

**SANTA ROSA CITY COUNCIL MINUTES  
REGULAR MEETING  
CITY HALL, 100 SANTA ROSA AVENUE  
OCTOBER 18, 2016**

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

Mayor Sawyer called the meeting to order at 2:36 p.m. Council Members present: Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares. Council Member Carlstrom arrived at 3:20 p.m. Council Member Wysocky was absent.

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Mayor Sawyer recessed the meeting to closed session at 2:36 p.m., to discuss Item 2.1 as listed on the agenda:

**2.1 PUBLIC EMPLOYEE - EVALUATION OF PERFORMANCE** (Government Code section 54957(b))

Title: City Manager

Mayor Sawyer adjourned closed session at 3:50 p.m. and reconvened the meeting to open session in the Council Chamber at 4:06 p.m.

**3. STUDY SESSION – NONE.**

**4. ANNOUNCEMENT OF ROLL CALL**

City Clerk Gomez announced that all Council Members were present with the exception of Council Member Wysocky.

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

Mayor Sawyer reported that the Council met in closed session regarding Item 2.1 as listed on the agenda and there was no action taken by the Council.

**6. PROCLAMATIONS/PRESENTATIONS - NONE**

**7. STAFF BRIEFINGS - NONE**

**8. CITY MANAGER'S/CITY ATTORNEY'S REPORTS - NONE**

**9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS - NONE**

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

Council Member Wysocky arrived at 4:15 p.m.

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

**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 Sawyer provided a brief report on Medical Cannabis Policy Subcommittee. Council Member Olivares provided a brief report on Homeless Policy 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) – None.
- 10.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee – None.
- 10.1.6 Sonoma Clean Power Authority (SCPA) – Council Member Combs provided a brief report.
- 10.1.7 Sonoma County Waste Management Agency (SCWMA) – None.
- 10.1.8 Other – None.

**11. APPROVAL OF MINUTES - NONE**

**12. CONSENT ITEMS**

**MOVED** by Vice Mayor Schwedhelm, seconded by Council Member Olivares and **CARRIED** unanimously to waive reading of the text and adopt Consent Items 12.1 through 12.3 as follows:

**12.1 MOTION - CONTRACT AWARD - DESIGN/BUILD SOLAR PHOTOVOLTAIC SYSTEM ON PARKING GARAGES**

**MOTION** approving a design-build contract to Sprig Electric, San Jose, California, for construction of solar photovoltaic systems on four public parking garages in the amount of \$1,212,117.00 and approve a 15% contract contingency.

**12.2 RESOLUTION - CORRECTION TO COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC SERVICES SUBRECIPIENT CONTRACT FUNDING AMOUNTS FOR FISCAL YEAR 2016/2017**

**RESOLUTION NO. 28870 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING CORRECTION TO COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC SERVICES SUBRECIPIENT CONTRACT FUNDING AMOUNTS FOR FISCAL YEAR 2016/2017

**12.3 RESOLUTION - FILING OF GRANT APPLICATIONS WITH THE FEDERAL TRANSIT ADMINISTRATION**

**RESOLUTION NO. 28871 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE FILING OF APPLICATIONS WITH THE FEDERAL TRANSIT ADMINISTRATION, AN OPERATING ADMINISTRATION OF THE UNITED STATES DEPARTMENT OF TRANSPORTATION, FOR FEDERAL TRANSPORTATION ASSISTANCE AUTHORIZED BY CHAPTER 53 OF TITLE 49 OF THE UNITED STATES CODE AND OTHER FEDERAL STATUTES ADMINISTERED BY THE FEDERAL TRANSIT ADMINISTRATION AND DELEGATING AUTHORITY TO THE CITY MANAGER TO APPROVE AND EXECUTE GRANT AND COOPERATIVE AGREEMENTS WITH THE FEDERAL TRANSIT ADMINISTRATION

The time not yet being 5:00 p.m., Mayor Sawyer took Report Item 14.1 on before Item 13.1 – Public Comment on Non-Agenda Matters.

**14. REPORT ITEMS**

**14.1 REPORT - COURTHOUSE SQUARE REUNIFICATION PROJECT UPDATE, EXPENDITURE REPORT AND CONTINGENCY ACTION**

BACKGROUND: This item will update the Council on the progress of the Courthouse Square Reunification project and provide information regarding expenditures for construction, construction management/inspection, and contingency. Council action is recommended to approve additional construction contingency needed to complete the project as a result of upgrades to the electrical facilities.

