



**City Council  
Regular Meeting Minutes - Final**

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Tuesday, July 20, 2021

12:30 PM

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

Mayor Rogers called the meeting to order at 12:34 p.m.

**Present:** 6 - Mayor Chris Rogers, Vice Mayor Natalie Rogers, Council Member Eddie Alvarez, Council Member John Sawyer, Council Member Tom Schwedhelm, and Council Member Jack Tibbetts

**Absent:** 1 - Council Member Victoria Fleming

**Planning Commission Roll Call:**

**Present:** 5 - Chair Karen Weeks, Vice Chair Julian Peterson, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Jeff Okrepkie

**Absent:** 1 - Commissioner Jeffrey Holton

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

**3. STUDY SESSION**

**3.1 2050 GENERAL PLAN VISION STATEMENTS**

The Vision Statement will help shape the goals and policies of the 2050 General Plan which is branded as the “Santa Rosa Forward” project. The draft Vision Statement is based on community input gathered at virtual public meetings, workshops, and surveys held between April and June 2021. The finalized Vision Statement will incorporate input from the Planning Commission and City Council and will be used by the Project Team to build land use and circulation alternatives for multiple General Plan scenarios. These alternatives will be presented in the Fall of 2021 for public review. Based on comments received one alternative will be chosen by the Council in order to move forward to the environmental review phase (2022). In this way, the preparation of the Vision Statement is a vital step to help ensure that Santa Rosa Forward represents the desires of the community.

**Attachments:**    [Staff Report](#)  
                          [Presentation](#)  
                          [Presentation \(Uploaded 7-13-2021\)](#)  
                          [Late Correspondence \(Uploaded 7/23/2021\)](#)

Amy Lyle, Supervising Planner, presented and answered questions from Council and Planning Commissioners.

Andy Gustavson, Senior Planner, presented and answered questions from Council and Planning Commissioners.

Beatriz Mendoza, Housing & Community Services Technician, presented information on the Community Vision Workshops and answered questions from the Council and Planning Commissioners.

#### PUBLIC COMMENTS

Woody Hastings spoke on the absence of a climate lense in the plan and would like to see it included.

Gregory Fearon spoke on the Technical Advisory Committee meeting and there being no new information in the report.

Jenny Bard spoke on the plan needing to address climate issues.

David Petritz spoke on needing more bicycle spaces to connect the community, using art as a tool to engage children, and assets in the community.

Kevin Anderson spoke on climate environmental connections, the voice of youth needing to be heard, neighborhood connectivity, and the work being done in Petaluma.

Eris Weaver, Executive Director Sonoma County Bicycle Coalition, spoke on Vision Zero, stronger language needing to be in the General Plan, and the City needing to make a commitment to Vision Zero.

**This item was received and filed.**

## Mayor Rogers adjourned the special joint City Council/Planning Commission study session at 1:56 p.m.

### 3.2 POTENTIAL FINANCING OF THE CITY'S UNFUNDED ACTUARIAL LIABILITY WITH ISSUANCE OF PENSION OBLIGATION BONDS

The City is considering a multi-pronged approach to solving its structural deficit including pursuing enhanced revenue options, cost reduction strategies, and financing strategies. One of the key drivers of the City's deficit is CalPERS' unfunded actuarial liability (UAL). Like most California agencies, the City is required to make annual fixed dollar payments to pay off its UAL, which is effectively a "past due amount". These annual payments to CalPERS are scheduled to rise from \$30 million to \$42 million over the next 10 years and will cost the City an additional \$110 million (i.e., above the \$30 million due this year) over the next 15 years.

While the City's CalPERS UAL is a dynamic liability that is adjusted each year, staff is looking at scenarios that would lessen its burden on the City's budget. This study session will look at possible funding solutions, focusing on the benefits and risks of issuing Pension Obligation Bonds to refinance the City's UAL.

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

Jan Mazyck, Chief Financial Officer, presented and answered questions from the Council.

No public comments were made.

**This item was received and filed.**

Mayor Rogers recessed the meeting at 3:15 p.m. and reconvened the meeting at 4:00 p.m.

