



**City Council
Regular Meeting Minutes - Final**

Tuesday, October 1, 2019

12:30 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Schwedhelm called the meeting to order at 12:37 p.m.

All council members were present with the exception of Council Member Fleming and Council Member Olivares.

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

Absent: 2 - Council Member Victoria Fleming, and Council Member Ernesto Olivares

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

PUBLIC COMMENT

Duane DeWitt spoke on Item 2.2 in support of rehiring the City Attorney, and in support of a hiring freeze across the board for six-figure incomes including the City Attorney.

Mayor Schwedhelm recessed the meeting to the closed session at 12:38 p.m. to discuss Items 2.1, 2.2, and 2.3 as listed on the agenda:

2.1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)

Name of Case: [Nicholle Vannucci, et al. v. County of Sonoma, et al.]
Court Case No. [USDC Northern District of California Case No. 3:18-cv-01955-VC]

2.2 PUBLIC EMPLOYEE - EVALUATION OF PERFORMANCE
(Government Code Section 54957(b))

Title: City Attorney

2.3 CONFERENCE WITH LABOR NEGOTIATORS

(Government Code Section 54957.6)

Agency Designated Representatives: Mayor Tom Schwedhelm
Unrepresented Employee: City Attorney

Council Member Fleming joined the meeting at 1:14 p.m.

Mayor Schwedhelm adjourned the closed session at 3:00 p.m. and reconvened the meeting to open session in the Council Chamber at 3:06 p.m.

Magali Telles, Executive Director of Los Cien, joined Mayor Schwedhelm at the dais to observe the meeting as a participant in the Council sit-along program.

3. STUDY SESSION

3.1 AMENDMENT TO MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF SANTA ROSA AND SANTA ROSA CITY SCHOOLS TO ALLOW ALTERNATIVES TO CONSTRUCTION OF AFFORDABLE HOUSING OR SCHOOL FACILITIES ON FIR RIDGE DRIVE, LOT "F" (APN 173-620-030)

The City of Santa Rosa ("City") and Santa Rosa City Schools ("District"), are parties to an Agreement regarding development of the Fir Ridge site ("Site"), located in the City of Santa Rosa (APN 173-620-030). Pursuant to the original subdivision approvals, the Site is designated for development of either an elementary school or low and/or moderate-income housing. In 2016, Council approved a Memorandum of Understanding ("MOU") to extend the term of the Agreement to allow the District until June 30, 2020, to commence construction of affordable housing for lower income District employees on the Site or sell the Site to a third party for construction of affordable units. The MOU provides that, in the event the District fails to meet this deadline, the Agreement shall terminate and the District shall transfer title of the Site to the City to enable the City to either develop the Site with affordable housing or sell the Site and use all proceeds to finance construction of low and/or moderate-income units in the City.

In part due to the October 2017 Tubbs and Nuns Fires which significantly damaged the area surrounding the Site, the District has

been unable to commence construction or identify a potential buyer for the Site and has initiated discussions with the City to discuss alternatives to developing the Site with affordable housing. These alternatives include: City and District extending the current MOU to allow the District additional time to fulfill its obligations under the MOU; District transferring title of the Site to the City for City's development or facilitating development of affordable housing; District selling the Site to a third party and using proceeds to develop low and/or moderate income housing for District employees on a different site within the City limits; or District selling the Site and using the proceeds to create a Loan Program to provide down payment assistance for District employees to purchase homes in the City.

Attachments: [Staff Report](#)
[Attachment 1 - Amendment Timeline](#)
[Attachment 2 - Map](#)
[Attachment 3 - 2016 MOU](#)
[Attachment 4 - SRCS Memo Presentation](#)

Presented by David Guhin, Assistant City Manager/Director Planning and Economic Development.

City Manager McGlynn asked for a brief recess.

Mayor Schwedhelm recessed the meeting at 3:30 p.m. and reconvened at 3:37 p.m.

