



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT APRIL 16, 2024

3:00 P.M. - CLOSED SESSION

4:00 P.M. - REGULAR SESSION

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).

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

- 1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE "IN PROGRESS" LINK TO VIEW;**
- 2. VIA ZOOM WEBINAR BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/89643446933](https://srcity-org.zoom.us/j/89643446933), OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 896 4344 6933;**
- 3. COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99; AND**
- 4. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

Public Comment may be made live during the meeting In-Person from Council Chamber or submitted in advance via email at cc-comment@srcity.org by 5:00 p.m. the Monday before the City Council Meeting.

IN THE EVENT A COUNCIL MEMBER PARTICIPATES REMOTELY BASED ON JUST CAUSE OR EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449, THE CITY WILL ALSO ALLOW FOR PUBLIC COMMENT THROUGH THE ZOOM LINK OR DIAL-IN NUMBER ABOVE.

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:

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 completing a Speaker Card or signing up with the Administrator in Council Chamber.

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

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 14) 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 up to three minutes. Speakers who do not have an opportunity to

Speak during this time will be allowed to make public comment under Agenda Item 18.

3:00 P.M.

1. CALL TO ORDER AND ROLL CALL

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

To consider and take action on any request from a Council Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 549539(f)).

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 LABOR NEGOTIATORS
(Government Code Section 54957.6)

Agency Designated Representatives: Maraskeshia Smith, City Manager; Alan Alton, Chief Financial Officer; Dominique Blaquie, Human Resources Director; Siara Goyer, Employee Relations Manager; and Burke Dunphy of Sloan Sakai Yeung & Wong LLP.
Employee Organizations: Santa Rosa Firefighters Association - Local 1401 (representing City Employee Unit 2); Operating Engineers Local 3, Maintenance and Utility System Operators (Employee Units 3 and 16); Santa Rosa City Employees Association (Employee Units 4, 6, 7); Santa Rosa Police Officers Association, (Employee Unit 5); Service Employees International Union Local 1021, (Employee Units 8 and 14); Public Safety Management Association (Employee Unit 9); Executive Management (Employee Unit 10); Middle Management (Employee Unit 11); Confidential (Employee Unit 12); Mechanics (Employee Unit 13); City Attorney (Employee Unit 15); Santa Rosa City Attorneys' Association (Employee Unit 17), Santa Rosa Management Association (Employee Unit 18).

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

4. STUDY SESSION - NONE.

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

4:00 P.M.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

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

7. PROCLAMATIONS/PRESENTATIONS

7.1 PROCLAMATION - SONOMA COUNTY WINE MONTH

Attachments: [Proclamation](#)

7.2 PRESENTATION - SONOMA COUNTY LIBRARY DIRECTOR WILL PROVIDE UPDATE ON SONOMA COUNTY LIBRARY SERVICE TO SANTA ROSA RESIDENTS

Attachments: [Presentation \(Uploaded 04-16-2024\)](#)

8. 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.

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

9.1 REPORT OF SETTLEMENTS AND ACTIVE LITIGATION

The City Attorney will report on settlements over \$50,000 through March 2024 as well as provide a summary of pending litigation against the City.

Attachments: [Litigation Report](#)

10. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

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

11.1.1 Council Subcommittee Reports

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

11.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee

11.1.4 Association of Bay Area Governments (ABAG)

11.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee

11.1.6 Sonoma Clean Power Authority (SCPA)

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

11.1.8 Groundwater Sustainability Agency (GSA)

11.1.9 Sonoma County Homeless Coalition

11.1.10 Renewal Enterprise District (RED)

11.1.11 Public Safety Subcommittee

11.1.12 Other

12. APPROVAL OF MINUTES

12.1 March 26, 2024, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

13. CONSENT ITEMS

13.1 RESOLUTION - FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING F002662 WITH CONSERVATION CORPS NORTH BAY, INC. FOR VEGETATION MANAGEMENT AND HAZARDOUS

