



City of Santa Rosa

City Hall, Council
Chamber
100 Santa Rosa Avenue
Santa Rosa, CA 95404

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT FEBRUARY 28, 2023

1:30 P.M. - CLOSED SESSION (HYBRID VIA IN-PERSON AND ZOOM)

3:00 P.M. - STUDY SESSION (HYBRID VIA IN-PERSON AND ZOOM)

4:00 P.M. - REGULAR SESSION (HYBRID VIA IN-PERSON AND ZOOM)

PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA, CITY COUNCIL MEMBERS WILL BE PARTICIPATING IN THIS MEETING EITHER VIA ZOOM WEBINAR OR IN-PERSON, SOCIALLY DISTANCED, IN THE COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE (IT IS RECOMMENDED THAT SOCIAL DISTANCING BE OBSERVED), VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/86876779687](https://srcity-org.zoom.us/j/86876779687), OR BY

DIALING 877-853-5257 AND ENTER WEBINAR ID: 868 7677 9687

THE MEETING WILL ALSO BE LIVE STREAMED AT [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar).

CLICK ON THE "IN PROGRESS" LINK TO VIEW.

THE MEETING CAN ALSO BE VIEWED ON COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99, AND AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)

Public Comment may be made live during the meeting via Zoom, In-Person from Council Chamber, or submitted in advance by 5:00 pm, the Monday before the City Council Meeting via e-mail at cc-comment@srcity.org, or recorded voice message at 707-543-3005.

PLEASE NOTE THAT ALL E-MAILS SENT TO THE CITY COUNCIL ARE CONSIDERED TO BE PUBLIC RECORDS AND SUBJECT TO DISCLOSURE UNDER THE CALIFORNIA PUBLIC RECORDS ACT.

DEADLINES AND ADDITIONAL INSTRUCTION FOR PUBLIC COMMENT ARE SET FORTH BELOW.

COUNCIL MAY RECESS DURING THE EVENING FOR BREAKS. PUBLIC HEARING MATTERS WILL BEGIN NO EARLIER THAN 5:00 P.M.

MATTERS ON THE AGENDA MAY BE TAKEN OUT OF ORDER.

PUBLIC COMMENTS:

PUBLIC COMMENT PERIOD WILL NOT OPEN UNTIL FINAL AGENDA IS PUBLISHED.

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.

Live Public Comment: Members of the public can provide comment on an Agenda Item In-Person from Council Chamber by signing up with the Administrator in Council Chamber (in lieu of Speaker Card), by accessing the meeting through the Zoom link, or by dial-in at the time an Agenda Item is discussed during the City Council Meeting. Go to <https://srcity.org/virtualparticipation> for more information.

Advanced Public Comment:

E-mail Public Comment: To submit an e-mailed public comment to the City Council, please send to: cc-comment@srcity.org by 5:00 p.m., Monday, February 27. Identify in the subject line of your e-mail the Agenda Item Number on which you wish to comment, provide your name in the body of the e-mail and your comment.

Recorded Voice Message Public Comment: To submit a voice message public comment, please call 707-543-3005 by 5:00 p.m., Monday, February 27. State your name, the Agenda Item Number(s) on which you wish to comment, and your comment. PLEASE DO NOT LEAVE YOUR PHONE NUMBER OR PERSONAL ADDRESS IN THE VOICE MESSAGE AS IT WILL BE PLAYED BACK LIVE DURING THE CITY COUNCIL MEETING.

E-mail public comments received by the deadline will be distributed to City Council members and uploaded to the agenda prior to the start of the City Council Meeting for public access. Recorded voice message public comments will be played during the meeting at the time the item is heard.

Non-Agenda Items are 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 twelve 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.

1:30 P.M. (HYBRID VIA IN-PERSON AND ZOOM)

1. CALL TO ORDER AND ROLL CALL

2. 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.

