CALL TO ORDER/ROLL CALL
Mayor/Chairperson Hagele called to order the concurrent meeting of the City Council and Redevelopment Successor Agency of the City of Healdsburg at 6:00 p.m. with the following Council Members present:

Present: Council Members/: Gold, McCaffery, Mitchell, Naujokas and Mayor Hagele
        Board Members

Absent: Council Members/: None.
        Board Members

APPROVAL OF AGENDA
On a motion by Council Member McCaffery, seconded by Council Member Naujokas, approved the October 7, 2019, City Council/Redevelopment Successor Agency meeting agenda as submitted. (Ayes 5, Noes 0, Absent 0)

APPROVAL OF MINUTES
On a motion by Council Member Mitchell, seconded by Vice Mayor Gold, approved the September 16, 2019 City Council Special Meeting - Closed Session Minutes and the September 16, 2019 City Council Regular Meeting Minutes.

REPORT ON CLOSED SESSION
Mayor Hagele reported Council met in Closed Session and direction was provided to staff.

ANNOUNCEMENTS/PRESENTATIONS - PROCLAMATION RECOGNIZING METASTATIC BREAST CANCER AWARENESS
Council Member Mitchell read the proclamation and presented it on behalf of the City Council to Caroline Marker. Ms. Marker thanked the Council for bringing awareness to metastatic breast cancer and asked that any donations be made to metavivor.org where 100% of donations goes into research.

ANNOUNCEMENTS/PRESENTATIONS - PROCLAMATION RECOGNIZING DOMESTIC VIOLENCE AWARENESS MONTH
Vice Mayor Gold read the proclamation and presented it on behalf of the City Council to Renee Mengali, Board President for YWCA Sonoma County. Ms. Mengali thanked the Council for honoring October as Domestic Violence Awareness Month.

ANNOUNCEMENTS/PRESENTATIONS – FIRE PREVENTION WEEK 2019

Council Member McCaffery read the proclamation and presented it on behalf of the City Council to Fire Marshall Collister. Fire Marshall Collister thanked the Council and invited them and the public to their Open House on October 12.

ANNOUNCEMENTS/PRESENTATIONS - PRIDE IN PUBLIC SERVICE AWARD RECOGNITION - SALOMON "SAL" SANCHEZ

Community Services Director Themig acknowledged the accomplishments of Sal Sanchez, Facilities Worker in Community Services. City Manager Mickaelian noted that the award is voted on by his peers. Mr. Sanchez thanked the Council and stated he was honored to be awarded by his peers and how much he enjoys his job.

CITY MANAGER REPORT - FITCH MOUNTAIN AND MILL CREEK EVACUATION DRILL UPDATE

City Manager Mickaelian informed the Council that before the update is given on the Fitch Mountain and Mill Creek Evacuation Drill, Fire Chief Boaz will provide a brief update on PG&E’s Public Safety Power Shutdowns. Mr. Mickaelian reported the City of Healdsburg has its own electric utility power source and relies on PG&E transmission lines which feed the Badger substations and that the only time the city would be without power is if PG&E chose to de-energize one of the transmission lines. City Manager Mickaelian noted that the notices residents may have received from PG&E are not related to Healdsburg.

Fire Chief Boaz provided an update on the PG&E power shutdown impacts and reported Fire Weather Watch predicted dry, windy conditions which may prompt a red flag warning for Sonoma County and prompt the shut off which will impact Sonoma County. Chief Boaz noted that should Healdsburg lose power, the City will alert the community through reverse phone calls, Nixle, social media, and he directed people to the City of Healdsburg’s website for more information on how to get prepared. Chief Boaz informed the Council that the County of Sonoma has activated their Emergency Operations Center and is providing regular updates.

Chief Boaz introduced Sam Wallace from the Sonoma County Department of Emergency Management to provide an update on the Mill Creek/Fitch Mountain Evacuation Drills.

Mr. Wallace provided information on the evacuation drills they have conducted in Sonoma County, noting the goals and objectives of the drills are to raise awareness, develop plans,
practice evacuation, identify potential problems and solutions, and exercise COPE groups. Mr. Wallace reported participants have included residents of Fitch Mountain and Mill Creek/Wallace Creek Road, City of Healdsburg, Sonoma County Sheriff, Sonoma County Department of Emergency Management, California Highway Patrol, the American Red Cross as well as a variety of other organizations. Mr. Wallace provided an overview of the planning process, developing a drill with community stakeholders, and the outreach to the community when evacuation drills will be taking place.

