



**City Council
Regular Meeting Minutes - Final**

Tuesday, April 16, 2024

3:00 PM

1. CALL TO ORDER AND ROLL CALL

Mayor N. Rogers called the meeting to order at 3:01 p.m.

Present: 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

No public comments were made.

Mayor N. Rogers recessed the meeting to closed session at 3:02 p.m. to discuss Item 3.1 as listed on the agenda.

**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).

This item was received and filed.

Mayor N. Rogers adjourned closed session at 3:55 p.m. and reconvened the meeting to open session as 4:03 p.m.

4. STUDY SESSION - NONE.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

Present: 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

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

Teresa Stricker, City Attorney, reported Council heard Item 3.1 and there was no reportable action taken.

7. PROCLAMATIONS/PRESENTATIONS

7.1 PROCLAMATION - SONOMA COUNTY WINE MONTH

Attachments: [Proclamation](#)

Council Member Stapp read and presented the proclamation to Mark Haney, Executive Director, Sonoma County Vintners Foundation.

Recipient Mike Haney provided a brief comment.

No public comment was made.

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

Attachments: [Presentation \(Uploaded 04-16-2024\)](#)
[Late Correspondence \(Uploaded 04-22-2024\)](#)

Erika Thibault, Sonoma County Librarian, David Cahill and Sarah Laggos of the Library Commission, presented and provided information about the Sonoma County Library.

PUBLIC COMMENT:

Duane De Witt spoke in support of the county library services and advocated for a 16th library branch for the Moorland district.

8. STAFF BRIEFINGS - NONE.

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

Maraskeshia Smith, City Manager, reported nominations are now being accepted through June 14 for the City's 2024 Merit Awards. These awards celebrate and honor Santa Rosa's outstanding community volunteers. Nominations can be made at srcity.org/meritawards. The Recreation and Parks Department is seeking volunteers for Junior Giants Baseball. Visit srcity.org/juniorgiants for more information. Thursday, April 18 at 5:30 p.m. the City will host a virtual community meeting for Coffey Park and Fountaingrove Neighborhood Road Recovery Project to discuss pavement work that is beginning at the end of this month. Visit neighborhoodroadrecovery.com for more information.

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](#)

Teresa Stricker, City Attorney, announced the litigation report for March 2024, reporting there was one settlement over \$50,000, previously authorized by the City Council in closed session, in the matter of Bay Cities Paving & Grading vs. City of Santa Rosa. Under the terms of the settlement agreement the City's design consultant GHD will pay Bay Cities \$3.5 million dollars and the City will pay Bay Cities \$2.75 million dollars. In exchange, Bay Cities must dismiss the lawsuit against the City and the City releases all claims against GHD. It was further reported the caseload remains consistent at approximately 30 matters with many cases in the discovery phase and many with trial dates assigned with a continuation to attempt to resolve smaller cases with little or no cost to the City.

PUBLIC COMMENT:

Duane De Witt spoke on the settlement requesting more information on why the City must pay a large amount to the paving company.

This item was received and filed.

10. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

Council Member Alvarez announced abstention from Item 16.3 due to ownership of a business close to the subject property.

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

Council Member Okrepkie reported on events recently attended.

Council Member Fleming appointed Derek Knowles to the Community Advisory Board and thanked Derek for efforts towards the beautification of North Street Community Park.

Council Member MacDonald reported on events recently attended and thanked City staff for their efforts relating to the CALED (California Association for Local Economic Development) Annual Conference.

Vice Mayor Stapp reported on events recently attended, provided information about the Canine Companions organization, thanked City Manager Smith, James Castro, Doug Williams and other City staff and volunteers for organizing and participating at the Park-A-Month program at City Hall and reported on a recent meeting with the Mayor of Santa Rosa sister city Jeju, South Korea.

Mayor N. Rogers reported on events recently attended, thanked those coming to Santa Rosa for the CALED conference and welcomed additional conferences be held in our city and thanked parking enforcement officer Chris and parking manager Chad Hedge for their dedication to our city.

No public comment was made.

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

Council Member Fleming provided a brief report on the Bay Area Housing Finance Authority Oversight Board.

Mayor N. Rogers provided a brief report on the Sonoma County Mayors' and Council Members' membership meeting.

12. APPROVAL OF MINUTES

12.1 March 26, 2024, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

Council Member Fleming abstained from approval of the minutes.

No public comment was made.

Approved as submitted.

13. CONSENT ITEMS

Duane De Witt spoke on Items 13.1, 13.7, 13.8 and 13.10 suggesting North Bay Conservation Corps provide work in the Roseland area and advertising for community members to donate time or money for the area, discussed low income housing and provided an example of the Benton Veteran's Village, spoke on the settlement of Item 13.10 coming from the General Fund, and requested the City embrace open government and make information more available to the public, easily understandable to the public, and well disseminated to the public.

