



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

City Hall Council Chambers
11 English Street
Petaluma, CA 94952

MINUTES

Monday, January 23, 2023

CLOSED SESSION 6:00 PM / REGULAR SESSION 6:30 PM

CLOSED SESSION – 6:00 P.M.

CALL TO ORDER

Mayor McDonnell called the meeting to order at 6:00 p.m.

• **ROLL CALL**

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

ABSENT: None

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION: Paragraph (1) of Subdivision (d) of California Government Code Section 54956.9: Charles S. Syers v. City of Petaluma; Mayor; and City Council of the City of Petaluma and Does 1 through 50, Sonoma County Superior Court, Case No. SCV271500

PUBLIC COMMENT ON CLOSED SESSION ITEMS

Prior to adjournment into Closed Session, the public may speak up to three minutes on items to be addressed in Closed Session.

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

ADJOURN TO CLOSED SESSION

Mayor McDonnell adjourned the meeting to Closed Session at 6:02 p.m.

REGULAR SESSION - 6:30 P.M.

CALL TO ORDER

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

- **ROLL CALL**

PRESENT: Mayor McDonnell, Councilmember Barnacle, Councilmember 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

Assistant City Attorney Jordan Green reported out the following from Closed Session:

The Council unanimously approved a settlement agreement in Charles S. Syres versus City of Petaluma et al, Sonoma County Superior Court case, Number Scv. 271500, which will be on file and available for public review in the City Clerk's Office once fully executed. Ms. Green provided a short summary of the agreement, noting: the parties agreed to pay their own attorney's fees, there was no agreement to an exchange of money, and Syres agreed to dismiss the lawsuit once the settlement agreement is fully executed. The City also acknowledged that under the current provisions of the City's municipal code and zoning ordinance, that Syres may make certain modifications to existing buildings and storefronts, without being subject to the Site, Plan, and Architectural Review Process, or other Discretionary Review, but only under certain circumstances. There is no intent to impose any limitation on the City's review and permitting authority. This agreement declares existing law under the City's Zoning Code and Municipal Ordinance.

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).

Taryn Obaid
Laurie Schroeder
Rosemary Hart

Mayor McDonnell opened General Public Comment.

Katherine Bobrowski

Rosemary Hart

Darren Racusen

ZG

Pedro Moura

Mayor McDonnell closed General Public Comment.

COUNCIL COMMENT

Councilmember Healy

Vice Mayor Cader Thompson

Councilmember Nau

Councilmember Pocekay

Councilmember Shribbs

Mayor McDonnell

CITY MANAGER COMMENT

City Manager Peggy Flynn

CONSENT CALENDAR

1. Minutes of the City Council/PCDSA Regular Meeting of January 9, 2023
2. Tentative Agenda for the City Council/PCDSA Regular Meeting of February 6, 2023
3. Resolution Authorizing the Grant Application, Acceptance, and Execution for: 1) High-Efficiency Toilet Replacement Direct Install Program for Income-Qualified Water Customers; 2) Municipal Well Program; 3) Well Treatment; 4) Metered Water and Recycled Water Fill Stations; 5) La Cresta Water Storage Tank Replacement; 6) Integrated Water Master Plan; and 7) Turf Replacement Program, and Finding that the Proposed Action is CEQA Exempt in Accordance with CEQA Guidelines Section 15378
4. Resolution Amending the Classification and Compensation Plan by Establishing the Classification and Pay Range of Water Resources and Conservation Manager, Authorizing the Position Allocation of One Water Resources and Conservation Manager, Eliminating the Funding Allocation of One Environmental Services Analyst, and Finding This Action is Not a "Project" Pursuant to CEQA Guidelines Section 15378(b)(5)
5. Resolution Authorizing Modification of City Loans for Eden Housing Downtown River Apartments Affordable Housing Project And Finding that This Action is Not a Project Pursuant to CEQA Guidelines Section 15378

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

Motion to adopt the Consent Calendar (Resolution Nos. 2023-010 N.C.S. authorizing the grant application, acceptance, and execution for programs; 2023-011 N.C.S. amending the classification and compensation plan for Water Resources and Conservation Manager; and 2023-012 N.C.S. authorizing modification of City loans for Eden Housing Downtown River Apartments Affordable Housing Project) made by Councilmember Healy, seconded by Councilmember Shribbs.

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

PUBLIC HEARINGS AND MATTERS FOR CONSIDERATION

6. Resolution Approving Allocation of \$500,000 of Housing In-Lieu Funds to MidPen Housing Corporation or affiliate for acquisition and development of the Washington Commons Affordable Housing Project Located at 817, 821 and 825 E. Washington Street and Authorizing the City Manager to Sign Documents for Financing of the Project and Finding that this Action is Not a Project Pursuant to CEQA Guidelines Section 15378

Housing Manager, Karen Shimizu, presented the staff report. Ali Gaylord provided additional project overview on behalf of MidPen Housing.

Councilmembers asked questions of staff.

Mayor McDonnell opened public comment.

Sheila Baker

Richard Cruz

Steve Harris

Mayor McDonnell closed public comment.