FUEL REDUCTION SERVICES

RECOMMENDATION: It is recommended by the Fire Department that the Council, by resolution: 1) approve the First Amendment to the Memorandum of Understanding Between City of Santa Rosa and Conservation Corps North Bay, Inc. for vegetation management and hazardous fuel reduction services extending the term of the agreement to June 30, 2025 and increasing compensation by \$150,000 for a total contract amount not to exceed \$200,000; and 2) approve and delegate authority to the City Manager to execute amendment(s) to exercise any of the three one-year options in the Agreement as necessary, up to an amount not-to-exceed the total budgeted amount for the Agreement approved by Council for that year, subject to approval as to form by the City Attorney.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - MOU - First Amendment](#)

13.2 RESOLUTION - ACCEPTANCE, APPROVAL OF AN AGREEMENT, AND APPROPRIATION OF FUNDS FROM THE COUNTY OF SONOMA MEASURE O FOR THE INRESPONSE PROGRAM

RECOMMENDATION: It is recommended by the Police Department that the Council, by resolution: 1) accept funding from the County of Sonoma in the amount of \$514,440 to support program operations over the past fiscal year; 2) approve and delegate authority to the City Manager to negotiate and execute an agreement with the County and any related documents required for receiving such funds and for clarifying roles and responsibilities of County personnel participating in the inRESPONSE program; and 3) appropriate the amount of \$514,440 for the County Measure O funding.

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

13.3 RESOLUTION - FIRST AMENDMENT TO PROFESSIONAL SERVICE AGREEMENT NUMBER F002624 WITH ODP BUSINESS SOLUTIONS, LLC FOR A STORAGE AREA NETWORK (SAN)

UPDATE

RECOMMENDATION: It is recommended by the Information Technology Department and the Police Department that the Council, by resolution, approve and authorize the City Manager to execute the First Amendment to Professional Services Agreement Number F002624 with ODP Business Solutions, LLC, Boca Raton, Florida, for the replacement of the Police Department's Storage Area Network (SAN) in an amount of \$197,524.00 for a total contract amount not to exceed \$358,024.33.

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

13.4 RESOLUTION - COOPERATIVE PURCHASE WITH MOTOROLA SOLUTIONS FOR POLICE RADIO EQUIPMENT

RECOMMENDATION: It is recommended by the Finance and Police Department that the Council, by resolution, approve the cooperative purchase agreement for Motorola communication equipment with Motorola Solutions of San Diego, CA in an amount not to exceed \$799,782.54 to purchase LTE cellular capable radios and software.

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

13.5 RESOLUTION - EXTENSION OF AGREEMENT NO. F002154 WITH SONIC, LLC FOR INTERNAL INTERNET CONNECTIVITY AND PUBLIC WIFI IN COURTHOUSE SQUARE AND RAILROAD SQUARE

RECOMMENDATION: It is recommended by the Information Technology Department that the Council, by resolution, approve a five (5) year extension of Agreement No. F002154 with Sonic LLC, Santa Rosa, CA, in the amount of \$108,840 with one 5-year renewal option not to exceed \$115,000, plus an additional \$10,000 contingency, for a total cumulative contract amount not to exceed \$313,040.

Attachments: [Staff Report](#)
[Attachment 1 - Amendment](#)
[Resolution](#)

13.6 RESOLUTION - APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH SAGE RENEWABLE ENERGY, INC, DBA NV5 GLOBAL, INC., FOR THE DEVELOPMENT OF THE CITYWIDE ELECTRIC VEHICLE INFRASTRUCTURE MASTER PLAN

RECOMMENDATION: It is recommended by the Transportation and Public Works Department and Santa Rosa Water that the Council, by resolution, approve the Professional Services Agreement with Sage Renewable Energy Consulting, Inc., DBA NV5 Global, Inc., in an amount not to exceed \$370,000, to complete the Citywide Electric Vehicle Infrastructure Master Plan.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - Professional Services Agreement with Sage Re](#)

13.7 RESOLUTION - EXTENSION OF PROCLAMATION OF LOCAL HOMELESS EMERGENCY

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution, approve an extension of Resolution No. 28839 which formally proclaimed a local homeless emergency within Santa Rosa.

