



City of Santa Rosa

City Hall
100 Santa Rosa Avenue
Santa Rosa, CA 95404

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT MAY 10, 2016

12:00 P.M. - STUDY SESSION (COUNCIL CHAMBER)

3:30 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM)

4:00 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

PUBLIC COMMENTS:

Except for public hearing items, comments from the public will be allowed on all agenda items at the time each item is called. Comments on public hearing items may be made when the hearing is opened.

Comments from the public on non-agenda items will be heard under Agenda Items 13 and 17. This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. The first public comment period on non-agenda items (Agenda Item 13) will begin no earlier than 5:00 p.m. and will be limited to ten speakers selected randomly by the Mayor. Each speaker will be allowed three minutes. Speakers who do not have an opportunity to speak during this time will be allowed to make public comment under Agenda Item 17.

To address the Council you are requested to complete a yellow Speaker Card and give it to the City Clerk. If you are unable to or do not wish to wait for the public comment portion of the agenda, you are encouraged to contact the Council or City Clerk directly by submitting your comments to 100 Santa Rosa Avenue, Room 10, Santa Rosa 95404 or cityclerk@srcity.org.

12:00 P.M. (CITY COUNCIL CHAMBER)

1. CALL TO ORDER AND ROLL CALL

2. STUDY SESSION

Study Session items are items for in-depth discussion and possible direction

Any writings or documents provided to a majority of the City Council prior to this meeting regarding any item on this agenda, excluding closed session items, are available for public review in the City Clerk's Office, Room 10, City Hall, 100 Santa Rosa Ave, during normal business hours.

to staff. No action will be taken.

2.1 REVIEW OF FISCAL YEAR (FY) 2016-17 DEPARTMENT BUDGET REQUESTS, CAPITAL IMPROVEMENT PROGRAM FUNDING REQUESTS, AND COMMUNITY PROMOTIONS FUNDING REQUESTS

This is part one of a two-part Study Session, with the second part taking place on May 17, 2016. On day one, the City Council will receive an overview of the City's financial condition, then a presentation of the City's proposed Operations and Maintenance budget including information on each department's request. This presentation will include an overview of the City's policy for funding Homeless and Affordable Housing programs with Real Property Transfer Tax (RPTT) and the Community Promotions funding requests for the upcoming fiscal year.

At the May 17, 2016 Study Session, staff will finish the individual department budget presentations. The Study Session will conclude with a presentation of the City's proposed Capital Improvement Program budget and City Manager's closing comments.

Information and department budgets will be presented in the following order:

May 10, 2016

- Budget Overview
- Overview of the Council Policy for Funding Homeless and Affordable Housing Programs with Real Property Transfer Tax
- City Council
- Community Promotions
- City Manager's Office
- Office of Community Engagement
- City Attorney's Office
- Human Resources
- Finance/Non-Departmental
- Information Technology
- Planning and Economic Development
- Recreation and Parks

May 17, 2016

- Fire
- Police
- Housing and Community Services
- Transportation and Public Works
- Santa Rosa Water
- Capital Improvement Program
- City Manager's Closing Comments

The Council may ask questions and provide direction to staff.

Attachments [Staff Report](#)
[Presentation](#)

2.2 2015 URBAN WATER MANAGEMENT PLAN

Staff will present an informational session on the requirements of the 2015 Urban Water Management Plan, which includes an update on the Water Conservation Act of 2009 (SB x7-7) and the revised 2015 Urban Water Shortage Contingency Plan.

Attachments [Staff Report](#)
[Presentation](#)

RECESS OPEN SESSION IN THE COUNCIL CHAMBER AND RECONVENE TO CLOSED SESSION IN THE MAYOR'S CONFERENCE ROOM

3:30 P.M. (MAYOR'S CONFERENCE ROOM, ROOM 10)

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

Following the announcement of Closed Session items and prior to recess into Closed Session, the public may speak up to three minutes on items to be addressed in Closed Session.

