMENDATION: It is recommended by the Finance and Planning and Economic Development Departments that the Council, by resolution, approve a one-year extension with no increase to unit price to General Services Agreement Number F001021 with ECS Imaging, Inc., Concord, CA for microfilm conversions services, in the amount of \$17,600, for a total contract amount of \$117,600.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Exhibit A - First Amendment to GSA](#)
 [Presentation](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2019-146 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE FIRST AMENDMENT TO GENERAL SERVICES AGREEMENT NUMBER F001021 WITH ECS IMAGING, INC.

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

14.1 REPORT - AN ORDINANCE OF THE CITY COUNCIL OF SANTA ROSA AMENDING THE SANTA ROSA CITY CODE ADDING A NEW CHAPTER 10-46, HOUSING ANTI-DISCRIMINATION CODE

BACKGROUND: The Council of the City of Santa Rosa adopted a comprehensive housing strategy as part of its Tier 1 housing goals. A component of the housing strategy is to adopt a local ordinance that prohibits rental housing discrimination against tenants using Section 8 Housing Choice Vouchers and other forms of rental assistance.

The Department of Housing and Community Services presented a draft ordinance to Council on August 13, 2019. Council requested additional outreach efforts to hear the concerns of rental property owners and

tenants using housing subsidies before bringing the draft ordinance back for consideration on September 24, 2019.

The California State Legislature approved Senate Bill 329, introduced by Senator Holly Mitchell (D-Los Angeles), on September 11, 2019. The Governor has until October 13, 2019 to sign the bill into law. SB 329 is very similar to the proposed ordinance, but there are a few differences. The Council can introduce Chapter 10-46 or, alternatively, allow SB329 to apply, which if signed, would become effective January 1, 2020.

RECOMMENDATION: It is recommended by the Department of Housing and Community Services that the City Council consider introducing an ordinance adding Chapter 10-46 to the Santa Rosa City Code prohibiting rental housing discrimination based on source of income, including Section 8 Housing Choice Vouchers and other rent subsidies. Alternatively, the City Council could allow newly proposed State legislation (Senate Bill 329) to apply, which provides similar source of income protections for tenants.

Attachments: [Staff Report](#)
 [Attachment 1 - Redline Ordinance](#)
 [Attachment 2 - Correspondence](#)
 [Ordinance](#)
 [Presentation](#)
 [Late Correspondence \(Uploaded 10/2/2019\)](#)

Presented by Rebecca Lane, Housing and Community Services Program Manager; and Dave Gouin, Director of Housing and Community Services.

Council Member Tibbetts left the dais at 4:16 p.m.

PUBLIC COMMENT

Sharon King spoke in support of the item.

Keith Becker spoke in opposition to the item.

Jeanette McFall spoke in opposition to the item.

Marlina Martarano spoke in support of the item.

Chad Bolla, North Bay Organizing Project, spoke in support of the item.

Patty Goodwin spoke in opposition to the item.

Peter Tschernoff spoke on the item.

Caroline Peattie, Fair Housing Advocates of Sonoma County, spoke in support of the item.

Al Liner spoke in support of the item.

Kevin Konicek spoke on the item.

Jamie Mitchell spoke in support of the item.

Irma Garcia, Immigrant Defense Taskforce, spoke in support of the item. Comment provided from speaker card: important for all tenants.

Anita LaFollette spoke in support of the item.

Paul Carroll spoke in support of the item.

Daniel Weinzveg was called to speak but was not present. Comment provided from speaker card: As a landlord, I strongly support this ordinance.

Mike Mullins, Legal Aid of Sonoma County, spoke in support of the item.

Irene Nichels spoke in support of the item.

Kate Gros-Balthazard spoke on the item.

Lisa Badenfort, North Bay Association of Realtors, spoke on the

item.

Alex Khalfin, California Apartments Association (CAA), spoke in opposition to the item.

Adrienne Lauby, Homeless Action, spoke in support of the item. Comment provided from speaker card: Our organization regularly hears from people with a Housing Voucher who cannot find housing. There is discrimination. Please end it!

Judith lam spoke in support of the item. Comment provided from speaker card: Do NOT allow poverty to be discriminated against.

Thomas Ells spoke in support of the item.

A motion was made by Council Member Combs, seconded by Council Member Olivares, to waive reading of the text and introduce as amended:

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 10 OF THE SANTA ROSA CITY CODE BY ADDING CHAPTER 10-46, HOUSING ANTI-DISCRIMINATION CODE, PROHIBITING HOUSING DISCRIMINATION BASED ON SOURCE OF INCOME, INCLUDING SECTION 8 HOUSING CHOICE VOUCHERS AND OTHER RENT SUBSIDIES.

