

Healdsburg City Council Meeting

June 17, 2024



City Manager's Report

City Council, June 17, 2024



Public Comment on Non Agenda Items

Comentarios del público sobre puntos no incluidos en la agenda de la reunión

03:00

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PUBLIC HEARING and ADOPT A
RESOLUTION ORDERING THE
ABATEMENT OF WEEDS

Vegetation Management Update

City Council, June 17, 2024



Recommended Actions for Tonight

Hold the public hearing and adopt a resolution entitled “A resolution of the City Council of the City of Healdsburg ordering the abatement of weeds”.

Weed Abatement Background

- The Fire Department inspects parcels within the City for the presence of weeds, brush and other debris that create or promote a fire hazard or nuisance during its annual Weed Abatement Program.
- At the May 20, 2024, meeting, City Council declared a public nuisance to exist on properties listed on the 2024 Weed Abatement List and set a time and place for this public hearing.
- The property owners on the list were mailed a notice giving 30-days to abate the nuisance or protest the notice at this public hearing.
- The Fire Department completed reinspection's and contacted property owners who have not abated the properties close to the 30-day deadline.
- Where owners do not protest the notice and fail to abate the problem, the City will complete the work using its own contractors. Property owners will be invoiced for the work including administrative fees.
- If they fail to pay the invoice, a lien is placed on the property to be collected later.



Vegetation Management Update

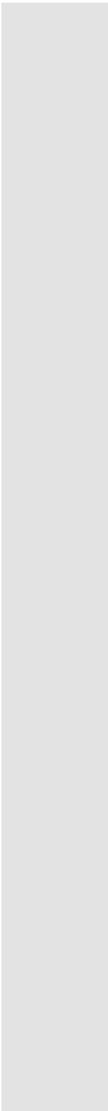
Coastal Conservancy Grant – Cal-VTP

Key Dates

- End of June – Goats/Sheep return to Healdsburg Ridge.
- 6/18/24 – Mastication work Butterfly Loop on Fitch Mountain.
- 6/19/24 – Mastication work Fire Road/Trail N. Fitch Mountain Rd to Top of Fitch Mountain.
- 7/1/24 – Pile Burns near Gauntlet Rd (above Fitch Mountain Villa Commons).
- 7/3/24 – Fitch Mountain RX Broadcast burn (3+ acres on the Top of the Mountain).
- 7/8/24 – RX Broadcast burn near Gauntlet Rd (above Fitch Mountain Villa Commons) 21 Acres.



Other Fuel Reduction Work

- Weed Abatement – 4,788 Parcels
 - Arundo Removal – Memorial Bridge (Russian River Keeper)
 - Arundo Removal – Kennedy Ln (Russian River Keeper)
 - Fuel Reduction Grant – City water infrastructure (Patrick Fuss)
- 

Recommended Actions for Tonight

Hold the public hearing and adopt a resolution entitled “A resolution of the City Council of the City of Healdsburg ordering the abatement of weeds”.



Questions ?

Public Comment

Comentarios del público

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ANNUAL ENGINEER'S REPORT FOR HEALDSBURG LANDSCAPING & LIGHTING ASSESSMENT DISTRICT

City Council, June 17, 2024



Recommended Action

- (1) Hold a public hearing and receive public comments or protests on the Annual Engineer's Report, the proposed budget for the Healdsburg Landscaping and Lighting Assessment District and annual assessments
- (2) Adopt by resolution the Annual Engineer's Report, confirming the assessment diagram and annual assessment amounts and the levying and collection of assessments for FY 2024-25 for the Assessment District

Background

City of Healdsburg Landscaping and Lighting Assessment District (LLAD)

- City of Healdsburg utilizes an Assessment District
- Landscaping and Lighting Act of 1972
- Operation and maintenance landscaping improvements
 - Along specific streets
 - Riparian areas
 - Parks areas

Per the Streets and Highways Code, the annual Engineer's Report is required (3-step process)