3.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: one potential case

RECESS CLOSED SESSION(S) AND RECONVENE TO OPEN SESSION IN THE COUNCIL CHAMBER

4:00 P.M. (CITY COUNCIL CHAMBER)

4. ANNOUNCEMENT OF ROLL CALL

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

6. PROCLAMATIONS/PRESENTATIONS

6.1 PRESENTATION - THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT HIGH PERFORMING AGENCY AWARD

Attachments [Certificate](#)

7. STAFF BRIEFINGS - NONE

This time is reserved for City staff to provide a five-minute briefing to the Council on departmental issues of interest. No action will be taken on these matters except to possibly place a particular item on a future agenda for Council consideration.

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

9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS

10. MAYOR'S/COUNCILMEMBERS' REPORTS

10.1 MAYOR'S/COUNCILMEMBERS' 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 Sonoma County Waste Management Agency (SCWMA)

10.1.8 Other

11. APPROVAL OF MINUTES

11.1 April 5, 2016, Regular Meeting

Attachments [Draft Minutes](#)

12. CONSENT ITEMS

12.1 MOTION - CONTRACT AWARD - PRINCE GATEWAY PARK SPRAY GROUND

RECOMMENDATION: It is recommended by Engineering Services that Council, by motion, award Contract No. C01991, Prince Gateway Park Spray Ground, in the amount of \$496,396.00 to the lowest responsible bidder, California Waters Development, Inc. of Yorba Linda, CA, approve a 15% contract contingency, and authorize a total contract amount of \$570,855.40. Funding for this project has been appropriated to Account No.09619. The source of funds is \$800,000 general fund appropriated mid-year FY14/15.

Attachments [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Presentation](#)

12.2 MOTION - FIFTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT - CALIFORNIA CODE CHECK, INC.

RECOMMENDATION: It is recommended by the Planning and Economic

Development Department that the Council, by motion, approve the Fifth Amendment to the Professional Services Agreement with California Code Check, Inc., located in Atascadero, California, for plan check review services, adding an additional amount of \$100,000, for a total contracted amount of \$395,000.

Attachments [Staff Report](#)

[Attachment 1 - Fifth Amendment to PSA - California Code Check, Inc. Presentation](#)

12.3 MOTION - CONTRACT AWARD - CITY OF SANTA ROSA RAILROAD SQUARE PARKING MANAGEMENT PLAN AND PROGRESSIVE PARKING STRATEGIES

RECOMMENDATION: It is recommended by the Finance Department that the Council, by motion, approve contract award for City of Santa Rosa Railroad Square parking management plan and progressive parking strategy consulting services with Nelson/Nygaard Consulting Associates, Inc., San Francisco, CA in the total amount not to exceed \$131,355. Funds for this expense are included in the Fiscal Year 2015-16 Railroad Square SMART Parking Management Project Fund adopted budget.

Attachments [Staff Report](#)

[Attachment 1](#)

[Exhibit A to PSA \(uploaded 5/10/2016\)](#)

[Presentation](#)

12.4 MOTION - CONTRACT AWARD - CITY OF SANTA ROSA WEBSITE DESIGN AND REPLACEMENT SERVICES

RECOMMENDATION: It is recommended by the Finance and Information Technology Departments that the Council, by motion, approve contract award for City of Santa Rosa website design and replacement services with Icon Enterprises, Inc. dba CivicPlus, Manhattan, Kansas, in the total amount not to exceed \$229,759 plus a 5% contingency not to exceed \$11,488. Funds for this contract are funded in Fiscal Year 2015-16 Information Technology srcity.org Redesign Project approved budget, and will be included in subsequent Fiscal Year budget proposals when presented to the City Council.

