

**CITY OF HEALDSBURG  
CITY COUNCIL/REDEVELOPMENT SUCCESSOR AGENCY  
REGULAR MEETING MINUTES  
March 17, 2025  
CITY HALL COUNCIL CHAMBER  
401 Grove Street, Healdsburg**

**CALL TO ORDER/ROLL CALL**

Mayor/Chairperson Mitchell 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/: Edwards, Hagele, Herrod, Kelley and Mayor Mitchell  
Board Members

Absent: Council Members/: None.  
Board Members

**APPROVAL OF AGENDA**

On a motion by Councilmember Herrod, seconded by Councilmember Edwards, approved the March 17, 2025, City Council and Redevelopment Successor Agency meeting agenda as submitted. The motion carried on a unanimous roll call vote. (Ayes 5, Noes 0, Absent – None)

**REPORT ON CLOSED SESSION**

Mayor Mitchell reported a Closed Session was held prior to the meeting and no action was taken.

**ANNOUNCEMENTS/PRESENTATIONS – BADGE PINNING OF FIRE INSPECTOR HAILE DUFFY**

Fire Chief Jason Boaz introduced Haile Duffy as the new Fire Inspector for the City of Healdsburg and provided information on his background and experience in the Fire industry and introduced Haile’s family.

The badge was pinned on Inspector Duffy by his mom.

**ANNOUNCEMENTS/PRESENTATIONS – NATIONAL SURVEYORS WEEK PROCLAMATION**

Mayor Mitchell with Council concurrence issued a proclamation recognizing March 16-22, 2025 as National Surveyors Week in the City of Healdsburg.

Bruce Johnson and Monica Wingett, Sonoma County Chapter of the California Land Surveyors Association thanked the Council for the proclamation and commented on the work Surveyors do.

**ANNOUNCEMENTS/PRESENTATIONS – ARTS AND CULTURE CREATIVITY MONTH PROCLAMATION**

Mayor Mitchell with Council concurrence issued a proclamation recognizing April 2025 as Arts and Culture Creativity month in the City of Healdsburg.

Gina Riner Arts and Culture Commissioner thanked the Council for the proclamation and dedicated the proclamation to two artists that recently passed away.

**ANNOUNCEMENTS/PRESENTATIONS – PROCLAMATION DECLARING MARCH 31, 2025 AS CESAR CHAVEZ DAY**

Mayor Mitchell with Council concurrence issued a Proclamation declaring March 31, 2025 as Cesar Chavez Day in the City of Healdsburg.

**CITY MANAGER REPORTS**

City Manager Kay thanked those who participated in the St. Patrick's Day festivities, announced the upcoming military equipment meeting at the Police Department and the ribbon cutting of the naming of the Abel De Luna Community Center.

**PUBLIC COMMENTS ON ITEMS ON THE CONSENT CALENDAR AND NON AGENDA ITEMS**

Healdsburg Resident commented on a recent Planning Commission decision to raze 317 Matheson Street.

**CONSENT CALENDAR**

On a motion by Councilmember Kelley, seconded by Councilmember Edwards, approved the Consent Calendar as follows:

- A. AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH RINCON CONSULTANTS, INC.**

Adopted Resolution No. 15-2025 titled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH RINCON CONSULTING, INC. TO IMPROVE LONG-RANGE ENERGY FORECAST ACCURACY AND INCREASE THE NOT TO EXCEED AMOUNT TO \$114,713 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT ON THE CITY’S BEHALF.” (Ayes 5, Noes 0, Absent – None)

**B. AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH COASTLAND ENGINEERING**

Adopted Resolution No. 16-2025 titled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH COASTLAND ENGINEERING FOR GENERAL PLAN REVIEW AND INSPECTION SERVICES, EXTENDING THE CONTRACT TERM TO DECEMBER 31, 2027, INCREASING THE NOT TO EXCEED AMOUNT BY \$200,000 TO \$250,000, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT ON BEHALF OF THE CITY.” (Ayes 5, Noes 0, Absent – None)

**C. LEASE AMENDMENT FOR RECYCLED WATER USE AT TAYMAN GOLF COURSE**

Adopted Resolution No. 17-2025 titled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING THE AMENDMENT TO TAYMAN PARK LEASE AGREEMENT AND AGREEMENT FOR THE USE OF RECYCLED WATER USE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT AND AGREEMENT.” (Ayes 5, Noes 0, Absent – None)

**D. DEED RESTRICTION TERMINATION AND QUITCLAIM DEED FOR 1408 UNIVERSITY STREET**

Adopted Resolution No. 18-2025 titled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING A DEED RESTRICTION TERMINATION AND QUITCLAIM DEED BETWEEN THE CITY OF HEALDSBURG AND SHRINERS HOSPITALS FOR CHILDREN, ASSIGNEES OF THE ESTATE OF CLAIRE E. GAUNTLETT, FOR THE PROPERTY LOCATED AT 1408 UNIVERSITY STREET (APN 002-533-002), AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT AND QUITCLAIM DEED AND FINDING THE ACTION EXEMPT FROM CEQA.” (Ayes 5, Noes 0, Absent – None)

**E. PROFESSIONAL SERVICES AGREEMENT WITH THE KPA GROUP**

Adopted Resolution No. 19-2025 titled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH THE KPA GROUP, IN THE NOT-TO-EXCEED AMOUNT OF \$91,710 TO DEVELOP A SPACE UTILIZATION AND CONDITION ASSESSMENT STUDY FOR CITY-OWNED FACILITIES, AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY, AND AMENDING THE ADOPTED BUDGET.” (Ayes 5, Noes 0, Absent – None)

