

City of Rohnert Park ♦ 6750 Commerce Boulevard ♦ Rohnert Park, California 94928

Phone: (707)588-2227 ♦ FAX: (707)588-2274 ♦ WEB: www.rpcity.org

ROHNERT PARK CITY COUNCIL

Community Development Commission

Rohnert Park Financing Authority

CONCURRENT MEETINGS

AGENDA

Tuesday, May 22, 2007

MEETING LOCATION: CITY HALL - COUNCIL CHAMBERS

6750 Commerce Boulevard, Rohnert Park, California

The Rohnert Park City Council welcomes your attendance, interest and participation at its regular concurrent city meetings scheduled on the

2nd and 4th Tuesdays of each month at 6:00 p.m. in the Council Chambers.

City Council/CDC/RPFA Agendas & Minutes may be viewed at the City's website: www.rpcity.org

Council/Commission/Authority may discuss and/or take action

on any or all of the items listed on this agenda.

If you challenge decisions of the City Council, the Community Development Commission, or the Rohnert Park Financing Authority of the City of Rohnert Park in court, you may be limited to raising only those issues you or someone else raised at public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Rohnert Park at, or prior to the public hearing(s).

DISABLED ACCOMMODATION: If you have a disability which requires an interpreter or other person to assist you while attending this City Council meeting, please contact the City Offices at (707) 588-2227 at least 72 hours prior to the meeting to ensure arrangements for accommodation by the City. Please make sure the City Manager's office is notified as soon as possible if you have a visual impairment requiring meeting materials to be produced in another format (Braille, audio-tape, etc.)

4:00 – 7:00 p.m.

CITY COUNCIL SPECIAL MEETING - Call to Order

Roll Call (Breeze__ Mackenzie__ Smith__ Stafford__ Vidak-Martinez__)

Unscheduled Public Appearances - for public comment on agenda items or other matters

ADJOURN TO CLOSED SESSION TO CONSIDER:

- **Personnel Matters**

1. PUBLIC EMPLOYMENT (Government Code § 54957)
City Manager and City Attorney Annual Performance Evaluations
2. CONFERENCE WITH LABOR NEGOTIATORS (Government Code § 54957.6)
Agency designated representative: Stephen R. Donley, City Manager
Employee organizations: Rohnert Park Employees' Association (RPEA)
Rohnert Park Public Safety Officers' Association (RPPSOA)
Service Employees International Union (S.E.I.U.) Local 1021

OPEN SESSION – Reconvene

MAYOR'S REPORT ON CLOSED SESSION (Government Code § 54957.1)

Adjournment of Special Meeting no later than 7:00 p.m.

7:00 p.m.

CITY COUNCIL REGULAR MEETING - Call to Order

Roll Call (Breeze__ Mackenzie__ Smith__ Stafford__ Vidak-Martinez__)

Pledge of Allegiance – Led by Tyler Avery Lewis, Thomas Page Elementary School

1. MAYOR’S PRESENTATIONS

- Presentation of Resolution No. 2007-72 Recognizing and Honoring Kevin Pohlson for His Role in the School District Boundary Transfer
- Presentation of Proclamation Recognizing the Technology High School Robotics Team to Dr. Kay Dorner, Principal, and Greg Weaver, Teacher
- Presentation of the Sonoma County Housing Coalition Housing Progress Report

2. SSU STUDENT REPORT

- Sonoma State University Associated Students, Inc. by Whitney Diver, Legislative Representative

3. CHAMBER OF COMMERCE QUARTERLY REPORT

- Rohnert Park Chamber of Commerce by Catharine Bramkamp

4. PUBLIC APPEARANCES/COMMENTS:

For public comment on items listed or not listed on the agenda,
(limited to 3-5 minutes per appearance and a 30 minute total time limit,
or allocation of time based on number of speaker cards submitted)

- PLEASE FILL OUT A SPEAKER CARD PRIOR TO SPEAKING -

***SEE NOTE ON LAST PAGE OF THIS AGENDA**

RECESS the City Council meeting to consecutively and separately **CONVENE** the meetings of
**Community Development Commission &
Rohnert Park Financing Authority**

**COMMUNITY DEVELOPMENT COMMISSION (CDC)
OF THE CITY OF ROHNERT PARK
AGENDA**

Tuesday, May 22, 2007

Meeting Location: City Hall, 6750 Commerce Blvd., Rohnert Park, CA

CDC MEETING - Call to Order

Roll Call (Breeze__ Mackenzie__ Smith__ Stafford__ Vidak-Martinez__)

Unscheduled public appearances - for public comment on agenda items or other matters