Amy Rickard, Leadership Santa Rosa Class 36, joined Council Member Sawyer at the dais to observe the meeting as a participant in the Council sit-along program.

PUBLIC COMMENT

George Uberti spoke on the item.

Anne Seeley spoke on the item.

Duane DeWitt spoke on the item.

This item was received and filed.

4. ANNOUNCEMENT OF ROLL CALL

Melissa Stuart, Chops Teen Club, joined Vice Mayor Rogers at the dais to observe the meeting as a participant in the Council sit-along program.

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

Absent: 1 - Council Member Ernesto Olivares

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

City Attorney Gallagher announced that Council provided direction to staff on Items 2.1 through 2.3.

Mayor Schwedhelm took Item 7.1 before Item 6.1.

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.

Attachments: [Late Correspondence \(Uploaded 10/3/2019\)](#)

Adriane Mertens, Chief Communications and Intergovernmental Relations Manager; and Paul Lowenthal, Assistant Fire Marshal, provided a report on the emergency evacuation plan website www.srcity.org/knowyourwaysout and demonstrated the new hi-lo sirens to be used in an emergency.

This item was received and filed.

6. PROCLAMATIONS/PRESENTATIONS

6.1 PROCLAMATION - DOMESTIC VIOLENCE AWARENESS MONTH

Attachments: [Proclamation](#)
[Late Correspondence \(Uploaded 10/3/2019\)](#)

Council Member Combs read and presented the proclamation to Madeleine O'Connell, CEO, YWCA.

6.2 PROCLAMATION - ACTIVE AGING WEEK

Attachments: [Proclamation](#)

Council Member Tibbetts read and presented the proclamation to Marianne McBride, President and CEO, Council on Aging.

6.3 PROCLAMATION - FIRE PREVENTION WEEK

Attachments: [Proclamation](#)

Council Member Sawyer read and presented the proclamation to Paul Lowenthal, Assistant Fire Marshal.

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

City Manager McGlynn and City Attorney Gallagher had nothing to report.

9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

There were no abstentions made.

10. MAYOR'S/COUNCIL MEMBERS' REPORTS

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

Council Member Fleming provided a brief report.

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

Mayor Schwedhelm provided a brief report on the Economic Development Subcommittee.

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 Home Sonoma County (HSC)

Mayor Schwedhelm provided a brief report.

10.1.10 Renewal Enterprise District (RED)

10.1.11 Other

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

- 10.2.1** The City Council will, by motion, provide direction to the Mayor regarding letters of interest received for appointment to the following vacancies, which will be made by the Board of Directors of the Sonoma County Mayors' and Councilmembers' Association at its meeting on October 10, 2019:

(1) North Bay Division, League of California Cities Executive Board, one position. Term expires two years from appointment.

- Letter received from Susan Harvey, City of Cotati (withdrawn 9/25/2019)
- Letter received from Mike Healy, City of Petaluma

Attachments: [Letters of Interest](#)
[Withdrawal Letter](#)

A motion was made by Vice Mayor Rogers, seconded by Council Member Combs, to nominate Mike Healy, City of Petaluma, as the North Bay Division representative to the League of California Cities Executive Board, which will be made by the Board of Directors of the Sonoma County Mayors' and Councilmembers' Association at its meeting on October 10, 2019.

The motion carried by the following vote:

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

Absent: 2 - Council Member Olivares, and Council Member Tibbetts

10.3 MATTERS FROM COUNCIL REGARDING FUTURE AGENDA ITEMS

10.3.1 REQUEST FOR AGENDA ITEM TO CONSIDER REVISING COUNCIL POLICY 000-23, PROCEDURE FOR FILLING COUNCIL VACANCIES

BACKGROUND: At the September 24, 2019 City Council Meeting, Council Member Combs requested a future agenda item to consider revising Council Policy 000-23 - PROCEDURE FOR FILLING COUNCIL VACANCIES. Council Member Tibbetts concurred with the request.