**PUBLIC COMMENTS ON NON AGENDA ITEMS**

Gail Jonas thanked the City, Parks & Recreation and the Senior Center for sponsoring a softball team for seniors called the Prune Pits of which she is a member and enjoys.

Moss spoke on the route he takes to get to school at Fitch Street having a blind spot at the left turn for traffic coming down not being able to see pedestrians. He stated he spoke to Police and traffic enforcement and asked Council to make it a 4-way stop at the intersection to make it safer for cars and pedestrians.

Rebekah, representing the Sunrise Movement, spoke on looking forward to hearing the discussion on the climate emergency resolution.

**CONSENT CALENDAR**

On a motion by Vice Mayor Gold, seconded by Council Member Naujokas, approved Consent Calendar Items A. through D. as follows:

A. **Receive the Monthly Investment Report for August 2019**

   By motion, received and approved the Monthly Treasurer’s Investment Report for August 2019. (Ayes 5, Noes 0, Absent 0)

B. **Approval of Disbursement Report for withdrawals during the month of August 2019**

   By motion, approved the disbursement report for August 2019. (Ayes 5, Noes 0, Absent 0)

C. **Side Letter amending the Memorandum of Understanding between the City of Healdsburg and Local Union 1245 of the International Brotherhood of Electrical Workers**

D. 2018-20 City Council Goals 1st Quarter Update

Received the first quarter report on City Council 2018-20 Goals as of September 30, 2019 (Ayes 5, Noes 0, Absent 0)

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS - PRESERVING EXISTING HOUSING STOCK AT PALOMINO COURT

Housing Administrator Sotomayor reported the owners of 1753 Palomino Court provided a Notice of Intent to Sell to the City of Healdsburg and that the property is part of the City’s Inclusionary Housing inventory. Administrator Sotomayor reported the City and the owners conducted an appraisal for the property in accordance with the agreement and that staff had explored retaining the asset in the City’s affordable housing stock by purchasing the property for the Housing Land Trust to sell to a qualified household earning no more than 150% of area median income.

Administrator Sotomayor stated that should Council approve the purchase, the price for the property would be the appraised value of $785,000 less the cost of sale, the City’s share of sale proceeds, and the City’s loan balance and accrued interest, or $598,846.73 and in order to make this property affordable to the 150% - 160% of AMI, the sales price would need to be around $550,000 requiring an additional subsidy of $48,847 from the City. Administrator Sotomayor reported the City of Healdsburg currently has 59 units of Homeownership units made available to low-to-moderate income tenants. Administrator Sotomayor reported this proposal would follow the Sonoma County Housing Land Trust model tying the subsidy to the land to keep the property affordable in perpetuity.

Public Comments:
Richard Burg inquired on what the owners will receive in selling the house, if the subsidy represents a particular delta in the market, and on the nuances of the numbers presented.

Housing Administrator Sotomayor responded the sellers would be receiving the difference between the original purchase price and the sale price of the property and City Manager Mickaelian reported Housing Land Trust would be overseeing the transaction.

Council discussion ensued on the opportunity to reset the process on how the transaction of the properties will conducted in the future, and if there is a demand from people interested in the property.

Dev Gutches, Housing Land Trust, informed the Council that there is a huge demand for the property and the they will be holding an open house for the property.

On a motion by Vice Mayor Gold, seconded by Council Member Naujokas, adopted Resolution No. 119-2019 entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING THE PURCHASE OF PROPERTY LOCATED AT 1735 PALOMINO COURT (APN 003-180-005) IN AN AMOUNT NOT TO EXCEED $598,847; AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTS OF SALE AND DEED IN ORDER TO COMPLETE THE TRANSACTION, AND INCREASING APPROPRIATION IN THE AFFORDABLE HOUSING TRUST FUND BY $48,847 FUNDED WITH A TRANSFER FROM THE INCLUSIONARY HOUSING DEPOSIT"
The motion carried by a roll call vote. (Ayes 5, Noes 0, Absent 0)

NEW BUSINESS - GROWTH MANAGEMENT ORDINANCE AMENDMENT DISCUSSION

City Manager Mickaelian presented background information and stated that once staff receives direction from Council on the ballot language and ordinance, staff will start the CEQA process. City Manager Mickaelian provided a timeline to place this on the ballot.