1. CDC Goal Setting for 2007 Series Bond Proceeds – Consideration of Commission Goals for Expenditure of Bond Proceeds

- **Commission discussion/direction**

- 2. Rohnert Park Redevelopment Project Area Five-Year Implementation Plan** –
Consideration of the Mid-term Review and Amendment of the 2004-05 through 2008-09 Rohnert Park Redevelopment Project Area Five-Year Implementation Plan
 1. Staff Report
 2. PUBLIC HEARING
 3. Resolution for Adoption:
2007-08 Authorizing Amendment of the Five Year Implementation Plan for the Rohnert Park Redevelopment Project Area

 - 3. Copeland Creek Apartments** - Consideration of a Request from TRG-Copeland Creek, L.P. for Funding for the Rehabilitation of the Copeland Creek Apartments
 1. Staff Report
 2. Public Comments
 3. **Commission discussion/direction/action**
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4. CONSENT CALENDAR

All items on **the consent calendar will be considered together by one action** of the Commission unless any Commissioner or anyone else interested in a consent calendar item has a question about the item.

1. Approval of CDC Portion of Concurrent City Meeting Minutes for:
 - Regular Meeting – May 8, 2007
2. Approval of CDC Bills/Demands for Payment
3. Accepting CDC Cash/Investments Report for:
 - Month Ending February, 2007
4. CDC Resolution for Adoption:
2007-09 Approving and Authorizing the Execution of a Reimbursement Agreement with the City Council of the City of Rohnert Park for the Construction of the Eastside Trunk Sewer Project, Project No. 2004-05

5. Adjournment of CDC meeting

**ROHNERT PARK FINANCING AUTHORITY (RPFA)
AGENDA**

Tuesday, May 22, 2007

Meeting Location: City Hall, 6750 Commerce Blvd., Rohnert Park, CA

RPFA MEETING Call to Order

Roll Call (Breeze__ Mackenzie__ Smith__ Stafford__ Vidak-Martinez__)

Unscheduled public appearances - for public comment on agenda items or other matters

1. CONSENT CALENDAR

All items on **the consent calendar will be considered together by one action** of the Authority unless any Authority Members or anyone else interested in a consent calendar item has a question about the item.

1. Approval of RPFA Portion of Concurrent City Meeting Minutes for:
 - Regular Meeting – May 8, 2007
 2. Accepting RPFA Cash/Investments Report for:
 - Month Ending February, 2007
-

Adjournment of RPFA meeting

RECONVENE the City Council meeting

5. CONSENT CALENDAR

All items on **the consent calendar will be considered together by one action** of the Council unless any Council Member or anyone else interested in a consent calendar item has a question about the item.

- A. Approval of Minutes for:
 - City Council Portion of Concurrent Meetings – May 8, 2007
- B. Approval of City Bills/Demands for Payment
- C. Accepting Cash/Investments Report for:
 - Month Ending February, 2007
- D. Resolutions for Adoption:
 - 2007-81 Authorizing and Approving Amendment No. 2 to the Agreement with Brelje & Race Engineers for Engineering Services for the Booster Pump Station Project, Project No. 2003-12
 - 2007-82 Awarding Contract to TerraCon Pipelines, Inc. for the Sewer Force Main Breach Repair Project, Project No. 2006-07
 - 2007-83 Approving and Authorizing the Execution of a Reimbursement Agreement with the Community Development Commission of the City of Rohnert Park for the Construction of the Eastside Trunk Sewer Project, Project No. 2004-05
 - 2007-84 Authorizing and Approving a Reimbursement Agreement between the City of Rohnert Park and the Northeast Specific Plan Proponents
 - 2007-85 Making a Determination of Public Convenience and Necessity for Pueblo Market Located At 195 Southwest Boulevard (APN 143-150-058)
 - 2007-86 Awarding the Contract for New Leak Truck for the Public Works Department
- E. Receive and File Update of Rohnert Park 2005 Urban Water Management Plan Process

6. Planning Matters

1. **Parkland Dedications** – Consideration of Amendments to the Rohnert Park Municipal Code Regarding Parkland Dedications within Specific Plan Areas and Planned Development Districts
 1. Staff Report
 2. PUBLIC HEARING
 3. Ordinance for Introduction:
Waive Further Reading and Introduce Ordinance by reading title:
No. 787 Amending Section 16.14.020, “Park Dedication,” of Chapter 16.14, “Dedication and Reservations,” of Title 16, “Subdivisions”; Subsections A and B of Section 17.06.250 “Procedure,” of Article VII, “Planned Development Zoning District,” of Chapter 17.06 “Land Use Regulations,” of Title 17, “Zoning”; Section 17.06.350, “Preliminary Application -- Review Procedure,” Of Article VIII, “Specific Plan Zoning District,” of Chapter 17.06 “Land Use Regulations,” of Title 17, “Zoning”; Section 17.06.370, “Application -- Submittal,” of Article VIII, “Specific Plan Zoning District,” of Chapter 17.06 “Land Use Regulations,” of Title 17, “Zoning”; and Section 17.06.380, “Approval Procedure,” of Article VIII, “Specific Plan Zoning District,” of Chapter 17.06 “Land Use Regulations,” of Title 17, “Zoning” of the Rohnert Park Municipal Code