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

13.8 RESOLUTION - APPROVAL OF INFILL INFRASTRUCTURE GRANT -CATALYTIC QUALIFYING INFILL AREA PROGRAM APPLICATION AND DELEGATION OF AUTHORITY TO ACCEPT AND EXECUTE GRANT DOCUMENTS FOR PROGRAM

RECOMMENDATION: It is recommended by the Transportation and Public Works Departments that the Council, by resolution, 1) approve and ratify City staff's submittal of an application to the California Department of Housing and Community Development for the Infill Infrastructure Grant Catalytic Qualifying Infill Area Program in an

amount not to exceed \$9,530,057 (“Program Award”) for purposes of predevelopment construction activities for downtown City surplus sites; 2) authorize and direct the City Manager or designee to accept and incur an obligation for the Program Award and to enter into, execute, and deliver an STD 213, Standard Agreement (the “Standard Agreement”), and any and all other documents required or deemed necessary or appropriate to secure the Program Award and to participate in the Program; and 3) appropriate grant funds received to a project key to be established by the Chief Financial Officer.

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

13.9 RESOLUTION - SERVICE CONTRACT WITH THE SANTA ROSA CITY SCHOOL DISTRICT TO PROVIDE SUMMER PROGRAMS FOR YOUTH

RECOMMENDATION: It is recommended by the Recreation and Parks Department that Council, by resolution: 1) approve and authorize the City Manager or designee to negotiate, execute and administer, subject to approval as to form by the City Attorney, a service contract with Santa Rosa City School District for the Recreation and Parks Department to provide services for summer youth programs; and 2) authorize the Chief Financial Officer to increase appropriations in revenue and expenditures by the approved contract award.

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

13.10 RESOLUTION - AMENDMENT TO THE FISCAL YEAR 2023-24 ADOPTED BUDGET AND APPROPRIATION OF \$1,850,000 FROM THE GENERAL FUND RESERVES NECESSARY TO PAY THE CITY’S PORTION OF THE SETTLEMENT IN *BAY CITIES PAVING & GRADING, INC. V. CITY OF SANTA ROSA*, SONOMA COUNTY SUPERIOR COURT CASE NO. SCV-265333

RECOMMENDATION: It is recommended by the City Attorney’s Office and Finance Department that the Council, by resolution, amend the Fiscal Year 2023-24 adopted budget, increasing appropriations in the

amount of \$1,850,000 from unassigned General Fund reserves to fund the City's \$2,750,000 portion of the settlement in the matter of *Bay Cities Paving & Grading, Inc. v. City of Santa Rosa*, Sonoma County Superior Court Case No. SCV-265333.

Attachments: [Staff Report](#)
[Attachment 1 - Settlement Agreement](#)
[Resolution](#)

- 13.11** ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING ORDINANCE 1544 TO CONVERT RILEY STREET BETWEEN FIFTH STREET AND SEVENTH STREET FROM A ONE-WAY STREET TO A TWO-WAY STREET

RECOMMENDATION: This ordinance, introduced at the April 9, 2024, Regular Meeting by a 7-0-0 vote, amends Ordinance 1544 to convert Riley Street between Fifth Street and Seventh Street from a one-way street to a two-way street.

Attachments: [Ordinance](#)

14. 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 up to three minutes. Speakers who do not have an opportunity to speak during this time will be allowed to make public comment under Agenda Item 18.

LATE CORRESPONDENCE

Attachments: [Late Correspondence \(Uploaded 04-16-2024\)](#)

15. REPORT ITEMS

- 15.1** REPORT - ANNUAL PUBLIC RECORDS REQUESTS REPORTS 2022 & 2023

BACKGROUND: Santa Rosa City Code Chapter 1-10 Open

Government, Article 3 requires the City Clerk, acting as the public records coordinator, to prepare an annual report of all public records requests submitted. "The report shall, at a minimum, identify the total number of requests, nature of the requests, number of requests fulfilled, number of requests unfilled, and the reason they were not filled." This report fulfills this annual requirement.

RECOMMENDATION: It is recommended by the City Clerk's Office that the Council, by motion, accept the 2022 and 2023 Annual Public Records Requests Reports and provide direction on how future reports should be presented to City Council.