City Manager Mickaelian reported the changes to the GMO the City is asking the voters to consider is adding “for-sale” language to Section 17.24.020 Annual Building Permit Allocations as follows in italics:

- In addition to the 90 units permitted by HMC 17.24.020(A), a maximum of 50 units per year, on average, not to exceed 150 units in a three-year period, may be permitted so long as the additional units are multifamily rental or for-sale units; and
- Any for-sale unit is subject to deed restriction requiring that the unit be sold to those earning no more than 160% of the Sonoma County Area Median Income, adjusted for household size appropriate for the unit.
City Manager Mickaelian presented the following three options for the ballot language:

1. “Shall the City of Healdsburg amend its current Growth management Ordinance to allow for construction of the 50 multi-family income-restricted units per year, authorized by the voters in the 2018 election, to be offered for sale or for rent, rather than solely for rent?”

2. “Shall the existing Growth Management Ordinance provision that allows for the construction of an additional 50 units per year, on average, of multi-family, income restricted rental housing be amended to allow these units to also be used for income restricted for-sale housing?”

3. “Shall the City of Healdsburg amend its Growth management Ordinance to permit multi-family for sale or for rent housing to be an allowable use for the construction of income-restricted units subject to the previous voter approved limits of 50 units per year and not to exceed 150 units over a three-year period.”

Public Comments:

Richard Burg spoke on his concern on the issue of maintenance by adding for-sale to the language, whether there will be the establishment of an HOA in a property that will have rental and owned units, and whether the ballot language or ordinance has to include any reference to the way in which appreciation will be managed.

City Manager Mickaelian responded that the income restriction would be the same for all the properties and once a property is sold at the Area Median Income level is established, it is placed on the deed of trust, when the property is sold, it has to be to someone in the same income category, and the property transaction would be managed by Housing Land Trust.

Council discussion ensued on the merits of the three ballot language options, the importance of making the language clear for the voters to understand what is being asked, having language that states “…authorized by the voters in 2018 election” and suggested language proposed for the ballot.

Mayor Hagele read the following draft proposed language:

- Shall the City of Healdsburg’s Growth Management Ordinance be amended to permit the currently allowed average of 50 units per year of multi-family, income-restricted housing, as authorized by the voters in 2018, to also be offered for sale instead of solely for rent?
City Attorney Zutler informed the Council the City Attorney’s Impartial Analysis would be underneath the ballot statement and will explain how it amends the amendment adopted in 2018 and that these are not new units, they are units that have already been authorized by the voters.

Additional Council discussion ensued on clarifying the language to be placed on the ballot.

Mayor Hagele reopened public comment for feedback:

Marilyn Joyce suggested 50 units a year of multifamily, income restricted housing or income restricted rental housing.

Richard Burg suggested changing the word “also” to “alternatively’ and asked if property that was owned can become rental property.

City Manager Mickaelian responded that buying property that is income restricted would have to be a primary residence.

On a motion by Council Member McCaffery, seconded by Council Member Naujokas, directed staff to continue to work on the draft ballot language below:

- Shall the City of Healdsburg’s Growth Management Ordinance be amended to permit the currently allowed average of 50 units per year of multi-family, income-restricted rental housing, as authorized by the voters in 2018, also be offered for-sale?

Council also directed staff to prepare an analysis of the potential environmental impacts of the proposed amendment to the Growth Management Ordinance under the California Environmental Quality Act (CEQA). The motion carried by a roll call vote. (Ayes 5, Noes 0, Absent 0)

NEW BUSINESS - PREVIEW OF THE PROPOSED HEALDSBURG MUNICIPAL CODE (HMC) AMENDMENTS RELATED TO THE BUILDING AND FIRE CODES

Building Official Buffenbarger and Fire Marshal Collister presented an update on the proposed amendments to the 2019 California Building Standards and Fire Code.

