

**SANTA ROSA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 13, 2010  
COUNCIL CHAMBER, CITY HALL, 100 SANTA ROSA AVENUE  
REGULAR MEETING**

**2:30 P.M. (MAYORS CONFERENCE ROOM, ROOM 10 AND 220 SOUTH STATE STREET, SALT LAKE CITY, UTAH)**

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

Mayor Gorin called the meeting to order at 2:30 p.m. in the Mayors Conference Room.

Councilmembers present: Mayor Gorin, Vice Mayor Wysocky, Councilmembers Bender, Sawyer, Jacobi, Vas Dupre and Olivares.

Mayor Gorin participated in the closed session portion of the meeting via teleconference from the 12th Floor Concierge Lounge, Salt Lake City Marriott Hotel, 220 South State Street, Salt Lake City, Utah, at a publicly accessible location. The meeting agenda was posted at that location.

**2. STUDY SESSION -- NONE**

**3. ANNOUNCEMENT OF CLOSED SESSION ITEM(S) AND ADJOURNMENT TO CLOSED SESSION(S) IN MAYOR'S CONFERENCE ROOM (ROOM 10, CITY HALL)**

**3.1 CONFERENCE WITH LABOR NEGOTIATORS**

Agency Designated Representatives: Greg Scoles, Deputy City Manager, Fran Elm, Human Resources Director and Chris Sliz, Employee Relations Manager.

Employee Organizations: Santa Rosa Firefighters Association – Local 1401 (representing City Employee Unit 2); Operating Engineers Local 3, Maintenance and Utility System Operators (Employee Units 3 and 16); Santa Rosa City Employees Association (Employee Units 4, 6, 7); Santa Rosa Police Officers Association, (Employee Unit 5); Service Employees International Union Local 1021, (Employee Units 8 and 14); Public Safety Management Association (Employee Unit 9); Santa Rosa City Attorneys' Association (Employee Unit 17), Santa Rosa Management Association (Employee Unit 18).

Unrepresented Executive Management, Middle Management, and Confidential Employees (Employee Units 10, 11 and 12).

**3.2 ADJOURN CLOSED SESSION(S) AND RECONVENE TO OPEN SESSION IN THE COUNCIL CHAMBER**

**4:00 P.M. (CITY COUNCIL CHAMBER) [4:34:25 PM](#)**

**4. ANNOUNCEMENT OF ROLL CALL [4:34:43 PM](#)**

Vice Mayor Gary Wysocky reconvened the meeting in the Council Chamber at 4:35 p.m.

Councilmembers were present as noted above, with Mayor Gorin absent and not participating via teleconference during the remainder of the meeting. Teen Council member Rena Wang was also in attendance.

**5. REPORT, IF ANY, ON STUDY AND CLOSED SESSION(S) [4:34:38 PM](#)**

Assistant City Attorney Molly Dillon announced that the Council had met in closed session to discuss Item 3.1 as listed on the agenda and that no action had been taken and there were no announcements to be made.

**6. PROCLAMATIONS/PRESENTATIONS**

**6.1 PROCLAMATION – CHILD ABUSE PREVENTION MONTH [4:35:08 PM](#)**

Teen Council member Rena Wang read and presented the proclamation on Child Abuse Prevention Month to Robin Bowen, Executive Director of California Parenting Institute, who spoke of efforts to prevent and raise awareness of child abuse in Sonoma County. She congratulated John Sawyer on being nominated for the Bob Blanchard Award.

**7. STAFF BRIEFINGS**

**7.1 SPRING CLEAN/SUSTAINABLE FOOD & GARDENING FESTIVAL PRESENTATION [4:40:47 PM](#)**

Item 7.1 and 7.2 were combined into a single presentation.

**7.2 CELEBRATING EARTH WEEK IN SANTA ROSA [4:46:28 PM](#)**

Elise Howard, Utilities Project Development, outlined the volunteer information and events scheduled for Earth Week and Earth Day. Events

included a Sustainable Food and Gardening Festival, Earth Day Fair, the Laguna Keepers Native Plant Garden Project; Greenway Creek Clean-up Project, Spring Clean, Sustainable Food and Gardening Festival, and more.

**8. APPROVAL OF MINUTES – MARCH 9, AND MARCH 30, 2010 REGULAR MEETING MINUTES [4:51:55 PM](#)**

MOVED by Councilmember Bender, seconded by Councilmember Vas Dupre, carried 6-0-1 (Mayor Gorin absent) to approve the March 9 and March 30, 2010 minutes as submitted.

