



**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, December 16, 2024

CLOSED SESSION 5:00 P.M. / REGULAR SESSION 6:30 P.M.

CALL TO ORDER – CLOSED SESSION – 5:00 P.M.

Mayor McDonnell called the meeting to order at 5:00 p.m.

ROLL CALL

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

ABSENT: None

CLOSED SESSION

- **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (3 Cases)**
Pursuant to California Government Code Paragraph (1) of subdivision (d) of Section 54956.9
Youngstown MHP LLC v. City of Petaluma; 24CV0025
Parks, Botta, Parker et. All v. City of Petaluma; 24CV04188
Youngstown MHP LLC v. City of Petaluma; 24CV04158
- **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
Jodi Johnson
Mayor McDonnell closed the public comment.

ADJOURN TO CLOSED SESSION

Council adjourned to closed session at 5:02 p.m.

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

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

- **ROLL CALL**

PRESENT: Mayor McDonnell, Councilmember Barnacle, Councilmember Cader Thompson, Councilmember Healy, Councilmember Nau, Councilmember Pocekay, Vice Mayor 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 stated that there had been no reportable action.

PROCLAMATIONS

- **In Recognition of Councilmember Mike Healy**
- **In Recognition of Councilmember Dennis Pocekay**

Mayor McDonnell presented both proclamations and announced that the outgoing Councilmembers received recognition gifts in honor of their service from local officials:

- Special Congressional Recognition from Congressman Huffman
- Certificates of Recognition from Senator McGuire
- Resolutions from Assemblymember Connolly

Supervisor David Rabbitt, Nancy Hall Bennet from the League of California Cities and Mayor of Santa Rosa Natalie Rogers, Maria McClusker, Executive Director of the Petaluma Downtown Association, and Jodi Johnson and Tim Porteous of Petaluma Mobile Home Residents United made comments thanking the outgoing Councilmembers for their service and presented recognition.

Councilmembers Healy and Pocekay made remarks on their years of service.

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).

Mayor McDonnell opened the general public comment.

Jodi Johnson
Kay Poland
Janis Barker
Tim Porteous
Angeles Cruz
Katherine Bobrowski
Brandon Levine

Debra Baretta
David Rubin
Lauren Mendelsohn
Ashely Browne
Theresa Teuma

Mayor McDonnell closed the general public comment.

COUNCIL COMMENT

Vice Mayor Shribbs
Councilmember Cader Thompson
Councilmember Barnacle
Councilmember Healy
Councilmember Nau
Councilmember Pocekay
Mayor McDonnell

CITY MANAGER COMMENT

City Manager Peggy Flynn

CONSENT CALENDAR

1. Minutes of the City Council/PCDSA Regular Meeting of December 2, 2024
2. Tentative Agenda for City Council/PCDSA Regular Meeting of January 6, 2025 and Significant Agenda Items for Dec 2024-Feb 2025
3. Resolution Declaring Canvass of Returns and Results of the General Municipal Election Held November 5, 2024 in Consolidation with the Statewide General Election in Accordance with Section 7 of Article III of the Petaluma Charter
4. Resolution Accepting the Fiscal Year 2024 Annual Development Impact Fee Report Pursuant to the Mitigation Fee Act
5. Resolution to Approve the 2025 Downtown Petaluma Business Improvement District Annual Report and Related Budget; Declaring the Intention to Levy the 2025 Annual Assessment; and Setting a Public Hearing on the Proposed 2025 Annual Assessment
6. Resolution Accepting Claims and Bills for July, August and September 2024
7. Resolution Adopting the "City of Petaluma Relocation Assistance Benefits to Residential Tenants Displaced by an Order to Vacate Policy" Pursuant to California Health & Safety Code Sections 17975 through 17975.10
8. Adoption (Second Reading) of Ordinance No. 2899 N.C.S. of the City Council of the City of Petaluma Amending the Petaluma Municipal Code to Add Chapter 4.50 Entitled "Exhaustion of Administrative Remedies for Challenges to Fees, Charges, and Assessments on Real Property" Pursuant to Government Code Sections 53759.1 and 53759.2

Mayor McDonnell opened the public comment on the Consent Calendar items #1 through 8, and seeing no one come forward to speak, he closed the public comment.

Motion to adopt Consent Calendar items #1 through 4 and 6 through 8 made by Councilmember Barnacle, seconded by Councilmember Cader Thompson.

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

Motion to adopt Consent Calendar items #5 made by Councilmember Barnacle, seconded by Councilmember Pocekay.

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

PUBLIC HEARINGS AND MATTERS FOR CONSIDERATION

9. Public Hearing on a change and update related to the Master Fee Schedule and a Resolution establishing an Advanced Metering Infrastructure (AMI) Opt-Out Fee

Jessie Gooch, Finance Director, presented the staff report.

Mayor McDonnell opened the public comment.

Debra Baretta

Mayor McDonnell closed the public comment.

Motion to Adopt Resolution No. 2024-160 N.C.S., made by Councilmember Nau, seconded by Councilmember Cader Thompson.

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

10. Certify a Final Environmental Impact Report (Final EIR), Adopt Findings of Fact and a Statement of Overriding Considerations, and Adopt the Mitigation Monitoring and Reporting Program (MMRP) for the Creekwood Housing Development Project at 270 and 280 Casa Grande Road; APN(s): 017-040-051 and 017-040-016. City Record No. PLSR-2021-003

Brian Oh, Community Development Director, Olivia Ervin, Principal Environmental Planner and Greg Powell, Principal Planner presented the staff report.

Mayor McDonnell opened the public comment.

Debra Baretta

Jack Byrne

Megan Turrell ceded time to Jack Byrne

Tony Coleiro ceded time to Jack Byrne

Caroline Purtell

Patricia Belichick

Cheryl Welch

David Paslay

Amy Hillstead

Sara Golightly ceded time to Amy Hillstead
Ryan Wong
Maria DeGunto
Nickola Frye
Jessica Mozes
Steve LaFranchi
Doyle Heaton

Mayor McDonnell closed the public comment.

Council discussion followed. Council requested that staff update the language in the resolution and the EIR expressing Council's preference for the "No Bridge" option. There was a recess from 10:00 p.m. to 10:10 p.m. for staff to update the language.

Motion Adopt Resolution No. 2024-161 N.C.S. with the requested changes made by Councilmember Barnacle, seconded by Councilmember Nau.

Vote: Carried 6-1
Yes: Councilmember Barnacle, Councilmember Healy, Councilmember Nau, Councilmember Pocekay, Vice Mayor Shribbs, Mayor McDonnell
No: Councilmember Cader Thompson
Absent: None
Recused: None

ADJOURNMENT

Mayor McDonnell adjourned the meeting at 10:26 p.m.