**2.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Government Code Section 54956.8)**

Property: 470 Sebastopol Rd, Santa Rosa, CA 95407 APN
125-162-031

Agency Negotiator: Jill Scott, Real Property Negotiator; Celeste Carranza, Associate Real Property Negotiator

Negotiating Parties: Guillermo Sanchez

Under Negotiations: Price and terms of Sale.

2.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Government Code Section 54956.8)

Property: 500 Sebastopol Rd, Santa Rosa, CA 95407 APN
125-162-024

Agency Negotiator: Jill Scott, Real Property Negotiator; Celeste
Carranza, Associate Real Property Negotiator

Negotiating Parties: SMV Properties

Under Negotiations: Price and terms of Lease.

**RECESS CLOSED SESSION(S) AND RECONVENE TO OPEN SESSION IN THE
COUNCIL CHAMBER AND VIA ZOOM.**

3:00 P.M. (HYBRID VIA IN-PERSON AND ZOOM)

3. STUDY SESSION

Study Session items are items for in-depth discussion and possible direction to staff. No action will be taken.

3.1 WELLNESS STUDY SESSION

This Study Session will provide an overview of the City-wide wellness initiatives and current City wellness program and provide an opportunity for discussion. The City has invested in improving its wellness program and tailored it to meet the evolving needs of the organization, to positively contribute to the well-being of our employees and enhance a competitive benefits package with the goal of supporting, attracting and retaining a talented workforce.

This presentation will highlight the variety of wellness resources the City of Santa Rosa offers to supplement the health benefits program.

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

4:00 P.M. (HYBRID VIA IN-PERSON AND ZOOM)

4. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

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

6. PROCLAMATIONS/PRESENTATIONS

6.1 PROCLAMATION - BLACK HISTORY MONTH

Attachments: [Proclamation](#)

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

8.1 REPORT OF SETTLEMENTS AND ACTIVE LITIGATION

The City Attorney will report on settlements over \$50,000 through January 2023 as well as provide a summary of pending litigation against the City.

Attachments: [Litigation Report](#)

9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

10. MAYOR'S/COUNCIL MEMBERS' REPORTS

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

11. APPROVAL OF MINUTES

11.1 December 13, 2022, Regular Meeting.

Attachments: [Draft Minutes](#)

11.2 January 10, 2023, Regular Meeting.

Attachments: [Draft Minutes](#)

11.3 January 24, 2023, Regular Meeting.

Attachments: [Draft Minutes](#)

12. CONSENT ITEMS

12.1 RESOLUTION - AUTHORIZING SUBMITTAL OF A MATCHING GRANT APPLICATION TO THE SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT FOR THE LOWER COLGAN CREEK NEIGHBORHOOD PARK IMPROVEMENT PROJECT - (CEQA EXEMPT)

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution: 1) approve a matching grant application to the Sonoma County Agricultural Preservation and Open Space District (District) for design and construction of the Lower Colgan Creek Neighborhood Park

Improvement Project (Project) in the amount of \$1,000,000 and authorize the Assistant City Manager to submit the grant application on behalf of the City of Santa Rosa Transportation and Public Works Department; 2) authorize the Assistant City Manager to accept the grant and execute any and all grant agreements, conservation easements and amendments thereto, and all other documents necessary for the completion of the design and construction of the park improvement project and subject to approval by the City Attorney; and 3) authorize the Chief Financial Officer to increase appropriations by the approved grant amount.

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

12.2 RESOLUTION - SUBMITTAL OF AN APPLICATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S PROHOUSING INCENTIVE PILOT PROGRAM FOR AN AMOUNT NOT TO EXCEED \$1,650,000 (CEQA EXEMPT)

RECOMMENDATION: It is recommended by the Department of Housing and Community Services that the Council, by resolution, approve the submittal of a grant application to the State of California Department of Housing and Community Development's Prohousing Incentive Pilot Program in an amount not to exceed \$1,650,000 and authorize the City Manager or designee to execute a Standard Agreement with the Department of Housing and Community Services and related documents if funding is awarded.

