

**CITY OF ROHNERT PARK CONCURRENT MEETING MINUTES FOR:  
City Council  
Community Development Commission  
Rohnert Park Financing Authority**

**November 27, 2007  
Tuesday**

The Concurrent Meetings of the City of Rohnert Park for the City Council, the Community Development Commission and the Rohnert Park Financing Authority met this date for a Regular Meeting to commence at 6:00 p.m. at the Rohnert Park City Hall, 6750 Commerce Boulevard, Rohnert Park, with Mayor Vidak-Martinez presiding.

**REGULAR MEETING**

Call to Order: Mayor Vidak-Martinez called the Regular Meeting to order at 6:04 p.m.

Roll Call: Breeze, Mackenzie, Smith, Stafford, Vidak-Martinez

Staff present for all or part of the Regular Meeting: City Manager Donley, City Attorney Kenyon, Assistant City Manager Schwarz, Management Analyst Babonis, Public Safety Lieutenant Amato, Building Official Bruck, Deputy City Clerk Griffin, and Videographer Beltz.

**PLEDGE OF ALLEGIANCE:**

Joseph Fontes, student from Marguerite Hahn Elementary School, led the Pledge of Allegiance. Mayor Vidak-Martinez **PRESENTED** Joseph with a card and a pen.

**1. SONOMA STATE UNIVERSITY (SSU) STUDENT REPORT:**

Mayor Vidak-Martinez stated that Nicole Schossberg, SSU Associated Students, Inc. Legislative Representative, was not present due to illness and will be providing a report at the City Council's meeting on December 11th.

**2. CHAMBER OF COMMERCE PRESENTATIONS:**

Presentation of Certificate of Appreciation by the Chamber of Commerce for Support for the Sonoma Mountain Art & Wine Festival: Catharine Bramkamp stated that Paula Reinhold, Chairperson for the Sonoma Mountain Art & Wine Festival, was not in attendance.

Rohnert Park Chamber of Commerce Quarterly Report by Catharine Bramkamp: Ms. Bramkamp provided an oral update regarding new membership. She **ANNOUNCED** the Holiday Lights event on December 1<sup>st</sup> from 6-8 p.m. at the Community Library.

**3. UNSCHEDULED PUBLIC APPEARANCES/COMMENTS:**

- A. Joy Carter expressed concerns about fighting and other unsafe, disruptive activities occurring in Alicia Park.
- B. Dawna Gallagher pointed out an error regarding adjournment in the October 23 City Council minutes.

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**4. CONSENT CALENDAR:**

Mayor Vidak-Martinez signified removal of the City Council Portion of Regular Concurrent Meetings of November 13, 2007.

2. Approval of City Bills/Demands for Payment in the amount of \$2,438,554.24

3. Resolutions for Adoption:

- 2007-194 Rejecting the Claim of Vanessa L. McClain [Alleged Automobile Damage from Construction Site]**
- 2007-195 Endorsing the Committee on the Shelterless (COTS) Application for Community Development Block Grant (CDBG) Funding To Help Support the COTS Program for Emergency Shelters, Transitional Housing and Supportive Services for Homeless Children and Adults**
- 2007-196 Endorsing the Sonoma County Adult and Youth Development (SCAYD) Application for Community Development Block Grant (CDBG) Funding to Help Support the Homeless Prevention Program**
- 2007-197 Authorizing and Approving a Subrecipient Funding Agreement for Use of Fiscal Year 2007-2008 Federal Program Funds with the Sonoma County Community Development Commission for Community Development Block Grant Funding for the Community Center Americans with Disabilities Act (ADA) Improvements Project**
- 2007-198 Accepting Project and Directing the City Engineer to File Notice of Completion for the Rohnert Park Community Center ADA Improvements, Beam Replacement and Painting, Project No. 2005-05**
- 2007-199 Approving a Lease Agreement with the Seniors' Craft Shoppe for Room Space at the Rohnert Park Senior Center, 6800 Hunter Drive, Suite A, Rohnert Park**
- 2007-200 Authorizing and Approving Adjustments to Miscellaneous Part-Time Pay Rates and Ranges to Meet Minimum Wage Requirements**

Upon **MOTION** by Vice Mayor Mackenzie, seconded by Council Member Smith, and **UNANIMOUSLY APPROVED**, reading was waived and the Consent Calendar, with the exception of the City Council Portion of the Regular Concurrent Meetings Minutes of November 13, 2007, was **ADOPTED**.

