

**SANTA ROSA CITY COUNCIL MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
MAY 3, 2016**

1. CALL TO ORDER AND ROLL CALL

Mayor Sawyer called the meeting to order at 1:30 p.m. Council Members present: Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Carlstrom, Combs, Coursey, and Wysocky. Council Member Olivares was absent.

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

Mayor Sawyer recessed the meeting to closed session at 1:30 p.m. to discuss Items Item 2.1 as listed on the agenda:

**2.1 CONFERENCE WITH LABOR NEGOTIATORS
(Government Code Section 54957.6)**

Agency Designated Representatives: Rhonda McKinnon, Human Resources Director, Paul Carroll, Employee Relations Manager.

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); Service Employees International Union Local 1021, (Employee Units 8 and 14); Santa Rosa City Attorneys' Association (Employee Unit 17), Santa Rosa Management Association (Employee Unit 18).

Mayor Sawyer adjourned closed session at 2:40 p.m. and reconvened the meeting to open session in the Council Chamber at 2:50 p.m.

3. STUDY SESSION

3.1 CREATE A FRAMEWORK FOR A COMPREHENSIVE CAPITAL IMPROVEMENT PROGRAM THAT CONSIDERS ALL CITY ASSETS

Staff will provide information regarding the development of a framework for the creation of a comprehensive Capital Improvement Program (CIP) prioritization plan that incorporates assets and projects from all City departments.

Presented by Jason Nutt, Director of Transportation and Public Works, and Laurie Urbanek, Supervising Engineer for Asset Management.

PUBLIC COMMENT

Anne Seeley, Concerned Citizens for Santa Rosa, spoke on the pipeline needing to be replaced.

3.2 RAILROAD SQUARE - DOWNTOWN SHUTTLE

The City Council directed staff to develop plans for a circulator shuttle that would link Railroad Square, including the Santa Rosa Downtown SMART Station, with Downtown and Courthouse Square, operating on a 15 minute frequency. Additionally, with SMART service scheduled to start in December this year and with the limited parking around the Downtown Santa Rosa SMART station, staff will also highlight options for using one of the City's downtown parking garages for SMART parking.

Presented by Jason Nutt, Director of Transportation and Public Works, and Steve Roraus, Transit Superintendent. Kim Nadeau, Parking Supervisor, answered questions from the Council.

PUBLIC COMMENT

Rick Coates, Ecoring – Green Tourist Transportation, spoke in support of the shuttle and stated that it is a short term solution and suggested using a battery-operated street car via the SMART Station.

Anne Seeley, Concerned Citizens for Santa Rosa, spoke in support of the shuttle.

Teri Shore spoke in support of the shuttle and suggested the shuttle stop at both of the parking garages and the transit mall.

Steve Rabinowitsh spoke on transportation needing to be seamless to increase ridership and suggested utilizing the parking area under Highway 101 in Railroad Square.

Mayor Sawyer recessed the meeting at 4:05 p.m. and reconvened the meeting at 4:15 p.m.

Mayor Sawyer announced the Reimagining CityBus Public Hearing would not be happening at this meeting.

4. ANNOUNCEMENT OF ROLL CALL

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

City Manager McGlynn reported Council met in Study Session Item 3.1 - Create a Framework for a Comprehensive Capital Improvement Program That Considers All City Assets and Item 3.2 - Railroad Square - Downtown Shuttle.

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.

Council Member Combs announced she is appointing Laura Fennell to the Cultural Heritage Board and thanked Flora Lee Ganzler for her good service.

Mayor Sawyer announced John Murphy to the Cultural Heritage Board.

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 – Council Member Wysocky provided a brief report on the Downtown Subcommittee.

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) – Council Member Combs provided a brief report.
- 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 – Vice Mayor Schwedhelm provided a brief report on his attendance to the Water Advisory Subcommittee.

Mayor Sawyer took Item 6 – Proclamations/Presentations at this time

6. PROCLAMATIONS/PRESENTATIONS

6.1 PROCLAMATION - CINCO DE MAYO

Council Member Wysocky read the proclamation and presented it to Sylvia Lemus and Caroline Banuelos, Co-Directors of the Cinco De Mayo Committee.