## 4. ANNOUNCEMENT OF ROLL CALL

**Present:** 5 - Mayor Chris Rogers, Vice Mayor Natalie Rogers, Council Member John Sawyer, Council Member Tom Schwedhelm, and Council Member Jack Tibbetts

**Absent:** 2 - Council Member Eddie Alvarez, and Council Member Victoria Fleming

## 5. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS - NONE.

## **6. PROCLAMATIONS/PRESENTATIONS - NONE.**

## **7. STAFF BRIEFINGS**

No public comments were made.

### **7.1 COVID-19 RESPONSE UPDATE**

This will be a standing item on the agenda. No action will be taken except for possible direction to staff.

Interim City Manager Jeff Kolin reported that with the rise of cases with the Delta Variant, masks are being required indoors, and provided an update on the COVID-19 cases at Samuel Jones Hall.

**This item was received and filed.**

### **7.2 GLASS FIRE RECOVERY UPDATE**

Staff will provide an update on the Glass Fire Recovery. No action will be taken except for possible direction to staff.

Paul Lowenthal, Assistant Fire Marshall, provided an update on the Watershed and Debris task forces, on CalOES being 75% complete in returning properties back to owners in seven counties, working with County of Sonoma and Napa regarding CPUC issue and advocating for a wood management program to be re-implemented.

**This item was received and filed.**

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

No reports were provided.

## **9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS**

No statements of abstention were made.

## **10. MAYOR'S/COUNCIL MEMBERS' REPORTS**

Council Member Tibbetts announced his appointment of Andrea Rodriguez to the Community Advisory Board, his appointment of Patti Cisco to the Planning Commission and thanked Akash Kalia for his service on the Planning Commission.

Mayor Rogers reported he attended a briefing in the Emergency Operations Center as we go into the Public Safety Power Shut-off and Fire season.

**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)**

Mayor Rogers 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)**

**10.1.7 Zero Waste Sonoma (formerly known as Sonoma County Waste Management Agency (SCWMA))**

**10.1.8 Groundwater Sustainability Agency (GSA)**

**10.1.9 Home Sonoma County (HSC)**

**10.1.10 Renewal Enterprise District (RED)**

**10.1.11 Public Safety Subcommittee**

**10.1.12 Other**

**11. APPROVAL OF MINUTES**

No public comments were made.

11.1 December 1, 2020, Regular Meeting.

Attachments: [Draft Minutes](#)

Approved as submitted with Vice Mayor Rogers recusing.

11.2 October 13, 2020, Regular Meeting.

Attachments: [Draft Minutes](#)

**Approved as submitted with Vice Mayor Rogers recusing.**

## **12. CONSENT ITEMS - NONE.**

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

No public comments were made.

## **14. REPORT ITEMS**

14.1 REPORT - ALLOCATION OF \$10 MILLION IN PG&E SETTLEMENT FUNDS TO THE RENEWAL ENTERPRISE DISTRICT (RED) HOUSING FUND IN THE FORM OF A LOAN; ALLOCATION OF \$50,000 IN PG&E SETTLEMENT FUNDS TO THE RED TO ADDRESS A ONE-TIME MEMBER ASSESSMENT; AND AMENDMENT TO THE RED'S JOINT EXERCISE OF POWERS AUTHORITY AGREEMENT

BACKGROUND: The Renewal Enterprise District (RED) was created in 2018 as a Joint Powers Authority (JPA) between the City of Santa Rosa (the "City") and the County of Sonoma ("the County") to facilitate the development of infill housing. RED has been pursuing a variety of funding options to address the housing development needs of the community. On December 8, 2020, the City Council held a study session on the potential use of one-time PG&E settlement funds for housing investment opportunities. Housing was one of the recurring topics of consideration received through the community outreach process for these funds. Specifically discussed at the study session was the potential for investment into the RED Housing Fund.

On February 19, 2021, at the City Council's goal setting workshop, the Council directed staff to prepare an allocation of \$10 million dollars from the PG&E settlement funds in the form of a loan to the RED Housing Fund. City staff has since developed a draft loan term sheet and has worked collaboratively with RED and County of Sonoma staff on the proposed terms.

