

	<p><b>CITY OF PETALUMA, CALIFORNIA</b>  <b>REGULAR MEETING OF THE CITY COUNCIL &amp; PETALUMA</b>  <b>COMMUNITY DEVELOPMENT SUCCESSOR AGENCY (PCDSA)</b></p> <p>City Hall Council Chamber  11 English Street  Petaluma, CA 94952</p>
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**DRAFT MINUTES**  
**Monday, October 02, 2023**  
**REGULAR SESSION - 6:30 P.M.**

**CALL TO ORDER**

Mayor McDonnell called the meeting to order at 6:31 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**

- **Fire Prevention Week (October 8-14, 2023)**

Fire Marshal Jessica Power and staff accepted the proclamation.

**PRESENTATIONS**

- **Fire Chiefs Association Half Cent Sales Tax**

Fire Chief Jeff Schach presented the item.

- **Update on the Trestle Assessment Study**

Director of Public Works and Utilities Christopher Bolt and Assistant Director Public Works and Utilities Gina Benedetti-Petnic presented the item.

Councilmembers asked questions of staff.

## **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).

David Donnenfield  
David Keller  
Eric Leland  
Joanna Paun  
Katherine & Bill Rinehart  
Matthew Carter  
Sheldon Gen  
Suzanne Biaggi  
Taryn Obaid  
Taryn Obaid No. 2

Mayor McDonnell opened the General Public Comment.

Eric Leland  
Joanna Paun  
Darrell Pike  
Rosemary Hart – Petaluma Women's Club  
Ellen Webster  
Katherine Bobrowski  
Peter Tscherneff  
Jessica Mozes  
John Hanania  
Robert Hansen  
Duane Bellinger  
Darren Racusen  
Judy Stroyer  
Darnell  
Dennis Radar  
Mike Schitwood  
Eva Lane  
Leonard Frank

Mayor McDonnell closed the General Public Comment.

## **COUNCIL COMMENT**

Councilmember Barnacle  
Councilmember Healy

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

## **CITY MANAGER COMMENT**

Community Development Director Brian Oh

## **CONSENT CALENDAR**

- 1. Minutes of the City Council/PCDSA Regular Meetings of September 11, 2023 – Amended 10/2/23**
- 3. Adopted Resolution 2023-154 N.C.S. Authorizing the Purchase of an Excavator for the Public Works & Utilities Department through Sourcewell Cooperative Purchasing Program and Authorizing the City Manager to Execute all Documents Necessary to Complete the Purchase**
- 4. Adopted Resolution 2023-155 N.C.S. Authorizing the Purchase of a Backhoe for the Public Works & Utilities Department through Sourcewell Cooperative Purchasing Program and Authorizing the City Manager to Execute all Documents Necessary to Complete the Purchase**
- 5. Adopted Resolution 2023-156 N.C.S. Ratifying the Memoranda of Understanding, Effective July 1, 2023 – June 30, 2026, Reached by the Duly Authorized Representatives of the City of Petaluma and the International Association of Fire Fighters, Unit 7**
- 6. Adoption (Second Reading) of Ordinance No. 2864 N.C.S. Adopting a SmartCode Regulating Plan Zoning Map Amendment for the Oyster Cove Mixed Use Neighborhood Project Located at 100 East D Street, APN 007-700-006; City Record No. PLZA-2022-0004**
- 7. Adoption (Second Reading) of an Ordinance No. 2863 N.C.S. Granting Temporary and Permanent Easements for Replacement of PG&E Gas Main Facilities on the City's Shollenberger Park Property**

Mayor McDonnell opened public comment on the Consent Calendar.  
Peter Tscherneff  
Ben Peters  
Mayor McDonnell closed public comment on the Consent Calendar.

Motion to adopt Consent Calendar items 1, and 3-7 made by Councilmember Healy, 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

## **2. Tentative Agenda for City Council/PCDSA Regular Meeting of October 16, 2023**

Councilmember Healy pulled item 2 from the consent calendar.

Motion to adopt Consent Calendar item 2 with an amendment directing staff to open a recruitment, advise the public that they can apply and have the deadline for applications be a week from Thursday made by Councilmember Barnacle, seconded by Vice Mayor Cader Thompson.