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

12.3 RESOLUTION - APPROVAL OF PURCHASE ORDER 168451 FOR TEN FORD MACH-E BATTERY ELECTRIC VEHICLES TO 72 HOUR LLC, DBA NATIONAL AUTO FLEET GROUP, WATSONVILLE, CALIFORNIA UTILIZING SOURCEWELL COOPERATIVE CONTRACT NUMBER 091521-NAF (CEQA EXEMPT)

RECOMMENDATION: It is recommended by the Transportation and Public Works and Finance Departments that the Council, by resolution, approve the issuance of a Purchase Order for the purchase of ten (10)

2023 Ford Mach-E Battery Electric Vehicles for \$54,468.84 each to 72 Hour LLC, dba National Auto Fleet Group, Watsonville, California for a total amount not to exceed \$544,688.40. These vehicles are targeted as replacements for existing petroleum-fueled vehicles. They, however, may be replacements for one or two existing battery electric vehicles.

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

12.4 RESOLUTION - RESOLUTION AUTHORIZING PARTICIPATION IN A JOINT APPLICATION TO CYCLE 6 OF THE TRANSIT AND INTERCITY RAIL CAPITAL PROGRAM (CEQA EXEMPT)

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution: 1) authorize the City to request \$15,900,000 in grant funds for the City from a joint application to the state Transit and Intercity Rail Capital Program (TIRCP) Cycle 6 for transit fleet electrification and passenger amenities; 2) authorize the Director of Transportation and Public Works or designee to file and execute all documents necessary for receipt of TIRCP funds; and 3) authorize the Chief Financial Officer to increase appropriations in the appropriate JL key for any awarded funds.

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

12.5 RESOLUTION - APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN KITCHELL/CEM, INC. AND THE CITY FOR TECHNICAL ADVISORY, PROJECT MANAGEMENT, CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE HEARN COMMUNITY HUB PROJECT IN A NOT TO EXCEED AMOUNT OF \$5,812,022 (CEQA EXEMPT)

RECOMMENDATION: It is recommended by the Transportation and Public Works and Fire Departments that the Council, by resolution: 1) approve and authorize the City Manager to negotiate and execute an agreement with Ketchell/CEM, Inc. using the City's Standard Professional Services Agreement, in a not to exceed amount of \$5,812,022 for technical advisory, project management, construction management and inspection services for the Hearn Community Hub

Project, subject to approval as to form by the City Attorney.

Attachments: [Staff Report](#)
[Attachment 1 - Form of Kitchell PSA](#)
[Resolution](#)
[Late Correspondence \(Uploaded 02-28-2023\)](#)

- 12.6** RESOLUTION - APPROVAL OF A LEASE AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA ("AUTHORITY") AND THE CITY, ON AUTHORITY OWNED PROPERTY LOCATED AT 983 SONOMA AVENUE AND AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE THE LEASE (CEQA EXEMPT)

RECOMMENDATION: It is recommended by Housing and Community Services, Police and Fire Departments and City Real Estate Services Office that the Council, by resolution: 1) approve a Lease Agreement between the Housing Authority of the City of Santa Rosa and the City of Santa Rosa, for Housing Authority owned property located at 983 Sonoma Avenue (A.P.N. 009-171-029) for use by the City's inRESPONSE team; and 2) authorize the City Manager to execute the Lease Agreement.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - Lease](#)

- 12.7** RESOLUTION - APPROVAL OF SECOND AMENDMENT PROFESSIONAL SERVICES AGREEMENT NUMBER F002284 WITH RENNE PUBLIC LAW GROUP LLP (**THIS ITEM IS BEING CONTINUED TO MARCH 14, 2023**)

RECOMMENDATION: It is recommended by the Human Resources Department and City Attorney's Office that the Council, by resolution, approve a Second Amendment to Professional Services Agreement Number F002284 with Renne Public Law Group LLP for specialized labor relations and employment law services increasing the not-to-exceed amount by \$250,000, for a total contract not-to-exceed amount of \$500,000.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - Second Amendment to Professional Services A](#)

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 twelve 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.