6.2 PROCLAMATION - WATER AWARENESS MONTH & WATER-USE EFFICIENCY AWARDS

Council Member Carlstrom read the proclamation and presented it to Colin Close, Water Use Efficiency Coordinator. Mayor Sawyer presented Water-Use Efficiency awards to businesses Sunset Linen, and Medtronic; and residents Dan and Sybil Evans and Tony Pimental.

10.3 SONOMA COUNTY MAYORS' AND COUNCILMEMBERS' ASSOCIATION / CITY SELECTION COMMITTEE

10.3.1 LETTER OF INTEREST FOR APPOINTMENT BY THE SONOMA COUNTY MAYORS' AND COUNCIL MEMBERS ASSOCIATION

The City Council will provide direction to the Mayor regarding a letter of interest received for the following appointment to be made by the Mayors' and Council Members Association City Selection Committee at its meeting on May 12, 2016:

Remote Access Network (RAN) Board - one appointment with an unspecified term.

MOVED by Council Member Carlstrom, seconded by Council Member Combs, and **CARRIED** unanimously to recommend appointing Gina Belforte to the Remote Access Network Board.

11. APPROVAL OF MINUTES

11.1 February 9, 2016, Special Meeting

Approved as submitted.

11.2 March 29, 2016, Regular Meeting

Approved as submitted.

12. CONSENT ITEMS – NONE.

The time not yet being 5:00 p.m., Mayor Sawyer took Item 14.1 - Report - Direction to Prepare Rent Stabilization Ordinance and Adoption of an Urgency Rent Moratorium Ordinance before Item 13 – Public Comment on Non-Agenda Items.

14. REPORT ITEMS

14.1 REPORT - DIRECTION TO PREPARE RENT STABILIZATION ORDINANCE AND ADOPTION OF AN URGENCY RENT MORATORIUM ORDINANCE

BACKGROUND: The Council has initiated a program to review and summarize rent stabilization programs in California, including options for the implementation of Mediation/Arbitration, Just Cause for Eviction and Rent Stabilization in Santa Rosa. A presentation of these program options was made to the Council on January 26, 2016.

On March 31, 2016, the Rent Stabilization Council Subcommittee considered six tenant protection options, eventually recommending adoption of limited rent stabilization with a companion rent moratorium. The subcommittee also discussed several options for implementation, which should be considered by the City Council.

RECOMMENDATION: It is recommended by the Rent Stabilization Subcommittee of the City Council, on a 2-1 vote (Schwedhelm voting no), that the Council direct Staff to prepare a "limited" rent stabilization ordinance which would also include a "just cause" eviction ordinance.

If a majority of the Council directs staff, by motion, to prepare such an ordinance, then the subcommittee further recommends that the Council adopt a Rent Moratorium as an urgency ordinance in order to prevent rental increases while the ordinance is being prepared. An urgency ordinance would require five (5) votes of the Council in accordance with the City Charter. If a majority of the Council votes not to move forward with a rent stabilization ordinance, there would be no need or legal basis to adopt a moratorium.

Presented by Chuck Regalia, Assistant City Manager.

The time being past 5:00 p.m., Mayor Sawyer took Item 13 – Public Comment on Non-Agenda Items before continuing on with Item 14.1 - Report - Direction to Prepare Rent Stabilization Ordinance and Adoption of an Urgency Rent Moratorium Ordinance.

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

Cactus Pete spoke on various topics.

Adrienne Lauby, Homeless Action, spoke on rent increases.

Duane DeWitt spoke on how agendas are set and his concern on the important items that are being heard late in the evening.

Wally Schlipp spoke regarding Oakmont residents that have decks that extend into the common area that need to be replaced and stated the city will not issue permits because of this issue.

Jennifer Coleman spoke on Courthouse Square funding.

Mayor Sawyer continued with Item 14.1 - Report - Direction to Prepare Rent Stabilization Ordinance and Adoption of an Urgency Rent Moratorium Ordinance.

