



**City Council
Regular Meeting Minutes - Draft**

Tuesday, April 27, 2021

10:00 AM

1. CALL TO ORDER AND ROLL CALL

Mayor Rogers called the meeting to order at 10:04 a.m.

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

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

PUBLIC COMMENT

Duane De Witt submitted comment on Item 2.1 regarding the salary and contract for a new City Manager.

Mayor Rogers recessed the meeting to closed session at 10:07 a.m. to discuss Items 2.1, 2.2 and 2.3 as listed on the agenda.

2.1 PUBLIC EMPLOYMENT (Government Code section 54957)

Title: City Manager

This item was received and filed.

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

Agency Designated Representatives: Jan Mazyck, Chief Financial Officer, Amy Reeve, Human Resources Director, Jeremia Mills, Employee Relations Manager, and Jeff Berk, Chief Assistant City Attorney.

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.

2.3 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)

Name of Case: David Pelayo, et al. v. Utility Partners of America, LLC, City of Santa Rosa, et al.

Court Case No. Sonoma County Superior Court SCV-264530

This item was received and filed.

Mayor Rogers adjourned closed session at 12:24 p.m. and reconvened to open session at 1:00 p.m.

Present: 6 - Mayor Chris Rogers, Vice Mayor Natalie Rogers, Council Member Victoria Fleming, Council Member John Sawyer, Council Member Tom Schwedhelm, and Council Member Jack Tibbetts

Absent: 1 - Council Member Eddie Alvarez

3. STUDY SESSION

Mayor Rogers announced Item 3.2 will be pulled from the agenda and presented at a future meeting.

Council Member Alvarez joined the meeting at 1:05 p.m.

3.1 2020 URBAN WATER MANAGEMENT PLAN AND 2020 WATER SHORTAGE CONTINGENCY PLAN

Santa Rosa Water staff will present an informational session on the preparation and submittal of the 2020 Urban Water Management Plan and the 2020 Water Shortage Contingency Plan.

Peter Martin, Deputy Director - Water Resources, introduced the

item.

Colin Close, Senior Water Resources Planner, presented and answered questions from Council.

PUBLIC COMMENT

Duane De Witt submitted comment on using good water management, water reduction activities and requested the City not use multi-use turf in parks.

This item was received and filed.

3.2 ADA SELF-EVALUATION AND TRANSITION PLAN

Transportation and Public Works Department and the Human Resources Department will present a review of the Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan process.

This item was continued to a future meeting.

3.3 GOVERNMENT CENTER PROJECT FEASIBILITY ANALYSIS UPDATE AND DISCUSSION OF OPTIONS

Staff will present the City Hall and Public Safety Feasibility Analysis summary report, prepared in conjunction with JLL real estate firm, which analyzed the feasibility of replacing and consolidating outdated and inadequate City facilities while maximizing underutilized City land for new private development. Additionally, this study session will explore options for City-County collaboration and coordination and provide an opportunity for Council to ask questions, discuss and provide direction to staff.

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

Caroline Judy, Sonoma County General Services Department Director, presented information and answered questions from Council.

Jason Nutt, Assistant City Manager, and Jill Scott, Real Property

Manager, answered questions from the Council.

PUBLIC COMMENT

Willard Richards spoke on the advantages of having a government offices complex, noting the time to build a parking structure is not good, and cost advantages need to be explored.

Hugh Futrell spoke in support of the relocation of facilities to downtown and offered to provide technical knowledge on a pro bono basis.

Duane De Witt submitted comment in opposition to a project that favors developers and real estate professionals, and encouraged the City to keep employees working remotely to save money.

This item was received and filed.

The time not being 4:00 p.m. to start regular session, Mayor Rogers recessed the meeting at 3:16 p.m. and reconvened the meeting at 4:00 p.m.

4. ANNOUNCEMENT OF ROLL CALL

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

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

City Attorney Sue Gallagher reported Council met in closed session on Item 2.1 received update on the City Manager recruitment, on Item 2.2 met with labor negotiators and provided direction, and on Item 2.3 met with the legal team and provided direction on next steps.

6. PROCLAMATIONS/PRESENTATIONS

6.1 PROCLAMATION - AFFORDABLE HOUSING MONTH

Council Member Schwedhelm read the proclamation.