- February
- May
- Tonight's Public Hearing is the final step for this year

Funds collected from the LLAD help maintain

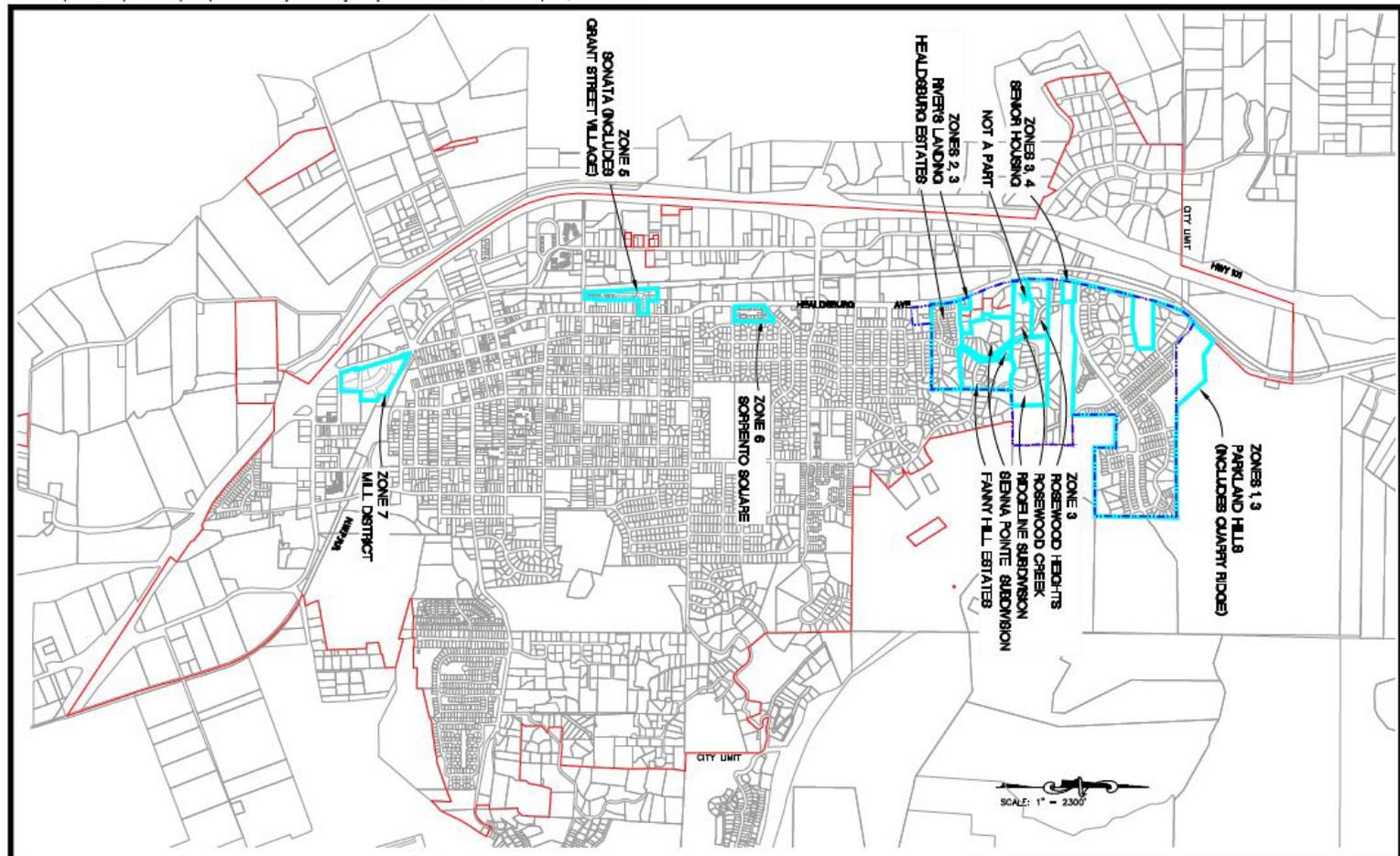
- Vegetation on Larkspur Drive
- Fire fuel reduction areas
- North Detention Basin
- Sorrento pocket park
- All utilities associated with the LLAD

Landscaping & Lighting Assessment District Map

LLAD covers 7 zones:

- 1-Parkland Hills Subdivision
- 2-Healdsburg Estates and River's Landing
- 3-Barbieri Park and Healdsburg Avenue
- 4-Senior Housing Development
- 5-Sonata Subdivision
- 6-Sorrento Square
- 7-Mill District

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 Path: F:\BMAP-STD\HLD5BURG\LLAD\Heald LLAD City Exhibit.dwg Layout Name: Bx11 Plot Date: Apr 10, 2023 at 16:17



