

**SPECIAL & REGULAR MEETINGS OF THE SONOMA CITY COUNCIL
&
CONCURRENT REGULAR MEETING OF SONOMA CITY COUNCIL AS THE
SUCCESSOR AGENCY TO THE DISSOLVED SONOMA COMMUNITY
DEVELOPMENT AGENCY**



**Community Meeting Room, 177 First Street West
Monday, January 7, 2013
5:00 p.m. Closed Session (Special Meeting)
6:00 p.m. Regular Session**

MINUTES

City Council
Ken Brown, Mayor
Tom Rouse, Mayor Pro Tem
Steve Barbose
David Cook
Laurie Gallian

SPECIAL MEETING - CLOSED SESSION

1. CALL TO ORDER

At 5:00 p.m., Mayor Brown called the meeting to order. No one from the public was present to provide public testimony on closed session items. The Council recessed into closed session with all members present. City Manager Giovanatto was also present during the entire Closed Session. Labor Negotiator Walker was present during Item 2A. City Attorney Walter and Planning Director Goodison were also present during Item 2B.

2. CLOSED SESSION

Item 2A: CONFERENCE WITH LABOR NEGOTIATOR, pursuant to Government Code §54957.6. Agency designated representatives: City Manager Carol Giovanatto and Karen Walker. Employee Organizations: City of Sonoma Employees' Association (SEIU 1020), and Non-represented Confidential, Executive, Management and Administrative personnel.

Item 2B: CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Pursuant to Government Code §54956.8. Property: Montini Property, AP# 018-021-006, 018-011-017, 018-031-003, 127-051-105 and 127-051-106, Sonoma. Agency Negotiators: Planning Director David Goodison, City Attorney Jeff Walter & City Manager Carol Giovanatto. Negotiating Parties: Sara Press, Misti Arias, & Lisa A. Pheatt. Under Negotiation: Terms and conditions of Transfer Agreement under which property is to be conveyed to the City.

REGULAR MEETING

The City Council reconvened in open session and Mayor Brown called the meeting to order at 6:05 p.m. Pat Pulvirenti led the Pledge of Allegiance.

PRESENT: Mayor Brown and Councilmembers Barbose, Cook, Gallian, and Rouse
ABSENT: None

ALSO PRESENT: City Manager Giovanatto, City Clerk Johann, City Attorney Walter, Planning Director Goodison, and Police Chief Sackett.

REPORT ON CLOSED SESSION – Mayor Brown stated that no reportable action had been taken.

1. COMMENTS FROM THE PUBLIC - None

2. COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS

Item 2A: Councilmembers' Comments and Announcements

Clm. Gallian reported meeting with newly elected First District Supervisor Gorin at the Green Drinks event held at the Community Cafe.

Mayor Brown dedicated the meeting in the memory of Edward "Ed" Stolman and announced that a reception to honor 2013 Alcaldes Les and Judy Vadasz would be held 5:30 p.m. January 31 at Vintage House. He reported that a few constituents had expressed concern regarding a proposal to fluoridate the water in Sonoma County and requested that staff keep him updated on the matter.

At the request of Mayor Brown, City Clerk Johann reported that the City was currently recruiting applicants to fill vacancies on the Sonoma Valley Citizens Advisory Commission, Community Services and Environment Commission and the Mobilehome Park Rental Review Board.

3. CITY MANAGER COMMENTS AND ANNOUNCEMENTS INCLUDING ANNOUNCEMENTS FROM SUCCESSOR AGENCY STAFF

City Manager Giovanatto announced the Oversight Board would meet January 9. One item on their agenda will be the review of the Due Diligence report.

4. PRESENTATIONS

Item 4A: Proclamation Declaring January 2013 as Human Trafficking Awareness and Prevention Month.

Kathy Hargitt reported that, although many people were not aware of it, human trafficking was occurring in Sonoma County. Mayor Brown thanked her and Police Chief Sackett for their efforts in trying to protect Sonoma citizens. Chief Sackett stated that recently passed Proposition 35 would enhance penalties for the crime but that it was necessary for the community to come together and take a stand.

Mayor Brown then read aloud the proclamation declaring January 2013 Human Trafficking Awareness and Prevention Month and presented it to Kathy Hargitt of the Sonoma County Human Trafficking Task Force.

Item 4B: Presentation by Kathleen Miller, president of the Parents Association at Sonoma Developmental Center. [Requested by Mayor Brown]

Kathleen Miller, stated she was President of the Parents Hospital Association. She spoke about recent events at the center and the threat of the loss of Federal funding. Miller requested Councilmembers and members of the public to contact their legislators and inform them of the impact closure of the center would have on the patients and their families.

George Haris, Assemblyman Marc Levine's office, reported that the Assemblyman was following the situation and provided contact information for his District office.

5. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL

Item 5A: Waive Further reading and Authorize Introduction and/or Adoption of Ordinances by Title Only.

Item 5B: Approval of the Minutes of the December 17, 2012 Meeting.

Item 5C: Approval and ratification of the appointment of Ditty Vella to the Sonoma Valley Citizens Advisory Commission for a term ending January 7, 2015.

Item 5D: Approve changes to terms and conditions of employment for the Memorandum of Understanding with Sonoma Employees' Association (SEIU Local 1021) for the period January 1, 2013 through December 31, 2014.