Presented by Colleen Ferguson, Deputy Director Capital Projects Engineering.

**PUBLIC COMMENT**

Michael Hyman spoke on the importance of opening the streets as quickly as possible.

Duane DeWitt spoke on the Courthouse Square costs.

Gregory Fearon spoke on the construction.

Bob Hanson spoke on expenditures.

**MOVED** by Council Member Wysocky, seconded by Council Member Combs and **CARRIED** unanimously to accept the Courthouse Square Reunification expenditure report and approve additional construction contingency in the amount of \$250,000 for electrical facility upgrades.

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

Anne Seeley spoke on appreciation of Council Members rent stabilization efforts.

Duane DeWitt spoke on investment opportunity area.

George Ortiz, with Health Initiatives of the America, spoke regarding tent permit for October 15, 2016 Health Fair.

**14.2 REPORT - APPROVAL OF THE IRONMAN HOST VENUE Agreement FOR 2017 - 2021, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL CONTRACTS AND AGREEMENTS RELATED TO THE IRONMAN AND IRONMAN 70.3 EVENTS**

BACKGROUND: The World Triathlon Corporation, owner and producer of Ironman and Ironman 70.3 Events, has asked Santa Rosa to host an Ironman and an Ironman 70.3 Event (Events) in the five consecutive years beginning in 2017 and ending in 2021. These Events will take place on the second Saturday in May and the 4th Saturday in July. The City of Santa Rosa and the Santa Rosa Chamber of Commerce are proposing to enter into a Memorandum of Understanding to outline the elements in the agreement that each entity will be responsible for to ensure all obligations under Event Agreement are addressed. The annual cost to produce these two events is estimated not to exceed \$500,000. All funds to produce the events will be provided from the Santa Rosa Tourism Business Improvement Area, the Sonoma County Tourism Business Improvement Area, and additional fundraising. Based on analysis of similar Ironman events including the average stay and the average spending, Santa Rosa is expecting a return of \$13.8M direct impact to our local economy (hotels, restaurants and other service) per year.

Presented by Raissa de la Rosa, Acting Economic Development Manager with Planning and Economic Development Department.

**PUBLIC COMMENT**

Christopher Lyman spoke in support to the item.

**MOVED** by Vice Mayor Schwedhelm, seconded by Council Member Olivares and **CARRIED** unanimously to waive reading of the text and adopt:

**RESOLUTION NO. 28872 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE IRONMAN HOST VENUE AGREEMENT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE SANTA ROSA CHAMBER OF COMMERCE AND TO APPROVE AND EXECUTE NECESSARY AGREEMENTS, INCLUDING RENTAL AGREEMENTS, RELATED TO IRONMAN AND IRONMAN 70.3 EVENTS TO BE HELD IN 2017, 2018, 2019, 2020, AND 2021, IN INDIVIDUAL AMOUNTS THAT DO NOT EXCEED \$100,000

**15. PUBLIC HEARING**

**15.1 PUBLIC HEARING - ROSELAND AREA PROJECTS**

BACKGROUND: The Roseland Area Projects include the Roseland Area/Sebastopol Road Specific Plan and preliminary work toward the future Roseland Area Annexation. The proposal includes the Specific Plan, amendments to the General Plan, Downtown Station Area Specific Plan, Zoning Code and Bicycle and Pedestrian Master Plan, Rezoning and Prezoning for consistency with the General Plan and Specific Plan, and a program level Environmental Impact Report (EIR). The Specific Plan addresses land use, circulation and infrastructure needs for the area located around the Southside Bus Transfer Center in southwest Santa Rosa. The Annexation is the study of potential incorporation into the City of Santa Rosa of five unincorporated County islands in southwest Santa Rosa (Roseland, Victoria Drive, W. Hearn Avenue, Brittain Lane and W. Third Street). The annexation of these areas is not part of the package being reviewed by the Council at this time. The EIR covers the impacts of the Specific Plan, proposed amendments, rezoning and prezoning, and a future annexation. On September 8, 2016 the Planning Commission recommended (4-0-2-1) that the City Council certify the Final EIR, adopt the Specific Plan, subject to the recommended changes, and approve the associated amendments.

Presented by Jessica Jones, Senior Planner.

Mayor Sawyer recessed the meeting at 6:53 p.m. and reconvened the meeting at 7:17 p.m.

