



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT AUGUST 6, 2019

2:30 P.M. - STUDY SESSION (COUNCIL CHAMBER)

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

COUNCIL MAY RECESS DURING THE EVENING FOR A DINNER BREAK

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.

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

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

2:30 P.M. (CITY COUNCIL CHAMBER)

1. CALL TO ORDER AND ROLL CALL

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.

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. STUDY SESSION

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

3.1 PG&E PUBLIC SAFETY POWER SHUTOFF PRESENTATION

To reduce the chance of accidental fire ignition in certain areas, PG&E has stated that they may de-energize electrical grids or blocks of an area(s) in advance of or during periods of heightened risk conditions. This discussion is going to help the Council and the community better understand the impacts, and how to be better prepared.

Attachments: [Staff Report](#)
[Attachment 1 - Do you have a Plan - CWSP Emergency Pr](#)
[Attachment 2 - Preparing Your Business For Potential Pow](#)
[Attachment 3 - The Power of Being Prepared](#)
[Attachment 4 - Community Wildfire Safety Program - Public Presentation](#)
[City Presentation \(Uploaded 8/5/2019\)](#)
[County Electrical System De-energization Events \(Uploade](#)

3.2 REAL PROPERTY ASSET TOOL APPLICATION AND AFFORDABLE HOUSING MAP OVERVIEW

This study session will provide Council with an overview of the Real Property Asset Tool, which categorizes City owned properties, identifies City leases and allows for viewing of related documents as well the Affordable Housing Map, which shows affordable housing locations in Santa Rosa that have been supported by the Housing Authority of the City of Santa Rosa. It is recommended by the Real Estate Manager and Housing and Community Services that Council review the newly developed Real Property Asset Tool and Affordable Housing Map and provide feedback and direction.

Attachments: [Staff Report](#)
[Presentation - #1](#)
[Presentation - #2](#)

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

4. ANNOUNCEMENT OF ROLL CALL

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

6. PROCLAMATIONS/PRESENTATIONS - NONE.

7. STAFF BRIEFINGS

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.

7.1 FIRE RECOVERY AND REBUILD UPDATE

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

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

9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

10. MAYOR'S/COUNCIL MEMBERS' REPORTS

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

10.1.1 Council Subcommittee Reports

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

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

10.1.4 Association of Bay Area Governments (ABAG)

**10.1.5 Sonoma County Agricultural Preservation and Open Space District
Advisory Committee**

10.1.6 Sonoma Clean Power Authority (SCPA)

10.1.7 Sonoma County Waste Management Agency (SCWMA)

10.1.8 Groundwater Sustainability Agency (GSA)

10.1.9 Homeless System of Care (HSC)

10.1.10 Renewal Enterprise District (RED)

10.1.11 Other

**10.2 SONOMA COUNTY MAYORS' AND COUNCILMEMBERS'
ASSOCIATION/CITY SELECTION COMMITTEE**

- 10.2.1** The City Council will, by motion, provide direction to the Mayor regarding letters of interest received for appointment to the following vacancies, which will be made by the Board of Directors of the Sonoma County Mayors' and Councilmembers' Association at its meeting on August 8, 2019:

(1) Association of Bay Area Governments Executive Board, one position. Two year fixed term.

- Jake MacKenzie (Rohnert Park Council Member)

(2) Association of Bay Area Governments Executive Board (Alternate), one position. Two year fixed term.

- No Letters received.

Attachments: [Letters of Interest](#)

11. APPROVAL OF MINUTES

- 11.1** July 9, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

11.2 July 16, 2019, Special Meeting Minutes.

Attachments: [Draft Minutes](#)

11.3 July 16, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

11.4 July 23, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

12. CONSENT ITEMS

12.1 RESOLUTION - WAIVER OF COMPETITIVE BIDDING AND APPROVAL OF GENERAL SERVICES AGREEMENT WITH LAGUNA DE SANTA ROSA FOUNDATION FOR COLGAN CREEK PHASE II RESTORATION PLANTING

RECOMMENDATION: It is recommended by the Water and Finance Departments that the Council, by resolution: 1) waive competitive bidding pursuant to Section 3-08.100(D) of the City code, and 2) approve General Services Agreement Number F002001 with Laguna de Santa Rosa Foundation, Santa Rosa, California, for Lower Colgan Creek Phase 2 Restoration Planting.