2. **Growth Management Program** – Consideration of Annual Policy Review of the Growth Management Program
 1. Staff Report
 2. Public Comments
 3. **Council discussion/direction/action**

3. **Focusing Our Vision (FOCUS) Program** – Consideration of Submittal of an Application for Participation in the FOCUS Program Identifying Sonoma Mountain Village or an Alternate Site as a Priority Development Area
 1. Staff Report
 2. Public Comments
 3. **Council discussion/direction/action**

7. **City Hall Art** – Consideration of the Artistic Direction, Process, Call for Artists, Selection, and Commissioning of an Artist for Civic Art Installation at the New City Hall
 1. Staff Report
 2. Public Comments
 3. **Council discussion/direction/action**

8. Sonoma County Mayors' & Councilmembers' Association - Consideration of Upcoming Vacancies to Be Filled at the June 14, 2007, Meeting of the Sonoma County Mayors' and Councilmembers' Association.

• **Council discussion/direction/action**

Association Appointments:

- ABAG Executive Board (alternate): Vacant - expires 6/2007 (two-year term)
- Sonoma County Agriculture Preservation & Open Space District Jake Mackenzie (Rohnert Park), expires 6/2007 (two-year term)
- Sonoma County Human Services Commission Geoff Fox (Cotati), expires 6/2007 (two-year term)
- League of California Cities, North Bay Division Alternate, Vacant (unspecified term)

9. Council Committee and/or Other Reports:

1. Sonoma County Transportation Authority meeting, 5/14 (JM)
2. Sonoma County Water Agency Board of Supervisors meeting, 5/15 (JM)
3. Santa Rosa Plain Conservation Strategy Implementation Committee (California Tiger Salamander) meeting, 5/16 (JM)
4. Parks, Recreation and Open Space Committee meeting, 5/16 (PS)
5. Subregional Wastewater System Policy Advisory Committee (PAC) meeting, 5/16 (AB)
6. Sonoma County Waste Management Agency meeting, 5/16 (TS)
7. Senior Citizens Advisory Commission, 5/17 (PS)
8. Corridor Studies Community Immersion Program, 5/17-5/19 (VVM/PS)
9. Other informational reports, if any
 - Funding for Solar Information Breakfast meeting, 5/11 (JM)
 - Sonoma County Housing Coalition Kickoff Leadership Breakfast, 5/14 (JM/TS)
 - California Association of Joint Powers Authorities Capital Caucus Day, 5/15 (TS)
 - Community Climate Action Plan meeting, 5/16 (VVM)
 - League of California Cities 2007 Legislative Action Days, 5/16-5/17 (TS)
 - North Coast Integrated Regional Water Management Conference, 5/16-5/18 (JM)
 - Animal Shelter Volunteer Appreciation Event, 5/20 (JM/TS)

10. Communications

Copies of other communications have been provided to Council for review prior to this meeting. Council Members desiring to read or discuss any communication may do so at this time.

11. Matters from/for Council:

1. Calendar of Events
2. City Council Agenda Forecast
3. Other informational items, if any

12. City Manager's/City Attorney's Reports:

1. Legislative Update by Dan Schwarz, Assistant City Manager
 - **Council discussion/direction/action**
2. Banners/Flags to Honor Graduating Youth
 - **Council discussion/direction/action**
3. Other informational items, if any

13. PUBLIC APPEARANCES/COMMENTS

For public comment on items listed or not listed on the agenda,
or on agenda items if unable to speak at the scheduled time
(limited to 3-5 minutes per appearance and a 30 minute total time limit,
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14. ADJOURNMENT of City Council Meeting

NOTE: Time shown for any particular matter on the agenda is an estimate only. Matters may be considered earlier or later than the time indicated depending on the pace at which the meeting proceeds. If you wish to speak on an item under discussion by the Council which appears on this agenda, after receiving recognition from the Mayor, please walk to the rostrum and state your name and address for the record.

- PLEASE FILL OUT A SPEAKER CARD PRIOR TO SPEAKING -

Any item raised by a member of the public which is not agendaized and may require Council action shall be automatically referred to staff for investigation and disposition which may include placing on a future agenda. If the item is deemed to be an emergency or the need to take action arose after posting of the agenda within the meaning of Government Code Section 54954.2(b), Council is entitled to discuss the matter to determine if it is an emergency item under said Government Code and may take action thereon.