PUBLIC COMMENT

Duane DeWitt spoke in support of the item. Comment provided from speaker card: Allow a departing member to pick replacement. If a death occurs, hold an election in the district represented.

A motion was made by Council Member Combs, seconded by Council Member Tibbetts, to approve a future agenda item to consider revising Council Policy 000-23, procedure for filling council vacancies.

The motion failed by the following vote:

Yes: 3 - Council Member Combs, Council Member Fleming, and Council Member Tibbetts

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

Absent: 1 - Council Member Olivares

11. APPROVAL OF MINUTES

11.1 September 10, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

Approved as submitted.

12. CONSENT ITEMS

PUBLIC COMMENT

Duane DeWitt spoke on Items 12.2, 12.3, and 12.5. Comment provided from speaker card: Also have the City Council Chambers overhead projector repaired for public use during City Council meetings.

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 12.1 through 12.4.

The motion carried by the following vote:

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

Absent: 2 - Council Member Combs, and Council Member Olivares

12.1 RESOLUTION - PROFESSIONAL SERVICES AGREEMENT FOR INVESTMENT ADVISORY SERVICES WITH PFM ASSET MANAGEMENT LLC.

RECOMMENDATION: It is recommended by the Chief Financial Officer that the Council, by resolution, approve a Professional Services Agreement with PFM Asset Management LLC, San Francisco, CA, for a five-year duration, calculated on the value of assets managed, in an amount not to exceed \$1,500,000. The purpose of this agreement is to provide investment advisory services to the City.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - Professional Services Agreement Presentation](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2019-149 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH PFM ASSET MANAGEMENT LLC, SAN FRANCISCO, CALIFORNIA FOR INVESTMENT ADVISORY SERVICES

12.2 RESOLUTION - CONTRACT AWARD - DESIGN-BUILD FOR AUDIO/VISUAL SYSTEM AT UTILITIES FIELD OPERATIONS

BUILDING

RECOMMENDATION: It is recommended by the Information Technology and Finance Departments, that the Council, by resolution, award a Design-Build Contract, Number F001997, to PCD, Inc., Santa Rosa, California, for the removal of the existing audio/visual (A/V) system, to deliver the design-build plan of a new system, and provide installation of the new system at the Utilities Field Operations (UFO) building at 35 Stony Point Road, for a total amount not to exceed \$412,191.84. The replacement of the A/V system is to meet current and future meeting needs and will utilize the most current technology and design to improve the meeting experience and increase usability for ADA purposes.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2019-150 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AWARDING CONTRACT FOR THE REMOVAL, DESIGN, AND INSTALLATION OF A NEW AUDIO/VISUAL SYSTEM AT THE UTILITIES FIELD OPERATIONS BUILDING TO PCD, A CALIFORNIA CORPORATION

- 12.3** RESOLUTION - AMENDMENT TO THE CITY CLASSIFICATION AND SALARY PLAN CREATING THE CLASSIFICATION OF STORM WATER AND CREEKS MANAGER AND RECLASSIFYING ONE VACANT SUPERVISING ENGINEER POSITION TO STORM WATER AND CREEKS MANAGER

RECOMMENDATION: It is recommended by the Human Resources Department that the Council, by resolution, amend the City's Classification and Salary Plan to create a new classification of Storm Water and Creeks Manager and reclassify one Supervising Engineer position, to Storm Water and Creeks Manger in the Water Department.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2019-151 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING THE CITY'S CLASSIFICATION AND SALARY PLAN CREATING THE CLASSIFICATION OF STORM WATER AND CREEKS MANAGER AND RECLASSIFYING ONE SUPERVISING ENGINEER POSITION TO STORM WATER AND CREEKS MANAGER

- 12.4 ORDINANCE ADOPTION SECOND READING - 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

RECOMMENDATION: This ordinance, introduced at the September 24, 2019, Regular Meeting by a (6-0-1) vote (Council Member Tibbetts absent), rezones the properties located at 4200 and 4224 Sonoma Highway to the CG (General Commercial) Zoning District.