6.2 PROCLAMATION - SEXUAL ASSAULT AWARENESS MONTH

Council Member Fleming read the proclamation.

PUBLIC COMMENT

Jessica Stillman, on behalf of Chris Castillo, spoke thanking the Council and Santa Rosa Police Department for their support and provided contact information to their crisis hotline at 545-7273.

Luke Lindenbusch, on behalf of Jen Klose - Generation Housing, spoke on the importance of affordable housing.

7. STAFF BRIEFINGS

7.1 COVID-19 RESPONSE UPDATE

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

No update was provided.

7.2 GLASS FIRE RECOVERY UPDATE

Staff will provide an update on the Glass Fire Recovery. No action will be taken except for possible direction to staff.

No update was provided.

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

No report was provided by City Manager Sean McGlynn.

City Attorney Sue Gallagher reported the City received the final ruling on the litigation concerning the all electric reach ordinance and the ruling was in the City's favor.

PUBLIC COMMENT

No public comment was provided or submitted.

9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

No statements of abstention were made.

10. MAYOR'S/COUNCIL MEMBERS' REPORTS

Council Member Tibbetts announced his appointment of Steven Spielman to the Board of Community Services.

Council Member Schwedhlem reported he attended an event at Security Public Storage in recognition of a mural of Santa Rosa.

PUBLIC COMMENT

No public comment was provided or submitted.

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 Home Sonoma County (HSC)

10.1.10 Renewal Enterprise District (RED)

10.1.11 Public Safety Subcommittee

10.1.12 Other

11. APPROVAL OF MINUTES

No public comment was provided or submitted.

11.1 February 2, 2021, Regular Meeting.

Approved as submitted.

11.2 February 9, 2021, Regular Meeting.

Approved as submitted.

11.3 April 6, 2021, Regular Meeting.

Approved as submitted.

11.4 April 13, 2021, Regular Meeting.

Approved as submitted.

12. CONSENT ITEMS

Council Member Tibbetts announced he would abstain from Item 12.12 due to his professional work with St. Vincent de Paul.

PUBLIC COMMENT

Duane De Witt submitted comment on Item 12.5 regarding the houses on Stony Point Road being destroyed and Item 12.6 in opposition to a regional bike share program.

Approval of the Consent Agenda

A motion was made by Vice Mayor Rogers, seconded by Council Member Schwedhelm, to waive reading of the text and adopt Consent Items 12.1 through 12.11. The motion carried by the following vote:

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

12.1 MOTION - FIRST AMENDMENT TO CONSTRUCTION MANAGEMENT AND INSPECTION PROJECT WORK ORDER WITH GREEN VALLEY CONSULTING ENGINEERS FOR PACIFIC AVENUE RECONSTRUCTION PROJECT

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, approve Amendment No. A010146-2016-10A , the first amendment to Project

Work Order with Green Valley Consulting Engineers of Santa Rosa, California for Construction Management and Inspection Services associated with Pacific Avenue Reconstruction-Humboldt Street to Montecito Avenue, increasing the contract amount by \$373,904.00, for a total amount of \$812,504.00.

This Consent - Motion was approved.

12.2 MOTION - CITY OF SANTA ROSA PARKING GARAGES #1 (521 7th Street), #3 (735 5th Street), #9 (97 D Street), and #12 (555 1st Street) 2020 REPAIRS SCOPE ADDITION APPROVAL AND CONTINGENCY ACTION

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that Council, by motion, approve: 1) a project scope addition; and 2) additional construction contingency in the amount of \$270,000.00, increasing the total contract amount to \$1,168,898.00, with Truesdell Corporation of California, Inc. of Tempe, Arizona for Contract No. C02306, City of Santa Rosa Parking Garages #1 (521 7th Street), #3 (735 5th Street), #9 (97 D Street), and #12 (555 1st Street) 2020 Repairs.

This Consent - Motion was approved.

12.3 RESOLUTION - ADOPTION OF CALIFORNIA DEPARTMENT OF TRANSPORTATION LOCAL ASSISTANCE PROCEDURES MANUAL CHAPTER 10 POLICIES AND PROCEDURES AND APPROVAL OF PROFESSIONAL SERVICES AGREEMENT - PROFESSIONAL DESIGN AND RIGHT OF WAY SERVICES FOR HIGHWAY 101 BICYCLE AND PEDESTRIAN OVERCROSSING PROJECT

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by two resolution(s): 1) adopt California Department of Transportation (Caltrans) Local Assistance Procedures Manual (LAPM) Chapter 10 policies and procedures for state and federal funded projects; and 2) approve a Professional Services Agreement (PSA) with BKF Engineers, of Santa Rosa, CA, to provide professional design and right of way services for the preliminary engineering (PE) phase of the Highway 101 Bicycle and Pedestrian Overcrossing project, in the amount of \$3,842,952.00.

