



**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, September 18, 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.

PRESENTATIONS

- **Extreme Temperature City Response**

Emergency Manager Thomas Jordan presented on 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).

Adam Supernant

Cindy Lima

Marian Parker & Jack Eliot

Matt Maguire & Stand Gold

Tom Costello

Mayor McDonnell opened General Public Comment.

Esaia Gonzalez

Peter Tscherneff

Suhair Hattar

Matt Maguire

Stan Gold

Nancy Wilson

Darren Racusen

Mayor McDonnell closed General Public Comment.

COUNCIL COMMENT

Councilmember Barnacle

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 September 11, 2023 – Item moved to October 2, 2023**
2. **Tentative Agenda for the City Council/PCDSA Regular Meeting of October 2, 2023 – Revised 9/13/23**
4. **Adopted Resolution 2023-143 N.C.S. Ratifying the Memoranda of Understanding, Effective July 1, 2020 – June 30, 2026, Reached by the Duly Authorized Representatives of the City of Petaluma and the Petaluma Professional and Mid-Managers Association, Units 4, 9, and 11**
5. **Adopted Resolution 2023-144 N.C.S. Ratifying the Side Letter Agreement Reached by the Duly Authorized Representatives of the City of Petaluma and the American Federation of State, County and Municipal Employees, Units 1, 2, and 3**
6. **Adopted Resolution 2023-145 N.C.S. to Receive and File the City Treasurer's Quarterly Report Dated June 30, 2023**
7. **Adoption (Second Reading) of an Ordinance No. 2861 Creating Flexibility in Local Standards and Procedures for the Design and Site Development of Shelters for People Experiencing Homelessness and the Structures and Facilities Therein at the City Manager's Discretion**

- 8. Adopted Resolution 2023-146 N.C.S. Authorizing Award of Contract for Turning Basin Floating Dock and Pile Installation to the Dutra Group**
- 9. Adopted Resolution 2023-147 N.C.S. Amending the Petaluma Transit Operations Contract with MV Transportation and Authorizing the Execution of the Amended Second- and Third-Year Options of the Agreement**

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

Motion to adopt Consent Calendar items 2, and 4-9 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

- 3. Adopted Resolution 2023-142 N.C.S. Awarding Construction Contract for the Oak Hill Municipal Well Project (C67501611) to Well Industries Inc. and Rejecting NorCal Pump's Bid Protest**

Mayor McDonnell and Councilmember Barnacle announced their recusal from item 3.

Motion to adopt Consent Calendar item 3 made by Councilmember Healy, seconded by Councilmember Nau.

Vote: Carried 5-0
Yes: Vice Mayor Cader Thompson, Councilmember Healy, Councilmember Nau, Councilmember Pocekay, Councilmember Shribbs
No: None
Absent: None
Recused: Councilmember Barnacle, Mayor McDonnell

PUBLIC HEARINGS AND MATTERS FOR CONSIDERATION

- 10. Introduction (First Reading) of an Ordinance of a 5 Year Extension to the Commercial Lease Between the City of Petaluma and Sonoma Marin Area Rail Transit (SMART) for the Property Located at 210 Lakeville Street (APN 007-131-004) Which Includes the Old Train Depot and Neighboring Buildings and Parking Lot**

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 an Ordinance No. 2862** of a 5 Year Extension to the Commercial Lease Between the City of Petaluma and Sonoma Marin Area Rail Transit (SMART) for the

Property Located at 210 Lakeville Street (APN 007-131-004) Which Includes the Old Train Depot and Neighboring Buildings and Parking Lot 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

11. Public Hearing to Receive Comments on the 2022-2023 Draft Consolidated Annual Performance Evaluation Report (CAPER) and Resolution Approving the Community Development Block Grant 2022-2023 (CAPER) and Authorizing the City Manager to Submit the CAPER as Required by the Department of Housing and Urban Development

Housing Specialist Sarah Wolf presented on the item.

Council questions were addressed by staff.

Mayor McDonnell opened the Public Hearing to receive public comment; receiving none, he closed the Public Hearing and public comment.