PUBLIC COMMENT

Rose Kitchel spoke on being able to tell her children about this day to see if politicians are about the money or if they listen to their citizens.

Damion Square, black student union, spoke on being able to live in Santa Rosa but with a lot of ugly and distasteful issues going on the city.

Sarah Seitz spoke in support of rent stabilization and just cause eviction.

Courtney Cox spoke in support of rent stabilization.

Linda Adrain spoke in support of rent stabilization.

Jordan Greenfield spoke on in support of rent stabilization.

Edward Gathercole spoke in support of rent stabilization.

Tracy Engelen, Cyrus Properties, spoke in opposition of rent stabilization.

Cynthia Stebbins spoke in support of rent stabilization and commended the rent stabilization subcommittee.

Georgia Berland, Sonoma Council Task Force for Homeless, spoke in support of rent stabilization and moratorium on rent increases.

Patty Goodwin spoke on just cause eviction becoming a burden to the court system.

Joshua Pinaula, Santa Rosa Junior College Student Body President, spoke on being a college student past and present and in support of rent stabilization.

Jock McNeill spoke on increasing new construction and in opposition of rent stabilization, just cause eviction, and a moratorium on rent increases.

Enrique Yarce spoke in support of rent stabilization, just cause eviction, and SRJC students working hard to pay their rent.

Keith Becker spoke the council has been talking about this for a year, housing stock and needing to increase housing stock and in opposition of just cause eviction.

Sibyl Day, Vice President of the North Bay Organizing Project, supports rent stabilization, just cause eviction, and a moratorium on rent increases.

Sara Jones spoke in support of rent stabilization, just cause eviction, and a moratorium on rent increases.

Gerracio Pena spoke in support rent stabilization.

Ross Liscum spoke in opposition of rent stabilization.

Betz Miller spoke in support of not using the CPI index until 2021.

Ronit Rubinoff, Legal Aid of Sonoma County, spoke on displacement due to rent increases and in support of rent stabilization and a moratorium on rent increases.

Richard Huebner spoke in support of rent stabilization.

Davin Cardenas spoke in support of rent stabilization and just cause eviction, and a moratorium on rent increases.

Scott Rossi, Student Trustee at Santa Rosa Junior College, spoke on the homeless student rate.

Kevin Konicek spoke on building dormitories at Santa Rosa Junior College and in opposition of rent stabilization.

Harry Brown spoke in opposition of rent stabilization and just cause eviction.

Kelly Bass Seibel, SR Chamber of Commerce, spoke on Santa Rosa being in the middle of a housing crisis and rent control will not solve the crisis, need to increase housing supply.

William Logsdon spoke in support of rent stabilization.

Cactus Pete Tscherneff spoke on various topics.

Dennis Park spoke on his concerns and in opposition of rent control

Daniel Sanchez spoke on the costs for enforcing and in opposition of rent control.

Allen Appell spoke in opposition of rent control and stated he is currently selling his properties to get away from liability of the rent control.

Sebastian Vrankovecki spoke on the homeless student population.

Linda Hemenway, Chapter League for Organizing for Action, spoke in support of rent stabilization, just cause eviction, and students being homeless.

Anne Seeley spoke on the production of affordable housing and in support of rent stabilization.

Nicqueollette Mcgowan spoke on her experience of being evicted and retaliation for reporting a problem, in support of rent stabilization, just cause eviction, and a moratorium on rent increases.

Mikeal O'Toole spoke in support of rent stabilization and just cause eviction.

Richard Zimmer spoke of the limited supply of housing and in opposition of rent stabilization.

Estela Godinez spoke on more housing creating more traffic and citizens making low wages being able to pay high rent.

Mike Siegel spoke on problems of Yulupa Co-housing and in support of rent stabilization.

Kenny Bilecki spoke in support of rent stabilization.

Duane DeWitt spoke in support of the moratorium on rent increases.

Richard Barfus spoke in opposition of rent stabilization and just cause eviction.

