



**City Council  
Regular Meeting Minutes - Draft**

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Tuesday, June 7, 2022

1:30 PM

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**1. CALL TO ORDER AND ROLL CALL**

Vice Mayor Alvarez called the meeting to order at 1:30 p.m.

**Present:** 5 - Vice Mayor Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Natalie Rogers, and Council Member Tom Schwedhelm

**Absent:** 2 - Mayor Chris Rogers, and Council Member John Sawyer

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

No public comments were made.

Vice Mayor Alvarez recessed the meeting to closed session at 1:31 p.m. to discuss Item 2.1 as listed on the agenda.

**2.1 CONFERENCE WITH LABOR NEGOTIATORS  
(Government Code Section 54957.6)**

Agency Designated Representatives: Alan Alton, Chief Financial Officer, Amy Reeve, Human Resources Director, Jeremia Mills, Deputy Director - Human Resources and Jeff Berk, Chief Assistant City Attorney.

Employee Organizations: Santa Rosa City Attorneys' Association (Employee Unit 17).

**This item was received and filed.**

**Vice Mayor Alvarez adjourned closed session at 2:19 p.m. and reconvened to Council Study Session at 2:30 p.m.**

**3. STUDY SESSION**

**Present:** 5 - Vice Mayor Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Natalie Rogers, and Council Member Tom Schwedhelm

**Absent:** 2 - Mayor Chris Rogers, and Council Member John Sawyer

**3.1 SHORT RANGE TRANSIT PLAN (SRTP) 2022 UPDATE**

Transit Division staff will provide an overview of the Short Range Transit Plan (SRTP) process and seek Council's initial feedback on the SRTP update that will be completed over the next few months. The Metropolitan Transportation Commission (MTC) has changed the process from what it has required for past SRTPs in response to the effects of the COVID-19 pandemic on the Bay Area transit providers. CityBus will be following the process MTC has outlined. In addition, staff will engage in service planning, financial planning, and public involvement beyond MTC's requirements to provide more effective roadmap for CityBus service and further enhance coordination with the other transit providers in Sonoma County.

Rachel Ede, Deputy Director - Transit, and Matt Wilcox, Transit Planner, presented and answered questions from Council.

Yuri Koslen, Transit Planner, was available to answer questions.

No public comments were made.

**Vice Mayor Alvarez recessed the meeting at 3:24 p.m. and Mayor C. Rogers reconvened at 4:00 p.m.**

#### **4. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)**

**Present:** 7 - Mayor Chris Rogers, Vice Mayor Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Natalie Rogers, Council Member John Sawyer, and Council Member Tom Schwedhelm

#### **6. PROCLAMATIONS/PRESENTATIONS**

##### **6.1 PROCLAMATION - JUNETEENTH**

Council Member N. Rogers read the proclamation and presented it to Kirstyne Lange and Celeste Austin.

Celeste Austin accepted the proclamation on behalf of the Juneteenth Committee and recognized Nancy Rogers for her dedication and work on the festival over the years. Kirstyne Lange announced a march will be held starting from Juilliard Park to Martin Luther King Junior Park in honor and memory of Vince Harper.

#### **5. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS**

Jeff Berk, Chief Assistant City Attorney, reported Council met in closed session regarding Item 2.1 Conference with Labor Negotiators and provided direction.

No public comments were made.

## **7. STAFF BRIEFINGS**

### **PUBLIC COMMENT**

Duane De Witt spoke thanking Council Member N. Rogers and Vice Mayor Alvarez for visiting Roseland to speak with constituents, expressed his concern meetings are still being held via Zoom, and on issues in the Roseland community.

#### **7.1 COVID-19 RESPONSE UPDATE**

This will be a standing item on the agenda. No action will be taken except for possible direction to staff.

City Manager Maraskeshia Smith reported on the average daily case rate in Sonoma County, the County does not foresee a need to reinstate a mask mandate, vaccinations remain the most effective means to protect oneself from getting seriously ill and being hospitalized from COVID-19, and stated more information on the status of COVID-19 can be found at [socoemergency.org](https://socoemergency.org).

#### **7.2 COMMUNITY EMPOWERMENT PLAN UPDATE**

This will be a standing item on the agenda. No action will be taken except for possible direction to staff.

Magali Telles, Deputy Director Community Engagement, reported the Community Engagement team is back out in the community attending various community events.

## **8. CITY MANAGER'S/CITY ATTORNEY'S REPORTS**

Jason Nutt, Assistant City Manager, reported on a new mural by Rough Edge Collective being placed on the 5th St. parking garage.

No public comments were made.

## **8.1 REPORT OF SETTLEMENTS AND ACTIVE LITIGATION**

The City Attorney will report on settlements over \$50,000 through May 2022 as well as provide a summary of pending litigation against the City.

Jeff Berk, Chief Assistant City Attorney, reported there were no new settlements to report, there are 30 pending litigation matters in active phases of discovery with five proceeding to trial, and one new claim filed.

## **9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS**

No statements of abstention were made.

## **10. MAYOR'S/COUNCIL MEMBERS' REPORTS**

Vice Mayor Alvarez thanked Council Member Schwedhelm for providing candy at the Pride Parade, and reported he attended a town hall meeting in District 1.

Council Member Schwedhelm attended the Santa Rosa Scuba Divers opening night at Doyle Park.

Council Member Fleming attended the Pride Parade and thanked Sonoma County Pride for their work on the event.

Council Member MacDonald attended Santa Rosa Junior College Foundation event and commended them for the education they provide the community, thanked Parks staff for the tour showing the work they have been doing, and thanked the Fire Department for their dedication when the community is in crisis.