<p>CITY OF HEALDSBURG 401 GROVE STREET, HEALDSBURG, CA 95448</p> <p>HEALDSBURG LANDSCAPING & LIGHTING ASSESSMENT DISTRICT ASSESSMENT DIAGRAM</p> <p>ALL ZONES FISCAL YEAR 2023-2024</p>	<p>LEGEND</p> <ul style="list-style-type: none"> — ZONE BOUNDARY — AREA A BOUNDARY — CITY LIMITS <table border="0"> <tr> <td>ZONE 1 PARKLAND HILLS</td> <td>ZONE 4 SENIOR HOUSING</td> </tr> <tr> <td>ZONE 2 HEALDSBURG ESTATES & RIVER'S LANDING</td> <td>ZONE 5 SONATA (INCLUDES GRANT ST. VILLAGE)</td> </tr> <tr> <td>ZONE 3 PARK & HEALDSBURG AVE.</td> <td>ZONE 6 SORRENTO SQUARE</td> </tr> <tr> <td></td> <td>ZONE 7 MILL DISTRICT</td> </tr> </table>	ZONE 1 PARKLAND HILLS	ZONE 4 SENIOR HOUSING	ZONE 2 HEALDSBURG ESTATES & RIVER'S LANDING	ZONE 5 SONATA (INCLUDES GRANT ST. VILLAGE)	ZONE 3 PARK & HEALDSBURG AVE.	ZONE 6 SORRENTO SQUARE		ZONE 7 MILL DISTRICT	<p>PREPARED BY:</p> <p>COASTLAND DCCM COASTLAND DCCM 1400 Neotomas Avenue Santa Rosa, CA 95405 707.571.8005 coastlandcivil.com</p>
ZONE 1 PARKLAND HILLS	ZONE 4 SENIOR HOUSING									
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Landscaping & Lighting Assessment District Summary

Zones	FY 2023-24 Levied Annual Assessment	FY 2024-25 Proposed Annual Assessment to Levy	Summary of Engineer's Report
Zone 1	\$260.82 per ESD	\$300.32 per ESD	Increase in general maintenance costs and projects for vegetation removal in riparian areas
Zone 2	\$63.56 per ESD	\$128.44 per ESD	Increase utility, maintenance costs and no annual reserves to lower assessments
Zone 3	\$125.74 per ESD	\$172.30 per ESD	Increase maintenance costs and no annual reserves used to lower assessments
Zone 4	\$186.82 per ESD	\$283.06 per ESD	No annual reserves to lower assessments
Zone 5	\$757.16 per ESD	\$622.34 per ESD	Lower maintenance and utility costs and the use of excess reserves to lower assessments
Zone 6	\$579.26 per ESD	\$520.56 per ESD	Lower maintenance and utility costs
Zone 7	\$5,276.00 per acre	\$20,802.20 per acre	First full year of maintenance costs

Recommended Action

- (1) Hold a public hearing and receive public comments or protests on the Annual Engineer's Report, the proposed budget for the Healdsburg Landscaping and Lighting Assessment District and annual assessments
- (2) Adopt by resolution the Annual Engineer's Report, confirming the assessment diagram and annual assessment amounts and the levying and collection of assessments for FY 2024-25 for the Assessment District

Questions?



Public Comment

Comentarios del público

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GMO Ballot Measure

City Council, June 17, 2024



Policy Objective

Create a pathway for construction of multi-family housing projects that:

- Are affordable to middle-income households
- Provide 20% of units for low-income households
- Increase the percentage of Healdsburg's workforce that can live in town
- Create non-hospitality options for revitalizing underutilized properties
- Accommodate a diverse range of income levels, contributing to a balanced community.

June 3rd Meeting

City Council Direction:

- Adjust area of exemption within Downtown to north of North Street.
- Include the Central Healdsburg Avenue Plan (CHAP) area.
- Include the South Entry Area.
- Expressly limit the geographic exemption to multi-family housing only.