Councilmembers discussed.

Motion to adopt Resolution No. 2023-013 N.C.S. made by Vice Mayor Cader Thompson, seconded by Councilmember Shribbs.

Vote: Carried 6-1

Yes: Mayor McDonnell, Councilmember Barnacle, Councilmember Cader Thompson, Councilmember Nau, Councilmember Pocekay, Councilmember Shribbs

No: Councilmember Healy

Absent: None

Recused: None

7. Introduction (First Reading) of an Ordinance Approving Purchase and Sale Agreements of Right of Ways of Real Properties, commonly known as 276 Corona Road (APN 048-080-036), 1364 N. McDowell Blvd. (APN 137-011-016), 1368 N. McDowell Blvd. (APN 137-011-015), and 745 N. McDowell (APN 048-080-037) and authorizing the City Manager to Execute the Agreement and All Other Documents Necessary to Complete the Purchase and Sale, and Finding This Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15301 (Existing Facilities)

Senior Traffic Engineer, Ken Eichstaedt, presented the staff report.

Councilmembers asked questions of staff.

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

Councilmembers discussed.

Motion to introduce (first reading) of Ordinance No. 2837 N.C.S. made by Councilmember Healy, seconded by Vice Mayor Cader Thompson.

Vote: Carried 7-0

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

No: None

Absent: None

Recused: None

8. Adoption (Second Reading) of Ordinance No. 2836 N.C.S. Amending the Sunset Date of Ordinance No. 2823 N.C.S. (Adding Chapter 6.60 to the Petaluma Municipal Code, Titled "Residential Tenancy Protections") Until July 1, 2023, and Finding This Item is Exempt From CEQA Pursuant to CEQA Guidelines Section 15387(b)(5)

Mayor McDonnell announced he would recuse due to a conflict of interest and left the Chamber.

Assistant City Attorney, Dylan Brady, presented the staff report.

Councilmembers asked questions of staff.

Vice Mayor Cader Thompson opened public comment.

Chad Bolla

Diana Kingsbury

Paige D

ZG

Michael Titone

Maddy Hirshfield

Margaret DeMatteo

Vice Mayor Cader Thompson closed public comment.

Councilmembers discussed.

Motion to adopt (second reading) Ordinance No. 2836 N.C.S. made by Councilmember Barnacle, seconded by Councilmember Pocekay.

Vote: Carried 4-2
Yes: Councilmember Barnacle, Councilmember Cader Thompson, Councilmember Pocekay, Councilmember Shribbs
No: Councilmember Healy, Councilmember Nau
Absent: None
Recused: Mayor McDonnell

9. Resolution Appointing Individuals to Fill Vacancies on City Committees and Commissions and Finding This Item is Not a "Project" Pursuant to CEQA Guidelines Section 15378(b)(5)

City Clerk, Kendall Sawyer, presented the staff report.

Councilmembers asked questions of staff.

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

City Clerk facilitated votes for each position.

Councilmembers voted to appoint members as follows:

Name	Appointed to	Term Ending
Kerry Davison	Measure U Oversight Committee (Regular Member)	6/30/2025
Tyler Sturm	Measure U Oversight Committee (Regular Member)	6/30/2025
Susan Kirks	Measure U Oversight Committee (Regular Member)	6/30/2023
Taryn Obaid	Tree Advisory Committee	6/30/2024
Julia Born	Youth Commission (Youth Member)	6/30/2024

Motion to adopt Resolution No. 2023-014 N.C.S. made by Vice Mayor Cader Thompson, seconded by Councilmember Nau.

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

10. Resolution Recommending Appointments to the Mayors' and Councilmembers' Association to Fill Vacancies on Regional Bodies and Finding This Item is Exempt From CEQA Pursuant to CEQA Guidelines Section 15387(b)(5)

City Clerk, Kendall Sawyer, presented the staff report.

Councilmembers asked questions of staff.

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

City Clerk facilitated votes for each position.

Councilmembers voted to recommend appointments as follows:

LAFCO	Regular Seat Regular Seat Alternate Seat	Sandra Lowe (Sonoma) Susan Harvey (Cotati) Jeff Okrepkie (Santa Rosa)
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BAAQMD Board	Regular Seat	Brian Barnacle (Petaluma)
ABAG Executive Board	Alternate Seat	Stephen Zollman (Sebastopol)
SoCo Ag. Pres. and Open Space District CAC	Regular Seat	Mark Stapp (Santa Rosa)
North Bay Division, Cal Cities, Exec. Board	Regular Seat	Jackie Elward (Rohnert Park)
Child Care Planning Council of Sonoma County	Regular Seat	Stephen Zollman (Sebastopol)
Sonoma Marin Area Rail Transit Commission	Regular Seat Regular Seat	Melanie Bagby (Cloverdale) Chris Rogers (Santa Rosa)

Motion to adopt Resolution No. 2023-015 N.C.S. made by Vice Mayor Cader Thompson, seconded by Councilmember Shribbs.

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

ADJOURNMENT

Mayor McDonnell adjourned the meeting at 9:31 p.m.