



**City Council
Regular Meeting Minutes - Final**

Tuesday, November 17, 2020

1:30 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Schwedhelm called the meeting to order at 1:35 p.m.

Present: 6 - Mayor Tom Schwedhelm, Vice Mayor Victoria Fleming, Council Member Ernesto Olivares, Council Member Chris Rogers, Council Member Jack Tibbetts, and Council Member Richard Dowd

Absent: 1 - Council Member John Sawyer

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

PUBLIC COMMENT

Duane De Witt submitted comment stating Council should conduct outreach to the public to get their feedback on the City Manager's performance.

Mayor Schwedhelm recessed the meeting to closed session at 1:38 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

This item was received and filed.

Mayor Schwedhelm adjourned closed session at 2:35 p.m. and reconvened the meeting to study session at 2:39 p.m.

3. STUDY SESSION

Present: 6 - Mayor Tom Schwedhelm, Vice Mayor Victoria Fleming, Council Member Ernesto Olivares, Council Member Chris Rogers, Council Member Jack Tibbetts, and Council Member Richard Dowd

Absent: 1 - Council Member John Sawyer

3.1 REPORT ON PUBLIC INPUT FOR USE OF PG&E SETTLEMENT FUNDS

It is recommended by the Finance Department that the City Council hold a Study Session to receive a report on the public input for the use of the PG&E settlement funds.

Attachments: [Staff Report](#)
[Attachment 1- PG&E Settlement Funds Survey Report](#)
[Presentation](#)
[REVISED Presentation \(Uploaded 11-16-2020\)](#)
[Late Correspondence \(Uploaded 11-16-2020\)](#)
[Late Correspondence \(Uploaded 11-18-2020\)](#)

Alan Alton, Interim Chief Financial Officer, presented and answered questions from Council.

PUBLIC COMMENT

William Abrams spoke on the survey being anecdotal, seeking sustainable programs instead of infrastructure projects, and applauded the city for pursuing PG&E for the Kincade Fire.

Thea Hensel, Southeast Greenway Campaign, spoke on asking for money to buy property zoned for development, the greenway acres will be funded by money raised by the Southeast Greenway Campaign and the Sonoma County Landtrust, advocating for affordable housing in Bennett Valley, and requesting money to be allocated to purchase 10 acres for housing.

Steve Rabinowitsh, Chair of Waterways Advisory Committee, spoke asking Council to consider request for \$2 million in funds for the Prince Memorial Greenway which serves open space, fish and wildlife habitat, connector of bike and walking path system throughout the city, to make improvements on the greenway.

Bob Gaiser, Co-Chair of Southeast Greenway, spoke requesting funding for affordable housing and create new parks.

Eric Fraser spoke on the statistics of the presentation.

Eddie Alvarez spoke on requesting funding for a library in the Southwest area, investments that will give the greatest amount of

return.

Jim Wall, Director for PEP Housing, spoke regarding repurposing the Scottish Rite building for seniors, and requested \$1.5 million for the project.

Duane De Witt submitted comment regarding involving the community on how the funding will be sent, asked that Council not move forward until new City Council Members are seated and public hearings be held in-person, and each the funding divided equally between the district.

The time not yet being 4:00 p.m., Mayor Schwedhelm recessed the meeting at 3:47 p.m. and reconvened the meeting at 4:00 p.m.

This item was received and filed.

4. ANNOUNCEMENT OF ROLL CALL

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

Absent: 1 - Council Member Jack Tibbetts

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

Mayor Schwedhelm reported that Council met in closed session on Item 2.1, provided feedback to the City Manager, and no action was taken.

6. PROCLAMATIONS/PRESENTATIONS - NONE.

7. STAFF BRIEFINGS

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.

No report was provided.

7.2 COMMUNITY EMPOWERMENT PLAN UPDATE

This will be a standing item on the agenda. No action will be taken

except for possible direction to staff.

No report was provided.

7.3 GLASS FIRE UPDATE

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

Kempen Roberts, Assistant Fire Marshall, provided a brief update on the hazardous waste debris removal in Santa Rosa.

PUBLIC COMMENT

Duane De Witt submitted comment on Items 7.1 and 7.2 stating the public in Southwest Community Park is not observing the mask mandate.

This item was received and filed.

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

City Manager Sean McGlynn did not provide a report.