In addition to the RED Housing Fund allocation and adoption of terms,

City staff is seeking authorization to execute the First Amendment to the RED's Joint Exercise of Powers Agreement. The amendment addresses the interest of the RED Board to use discretion for admitting new members as opposed to allowing them by right. Lastly, City staff is requesting Council authorization to allocate \$50,000 in one-time PG&E settlement funds to the RED for Fiscal Year (FY) 2021-2022 to be used toward the establishment of General Fund Reserve for the RED.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department and Housing and Community Services Department that Council: 1) by resolution, allocate \$10 million in one-time PG&E settlement funds to the Renewal Enterprise District Housing Fund in the form of a loan to support infill housing in Santa Rosa and authorize execution of associated loan documents; 2) by separate resolution, allocate \$50,000 in one-time PG&E settlement funds to the Renewal Enterprise District to be used toward establishing a RED General Fund Reserve; 3) by separate resolution, approve the First Amendment to the Renewal Enterprise District Agency Joint Exercise of Powers Agreement; and 4) by motion, approve process for appointment to the RED Housing Fund Board to represent the City of Santa Rosa.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Draft City Loan Term Sheet](#)  
[Attachment 2 - RED Project Criteria](#)  
[Attachment 3 - City Permitted Investments](#)  
[Attachment 4 - RED JPA First Amendment](#)  
[Attachment 5 - RED Memo Re: Member Assessments](#)  
[Resolution 1 - Allocate \\$10M one-time PG&E to RED](#)  
[Exhibit A - Loan Term Sheet](#)  
[Exhibit A - Loan Term Sheet \(Redlined Modified at 7/20/2021 Meeting\)](#)  
[Exhibit A - Loan Term Sheet \(Modified at 7/20/2021 Meeting\)](#)  
[Resolution 2 - RED Assessment](#)  
[Resolution 3 - First Amendment to JPA](#)  
[Exhibit A - First Amendment to JPA](#)  
[Presentation - Staff](#)  
[Presentation - RED and Forsyth Street Advisors](#)  
[Late Correspondence \(Uploaded 7/20/2021\)](#)

Clare Hartman, Interim Assistant City Manager, presented an overview and answered questions from Council.

Michelle Whitman, Executive Director of the Renewal Enterprise District, presented the Renewal Enterprise District and answered

questions from Council.

Olivia Speck and Daniela Greville, Forsyth Street, presented project dynamics, financial and fund structure and answered questions from Council.

#### PUBLIC COMMENT

Luke Lindenbusch, Generation Housing, spoke in support of this project.

Adrienne Lauby, Co-Founder of Homeless Action, spoke on her concern that building market rate housing does not address the issue on the lack of our housing for low income residents, and made suggestions to the Renewal Enterprise District on monitoring variances and for off-site affordable, workplace housing to be integrated in each project and area of the city.

Gregory Fearon spoke on his concern that the non-profit was set-up to get out of following the Brown Act to hold meetings publicly and in transparency.

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

**RESOLUTION NO. RES-2021-129 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AN ALLOCATION OF ONE-TIME PG&E SETTLEMENT FUNDS IN THE AMOUNT OF \$10,000,000 IN THE FORM OF A LOAN TO THE RENEWAL ENTERPRISE DISTRICT HOUSING FUND TO ASSIST WITH THE DEVELOPMENT OF INFILL HOUSING IN THE CITY OF SANTA ROSA**

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

**Yes:** 4 - Vice Mayor Rogers, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**No:** 1 - Mayor Rogers

**Absent:** 2 - Council Member Alvarez, and Council Member Fleming



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

**RESOLUTION NO. RES-2021-130 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AN ALLOCATION OF ONE-TIME PG&E SETTLEMENT FUNDS IN THE AMOUNT OF \$50,000 FOR A ONE-TIME MEMBER ASSESSMENT TO THE RENEWAL ENTERPRISE DISTRICT**

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

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

**Absent:** 2 - Council Member Alvarez, and Council Member Fleming

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

**RESOLUTION NO. RES-2021-131 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE FIRST AMENDMENT TO RENEWAL ENTERPRISE DISTRICT JOINT EXERCISE OF POWERS AGREEMENT MODIFYING SECTION 4.02 - ALLOWANCE OF ADDITIONAL MEMBERS**