**9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS [4:52:36 PM](#)**

There were no statements of abstention made.

**10. CONSENT ITEMS [4:52:49 PM](#)**

**PUBLIC COMMENT**

Jack Osborne opposed purchasing cars at a time when employees were being laid off.

MOVED by Councilmember Sawyer, seconded by Councilmember Bender, carried 6-0-1 (Mayor Gorin absent), to adopt the resolutions in items 10.1 and 10.2 as follows:

**10.1 RESOLUTION – CONTRACT AWARD – FORD F550 4-DOOR 4X4 TYPE IV EMERGENCY VEHICLE**

**RESOLUTION NO. 27614 ENTITLED:**  
RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE CONTRACT AWARD AND ISSUANCE OF A PURCHASE ORDER FOR ONE 2010 FORD F550 4-DOOR 4X4 TYPE IV EMERGENCY VEHICLE TO HANSEL FORD, SANTA ROSA, CALIFORNIA, IN THE AMOUNT OF \$188,999.89, AND INCREASING APPROPRIATIONS IN 3016-84 EQUIPMENT REPLACEMENT PURCHASES BY \$188,999.89 WITH THE SOURCE OF FUNDS BEING THE RESERVES OF THE EQUIPMENT REPLACEMENT FUND

**10.2 RESOLUTION -- ASSESSMENT LIEN AGAINST THE REAL PROPERTY LOCATED AT 1020 BENNETT VALLEY ROAD**

**RESOLUTION NO. 27615 ENTITLED:**  
RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA CONFIRMING THE AMOUNT OF A SPECIAL ASSESSMENT, CONFIRMING AND ORDERING THE RECOVERY OF PENALTIES AND COSTS ASSESSED AND

IMPOSED BY THE ADMINISTRATIVE HEARING OFFICER FOR VIOLATIONS OF CITY CODE PROVISIONS OCCURRING ON THE PROPERTY AT 1020 BENNETT VALLEY ROAD, SANTA ROSA, A.P.N. 009-325-005, AND ORDERING THE ASSESSMENT BE COLLECTED ON THE TAX ROLL BY THE SONOMA COUNTY TAX COLLECTOR

**11. REPORT ITEMS**

**11.1 REPORT -- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AIRSPACE LEASE [4:54:15 PM](#)**

Cheryl Woodward, Deputy Director – Transit, made the staff presentation for the proposed airspace lease with Caltrans. In 1981, with Caltrans' consent, the City of Santa Rosa entered into a sublease agreement with Railroad Plaza, Ltd. under which the City would operate and maintain 148 parking spaces on the Caltrans' premises (located between Third and Fifth Streets, under Highway 101) for public parking. Caltrans suspended the sublease effective January 1, 2006 to allow the property to be used as a staging area for construction of transportation improvements (i.e. the freeway widening project). As part of this project, Caltrans demolished the two buildings constructed on the premises by Railroad Plaza, Ltd. The City notified Caltrans of its interest to fully utilize the premises for public parking, including the area previously occupied by the buildings. Caltrans expressed a desire to execute a lease agreement with the City that would replace the existing sublease. The parties have negotiated and reached agreement on terms of a new lease agreement that will allow the City to operate and maintain the entire premises for public parking. Staff recommended approval of the 23 year lease, with a term ending March 31, 2034 at a rate of \$1,000 per month with a 3% annual increase.

**PUBLIC COMMENT [5:13:03 PM](#)**

Jack Osborne requested an economic analysis as he felt the City was overpaying which would necessitate an increase in parking rates. He suggested forming a separate parking district for the Railroad Square area or privatizing the lot.

Lynda Angell, president of Historic Railroad Square Association and also a property owner in the district, spoke in support of the proposed lease. She briefed the Council on the loss of parking under the freeway temporarily replaced by the lot on Fourth and Davis. She stated their board had

discussed this proposal at length and supports this lease and the proposed parking rate increase.

Richard Carlile also supported the proposal and thanked staff for working to negotiate the lease so the city could landscape and improve the lot, and said that the private businesses in the area are not interested in running the lot.

MOVED by Councilmember Bender, seconded by Councilmember Olivares, carried 6-0-1 (Mayor Gorin absent), to adopt the motion in item 11.1 as follows:

**MOTION:** APPROVING THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AIRSPACE LEASE AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY.