Attachments: [Staff Report](#)
[Attachment 1 - Council Resolution #28606](#)
[Attachment 2 - Grant Agreement](#)
[Attachment 3 - General Services Agreement Resolution](#)
[Exhibit A - General Services Agreement Presentation](#)

12.2 RESOLUTION - APPROVAL OF A LEASE AGREEMENT WITH CHILD FAMILY COMMUNITY, INC. ON A PORTION OF CITY OWNED PROPERTY LOCATED AT 1225 FULTON ROAD AND AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE THE LEASE AGREEMENT

RECOMMENDATION: It is recommended by the Board of Public Utilities, Water Department and City Real Estate Office that the Council,

by resolution, approve the Lease Agreement between the City and Child Family Community, Inc., on a portion of City owned property located at 1225 Fulton Road and authorize the City Manager to execute the Lease Agreement.

Attachments: [Staff Report](#)
[Attachment 1 - Lease Agreement](#)
[Resolution](#)
[Exhibit A - Lease Agreement](#)
[Presentation](#)

12.3 RESOLUTION - TRANSPORTATION DEVELOPMENT ACT ARTICLE IV AND STATE TRANSIT ASSISTANCE CLAIM SUBMITTAL

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, authorize the Director of Transportation and Public Works, or his designated representative, to file a claim for the annual Transportation Development Act (TDA) Article IV and State Transit Assistance (STA) funds with the Metropolitan Transportation Commission (MTC) for Fiscal Year 2019/2020 in the estimated amount of \$9,627,051.

Attachments: [Staff Report](#)
[Attachment 1 - Opinion of Counsel](#)
[Resolution](#)
[Presentation](#)

12.4 RESOLUTION - ACCEPT RELINQUISHED PORTIONS OF 3RD STREET AND COLLEGE AVENUE RIGHTS-OF-WAY FROM CALTRANS

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that Council, by resolution, accept relinquished portions of 3rd Street and College Avenue from Caltrans that were either transferred from the City to Caltrans or acquired by Caltrans as part of the US Highway 101 Widening Project and waive the "intention to Relinquish" requirement.

Attachments: [Staff Report](#)
[Attachment 1 - Caltrans transmittal letter 1/20/2016](#)
[Attachment 2 - Relinquishment request email 5/17/2019](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

- 12.5** RESOLUTION - CONTRACT AWARD - ROOF REPLACEMENT AT SAM JONES HALL (4020 FINLEY AVENUE), WATER PUMP STATION 4 (2260 SONOMA AVENUE) AND WATER PUMP STATION 13 (801 WHITE OAK DRIVE) - (Continued from July 23, 2019 Regular Meeting)

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, award Contract No. 02234., Roof Replacement at Sam Jones Hall (4020 Finley Ave.) Water Pump Station 4 (2260 Sonoma Ave.) and Water Pump Station 13 (801 White Oak Dr.), in the amount of \$1,686,960.00 to the Best Value Design-Build Entity, Arntz Builders, Inc. of Petaluma, CA, approve a 30% contract contingency, and authorize a total contract amount of \$2,193,048.00. Roof replacement at Sam Jones Hall is funded from the State Homeless Emergency Aid Program (S-HEAP) grant funds. Roof replacements at Water Pump Stations 4 and 13 are funded with Water Department Capital Improvement funds. City General Fund money will be used for a portion of the Sam Jones Hall roof mounted HVAC mechanical unit replacement.

Attachments: [Staff Report](#)
[Attachment 1 - Location Map](#)
[Late Correspondence \(Uploaded 7/23/2019\)](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

- 12.6** RESOLUTION - REQUEST FOR SUMMARY VACATION OF FOUR PUBLIC UTILITY EASEMENTS TO RELOCATE FOR THE REBUILD OF THE HOPPER LANE APARTMENTS LOCATED AT 1163 HOPPER AVENUE APN 015-360-055- FILE NO. VAC19-001

RECOMMENDATION: It is recommended by the Planning and

Economic Development Department that the Council, by resolution, approve a Summary Vacation of four (4) 15-foot wide Public Utility Easements for Sewer and Water services located on the property of 1163 Hopper Avenue, to accommodate the relocation of the Public Utility Easements on the site to rebuild a portion of the Hopper Lane Apartments, burned in the 2017 Wildfires.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Vicinity Map](#)
[Attachment 3 – Vacation of Public Utility Easement \(DN 83](#)
[Attachment 4 – Vacation of Public Utility Easement \(3097 C](#)
[Attachment 5 – Vacation of Public Utility Easement \(2918 C](#)
[Attachment 6 – Vacation of Public Utility Easement \(3068 C](#)
[Resolution](#)
[Exhibit A – Vacation of Public Utility Easement \(DN 830037](#)
[Exhibit B – Vacation of Public Utility Easement \(3097 OR 7](#)
[Exhibit C – Vacation of Public Utility Easement \(2918 OR 8](#)
[Exhibit D – Vacation of Public Utility Easement \(3068 OR 7](#)
[Presentation](#)