Council Member N. Rogers reported she met with spiritual leaders in District 7 to cultivate relationships. Council Member N. Rogers made a motion to bring back the Police Oversight Independent Police Auditor and Civilian Review Models Study Session to a future meeting, Vice Mayor Alvarez seconded.

Mayor C. Rogers thanked City staff and the external planning

committee who worked on the Pride Parade, he attended the U.S. Conference of Mayors, attended Yale Mayors and CEOs College to talk with CEOs around the country about pressing issues on the national level.

No public comments were made.

**10.1 MAYOR'S/COUNCIL MEMBERS' SUBCOMMITTEE AND LIAISON REPORTS (AND POSSIBLE COUNCIL DIRECTION TO BOARD REPRESENTATIVE ON PENDING ISSUES, IF NEEDED)**

**10.1.1 Council Subcommittee Reports**

**10.1.2 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA)**

**10.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee**

**10.1.4 Association of Bay Area Governments (ABAG)**

**10.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee**

**10.1.6 Sonoma Clean Power Authority (SCPA)**

**10.1.7 Zero Waste Sonoma (formerly known as Sonoma County Waste Management Agency (SCWMA))**

**10.1.8 Groundwater Sustainability Agency (GSA)**

**10.1.9 Sonoma County Continuum of Care (CoC)**

**10.1.10 Renewal Enterprise District (RED)**

**10.1.11 Public Safety Subcommittee**

**10.1.12 Other**

**10.2 MATTERS FROM COUNCIL REGARDING FUTURE AGENDA ITEMS**

No public comments were made.

- 10.2.1** MOTION: REQUEST FOR RECONSIDERATION OF THE MAY 24, 2022, AGENDA ITEM 15.1 REGARDING A RESOLUTION OF NECESSITY FOR ACQUISITION BY EMINENT DOMAIN OF

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EASEMENT INTERESTS IN PORTIONS OF REAL PROPERTY COMMONLY KNOWN AS 4912 AND 4914 HIGHWAY 12, APNS 031-240-006 AND 031-240-067, FOR THE LOS ALAMOS TRUNK SEWER REPLACEMENT PROJECT

BACKGROUND: At the May 24, 2022, Council meeting, the Council considered the adoption of a Resolution of Necessity for acquisition by eminent domain of easement interests in portions of real property commonly known as 4912 and 4914 Highway 12, APNS 031-240-006 and 031-240-067, for the Los Alamos Trunk Sewer Replacement Project (Agenda Item 15.1). The motion for adoption of the Resolution of Necessity required five affirmative votes to pass. It failed on a vote of 3-2, with two Council members absent. Council Member Sawyer made a motion for a reconsideration, which Mayor Rogers seconded. This item will allow the Council to vote on that motion for reconsideration. If the motion for reconsideration passes, the matter of the proposed Resolution of Necessity will be placed on a future Council agenda for reconsideration.

**A motion was made by Council Member Sawyer, seconded by Mayor C. Rogers, to reconsider the vote at a future meeting on Item 15.1 heard at the May 24, 2022, meeting. The motion carried by the following vote:**

**Yes:** 7 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member MacDonald, Council Member Rogers, Council Member Sawyer, and Council Member Schwedhelm

**11. APPROVAL OF MINUTES - NONE.**

**12. CONSENT ITEMS**

PUBLIC COMMENT

Duane De Witt spoke expressing his concern the General Plan process was held via Zoom related to Item 12.1 and did not provide opportunities to disadvantaged members of the community from participating in the process.

Gregory Fearon spoke expressing concerns with Items 12.1 and 12.9, housing for extremely low income families, and asked Council to take a new look at the towing contract.

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Adina Flores spoke requesting Item 12.10 be pulled for a separate discussion.

### **Approval of the Consent Agenda**

**A motion was made by Vice Mayor Alvarez, seconded by Council Member MacDonald, to waive reading of the text and adopt Consent Items 12.1 through 12.10. The motion carried by the following vote:**

**Yes:** 7 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member MacDonald, Council Member Rogers, Council Member Sawyer, and Council Member Schwedhelm

- 12.1** MOTION - RECEIVE 2021 GENERAL PLAN, INCLUSIONARY HOUSING, AND GROWTH MANAGEMENT ANNUAL REVIEW REPORT AND WAIVE COUNCIL POLICY 200-01 REQUIREMENT FOR A JOINT STUDY SESSION ON THE GENERAL PLAN ANNUAL REVIEW

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by motion: 1) receive and approve the 2021 General Plan, Inclusionary Housing, and Growth Management Annual Review Report; and 2) waive the Council Policy 200-001 requirement for a joint study session on the General Plan Annual Review to allow for a streamlined General Plan Annual Review process until the adoption of General Plan 2050.