The motion carried by the following vote:

Yes: 5 - Mayor Schwedhelm, Vice Mayor Rogers, Council Member Combs, Council Member Fleming, and Council Member Olivares

No: 1 - Council Member Sawyer

Abstain: 1 - Council Member Tibbetts

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

Daniel Pablo, Santa Rosa Junior College Student Trustee for the Student Government Assembly (SGA), spoke in support of the the upcoming minimum wage item and invited council members to the upcoming SGA meeting on Monday, September 30, 3:00 p.m., at the Bertolini Center.

Bill Keldsen spoke regarding the recent sexual attacks at Howarth Park and proposed a more advanced blue light-type emergency

siren in the park's bathrooms.

Justin Forsyth spoke regarding a homeless encampment near his home and others throughout the City of Santa Rosa.

Thomas Ells spoke regarding the climate crisis.

Mayor Schwedhelm recessed the meeting at 6:53 p.m. and reconvened at 7:23 p.m.

Continuation of City Manager's report:

City Manager McGlynn came back to Council and continued his report to provide an update regarding the Pacific Gas and Electric PSPS. He reported that the City of Santa Rosa will not be impacted by the PSPS tonight, September 24, 2019; requested that the community remain vigilant in the upcoming days until the red flag warning is lifted; and the state of emergency will stay in place until future consideration by Council.

Mayor Schwedhelm took item 15.1 before Item 14.2 on the agenda.

15. PUBLIC HEARINGS

15.1 PUBLIC HEARING - PREZONE 4200 AND 4224 SONOMA HIGHWAY FOR ANNEXATION

BACKGROUND: On August 8, 2019, the Planning Commission (Commission) approved the Recess Self-Storage (mixed-use development) project, subject to Council's approval of the rezoning. The project includes subdividing the property located at 4224 Sonoma Highway into three individual parcels. Lot 1 is approved to be developed with a four-story, 124,000-square foot self-storage facility; Lot 2 with an eight-unit residential structure overlooking the Santa Rosa Creek Trail, and Lot 3 with a six-unit residential structure adjacent to existing residential development to the west. In addition to the recommendation that Council prezone the two-parcel County island, the Commission approved a Mitigated Negative Declaration, Tentative Map, Hillside Development, minor Conditional Use Permit. A copy of the

approved Tentative Map/Development Plan and renderings are attached to this report.

RECOMMENDATION: It is recommended by the Planning Commission and Planning and Economic Development Department that the Council introduce an ordinance to prezone the properties located at 4200 and 4224 Sonoma Highway into the CG (General Commercial) zoning district as required for annexation into the City of Santa Rosa.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Tentative Parcel Map](#)
[Attachment 4 - Landscape Plans](#)
[Attachment 5 - PC Staff Report, Minutes and Resos.](#)
[Ordinance](#)
[Presentation](#)

Presented by Susie Murray, Senior Planner.

Mayor Schwedhelm opened the public hearing at 7:35 p.m.

PUBLIC COMMENT

Thomas Ells spoke regarding the transmission poles at the front of the property.

Renee Amore spoke in support of the item.

Hearing no additional comments, Mayor Schwedhelm closed the public hearing at 7:36 p.m.

A motion was made by Council Member Fleming, seconded by Vice Mayor Rogers, to waive reading of the text and introduce:

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PROPERTIES LOCATED AT 4200 AND 4224 SONOMA HIGHWAY, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NOS. 032-010-023 AND 032-010-005, RESPECTIVELY, TO THE CG (GENERAL COMMERCIAL) ZONING DISTRICT; FILE NO. PRJ18-050.

The motion carried by the following vote:

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

Absent: 1 - Council Member Tibbetts

14. REPORT ITEMS

14.2 REPORT - ADDITIONAL HOMELESS SERVICE INVESTMENTS - CAPITAL AND PROGRAMMING IMPROVEMENTS AT SAMUEL L. JONES HALL HOMELESS SHELTER

BACKGROUND: Staff is proposing to use up to \$1.6 million remaining from an Affordable Housing Pilot Program Notice of Funding Availability (NOFA) for capital and programming improvements associated with the replacement of the roof and modification of the large dorm, including activation of a navigation center, at the Samuel L. Jones Hall Homeless Shelter (Shelter). It is recommended that approximately \$400,000 of the \$1.6 million in NOFA funds will be used towards the replacement of the roof. That \$400,000 will be combined with plus \$1.2 million in State Homeless Emergency Aid Program (State HEAP) funds awarded to the City by Home Sonoma County, for a total of \$1.6 million for the roof replacement. The balance of NOFA funds (approximately \$1.2 million) will be used for additional capital and programming improvements to provide increased privacy and accommodations as well as enhanced services to assist with retention of Shelter clients and improved housing outcomes in alignment with the Council's Housing First Strategy and regional efforts through Home Sonoma County.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution, authorize the expenditure of up to \$1.6 million remaining from an Affordable Housing Pilot Program Notice of Funding Availability (NOFA) for capital and programming improvements associated with the replacement of the roof and modification of the large dorm, including activation of a navigation center, at the Samuel L. Jones Hall Homeless Shelter.