Attachments: [Staff Report](#)
[Attachment 1 - CC Chapter 1-10 Open Government](#)
[Attachment 2 - 2014 Open Government Task Force Report](#)
[Attachment 3 - 2022 Annual PRR Report](#)
[Attachment 4 - 2023 Annual PRR Report Presentation](#)

15.2 REPORT - APPROVAL OF THE PRELIMINARY FY 2024/25 REGIONAL WATER REUSE SYSTEM OPERATING AND MAINTENANCE, CAPITAL IMPROVEMENT, AND DEBT SERVICE BUDGET AND ALLOCATION OF COSTS

BACKGROUND: The Regional Water Reuse System, managed by Santa Rosa Water, serves five member agencies - Santa Rosa, Rohnert Park, Sebastopol, Cotati, and the Sonoma County South Park Sanitation District, each hereinafter referred to as "User Agency" or collectively as "User Agencies." The Operating Agreement (Agreement) between the User Agencies requires that Santa Rosa Water annually prepare a Preliminary Budget and Allocation of Costs for the Regional Water Reuse System and notify the User Agencies of these costs by May of each year. The Board of Public Utilities annually recommends the proposed fiscal year Preliminary Budget and Allocation of Costs for the Regional Water Reuse System to the City Council to be included in the annual City budget adoption. The Regional Operations and Maintenance (O&M) Fund budget request is \$47,769,055 (**\$47,559,615 was the initial amount published on the April 4, 2024 Preliminary agenda**), the Regional cash-funded Capital Improvement Program

(CIP) is \$11,000,000, and the Regional debt service due is \$21,673,172.

RECOMMENDATION: It is recommended by Santa Rosa Water, the Subregional Technical Advisory Committee, and the Board of Public Utilities that the Council, by resolution, approve the Preliminary Fiscal Year 2024/25 Regional Water Reuse System Operating and Maintenance, Capital Improvement, and Debt Service Budget and Allocation of Costs for the purpose of notifying the Regional Water Reuse User Agencies of their allocation of such costs by May 2024.

Attachments: [Staff Report](#)
[Staff Report \(Updated 04-10-2024\)](#)
[Resolution](#)
[Resolution \(Updated 04-10-2024\)](#)
[Presentation](#)
[Presentation \(Updated 04-10-2024\)](#)

15.3 REPORT - APPROVAL OF INVESTMENT POLICY STATEMENT FOR PEMHCA SECTION 115 TRUST AND APPROPRIATION OF INITIAL FUNDING (THIS ITEM IS BEING CONTINUED TO THE MAY 21, 2024, REGULAR MEETING)

BACKGROUND: The City currently has a Section 115 trust to pre-fund pension expenses with PFM Asset Management LLC (PFMAM) serving as Trust Administrator, and Principal Bank serving as Trustee, the City will utilize this existing agreement for the PEMHCA Trust, with a new account being created.

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution: 1) authorize the Chief Financial Officer with the authority to execute necessary documents for the adoption of the Investment Policy Statement for City of Santa Rosa Section 115 Trust Public Employees Medical and Hospital Health Care Act (PEMHCA) Other Post Employment Benefit (OPEB) Fund; and 2) approve an initial deposit of \$12,281,000 from the OPEB Fund and increase appropriations accordingly for the purpose of pre-funding PEMHCA OPEB expenses.

16. 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.

16.1 PUBLIC HEARING - AUTHORIZING SUBMITTAL OF THE 2024 - 2027 CONSOLIDATED PLAN, FISCAL YEAR 2024/2025 ACTION PLAN, AND THE 2024 FAIR HOUSING PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

BACKGROUND: The proposed action will authorize submittal of the three-year 2024 - 2027 Consolidated Plan, the Fiscal Year 2024/2025 Action Plan (Plans) and the 2024 Fair Housing Plan to the U.S. Department of Housing & Urban Development (HUD). HUD requires submittal of the Consolidated Plan and 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.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution: (1) authorize submittal of the 2024 - 2027 Consolidated Plan, the Fiscal Year 2024/2025 Action Plan, and the 2024 Fair Housing Plan to the U.S. Department of Housing & Urban Development (HUD); and (2) authorize the City Manager to execute any forms or documents required by HUD to implement the 2024 - 2027 Consolidated Plan, the Fiscal Year 2024/2025 Action Plan and 2024 Fair Housing Plan.