**F. APPROVAL OF MINUTES**

By motion, approved the May 20, 2024 Regular Meeting Minutes, the June 3, 2024 Regular Meeting Minutes and the June 17, 2024 Regular Meeting Minutes. (Ayes 5, Noes 0, Absent – None)

**G. 2024 GROWTH MANAGEMENT ORDINANCE (GMO) ANNUAL REPORT**

By motion, accepted the annual report. (Ayes 5, Noes 0, Absent – None)

**H. 2024 GENERAL PLAN ANNUAL REPORT**

By motion, accepted the 2024 General Plan Annual Report and directed staff to file with the appropriate State agencies. (Ayes 5, Noes 0, Absent – None)

**I. 2024 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

Accepted the Housing Element Annual Progress Report for 2024 and directed staff to submit the report to the State of California Department of Housing and Community Development and the State Office of Planning and Research. (Ayes 5, Noes 0, Absent – None)

The motion to approve the Consent Calendar as above carried on a unanimous voice vote. (Ayes 5, Noes 0, Absent 0)

**PUBLIC HEARING – DRY CREEK COMMONS AFFORDABLE HOUSING PROJECT**

Housing Director Sotomayor stated the action this evening was to conduct a tax equity and fiscal responsibility act (TEFRA) public hearing and adopt a resolution approving the issuance of up to \$35 million in tax-exempt bonds through the California Municipal Finance Authority. Director Sotomayor provided general information on what a TEFRA hearing is and why its needed. Director Sotomayor further provided an overview of the Dry Creek affordable housing project.

In response to Council's inquiries, Director Sotomayor provided information on how much money the City would receive for holding the TERFA hearing, the funding committed to various affordable housing projects and how tax credits work to fund affordable housing projects. Jocelyn Lin, Burbank Housing provided information on the Dry Creek project timeline and the wetlands restrictions on the site.

Mayor Mitchell opened the public hearing.

There were no public comments on this item.

On a motion by Councilmember Hagele, seconded by Vice Mayor Herrod, adopted Resolution No. 20-2025 titled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING A PLAN OF FINANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY TO ISSUE AND REISSUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$35,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF THE DRY CREEK COMMONS PROJECT, A QUALIFIED RESIDENTIAL RENTAL PROJECT, AND CERTAIN OTHER MATTERS RELATING THERETO." The motion carried on a unanimous roll call vote. (Ayes 5, Noes 0, Absent – None)

**PUBLIC HEARING – TO START AT A TIME CERTAIN OF 6:45 P.M. – FOURTH PUBLIC HEARING ON DISTRICT ELECTIONS**

City Manager Kay introduced this item for discussion, noting this is the fourth public hearing on District Elections and the fifth public hearing would take place on April 7, 2025.

Paul Mitchell, consultant with Redistricting Partners reviewed the agenda for the evening, the required criteria when districting the City and noted how many new maps had been submitted before the deadline. Mr. Mitchell further reviewed various details about Map C2 and Draft Map D and where the City is on the schedule.

Mr. Mitchell provided information on numbering and sequencing of the Districts noting numbering and sequencing would happen after the vote on the final map and reviewed what the next steps of the evening would be.

In response to Council's inquiries, Mr. Mitchell provided information on sequencing options, how race is considered in the districting process and the difference between drawing district boundaries and selecting sequencing.

Mayor Mitchell opened the public hearing.

### Public Comment

Richard Burg inquired how many districts in each map being considered include all of the downtown and how many maps are currently being considered for the final one.

Jonathan Pearlman commented on Map C2 and the comments from prior meetings that Map C2 addressed.

### Council Comments

Councilmember Edwards inquired if the Council could review map 286075 and commented on the shape and size of the districts.

Council discussion ensued on how the districts in Map 286075 split certain streets in half, the district boundaries, natural boundaries and priorities when reviewing district boundaries. Council discussion further ensued on district boundaries in Map C2, unifying certain neighborhoods that have specific character and removing Map C2 from consideration.

Additionally, Council discussed the characteristics of Map A and Map D they liked, changes they would like to see, the potential to move different communities of interest around, balancing population and how many districts touch the downtown core in both maps. Council discussed Map ID 284689, a six-district map and the size and shape of each district. Council also discussed Map ID278633, a four-district and the size and shape of each district.

Council further discussed where March Avenue should fall and current and future development.

There was Council majority to move forward Draft Map A to the next Council meeting.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

None.

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

Councilmember Edwards reported he participated in the St. Patrick's Day Parade.

Councilmember Hagele reported that he participated in Read Across America and attended the Los Cien Youth Perspective.

Councilmember Kelley reported she participated in her first Coastal Commission meeting, attended the RCPA meeting, the Sonoma County Bicycle Coalition Advocacy Day and the St. Patrick's Day events. Councilmember Kelley inquired if the Council would like to discuss bringing back Zoom public comment and lighting the bridge in support of Ukraine.

There was Council consensus to discuss the potential of bringing back Zoom public comment at the City Council Goal Setting Session. There was not Council consensus to discuss lighting the bridge in support of Ukraine.

Mayor Mitchell reported she participated in the St. Patrick's Day Parade, spoke to the residents of Healdsburg Senior Living, attended a meeting at Craftwork and the Sonoma County Mayors and Councilmembers Board of Directors meeting in Cloverdale.

Vice Mayor Herrod reported he attended a meeting at the Healdsburg Chamber, participated in Read Across America, attended the Library Advisory Board Meeting, the Parks and Recreation Commission meeting, met with Amy Rodriguez at the Healthcare Foundation and participated in the St. Patrick's Day Parade.

**ADJOURNMENT**

There being no further City Council/Redevelopment Successor Agency business to discuss, the meeting was adjourned at approximately 8:50 p.m.

APPROVED:

ATTEST:

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Evelyn L. Mitchell, Mayor

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Raina Allan, City Clerk