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

**Yes:** 4 - Vice Mayor Rogers, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**No:** 1 - Mayor Rogers

**Absent:** 2 - Council Member Alvarez, and Council Member Fleming

## **15. PUBLIC HEARINGS**

- 15.1** PUBLIC HEARING - INTRODUCTION OF AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 9 OF THE SANTA ROSA CITY CODE BY ADDING CHAPTER 9-30, ZERO WASTE FOOD WARE ORDINANCE

BACKGROUND: Production and management associated with single-use food ware, typically used for a short period of time, and then discarded, has significant environmental impacts. These environmental

impacts include environmental contamination, consumption of energy, water and non-renewable fossil fuels, emission of greenhouse gases, air and water pollutants, depletion of natural resources, plastic litter on streets and waterways and increased litter clean-up and waste management costs.

It is imperative that societal shifts occur in individual consumption and policies are designed to reduce our collective usage and reliance on single-use plastic material. The practice of freely giving out single-use food ware encourages customers and food facilities to pay little attention to the quantity of disposable packaging products they consume and the associated environmental impact.

The City Council Climate Action Subcommittee has reviewed the Zero Waste Sonoma model food ware ordinance along with more aggressive approaches brought forward by staff. The proposed Zero Waste Food Ware Ordinance is designed to reduce the use and disposal of single-use food ware that contribute to street litter, marine pollution, harm to wildlife, greenhouse gas emissions and waste sent to landfill. The Climate Action Subcommittee has reviewed the Ordinance and recommended bringing it forward to the full City Council for adoption.

**RECOMMENDATION:** It is recommended by the Transportation and Public Works Department that the City Council introduce an ordinance amending Title 9 of the Santa Rosa City Code by adding Chapter 9-30, Zero Waste Food Ware Ordinance.

**Attachments:** [Staff Report](#)  
[Ordinance](#)  
[Presentation](#)  
[Late Correspondence \(Uploaded 7/20/2021\)](#)  
[Late Correspondence \(Uploaded 7/23/2021\)](#)

Joey Hejnowicz, Administrative Analyst Transportation & Public Works, presented and answered questions from Council.

Mayor Rogers opened the public hearing at 6:28 p.m.

The following people spoke in support of adopting the ordinance:

Liz Bortoloto

Sunny Galbraith, 350 Sonoma

Eva

Lindsay

Ann J.

Bob B.

Michael Hilburt spoke on his concerns of contaminated compostable products.

Mayor Rogers closed the public hearing at 6:41 p.m.

**A motion was made by Vice Mayor Rogers, seconded by Council Member Sawyer, to introduce**

**ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING  
TITLE 9 OF THE SANTA ROSA CITY CODE BY ADDING CHAPTER 9-30,  
ZERO WASTE FOOD WARE ORDINANCE**

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

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

**Absent:** 2 - Council Member Alvarez, and Council Member Fleming

**15.2 PUBLIC HEARING - SANTA ROSA FIRE DEPARTMENT ANNUAL  
WEED ABATEMENT PROGRAM REPORT**

**BACKGROUND:** Santa Rosa City Code section, Chapter 9.08 requires a public hearing to hear objections to the cost of weeds and/or rubbish abatement. The City Council grants or overrules such protests.

The City Council, by resolution, may confirm the itemized report of the costs of abatement.

The City Council authorizes the Santa Rosa Fire Department, County Auditor and Tax Collector to enact a special assessment as a lien upon respective parcels subject to the Weed and Rubbish Abatement Program.

**RECOMMENDATION:** It is recommended by the Santa Rosa Fire Department that the Council, by resolution, ratify and confirm the itemized report of the Fire Department of the cost of weed and rubbish abatement as provided for in Sections 9-08.020, 9-08.080, and

9-08.090 of the Santa Rosa City Code.

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Weed Abatement Summary](#)  
[Resolution](#)  
[Exhibit A - Unpaid Weed Abatement Report](#)  
[Presentation](#)

Paul Lowenthal, Assistant Fire Marshall, presented and answered questions from Council.

Vice Mayor Rogers opened the public hearing at 6:53 p.m.

