

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

Community Meeting Room, 177 First Street West, Sonoma CA



**Monday, May 2, 2016
6:00 p.m.

MINUTES**

City Council
Laurie Gallian, Mayor
Madolyn Agrimonti, MPT
David Cook,
Gary Edwards
Rachel Hundley

OPENING

Mayor Gallian called the meeting to order at 6:00 p.m. Paula Arguello led the Pledge of Allegiance.

CITY COUNCILMEMBERS PRESENT: Agrimonti, Edwards, Hundley, Cook and Mayor Gallian.
ABSENT: None

OTHERS PRESENT: Assistant City Manager/City Clerk Johann, City Attorney Walter, Public Works Director Takasugi, Police Chief Sackett, Finance Director Hilbrants

1. COMMENTS FROM THE PUBLIC

Michelle Richey, Anne Wray and Dave Ransom spoke regarding the need for affordable housing and the evictions taking place on West Spain Street by developer Steve Ledson. Wray stated that the City should establish a safe parking area so the homeless could sleep in their vehicles.

Bob Mosher, Raj Ryer and Ellen Fetty expressed concerns about the proposed affordable housing development at 20269 Broadway.

Jack Wagner suggested the City look into reports that wine contained glyphosate, an ingredient found in Round Up weed killer.

Robert Taylor express concern that the Water Agency released 40,000 acre feet of water in March and questioned that decision during a drought.

2. MEETING DEDICATIONS - None

3. PRESENTATIONS

Item 3A: Community Resilience Challenge Proclamation

Mayor Gallian read aloud the proclamation recognizing May 2016 as Community Resilience Challenge Month and presented it to Gretchen Schubeck of Daily Acts. Ms. Schubeck stated there were many ways people could participate including harvesting rainwater, planting a garden, hanging a clothesline, hosting a potluck, and installing drip irrigation systems.

Item 3B: Letter Carriers' Stamp Out Hunger Food Drive Day Proclamation

Mayor Gallian read aloud the proclamation recognizing May 14, 2016 as Letter Carriers' Stamp Out Hunger Food Drive Day and presented it to Paula Arguello. Ms. Arguello reported that it was the largest food drive in America with over a billion pounds of food collected. She stated that food collected in Sonoma stayed local and was donated to FISH and Saint Leo's Food Pantry.

Item 3C: Presentation of the 2015 Police Department Annual Report

Chief Sackett presented the 2015 annual Police Department report. He stated that violent crimes increased by 9% and property crimes, primarily in the area of theft, increased 33% and he added that the crime rates were still very low. He stated that a considerable portion of the

Item 3C: Presentation of the 2015 Police Department Annual Report, Continued

property crimes were attributed to a rash of catalytic converter thefts that occurred over the summer months.

Chief Sackett invited Deputy Matt Regan up to the podium and announced that he would be transferring out of the department due to a promotion within the Sheriff's Department. Matt served as the School Resource Officer for nine years and did an excellent job.

Item 3D: Recognition of the Service of Mark Heneveld on the Planning Commission

Mayor Gallian presented Mark Heneveld a certificate of appreciation and thanked him for eight years of service on the Planning Commission. Mr. Heneveld thanked the Council for the opportunity to serve and thanked staff for their invaluable assistance through the years.

4. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL

Item 4A: Waive Further reading and Authorize Introduction and/or Adoption of Ordinances by Title Only.

Item 4B: Approval of the minutes of the April 18, 2016 City Council Meeting.
(Removed from Consent, see below)

Item 4C: Approval of application by Sonoma Valley Firefighter's Association for temporary use of City streets for the Hit The Road Jack event on Sunday, June 5, 2016.

Item 4D: Approve the Notice of Completion for Field of Dreams Well No. 8 Project No. 1402 constructed by Piazza Construction and Direct the City Clerk to File the Document.

Item 4E: Adopt Resolution to Approve the Final Parcel Map for the 3-lot Parcel Map at 226 and 230 Newcomb Street known as the Coralie Grace Subdivision Parcel Map No. 441, Accept all offers of dedication, and Authorize the City Manager to execute a Subdivision Improvement Agreement.

Item 4F: Approve the Notice of Completion for the LED Streetlight Conversion Project completed by Tanko Street Lighting, Inc. and Direct the City Clerk to File the Document.

Item 4G: Adoption of an ordinance amending the Development Code by implementing Housing Element measures and clarifying provisions related to the Mixed Use zone and Planned Development permits. (Removed from Consent, see below)

Clm. Agrimonti removed Consent Items 4B and 4G. The public comment period was opened and Phyllis Moser also requested removal of 4G.