Gail Outlaw spoke on low income housing no longer being low income and hopes the Council finds a solution.

Matt Myres, North Bay Jobs with Justice Steering Committee, spoke in support of rent stabilization.

Jennifer Coleman spoke on rental housing being hard to maintain and in opposition of rent control.

Omar Medina, President of North Bay Organizing Project, spoke in support of rent stabilization and just cause eviction.

David Silver spoke on rent control hurts affordability and will not solve the issue of homelessness and in opposition of rent stabilization.

Paul Heck spoke in opposition of rent stabilization.

Marnie Goldschlag spoke in opposition of rent stabilization.

Olivia House spoke in support of rent stabilization.

Claudia House spoke in support of rent stabilization and rent increases becoming an epidemic.

Sophia House spoke in support of rent stabilization.

Thomas Ells spoke in support of rent stabilization and just cause eviction.

Laurie Lynn Hogan spoke in support rent stabilization and housing being a health care issue.

Toni Ramirez spoke on housing be a health care issue and addressing human rights and in support of rent control

Dr. Carolyn Epple spoke in support of rent stabilization, a moratorium on rent increases, and equity.

Eva Granahan spoke on the stigma of being homeless.

Annie O'Mallon spoke on her experience of being homeless.

Stephen Kent Jones spoke in opposition of rent stabilization and just cause eviction.

Dorothy Beattie spoke that rent stabilization does not address more than 30% of the housing units.

Jeff Gilman spoke on creating a permanent solution to a temporary crisis and asked a sunset clause be put in place.

Mollee Sue Zoker spoke in opposition of rent stabilization.

Deborah Frank spoke in support of rent stabilization and a moratorium on rent increases.

Jeanette McFall spoke in opposition of rent stabilization and increasing the supply of housing.

Avery Lockhart spoke on being homeless and in support of rent stabilization.

Jan Schiller spoke in support of rent stabilization.

Nick Allen in opposition of rent stabilization and just cause eviction.

Dana Bellwether spoke on corporate real estate contributing to the problem.

Adrienne Lauby spoke in support of rent stabilization.

Jo Ann Popplewell spoke on needing more affordable housing and in opposition of rent stabilization.

Alexander Stameroff spoke in opposition of rent control and just cause eviction and increasing the stock of affordable housing.

Beth Streets spoke in opposition of rent stabilization, just cause eviction, and the need for collaboration to the solution.

Larry Goodwin spoke on rent stabilization not being an affordable housing program and in opposition of rent stabilization.

David Kerr spoke on living in rent controlled cities and in opposition of rent control.

John Garrett spoke in opposition of rent control and it reducing of affordable rental housing stock.

Mark Pedroia spoke in opposition of rent control.

Patricia Zimmer spoke in support of rent control and affordable housing.

Susan Carrell spoke on inadequate affordable housing, raising rents, and rent control not solving the problem.

Brian Ling spoke in opposition of rent control and just cause eviction.

Martin Camhi spoke in support of rent control and supply and demand in housing.

Anita Lafollette spoke in support of rent control and homelessness being a health crisis.

Belinda Andrews spoke on the 1990's growth moratorium hindering the building of more housing stock.

Sharon Zimmerman spoke in opposition of just cause eviction and rent control and the need to build more housing.

Robert Hansen spoke on diverting the money from Courthouse Square to build more housing.

Mallori Spilker, Executive Director of the California Apartment Association North Coast Division, spoke in opposition of option 2 for rent stabilization and rent control laws not being an effective way to address affordable housing.

Morgan Kelley spoke in opposition of rent control.

Bobbi Beehler spoke on her experience of being a landlord and in opposition of rent control

Rick Theis spoke on inclusionary housing ordinance adopted by a previous council and then being repealed and the affect it has had on housing stock.

Mayor Sawyer recessed the meeting at 8:23 and reconvened the meeting at 9:00 p.m.