Attachments [Staff Report](#)
[Attachment 1](#)
[Exhibit A to PSA \(uploaded 5/10/2016\)](#)
[Presentation](#)

12.5 MOTION - CONTRACT AWARD - WEED AND RUBBISH ABATEMENT SERVICES

RECOMMENDATION: It is recommended by the Finance, Fire, and Recreation & Parks Departments that the Council, by motion, approve a two year contract with three 1-year renewal options for weed and rubbish abatement services to DeAngelo Brothers LLC, Sacramento, California, in the total amount not to exceed \$250,000. Funds for this purchase are funded in Fiscal Year 2015-16 Fire and Recreation & Parks Department operational accounts, and will be funded in subsequent fiscal years when approved by Council.

Attachments [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Presentation](#)

12.6 RESOLUTION - CITY/COUNTY PAYMENT PROGRAM (CCPP) AUTHORIZATION

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by resolution, authorize Sonoma County Waste Management Agency to submit applications on behalf of the City and execute agreements or other documents necessary to implement the City/County Payment Program (CCPP).

Attachments [Staff Report](#)
[Resolution](#)

12.7 RESOLUTION - ACCEPT FINALI PARK, THE REAL PROPERTY OFFERED UNDER THE TERMS OF THE IRREVOCABLE OFFER TO DEDICATE PARK PROPERTY AND PARK DEVELOPMENT AGREEMENT

RECOMMENDATION: It is recommended by the Recreation & Parks

Department that the Council, by resolution, accept Finali Park, the real property offered under the terms of the Irrevocable Offer to Dedicate Park Property and Park Development Agreement, and authorize the Director of Recreation and Parks to execute and record the acceptance.

Attachments [Staff Report](#)
[Attachment 1](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. This public comment period will begin no earlier than 5:00 p.m. and will be limited to ten speakers selected randomly by the Mayor. Each speaker will be allowed three minutes. Speakers who do not have an opportunity to speak during this time will be allowed to make public comment under Agenda Item 17.

(THE COUNCIL MAY RECESS DURING THE EVENING FOR A DINNER BREAK)

14. REPORT ITEMS

*14.1 REPORT - INTRODUCTION OF AN INTERIM ORDINANCE TO IMPOSE A TEMPORARY MORATORIUM ON RENT INCREASES

BACKGROUND: The Council has initiated a program to review and summarize rent stabilization programs in California, including options for the implementation of Mediation/ Arbitration, Just Cause for Eviction and Rent Stabilization in Santa Rosa. A presentation of these program options was made to the Council on January 26, 2016.

On March 31, 2016, the Rent Stabilization Council Subcommittee considered six tenant protection options, eventually recommending adoption of limited rent stabilization with a companion rent moratorium. The subcommittee also discussed several options for implementation, which should be considered by the City Council.

On May 3, 2016, the Council provided direction for a rent stabilization / just cause for eviction ordinance and directed staff to proceed with the ordinance. Council also directed the preparation of an ordinance to address an interim moratorium on rent increases exceeding 3%, to prevent landlords from increasing rent over this percentage while providing a fair and reasonable rate of return while the rent stabilization ordinance is drafted.

RECOMMENDATION: Council has directed staff to bring forward an interim ordinance to impose a temporary moratorium on rent increases in order to prevent rental increases exceeding 3% while a rent stabilization ordinance is being prepared.

Attachments [Staff Report](#)
[Ordinance](#)
[Presentation \(uploaded May 6, 2016\)](#)

14.2 REPORT - SANTA ROSA WATER FUND-TO-FUND LOAN FOR THE PURPOSE OF ACQUIRING LAGUNA TREATMENT PLANT BUFFER PROPERTY

BACKGROUND: It is a practice of Santa Rosa Water (SRW) to purchase buffer property around the Subregional Laguna Treatment Plant (LTP) when such property becomes available. On February 18, 2016, in closed session, the Board of Public Utilities provided direction to staff regarding price and terms for the purchase of property located at 4090 Walker Avenue (the Property). On April 21, 2016, the Board of Public Utilities approved the purchase of the Property consistent with the price and terms discussed in closed session, subject to City Council approval of a Santa Rosa Water fund-to-fund loan.