Ballot Language

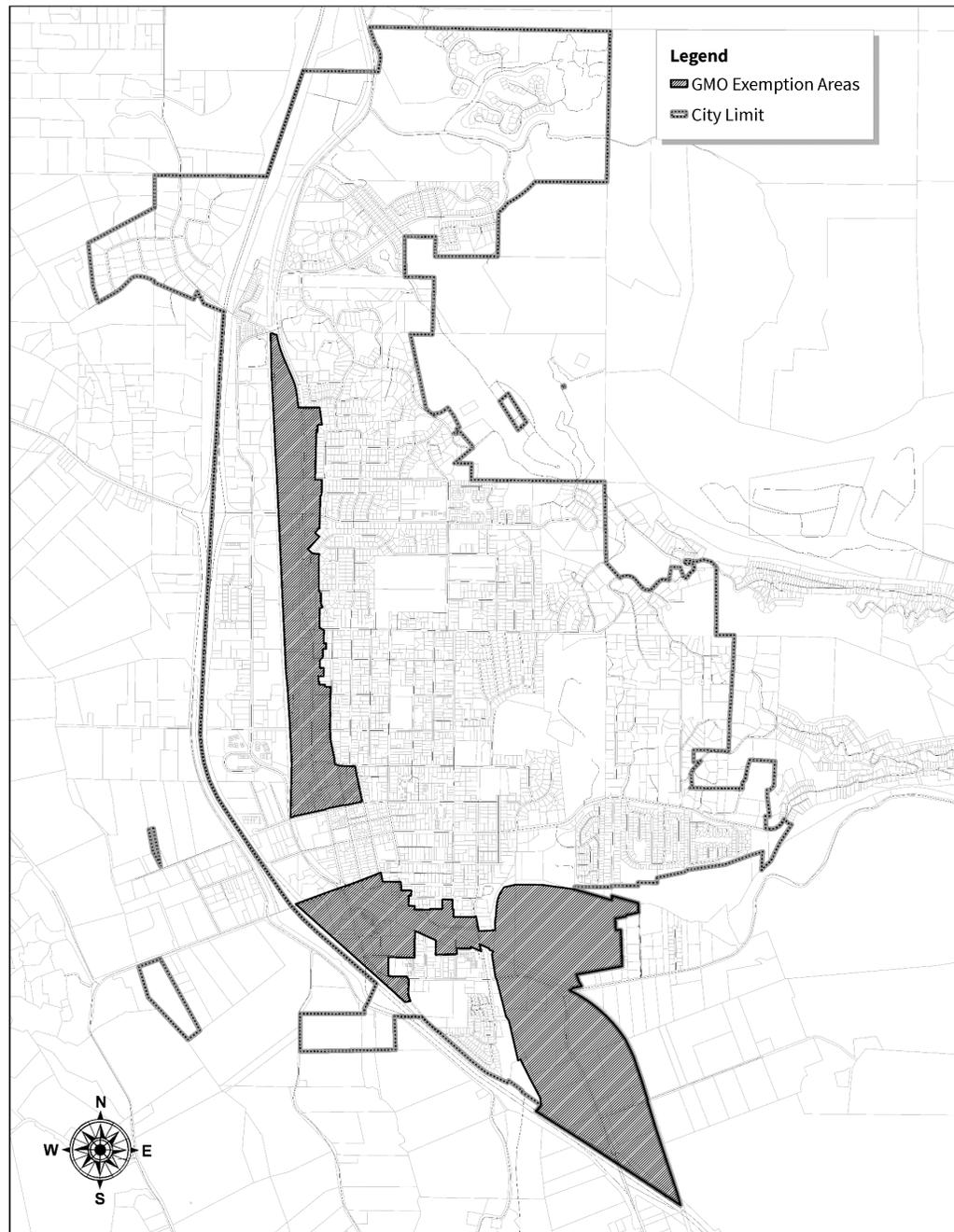
"To encourage creation of workforce housing on underutilized parcels, should the City of Healdsburg exempt multi-family housing along portions of the Healdsburg Avenue corridor from the Growth Management Ordinance?"