**This Consent - Motion was approved.**

- 12.2** RESOLUTION - NINTH AMENDMENT TO GENERAL SERVICES AGREEMENT NUMBER F000308 WITH GRANICUS, LLC

RECOMMENDATION: It is recommended by the City Clerk's Office, Communications and Intergovernmental Relations Office, and Information Technology Department that the Council, by resolution, approve a ninth amendment to General Services Agreement Number F000308 with Granicus, LLC, St. Paul, MN, in the amount of \$534,217.24, for a total not to exceed amount of \$1,283,259.30.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-103 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A NINTH**

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**AMENDMENT TO GENERAL SERVICES AGREEMENT NUMBER F000308  
FOR GRANICUS, LLC**

- 12.3** RESOLUTION - FIRST AMENDMENT TO AGREEMENT F002155  
WITH ACCELA, INC. FOR THE ACCELA CRM (MYSANTAROSA)  
TOOL

RECOMMENDATION: It is recommended by the Information Technology Department, that the Council, by resolution, approve a First Amendment to Master SaaS Agreement Number F002155, with Accela, Inc., San Ramon, CA, for the Accela CRM (MySantaRosa) tool, to extend the contract for an additional three (3) years, in the amount of \$98,814.30, for a total not to exceed amount of \$181,961.83.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-104 ENTITLED: RESOLUTION OF THE  
COUNCIL OF THE CITY OF SANTA ROSA APPROVING A FIRST  
AMENDMENT TO MASTER SAAS AGREEMENT NUMBER F002155 WITH  
ACCELA, INC. FOR THE ACCELA CRM (MYSANTAROSA) TOOL**

- 12.4** RESOLUTION - APPROVAL OF ONE TOW VENDOR TO THE TOW  
VENDOR FRANCHISEE LIST FOR POLICE-GENERATED  
OPERATIONS

RECOMMENDATION: It is recommended by the Police Department that the Council, by resolution; 1) grant a police generated vehicle tow franchise to tow operator Cream's Towing, Inc. of Santa Rosa, California pursuant to Chapter 6-84 of the Santa Rosa City Code for police-generated tow operations; 2) approve a Franchise Agreement for Vehicle Tow Services with Cream's Towing, Inc.; and 3) authorize the Chief of Police or designee to execute the Franchise Agreement.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-105 ENTITLED: RESOLUTION OF THE  
COUNCIL OF THE CITY OF SANTA ROSA GRANTING TOW FRANCHISE TO  
AND AUTHORIZING FRANCHISE AGREEMENT WITH ONE ADDITIONAL  
TOW VENDOR, CREAM'S TOWING, INC., FOR POLICE-GENERATED TOW  
OPERATIONS**

- 12.5** RESOLUTION - APPROVAL - WAIVER OF COMPETITIVE BID AND  
ISSUANCE OF BLANKET PURCHASE ORDERS FOR ASPHALT



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CONCRETE SUPPLIES TO BODEAN CO., INC., AND SYAR INDUSTRIES, INC.

RECOMMENDATION: It is recommended by the Transportation and Public Works, Finance, and Water Departments that City Council, approve a Waiver of Competitive bid and award two (2) one-year Blanket Purchase Orders (BPO), each with four (4) one-year extension options to Bodean Co., Inc., Santa Rosa, California, in the total amount not to exceed \$550,000 and to Syar Industries, Inc., Napa, California, in the total amount not to exceed \$550,000.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-106 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING WAIVER OF COMPETITIVE BID AND BLANKET PURCHASE ORDERS FOR AWARD OF ASPHALT CONCRETE SUPPLIES TO BODEAN CO., INC. IN THE AMOUNT NOT TO EXCEED \$550,000 AND SYAR INDUSTRIES, INC., IN THE AMOUNT NOT TO EXCEED \$550,000**

12.6 RESOLUTION - AUTHORIZING SUBMITTAL OF A GRANT APPLICATION FOR IMPROVEMENTS AT KAWANA SPRINGS COMMUNITY PARK

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution: 1) authorize the submittal of an application to the State of California Department of Parks and Recreation Office of Grants and Local Services Land and Water Conservation Fund Grant Program, for the improvement of Kawana Springs Community Park for \$2,909,112 in grant funds, which is 50% of the total project cost of \$5,818,224, the remainder of which will be matched by the City; 2) authorize the Assistant City Manager to accept the grant and execute a Grant Contract and any amendments thereto, a Deed Restriction, and all other documents necessary for the completion of the project, subject to approval as to from by the City Attorney; and 3) authorize the Chief Financial Officer to increase appropriations by the amount of the grant award.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-107 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING SUBMITTAL OF A**

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**GRANT APPLICATION FOR IMPROVEMENTS AT KAWANA SPRINGS  
COMMUNITY PARK**

- 12.7** RESOLUTION - STATE OF GOOD REPAIR PROGRAM  
AUTHORIZATION TO APPLY FOR THE ANNUAL FORMULA  
ALLOCATION AND PROJECT APPROVAL FOR FISCAL YEAR  
2022-23

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve the SB1 State of Good Repair Project List, and authorize the Director of Transportation and Public Works or designee to request the City's annual allocation of FY 2022-23 State of Good Repair funding in the estimated amount of \$26,379 from the California Department of Transportation.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-108 ENTITLED: RESOLUTION OF THE  
COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE SB1 STATE OF  
GOOD REPAIR PROGRAM PROJECT LIST AND AUTHORIZING THE FILING  
OF A FUNDING CLAIM FOR THE FISCAL YEAR 2022-23**

- 12.8** RESOLUTION - TRANSPORTATION DEVELOPMENT ACT ARTICLE  
IV AND STATE TRANSIT ASSISTANCE ANNUAL FORMULA  
ALLOCATION CLAIM SUBMITTAL

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, authorize the Director of Transportation and Public Works or designee to file a claim for the Transit Division's annual drawdown of Transportation Development Act Article IV and State Transit Assistance funds with the Metropolitan Transportation Commission for FY 2022-23 in the estimated amount of \$9,775,000 for ongoing Transit Operations and Capital budgetary needs.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-109 ENTITLED: RESOLUTION OF THE  
COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE FILING OF A  
FUNDING CLAIM WITH THE METROPOLITAN TRANSPORTATION  
COMMISSION FOR ALLOCATION OF TRANSPORTATION DEVELOPMENT  
ACT ARTICLE IV / STATE TRANSIT ASSISTANCE FUNDS FOR FISCAL**