**11.2 PUBLIC HEARING – RAILROAD SQUARE PARKING RATE INCREASE [5:28:15 PM](#)**

Cheryl Woodward, Deputy Director – Transit, made the staff presentation for the proposed parking rate increase in Railroad Square. She said construction costs were estimated at \$850,000 with those parking lot improvements scheduled to be made this summer. Ongoing operational costs would include lighting, security, sweeping and landscaping. She stated the offsetting revenue would be generated through the proposed rate increase and parking user fees. She outlined the proposed schedule of parking user fees and meter rate increases. The meter rate would increase from \$.50 to \$1 per hour which would generate \$129,000 annually.

**PUBLIC HEARING [5:34:19 PM](#)**

Jack Osborne asked about the impacts of potentially reduced use due to the increased cost.

Dick Carlile spoke in support of the proposed parking rate increases. He noted the pedestrian linkage and that the lot improvements would help improve the overall organization of the space for long term parking which will encourage employees to park where they belong, rather than in adjoining neighborhoods and the vacant SMART site.

Dee Richardson owner of Whistlestop Antiques, also spoke in support. She noted that their parking rates were not raised when the downtown rates were raised and the merchants in Railroad Square were expecting the increase at some point. She supported providing the space for employee parking.

Hearing no further testimony, Vice Mayor Wysocky closed the public hearing at [5:40:15 PM](#)

Ms. Woodward said staff would meet with the Railroad Square Association Board to discuss how the association would like the time limits structured in the area and will be seeking Caltrans' authorization to paint the Railroad Square sign on the underpass.

Councilmember Vas Dupre requested that the issue of the status of Sixth Street in the area in front of Mervyn's be agendaized at a future meeting.

MOVED by Councilmember Vas Dupre, seconded by Councilmember Olivares, carried 6-0-1 (Mayor Gorin absent), to adopt and waive reading of the text of the resolution in item 11.2 as follows:

**RESOLUTION NO. 27616 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING AN INCREASE IN RAILROAD SQUARE PARKING USER FEES

**12. PUBLIC COMMENTS ON NON-AGENDA MATTERS [5:46:34 PM](#)**

The following people made comments concerning items not listed on the agenda:

Jack Osborne objected to the use of Utilities funded employees' salaries as matching funds for the Solar America Cities grant item last week, saying such a use of those funds was prohibited by the Charter which confines the use of Utilities funds to providing water and sewer services.

Mr. Goldberg stated that these are legitimate activities for Utilities staff to be undertaking and were therefore appropriate as a local match.

Rich Scheblik said that at the March 30 meeting Don Dietrich had presented them with an actuarial study prepared by Bartel Associates for the City of Sausalito indicating that there was no cost advantage to a two-tiered retirement system. He urged the Council to carefully review the information.

Jeffrey Bean Jr. spoke regard to the importance of treating all citizens equally, and questioned whether the Council would have approved the Aegis Senior Living Fountaingrove project if it was not being geared toward gay and lesbian residents, and whether they would have supported a retirement community marketed specifically to heterosexuals. He urged consistent land use decisions without regard to issues of sexual orientation.

**13. WRITTEN COMMUNICATIONS (AND**

**POSSIBLE COUNCIL ACTION)**

**14. MAYOR'S/COUNCILMEMBERS' REPORTS**  
[5:55:58 PM](#)

Councilmember Sawyer spoke regarding agendaizing the addition of \$10 to the vehicle registration fee for transit. He stated that the SCTA is requesting that the City provide input at their May meeting.

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

**15. CITY MANAGER'S/CITY ATTORNEY'S REPORTS**

The City Manager and City Attorney made further announcements and reports of interest to the Council.

**17. [IF NEEDED] – ANNOUNCEMENT OF ADDITIONAL CLOSED SESSION ITEMS(S), ADJOURNMENT TO CLOSED SESSION(S), RECONVENE TO OPEN SESSION, AND ANNOUNCEMENTS, IF ANY**

**18. ADJOURNMENT OF MEETING**

Hearing no further business, Vice Mayor Wysocky adjourned the meeting at 6:07 p.m. in the memory of Reverend James Coffee. The next regularly scheduled meeting will take place on May 4, 2010, at a time to be set by the Mayor.

Approved on May 11, 2010:

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Susan Stoneman  
City Clerk