MOVED by Council Member Combs, seconded by Council Member Carlstrom, and **CARRIED** 4-3 (Council Members Carlstrom, Combs, Coursey, Wysocky voting yes; Mayor Sawyer, Vice Mayor Schwedhelm, Council Member Olivares voting no) to direct staff to prepare a limited rent stabilization ordinance to include "just cause" eviction, would exempt duplexes and owner occupied triplexes, a 3% yearly rent increase, allowable increases under special or specific circumstances, rent increases limited to once a year, have the Housing Authority serve as the Rent Board, sunset of the ordinance to be based on the Board or Council determination triggered if vacancy rate reaches 5%, fees to be shared 50/50 by the landlord and tenant, retroactive to January 1, 2016, "just cause" for eviction will apply to all rental properties and not tied to the 5% vacancy rate trigger.

MOVED by Council Member Carlstrom, seconded by Council Member Combs, **MOTION FAILED** by a 4-3 vote (Council Members Carlstrom, Combs, Coursey, Wysocky voting yes; Mayor Sawyer, Vice Mayor Schwedhelm, Council Member Olivares voting no) for an urgency ordinance imposing a temporary 45-day moratorium on certain residential rent increases in the City of Santa Rosa and waive further reading of the text.

MOVED by Council Member Carlstrom, seconded by Council Member Combs, and **CARRIED** by a 4-3 vote (Council Members Carlstrom, Combs, Coursey, Wysocky voting yes; Mayor Sawyer, Vice Mayor Schwedhelm, Council Member Olivares voting no) to place an ordinance imposing a temporary 45-day moratorium on certain residential rent increases in the City of Santa Rosa on the next regular meeting agenda.

MOVED by Vice Mayor Schwedhelm, seconded by Council Member Olivares, and **CARRIED** unanimously to direct staff to explore options 4, 5, and 6 for the establishment of a program that involves the systematic inspection of rental units for the purpose of maintaining and preserving rental housing that is safe, decent and sanitary for renters and the development of a curriculum to educate tenants and landlords on matters relating to each parties' rights and obligations and a program that would include incentives to landlords to implement tenant protection programs including options for the selection of tenants with limited incomes that may otherwise be unable to afford the rental unit.

Council Member Olivares left the meeting at 10:38 p.m.

14.2 REPORT - COMMUNITY FEEDBACK TO COMMUNITY ADVISORY BOARD ON CAPITAL IMPROVEMENT PROJECTS AS REQUIRED BY RESOLUTION NO. 28174

BACKGROUND: The Community Advisory Board (CAB), in fulfilling the responsibility detailed in Resolution No. 28174 for obtaining community feedback on Capital Improvement Projects (CIP), held a series of meetings in January, 2016, for this purpose. This report will present those findings along with suggestions to improve the CIP input process in the future.

RECOMMENDATION: It is recommended by the City Manager's Office that the Council receive a report from the Community Advisory Board on its outreach process for community input on the Capital Improvement Project budget.

Presented by Jaime Penaherrera, Community Engagement Director, and Tanya Narath, Chair of the Community Advisory Board.

PUBLIC COMMENT

Linda Adrain spoke on joining the Community Advisory Board a year ago and the work they have done in the community.

Chris Rogers spoke on the Community Advisory Board and staff work.

MOVED by Council Member Combs, seconded by Council Member Carlstrom, and **CARRIED** 6-0-1 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Carlstrom, Combs, Coursey, Olivares, Wysocky voting yes; Council member Olivares absent) to receive a report from the Community Advisory Board on its outreach process for community input on the Capital Improvement Project budget.

15. PUBLIC HEARINGS – NONE.

16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION)

16.1 LETTER OF SUPPORT SB 1053 (LENO) - HOUSING OPPORTUNITIES ACT. For Council action. Council approved 6-0-1.

17. PUBLIC COMMENTS ON NON-AGENDA MATTERS

Kevin Conway spoke on watching city government in process and being proud to be a citizen of the community.

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 in memory of Mary Traverso at 10:55 p.m. The next regularly scheduled meeting will take place on May 10, 2016, at a time to be set by the Mayor.

Approved on: May 31, 2016

/s/ Stephanie A. Williams, Interim City Clerk