Approval of the Consent Agenda

A motion was made by Vice Mayor Stapp, seconded by Council Member MacDonald, to waive reading of the text and adopt Consent Items 13.1 through 13.11. The motion carried by the following vote:

The motion carried by the following vote:

Yes: 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

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](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2024-048 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICE AGREEMENT F002662 WITH CONSERVATION CORPS NORTH BAY, INC. FOR VEGETATION MANAGEMENT AND HAZARDOUS FUEL REDUCTION SERVICES TO INCREASE COMPENSATION BY \$150,000 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$200,000 AND TO APPROVE AND DELEGATE AUTHORITY TO THE CITY MANAGER TO EXERCISE EXTENSION OPTIONS UNDER THE AGREEMENT IN AN AMOUNT NOT TO EXCEED BUDGETED AMOUNTS FOR THE AGREEMENT

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](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2024-049 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ACCEPTING FUNDING FROM THE COUNTY OF SONOMA MEASURE O FOR THE INRESPONSE PROGRAM IN THE AMOUNT OF \$514,440; APPROVING AND DELEGATING

AUTHORITY TO THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT TO ACCEPT SUCH FUNDING; AND APPROPRIATING FUNDS IN THE AMOUNT OF \$514,440

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](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2024-050 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO THE PROFESSIONAL SERVICE AGREEMENT NUMBER F002624 WITH ODP BUSINESS SOLUTIONS, LLP FOR A STORAGE AREA NETWORK (SAN) UPDATE

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](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2024-051 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE COOPERATIVE PURCHASE WITH MOTOROLA SOLUTIONS, INC. FOR POLICE RADIO EQUIPMENT

- 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](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2024-052 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVE AN EXTENSION OF AGREEMENT NO. F002154 WITH SONIC, LLC FOR INTERNAL INTERNET CONNECTIVITY AND PUBLIC WI-FI IN COURTHOUSE SQUARE AND RAILROAD SQUARE

- 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 Renewable Energy Consulting, INC. DBA NV5, INC.](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2024-053 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH SAGE RENEWABLE ENERGY CONSULTING, INC., DBA NV5 GLOBAL, INC., FOR THE DEVELOPMENT OF THE CITYWIDE ELECTRIC VEHICLE INFRASTRUCTURE MASTER PLAN

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](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2024-054 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING A PROCLAMATION OF LOCAL HOMELESS EMERGENCY (Government Code Sections 8630 et seq.)

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](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2024-055 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING INFILL INFRASTRUCTURE GRANT -CATALYTIC QUALIFYING INFILL AREA PROGRAM APPLICATION AND DELEGATION OF AUTHORITY TO ACCEPT AND EXECUTE GRANT DOCUMENTS FOR PROGRAM

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](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2024-056 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA TO APPROVING AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A SERVICE CONTRACT WITH SANTA ROSA CITY SCHOOL DISTRICT AND AUTHORIZING THE CHIEF FINANCIAL OFFER TO INCREASE APPROPRIATIONS

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](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2024-057 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING 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

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](#)

This Consent - Ordinance was adopted on second reading.

ORDINANCE NO. ORD-2024-007 ENTITLED: 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

The time not being 5:00 p.m., Mayor N. Rogers recessed the meeting at 4:48 p.m. and reconvened to open session at 5:01 p.m.

Rollcall

Present: 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

Tom LaPenna, Santa Rosa Manufactured Homeowners Association, spoke requesting the senior zoning overlay be placed on the Council agenda as well as a reduction of the in-place transfer fee from 10 percent to 5 percent by the end of July so the City and County ordinances match.

Ian L. of District 6 read a poem encouraging a ceasefire resolution and divestment from Israeli companies.

Ruby Nunn Curtis of District 4 spoke in support of a ceasefire resolution and divestment from General Dynamics and Lockheed Martin.

Duane De Witt from Roseland spoke in support of a veterans' trail and healing garden along the south side of Roseland Creek and invited attendance on Saturday, April 20 from 10:00 a.m. until noon with parking located at 1683 Burbank Avenue.

Valerie Schlafke of Sonoma County Housing Authority spoke in support of a zoning overlay for senior mobilehome parks.

JoAnn Jones, president of the Country Mobilehome Owners Association, and vice-president of Santa Rosa Manufactured Homeowners Association, spoke in support of senior park zoning and designation of the twelve manufactured home parks in Santa Rosa as senior parks.

Ari Vinion of District 2 spoke in support of adding a ceasefire

resolution to the agenda.