City Attorney Sue Gallagher reported on two litigation matters, in the case of Giron v. City of Santa Rosa regarding the protests, the parties negotiated a settlement of \$200,000 to compensate Mr. Giron for injuries. In the case of Bryant v. City of Santa Rosa regarding Crossing the Jordan, the Bryant's voluntarily dismissed the case against the City. Attorney Gallagher report both matters are now fully resolved.

PUBLIC COMMENT

Eric Fraser spoke on the citations issued to Crossing the Jordan.

9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

No statements of abstention were made.

10. MAYOR'S/COUNCIL MEMBERS' REPORTS

Mayor Schwedhelm expressed thanks to Supervisor Shirlee Zane

and Marine veteran Ross Liscum for providing a socially-distanced event to honor veterans. The Mayor participated in a Hope City event; in a South Park Community Building Initiative listening session; and reported the City Hall parking lot was transformed into a graduation ceremony for graduates who completed education requirements while in juvenile hall.

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

10.1.1 Council Subcommittee Reports

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

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

10.1.4 Association of Bay Area Governments (ABAG)

10.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee

10.1.6 Sonoma Clean Power Authority (SCPA)

10.1.7 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 - NONE.

12. CONSENT ITEMS

PUBLIC COMMENT

Duane De Witt submitted comment in opposition to Item 12.2; and

in support of 12.3.

Approval of the Consent Agenda

A motion was made by Vice Mayor Fleming, seconded by Council Member Rogers, to waive reading of the text and adopt Consent Items 12.1 through 12.5. The motion carried by the following vote:

Yes: 7 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Olivares, Council Member Rogers, Council Member Tibbetts, Council Member Dowd, and Council Member Sawyer

12.1 RESOLUTION - ADOPTION OF MEMORANDUM OF UNDERSTANDING EXTENSION AGREEMENT UNITS 3, 4, 6, 7, 8, 13, 14, 17, 18 EFFECTIVE JULY 1, 2020 THROUGH JUNE 30, 2021

RECOMMENDATION: It is recommended by the Human Resources Department and the City Manager's Office that the Council, by seven (7) separate resolutions, adopt Extension Agreements between the City of Santa Rosa for and on behalf of, employee Bargaining Units 3, 4, 8, 13, 14, 17, and 18, extending the Memorandum of Understanding by one (1) year to be effective July 1, 2020 through June 30, 2021.

Unit 3 - Maintenance, represented by the Operating Engineers, Local 3 (OE3)

Units 4 - Support Services, 6 - Professional, and 7 - Technical, represented by the International Brotherhood of Teamsters (IBT) Local Union Number 856

Unit 8 - Transit, represented by SEIU Local 1021

Unit 13 - Mechanics, represented by OE3

Unit 14 - Police Civilian Technical, represented by SEIU Local 1021

Unit 17 - Santa Rosa Attorneys Association, in affiliation with the International Brotherhood of Teamsters (IBT) Local Union Number 856

Unit 18 - Santa Rosa Management Association (SRMA), represented by SRMA, in affiliation with the International Brotherhood of Teamsters (IBT) Local Union Number 856.

Attachments: [Staff Report](#)
[Resolution 1 - Extension Agreement Unit 3](#)
[Exhibit A to Resolution 1 - Extension Agreement Unit 3](#)
[Resolution 2 - Extension Agreement Unit 4, 6, 7](#)
[Exhibit A to Resolution 2 - Extension Agreement Unit 4, 6, 7](#)
[Resolution 3 - Extension Agreement Unit 8](#)
[Exhibit A to Resolution 3 - Extension Agreement Unit 8](#)
[Resolution 4 - Extension Agreement Unit 13](#)
[Exhibit A to Resolution 4 - Extension Agreement Unit 13](#)
[Resolution 5 - Extension Agreement Unit 14](#)
[Exhibit A to Resolution 5 - Extension Agreement Unit 14](#)
[Resolution 6 - Extension Agreement Unit 17](#)
[Exhibit A to Resolution 6 - Extension Agreement Unit 17](#)
[Resolution 7 - Extension Agreement Unit 18](#)
[Exhibit A to Resolution 7 - Extension Agreement Unit 18](#)
[Presentation](#)

These Consent - Resolutions were adopted:

RESOLUTION NO. RES-2020-190 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AN EXTENSION AGREEMENT EXTENDING THE MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 3 - MAINTENANCE REPRESENTED BY THE OPERATING ENGINEERS, LOCAL 3 EFFECTIVE JULY 1, 2020 THROUGH JUNE 30, 2021

