



**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 18, 2023**

**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 on Closed Session items.

Tawny Tesconi

Mayor McDonnell closed the Public Comment on Closed Session items.

**ADJOURN TO CLOSED SESSION**

Council adjourned to Closed Session at 5:36 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.

## **PROCLAMATIONS**

- **Saint Vincent De Paul High School Football Team**

Coach Trent Herzog and Principal Tony Greco accepted the Proclamation.

## **REPORT OUT OF CLOSED SESSION**

City Attorney Eric Danly noted no reportable action was taken during the closed session meeting.

## **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).

General Public Comments

Public Comments Received After Meeting

Mayor McDonnell opened the General Public Comment.

Nickola Frye

Abbey Levine

Hanan Huneid

Ellen Obstler

Sena Mughannam

George Beeler

Ernie Mughannam

Luigi Petriugh-Dove

Beverly Yoloshin

Taryn

Robert Hansen

Mayor McDonnell closed the General Public Comment.

## **COUNCIL COMMENT**

Councilmember Shribbs

Councilmember Pocekay

Councilmember Nau

Councilmember Barnacle

Councilmember Healy

Councilmember Cader Thompson

Mayor McDonnell

## **CITY MANAGER COMMENT**

City Manager Peggy Flynn

## CONSENT CALENDAR

1. **Approved the Minutes of the City Council/PCDSA Regular Meeting of December 4, 2023**
2. **Approved the Tentative Agenda for City Council/PCDSA Regular Meeting of January 8, 2024 and Significant Agenda Items for Dec 2023-Feb 2024 – Updated 12/14/23**
3. **Adopted Resolution No. 2023-183 N.C.S. Accepting Bids and Awarding Contracts to the Lowest Responsible Bidder (Ramos Oil) for Bulk Gasoline and Diesel Fuel Delivery and Authorizing the City Manager to Execute the Necessary Agreements or Purchase Orders**
4. **Adopted Resolution No. 2023-184 N.C.S. Accepting Completion and Authorizing the City Clerk to File a Notice of Completion with the Sonoma County Recorder’s Office and Authorizing City Staff to Release the 10% Retention Fee for Services Performed on the North McDowell Boulevard Complete Streets Project C16102147 by Team Ghilotti, Inc.**
5. **Adopted Resolution No. 2023-185 N.C.S. to Approve the 2024 Downtown Petaluma Business Improvement District Annual Report and Related Budget; Declaring the Intention to Levy the 2024 Annual Assessment; and Setting a Public Hearing on the Proposed 2024 Annual Assessment**

Councilmember Healy recused from 5.

Motion to adopt Consent Calendar item 5 made by Vice Mayor Cader Thompson, seconded by Councilmember Nau.

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

6. **Adopted Resolution No. 2023-186 N.C.S. Authorizing the City Manager to Enter into an Agreement with Willdan to Install Heat Pump Water Heaters at City Facilities**
7. **Adopted Resolution No. 2023-187 N.C.S. Approving the Purchase of Video Detection Cameras from Iteris Inc., in the Amount of \$82,552.05 and Authorizing the City Manager to Execute All Documents Necessary to Complete the Purchase**
8. **Adopted Resolution No. 2023-188 N.C.S. Authorizing Award of Contract for the Pavement Restoration & Reconstruction-Citywide FY23/24 Maria Dr. C16102248 and Urban Recycled Water System – Maria Extension/Loop FY23/24 C66501834 to Azul Works, Inc., Rejecting Ghilotti Brothers, Inc.’s Bid Protest, and Finding This Action is Not a “Project” Pursuant to CEQA Guidelines Section 15378(b)(5)**
9. **Adopted Resolution No. 2023-189 N.C.S. Authorizing the Purchase of a 2023 Hybrid Ford Police Interceptor for the Amount Not to Exceed \$60,000, a 2024 Harley Davidson Police Motorcycle for the Amount of \$39,585.79, and an Estimated \$25,000 for the Purchase of Standard Accessory Equipment and Authorizing the City Manager to Execute All Documents Necessary to Complete the Purchase**

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

Motion to adopt Consent Calendar items 1-4 and 6-9 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**

### **10. Receive a Presentation of North Bay Animal Services' Annual Report for 2022 Including Audited Financial Statements for 2021 and 2022 – Updated 12/18/23**

Assistant City Manager Brian Cochran presented the staff report. Sue Davy of North Bay Animal Services addressed the City Council.

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

Motion to receive the presentation made by Vice Mayor Cader Thompson, seconded by Councilmember Nau.

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

### **11. Introduction (First Reading) of Ordinance No. 2874 N.C.S. and Adoption of an Urgency Ordinance No. 2875 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 – Updated 12/18/23**

Assistant Director of Public Works Gina Benedetti-Petnic presented the staff report.

Councilmembers ask questions of staff.

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

Motion to adopt the introduction (first reading) of Ordinance No. 2874 N.C.S. and adoption of an Urgency Ordinance No. 2875 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

### **12. Adopted Resolution No. 2023-190 N.C.S. License Agreement With the State of California 4th District Agricultural Association For Use of the City-Owned Fairgrounds Property for the Annual Fair**

Councilmember Nau announced her recusal from items 12 and 13, then left the Council Chambers.

City Attorney Eric Danly and Economic Development and Open Government Director Ingrid Alverde presented the staff report.

It was the consensus of the City Council to update the termination provision language for the Association License, as follows: "The City reserves the right to terminate this Agreement upon notice to the Licensee if a notice of intent to circulate an initiative petition on a measure to restrict the future use of the City's Fairgrounds property to fair and/or ancillary uses is filed with the City. In the event of such termination, the City will cooperate with the Licensee regarding a reasonable timetable for the orderly winding-down of Licensee's operations on the Fairgrounds and removal of Licensee's staff and moveable property from the Fairgrounds."

Mayor McDonnell opened the Public Comment.

Tawny Tesconi

Mayor McDonnell closed the Public Comment.

Motion to adopt Resolution No. 2023-190 N.C.S. 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

**13. Adoption of an Urgency Ordinance No. 2876 N.C.S. and Introduction (First Reading) of Ordinance No. 2877 N.C.S. 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 – PUBLISHED 12/13/23**

Councilmember Nau remained recused for item 13.

Community Development Director Brian Oh presented the staff report.

Councilmembers asked questions of staff.

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

Motion to adopt an Urgency Ordinance No. 2876 N.C.S. and Introduction (First Reading) of Ordinance No. 2877 N.C.S. 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

## **ADJOURNMENT**

Mayor McDonnell adjourned the meeting at 9:29 p.m.