Item for consideration:

1. Approval of Minutes for:  
City Council Portion of Regular Concurrent Meetings – November 13, 2007

Mayor-Vidak Martinez amended the “Adjournment” at the bottom of page seven to reflect that Mayor Pro Tempore Mackenzie adjourned the City Council meeting. Upon **MOTION** by Mayor Vidak-Martinez, seconded by Council Member Stafford, the City Council Portion of the Regular Concurrent Meetings Minutes of November 13, 2007 was **UNANIMOUSLY APPROVED AS AMENDED**.

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## 5. LABOR AGREEMENTS AND OUTLINES:

Consideration of (1) Approving the Summary of Terms and Conditions of the Total Tentative Agreements with the Rohnert Park Employees' Association (RPEA); Rohnert Park Public Safety Officers' Association (RPPSOA), and the Service Employees International Union (S.E.I.U.) Local 1021; (2) Approving the Outline of Certain Conditions of Employment, Fringe Benefits and Salary Adjustments for the Confidential Unit; and (3) Authorizing the City Attorney to Amend the City Manager's Contract to Be Consistent with the Outline of Benefits Provided to Management Employees:

1. Staff Report: City Manager Donley reviewed the contents of the Staff Report and responded to Council questions and comments. At the suggestion of Vice Mayor Mackenzie, Council **CONCURRED** to schedule an open-session discussion regarding City Council compensation and other benefits.

2. Public Comments: None.

3. Resolutions for Adoption:

**2007-201 Approving the Summary of Terms and Conditions of the Total Tentative Agreements with the Rohnert Park Employees' Association (RPEA), the Rohnert Park Public Safety Officers' Association (RPPSOA) and the Service Employees International Union (S.E.I.U.) Local 1021**

**and**

**2007-202 Approving the Outline of Certain Conditions of Employment, Fringe Benefits and Salary Adjustments for the Confidential Unit**

**and**

**2007-203 Authorizing the Amendment of the City Manager's Contract**

A **MOTION** was made by Vice Mayor Mackenzie, seconded by Council Member Smith, to adopt in toto Resolution Nos. 2007-201, 2007-202, and 2007-203. Under discussion, and **FOR THE RECORD**, Council Member Breeze stated that she will be voting against the resolutions due to this City Council and prior City Council's lack of significant progress in terms of economic development over the last several years. Mayor Vidak-Martinez read a prepared statement acknowledging staff's efforts in the negotiations and reviewing reasons for supporting the resolutions. After Council discussion concluded, reading was waived for said motion, which was **APPROVED 4-1** with Council Member Breeze dissenting, and Resolution Nos. 2007-201, 2007-202, and 2007-203 were thereby **ADOPTED**.

2. **CHAMBER OF COMMERCE PRESENTATIONS:** [Taken out of agenda order by Mayor Vidak-Martinez]

Presentation of Certificate of Appreciation by the Chamber of Commerce for Support for the Sonoma Mountain Art & Wine Festival: Paula Reinhold, Chairperson of the Sonoma Mountain Art & Wine Festival, and Linda Canterbury, Co-Chair, shared brief comments and **PRESENTED** the City with a framed certificate of appreciation and a poster from the event. They **ANNOUNCED** that the Second Annual Festival is scheduled for September 20, 2008.

**3. UNSCHEDULED PUBLIC APPEARANCES/COMMENTS:** [Taken out of agenda order by Mayor Vidak-Martinez]

- A. Mike Martinez expressed concerns about fighting and other unsafe activities occurring in Alicia Park, and he provided recommendations to address said problems
- B. Joe Schiebold shared reasons in support of having the City Council work with the School District to keep two schools, proposed for closure, open.
- C. Melodie Mayo discussed the impact of school closures on the City and shared reasons in support of having the City Council work with the School District on this matter.
- D. John Borba expressed concerns about the City's labor agreements and shared comments on economic development.

**6. PARTY ORDINANCE UPDATE:**

Evaluation of Public Safety Services Response to Large Parties Two Years Post Implementation of Party Ordinance:

- 1. Staff Report: Public Safety Lieutenant Amato reviewed the contents of the Staff Report.

- 2. Public Comments:

Nate Johnson, Chief of Police at Sonoma State University, expressed campus support to continue working with Rohnert Park Public Safety, and he indicated that a Landlord Tenant Committee has been formed.

- 3. **Council discussion/direction:** City Council **CONCURRED** with staff's recommendation to keep the ordinance in effect and to consider a stricter amendment if party calls increase significantly.