It was moved by Clm. Cook, seconded by Clm. Edwards, to approve the items remaining on the Consent Calendar. The motion carried unanimously.

Item 4B: Approval of the minutes of the April 18, 2016 City Council Meeting.

Clm. Agrimonti requested a minor change to the minutes. The public comment period opened and closed with none received. It was moved by Clm. Agrimonti, seconded by Clm. Cook, to approve the minutes as amended. The motion carried unanimously.

Item 4G: Adoption of an ordinance amending the Development Code by implementing Housing Element measures and clarifying provisions related to the Mixed Use zone and Planned Development permits.

Clm. Agrimonti questioned the timing of the ordinance. Mayor Gallian responded that it had been discussed and introduced at the last meeting.

Mayor Gallian invited comments from the public. Phyllis Moser, noting that on the previous agenda the ordinance included a finding of categorical exemption, asked what that meant.

Assistant City Manager Johann responded that the question had been asked at the last meeting and Planning Director Goodison had explained that the findings related to the categorical exemption only applied to adoption of the ordinance and did not apply to any development projects.

City Attorney Walter added that the ordinance was making modifications to the Development Code which required a determination be made if the adopted ordinance had any significant

Item 4G: Adoption of an ordinance amending the Development Code by implementing Housing Element measures and clarifying provisions related to the Mixed Use zone and Planned Development permits, Continued

impacts. He said development projects were subject to their own environmental analysis on a case by case basis.

Raj Ryer, referencing a proposed affordable housing project on Broadway, stated that major accommodations had already been made to the developer.

Phyllis Moser requested a further explanation. Attorney Walter stated that the City had a General Plan which set forth the general contours of how land in the City was to be used. It also had a Development Code which implemented the General Plan.

Clm. Edwards stated that one portion of the ordinance had been mandated by State Law and some of the other changes had been discussed by the Planning Commission at many meetings including during the time he was still on the Planning Commission.

Clm. Hundley confirmed that one section in the ordinance was not a change but was a clarification that a Planned Development permit was an allowed option in the Mixed Use Zone.

Clm. Agrimonti questioned a section mentioning affordable housing. Attorney Walter responded that was part of the already existing ordinance and was not a change.

It was moved by Clm. Agrimonti, seconded by Clm. Edwards, to adopt Ordinance No. 03-2016 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONOMA AMENDING TITLE 19 OF THE SONOMA MUNICIPAL CODE BY MAKING REVISIONS IN ACCORDANCE WITH IMPLEMENTATION MEASURES OF THE CITY'S HOUSING ELEMENT AND CLARIFYING PROVISIONS RELATED TO THE MIXED USE ZONE AND PLANNED DEVELOPMENT PERMITS. The motion carried unanimously.

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

Item 5A: Approval of the portions of the minutes of the April 18, 2016 City Council meeting pertaining to the Successor Agency.

The public comment period was opened and closed with none received. It was moved by Clm. Agrimonti, seconded by Clm. Cook, to approve the minutes as amended in 4B above. The motion carried unanimously.

6. PUBLIC HEARING – None Scheduled

7. REGULAR CALENDAR – CITY COUNCIL

Item 7A: Discussion, consideration and possible action to endorse Measure AA, the San Francisco Bay Clean Water, Pollution Prevention, and Habitat Restoration Measure.

Assistant City Manager Johann introduced Caitlin Cornwall who provided a power point presentation and explanation regarding the proposed ballot measure. She reported that People for a Clean and Healthy Bay, a coalition of environmental and business organizations as well as elected officials and community leaders, were seeking endorsements for Measure AA, the San Francisco Bay Clean Water, Pollution Prevention, and Habitat Restoration Measure. The measure had been placed on the June 7, 2016 ballot by the San Francisco Bay Restoration Authority after six years of public hearings and research. She said it would appear on the ballots of all nine Bay Area counties, including Sonoma County. Passage of the measure would enact a \$12-per-year parcel tax that would generate \$500 million over 20 years for critical tidal marsh restoration projects around San Francisco Bay. The Authority's governing board of elected officials from throughout the Bay Area would provide and administer project grants from Measure AA funds, with input from many community members on its Advisory Committee, and oversight from an Independent Citizens Oversight Committee.

Mayor Gallian invited comments from the public. Maureen Middlebrook and Ted Elliott added their support for Measure AA and urged the Council to endorse it.

Item 7A: Discussion, consideration and possible action to endorse Measure AA, the San Francisco Bay Clean Water, Pollution Prevention, and Habitat Restoration Measure, continued

Clm. Hundley stated the bay's connection to Sonoma was close and she supported the measure both personally and as a Councilmember.