Motion to adopt **Resolution 2023-148 N.C.S.** Approving the Community Development Block Grant 2022-2023 (CAPER) and Authorizing the City Manager to Submit the CAPER as Required by the Department of Housing and Urban Development 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

12. Resolution Approving the Issuance of Revenue Bonds by the California Municipal Finance Authority in an Aggregate Principal Amount Not to Exceed \$35,000,000 to Finance an Affordable Rental Housing Facility for the Benefit of Eden Housing, Inc., and Certain Other Matters Relating Thereto

Housing Specialist Sarah Wolf and Eden Housing's Matt Schreiber presented on the item.

Council questions were addressed by staff.

Mayor McDonnell opened public comment.

Darren Racusen

Mayor McDonnell closed public comment.

Motion to adopt **Resolution 2023-149 N.C.S.** Approving the Issuance of Revenue Bonds by the California Municipal Finance Authority in an Aggregate Principal Amount Not to Exceed \$35,000,000 to Finance an Affordable Rental Housing Facility for the Benefit of Eden Housing, Inc., and Certain Other Matters Relating Thereto 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

13. Introduction (First Reading) of an Ordinance Granting Temporary and Permanent Easements and Adoption of a Resolution Granting a License for Replacement of PG&E Gas Main Facilities on the City's Shollenberger Park Property and Making Findings in Accordance with Section 21081 of the Public Resources Code and Section 15096 of the CEQA Guidelines that Changes or Alterations Have Been Incorporated into the Project which Mitigate or Avoid Potentially Significant Impacts of the Project on the Environment, and that Those Changes or Alterations Are Within the Responsibility and Jurisdiction of the State Lands Commission as Lead Agency for the Project Pursuant to CEQA, and Have Been Adopted by the Commission on August 17 – Report Revised 9/13/23

Jeff Stutsman, Deputy Director of Operations presented on the item.
Councilmembers asked questions of staff.

Mayor McDonnell opened public comment.
Susan Kirks
Mayor McDonnell closed public comment.

City Attorney Eric Danly noted that a correction should be made to the Resolution, changing the date from September 11th to September 18th.

PG&E project manager Lauren Liamsithisack verbally confirmed that the \$100,000 noted in the June 6, 2023, letter from PG&E was still available for use by the City. It was the consensus of the City Council to seek a recommendation from the Parks and Recreation Commission on how to program the use of said \$100,000 towards possible trail improvements.

Motion to adopt an **Introduction (First Reading) of an Ordinance No. 2863** Granting Temporary and Permanent Easements and Adoption of a Resolution 2023-150 N.C.S Granting a License for Replacement of PG&E Gas Main Facilities on the City's Shollenberger Park Property and Making Findings in Accordance with Section 21081 of the Public Resources Code and Section 15096 of the CEQA Guidelines that Changes or Alterations Have Been Incorporated into the Project which Mitigate or Avoid Potentially Significant Impacts of the Project on the Environment, and that Those Changes or Alterations Are Within the Responsibility and Jurisdiction of the State Lands Commission as Lead Agency for the Project Pursuant to CEQA, and Have Been Adopted by the Commission on August 17 with two amendments: Amendment 1 to change the date of the Resolution from September 11th to September 18th and Amendment 2 to seek a recommendation from the Parks and Recreation Commission on how to program the use of said \$100,000 towards possible trail improvements 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

14. Resolution Adopting an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Oyster Cove Mixed Use Neighborhood Project, Resolution Approving a General Plan Amendment, Introduction of an Ordinance (First Reading) Adopting a Zoning Map Amendment, and Resolution approving the Tentative Map for Subdivision and Condominium Purposes and Associated SmartCode Warrants

Planning Manager Andrew Trippel, Principal Environmental Planner Olivia Ervin, and applicant presented on the item.

Mayor McDonnell opened Public Comment.

Dave Alden

Adam Guernsey

Nathan Spindel

Mayor McDonnell closed Public Comment.

Councilmembers asked questions of staff.

Motion to adopt **Resolution 2023-151 N.C.S.** Adopting an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Oyster Cove Mixed Use Neighborhood Project, Resolution 2023-152 N.C.S. Approving a General Plan Amendment, Introduction of an Ordinance No. 2864 (First Reading) Adopting a Zoning Map Amendment, and Resolution 2023-153 N.C.S Approving the Tentative Map for Subdivision and Condominium Purposes and Associated SmartCode Warrants 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

ADJOURNMENT

Mayor McDonnell adjourned the meeting at 10:34 p.m.