RESOLUTION NO. RES-2020-191 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AN EXTENSION AGREEMENT EXTENDING THE MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 4 - SUPPORT SERVICES, UNIT 6 - PROFESSIONAL, AND UNIT 7 - TECHNICAL, REPRESENTED BY THE INTERNATIONAL BROTHERHOOD OF TEAMSTERS ("IBT") LOCAL UNION NUMBER 856 EFFECTIVE JULY 1, 2020 THROUGH JUNE 30, 2021

RESOLUTION NO. RES-2020-192 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AN EXTENSION AGREEMENT EXTENDING THE MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 8 - TRANSIT REPRESENTED BY SEIU, LOCAL 1021 EFFECTIVE JULY 1, 2020 THROUGH JUNE 30, 2021

RESOLUTION NO. RES-2020-193 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AN EXTENSION AGREEMENT EXTENDING THE MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA

ROSA'S UNIT 13 - MECHANICS REPRESENTED BY THE OPERATING ENGINEERS, LOCAL 3 EFFECTIVE JULY 1, 2020 THROUGH JUNE 30, 2021

RESOLUTION NO. RES-2020-194 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AN EXTENSION AGREEMENT EXTENDING THE MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 14 - POLICE CIVILIAN TECHNICAL REPRESENTED BY SEIU, LOCAL 1021 EFFECTIVE JULY 1, 2020 THROUGH JUNE 30, 2021

RESOLUTION NO. RES-2020-195 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AN EXTENSION AGREEMENT EXTENDING THE MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 17 - SANTA ROSA CITY ATTORNEYS REPRESENTED BY THE SANTA ROSA CITY ATTORNEYS ASSOCIATION IN AFFILIATION WITH THE INTERNATIONAL BROTHERHOOD OF TEAMSTERS ("IBT") LOCAL UNION NUMBER 856 EFFECTIVE JULY 1, 2020 THROUGH JUNE 30, 2021

RESOLUTION NO. RES-2020-196 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AN EXTENSION AGREEMENT EXTENDING THE MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 18 - MISCELLANEOUS MID-MANAGEMENT REPRESENTED BY THE SANTA ROSA MANAGEMENT ASSOCIATION IN AFFILIATION WITH THE INTERNATIONAL BROTHERHOOD OF TEAMSTERS ("IBT") LOCAL UNION NUMBER 856 EFFECTIVE JULY 1, 2020 THROUGH JUNE 30, 2021

12.2 RESOLUTION - AMENDING THE CITY OF SANTA ROSA SALARY AND COMPENSATION PLAN TO AUTHORIZE STRAIGHT-TIME OVERTIME FOR ALL EXEMPT CITY EMPLOYEES DURING ACTIVATION OF THE EMERGENCY OPERATIONS CENTER

RECOMMENDATION: It is recommended by the City Manager, Human Resources Director, and Chief Financial Officer that the Council, by resolution, approve an amendment to the City's Salary and Compensation Plan to allow payment of straight-time overtime to exempt City employees for hours worked beyond the normally scheduled 40 hours in a workweek, for any activation of the Emergency Operations Center caused by, but not limited to, such conditions as fire, flood, storm, mudslides, torrential rain, wind, earthquake, drought, or other causes.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2020-197 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING THE CITY OF SANTA ROSA SALARY AND COMPENSATION PLAN TO AUTHORIZE STRAIGHT-TIME OVERTIME FOR ALL EXEMPT CITY EMPLOYEES DURING ACTIVATION OF THE EMERGENCY OPERATIONS CENTER

12.3 RESOLUTION - AMENDMENT TO COOPERATIVE AGREEMENT BETWEEN THE STATE OF CALIFORNIA AND THE CITY OF SANTA ROSA FOR THE HEARN AVENUE INTERCHANGE AT HIGHWAY 101 PROJECT

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that Council, by resolution, approve the Amendment No. 1 to Cooperative Agreement No. 04-2600-A1 between the State of California and the City of Santa Rosa for Quality Management Assessment during the preparation of the project plans, specifications and estimate; right-of-way support; and right-of-way acquisition for the Hearn Avenue Interchange at Highway 101 Project.