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**YEAR 2022-23 IN THE ESTIMATED AMOUNT OF \$9,775,000**

**12.9 RESOLUTION - ACCEPTANCE AND APPROPRIATION OF THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S INFILL INFRASTRUCTURE GRANT PROGRAM FOR THE DOWNTOWN SANTA ROSA QUALIFIED INFILL AREA**

RECOMMENDATION: It is recommended by the Housing and Community Services Department, in conjunction with the Renewal Enterprise District, that the Council, by resolution: 1) accept and appropriate the State of California Department of Housing and Community Development's Infill Infrastructure Grant funds in the amount of \$9,540,147 for the Downtown Santa Rosa Qualified Infill Area (QIA); and 2) authorize the Director of Housing and Community Services to execute loan documents and any and all related documents for projects funded by the grant.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-110 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ACCEPTING AND APPROPRIATING THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IN-FILL INFRASTRUCTURE GRANT PROGRAM FUNDS OF \$9,540,147 AND AUTHORIZING THE DIRECTOR OF HOUSING AND COMMUNITY SERVICES TO EXECUTE AGREEMENTS AND RELATED LOAN DOCUMENTS FOR THE PROJECTS FUNDED BY THE GRANT**

**12.10 RESOLUTION - FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F002049 WITH COOPERATIVE PERSONNEL SERVICES dba CPS HR CONSULTING**

RECOMMENDATION: It is recommended by the Human Resources Department that the Council, by resolution: 1) approve the First Amendment to Professional Services Agreement Number F002049 with Cooperative Personnel Services dba CPS HR Consulting to increase time of performance and increase compensation in the amount of \$80,000 for a total contract amount not to exceed \$185,360 to provide professional Human Resources services to temporarily support the department with current vacancies; and 2) appropriate \$80,000 from the unassigned general fund balance.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-111 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT NUMBER F002049 WITH COOPERATIVE PERSONNEL SERVICES DBA CPS HR CONSULTING AND APPROPRIATING \$80,000 FROM THE UNASSIGNED GENERAL FUND BALANCE**

### **13. PUBLIC COMMENT ON NON-AGENDA MATTERS**

Duane De Witt thanked Vice Mayor Alvarez and Council Member N. Rogers for speaking with constituents in Roseland, thanked Officer Moore and Officer Richmond for Roseland Creek clean-up efforts, met members of the Debris Removal Team, and would like to see an effort to re-establish volunteerism.

Bernadette Beral spoke expressing her concern non-hosted home sharing is negatively impacting neighborhoods and the housing market, and in support of hosted short term rentals.

Adina Flores spoke on not finding CPS HR Consulting as a joint power authority with the Secretary of State, and expressed her concern on the lack of transparency in the community with the Statement of Economic Interest filings by elected officials.

Eris Weaver, Executive Director Sonoma County Bicycle Coalition, spoke on being a victim of a hit and run while riding her bicycle, and her negative experience on trying to file a report with the Santa Rosa Police Department.

### **14. REPORT ITEMS**

#### **14.1 REPORT - APPROVAL OF AGREEMENT WITH TOUCHSTONE GOLF LLC., FOR MANAGEMENT OF BENNETT VALLEY GOLF COURSE ENTERPRISE**

**BACKGROUND:** The purpose of this action is to receive approval from Council to enter into an agreement with Touchstone Golf LLC., (Touchstone) to operate and maintain the Bennett Valley Golf Course

(BVGC), including the restaurant facilities. On February 15, 2021, the BVGC Ad Hoc Committee and the Transportation and Public Works Department recommended, and Council approved a solicitation for a single operator to manage the operations and maintenance of BVGC. Touchstone is recommended as the highest ranked firm from the BVGC Review Committee for operation and maintenance management of the BVGC.

Approval of the Resolution will implement the Operating and Maintenance Agreement with Touchstone to manage the BVGC. Touchstone, the city, and the current golf course operator will implement the transition plan from the Agreement with Touchstone and provide continuity of golf operations and maintenance between the current golf course operator and Touchstone.

The transition plan includes but is not limited to providing golf tee times, opening the restaurant, maintaining the golf course facility and equipment, marketing, and outreach strategies, and all the support services necessary for operating the BVGC enterprise. Approval of the Resolution will utilize the remaining Fiscal Year 21-22 funds from the BVGC Capital Fund for implementation of the transition plan capital needs.

The city will earn all revenues from the golf course enterprise and those revenues will fund all expenditures, including a management fee and incentive to Touchstone. Approval of the Resolution authorizes the Chief Financial Officer to appropriate all expenditures from the revenues. Current operating reserves are low, and therefore the Resolution will authorize funds from the General Fund to create the sufficient level of reserves.

**RECOMMENDATION:** It is recommended by the Transportation and Public Works Department that the Council, by resolution: 1) approve the Agreement with Touchstone Golf LLC., to manage the Bennett Valley Golf Course (BVGC) Enterprise; and 2) authorize increased appropriations in the BVGC Operations Fund in the amount of \$345,000 to fund the transition plan capital costs from the Agreement, with the source of the funds from the BVGC Capital Fund; and 3) authorize

increased appropriations in the BVGC Operations Fund in the amount of \$351,225 for the creation of sufficient projected reserves with the source of the funds from the General Fund; and 4) authorize the Chief Financial Officer to appropriate all operator fees and operating and maintenance expenditures from BVGC revenue to Touchstone Golf LLC., as described in the Agreement; and 5) authorize city assumption of the responsibility for the golf cart contract with the current golf operator.