Voice message public comments received for non-agenda items may be played under Agenda Item 13 or at Item 17. Recorded public comments are limited to three minutes to mirror in-person meeting protocols.

14. REPORT ITEMS - NONE.

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 - THE HOME INVESTMENT PARTNERSHIP - AMERICAN RESCUE PLAN (HOME-ARP) ALLOCATION PLAN (CEQA EXEMPT)

BACKGROUND: The City of Santa Rosa (City) was allocated \$2,737,433 in HOME Investment Partnerships - American Rescue Plan (HOME-ARP) funds by the U.S. Department of Housing and Urban Development (HUD). The one-time funds must benefit individuals experiencing or at risk of homelessness, experiencing housing instability, or fleeing domestic violence. Eligible uses for these funds include Tenant Based Rental Assistance (TBRA), development and support of affordable housing, provision of supportive services, and acquisition and development of non-congregate shelter (NCS) units. Selection of an eligible use for these funds is dictated by a public participation process determined by HUD, which began in December

2021 and will include comments received at this public hearing. To utilize HOME-ARP funds, HUD requires the City to create a HOME-ARP Allocation Plan (Plan) that identifies the public participation process guiding the use of funds, a needs assessment and gap analysis, and goals for the program. Based on the consultation process, the draft HOME-ARP Plan recommends use of the funds for supportive services, focusing on homelessness prevention.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution: 1) authorize submittal of the Home Investment Partnership - American Rescue Plan (HOME-ARP) Allocation Plan (Plan) to the U.S. Department of Housing and Urban Development (HUD) incorporating comments received at the public hearing; and 2) authorize the City Manager or their designee to execute the funding agreements with HUD and any additional documentation required by HUD to implement the HOME-ARP Program.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - Draft City of Santa Rosa HOME-ARP Allocation Presentation](#)
[Public Hearing Notice](#)

15.2 PUBLIC HEARING - ADOPTION OF MASTER PLAN AMENDMENT FOR SOUTH DAVIS NEIGHBORHOOD PARK - (CEQA EXEMPT)

BACKGROUND: The purpose of the proposed South Davis Neighborhood Park Master Plan Amendment is to provide an updated park master plan that includes the neighborhood's desired park amenities based on their input through public meetings and surveys and to design and construct a new play area.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council conduct a public hearing, and thereafter by resolution, adopt the Master Plan Amendment for South Davis Neighborhood Park to include playground areas, picnic tables and barbeque areas, game tables, walking paths, updated sidewalks, a renovated basketball half-court, security lighting, fitness

stations, native planting areas, and space for future activities.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - Master Plan Amendment](#)
[Presentation](#)
[Public Hearing Notice](#)
[Public Comments #1](#)
[Public Comments #2](#)
[Late Correspondence \(Uploaded 02-28-2023\)](#)

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 and not able to speak under Agenda Item 13. 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: [Upcoming Meetings List](#)

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

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

City Council

FEBRUARY 28, 2023

The Open Government Ordinance (ORD-2020-018) was adopted by City Council in December 2020. This ordinance, adds Chapter 1-10 to the City Code to codify the City of Santa Rosa's commitment to embrace a culture of open government to ensure public trust, engage the community, and establish a system of transparency, public participation, and collaboration. To view a full version of the Open Government Ordinance go to <http://srcity.org/OpenGovOrdinance>. To request a paper copy of the Open Government Ordinance contact the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or cityclerk@srcity.org.

The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or cityclerk@srcity.org. If the request is received at least 7 business days prior to the City Council meeting, the copy shall be provided no later than two (2) business days prior to the City Council meeting. Meeting information can also be accessed via the internet at <http://srcity.org>

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.