Attachments: [Staff Report](#)
 [Attachment 1 - Map](#)
 [Resolution](#)
 [Exhibit A - Amendment to Agreement 04-2600](#)
 [Presentation](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2020-198 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AMENDMENT NO. 1 TO A COOPERATIVE AGREEMENT BETWEEN THE STATE OF CALIFORNIA AND THE CITY OF SANTA ROSA FOR QUALITY MANAGEMENT ASSESSMENT (QMA) DURING THE PREPARATION OF PLANS, SPECIFICATIONS AND ESTIMATE (PS;E), RIGHT-OF-WAY (R/W) SUPPORT, AND RIGHT-OF-WAY ACQUISITION FOR THE IMPROVEMENTS TO THE HEARN AVENUE INTERCHANGE AT HIGHWAY 101 PROJECT

12.4 RESOLUTION - STANDARDIZATION OF BATTERY BACKUP SYSTEMS FOR CITY OF SANTA ROSA TRAFFIC SIGNAL SYSTEMS

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that Council, by resolution, 1) approve a standardization for battery backup systems manufactured by Alpha Technologies Limited, of Burnaby, British Columbia, Canada, Clary Corporation, of Monrovia, California, or ZincFive Inc., of Tualatin, Oregon, for all new traffic signal system installations as well as the retrofitting of 175 of the city's 214 current traffic signals; 2) authorize the City Manager or his designee to negotiate for and purchase such standardized battery backup systems in an amount not to exceed \$1,418,850 through a period ending December 2021; and 3) authorize the Purchasing Agent to issue purchase orders for the purchase of battery backup systems in conformance with this resolution.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2020-199 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA TO APPROVE A STANDARDIZATION OF BATTERY BACKUP SYSTEMS FOR CITY OF SANTA ROSA TRAFFIC SIGNAL SYSTEMS AND AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE AND PURCHASE SUCH BATTERY BACKUP SYSTEMS IN AN AMOUNT NOT TO EXCEED \$1,418,850 THROUGH A PERIOD ENDING DECEMBER 2021

12.5 RESOLUTION - AUTHORIZATION TO AMEND GENERAL SERVICES AGREEMENT F002071 HVAC MAINTENANCE AND REPAIR SERVICES

RECOMMENDATION: It is recommended by the Transportation and Public Works and Finance Departments that the Council, by resolution, authorize the City Manager or his designee to negotiate and amend General Services Agreement Number F002071 with Matrix HG, Inc., Novato, California for HVAC Maintenance and Repair Services in an amount not-to-exceed \$150,000, bringing the not-to-exceed amount under the Agreement to \$362,842.84 if the additional funding is utilized.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2020-200 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO AMEND GENERAL SERVICES AGREEMENT NUMBER F002071 WITH MATRIX HG, INC. UP TO A NOT-TO-EXCEED AMOUNT OF \$150,000

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

Eric Fraser spoke on the California Public Records Act, Open Government, and SB 272, the use of using surveys that are not scientific, the requirement of identifying the types of information systems being used by an agency and resulting in the City not compliant, and that reports are verifiable and authors are named.

Pastor Lee Turner, Community Baptist Church, asked for support from the Council on a rejuvenation of Martin Luther King Jr. Park noting they would like to install an African Diaspora Center through Proposition 68 and that they have support from local officials, Sen. Mike Thompson, and Sen. Mike McGuire.

Eddie Alvarez spoke on the COVID numbers in Roseland, Pastor Turner's park request, and Southwest Community Park being a source for COVID-19 transmission.

Duane De Witt submitted comment congratulating Eddie Alvarez for being the first representative for Roseland.

14. REPORT ITEMS

14.1 REPORT - APPROVE PURCHASE OF BATTERY ELECTRIC BUSES AND SELECTED COMPONENTS FROM PROTERRA, INC USING STATE COOPERATIVE PURCHASING CONTRACT

BACKGROUND: Staff seeks approval of a purchase of four 40-foot battery-electric transit buses and selected components from Proterra Inc using the California Department of General Services State Cooperative Purchasing Contract (SCPC). The buses will be purchased using two competitive grant awards from the Federal Transit Administration's 5339 Buses and Bus Facilities Program, as well as local match from the Transit Division's Transportation Development Act (TDA) Article VI

funds.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution: 1) approve the Cooperative Procurement purchase under the California Department of General Services State Cooperative Purchase Contract 1-19-23-17C of four 40-foot battery-electric transit buses and selected components from Proterra Inc, Burlingame, California; 2) authorize the Purchasing Agent to issue a purchase order to Proterra Inc in an amount not to exceed \$3,513,708; 3) authorize the Director of Transportation and Public Works or his designee to execute all documents, including any necessary agreement(s), to effect the purchase, subject to approval as to form by the City Attorney; and 4) authorize the Chief Financial Officer to pay all proper claims for this purchase from the Transit Capital Fund.

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

Shawn Sosa, Administrative Analyst, presented and answered questions from Council.