Jen Santos, Deputy Director Parks, presented and answered questions from Council.

Mark Luthman, Steve Harker, and James Birchall, and Ashley van Dissel from Touchstone Golf, were available to answer questions from Council.

#### PUBLIC COMMENT

Richard Carlile, President of Save Bennett Valley Golf Course, spoke in support of adopting the resolution.

Duane De Witt spoke in support of the Bennett Valley Golf Course being privatized and housing to be built in the area.

Gregory Fearon spoke on past Councils having an opportunity to structure fees for the golf course.

Annette Arnold spoke on the golf course not benefiting the community and for Council to use the resources for other needed programs.

**A motion was made by Council Member Schwedhelm, seconded by Council Member Sawyer, to approve the recommendations by staff and adopt**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN OPERATIONS AND MAINTENANCE AGREEMENT WITH TOUCHSTONE LLC., OF BERKELEY, CA, TO PROVIDE MANAGEMENT OF THE BENNETT VALLEY GOLF COURSE AND RELATED AGREEMENTS**

**A substitute motion was made by Council Member MacDonald, seconded by Vice Mayor Alvarez, to have the City Manager look at top two groups and to amend the contract giving the City Manager the authority to negotiate and execute a successful contract to avoid interruption of services, for the contract to be brought back to Council for ratification only, and for the restaurant portion be removed from the contract in order to seek a more preferred operator with experience in the restaurant business and events.**

**City Manager Smith informed Council, after consulting with Chief Assistant City Attorney Berk, she is not authorized to remove the restaurant portion from the contract due to the Request for Proposal (RFP) combining the two portions of services in the RFP.**

**Council Member MacDonald amended and clarified her substitute motion by removing her request for the restaurant portion to be removed from the contract in order to seek a more preferred operator with experience in the restaurant business and events, and moved to have the City Manager look at the top two groups, and give the City Manager the authority to negotiate and execute a successful contract to avoid interruption of services, and for the contract to be brought back to Council for ratification only. The amended motion was seconded by Vice Mayor Alvarez.**

**The motion failed by the following vote:**

**Yes:** 2 - Vice Mayor Alvarez, and Council Member MacDonald

**No:** 5 - Mayor Rogers, Council Member Fleming, Council Member Rogers, Council Member Sawyer, and Council Member Schwedhelm

**A substitute motion was made by Council Member MacDonald, seconded by Council Member N. Rogers, to amend the terms of the agreement to 18 months with an option to extend the contract for three years upon a report to Council on successful operations of the golf course and all other facilities with an option to terminate the contract if needed.**

**The motion failed by the following vote:**

**Yes:** 1 - Council Member MacDonald

**No:** 6 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member Rogers, Council Member Sawyer, and Council Member Schwedhelm

**A motion was made by Council Member Schwedhelm, seconded by Council Member Sawyer, to approve the recommendations by staff, waive**

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**reading of the text and adopt**

**RESOLUTION NO. RES-2022-112 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN OPERATIONS AND MAINTENANCE AGREEMENT WITH TOUCHSTONE LLC., OF BERKELEY, CA, TO PROVIDE MANAGEMENT OF THE BENNETT VALLEY GOLF COURSE AND RELATED AGREEMENTS**

**The motion carried by the following vote:**

**Yes:** 6 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member Rogers, Council Member Sawyer, and Council Member Schwedhelm

**No:** 1 - Council Member MacDonald

**Mayor C. Rogers recessed the meeting at 7:04 p.m. and reconvened at 7:35 p.m.**

**Present:** 6 - Mayor Chris Rogers, Vice Mayor Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Natalie Rogers, and Council Member Tom Schwedhelm

**Absent:** 1 - Council Member John Sawyer

## **15. PUBLIC HEARINGS**

### **15.1 PUBLIC HEARING - AUTHORIZING SUBMISSION OF THE FISCAL YEAR 2022/2023 ACTION PLAN AND APPROVAL OF GRANT AGREEMENTS FOR PUBLIC SERVICES, FAIR HOUSING, AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS**

**BACKGROUND:** The proposed action will authorize submission of the Fiscal Year 2022/2023 Action Plan to the U.S. Department of Housing & Urban Development (HUD) and approve Grant Agreements for public services, fair housing, and HOPWA programs. HUD requires submission of the Annual Action Plan so that the City can receive federal housing and community development funds in the form of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) grants.

Santa Rosa is required to submit its Plan to HUD by 60 days after HUD releases the Fiscal Year 2022/2023 funding allocations and no later



than August 16, 2022.

RECOMMENDATION: It is recommended by the Housing & Community Services Department that the Council, by resolution: 1) authorize submission of the Fiscal Year 2022/2023 Action Plan to the U.S. Department of Housing & Urban Development (HUD); 2) approve the Fiscal Year 2022/2023 Grant Agreements for public services funds with the Living Room Center, Catholic Charities of the Diocese of Santa Rosa (Family Support Center), and Catholic Charities of the Diocese of Santa Rosa (Homeless Service Center); fair housing funds with Fair Housing Advocates of Northern California; and Housing Opportunities for Persons with AIDS (HOPWA) funds with Face to Face/The Sonoma County AIDS Network, in the combined amount of \$748,482; 3) authorize the Director of Housing and Community Services, or their designee to execute the Grant Agreements and any future amendments thereto for public services, fair housing, and HOPWA; and 4) authorize the City Manager to execute the annual federal funding agreements with HUD and any additional forms or documents required by HUD to implement the Fiscal Year 2022/2023 Action Plan.