These Consent - Resolutions were adopted.

RESOLUTION NO. RES-2021-060 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH BKF ENGINEERS OF SANTA ROSA, CA TO PROVIDE PROFESSIONAL DESIGN AND RIGHT OF WAY SERVICES FOR THE PRELIMINARY ENGINEERING PHASE OF THE HIGHWAY 101 BICYCLE AND PEDESTRIAN OVERCROSSING PROJECT

RESOLUTION NO. RES-2021-061 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA TO ADOPT CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) LOCAL ASSISTANCE PROCEDURES MANUAL CHAPTER 10 POLICIES AND PROCEDURES

12.4 RESOLUTION - CONTRACT AWARD -CITYBUS ELECTRICAL VEHICLE FLEET ELECTRIFICATION PROJECT

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution: 1) award Design-Build Contract No. 02340, the CityBus Electrical Vehicle Fleet Electrification Project, in the amount of \$460,535.20 to the best value design-build entity, Cupertino Electric, Inc., of San Jose, CA; and 2) approve a 20% contract contingency, for a total contract amount of \$552,642.24.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2021-062 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AWARDED DESIGN-BUILD CONTRACT FOR THE CITYBUS ELECTRICAL VEHICLE FLEET ELECTRIFICATION PROJECT TO CUPERTINO ELECTRIC, INC. IN A TOTAL CONTRACT AMOUNT OF \$552,642.24

12.5 RESOLUTION - CONFIRMING CITY OF SANTA ROSA COMPLIANCE WITH THE STATE OF CALIFORNIA SURPLUS LAND ACT, IN ORDER TO PURSUE CURRENT AND FUTURE GRANT FUNDING

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, confirm the City of Santa Rosa's compliance with the California Surplus Land Act for disposition of City property, as required by the Metropolitan Transportation Commission One Bay Area Grant program.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2021-063 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA TO COMPLY WITH ASSEMBLY BILL 2135, SURPLUS LAND ACT

- 12.6** RESOLUTION - COORDINATION AGREEMENT WITH BOLT MOBILITY, THE SONOMA COUNTY TRANSPORTATION AUTHORITY, TRANSPORTATION AUTHORITY OF MARIN, AND PARTNER AGENCIES TO IMPLEMENT A REGIONAL BIKE SHARE PROGRAM

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution: 1) approve and authorize the City Manager or his designee to execute a Coordination Agreement between the City of Santa Rosa, Bolt Mobility (Bolt), the Sonoma County Transportation Authority (SCTA), Transportation Authority of Marin (TAM), and other regional city and governmental Participating Agencies related to Bolt's operation of a Marin-Sonoma Bike Share Program within the City; and 2) delegate authority to the City Manager or his designee to negotiate and execute any amendments to the Coordination Agreement or further permits or other documents necessary to implement the Marin-Sonoma Bike Share Program.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2021-064 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE CITY MANAGER TO ENTER INTO A COORDINATION AGREEMENT WITH BOLT MOBILITY, THE SONOMA COUNTY TRANSPORTATION AUTHORITY, TRANSPORTATION AUTHORITY OF MARIN, AND PARTICIPATING AGENCIES TO IMPLEMENT THE MARIN-SONOMA BIKE SHARE PROGRAM

- 12.7** RESOLUTION - APPROVAL OF APPROPRIATION OF FUNDS FOR WILDFIRE PREPAREDNESS, MITIGATION AND RESILIENCY PROJECTS UTILIZING PG&E SETTLEMENT FUNDS