Attachments: [Staff Report](#)
[Resolution - Consolidated Plan, Action Plan and the 2024 I](#)
[Exhibit A - Consolidated Plan Executive Summary](#)
[Exhibit B - Fair Housing Plan Executive Summary](#)
[Presentation](#)
[Public Hearing Notice](#)

16.2 PUBLIC HEARING - TEFRA PUBLIC HEARING AND ISSUANCE OF REVENUE BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO

EXCEED \$20 MILLION FOR VIGIL LIGHT SENIOR APARTMENTS -
1945 LONG DRIVE

BACKGROUND: Vigil Light Senior Apartments, L.P (“Borrower”) has selected the California Municipal Finance Authority (“CMFA”), a joint-powers authority of which the City is a member, to be the issuer of multifamily housing revenue bonds for Vigil Light Senior Apartments, 49 rental units, located at 1945 Long Drive (“Project”), in an aggregate principal amount not to exceed \$20 million to finance and refinance the acquisition, rehabilitation, development, and equipping of the Project, and has requested that the City Council conduct a public hearing in accordance with the Tax Equity and Fiscal Responsibility Act (“TEFRA”) and Internal Revenue Code of 1986, as amended. A public hearing is required to provide a reasonable opportunity for interested individuals to express their views, orally or in writing, on the proposed issue of bonds and the location and nature of the proposed project to be financed. All financial obligations of the bond issuance are the responsibility of the Borrower.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council: 1) conduct a public hearing under the requirements of the Tax Equity and Fiscal Responsibility Act and the Internal Revenue Code of 1986, as amended; and 2) by resolution, approve the issuance of tax exempt multifamily housing revenue bonds by the California Municipal Finance Authority in an aggregate principal amount not to exceed \$20 million to finance and refinance the acquisition, rehabilitation, development, and equipping of Vigil Light Senior Apartments, 1945 Long Drive within the City of Santa Rosa.

Attachments: [Staff Report](#)
[Attachment 1 - Locational Graphic](#)
[Attachment 2 - TEFRA Request](#)
[Resolution](#)
[Presentation](#)
[Public Hearing Notice](#)

16.3 PUBLIC HEARING - TEFRA PUBLIC HEARING AND ISSUANCE OF REVENUE BONDS BY THE CALIFORNIA MUNICIPAL FINANCE

AUTHORITY IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$55 MILLION FOR DEL NIDO APARTMENTS - 850 RUSSELL AVENUE

BACKGROUND: New Del Nido, LP (“Borrower”) has selected the California Municipal Finance Authority (“CMFA”), a joint-powers authority of which the City is a member, to be the issuer of multifamily housing revenue bonds for Del Nido Apartments, 206 rental units, located at 850 Russell Avenue (“Project”), in an aggregate principal amount not to exceed \$55 million to finance and refinance the acquisition, rehabilitation, development, and equipping of the Project, and has requested that the City Council conduct a public hearing in accordance with the Tax Equity and Fiscal Responsibility Act (“TEFRA”) and Internal Revenue Code of 1986, as amended. A public hearing is required to provide a reasonable opportunity for interested individuals to express their views, orally or in writing, on the proposed issue of bonds and the location and nature of the proposed project to be financed. All financial obligations of the bond issuance are the responsibility of the Borrower.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council: 1) conduct a public hearing under the requirements of the Tax Equity and Fiscal Responsibility Act and the Internal Revenue Code of 1986, as amended; and 2) by resolution, approve the issuance of tax exempt multifamily housing revenue bonds by the California Municipal Finance Authority in an aggregate principal amount not to exceed \$55 million to finance and refinance the acquisition, rehabilitation, development, and equipping of Del Nido Apartments, 850 Russell Avenue within the City of Santa Rosa.

Attachments: [Staff Report](#)
[Attachment 1 - Locational Graphic](#)
[Attachment 2- TEFRA Request Letter](#)
[Resolution](#)
[Presentation](#)
[Public Hearing Notice](#)

17. WRITTEN COMMUNICATIONS - NONE.

18. 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 14. Each speaker will be allowed up to three minutes.

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

20. ADJOURNMENT OF MEETING

21. UPCOMING MEETINGS

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

21.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List](#)

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

****Quasi-judicial or adjudicative action, ex-parte communication disclosure is required.**

The Open Government Ordinance was adopted by City Council in December 2020 (ORD-2020-018) and amended in July 2021 (ORD-2021-007). These ordinances added and amended 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 versions of the Open Government Ordinances go to <http://srcity.org/OpenGovOrdinance> and <http://srcity.org/OpenGovOrdinanceAmend>. To request paper copies of the Open Government Ordinances 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>

City Council

APRIL 16, 2024

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.