Julie Garen, Program Specialist - Housing & Community Services, presented and answered questions from Council.

Mayor C. Rogers opened the public hearing at 7:45 p.m.

No public comments were made.

Mayor Rogers closed the public hearing at 7:45 p.m.

**A motion was made by Council Member Fleming, seconded by Council Member MacDonald, to waive reading of the text and adopt**

**RESOLUTION NO. RES-2022-113 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING SUBMISSION OF THE FISCAL YEAR 2022/2023 ACTION PLAN, AND APPROVING GRANT AGREEMENTS FOR PUBLIC SERVICES, FAIR HOUSING, AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS**

**The motion carried by the following vote:**

**Yes:** 6 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member MacDonald, Council Member Rogers, and Council Member Schwedhelm

**Absent:** 1 - Council Member Sawyer

## REPORT ITEMS

### 14.2 REPORT - OPERATING AGREEMENT FOR THE SAMUEL L. JONES HALL HOMELESS SHELTER AND HOMELESS SERVICES GRANT AGREEMENTS FOR FISCAL YEAR 2022/2023

BACKGROUND: Following the issuance of a Request for Proposals (RFP) for the provision of homeless services and operation of the Samuel L. Jones Hall Homeless Shelter (SJH) for Fiscal Year 2022/2023, subsequent review by an evaluation committee and staff recommendation, on February 22, 2022, Council approved Catholic Charities of the Diocese of Santa Rosa (Catholic Charities) as the operator of the SJH as well as continuing with homeless services providers which currently contract with the City and submitted applications in response to the RFP - Catholic Charities (Homeless Services Center, Family Support Center, and Homeless Outreach Services Team) and YWCA Sonoma County (Safe House Shelter). Council also directed staff to return with contracts for their consideration. Funding recommendations were not made as part of the February 22, 2022 Council action.

Consistent with Council direction, this agenda item seeks approval of agreements with Catholic Charities for the Homeless Outreach Services Team (HOST) and SJH in the respective amounts of \$1,035,450 and \$2,128,742, and with YWCA Sonoma County for the Safe House Shelter program in the amount of \$50,000. Additionally, this agenda items seeks approval of a grant agreement with Community Action Partnership of Sonoma County (CAP Sonoma County) for the HCA Family Fund in the amount of \$60,000, an agency which currently contracts with the City and applied for funding under the City's Public Services Program. The agreements for the Homeless Services Center (HSC) and Family Support Center (FSC), which receive Community Development Block Grant (CDBG) funding through the Public Services Program will be considered under a separate item on the June 7, 2022 Council agenda per U.S. Department of Housing and Urban

Development (HUD) requirements.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by two resolutions, approve the following: 1) an Agreement for the Operation and Use of the Samuel L. Jones Hall Homeless Shelter Housing-Focused Program with Catholic Charities of the Diocese of Santa Rosa in the amount of \$2,128,742 for the initial period July 1, 2022 to June 30, 2023 (Year 1) and continuing for up to five years total (Fiscal Year 2022/2023 to Fiscal Year 2026/2027) on a conditional basis subject to contractor performance and funding availability; and 2) grant agreements for the provision of homeless services with Catholic Charities of the Diocese of Santa Rosa (Homeless Outreach Services Team in the amount of \$1,035,450), YWCA Sonoma County (Safe House Shelter Program in the amount of \$50,000), and Community Action Partnership of Sonoma County (HCA Family Fund in the amount of \$60,000) for the initial period July 1, 2022 to June 30, 2023 (Year 1) and continuing for up to five years total (Fiscal Year 2022/2023 to Fiscal Year 2026/2027) on a conditional basis subject to contractor performance and funding availability.

Kelli Kuykendall, Housing & Community Services Manager, and Sasha Cohen, Program Specialist, presented and answered questions from Council.

#### PUBLIC COMMENT

Madeleine Keegan O'Connell, on behalf YWCA, spoke on the YWCA being the only shelter for families fleeing violence in their homes, the services they provide, and asked for an increase to their budget.

**A motion was made by Council Member Schwedhelm, seconded by Council Member MacDonald, to waive reading of the text and adopt**

**RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA  
APPROVING AN AGREEMENT BETWEEN THE CITY OF SANTA ROSA AND  
CATHOLIC CHARITIES OF THE DIOCESE OF SANTA ROSA FOR THE  
OPERATION OF THE SAMUEL L. JONES HOMELESS SHELTER HOUSING  
FOCUSED PROGRAM FOR FISCAL YEAR 2022/2023 (YEAR ONE) IN THE  
AMOUNT OF \$2,128,742 AND CONTINUING FOR UP TO FIVE YEARS TOTAL**

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**(FISCAL YEAR 2022/2023 TO FISCAL YEAR 2026/2027) ON A CONDITIONAL BASIS AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO PAY ALL PROPER CLAIMS AND COSTS**

**A friendly amendment was made by Council Member MacDonald to add in bullet C on page 2 under Section Agreement, add language "a phone number shall be provided to access the shelter, conditioned there will be no increased costs in the contract and the change will not be inconsistent with the conditional use permit and or the emergency declaration," seconded by Council Member Alvarez. Council Member Schwedhelm accepted the friendly amendment.**