PUBLIC COMMENT

Pastor Lee Turner, Community Baptist Church, spoke on his concern on the batteries being recycled after the life of them and the cost of leasing buses versus buying them.

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

RESOLUTION NO. RES-2020-201 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AND AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER FOR FOUR 40-FOOT BATTERY ELECTRIC BUSES AND SELECTED COMPONENTS FROM PROTERRA INC THROUGH THE CALIFORNIA DEPARTMENT OF GENERAL SERVICES STATE COOPERATIVE PURCHASING CONTRACT SOLICITATION 1-19-23-17C IN AN AMOUNT NOT TO EXCEED \$3,513,708

The motion carried by the following vote:

Yes: 7 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Olivares, Council Member Rogers, Council Member Sawyer, Council Member Tibbetts, and Council Member Dowd

14.2 REPORT - APPROVAL OF AMENDMENT NO. 4 TO CITY MANAGER'S EMPLOYMENT AGREEMENT AND INTRODUCTION OF ORDINANCE TO INCREASE THE COMPENSATION OF THE CITY MANAGER BY PROVIDING, EFFECTIVE JULY 7, 2019, (1) A 2.5% COST OF LIVING SALARY ADJUSTMENT, AND (2) AN INCREASE IN CONTRIBUTION BY THE CITY FOR THE 2019-2020 FISCAL YEAR IN AN AMOUNT EQUAL TO 0.25% OF BASE WAGE TO THE CITY MANAGER'S RETIREE HEALTH SAVINGS PLAN, FOR A TOTAL CONTRIBUTION BY THE CITY OF 0.75% OF BASE WAGE

BACKGROUND: The City Manager's salary and compensation are set by ordinance adopted by City Council as required by the City Charter, and the City's employment agreement with the City Manager is approved by the Council by resolution.

As established by ordinance, and provided in the City Manager's employment agreement as previously amended ("Employment Agreement"), the City Manager's current salary is \$19,946 per month.

The Employment Agreement currently provides that "the City Manager's compensation shall change by the percentage of the cost of living salary adjustment, if any, and benefits adjustment, if any, paid to the City's executive management in the then current fiscal year, unless the Council fixes some different amount for the City Manager in advance of July 1st."

RECOMMENDATION: It is recommended by the Human Resources Department that the Council, by resolution, approve Amendment No. 4 to the Employment Agreement of the City Manager and introduce an ordinance to increase the compensation of the City Manager by providing, effective July 7, 2019, (1) a 2.5% cost of living salary adjustment, and (2) an increase in contribution by the City for Fiscal Year 2019-2020 in an amount equal to 0.25% of base wage to the City Manager's Retiree Health Savings Plan, for a total contribution of 0.75% of base wage.

Attachments: [Staff Report](#)
[Attachment](#)
[Resolution](#)
[Exhibit A- Amendment No. 4](#)
[Ordinance](#)
[Presentation](#)

Amy Reeve, Human Resources Director, presented and answered questions from Council.

PUBLIC COMMENT

Duane De Witt submitted comment in opposition to Item 14.2 and felt a wage freeze should be in place during the pandemic.

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

RESOLUTION NO. RES-2020-202 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AMENDMENT NO. 4 TO THE CITY'S EMPLOYMENT AGREEMENT WITH CITY MANAGER TO PROVIDE, EFFECTIVE JULY 7, 2019, (1) A 2.5% COST OF LIVING SALARY ADJUSTMENT AND (2) AN INCREASE IN CONTRIBUTION BY THE CITY FOR THE 2019-2020 FISCAL YEAR EQUAL TO 0.25% OF BASE WAGE TO THE CITY MANAGER'S RETIREE HEALTH SAVINGS PLAN, FOR A TOTAL CONTRIBUTION OF 0.75% OF BASE WAGE

and introduce

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA INCREASING THE COMPENSATION OF THE CITY MANAGER BY PROVIDING, EFFECTIVE JULY 7, 2019, (1) A 2.5% COST OF LIVING SALARY ADJUSTMENT AND (2) AN INCREASE TO CONTRIBUTION BY THE CITY FOR THE 2019-2020 FISCAL YEAR EQUAL TO 0.25% OF BASE WAGE TO THE CITY MANAGER'S RETIREE HEALTH SAVINGS PLAN, FOR A TOTAL CONTRIBUTION OF 0.75% OF BASE WAGE

The motion carried by the following vote:

Yes: 6 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Olivares, Council Member Sawyer, Council Member Tibbetts, and Council Member Dowd

