

**SANTA ROSA CITY COUNCIL MINUTES  
REGULAR MEETING  
CITY HALL, 100 SANTA ROSA AVENUE  
SEPTEMBER 20, 2016**

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

Mayor Sawyer called the meeting to order at 3:34 p.m. Council Members present: Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares, and Wysocky; Council Member Carlstrom was absent.

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Mayor Sawyer recessed the meeting to closed session at 3:35 p.m. to discuss Item 2.1 as listed on the agenda:

**2.1 PUBLIC EMPLOYEE APPOINTMENT/PUBLIC EMPLOYMENT**

(Government Code Section 54957) Title: City Attorney

Mayor Sawyer adjourned closed session at 3:45 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 Carlstrom.

**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 gave direction to staff.

**6. PROCLAMATIONS/PRESENTATIONS – NONE.**

**7. STAFF BRIEFINGS – NONE.**

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

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

Mayor Sawyer announced he will be abstaining from Consent Item 12.3.

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

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 – None.

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

## **10.2 MATTERS FROM COUNCIL REGARDING FUTURE AGENDA ITEMS**

### **10.2.1 REQUEST FOR AGENDA ITEM REGARDING MEASURE K - SONOMA COUNTY VOTER APPROVAL PROTECTION FOR “COMMUNITY SEPARATORS”**

BACKGROUND: At the September 13, 2016, City Council meeting, Council Member Coursey requested a future agenda item to consider endorsing Measure K. Council Member Combs concurred with the request.

**MOVED** by Council Member Coursey, seconded by Council Member Combs and **CARRIED** 6-0-1 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares, Wysocky voting Yes; Council Member Carlstrom absent) to add to the next agenda the consideration of endorsing Measure K.

Council Member Wysocky requested a future agenda item to consider endorsing Measure Y. Council Member Combs concurred with the request.

## **11. APPROVAL OF MINUTES**

### **11.1 August 2, 2016, Regular Meeting.**

Approved as submitted, with Council Member Carlstrom absent.

### **11.2 August 9, 2016, Regular Meeting.**

Approved as submitted, with Council Member Carlstrom absent.

## **12. CONSENT ITEMS**

**MOVED** by Council Member Combs, no seconder to amend Consent Item 12.1 to increase affordable housing production to 40%.

**MOVED** by Vice Mayor Schwedhelm, seconded by Council Member Olivares, and **CARRIED** 6-0-1 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares, Wysocky voting yes; Council Member Carlstrom absent) to waive reading of the text and adopt Consent Items 12.1 through 12.2 as follows:

### **12.1 RESOLUTION - AMENDMENT TO COUNCIL POLICY 000-048 - POLICY TO DESIGNATE GENERAL FUND FUNDING FOR HOMELESS AND AFFORDABLE HOUSING PRODUCTION INCREASING THE REAL PROPERTY TRANSFER TAX FUNDING FOR HOMELESS AND AFFORDABLE HOUSING PRODUCTION TO 25%**

**RESOLUTION NO. 28860 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING COUNCIL POLICY 000-48 – POLICY TO DESIGNATE GENERAL FUND FUNDING FOR HOMELESS AND AFFORDABLE HOUSING PRODUCTION INCREASING THE REAL PROPERTY TRANSFER TAX FUNDING FOR HOMELESS AND AFFORDABLE HOUSING PROGRAMS TO 25%

### **12.2 RESOLUTION - DELEGATION OF AUTHORITY TO EXECUTE INTRAGOVERNMENTAL AGREEMENTS WITH THE COUNTY OF SONOMA FOR REMOTE ACCESS TO RECORDER’S OFFICE PUBLIC INFORMATION**

**RESOLUTION NO. 28861 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE CITY MANAGER TO APPROVE AND EXECUTE AGREEMENTS WITH THE COUNTY OF SONOMA FOR REMOTE ACCESS TO PUBLIC INFORMATION MAINTAINED BY THE SONOMA COUNTY RECORDER'S OFFICE, SUBJECT TO APPROVAL AS TO FORM BY THE CITY ATTORNEY

**12.3 RESOLUTION - REVISION OF POLICY CONCERNING RENT STABILIZATION - CAPITAL IMPROVEMENT PLANS (RS-CIP) TO INCLUDE DEMOLITION OF RENTAL UNITS AND IMMEDIATE RECONSTRUCTION OF RENTAL UNITS ON THE SAME PROPERTY AND TO CLARIFY WORDING IN THE POLICY CONCERNING THE PROGRAM ADMINISTRATOR'S CALCULATION OF AN ASSUMED INTEREST RATE FOR RENT STABILIZATION-CAPITAL IMPROVEMENTS**

**MOVED** by Council Member Coursey, seconded by Council Member Combs, and **CARRIED** 5-0-1-1 (Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares, Wysocky voting yes; Mayor Sawyer abstained, Council Member Carlstrom absent) to waive reading of the text and adopt Consent Item 12.3 as follows:

**RESOLUTION NO. 28862 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A REVISED POLICY CONCERNING RENT STABILIZATION — CAPITAL IMPROVEMENT PLANS FOR RENTAL UNITS IN THE CITY OF SANTA ROSA

The time not yet being 5:00 p.m., Vice Schwedhelm took Report Item 14.1 before Agenda Item 13 – Public Comment on Non-Agenda Items.

**14. REPORT ITEM**

**14.1 REPORT - SONOMA CLEAN POWER UPDATE ON PERFORMANCE AND POSSIBLE SERVICE TO MENDOCINO COUNTY**

**BACKGROUND:** Mendocino County first requested service in 2013. SCPA staff urged delays in considering expansion until all Sonoma County operations were tested and proven. SCPA Board began discussing Mendocino in summer of 2015 and adopted a policy governing the process for expansion in December 2015. Presentations of proposed expansion continued throughout Mendocino County into the first half of 2016.

**RECOMMENDATION:** It is recommended by the City Manager's Office that the Council, by motion, provide direction to its Sonoma Clean Power Authority (SCPA) Board of Directors appointee as to whether or not to (1) amend the SCPA Joint Powers Agreement (JPA) as proposed, and (2) approve participation by Mendocino County and the cities of Fort Bragg, Willits, and Point Arena.

Presented by Geof Syphers, Chief Executive Officer of Sonoma Clean Power.

**MOVED** by Council Member Wysocky, seconded by Council Member Combs, and **CARRIED** 6-0-1 (Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares, Wysocky voting yes; Council Member Carlstrom absent) to provide direction to its Sonoma Clean Power Authority (SCPA) Board of Directors appointee as to whether or not to (1) amend the SCPA Joint Powers Agreement (JPA) as proposed, and (2) approve participation by Mendocino County and the cities of Fort Bragg, Willits, and Point Arena; with the amendment of Joint Powers Agreement majority of committee, Item 3 - discretion to the appointee, Item 5 - recommending to appointee a "no" vote for local jurisdiction decisions, Item 6 - amended language to give Santa Rosa

representative authority to give board discretion about weight and board seats to offer new region outside Sonoma County.

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

Duane DeWitt spoke on various topics.

T Abraham and Chris Manson spoke regarding Proposition 52, requesting Council to endorse Proposition 52.

Vice Mayor Schwedhelm requested a future agenda item to consider endorsing Proposition 52. Mayor Sawyer concurred with the request.

**15. PUBLIC HEARINGS – NONE.**

**16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) – 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 6:14 p.m. The next regularly scheduled meeting will take place on September 27, 2016, at a time to be set by the Mayor.

Approved on: October 11, 2016

/s/ Daisy Gomez, City Clerk