**RESOLUTION NO. RES-2022-114 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AN AGREEMENT BETWEEN THE CITY OF SANTA ROSA AND CATHOLIC CHARITIES OF THE DIOCESE OF SANTA ROSA FOR THE OPERATION OF THE SAMUEL L. JONES HOMELESS SHELTER HOUSING FOCUSED PROGRAM FOR FISCAL YEAR 2022/2023 (YEAR ONE) IN THE AMOUNT OF \$2,128,742 AND CONTINUING FOR UP TO FIVE YEARS TOTAL (FISCAL YEAR 2022/2023 TO FISCAL YEAR 2026/2027) ON A CONDITIONAL BASIS AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO PAY ALL PROPER CLAIMS AND COSTS**

**The motion carried by the following vote:**

**Yes:** 6 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member MacDonald, Council Member Rogers, and Council Member Schwedhelm

**Absent:** 1 - Council Member Sawyer

**A motion was made by Council Member Schwedhelm, seconded by Council Member N. Rogers, to waive reading of the text and adopt as amended**

**RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE FOLLOWING: 1) GRANT AGREEMENTS FOR THE PROVISION OF HOMELESS SERVICES WITH CATHOLIC CHARITIES OF THE DIOCESE OF SANTA ROSA (HOMELESS OUTREACH SERVICES TEAM IN THE AMOUNT OF \$1,035,450), YWCA SONOMA COUNTY (SAFE HOUSE SHELTER PROGRAM IN THE AMOUNT OF \$50,000), AND COMMUNITY ACTION PARTNERSHIP OF SONOMA COUNTY (HCA FAMILY FUND IN THE AMOUNT OF \$60,000) FOR FISCAL YEAR 2022/2023 (YEAR ONE) AND CONTINUING FOR UP TO FIVE YEARS TOTAL (FISCAL YEAR 2022/2023 TO FISCAL YEAR 2026/2027) ON A CONDITIONAL BASIS; 2)**

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**AUTHORIZING THE CHIEF FINANCIAL OFFICER TO PAY ALL PROPER CLAIMS AND COSTS**

**A friendly amendment was made by Council Member N. Rogers to increase the YWCA budget to add an additional \$25,000. Council Member Schwedhelm did not accept the friendly amendment.**

**A substitute motion was made by Council Member N. Rogers to approve staff recommendations to add the \$25,000, there was no second and the motion failed.**

**RESOLUTION NO. RES-2022-115 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE FOLLOWING: 1) GRANT AGREEMENTS FOR THE PROVISION OF HOMELESS SERVICES WITH CATHOLIC CHARITIES OF THE DIOCESE OF SANTA ROSA (HOMELESS OUTREACH SERVICES TEAM IN THE AMOUNT OF \$1,035,450), YWCA SONOMA COUNTY (SAFE HOUSE SHELTER PROGRAM IN THE AMOUNT OF \$50,000), AND COMMUNITY ACTION PARTNERSHIP OF SONOMA COUNTY (HCA FAMILY FUND IN THE AMOUNT OF \$60,000) FOR FISCAL YEAR 2022/2023 (YEAR ONE) AND CONTINUING FOR UP TO FIVE YEARS TOTAL (FISCAL YEAR 2022/2023 TO FISCAL YEAR 2026/2027) ON A CONDITIONAL BASIS; 2) AUTHORIZING THE CHIEF FINANCIAL OFFICER TO PAY ALL PROPER CLAIMS AND COSTS**

**The motion carried by the following vote:**

**Yes:** 6 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member MacDonald, Council Member Rogers, and Council Member Schwedhelm

**Absent:** 1 - Council Member Sawyer

**14.3 REPORT - MEASURE O (2004) CYCLE XI CHOICE GRANT PROGRAM FUNDING RECOMMENDATIONS**

**BACKGROUND:** The Measure O Transaction and Use Tax passed by voters in 2004 allocates grant funding to organizations for youth and parenting programs which focus on gang and anti-violence education, prevention and intervention, community safety, and a comprehensive array of social services in high need neighborhoods. On January 10, 2022 the City of Santa Rosa released a Request for Qualification for the Measure O Cycle XI CHOICE Grant Program with \$750,000 in available funding per year of the two and a half year cycle from July 1, 2022 -

December 31, 2024. Staff will present the funding recommendations from the Grant Review Team.

RECOMMENDATION: It is recommended by the Office of Community Engagement that the Council, by resolution: 1) adopt the yearly funding recommendations of the Grant Review Team for the Measure O (2004) CHOICE Cycle XI Grant Program with year two and three funding contingent on successful completion of year one; 2) direct staff to enter into funding agreements with approved providers; and 3) authorize the City Manager or designee to approve and execute the funding agreements and any amendments with CHOICE Cycle XI approved providers.

Magali Telles, Deputy Director Community Engagement, presented and answered questions from Council.

#### PUBLIC COMMENT

Sandra Valencia spoke in support of approving the funding and the positive impacts the funding provides.