LATE CORRESPONDENCE

Attachments: [Late Correspondence \(Uploaded 04-16-2024\)](#)
[Late Correspondence \(Uploaded 04-22-2024\)](#)

Mayor N. Rogers announced the time being 5:19 p.m., the public hearing items would be called next.

16. PUBLIC HEARINGS

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 Fair Housing Plan](#)
[Exhibit A - Consolidated Plan Executive Summary](#)
[Exhibit B - Fair Housing Plan Executive Summary](#)
[Presentation](#)
[Public Hearing Notice](#)

Nicole Del Fiorentino, Housing and Community Services Manager, and Koy Stewart, Program Specialist, presented to Council.

Mayor N. Rogers opened the public hearing at 5:29 p.m.

PUBLIC COMMENT:

Michael Titone spoke regarding the Joe Rodota trail, unsheltered residents, and the vagueness of the plan.

Stacy Steele spoke in support of unsheltered residents.

Mayor N. Rogers closed the public hearing at 5:33 p.m.

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

RESOLUTION NO. RES-2024-058 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA 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

The motion carried by the following vote:

Yes: 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

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](#)

Nicole Del Fiorentino, Housing and Community Services Manager, and Angela Morgan, Program Specialist, presented to Council.

Mayor N. Rogers opened the public hearing at 5:43 p.m and hearing no public comments closed the public hearing at 5:44 p.m.

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

RESOLUTION NO. RES-2024-059 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE 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

The motion carried by the following vote:

Yes: 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

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](#)

Nicole Del Fiorentino, Housing and Community Services Manager, and Angela Morgan, Program Specialist, presented to Council.

Mayor N. Rogers opened the public hearing at 5:50 p.m. and hearing no public comment closed the public hearing at 5:51 p.m.

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

RESOLUTION NO. RES-2024-059 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE 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

The motion carried by the following vote:

Yes: 6 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

Recused: 1 - Council Member Eddie Alvarez

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 unfulfilled, 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 FINAL](#)
[Attachment 3 - 2022 Annual PRR Report](#)
[Attachment 4 - 2023 Annual PRR Report](#)
[Presentation](#)

Dina Manis, City Clerk, presented and answered questions from Council.

No public comment was made.

A motion was made by Council Member C. Rogers, seconded by Vice Mayor Stapp, to accept the 2022 and 2023 Annual Public Records Requests Reports and provide direction that future reports can be presented to Council under the Consent calendar.

The motion carried by the following vote:

Yes: 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

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 \(Updated 04-10-2024\)](#)
[Resolution Final \(04-17-2024\)](#)
[Presentation](#)
[Presentation \(Updated 04-10-2024\)](#)

Nick Harvey, Santa Rosa Water Acting Deputy Director of Administration, Lori Urbanek, Santa Rosa Water Deputy Director of Engineering Resources, presented to Council.

No public comment was made.

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

RESOLUTION NO. RES-2024-061 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE PRELIMINARY FISCAL YEAR 2024/25 REGIONAL WATER REUSE SYSTEM OPERATING AND MAINTENANCE, CAPITAL IMPROVEMENT AND DEBT SERVICE BUDGET AND ALLOCATION OF COSTS

The motion carried by the following vote:

Yes: 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

PEMHCA SECTION 115 TRUST AND APPROPRIATION OF INITIAL FUNDING FROM OPEB INTERNAL SERVICE FUND (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 to ensure these funds are separately reported and dedicated to PEMHCA pre-funding and claims payment.

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution: 1) authorize the Chief Financial Officer 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 Care Act (PEMHCA) Other Post Employment Benefit (OPEB) Fund; 2) authorize an initial one time deposit of \$12,281,000 from the OPEB Fund to an Internal Revenue Service Section 115 Trust (Trust) and increase appropriations in the OPEB Fund for fiscal year 2023/24 accordingly for the purpose of pre-funding PEMHCA OPEB expenses; and approving adoption of Investment Policy Statement as set forth in Exhibit A.

This item was continued to the May 21, 2024, regular meeting.

17. WRITTEN COMMUNICATIONS - NONE.

18. PUBLIC COMMENTS ON NON-AGENDA MATTERS

Tyler Hilsabeck spoke to remind Council of the moral obligation to push for a ceasefire in Gaza.

Michael Titone of District 2 spoke in support of a ceasefire resolution being added to the agenda.

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

Mayor N. Rogers adjourned the meeting at 6:27 p.m. The next regularly scheduled meeting will be held on May 7, 2024, at a time to

be set by the Mayor.

21. UPCOMING MEETINGS

21.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List](#)

This item was received and filed.

Approved on: May 21, 2024

/s/ Rhonda Bolla, Deputy City Clerk