RECOMMENDATION: It is recommended by the Fire Department that Council, by resolution, authorize the Chief Financial Officer to appropriate the funds previously approved for the Fire Department from the PG&E settlement into two separate project accounts. One project in the amount of \$5,250,000 is to be allocated for the implementation of a

comprehensive Vegetation Management Program and the second project in the amount of \$2,750,000 is to be allocated for the implementation of a Wildland Resiliency and Response Strategic Plan. Both projects are among the top seven highest priority projects related to wildfire preparedness, mitigation and resiliency.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2021-065 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE CHIEF FINANCIAL OFFICER TO APPROPRIATE THE FUNDS PREVIOUSLY APPROVED FOR THE FIRE DEPARTMENT FROM THE PG&E SETTLEMENT INTO TWO SEPARATE PROJECT ACCOUNTS. ONE PROJECT IN THE AMOUNT OF \$5,250,000 IS TO BE ALLOCATED TO JL KEY 05109 FOR THE IMPLEMENTATION OF A COMPREHENSIVE VEGETATION MANAGEMENT PROGRAM AND THE SECOND PROJECT IN THE AMOUNT OF \$2,750,000 IS TO BE ALLOCATED TO JL KEY 05110 FOR THE IMPLEMENTATION OF A WILDLAND RESILIENCY AND RESPONSE STRATEGIC PLAN. BOTH PROJECTS ARE AMONG THE TOP SEVEN HIGHEST PRIORITY PROJECTS RELATED TO WILDFIRE PREPAREDNESS, MITIGATION AND RESILIENCY

- 12.8** RESOLUTION - AMENDMENT TO PURCHASE ORDER 162712 WITH MUNICIPAL EMERGENCY SERVICES FOR PERSONAL PROTECTIVE EQUIPMENT

RECOMMENDATION: It is recommended by the Fire and Finance Departments that the Council, by resolution, authorize the Purchasing Agent to: 1) issue an amendment to Blanket Purchase Order 162712 with Municipal Emergency Services of San Diego, CA for firefighting protection gear, wildland gear, firefighting tools and technical rescue urban search and rescue station wear utilizing the National Purchasing Partners Government cooperative agreement Contract Number PS20070 in an amount not to exceed \$300,000 for a total purchase order amount of \$395,000 for an initial two-year term under the cooperative agreement between National Purchasing Partners and Municipal Emergency Services; and 2) extend the term of the Blanket Purchase Order for up to the three years where National Purchasing Partners and Municipal Energy Services approve the optional term extension(s) in their cooperative agreement.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2021-066 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AN AMENDMENT TO BLANKET PURCHASE ORDER 162712 WITH MUNICIPAL EMERGENCY SERVICES OF SAN DIEGO, CA FOR FIREFIGHTING PROTECTION GEAR, WILDLAND GEAR, FIREFIGHTING TOOLS AND TECHNICAL RESCUE URBAN SEARCH AND RESCUE STATION WEAR UTILIZING THE NATIONAL PURCHASING PARTNERS GOVERNMENT COOPERATIVE AGREEMENT CONTRACT NUMBER PS20070

12.9 RESOLUTION - COVID-19 RELATED TEMPORARY PARKING USER FEE REDUCTIONS

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, authorize the extension of a temporary reduction of certain parking user fees to June 30, 2021 which was previously authorized by Council on December 15, 2020, and set to expire on the earlier date of June 30, 2021, or when Sonoma County reaches the Yellow Tier of California's COVID-19 restrictions.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2021-067 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE EXTENSION OF A TEMPORARY REDUCTION AND WAIVER OF CERTAIN PARKING FEES THROUGH JUNE 30, 2021

12.10 RESOLUTION - EXTENSION OF PROCLAMATION OF EXISTENCE OF A LOCAL EMERGENCY RELATING TO THE THREAT TO COMMUNITY HEALTH POSED BY COVID-19

RECOMMENDATION: It is recommended by the City Attorney's Office that the Council, by resolution, declare that the proclamation of a state of local emergency within the City of Santa Rosa has been and remains in full force and effect without interruption.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2021-068 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING THE PROCLAMATION OF EXISTENCE OF A LOCAL EMERGENCY DUE TO THE THREAT TO COMMUNITY HEALTH POSED BY COVID-19

12.11 RESOLUTION - EXTENSION OF PROCLAMATION OF EXISTENCE

OF A LOCAL EMERGENCY RELATING TO 2020 GLASS FIRE

RECOMMENDATION: It is recommended by the City Attorney's Office that the Council, by resolution, declare that the proclamation of a state of local emergency within the City of Santa Rosa has been and remains in full force and effect without interruption.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2021-069 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING THE PROCLAMATION OF EXISTENCE OF A LOCAL EMERGENCY DUE TO 2020 GLASS FIRE

12.12 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.