Building Official Buffenbarger reported every three years the State of California mandates new and revised building codes, the 2019 California Building Standards Codes and the 2019 California Fire Code go into effect on January 1, 2020, and that local jurisdictions may only establish more restrictive building standards that are reasonably necessary. Building Official Buffenbarger provided information on the public outreach conducted and the following summary of the proposed 2019 code amendments:
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<table>
<thead>
<tr>
<th>Amendment Topic</th>
<th>Change from 2016</th>
<th>Description of Amendment</th>
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| **California Building Code Permit Expiration** | Yes – Admin Change from 2016  
- Permit expiration after 180 days of inactivity.  
- 1-180-day extension allowed. | • Permit expiration after 1 year of inactivity.  
• 1–90-day permit extension allowed. |
| **California Building Code Definition: Newly Constructed Building** | Yes – Minor Change: Current definition of “Newly Constructed Building” is a building that has never been used or occupied for any purpose. | Definition of “Newly Constructed Building” with respect to REACH and WUI is proposed to be expanded to include buildings that are demolished to more than 75% of the walls and roof/ceiling which make up the building envelope. |
| **California Energy Code** | Yes – REACH Code | Options are being evaluated to determine when the standard should be applicable. |

No public comments were made.

Council received the report and update on the 2019 California Building Standards Codes.

**NEW BUSINESS - CLIMATE EMERGENCY RESOLUTION AND CONSIDERATION OF AN ENVIRONMENTAL STEWARDSHIP INITIATIVE WITHIN THE CITY'S STRATEGIC PLAN**

Conservation Analyst Smith provided information on global warming and on the term of greenhouse effect, noting the average surface temperature of the planet has risen about 1.62 degrees since the late 19th century. Analyst Smith provided information on California’s climate change goals with the adoption of SB 32 to reduce greenhouse gas effects by 40% by 2030; adoption of SB 100 to have in the electric sector 60% renewable by 2030 and 100% carbon-free by 2045; a Governor’s Executive Order in 2018 to achieve carbon neutrality by 2045; adoption of AB 3232 to reduce greenhouse gas in building by 40% by 2030; and adoption of SB 1477 to provide $200M incentives for low-emission buildings and equipment. Analyst Smith provided information on Healdsburg’s greenhouse gas drawdown progress showing that all City facilities have been converted to 100% renewable energy and there was 600,000 kWh of energy savings in 2018 and outlined projects that are ongoing. Analyst Smith stated that by declaring a climate emergency, the Council commits to include environmental stewardship in the City’s Strategic Plan, to integrate climate change impacts into appropriate policies and decision making, and to
collaborate with the Sonoma County Regional Climate Protection Authority (RCPA) in the establishment and implementation of a 2030 Climate Emergency Mobilization Strategy.

Council discussion ensued on integrating a climate change section in future staff reports, incorporating sustainability as a strategic initiative, incorporating Healdsburg specific language into the resolution, changing the resolution language from “…strongly consider including environmental stewardship…” to “…will include environmental stewardship…,” and clarifying the collaboration with the RCPA.

Public Comments:

Gail Jonas spoke on Councils adopting several resolutions since 2008 to reduce greenhouse gases, requested the city give residents information on how they can monitor if they are meeting emission reduction goals, the city ask RCPA that they conduct two different methodologies, activity based and consumption based, to account for the city’s greenhouse gas emissions, and to ask RCPA to include tourism be included in the methodology.

Pete Gang thanked Council for taking up issue and spoke on the gap between what the world science community is saying and what is emotionally or politically feasible, the challenge of restructuring activities, and submitted a petition in support of a bold climate emergency resolution with specific measures.

Rebekah spoke on her concerns about residents not knowing what they need to do to reduce emissions and getting the information out to the community and inquired if the impacts of agriculture will be addressed in the resolution.

Richard Burg spoke in support of the resolution and suggested the Council consider having a checklist asking what is the impact to the budget, what are the CEQA implications, what is the carbon or climate impact of decisions being made at the meetings, moving forward on adopting Reach Code with limits on how the City builds in the future, and by requiring all electric on new builds will be a statement on how serious Healdsburg is on addressing the issue.

Marilyn Joyce spoke on the proposed actions that are limited to reducing local operational greenhouse gas emissions while promoting hotels and tourism, the carbon emissions from long distance travel by air, the impact of the expansion of the Sonoma County airport, research conducted by the International Council on Clean Transportation, and addressing in the strategic plan the need to limit growth in tourism.

In response to the inquiries of what residents can do to try and increase renewable energy Analyst Smith responded Healdsburg Electric offers a green rate that is 100% renewable electricity that comes from geothermal from the Geyser's and that the City sent out a power
content label promoting the rates which resulted in new subscribers. In response to if the impact of agriculture will be addressed in the resolution, Analyst Smith responded there is not a lot of agriculture within Healdsburg city limits and therefore, there is not a lot the City can have on Ag impacts, noting the Sonoma Sustainable Wine Growers Association is working with the Ag community to address water and pesticide usage.