**A motion was made by Council Member Fleming, seconded by Council Member Schwedhelm, to waive reading of the text and adopt**

**RESOLUTION NO. RES-2022-116 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING THE FUNDING RECOMMENDATIONS OF THE GRANT REVIEW TEAM FOR THE MEASURE O (2004) CHOICE CYCLE XI GRANT PROGRAM FOR JULY 1, 2022 - DECEMBER 31, 2024 AND GRANTING AUTHORITY TO THE CITY MANAGER OR DESIGNEE TO APPROVE AND EXECUTE FUNDING AGREEMENTS**

**The motion carried by the following vote:**

**Yes:** 6 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member MacDonald, Council Member Rogers, and Council Member Schwedhelm

**Absent:** 1 - Council Member Sawyer

#### 14.4 REPORT - PARKLET PROGRAM MANUAL ADOPTION

BACKGROUND: The Parklet Program provides a pathway for businesses to build outdoor spaces in the public right-of-way for

business and/or public community uses. The COVID prompted temporary Parklet Program has allowed businesses to use parking and underutilized areas of public streets to offset indoor use restrictions connected to local and state health orders. A permanent program would outline installation requirements and ensure compliance with all associated federal, state and local codes, policies, and standards, as well as set procedures and apply existing fees associated with these uses.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department that the Council, by resolution: 1) adopt the Parklet Program Manual, outlining requirements to expand a business' outdoor operating space on a public street and assign existing service fees to applications initiated under the program; 2) authorize the Director of Planning and Economic Development to approve future changes to the Parklet Program Manual when references to Local, State and Federal Code requirements, adopted fees or application submittal processes require updating; and 3) authorize the Parking Manager to determine the total number of metered parking spaces within the Downtown Station Area that may be utilized for the permanent parklet program.

Raissa de la Rosa, Deputy Director - Economic Development, and Gabe Osburn, Deputy Director - Engineering Development Services, presented and answered questions from Council.

No public comments were made.

**A motion was made by Council Member MacDonald, seconded by Council Member Fleming, to waive reading of the text and adopt**

**RESOLUTION NO. RES-2022-117 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING THE PARKLET PROGRAM MANUAL AND ASSIGNING EXISTING SERVICE FEES TO APPLICATIONS INITIATED UNDER THE PROGRAM; AUTHORIZING THE DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT TO APPROVE FUTURE CHANGES TO THE PARKLET PROGRAM MANUAL TO ADDRESS CODE UPDATES, FEE ADOPTIONS AND CHANGES TO PERMITTING PROCESS; AND AUTHORIZING THE PARKING MANAGER TO DETERMINE THE TOTAL NUMBER OF METERED PARKING SPACES WITHIN THE DOWNTOWN STATION AREA THAT MAY BE UTILIZED BY THE PERMANENT PARKLET PROGRAM**

**The motion carried by the following vote:**

**Yes:** 6 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member MacDonald, Council Member Rogers, and Council Member Schwedhelm

**Absent:** 1 - Council Member Sawyer

**14.5 REPORT - CITY CODE CHAPTER 18-52 FLOOD DAMAGE PROTECTION AMENDMENTS**

**BACKGROUND:** The proposed ordinance amends sections of the City Code as required to maintain compliance with FEMA's National Flood Insurance Program (NFIP) minimum regulatory standards set forth in the Code of Federal Regulations and to enable the City to continue participating in the NFIP and ensure continued compliance with the California Department of Water Resources requirements embedded in California Building Standards Code (CCR Title 24). 44 Code of Federal Regulations 60.3 requires that local jurisdictions administer minimum requirements when development is proposed and constructed in flood-prone areas. The action supports the Council goal of ensuring a healthy and safe community by protecting development in flood prone areas.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department that the Council: 1) introduce an ordinance amending City Code Chapter 18-52, Flood Damage Protection, to comply with regulatory requirements that our ordinance coincide with 44 Code of Federal Regulations 60.3; and 2) adopt a resolution setting a public hearing on July 12, 2022, for adoption of the Ordinance.

Jesse Oswald, Chief Building Official, presented and answered questions from Council.

No public comments were made.

**A motion was made by Council Member Schwedhelm, seconded by Council Member MacDonald, to waive reading of the text and introduce**

**ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AMENDMENTS TO CITY CODE CHAPTER 18-52**



**The motion carried by the following vote:**

**Yes:** 6 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member MacDonald, Council Member Rogers, and Council Member Schwedhelm

**Absent:** 1 - Council Member Sawyer

**A motion was made by Council Member Schwedhelm, seconded by Mayor C. Rogers, to waive reading of the text and adopt**

**RESOLUTION NO. RES-2022-118 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA SETTING A TIME AND PLACE FOR A PUBLIC HEARING FOR THE PROPOSED ADOPTION OF AMENDMENTS TO SANTA ROSA CITY CODE CHAPTER 18-52 FLOOD DAMAGE PROTECTION**

**The motion carried by the following vote:**

**Yes:** 6 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member MacDonald, Council Member Rogers, and Council Member Schwedhelm

**Absent:** 1 - Council Member Sawyer

**16. WRITTEN COMMUNICATIONS**

- 16.1 NOTICE OF FINAL MAP - BELLEVUE RANCH PHASE 7 - Provided for information.

**This item was received and filed.**

**17. PUBLIC COMMENTS ON NON-AGENDA MATTERS**

No public comments were made.

**18. ANNOUNCEMENT OF CONTINUED CLOSED SESSION ITEMS, RECESS TO CLOSED SESSION IN THE MAYOR'S CONFERENCE ROOM, RECONVENE TO OPEN SESSION, AND ANNOUNCEMENTS [IF NEEDED]**

**19. ADJOURNMENT OF MEETING**

Mayor C. Rogers adjourned the meeting at 9:57 p.m. The next regularly scheduled meeting will be held on June 21, 2022, at a time to be set by the Mayor.

**20. UPCOMING MEETINGS**

**20.1**      **UPCOMING MEETINGS LIST**

**This item was received and filed.**

**Approved on:**

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**Stephanie A. Williams**  
**City Clerk**