A motion was made by Vice Mayor Rogers, seconded by Council Member Schwedhelm, to waive reading of the text and adopt Consent Item 12.12.

RESOLUTION NO. RES-2021-070 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING A PROCLAMATION OF LOCAL HOMELESS EMERGENCY (Government Code Sections 8630 et seq.)

The motion carried by the following vote:

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

Abstain: 1 - Council Member Tibbetts

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

The time not yet being 5:00 p.m. to take public comment on non-agenda matters, Mayor Rogers moved on to Item 14.1.

14. REPORT ITEMS

14.1 REPORT - APPROVAL OF THE PRELIMINARY FISCAL YEAR 2021/22

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 per Agreement, is a state-of-the-art wastewater treatment facility serving 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) 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 1st of each year. The Agreement further requires that the proposed budget and allocation of costs be reviewed by the Subregional Technical Advisory Committee (TAC), the Board of Public Utilities (BPU) and the Council of the City of Santa Rosa prior to noticing the User Agencies of operating and debt service costs due.

The Regional Operations and Maintenance (O&M) Fund budget request is \$35,984,777, the Regional cash-funded Capital Improvement Program (CIP) is \$8,000,000, and the Regional debt service due is \$24,647,974.

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 FY 2021/22 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 on May 1, 2021.

Kimberly Zunino, Deputy Director Administration - Water, presented and answered questions from the Council.

PUBLIC COMMENT

No public comment was provided or submitted.

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

RESOLUTION NO. RES-2021-071 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE PRELIMINARY FISCAL YEAR 2021/22 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 Rogers, Vice Mayor Rogers, Council Member Alvarez, Council Member Fleming, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

14.2 REPORT - AUTHORIZATION FOR THE CITY OF SANTA ROSA TO BECOME AN ADDITIONAL MEMBER OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY (CSCDA) COMMUNITY IMPROVEMENT AUTHORITY, APPROVING ISSUANCE OF REVENUE BONDS BY THE CSCDA COMMUNITY IMPROVEMENT AUTHORITY, AND AUTHORIZATION TO ENTER INTO A PUBLIC BENEFIT AGREEMENT FOR THE ACQUISITION OF ACACIA ON SANTA ROSA CREEK APARTMENTS AT 4656 QUIGG DRIVE, SANTA ROSA

BACKGROUND: Approval of this item will allow the City of Santa Rosa (City) to join California Statewide Communities Development Authority (CSCDA) Community Improvement Authority (Authority) as an Additional Member under Section 12 of the CSCDA Joint Exercise of Powers Agreement (JPA Agreement). The Authority is a statewide Joint Powers Authority that funds community public benefit projects throughout the state, is proposing to acquire the Acacia Apartments located at 4656 Quigg Drive, for conversion from market-rate to income and rent restricted rental housing for middle-income households. The Authority is a public agency that will own and operate the Property and is requesting that the City enter into a Public Benefit Agreement (PBA) for the acquisition.

If approved by the Council, the PBA may be exercised by the City, if the City so desires, between years 15 and 30 of the Authority's ownership. The Property will be restricted by a Regulatory Agreement, administered by the Authority, to households earning between 80% and 120% of Area Median Income (AMI). Support of this acquisition by the

City will help address the housing needs of an essential segment of the population that generally does not benefit from the creation of affordable housing units. The acquisition of the Property and entrance into such option agreement does not create a financial liability for the City.

RECOMMENDATION: It is recommended by the Housing & Community Services Department (HCS) that the Council, by resolution: 1) authorize the City of Santa Rosa to join California Statewide Communities Development Authority (CSCDA) Community Improvement Authority as an Additional Member; 2) approval of the issuance of revenue bonds by CSCDA Community Improvement Authority for the purpose of financing the acquisition of the Acacia on Santa Rosa Creek Apartments at 4656 Quigg Drive, Santa Rosa, and 3) authorize the Director of HCS to execute the Public Benefit Agreement between the City of Santa Rosa and CSCDA Community Improvement Authority.

Megan Basinger, Interim Director Housing & Community Services, presented and answered questions from Council.

PUBLIC COMMENT

No public comment was provided or submitted.