**7. 2007 BUILDING CODE ORDINANCE:**

Consideration of Proposed Amendments to Rohnert Park Municipal Code Title 15, Adopting by Reference the 2007 Edition of the California Building Standards Code, as Amended:

- 1. Staff Report: City Manager Donley reviewed the contents of the Staff Report.
- 2. **PUBLIC HEARING:** Mayor Vidak-Martinez opened the Public Hearing at 7:20 p.m. There being no members of the public interested in commenting on this matter, Mayor Vidak-Martinez closed the Public Hearing at 7:20 p.m.
- 3. Ordinance for Adoption:

**No. 794 Adopting the 2007 California Building Standards Code by Reference, Repealing Section 15.36.010 and Chapters 15.12, 15.13, and 15.30, Amending Section 15.04.010 and Chapters 15.08, 15.16, 15.20, and 15.24 of, and Adding Section 15.04.020 to Title 15, "Buildings and Construction," of the Rohnert Park Municipal Code**

Upon **MOTION** by Council Member Smith, seconded by Council Member Breeze, and **UNANIMOUSLY APPROVED**, reading was waived and Ordinance No. 794 was **ADOPTED BY ROLL CALL VOTE**.

**8. REFUSE FRANCHISE:**

Consideration of a Non-binding Letter of Intent to Rohnert Park Disposal, Inc. to Amend the Current Refuse Franchise Agreement:

1. Staff Report: Management Analyst Babonis reviewed the contents of the Staff Report.
2. Public Comments:
  - A. Dawna Gallagher expressed various concerns about the City's one-time increase in refuse rates to fund the acquisition of new fleet vehicles.
  - B. Ernie Carpenter, Global Materials, shared comments on amending the "Projects Funds/Garbage Fund" portion of the Letter of Intent.
3. Resolution for Adoption:

**2007-204 Authorizing and Directing the City Manager to Execute and Deliver on Behalf of the City of Rohnert Park a Non-binding Letter of Intent concerning Proposed Amendment of the Franchise Agreement**

A **MOTION** was made by Vice Mayor Mackenzie, seconded by Council Member Breeze, to adopt Resolution 2007-204. Under discussion, and **FOR THE RECORD**, Council Member Smith stated that he will be voting against said resolution. He noted his service on the Solid Waste Subcommittee, and he reiterated his preference for an open bidding process. After Council discussion concluded, reading was waived for said motion, which was **APPROVED 4-1** with Council Member Smith dissenting, and Resolution 2007-204 was thereby **ADOPTED**.

**9. COMMISSION / COMMITTEE / BOARD APPOINTMENTS:**

1. Council Acceptance of Resignation by Bicycle Advisory Committee Member Earl Crusier with Term to Expire December 31, 2008 – JM Nomination: Mayor Vidak-Martinez reviewed the staff document per this matter.

**Council discussion/direction/action:** Council **CONCURRED** to direct staff (1) to send Mr. Crusier a letter over the Mayor's signature thanking him for his service, and (2) to post a notice for the opening of this position on the Bicycle Advisory Committee.

2. Review of Terms to Expire December 31, 2007, and Consideration of Sending Letter to Current Members regarding Interest in Re-appointment: Mayor Vidak-Martinez reviewed the Staff Report per this matter.

**Council discussion/direction:** Council **CONCURRED** to direct staff to send said letter to current members regarding interest in re-appointment.

**10. SELECTION OF CITY COUNCIL OFFICERS FOR 2008:**

1. Selection of Mayor: As noted below.
2. Selection of Mayor Pro Tempore (Vice Mayor): As noted below.

**Council action:** A **MOTION** was made by Council Member Smith, seconded by Mayor Vidak-Martinez, to select Vice Mayor Mackenzie as Mayor and Council Member Stafford as Vice Mayor for 2008. Said motion was **UNANIMOUSLY APPROVED**.

**11. COUNCIL COMMITTEE AND/OR OTHER REPORTS:**

1. Santa Rosa Plain Conservation Strategy Implementation (California Tiger Salamander) Committee meeting, 11/21: Vice Mayor Mackenzie provided a brief report.
2. Sonoma State University Subcommittee Tour of Green Music Center Construction Site, 11/27: Vice Mayor Mackenzie and Council Member Smith provided a brief report and **REQUESTED** that staff be directed to negotiate with Sonoma State representatives regarding sewer matters.
3. Other informational reports, if any:

U.S. Conference of Mayors National Climate Protection Summit, 11/1-11/2, and National League of Cities Congress of Cities & Exposition, 11/13-11/17: Mayor Vidak-Martinez stated that she will compile brief reports from both events and distribute said packets to Council Members as a communication item.

California Integrated Waste Management Board Stakeholder Consultation Workshop on Extended Producer Responsibility Framework, 11/14: Council Member Smith provided a brief report.

**12. COMMUNICATIONS :**

Dedication of the Public Safety Building: Mayor Vidak-Martinez called attention to a letter from Mark Adams with a petition calling for the dedication of the Public Safety Building in honor of former Public Safety Director Robert Dennett. City Council **CONCURRED** (1) to direct Mayor Vidak-Martinez to submit said petition to staff, and (2) to direct staff to report back on said matter.