Item 5E: Approve Public Works Director/City Engineer as a new position in the City's classification plan and establish a salary range for the position. (Res. No. 01-2013)

Item 5F: Approval of application by Destination Races for temporary use of City streets for the Napa to Sonoma Wine Country Half Marathon on Sunday, July 21, 2013. (Res. No. 02-2013)

The public comment period was opened and closed with none received. It was moved by Clm. Rouse, seconded by Clm. Gallian, to approve the agenda order and consent calendar as presented. The motion carried unanimously. Clm. Barbose announced that one of the items approved had been a job description combining the positions of Public Works Director and City Engineer. He stated that this was just one of what he anticipated would be a number of constructive personnel changes to be presented by City Manager Giovanatto.

6. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL AS SUCCESSOR AGENCY

Item 6A: Approval of the portions of the Minutes of the December 17, 2012 City Council / Successor Agency Meeting pertaining to the Successor Agency.

The public comment period was opened and closed with none received. It was moved by Clm. Rouse, seconded by Clm. Gallian, to approve the consent calendar as presented. The motion carried unanimously.

7. PUBLIC HEARING – None Scheduled

8. REGULAR CALENDAR – CITY COUNCIL

Item 8A: Discussion, consideration, and possible direction to staff concerning options for the use of the Maysonnave Cottage.

Planning Director Goodison reported that the City Council previously directed staff to explore the concept of altering the terms of the Maysonnave will in order to allow alternative uses of the cottage on the Maysonnave property as a means of facilitating its renovation and continued preservation. The terms of the will limited use of the property to a memorial park or museum. Goodison stated that the main residence on the property had been renovated for use by the Sonoma League for Historic Preservation as a historical museum and a large portion of the site west of the residence was in use as petanque and bocce courts. The cottage lies between the main residence and the courts, was vacant, and could not be occupied for any purpose until extensive renovation measures were implemented. Goodison explained that because subdividing the property was not consistent with the terms of the will, it would require utilization of the equitable deviation process. He then presented three options for Council consideration: 1) Demolition of the cottage at a cost of approximately \$80,000; 2) Subdivision of the property to create a 10,000 square foot parcel encompassing the cottage to be sold for occupancy as a single-family residence at a cost of approximately \$70,000; 3) Entering into a long term lease with an allowance for use of the cottage as a bed and breakfast utilizing the request for proposal process.

Clm. Rouse asked if the demolition cost could be reduced by conducting a controlled burn. Goodison responded that it was not a good site for a controlled burn and there were environmental issues to be considered due to the presence of lead paint and asbestos. Clm. Barbose inquired what the cost would be to bring the cottage up to public standard. Goodison stated the estimated cost was \$700,000.

Mayor Brown invited comments from the public. Stan Pappas stated that everyone he spoke to agreed that the City must adhere to the will as it was written.

Robert Felder suggested requiring the developer of the new proposed hotel to develop the cottage as an affordable single-family residence to mitigate the loss of housing due to the proposed development.

Joe Costello referred to correspondence from David De Long disputing the statement that the cottage did not merit being listing on the California Register of historic places. He said the North of the Mission Neighborhood Association would support options two and three.

Robert Demler, Vice President of the Sonoma League for Historic Preservation (League) but speaking as a private citizen, questioned why the City would require improvements on the cottage to be in compliance with the Department of Interior standards if the property was not historically significant. Goodison responded that it made sense to maintain the character of the building.

Barbara Wimmer, President of League, stated they did not want to see the cottage demolished and would support options two or three.

George McKale, City Historian but speaking as a private citizen, stated that if the City allowed demolition of all the buildings not on the list of historically significant buildings, Sonoma's charm would be destroyed.

Loyce Haran stated that a few years ago the League had proposed that the City give the demolition cost to them and they would raise the additional money necessary to rehabilitate the structure. When asked by Clm. Barbose if the League was still interested in that proposal, Ms. Haran responded they were not.

The following additional persons spoke in favor of honoring the will and not destroying the cottage: John Funich, Pat Cullinan, Gerry Marino, and Regina Baker.

Clm. Barbose stated he was in favor of option 3. Clm. Rouse asked if the contractor who had submitted a proposal for use of the building wanted to speak. Jim Gabe of Benchmark Construction stated that, under their proposal, the cottage would be renovated for use as a vacation rental and they would consult the League regarding modifications.

Item 8A: Discussion, consideration, and possible direction to staff concerning options for the use of the Maysonnave Cottage, Continued

It was moved by Clm. Gallian, seconded by Clm. Rouse, to pursue option three. Clm. Brown stated he would not support demolition or conversion to a vacation rental. He cited concerns regarding noise and other disturbances to neighboring property owners that are frequently associated with vacation rentals. He asked if Gallian would consider amending her motion to include exploration of the idea presented by Mr. Felder. Clm. Barbose stated that although he is an affordable housing advocate, he would not support that motion because this was not the right place for it. Clm. Brown stated he could not support the motion because the City was not in the rental or Bed and Breakfast business and he felt it would end up there in some form. Clm. Cook stated a desire to further explore the options. The motion carried three to two, Brown and Cook dissented.

9. REGULAR CALENDAR – CITY COUNCIL AS THE SUCCESSOR AGENCY - None

10. COUNCILMEMBERS' REPORTS AND FINAL REMARKS - None

11. COMMENTS FROM THE PUBLIC - None

12. ADJOURNMENT

The meeting adjourned at 7:28 p.m.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Sonoma City Council on the 28th day of January 2013.

Gay Johann, MMC
City Clerk/Assistant to the City Manager