Acquisition of the Property is for the benefit of the Subregional System and the fund-to-fund loan is for the benefit of the Waste Operations Fund, which does not currently have the funds on hand for the purchase. The purchase is thus subject to City Council approval of financing via an internal fund-to-fund loan from the Local Wastewater Utility Fund to the Subregional Waste Operations Fund.

RECOMMENDATION: It is recommended by the Water and Finance

Departments and the Board of Public Utilities that the Council, by resolution, approve a Santa Rosa Water fund-to-fund loan from the Local Wastewater Utility Fund to the Subregional Waste Operations Fund for the purchase of a Laguna Treatment Plant buffer property located at 4090 Walker Avenue.

Attachments [Staff Report](#)
[Attachment 1](#)
[Resolution](#)
[Presentation](#)

- 14.3** REPORT - PRESS DEMOCRAT BUILDING ROW VACATION - REQUEST TO SUMMARILY VACATE APPROXIMATELY 756 SQUARE FEET OF PUBLIC RIGHT-OF-WAY FOR MENDOCINO AVENUE AND ROSS STREET OCCURRING BENEATH THE PRESS DEMOCRAT BUILDING FOOTPRINT FOR THE PROPERTY LOCATED AT 427 MENDOCINO AVENUE - FILE NO. VAC16-002

BACKGROUND: On February 2, 2016, the City received an application requesting a vacation of right-of-way to clear title to a portion of City-owned right-of-way under the existing Press Democrat building on Mendocino Avenue. The request is for an area of right-of-way that has not been available for public use since the existing building was constructed in 1974. Should the request be approved, the vacated right-of-way will remain within the building footprint and be owned in fee by the applicant, Cornerstone Properties, LLC. There would be no change to the existing sidewalks or curbs along Mendocino Avenue or Ross Street.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve the summary vacation of a portion of public right-of-way for Mendocino Avenue and Ross Street currently beneath the building footprint of 427 Mendocino Avenue.

Attachments [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Aerial Image](#)
[Attachment 4 - Plan Set](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

15. PUBLIC HEARINGS

Public Hearing matters will begin no earlier than 5:00 p.m. or as soon thereafter as the matters are reached on the agenda.

15.1 PUBLIC HEARING - AUTHORIZING SUBMISSION OF THE 2016 - 2020 CONSOLIDATED PLAN AND THE FISCAL YEAR 2016/2017 ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

BACKGROUND: The proposed action will authorize submission of the Consolidated Plan for 2016 - 2020 and the Fiscal Year 2016/2017 Action Plan. Submission of these Plans is required by HUD for the City to continue to receive federal housing and community development funding in the form of Community Development Block Grant (CDBG), HOME Investments Partnership Act (HOME) and Housing Opportunities for Persons with AIDS (HOPWA) allocations.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution, authorize submission of the 2016 - 2020 Consolidated Plan and the Fiscal Year 2016/2017 Action Plan to the U.S. Department of Housing and Urban Development (HUD), approve the Fiscal Year 2016/2017 funding allocations for public services and HOPWA funds in the amount of \$619,908, and authorize the City Manager to execute annual federal funding agreements, HUD forms, and other documents required by HUD which are required to implement the Consolidated Plan for its four year term.

Attachments [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

16. WRITTEN COMMUNICATIONS - NONE

17. PUBLIC COMMENTS ON NON-AGENDA MATTERS

This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. Each speaker will be allowed three minutes.

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

20. UPCOMING MEETINGS

This schedule is tentative and subject to change pending final publication and posting of the City Council Meeting Agenda.

20.1 UPCOMING MEETINGS LIST

Attachments [List](#)

***Did not appear on the preliminary agenda.**

****Quasi-judicial or adjudicative action.**



The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by contacting the City Clerk's Office at 543-3015 or cityclerk@srcity.org 48 hours prior to the meeting. TDD 543-3063
Meeting information can also be accessed via the internet at <http://srcity.org>