**13. MATTERS FROM/FOR COUNCIL:**

1. Cancellation of the December 25<sup>th</sup> Regular Concurrent Meetings due to holiday: City Council **CONCURRED** to cancel the December 25<sup>th</sup> Regular Concurrent Meetings.
2. Calendar of Events: Document provided in Council agenda packets. Vice Mayor Mackenzie noted that he will be out of state from November 29 through December 6. Council Member Smith stated that he will out of state part of that time as well. Mayor Vidak-Martinez called attention to two items: (1) Rohnert Park Corridor Study Workshop on December 5, 2007; and (2) Rohnert Park's 50<sup>th</sup> Anniversary Party at the Girl Scout Hut on November 30<sup>th</sup>. City Attorney Kenyon recommended that the Corridor Study Workshop be noticed.
3. City Council Agenda Forecast: Document provided in Council agenda packets.
4. Other informational items, if any: None.

**14. CITY MANAGER'S/CITY ATTORNEY'S REPORTS:**

1. Holiday Schedule: Assistant City Manager Schwarz reported on the department closures from December 24<sup>th</sup> through January 1<sup>st</sup>, noting that the north counter at City Hall will be staffed, and he indicated said closures will be noticed in the Community Voice. Vice Mayor Mackenzie expressed concern that the Community Voice is not noticing Rohnert Park City Council meetings in its "Calendar of Events" section.
2. Other informational items, if any: Assistant City Manager Schwarz provided a brief oral report on the new roof at the Girl Scout Hut in Alicia Park.

**15. PUBLIC COMMENTS:**

Todd Hart expressed concern at the potential closure of two schools and called on City Council to take a position in the matter.

**ADJOURNMENT:** Mayor Vidak-Martinez adjourned the City Council meeting at 7:57 p.m. to consecutively and separately convene the meetings of the Community Development Commission and the Rohnert Park Financing Authority.

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**MINUTES FOR THE COMMUNITY DEVELOPMENT COMMISSION  
OF THE CITY OF ROHNERT PARK**  
Tuesday, November 27, 2007

Call to Order: 7:57 p.m.

Roll Call: Breeze, Mackenzie, Smith, Stafford, Vidak-Martinez

Also present: Executive Director Donley, General Counsel Kenyon, and Assistant Executive Director Schwarz

Unscheduled public appearances: None.

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**1. CDC CONSENT CALENDAR:**

1. Approval of Meeting Minutes for:  
CDC Portion of Regular Concurrent Meetings – November 13, 2007
2. Approval of CDC Bills/Demands for Payment in the amount of \$146,227.15

A **MOTION** was made by Vice Chair Mackenzie, seconded by Commissioner Stafford, to approve the Consent Calendar. After the motion, reading was waived, and the CDC Consent Calendar, as outlined in the agenda, was **UNANIMOUSLY APPROVED**.

**2. REQUEST FOR PROPOSALS FOR THE CITY CENTER DRIVE MIXED USE PROJECT (PLANNING FILE PL2007-040):**

Consideration of Authorizing Staff to Distribute the Request for Proposals for the City Center Drive Mixed Use Project:

1. Staff Report: Assistant Executive Director Schwarz reviewed the contents of the Staff Report on behalf of Director of Community Development Bendorff who was unable to attend due to a conflict.
2. Public Comments: None.
3. **Council action:** The CDC **CONCURRED** to authorize staff's distribution of the Final Request for Proposals.

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3. **ADJOURNMENT:** There being no further business, Chairperson Vidak-Martinez adjourned the CDC meeting at 8:00 p.m.
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**MINUTES FOR THE  
ROHNERT PARK FINANCING AUTHORITY**  
Tuesday, November 27, 2007

Call to Order: 8:00 p.m.

Roll Call: Breeze, Mackenzie, Smith, Stafford, Vidak-Martinez

Also present: Executive Director Donley, General Counsel Kenyon, and Assistant Executive Director Schwarz

Unscheduled public appearances: None.

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**1. RPFA CONSENT CALENDAR:**

1. Approval of Minutes for:  
RPFA Portion of Regular Concurrent Meetings – November 13, 2007

A **MOTION** was made by Member Breeze, seconded by Member Stafford, to approve the RPFA Consent Calendar. After the motion, reading was waived, and the RPFA Consent Calendar, as outlined in the agenda, was **UNANIMOUSLY APPROVED**.

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2. **ADJOURNMENT:** There being no further business, Chairperson Vidak-Martinez adjourned the meeting of the RPFA at 8:01 p.m.
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**Katy Leonard**  
Certified Shorthand Reporter  
C.S.R. 11599

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**Vicki Vidak-Martinez**  
Mayor  
City of Rohnert Park