Additional Council discussion ensued on further language changes to the resolution to reflect the City “will collaborate” with the Sonoma County Regional Climate Protection Authority and having a discussion at the next Strategic Work Session on language specific to Healdsburg that takes the strongest possible action for climate protection to be at the forefront of proposals.

On a motion by Vice Mayor Gold, seconded by Council Member Mitchell, adopted as amended, Resolution No. 120-2019 entitled: “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG DECLARING A CLIMATE EMERGENCY AND AFFIRMING THE CITY’S ONGOING ACTIONS TO RESTORE A SAFE CLIMATE” The motion carried by a roll call vote. (Ayes 5, Noes 0, Absent 0)

NEW BUSINESS - SONOMA COUNTY MAYORS' AND COUNCILMEMBERS' ASSOCIATION BOARD OF DIRECTORS APPOINTMENTS

City Clerk Williams reported the City of Healdsburg is a member of the Sonoma County Mayors’ and Councilmembers’ Association who appoints members to various regional Boards and Commissions, that one letter of interest was received from Petaluma Council Member Mike Healy expressing interest in serving as the representative on the North Bay Division, League of California Cities Executive Board. City Clerk Williams reported the Council action is to provide direction to the Mayor or his Alternate on whether to vote in support or against appointing Petaluma Council Member Healy at the Sonoma County Mayors’ and Councilmembers’ Association Board of Directors meeting on October 10, 2019 in the City of Sebastopol.

On a motion by Council Member McCaffery, seconded by Council Member Naujokas, directed the Mayor and Vice Mayor Gold to vote in support of appointing Petaluma Council Member Mike Healy to the North Bay Division, League of California Cities Executive Board.

NEW BUSINESS - 2019 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE RESOLUTIONS

City Clerk Williams reported there are two resolutions being brought forward for consideration at the 2019 League of California Cities Annual Conference in October. City Clerk Williams informed Council their Delegate for the League is Vice Mayor Gold, that Mayor Hagele is named as the Alternate for voting purposes at the conference, and Council action is to provide direction to their delegate and alternate on whether or not to support the resolutions.
Vice Mayor Gold inquired if there was a downside to the League’s resolution calling on the CPUC to expand Rule 20A for undergrounding overhead utilities to including projects in very high fire hazard severity zones and if it is the CPUC’s discretion to decide which communities will receive funds. City Manager Mickaelian responded that small cities will be impacted, it could take many years to accrue monies before any project of significance can be done, and because the CPUC would have discretion on what projects would be funded, small cities may lose monies accrued to a larger undergrounding project.

No public comments were made.

On a motion by Council Member Naujokas, seconded by Council Member Mitchell, directed League Delegate Vice Mayor Gold to vote in support of League Resolution 1 and Resolution 2 at the League of California Cities 2019 Annual Conference. (Ayes 5, Noes 0, Absent 0)

COUNCIL REPORTS ON MATTERS OF INTEREST OCCURRING SINCE PREVIOUS REGULAR MEETING/EXPENSE REIMBURSEMENT REPORTS

Council Member McCaffery reported he attended the Age-Friendly Picnic in the plaza.

Council Member Mitchell attended the RRWA meeting, met with City Engineer Ben Kageyama, attended the Health Action Committee meeting, attended the Age-Friendly picnic, and met with the 20/40 Master General Plan workgroup.

Council Member Naujokas reported the City hosted the North Bay Commissioners of the Metropolitan Transportation Commission, and he attended the Community Services discussion on connectivity.

Vice Mayor Gold reported she attended the North Bay Air Quality Control Board meeting.

Mayor Hagele reported he spoke at the History Lives Pioneer Awards dinner, attended the NCPA Conference, participated in Walk and Roll to School Day, and he welcomed Hometown Connections to Healdsburg.

WRITTEN COMMUNICATIONS

None.

CLOSED SESSIONS

None.

ADJOINTMENT
There being no further City Council/Redevelopment Successor Agency business to discuss, the meeting adjourned at approximately 8:22 p.m.

APPROVED: ATTEST:

_________________________________ ________________________________
David L. Hagele, Mayor Stephanie A. Williams, City Clerk