12.7 RESOLUTION - FREE HOLIDAY PARKING IN PUBLIC GARAGES AND FREE SUNDAY PARKING AT THE 5TH STREET GARAGE AND THE D STREET GARAGE

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve free holiday parking in the City's five public garages, approve free Sunday parking at the 5th Street Garage and the D Street Garage, and adopt the Schedule of Parking User Fees.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - Schedule of Parking User Fees](#)
[Presentation](#)

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

This is the time when any person may address the Council on matters not

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

14. REPORT ITEMS

14.1 REPORT - COMMUNITY ADVISORY BOARD FIVE-YEAR STRATEGIC ROADMAP

BACKGROUND: In 2002, Section 10 was added to the City Charter, which stated that Council shall appoint a task force to recommend to the Council approaches to greatly increase citizen and neighborhood participation and responsibility. The Council appointed this task force which developed recommendations for Council's consideration and created the Community Advisory Board (CAB) through the adoption of Resolution No. 25805 on October 28, 2003.

On August 7, 2012, the City Council approved Resolution No. 28174, which established the roles, duties and areas for the CAB per Section 10(b) of the City Charter. The duties and responsibilities established in the Resolution No. 28174 were:

1. Issues of concern to residents of the City (Public Safety and others);
2. Budget Priorities for Capital Improvement Projects;
3. Participation in neighborhood planning meetings;
4. Strengthen public involvement process;
5. Building community; and
6. Public improvements (through the Community Improvement Grant Program).

Each duty outlined in Resolution No. 28174 included a broad definition and expectation of the responsibility of the CAB in moving the work of each duty forward.

In the August 2017, the Office of Community Engagement (now Community Programs and Engagement Department) released a

Request for Solutions (RFS) to contract with an agency to provide facilitation and analytical skills that would help support the creation of a comprehensive, realistic, and manageable strategic plan for the CAB. The strategic planning process would also include identifying key areas where the CAB could make improvements with existing community engagement efforts using best practices. Staff received two proposals and, along with a group of CAB Members, evaluated each proposal using the evaluation criteria outlined in the RFS. The evaluation committee unanimously chose CivicMakers from San Francisco for the contract.

RECOMMENDATION: It is recommended by the Community Programs and Engagement Department and the Community Advisory Board that the Council, by resolution, approve the Community Advisory Board's Five-Year Strategic Roadmap and changes made to the Community Improvement Grant Program to fund Neighborfest events.

Attachments: [Staff Report](#)
[Staff Report \(Uploaded 8/5/2019\)](#)
[Attachment 1 - Stakeholder Interviews and Focus Group S](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)
[Presentation \(uploaded 8/5/2019\)](#)

14.2 REPORT - APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH JONES LANG LASALLE AMERICAS, INC. FOR PUBLIC PRIVATE PARTNERSHIP TECHNICAL ADVISORY SERVICES FOR THE CITY HALL CAMPUS AND AUTHORIZING THE ASSISTANT CITY MANAGER TO EXECUTE THE CONTRACT

BACKGROUND: In an effort to address the City Council Goal to bring housing and mixed-use development into the Santa Rosa Downtown core and find a solution to the growing infrastructure and deferred maintenance issues at the City Hall Campus, the City issued a Request for Proposals (RFP) for technical advisory services for the feasibility of a Public- Private Partnership on April 25, 2019 and received seven proposals. The top three Proposers were interviewed and Jones Lang

LaSalle Americas, Inc. (JLL) is being recommended to Council as the City's Technical Advisor. The Professional Services Agreement (PSA) for phase one deliverables, which Council is now being asked to consider, will largely address the financial feasibility of a new City Hall Campus, site analysis, downtown development potential and real estate values for the sum of \$350,000 and will be completed in January 2020.

RECOMMENDATION: It is recommended by the Planning and Economic Development, Transportation and Public Works and Finance Departments, that Council, by resolution, approve a Professional Services Agreement with Jones Lang LaSalle Americas, Inc., of Los Angeles, California, in the amount of \$350,000 for technical advisory services for the City Hall Campus for a potential Public-Private Partnership and authorize the Assistant City Manager to execute the contract.

Attachments: [Staff Report](#)
[Attachment 1 - Professional Services Agreement](#)
[Resolution](#)
[Exhibit A - Professional Services Agreement](#)
[Presentation](#)

15. PUBLIC HEARINGS - NONE.

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. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) - NONE.

17. PUBLIC COMMENTS ON NON-AGENDA MATTERS

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

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

19. ADJOURNMENT OF MEETING

20. UPCOMING MEETINGS

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

20.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List](#)

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

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

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. Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

Meeting information can also be accessed via the internet at <http://srcity.org>

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