Absent: 1 - Council Member Rogers

A motion was made by Council Member Olivares, seconded by Council Member Sawyer, to reconsider the vote on Item 14.2 to allow Council Member Rogers to vote on the item. Council Member Rogers experienced technical difficulties as the original vote was being taken. The motion carried by the following vote:

Yes: 7 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Olivares, Council Member Rogers, Council Member Tibbetts, Council Member Dowd, and Council Member Sawyer

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

RESOLUTION NO. RES-2020-202 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AMENDMENT NO. 4 TO THE CITY'S EMPLOYMENT AGREEMENT WITH CITY MANAGER TO PROVIDE, EFFECTIVE JULY 7, 2019, (1) A 2.5% COST OF LIVING SALARY ADJUSTMENT AND (2) AN INCREASE IN CONTRIBUTION BY THE CITY FOR THE 2019-2020 FISCAL YEAR EQUAL TO 0.25% OF BASE WAGE TO THE CITY MANAGER'S RETIREE HEALTH SAVINGS PLAN, FOR A TOTAL CONTRIBUTION OF 0.75% OF BASE WAGE

and introduce

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA INCREASING THE COMPENSATION OF THE CITY MANAGER BY PROVIDING, EFFECTIVE JULY 7, 2019, (1) A 2.5% COST OF LIVING SALARY ADJUSTMENT AND (2) AN INCREASE TO CONTRIBUTION BY THE CITY FOR THE 2019-2020 FISCAL YEAR EQUAL TO 0.25% OF BASE WAGE TO THE CITY MANAGER'S RETIREE HEALTH SAVINGS PLAN, FOR A TOTAL CONTRIBUTION OF 0.75% OF BASE WAGE

The motion carried by the following vote:

Yes: 7 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Olivares, Council Member Rogers, Council Member Tibbetts, Council Member Dowd, and Council Member Sawyer

Mayor Schwedhelm recessed the meeting at 5:20 p.m. and reconvened the meeting at 5:30 p.m.

15. PUBLIC HEARINGS

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

15.1 PUBLIC HEARING - EXTENSION AND MODIFICATIONS OF CITY CODE CHAPTER 20-16 RESILIENT CITY CODE DEVELOPMENT MEASURES

BACKGROUND: This ordinance extends and modifies the Resilient City Development Measures to address continued fire recovery with additional measures addressing COVID-19 pandemic recovery. Specifically, this project expands opportunities for mobile food vending, expands opportunities for large family daycares and child care centers, extends time limits for temporary uses, consolidates and streamlines review processes for certain land use entitlements, provides flexibility for nonconforming uses, and includes additional minor amendments for clarifications and technical corrections.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance to amend Title 20 of the Santa Rosa City Code to extend and modify Chapter 20-16, Resilient City Development Measures, to address housing needs and economic development within the City following community emergency events including fires and the COVID-19 pandemic.

Attachments: [Staff Report](#)
[Attachment 1 - Chapter 20-16 Amendments Redline](#)
[Attachment 2 - Chapter 20-16 Amendments, Clean.docx](#)
[Attachment 3 - Public Comment](#)
[Ordinance](#)
[Presentation](#)

Council Member Tibbetts announced his recusal out of an abundance of caution due to possible conflict related to temporary housing.

Shari Meads, City Planner, presented and answered questions from

Council.

Mayor Schwedhelm opened the public hearing at 5:45 p.m.

Duane De Witt submitted comment regarding the Resilient City ordinance.

Seeing no one else wishing to speak, Mayor Schwedhelm closed at 5:46 p.m.

A motion was made by Council Member Olivares, seconded by Council Member Sawyer, to waive 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 TO EXTEND AND MODIFY CHAPTER 20-16, RESILIENT CITY DEVELOPMENT MEASURES, FILE NUMBER REZ20-007

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

Recused: 1 - Council Member Tibbetts

15.2 PUBLIC HEARING - REZONE 4620 SONOMA HIGHWAY - RE-USE WITH DRIVE-THROUGH

BACKGROUND: Ordinance to amend the Planned Development (PD) 403 Policy Statement to support the operation of a coffee shop with accessory drive-through service and extended hours of operation located at 4620 Highway 12. Specifically, this project would add "Coffee Shop - Counter Ordering" to the list of conditionally permitted uses at the subject parcel, identified as "Parcel B" in the policy statement.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council introduce an ordinance to include "Coffee Shop - Counter Ordering" to the list of conditionally approved uses at "Parcel B" as identified in the Policy Statement for Planned Development 403 (PD 403), also identified as Sonoma County Assessor's Parcel Number 032-190-029, to support the operation of a coffee shop with accessory drive-through and extended hours of operation.