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**

### **8. Introduction (First Reading) of an Ordinance Amending Chapter 5 of the Petaluma Implementing Zoning Ordinance to Add Section 5.060 Establishing a Senior Mobilehome Overlay District and a Zoning Map Amendment to Additionally Zone Five Existing Self-Designated Senior Mobilehome Parks as Senior Mobilehome Park Overlay District Located at 300 Stony Point Rd., 901 N. McDowell Blvd., 911 N. McDowell Blvd., 576 N. McDowell Blvd., and 750 Wood Sorrel Dr.; APNs: 007-422-042, 048-080-0023, 007-401-013, 048-080-024, 007-401-004, 149-030-003, and 137-061-024**

Assistant City Attorney Dylan Brady presented the Staff Report.  
Councilmembers asked questions of staff.

Mayor McDonnell opened the Public Comment.  
Jodi Johnson

Nickola Frye  
Laura Bennett  
Tim Porteous  
Duane Bellinger

Mayor McDonnell closed the Public Comment.

Motion to adopt Introduction (First Reading) of an **Ordinance No. 2865 N.C.S.** Amending Chapter 5 of the Petaluma Implementing Zoning Ordinance to Add Section 5.060 Establishing a Senior Mobilehome Overlay District and a Zoning Map Amendment to Additionally Zone Five Existing Self-Designated Senior Mobilehome Parks as Senior Mobilehome Park Overlay District 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

**9. Resolution to Approve License Agreements with Each of the Nine Tenants Located on the City-Owned Fairgrounds Property to Become Effective When the 4th District Agricultural Association Lease Expires on December 31, 2023, and Making Findings that this Action is Exempt From the Requirements of the California Environmental Quality Act – Amended 9/28/23**

Councilmember Nau announced her recusal due to her employment with Happy Hearts Preschool and left the Chamber.

Mayor McDonnell opened the Public Comment.

Duane Bellinger  
Jessica Umphress  
Matt Maguire  
Stan Gold  
Justin Lipp  
Rick Faith

Mayor McDonnell closed the Public Comment.

Motion to adopt **Resolution 2023-157 N.C.S.** to Approve License Agreements with Each of the Nine Tenants Located on the City-Owned Fairgrounds Property to Become Effective When the 4th District Agricultural Association Lease Expires on December 31, 2023, and Making Findings that this Action is Exempt From the Requirements of the California Environmental Quality Act made by Councilmember Barnacle, seconded by Councilmember Healy.

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

Mayor McDonnell called for a five-minute recess at 10:22 p.m. and thereafter reconvened the meeting at 10:27 p.m.

Motion to start a new item after 10:30 p.m. was made by Councilmember Healy, seconded by Vice Mayor Cader Thompson.

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

**10. Introduction (First Reading) of an Ordinance of the City Council of the City of Petaluma Amending Chapter 6.08 of the Petaluma Municipal Code to Renew the Petaluma Tourism Improvement District – Amended 9/27/23**

Director of Economic Development and Open Government Ingrid Alverde 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 Introduction (First Reading) of **Ordinance No. 2866 N.C.S.** of the City Council of the City of Petaluma Amending Chapter 6.08 of the Petaluma Municipal Code to Renew the Petaluma Tourism Improvement District made by Councilmember Nau, seconded by Vice Mayor Cader Thompson.

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. Public Hearing and Action to Adopt a Resolution Confirming the Cost of Abatement of Weeds and Confirming Approval of the Forwarding of Unpaid Bills to the County Assessor's Office for Collection as Assessments**

Fire Marshal Jessica Power presented the staff report.

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

Motion to adopt **Resolution 2023-158 N.C.S.** Confirming the Cost of Abatement of Weeds and Confirming Approval of the Forwarding of Unpaid Bills to the County Assessor's Office for Collection as Assessments made by Councilmember Pocekay, seconded by Vice Mayor Cader Thompson.

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

**ADJOURNMENT**

Mayor McDonnell adjourned the meeting at 10:35 p.m. in honor of Senator Dianne Feinstein.