



**CITY OF PETALUMA, CALIFORNIA  
REGULAR MEETING OF THE CITY COUNCIL & PETALUMA COMMUNITY  
DEVELOPMENT SUCCESSOR AGENCY (PCDSA)**

City Hall Council Chamber  
11 English Street  
Petaluma, CA 94952

**DRAFT MINUTES  
Monday, January 08, 2024  
CLOSED SESSION 5:30 P.M. / REGULAR SESSION 6:30 P.M.**

**CALL TO ORDER – CLOSED SESSION – 5:30 P.M.**

Mayor McDonnell called the meeting to order at 5:30 p.m.

• **ROLL CALL**

**PRESENT:** Mayor McDonnell, Councilmember Barnacle, Vice Mayor Cader Thompson,  
Councilmember Healy, Councilmember Pocekay, Councilmember Shribbs  
**ABSENT:** Councilmember Nau

Mayor McDonnell announced Councilmember Nau's absence was due to her recusal from the fairgrounds item.

**CLOSED SESSION**

• **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to California Government Code Section 54956.8

Property: City-Owned Fairgrounds Property (APN 007-031-004, 175 Fairgrounds Drive; and 007-031-005, 866 E Washington)

Agency Negotiator: Peggy Flynn, City Manager

Negotiating Parties: Fourth District Agricultural Association

Under Negotiation: Price and terms of payment and other terms of use of portions of City-owned Fairgrounds property for presentation of Sonoma Marin Fair

**PUBLIC COMMENT ON CLOSED SESSION ITEMS**

Mayor McDonnell opened the public comment; receiving none, he closed the public comment.

**ADJOURN TO CLOSED SESSION**

Council adjourned to closed session at 5:32 p.m.

**CALL TO ORDER - REGULAR SESSION - 6:30 P.M.**

Mayor McDonnell called the meeting to order at 6:30 p.m.

- **ROLL CALL**

PRESENT: Mayor McDonnell, Councilmember Barnacle, Vice Mayor Cader Thompson, Councilmember Healy, Councilmember Nau, Councilmember Pocekay, Councilmember Shribbs

ABSENT: None

- **PLEDGE OF ALLEGIANCE**

- **MOMENT OF SILENCE**

## **AGENDA CHANGES AND DELETIONS (TO CURRENT AGENDA ONLY)**

None.

## **REPORT OUT OF CLOSED SESSION**

City Attorney Eric Danly noted that the Council for the Agricultural Association's including the Fourth District Agricultural Association requested on December 28, 2023 that the City postpone by 15 calendar days the deadline for the Association to sign the license agreement that the City Council approved to permit the Association to continue to offer the fair and that requested extension would be until Friday, January 12, 2024 and otherwise the lease of the City's fairgrounds property to the Fourth District Agricultural Association expired at the end of December 2023. The Council has approved an interim agreement that staff provided last week to the Association to grant that extension through the 12<sup>th</sup> and the City Council looks forward to receiving the signed license that they have approved and offered to the association by the 12<sup>th</sup>. In the absence of receiving the signed agreement, the Council has directed staff to take the necessary steps to make alternative arrangements to ensure that the fair is offered at the fairgrounds consistent with Council's commitment to and the desire of the Petaluma community.

## **GENERAL PUBLIC COMMENT**

During General Public Comment, the public is invited to make comments on items of public interest that are within the City Council's subject matter jurisdiction and that are not listed on the current agenda. Public comments are limited, up to three minutes per person. Depending on the number of persons wishing to address the Council, time will be allocated in equal shares totaling no more than twenty minutes, subject to the Council's discretion (Cal. Gov't. Code §54954.3(a), Petaluma City Council Rules, Policies and Procedures, III).

Public comments received prior to publishing agenda

Public comments received after posting agenda

Mayor McDonnell opened the general public comment.

Sumaya Mughannam

Marsha Harris

Gary Huntsman

Jamie Bloom

Ma'ayan Pe'er

Fidaa Shoheen

Chase Overholt

David Dodd

Luigi Petrigh-Dove

Hanan Hunerdi

Steven Delue

Zahyra Gaerh

Sam Tuttleman

Mayor McDonnell closed the general public comment.

## **COUNCIL COMMENT**

Councilmember Shribbs  
Councilmember Pocekay  
Councilmember Nau  
Councilmember Barnacle  
Councilmember Healy  
Mayor McDonnell

Mayor McDonnell called for a recess at 7:11 p.m., Council reconvened at 7:24 p.m.