No public comments made.

Vice Mayor Rogers closed the public hearing at 6:54 p.m.

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

**RESOLUTION NO. RES-2021-132 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA CONFIRMING THE ITEMIZED REPORT OF THE SANTA ROSA FIRE DEPARTMENT OF THE COST OF REMOVING WEEDS AND/OR RUBBISH FROM, UPON, OR IN FRONT OF CERTAIN LOTS OR PARCELS OF LAND WITHIN THE CITY OF SANTA ROSA**

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

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

**Absent:** 2 - Council Member Alvarez, and Council Member Fleming

**15.3 PUBLIC HEARING - TEFRA PUBLIC HEARING AND ISSUANCE OF BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN AN AGGREGATE AMOUNT NOT TO EXCEED \$20 MILLION FOR PARKWOOD APARTMENTS, AN AFFORDABLE RENTAL HOUSING PROJECT LOCATED AT 6899 MONTECITO BOULEVARD**

BACKGROUND: The issuance of tax exempt, private activity bonds must be approved by the jurisdiction the project is located following a public hearing. BHDC Parkwood Apartments LLC, a California limited liability company (“Borrower”) has selected the California Municipal Finance Authority (“CMFA”), a joint-powers authority of which the City is

an additional member, to be the issuer of multifamily housing revenue bonds for Parkwood Apartments, a 55-unit multifamily affordable rental housing project, located at 6899 Montecito Boulevard (the "Project"), in an aggregate amount not to exceed \$20 million, and has requested that the City Council conduct a public hearing in accordance with the Tax Equity and Fiscal Responsibility Act of 1983 ("TEFRA"). A public hearing is required to provide a reasonable opportunity for interested individuals to express their views, orally or in writing, on the proposed issue of bonds and the location and nature of the proposed project to be financed. All financial obligations of the bond issuance are the responsibility of the Borrower, not the City of Santa Rosa.

**RECOMMENDATION:** It is recommended by the Housing and Community Services Department that the Council: 1) conduct a public hearing under the requirements of the Tax Equity and Fiscal Responsibility Act of 1983 and the Internal Revenue Code of 1986, as amended; and 2) by resolution, approve the issuance of tax exempt multifamily housing revenue bonds by the California Municipal Finance Authority in an aggregate amount not to exceed \$20 million to refinance the acquisition and finance rehabilitation of Parkwood Apartments, an affordable rental housing project located at 6899 Montecito Boulevard, Santa Rosa.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Location Graphic](#)  
[Attachment 2 - Request for TEFRA Public Hearing](#)  
[Resolution](#)  
[Presentation](#)

Angela Morgan, Program Specialist, presented and answered questions from Council.

Mayor Rogers opened the public hearing at 6:59 p.m.

No public comments were made.

Mayor Rogers closed the public hearing at 7:00 p.m.

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

**RESOLUTION NO. RES-2021-133 ENTITLED: RESOLUTION OF THE**

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**COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE ISSUANCE OF REVENUE BONDS IN AN AGGREGATE AMOUNT NOT TO EXCEED \$20 MILLION BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR PARKWOOD APARTMENTS, A 55-UNIT MULTIFAMILY AFFORDABLE RENTAL HOUSING FACILITY LOCATED AT 6899 MONTECITO BOULEVARD, FOR THE BENEFIT OF BHDC PARKWOOD APARTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN ACCORDANCE WITH SECTION 147(f) OF THE INTERNAL REVENUE CODE AND THE JOINT EXERCISE OF POWERS AGREEMENT RELATING TO SAID AUTHORITY**

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

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

**Absent:** 2 - Council Member Alvarez, and Council Member Fleming

**16. WRITTEN COMMUNICATIONS - NONE.**

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

No public comments were made.

**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 Rogers adjourned the meeting at 7:02 p.m. The next regularly scheduled meeting will be held on August 3, 2021, at a time to be set by the Mayor.

**20. UPCOMING MEETINGS**

**20.1 UPCOMING MEETINGS LIST**

**Attachments:** [Upcoming Meetings List](#)

This item was received and filed.

**Approved on: October 26, 2021**

**/s/ Stephanie A. Williams, City Clerk**