GMO Amendment

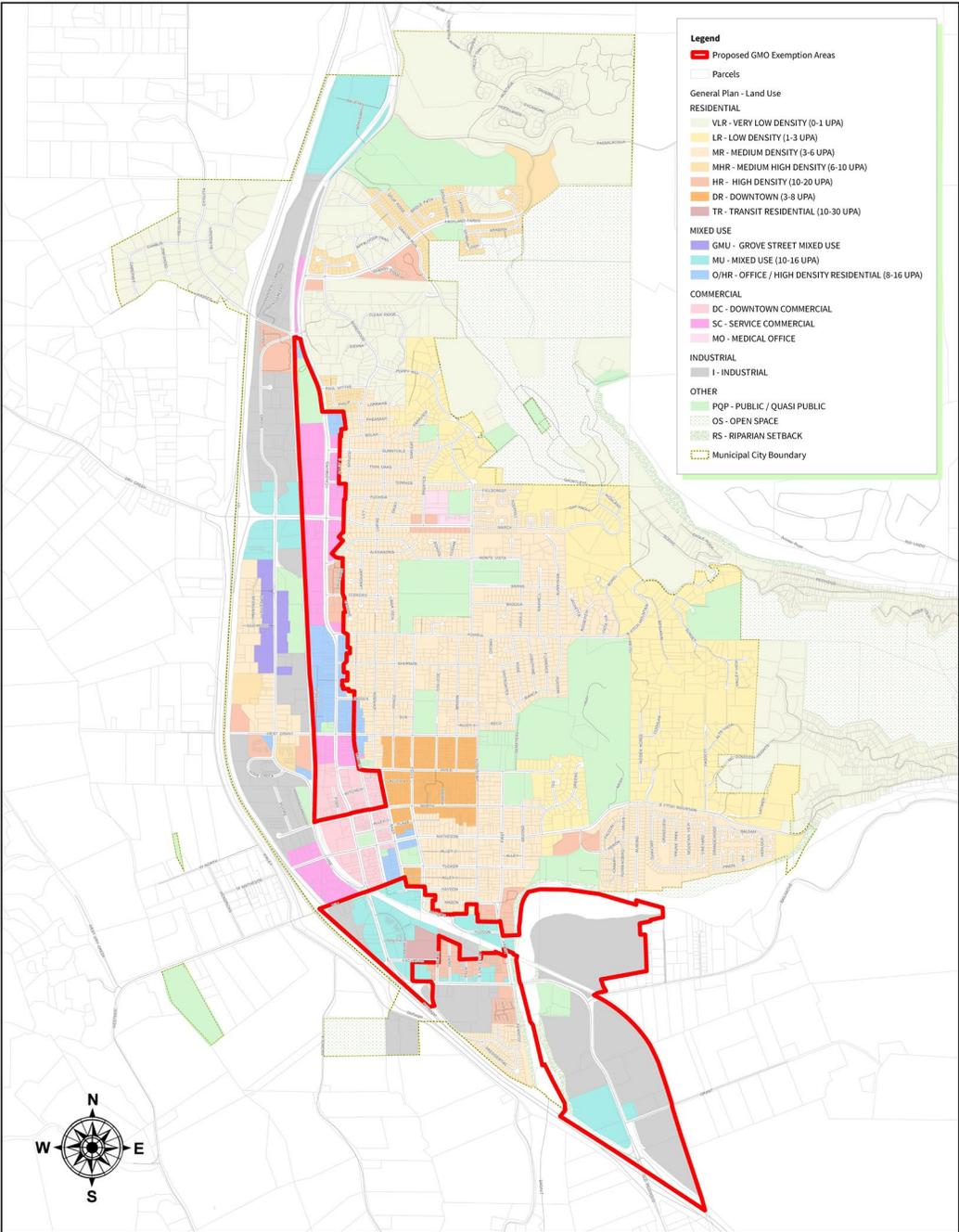
17.24.030 Exemptions.

- A. Low income and affordable residential units, as defined by the State Department of Housing and Urban Development, are exempted from the limitations established in HMC 17.24.020.
- B. Multi-family dwellings, within the geographic areas described and shown below, are exempted from the limitations established in HMC 17.24.020.
 - 1. Healdsburg Avenue North Corridor (North Street to Grove Street)
 - 2. Central Healdsburg Avenue Plan (CHAP)
 - 3. South Entry Area