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

Presented by Kelli Kuykendall, Housing and Community Services

Program Manager; and Dave Gouin, Director - Housing and Community Services.

Continuation of City Manager's Report:

City Manager McGlynn reported briefly regarding an error in the press release that Pacific Gas and Electric released this evening. City Manager McGlynn made Pacific Gas and Electric aware of the error that indicated 700 customers within Santa Rosa would be impacted by the PSPS. The 700 customers impacted by the PSPS are not within the City of Santa Rosa, but are north of Santa Rosa.

PUBLIC COMMENT

Adrienne Lauby, Homeless Action, spoke in support of the item. Comment provided from speaker card: Reserve some of this money for winter shelter.

Thomas Ells spoke regarding the item.

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

RESOLUTION NO. RES-2019-147 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE EXPENDITURE OF UP TO \$1.6 MILLION REMAINING FROM AN AFFORDABLE HOUSING PILOT PROGRAM NOTICE OF FUNDING AVAILABILITY FOR CAPITAL AND PROGRAMMING IMPROVEMENTS AT THE SAMUEL L. JONES HALL HOMELESS SHELTER LOCATED AT 4020 FINLEY AVENUE.

The motion carried by the following vote:

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

Abstain: 1 - Council Member Tibbetts

14.3 REPORT - DEVELOPER SELECTION AND AUTHORIZATION TO BEGIN NEGOTIATIONS TO ENTER INTO AN EXCLUSIVE NEGOTIATING AGREEMENT FOR DEVELOPMENT OF THE FORMER BENNETT VALLEY SENIOR CENTER COMPLEX

BACKGROUND: The Housing and Community Services Department issued a Request for Qualifications/Proposals (RFQ/P) to transform the former Bennett Valley Senior Center Complex into affordable housing and/or permanent supportive housing on May 29, 2019. Two proposals were received. An Ad-Hoc Committee comprised of City Councilmembers, Housing Authority Commissioners, and staff reviewed the proposals and recommend selecting the proposal submitted by Freebird Development Company, LLC because it best met the selection criteria described in the RFQ/P and the need for affordable housing production in Santa Rosa.

RECOMMENDATION: It is recommended by the Housing and Community Services Department and the Bennett Valley Senior Center Proposal Evaluation Ad-Hoc Committee that the Council, by resolution, 1) select Freebird Development Company, LLC, Oakland, CA, as the developer for the City-owned parcels at 702 and 716 Bennett Valley Road, and 921 and 927 Rutledge Avenue (APNs 009-333-014, 009-333-009, 038-151-011, and 038-151-004), 2) authorize staff to initiate negotiations to enter into an Exclusive Negotiating Agreement (ENA) with Freebird Development Company, and 3) authorize the Chief Financial Officer to appropriate \$35,000 from the General Fund unassigned reserves to Real Estate Projects P00635 for costs associated with entering into an ENA with Freebird Development Company, LLC.

Attachments: [Staff Report](#)
[Attachment 1 - RFP/Q](#)
[Attachment 2 - Freebird Proposal Summary.pdf](#)
[Resolution](#)
[Presentation](#)
[Resolution \(Uploaded 9/25/2019\)](#)

Presented by Nicole Rathbun, Program Specialist.

PUBLIC COMMENT

Tyler Bryan Ludlow spoke regarding the item. Comment provided from speaker card: Community wishes alternate proposals to housing, appreciates efforts to include our voices.

Adrienne Lauby spoke in support of the item.

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

RESOLUTION NO. RES-2019-148 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA SELECTING FREEBIRD DEVELOPMENT COMPANY, LLC AS THE DEVELOPER OF THE CITY-OWNED PARCELS AT 702 AND 716 BENNETT VALLEY ROAD, AND 921 AND 927 RUTLEDGE AVENUE (APNS 009-333-014, 009-333-009, 038-151-011, AND 038-151-004), AND AUTHORIZING STAFF TO INITIATE NEGOTIATIONS TO ENTER INTO AN EXCLUSIVE NEGOTIATING AGREEMENT.

The motion carried by the following vote:

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

Abstain: 1 - Council Member Tibbetts

16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) - 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 [IF NEEDED]

19. ADJOURNMENT OF MEETING

Hearing no further business, Mayor Schwedhelm adjourned the meeting at 8:18 p.m. The next regularly scheduled meeting will take place on October 1, 2019, at a time to be set by the Mayor.

20. UPCOMING MEETINGS

20.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List.pdf](#)

This item was received and filed.

Approved on: October 22, 2019
/s/ Dina Manis, Acting City Clerk