Attachments: [Staff Report](#)
[Attachment 1 - Indemnification and Disclosure](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Revised Project Plan Set dated 8-20-2020](#)
[Attachment 5 - Focused Traffic Study dated 9-10-20 prepared by W-Trans](#)
[Attachment 6 - Climate Action Plan \(CAP\) Checklist and discussion](#)
[Attachment 7 - Public Correspondence and Neighborhood Meeting Notes](#)
[Attachment 8 - MJP98-053 - MISSION ARBORS RITE AID DSL](#)
[Attachment 9 - Planned Development 403 \(Ord 3442\) Policy Statement with Proposed Amendment](#)
[Attachment 10 - Planning Commission Resolution 12026 Ordinance Presentation](#)

Conor McKay, City Planner, presented and answered questions from Council. Jeff Halbert, applicant helping Starbucks, and Dalene Whitlock with W-Trans answered questions from Council.

Mayor Schwedhelm opened the public hearing at 6:07 p.m.

See no one wishing to speak, Mayor Schwedhelm closed the public hearing at 6:07 p.m.

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

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING PLANNED DEVELOPMENT (PD) 403 POLICY STATEMENT TO INCLUDE COFFEE SHOP COUNTER ORDERING TO THE LIST OF CONDITIONALLY PERMITTED USES AT THE PARCEL LOCATED AT 4620 HIGHWAY 12 IN ORDER TO SUPPORT THE OPERATION OF A COFFEE SHOP WITH ACCESSORY DRIVE-THROUGH SERVICE AND EXTENDED HOURS OF OPERATION - APN 032-190-029 - FILE NUMBER: PRJ20-006

Yes: 4 - Mayor Schwedhelm, Council Member Sawyer, Council Member Tibbetts, and Council Member Dowd

No: 3 - Vice Mayor Fleming, Council Member Olivares, and Council Member Rogers

15.3 PUBLIC HEARING - DOWNTOWN STATION AREA SPECIFIC PLAN IMPLEMENTATION PACKAGE

BACKGROUND: The project includes Zoning Code Map and Text

Amendments and Design Guidelines Amendments to implement the Downtown Station Area Specific Plan (DSASP). These Amendments include parcel specific rezonings of properties within the DSASP boundary, including the primary zoning district and applicable combining districts. Additional amendments to the Zoning Code text, to provide consistency with the DSASP, are also addressed and include, but are not limited to, the following: four new downtown zoning districts and associated permitted land uses, site and building design standards, parking, additions to the Historic combining district, modifications to the Landmark Alteration and Design Review processes, and additional or modified definitions and general site development requirements. Section 2 of the Design Guidelines covering the Downtown Station Area are proposed to be updated to (1) reflect new guidelines from the DSASP, (2) remove design concepts addressed by the standards of the DSASP, and (3) eliminate redundancy and overlap that exists in the 2002 document.

The project also includes a limited General Plan and Specific Plan Amendments to clarify development criteria (density and height) for 12 properties within the St. Rose Preservation District to implement the City Council's direction provided on October 13, 2020.

RECOMMENDATION: The Planning Commission and the Planning and Economic Development Department recommend that the City Council, (1) by resolution, approve limited General Plan and Downtown Specific Plan amendments, and (2) introduce two ordinances, approving Zoning Code and Zoning Map Amendments of 888 properties located within the boundaries of the Downtown Station Area Specific Plan, to implement the Downtown Station Area Specific Plan.

The Design Review Board, Cultural Heritage Board, and Planning and Economic Development Department recommend that the City Council, by resolution, approve amendments to Section 2 of the City's Design Guidelines to implement the Downtown Station Area Specific Plan.

Attachments: [Staff Report](#)
[Attachment 1 - Zoning Code Text Amendments Redline](#)
[Attachment 2 - Design Guidelines Redline, Section 2 - Downtown Station Area](#)
[Resolution - GPA and DSASP Amendments](#)
[Resolution - GPA and DSASP Amendments Redlined \(11/17/2020\)](#)
[Resolution - GPA and DSASP Amendments Final](#)
[Resolution - Design Guideline Amendments](#)
[Exhibit A - Design Guideline Amendment Reso](#)
[Ordinance - Zoning Code Text Amendments](#)
[Ordinance - Zoning Code Text Amendments Redline \(11/17/2020\)](#)
[Ordinance - Zoning Code Text Amendment Final](#)
[Ordinance - Zoning Map Amendments](#)
[Presentation](#)
[REVISED Presentation \(Uploaded 11-17-2020\)](#)
[Late Correspondence \(Uploaded 11-18-2020\)](#)

Amy Nicholson, Supervising Planner, presented and answered questions from the Council.