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

RESOLUTION NO. RES-2021-072 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE CITY TO BECOME AN ADDITIONAL MEMBER OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY COMMUNITY IMPROVEMENT AUTHORITY; APPROVING THE ISSUANCE OF REVENUE BONDS FOR THE ACQUISITION OF 4656 QUIGG DRIVE, SANTA ROSA, KNOWN AS ACACIA ON SANTA ROSA CREEK APARTMENTS; AND AUTHORIZING THE DIRECTOR OF HOUSING AND COMMUNITY SERVICES TO ENTER INTO A PUBLIC BENEFIT AGREEMENT

The motion carried by the following vote:

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

The time not yet being 5:00 p.m. to start the public hearing or take public comment on non-agenda matters, Mayor Rogers recessed the meeting at 4:45 p.m. and reconvened the meeting at 5:00 p.m.

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

15. PUBLIC HEARINGS

15.1 PUBLIC HEARING - AUTHORIZING SUBMISSION OF THE FISCAL YEAR 2021/2022 ACTION PLAN AND APPROVAL OF GRANT AGREEMENTS FOR PUBLIC SERVICES, FAIR HOUSING, AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

BACKGROUND: The proposed action will authorize submission of the Fiscal Year 2021/2022 Action Plan to the U.S. Department of Housing & Urban Development (HUD) and approve Grant Agreements for public services, fair housing, and HOPWA programs. HUD requires submission of the Annual Action Plan so that the City can receive federal housing and community development funds in the form of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) grants.

Santa Rosa is required to submit its Plan to HUD by May 15th in order to have funds and funding agreements in place by the start of the fiscal year, July 1st.

RECOMMENDATION: It is recommended by the Housing & Community Services Department that the Council, by resolution, (1) authorize submission of the Fiscal Year 2021/2022 Action Plan to the U.S. Department of Housing & Urban Development (HUD); (2) approve the Fiscal Year 2021/2022 Grant Agreements for public services, fair housing, and Housing Opportunities for Persons with AIDS (HOPWA) funds in the amount of \$707,641 and authorize the Director of Housing & Community Services, or it's designee, to execute the Grant Agreements and any future amendments thereto for public services, fair housing, and HOPWA; and (3) authorize the City Manager to execute the annual federal funding agreements with HUD and any additional

forms or documents required by HUD to implement the Fiscal Year 2021/2022 Action Plan.

Angela Morgan, Housing & Community Services Program Specialist II, presented and answered questions from Council.

Mayor Rogers opened the public hearing for public comment at 5:13 p.m.

Seeing no one wishing to speak or public comment submitted, Mayor Rogers closed the public hearing at 5:13 p.m.

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

RESOLUTION NO. RES-2021-073 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING SUBMISSION OF THE FISCAL YEAR 2021/2022 ACTION PLAN, AND APPROVING GRANT AGREEMENTS FOR PUBLIC SERVICES, FAIR HOUSING, AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

The motion carried by the following vote:

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

16. WRITTEN COMMUNICATIONS

16.1 NOTICE OF FINAL MAP - ELSON PLACE SUBDIVISION - Provided for information.

This item was received and filed.

16.2 QUARTERLY BOARDS, COMMISSIONS AND COMMITTEES ATTENDANCE REPORT - Provided for information.

This item was received and filed.

17. PUBLIC COMMENTS ON NON-AGENDA MATTERS

Eric Forrestall spoke on the delays for building plan checks by the Fire Department, the impact delays have to building time frames and the need to hire more staff for the building plan check division.

Gregory Fearon spoke informing Council SAVS will be presenting during budget hearing, and a history of surplus land use projects in Santa Rosa.

Devina spoke on people in the Roseland community wanting a good quality of life and urged Council to work with the Planning Commission to think about quality of life when approving new development projects.

Duane De Witt submitted comment expressing thanks on Hamm Ave being repaved, the Roseland area having some of the most disadvantaged neighborhoods in the County and the need to have a strong community engagement with the residents.

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

Hearing no further business, Mayor Rogers adjourned the meeting at 5:27 p.m. The next regular meeting of the Council will be held on May 18, 2021, at a time to be set by the Mayor.

20. UPCOMING MEETINGS

20.1 UPCOMING MEETINGS LIST

This item was received and filed.

Approved on:

Stephanie A. Williams
City Clerk