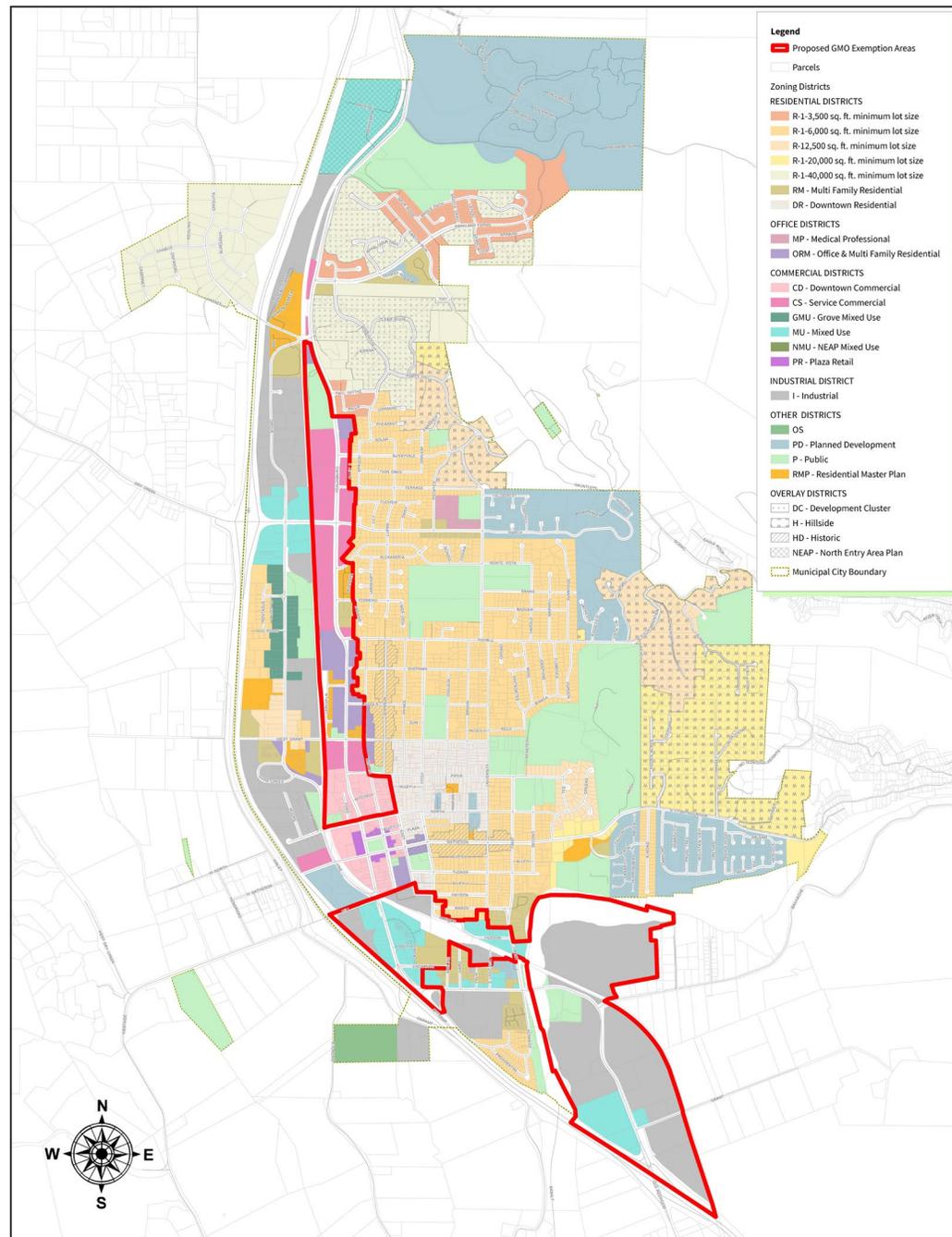
Geography



Geography: General Plan



Geography: Zoning



Next Steps

Upcoming:

- Developing educational and outreach materials.
- GMO Workshop cohosted with Corazón on June 26th at 6PM at Community Center.

Election Dates:

- Measure must be filed with County by August 9.
- Arguments for and against measures must be submitted by August 16.
- Rebuttal arguments (if opposing arguments are filed) filed by August 23.
- Election on November 5, 2024.

Recommended Actions

1. By motion adopt language to be placed on the November 5, 2024 ballot:

"To encourage creation of workforce housing on underutilized parcels, should the City of Healdsburg exempt multi-family housing along portions of the Healdsburg Avenue corridor from the Growth Management Ordinance?"
2. Adopt a resolution ordering the submission of a third amendment to the Growth Management Ordinance to the voters at the General Municipal Election to be held on November 5, 2024.

Note: As part of adoption of resolution, select 2 councilmembers to author the argument in support of measure.