Mayor Schwedhelm opened the public hearing at 6:47 p.m.

Greg Parker, St. Rose Historic District, read from the Downtown Station Area Specific Plan Update Title 20 Zoning, and concern of the height guidelines not being followed.

Roy Loessin, St. Rose Historic District. spoke on restoring the 35 ft limit with variance, and asked does the district and character have a meaning for the downtown, requesting the same height limit he has on his property should be applied to the proposed properties.

Denise Hill, St. Rose Historic District, echoed the comments of Greg and Roy and spoke on her frustration that developers are allowed to go beyond the 35 ft limit, CD5 was not discussed on October 13, CD5 puts a target on homes, and supports a 35 ft limit with variance.

Duane De Witt submitted comment regarding Roseland being part of the Downtown Area Specific Plan discussion and residents of Roseland and Olive St. did not have opportunity to participate; his concern this is a discriminatory Title 6 of the Civil Rights Act, and requested to not approve the plan until there is an opportunity for disadvantaged residents to have input.

Seeing no one else wishing to speak, Mayor Schwedhelm closed the public hearing at 7:01 p.m.

Mayor Schwedhelm recessed the meeting at 7:08 p.m. and reconvened the meeting at 7:20 p.m.

A motion was made by Council Member Sawyer, seconded by Council Member Rogers, to adopt as amended as read into the record by Supervising Planner Amy Nicholson

RESOLUTION NO. RES-2020-203 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING LIMITED GENERAL PLAN AND DOWNTOWN STATION AREA SPECIFIC PLAN AMENDMENTS CONSISTING OF TEXT CHANGES TO DEFINE THE DEVELOPMENT STANDARDS FOR TWELVE HISTORIC CONTRIBUTOR PROPERTIES WITHIN THE ST. ROSE PRESERVATION DISTRICT -FILE NUMBER ST18-002

The motion carried by the following vote:

Yes: 7 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Olivares, Council Member Rogers, Council Member Tibbetts, Council Member Dowd, and Council Member Sawyer

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

RESOLUTION NO. RES-2020-204 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AMENDMENTS TO CITY OF SANTA ROSA DESIGN GUIDELINES SECTION 2, CORE AREA, CONSISTENT WITH THE DOWNTOWN STATION AREA SPECIFIC PLAN - FILE NO. ST20-002

The motion carried by the following vote:

Yes: 7 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Olivares, Council Member Rogers, Council Member Sawyer, Council Member Tibbetts, and Council Member Dowd

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

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF

SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE TO IMPLEMENT THE DOWNTOWN STATION AREA SPECIFIC PLAN - FILE NUMBER REZ20-008

The motion carried by the following vote:

Yes: 7 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Olivares, Council Member Rogers, Council Member Sawyer, Council Member Tibbetts, and Council Member Dowd

A motion was made by Council Member Sawyer, seconded by Council Member Rogers, to waive 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 888 PROPERTIES LOCATED WITHIN THE BOUNDARIES OF THE DOWNTOWN STATION AREA SPECIFIC PLAN - FILE NUMBER REZ20-008

The motion carried by the following vote:

Yes: 7 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Olivares, Council Member Rogers, Council Member Sawyer, Council Member Tibbetts, and Council Member Dowd

16. WRITTEN COMMUNICATIONS

- 16.1 QUARTERLY BOARDS, COMMISSIONS AND COMMITTEES ATTENDANCE REPORT - Provided for information.

Attachments: [Attendance Report](#)

This item was received and filed.

17. PUBLIC COMMENTS ON NON-AGENDA MATTERS - NONE.

18. ANNOUNCEMENT OF CONTINUED CLOSED SESSION ITEMS, RECESS TO CLOSED SESSION IN THE MAYOR'S CONFERENCE ROOM, RECONVENE TO OPEN SESSION, AND ANNOUNCEMENTS [IF NEEDED]

19. ADJOURNMENT OF MEETING

Mayor Schwedhelm adjourned the meeting at 7:44 p.m. The next regularly scheduled meeting will be on December 1, 2020, 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: August 31, 2021

/s/ Stephanie A. Williams, City Clerk