Attachments: [Ordinance](#)

This Consent - Ordinance was adopted.

ORDINANCE NO. ORD-2019-011 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

- 12.5 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING THE SANTA ROSA CITY CODE ADDING A NEW CHAPTER 10-46, HOUSING ANTI-DISCRIMINATION CODE

RECOMMENDATION: This ordinance, introduced and amended at the September 24, 2019, Regular Meeting by a (5-1-0-1) vote (Council Member Sawyer voted no, Council Member Tibbetts abstained), adds Chapter 10-46 to the Santa Rosa City Code prohibiting rental housing discrimination based on source of income, including Section 8 Housing Choice Vouchers, HUD VASH Vouchers, and other rent subsidies.

Attachments: [Ordinance](#)

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

ORDINANCE NO. ORD-2019-012 ENTITLED: 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, HUD VASH VOUCHERS, AND OTHER RENT SUBSIDIES

The motion carried by the following vote:

Yes: 4 - Mayor Schwedhelm, Vice Mayor Rogers, Council Member Combs, and Council Member Fleming

No: 1 - Council Member Sawyer

Absent: 2 - Council Member Olivares, and Council Member Tibbetts

Mayor Schwedhelm recessed the meeting at 4:58 p.m. and reconvened at 5:05 p.m.

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

PUBLIC COMMENT

Duane DeWitt spoke regarding environmental justice and social equity in the next general plan.

Kathleen Miller spoke in support of the \$15 minimum wage and on the opportunity to meet one on one with her council member.

Pat Mitchell spoke on the dangerous trees at 4090 Walker Avenue, which are threatening her neighboring property.

Thomas Ells spoke on the tax credit and affordable housing finance.

Mayor Schwedhelm took Items 15.1 and 15.2 before Item 14 - Report Items.

15. PUBLIC HEARINGS

15.1 PUBLIC HEARING - ORDINANCE ADDING CHAPTER 10-45 TO THE

SANTA ROSA CITY CODE TO ESTABLISH MINIMUM WAGES TO BE PAID BY EMPLOYERS

BACKGROUND: California Senate Bill 3 (Leno) was signed into law on April 4, 2016, setting the stage to raise the state minimum wage by set amounts each year to reach \$15.00 per hour by January 1, 2022, for employers with 26 or more employees, and by January 1, 2023, for employers with 25 or fewer employees. After the \$15.00 per hour threshold is reached, the state minimum wage will increase annually based on the Consumer Price Index up to 3.5% per year. SB 3 maintains existing exemptions in the State's minimum wage law. Pursuant to a proposal from labor, and community organizations for Santa Rosa to expedite the State timeline, and following similar actions taken by neighboring jurisdictions, this ordinance outlines a \$15.00/hour minimum wage for employers with 26 or more employees and a \$14.00 minimum wage for 25 or fewer employees effective July 1, 2020. On January 1, 2021, the ordinance further outlines the minimum wage for employers with 25 or fewer employees will be \$15.00 per hour and, on this same date and annually thereafter, the minimum wage for all employers regardless of size will increase based on the Consumer Price Index for Urban Wage Earners and Clerical Workers for the San Francisco-Oakland-Hayward Consolidated Metropolitan Statistical Area up to 3.5%.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council introduce an ordinance adding Chapter 10-45 to the Santa Rosa City Code to establish minimum wages to be paid by employers.

Attachments: [Staff Report](#)
[Attachment 1 - Minimum Wage 3 Phase-in Requirement](#)
[Attachment 2 - NB Local Minimum Wage Ordinances Chart](#)
[Attachment 3 - Comp Cities List](#)
[Attachment 4 - San Francisco CPI Historical](#)
[Attachment 5 - Minimum-Wage-Enforcement Report](#)
[Attachment 6 - Santa Rosa Area Economic Summary](#)
[Attachment 7 - Occupational Employment and Wages Santa Rosa](#)
[Attachment 8 - Minimum Wage Survey Data](#)
[Attachment 9 - City Temp Wage Steps 2017 - 2022](#)
[Attachment 10 - Correspondence](#)
[Attachment 11 - Late Correspondence \(uploaded 9/30/2019\)](#)
[Attachment 12 - Late Correspondence \(Uploaded 10/3/2019\)](#)
[Ordinance](#)
[Presentation](#)

Presented by Raissa de la Rosa, Economic Development Manager.