Questions



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Updated Public Electric Vehicle Charging User Fees

City-owned electric vehicle charging stations

City Council, June 17, 2024



Recommended Actions

- Provide staff with direction for developing updated public electric vehicle (EV) charging user fees for city-owned EV chargers

Funding Sources

California's Cap & Trade Program

- Provides allocated allowances to Healdsburg Electric Utility
- Requirement that the value of allowances be used to benefit electric ratepayers while reducing greenhouse gas emissions
- Used to fund energy efficiency and other GHG reduction programs for the City

California's Low Carbon Fuel Standards Program

- Provides credits to Healdsburg Electric Utility for estimated residential EV charging and for usage at public EV charging
- Requirement that the value of credits be used to support transportation electrification and predominately for the benefit of low-income communities

Healdsburg Cap & Trade Funded Programs

- Public EV Charging
- Monthly EV Discount, with higher CARE Discount
- Home Energy Load Management (*Coming Soon*)
 - Load Management Equipment Rebate (*CARE only, LCFS funded*)
- E-Bike Rebate, with higher CARE rebate
- Energy Efficiency & Electrification Rebates (heat pumps, insulation, clothes washers, cooktops, etc.)
- Low-Income Multi-Family Appliance Replacement Rebate
- Commercial Electrification Technical Support
- Staffing to support these programs



Public EV Charging Program

- CMS goals for 30-40% EV adoption
- 12 connectors at City Hall
- Expanding locations
- Current Pricing
 - \$0.55 per hour weekdays 7am-5pm
 - Free all other times
- Areas for Improvement
 - Cap & Trade proceeds cover over 80% of electric costs
 - Plugging in during peak energy demands
 - Vehicles occupying spaces after charging completed



Fee Structure Option #1 (Full Electric Cost Recovery)

Electric Costs Recovered with Hourly Fees During the Day and Overnight

FY24/25	FY25/26	FY26/27
7:00am-5:00pm \$1.70 per hour	7:00am-5:00pm \$1.70 per hour	7:00am-5:00pm \$1.80 per hour
5:00pm-8:00pm \$1.70 per hour	5:00pm-8:00pm \$1.70 per hour	5:00pm-8:00pm \$1.80 per hour
8:00pm-7:00am \$0.90 per hour	8:00pm-7:00am \$1.00 per hour	8:00pm-7:00am \$1.00 per hour

Electric costs include: applicable electric rate, surcharges, and green rate additional charge.
ChargePoint also has a standard 10% fee on user payments.
50% user fee discount for CARE customers recommended.

Fee Structure Option #2 (Incentives)

Increasingly Recover Electric Costs with Hourly Fees During the Day and Overnight Over the Next 3 Years with No Incentive During Peak Hours

FY24/25 ~60% incentive	FY25/26 ~40% incentive	FY26/27 ~20% incentive
7:00am-5:00pm \$0.70 per hour	7:00am-5:00pm \$1.00 per hour	7:00am-5:00pm \$1.50 per hour
5:00pm-8:00pm \$1.70 per hour	5:00pm-8:00pm \$1.70 per hour	5:00pm-8:00pm \$1.80 per hour
8:00pm-7:00am \$0.40 per hour	8:00pm-7:00am \$0.60 per hour	8:00pm-7:00am \$0.80 per hour

Electric costs include: applicable electric rate, surcharges, and green rate additional charge.

ChargePoint also has a standard 10% fee on user payments.

50% user fee discount for CARE customers recommended.

Comparisons

- At Home
 - \$0.29 per kWh (or \$1.95 per hour) on the Tier 2 residential rate
 - Up to an average of \$0.45 per kWh (or \$3.03 per hour) for PG&E customers
- Other Public Options
 - Free, mostly to encourage increased business or customer benefit
 - \$1 per hour plus \$2 session fee, or \$2 minimum and/or \$24 maximum
 - \$0.37-\$2.50 per hour
 - Additional \$10 per hour fees after 4 hours or after charging complete
 - \$0.35-\$0.65 per kWh, mostly for fast chargers
- Limitations
 - Software platform
 - Cap & Trade 'non-volumetric' requirement

Costs

- Current electric costs are ~\$43,000, with ~\$7,000 recovered from user fees
 - With expanded EV charger installations and approved electric rate increases, electric cost are expected to at least double
- Other costs include monthly customer charge for each electric account, ChargePoint user portal for managing the chargers, maintenance and parts, and staff time
 - Estimated average to be ~\$20,000 per year with expanded chargers
- Recommended fee structure would increasingly recover electric costs over next 3 years, up to ~80% of electric costs recovered while still providing low-cost public charging options

Next Steps

- Incorporate Council direction into proposed fee structure
- Return to Council for updated fee structure adoption
- Update fees at existing and new EV chargers
- Implement and promote CARE public EV charging discount



Recommended Actions

- Provide staff with direction for developing updated public electric vehicle (EV) charging user fees for city-owned EV chargers

Questions



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