Council Member Carlstrom left the meeting at 7:00 p.m.

**PUBLIC HEARING**

Mayor Sawyer opened the public hearing at 7:18 p.m.

**PUBLIC COMMENT**

Duane DeWitt spoke in opposition to a few proposed items.

Leonard Moore spoke in support to the item.

Karen Kissler spoke in support to the item.

Rena Radich spoke in support to the item.

Christina Meyer spoke in support to the item.

G.P. Radich spoke in support to the item.

Cliff Whigham spoke in support to the item.

Gregory Fearon spoke in support to the item.

Amanda Merriss spoke in support to the item.

Ramon Meraz spoke in support to the item.

Paul Larson, with Larson Architect and Design, LLP, spoke in support to the item.

Seeing no one else wishing to speak, Mayor Sawyer closed the public hearing at 7:47 p.m.

**MOVED** by Council Member Olivares, seconded by Vice Mayor Schwedhelm and **CARRIED** 6-0-1 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares, Wysocky voting Yes; Council Member Carlstrom was absent) to waive the reading of the text and adopt as amended to exclude Roberts Avenue:

**RESOLUTION NO. 28873 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN, ROSELAND AREA ANNEXATION AND ASSOCIATED GENERAL PLAN, ZONING CODE AND BICYCLE AND PEDESTRIAN MASTER PLAN AMENDMENTS, AND REZONING AND PREZONING OF PARCELS WITHIN THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN AND ROSELAND AREA ANNEXATION BOUNDARIES - FILE NUMBER ST13-003 AND ST14-001

**MOVED** by Council Member Olivares, seconded by Vice Mayor Schwedhelm and **CARRIED** 6-0-1 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares, Wysocky voting Yes; Council Member Carlstrom was absent) to waive the reading of the text and adopt as amended to exclude Roberts Avenue:

**RESOLUTION NO. 28874 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN AND APPROVING A GENERAL PLAN AMENDMENT CONSISTENT WITH THE SPECIFIC PLAN, AND MAKING FINDINGS WITH REGARD TO SIGNIFICANT IMPACTS IDENTIFIED IN THE ENVIRONMENTAL IMPACT REPORT FOR THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN AND GENERAL PLAN AMENDMENT - FILE NUMBER ST14-001

**MOVED** by Council Member Olivares, seconded by Vice Mayor Schwedhelm and **CARRIED** 6-0-1 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares, Wysocky voting Yes; Council Member Carlstrom was absent) to waive the reading of the text and adopt as amended to exclude Roberts Road:

**RESOLUTION NO. 28875 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AN AMENDMENT TO THE BICYCLE AND PEDESTRIAN MASTER PLAN CONSISTENT WITH THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN – FILE NUMBER ST14-001

**MOVED** by Council Member Olivares, seconded by Vice Mayor Schwedhelm and **CARRIED** 6-0-1 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares, Wysocky voting Yes; Council Member Carlstrom was absent) to waive the reading of the text and introduce:

**ORDINANCE ENTITLED:** ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – RECLASSIFICATION OF 190 PROPERTIES LOCATED WITHIN THE BOUNDARIES OF THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN – FILE NUMBER ST14-001

**MOVED** by Council Member Olivares, seconded by Vice Mayor Schwedhelm and **CARRIED** 6-0-1 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares, Wysocky voting Yes; Council Member Carlstrom was absent) to waive the reading of the text and introduce:

**ORDINANCE ENTITLED:** ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – PREZONING 1,606 PROPERTIES LOCATED WITHIN THE BOUNDARIES OF THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN – FILE NUMBER ST13-003

**MOVED** by Council Member Olivares, seconded by Vice Mayor Schwedhelm and **CARRIED** 6-0-1 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares, Wysocky voting Yes; Council Member Carlstrom was absent) to waive the reading of the text and introduce:

**ORDINANCE ENTITLED:** ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – SECTIONS 20-23.030, 20-23.050, 20-28.090, 20- 42.210, 20-61.020, AND 20-70.020 – FILE NUMBER ST14-001

- 16. **WRITTEN COMMUNICATIONS - 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 – NONE.**
- 19. **ADJOURNMENT OF MEETING**

Hearing no further business, Mayor Sawyer adjourned the meeting at 9:03 p.m. The next regularly scheduled meeting will take place on October 25, 2016, at a time to be set by the Mayor.

Approved on:

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Daisy Gomez  
City Clerk