## **CITY MANAGER COMMENT**

City Manager Peggy Flynn

## **CONSENT CALENDAR**

- 1. Approved Minutes of the City Council/PCDSA Regular Meeting of December 18, 2023**
- 2. Approved the Tentative Agenda for City Council/PCDSA Regular Meeting of January 22, 2024 and Significant Agenda Items for Jan-Mar 2024**
- 3. Adopted Resolution No. 2024-001 N.C.S. Appointing Councilmember Shribbs As Vice Mayor For 2024**
- 4. Adopted Resolution No. 2024-002 N.C.S. Approving City Council Liaison Appointments for 2024**
- 5. Adopted Resolution No. 2024-003 N.C.S. Awarding Contract for the Parks Access Improvement Project (C14502318) to Schaefer Engineering, Inc. for the Reconstruction and Access Improvements Within La Tercera Park, McDowell Park, and McNear Park**
- 6. Adoption (Second Reading) of Ordinance No. 2877 N.C.S. Amending Chapter 5 of the Petaluma Implementing Zoning Ordinance to Add Section 5.080 Establishing a Fairgrounds Overlay Zone and Authorizing a Zoning Map Amendment to Zone a Portion of Two Existing Parcels Located at 866 E Washington and 0 E Washington St; APNs: 007-031-004; 007-031-005**
- 7. Adoption (Second Reading) of Ordinance No. 2874 N.C.S. Authorizing the City Manager to Enter into a Lease Agreement with Seamus Redwood, LP, for 13,408 Square Feet of Additional Office Space for Public Works and Utilities Administrative Offices at 1318 Redwood Way**
- 8. Adopted Resolution No. 2024-004 N.C.S. Adopting a July 1, 2024- June 30, 2025, Recognized Obligation Payment Schedule and Administrative Budget Pursuant to Health and Safety Code Section 43177(1)**

Councilmember Nau recused from item 6.

Mayor McDonnell requested staff to update the wording to the footnote of item 4 exhibit A to reflect the following: "Created to achieve consensus on the overarching objectives and community engagement approach for a public launch for the master-planning of the City-owned Fairgrounds, and to provide input on public uses on the property."

Mayor McDonnell opened the public comment on the Consent Calendar.

Nickola Frye

Mayor McDonnell closed the public comment on the Consent Calendar.

Motion to adopt Consent Calendar item 6 made by Councilmember Healy, seconded by Vice Mayor Cader Thompson.

Vote: Carried 6-0  
Yes: Councilmember Barnacle, Vice Mayor Cader Thompson, Councilmember Healy,  
Councilmember Pocekay, Councilmember Shribbs, Mayor McDonnell  
No: None  
Absent: None  
Recused: Councilmember Nau

Motion to adopt Consent Calendar items 1-5 and 7-8 made by Vice Mayor Cader Thompson, seconded by Councilmember Pocekay.

Vote: Carried 7-0  
Yes: Mayor McDonnell, Councilmember Barnacle, Vice Mayor Cader Thompson,  
Councilmember Healy, Councilmember Nau, Councilmember Pocekay, Councilmember Shribbs  
No: None  
Absent: None  
Recused: None

## **PUBLIC HEARINGS AND MATTERS FOR CONSIDERATION**

### **9. Public Hearing to Levy an Annual Assessment for Fiscal Year 2024 for the Downtown Petaluma Business Improvement District and Approved Resolution No. 2024-005 N.C.S. Establishing the Levy for the 2024 Annual Assessment for the Downtown Petaluma Business Improvement District**

Councilmember Healy announced his recusal and left the Chamber.

Senior Management Analyst Nancy Sands presented the staff report.

Mayor McDonnell opened the public comment; receiving none, he closed the public comment.

Motion to adopt Resolution No. 2024-005 N.C.S. made by Councilmember Pocekay, seconded by Vice Mayor Cader Thompson.

Vote: Carried 6-0  
Yes: Councilmember Barnacle, Vice Mayor Cader Thompson, Councilmember Nau, Councilmember Pocekay, Councilmember Shribbs, Mayor McDonnell  
No: None  
Absent: None  
Recused: Councilmember Healy

Councilmember Healy returned to the Chamber.

### **10. Introduction (First Reading) of an Ordinance of the City of Petaluma City Council Establishing a Process for Hazardous Vegetation and Rubbish Inspection and Abatement for Wildfire Safety Fire Marshal Jessica Power and Assistant City Attorney Dylan Brady presented the staff report.**

Mayor McDonnell opened the public comment; receiving none, he closed the public comment.

Motion to adopt the Introduction (First Reading) of Ordinance No. 2878 N.C.S. made by Vice Mayor Cader Thompson, seconded by Councilmember Healy.

Vote: Carried 7-0  
Yes: Mayor McDonnell, Councilmember Barnacle, Vice Mayor Cader Thompson,  
Councilmember Healy, Councilmember Nau, Councilmember Pocekay, Councilmember Shribbs  
No: None

Absent: None  
Recused: None

Mayor McDonnell called for a recess at 7:53 p.m., Council reconvened at 7:58 p.m.

## **WORKSHOP**

### **11. Flood and Sea Level Rise Mapping Update Workshop**

Assistant Director of Public Works and Utilities, Gine Benedetti-Petnic presented the staff report.

Councilmembers asked questions of staff.

Mayor McDonnell opened the public comment.

Duane Bellinger

David Keller

Rick Savez

Mayor McDonnell closed the public comment.

## **ADJOURNMENT**

Mayor McDonnell adjourned the meeting at 10:52 p.m.