PUBLIC COMMENT

Mayor Schwedhelm opened the public hearing at 5:57 p.m.

Duane DeWitt submitted a speaker card but was not present at the time of the public hearing. The speaker card indicated he was in support of the item.

Daniel Pablo, Santa Rosa Junior College (SRJC) Student Trustee, spoke in support of the item.

Valerie Hinshaw, Sonoma County Democratic Central Committee, spoke in support of the item.

Susan Lamont, Green Party of Sonoma County, spoke in support of the item.

Debbie McKay, League of Women Voters, spoke in support of the item.

George Uberti spoke in support of the item.

Sandy Reynolds, Santa Rosa Democratic Club, spoke in support of the item.

Lee Pierce, President of North Bay Black Chamber, spoke in support of the item. Comment provided from speaker card: North Bay Black Chamber of Commerce wholeheartedly supports \$15 minimum wage by July 2020.

Natalie Cilurzo, owner of Russian River Brewery, spoke in support of the item. Comment provided from speaker card: I recommend exempting tipped restaurant employees from ordinance.

Susan McDonough, on behalf of Olivia Walton business owner, spoke in support of the item.

Tom Woods, Teamsters 665, spoke in support of the item.

Tom Amato, Oakmont Democrats, spoke in support of the item.

Erika Galera, Food Empowerment Project, spoke in support of the item.

Maddy Hirschfield, North Bay Labor Council, spoke in support of the item.

Marty Bennett, North Bay Jobs with Justice, spoke in support of the item.

Jack Buckhorn spoke in support of the item.

Mara Ventura, North Bay Jobs with Justice, spoke in support of the item.

Miles Burgin spoke on the item.

Philip Beard, Friends of Public Banking, Santa Rosa, spoke in support of the item.

Gabriel Machabanski, Graton Day Labor Center, spoke in support of the item.

Cullen Williamson spoke in opposition to the item. Comment provided from speaker card: Don't increase minimum wage so fast.

Dr. Toni Ramirez, H-Peace, spoke in support of the item.

Laura Larque, Santa Rosa Junior College, spoke in support of the item.

Isabel Fischer, North Bay Organizing Project, spoke in support of the item. Comment provided from speaker card: Rents are impossibly high, so it's imperative to raise minimum wage.

Juanita Galepo spoke in support of the item.

Logan Harvey, Vice Mayor of City of Sonoma, spoke in support of the item.

Dana Bellwether spoke in support of the item.

Fred Allebach, Sonoma Valley Housing Group, spoke in support of the item.

Laurie Fong, Vice President, Santa Rosa City School Board, spoke in support of the item.

Luis Tirado, President of the Students for Bernie Sanders Club at Santa Rosa Junior College, spoke in support of the item.

Peter Rumble, Santa Rosa Metro Chamber of Commerce, spoke on the item.

Thomas Ells spoke in support of the item.

Gary Lentz spoke in opposition to the item.

Michael Hirschberg spoke in opposition to the item.

Merlin spoke in support of the item.

Kerry Fugett spoke in support of the item.

Liz Fiekowsky, North Bay Labor Council, spoke in support of the item.

Sonu Chandi, Chandi Hospitality, spoke on the item.

Patrick Saidan spoke in support of the item.

Josh Silvers, Jackson's Bar and Oven, spoke in opposition to the item.

Richard Savage spoke in support of the item.

Hearing no additional comments, Mayor Schwedhelm closed the public hearing at 7:12 p.m.