Clm. Cook stated that although he did not take raising property taxes lightly, there was enough of a benefit from this that he would support it.

Mayor Gallian stated her enthusiasm from the day she first heard of this. She felt it was an excellent plan and that it was important to take action now to protect the bay and the wetlands. She pointed out that the southern part of the City would be most affected by the rising of water levels.

It was moved by Clm. Hundley, seconded by Clm. Edwards, to endorse Measure AA. The motion carried unanimously.

Item 7B: Discussion, consideration and possible action to Approve a Resolution for a Pass-Through Water Rate Adjustment of the Sonoma County Water Agency's Wholesale Water Rate Increase for Fiscal Year 2016-2017.

Public Works Director Takasugi reported that under the Sonoma County Water Agency (SCWA) Water Transmission Budget, Sonoma City wholesale water rates were expected to increase 6.94% for the Sonoma Valley Aqueduct rate for Fiscal Year 2016-2017. SCWA saw a 20% decrease in water deliveries for FY 15/16, due to drought conservation, which would normally translate into a rate increase of 20%. Through grants on capital projects, bond proceeds, and refinancing older bonds, the SCWA rate increase was brought down to a 6.94% increase for the Sonoma Valley Aqueduct.

Takasugi stated that State law (Government Code 53756) allowed water agencies to implement pass-through rate adjustments for changes in wholesale water costs. The City's 2014 rate study included estimated annual wholesale water costs adjustments at 4% per year. Since the SCWA 6.94% wholesale rate increase is higher than the City's 4% wholesale rate assumption, then the State law allowed for the City to pass-through the difference (2.94%) by resolution with a 30 day notice. When the wholesale rate increase was factored into the City's water rate model, the resulting rate increase to customers was 0.8% effective July 1, 2016. He stated that notice of the modest rate increase, if approved by Council, would be sent to customers in an upcoming water billing.

Clm. Hundley inquired why the City's water rate model reduced the amount of pass through. Takasugi explained that only 25% of the City's water rate was based on the wholesale cost of water.

Clm. Cook confirmed that the average residential water line was one inch in diameter.

The public comment period opened and closed with none received.

Clm. Cook stated that although he does not like to increase rates, he would support this increase because it was so low. He cautioned that, in the future, he would look for agencies to reduce expenditures rather than increase rates.

Clm. Hundley stated this was the frustrating part of conservation and she hoped people would look more into the recapturing and reuse of water.

Mayor Gallian stated that she had observed TAC and SCWA struggle over their budgets and that they tried to be as lean as possible. She stated that there would not be any releases from the State conservation requirements and that people need to continue to conserve.

It was moved by Clm. Hundley, seconded by Clm. Edwards, to adopt Resolution No. 11-2016 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA ADOPTING A WATER SERVICE RATE ADJUSTMENT FOR PASS THROUGH WHOLESALE WATER CHARGES FROM THE SONOMA COUNTY WATER AGENCY FOR FISCAL YEAR 2016-2017. The motion carried unanimously.

8. REGULAR CALENDAR – CITY COUNCIL AS THE SUCCESSOR AGENCY

9. COUNCILMEMBERS' REPORTS AND COMMENTS

CIm. Hundley reported attendance at the Arbor Day Celebration and the Extraordinary Adventure ribbon cutting.

CIm. Agrimonti reported attendance at the Arbor Day and Cinco de Mayo Celebrations. She stated that she would like to see Sonoma participate in the DEA take back day if possible.

CIm. Edwards noted that Rotary had started the Arbor Day Celebration in Sonoma and stated he had been out of town but that his wife and daughter were at the Arbor Day Celebration. He and his son had been in Boston and attended the last elephant performance at the Barnum and Bailey Circus.

CIm. Cook reported attendance at the Arbor Day Celebration, and the planting of a Jack London tree. He stated that with so many events taking place in the Arnold Field and Field of Dreams area there was a severe lack of parking which he would like to discuss at a future Council meeting. He also would like Council to look at the cemetery operations.

Mayor Gallian reported on the Ag and Open Space and Regional Climate Protection Agency meetings, the Cinco de Mayo and Arbor Day Celebrations.

10. CITY MANAGER COMMENTS AND ANNOUNCEMENTS INCLUDING ANNOUNCEMENTS FROM SUCCESSOR AGENCY STAFF - None

11. COMMENTS FROM THE PUBLIC - None

12. ADJOURNMENT

The meeting was adjourned at 8:11 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 16th day of May 2016.

Gay Johann
Assistant City Manager/City Clerk