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

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADDING CHAPTER 10-45 TO THE SANTA ROSA CITY CODE TO ESTABLISH MINIMUM WAGES TO BE PAID BY EMPLOYERS

Council Member Combs suggested a friendly amendment. Council Member Sawyer denied the request for a friendly amendment.

Vice Mayor Rogers requested a substitute motion to introduce the ordinance as amended with removal of the 3.5% cap. Council Member Fleming seconded.

The motion carried by the following vote:

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

Absent: 1 - Council Member Olivares

Mayor Schwedhelm recessed the meeting at 7:37 p.m. and reconvened at 8:07 p.m.

- 15.2 PUBLIC HEARING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 21 OF THE SANTA ROSA CITY CODE, UPDATING CHAPTER 21-02, HOUSING ALLOCATION PLAN, TO MODIFY THE REQUIREMENTS AND INCENTIVES FOR PROVIDING ON-SITE INCLUSIONARY HOUSING UNITS, A RESOLUTION UPDATING THE HOUSING IMPACT FEE, AND A RESOLUTION TO ESTABLISH A COMMERCIAL LINKAGE FEE FOR NEW COMMERCIAL DEVELOPMENT WITHIN THE CITY OF SANTA ROSA

BACKGROUND: The recommended amendments to the Housing Allocation would reduce the current inclusionary percentage and expand financial incentives and alternative compliance measures to encourage inclusionary (on-site) affordable housing development. The recommended In-Lieu fee increase would expand the Housing Authority's capacity to fund affordable housing projects.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council (1) introduce an ordinance amending City Code Chapter 21-02, Housing Allocation Plan, to amend the requirements and incentives for providing on-site inclusionary housing units, (2) by resolution, amend the Housing Impact Fee structure, and (3) by resolution, establish a Commercial Linkage Fee.

Attachments: [Staff Report](#)
[Attachment 1 - HAP Ordinance Update White Paper](#)
[Attachment 2 - Residential Impact Fee Nexus and Feasibility Study](#)
[Attachment 3 - Commercial Linkage Fee Nexus and Feasibility Study](#)
[Attachment 4 - Redlined Municipal Code Chapter 21-02](#)
[Attachment 5 - Planning Commission Minutes, August 8, 2019](#)
[Attachment 6 - Housing Authority Minutes, August 26, 2019](#)
[Attachment 7 - Late Correspondence \(uploaded 9/30/2019\)](#)
[Resolution - Commercial Linkage Fee](#)
[Resolution - Commercial Linkage Fee \(Revised Redline\)](#)
[Resolution - Commercial Linkage Fee \(Final\)](#)
[Resolution - Housing Impact Fee](#)
[Ordinance](#)
[Presentation](#)

Presented by Clare Hartman, Deputy Director - Planning; and Andy Gustavson, Senior Planner.

Mayor Schwedhelm opened the public hearing at 9:15 p.m.

PUBLIC COMMENT:

Duane DeWitt submitted a speaker card but was not present at the time of the public hearing. Comment provided from speaker card was in support of the item: Need to have an accurate accounting and enforcement of the allocation of onsite inclusionary affordable housing.

Rogg Collins, Evergreen Developers, spoke in opposition to the item.

Curt Nichols spoke on the item.

Bert Bangsberg, Project Manager with the Caritas Village project, spoke in support of the item.

George Uberti spoke in opposition to the Commercial Linkage fee and spoke on other topics.

Larry Florin, Burbank Housing, spoke in support of the item.

Peter Hellmann spoke in opposition to the item.

Ananda Sweet, Santa Rosa Metro Chamber, spoke in opposition to the Commercial Linkage Fee.

Kristin Kiefer spoke on the item.

Hearing no further comments, Mayor Schwedhelm closed the public hearing at 9:37 p.m.

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

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 21 OF THE SANTA ROSA CITY CODE - UPDATING CHAPTER 21-02, HOUSING ALLOCATION PLAN, TO MODIFY THE REQUIREMENTS FOR PROVIDING ON-SITE INCLUSIONARY HOUSING UNITS, AND TO ESTABLISH A COMMERCIAL LINKAGE FEE - FILE NUMBER PRJ19-036

The motion carried by the following vote:

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

Absent: 2 - Council Member Olivares, and Council Member Tibbetts

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

RESOLUTION NO. RES-2019-153 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA IMPLEMENTING A COMMERCIAL LINKAGE FEE FOR COMMERCIAL DEVELOPMENT AS PROVIDED IN CHAPTER 21-02 OF THE SANTA ROSA CITY CODE - FILE NO. PRJ19-036

The motion carried by the following vote:

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

Absent: 2 - Council Member Olivares, and Council Member Tibbetts

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

RESOLUTION NO. RES-2019-154 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA REVISING THE HOUSING IMPACT FEE AS PROVIDED IN CHAPTER 21-02 OF THE SANTA ROSA CITY CODE - FILE NO. PRJ19-036

The motion carried by the following vote:

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

Absent: 2 - Council Member Olivares, and Council Member Tibbetts

14. REPORT ITEMS

14.1 REPORT - APPROVAL OF GENERAL SERVICES AGREEMENT
NUMBER F002035 - FOR CITYWIDE LANDSCAPE SERVICES

BACKGROUND: For over ten years the city has contracted landscape maintenance services for parks, civic sites and roadway landscaping to supplement its own small crew of park maintenance staff. The current contract, through an extension expires on September 30, 2019. During the final year of the current contract only organic weed control methods were used at the direction of Council. Based upon the Council study session on September 24, 2019, staff recommend a new landscape contract that only includes mowing services for irrigated turf sites. City maintenance crews will augment the remaining maintenance services while community feedback regarding landscape maintenance success is solicited.

RECOMMENDATION: It is recommended by the Transportation and Public Works and Finance Departments that the Council, by resolution, approve award of a General Services Agreement subject to final approval to form by the City Attorney's office to Signature Coast Holdings, LLC, dba Coast Landscape Management, Napa, CA for citywide landscape services in the amount of \$1,078,056 per year for a total three year contract of \$3,234,168.

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

Presented by Jen Santos, Deputy Director - Parks.

PUBLIC COMMENT

Duan submitted a speaker card, but was not present at the time of public comment. Comment from speaker card was in opposition to the item and stated: Cost too high for just mowing.

George Uberti spoke in opposition to the item.

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

RESOLUTION NO. RES-2019-152 ENTITLED: RESOLUTION OF THE

COUNCIL OF THE CITY OF SANTA ROSA APPROVING GENERAL SERVICE AGREEMENT NUMBER F002035 - LANDSCAPE MAINTENANCE MOWING SERVICES

The motion carried by the following vote:

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

Absent: 1 - Council Member Olivares

14.2 REPORT - URGENCY ORDINANCE RESILIENT CITY COMBINING DISTRICT AMENDMENT FOR MOBILE HOME PARK CLOSURES

BACKGROUND: Beginning on the evening of October 8, 2017, and continuing for days thereafter, a series of wildfire events damaged or destroyed thousands of residential and commercial structures within the City of Santa Rosa. On October 13, 2017, the City Council ratified a proclamation of local emergency in the City of Santa Rosa. To facilitate and expedite the reconstruction process, on October 24, 2017, the Council adopted an urgency ordinance establishing the Resilient City (-RC) Combining Zoning District, to be applied to the base zoning of each property most severely impacted by the Fires.

Proposed is an urgency ordinance to amend Section 20-28.100 of the Santa Rosa City Code, Resilient City (-RC) Combining District, to facilitate the recovery process for mobile home park sites severely impacted by the Tubbs fire of October 2017 by more efficiently addressing the park closure process.

The proposed urgency ordinance would be effective immediately upon enactment. Under the City Charter, five affirmative votes are necessary to adopt an urgency ordinance.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council by urgency ordinance, amend Section 20-28.100 of the Santa Rosa City Code, Resilient City (-RC) Combining District, to facilitate the recovery process for mobile home park sites severely impacted by the Tubbs fire of October 2017 by more efficiently addressing the park closure process.

Attachments: [Staff Report](#)
[Attachment 1-City Code Section 20-28.100 Resilient City Combining District](#)
[Attachment 2-City Code Section 6-67 Mobile Home Park Conversions](#)
[Attachment 3 - Santa Rosa Mobile Home Park Conversion Redline](#)
[Urgency Ordinance - RC Combining District Mobile Home](#)
[Presentation](#)
[Ordinance - Redlined.docx](#)
[Ordinance - FINAL.docx](#)

Presented by Clare Hartman, Deputy Director - Planning.

Council Member Combs left the meeting at 10:00 p.m.

PUBLIC COMMENT

Duane DeWitt submitted a speaker card but was not present at the time of public comment. Comment provided from speaker card: Does park closure allow for unburned mobile homes to be moved, razed, or reused?

Doug Johnson, Western Manufactured Housing Communities Association, spoke in support of the item. Comment provided from speaker card: Urge adoption.

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

ORDINANCE NO. ORD-2019-013 ENTITLED: URGENCY ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE, SECTION 20-28.100, RESILIENT CITY (-RC) COMBINING DISTRICT, TO ADD MOBILE HOME PARK CLOSURE PROCEDURES FOR MOBILE HOME PARKS OF THE CITY OF SANTA ROSA MOST SEVERELY IMPACTED BY THE TUBBS AND NUNS FIRES OF OCTOBER 2017

The motion carried by the following vote:

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

Absent: 2 - Council Member Combs, and Council Member Olivares

14.3

REPORT - COUNCIL DIRECTION TO VOTING DELEGATE FOR LEAGUE OF CALIFORNIA CITIES 2019 ANNUAL CONFERENCE

REGARDING COUNCIL POSITION ON THE RESOLUTIONS COMING BEFORE THE LEAGUE GENERAL ASSEMBLY

BACKGROUND: Policy development is a vital and ongoing process within the League of California Cities for determining legislative and program strategies for important issues facing cities throughout California. Policies are submitted for consideration by the General Assembly at the Annual Conference to be voted on by delegates from the cities. Each member city has one Voting Delegate at the General Assembly, which will be held in Long Beach on October 16-18, 2019. There are two separate issues that have been submitted by resolution to the General Resolutions Committee for recommendation and voting at the General Assembly.

These are to call on:

(1) The California Public Utilities Commission (CPUC) to amend Rule 20A to include Very High Fire Hazard Severity Zones on the list of eligibility criteria and to increase funding allocations of Rule 20A projects for the undergrounding of overhead utilities.

(2) The Federal and State Governments to address the impacts of International Transboundary pollution flows into Southern California and the Pacific Ocean and to restore and ensure proper funding to the US-Mexico Border Water Infrastructure Program (BWIP).

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by motion, consider taking a position on the resolutions to provide direction to its Voting Delegate for the meeting of the League General Assembly.

Attachments: [Staff Report](#)
[Attachment 1 - 2019 Resolutions Packet](#)
[Presentation](#)

Presented by Keith Gorka, City Manager Fellow.

PUBLIC COMMENT

Alex Krohn spoke on the item.

A motion was made by Vice Mayor Rogers, seconded by Council Member Tibbetts, to direct the League of California Cities voting delegate to vote in support of Resolution 1 and Resolution 2 as recommended by staff.

The motion carried by the following vote:

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

Absent: 2 - Council Member Combs, and Council Member Olivares

16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) - NONE.

17. PUBLIC COMMENTS ON NON-AGENDA MATTERS

Alex Krohn spoke on 5g concerns.

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 10:21 p.m. The next regularly scheduled meeting will take place on October 22, 2019, 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 22, 2019
/s/ Dina Manis, Acting City Clerk