



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT NOVEMBER 27, 2018

2:30 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM)

3:00 P.M. - STUDY SESSION (COUNCIL CHAMBER)

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

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. (MAYOR'S CONFERENCE ROOM, ROOM 10)

1. CALL TO ORDER AND ROLL CALL

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

Following the announcement of Closed Session items and prior to recess into Closed Session, the public may speak up to three minutes on items to be

addressed in Closed Session.

2.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: one potential case.

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

3:00 P.M. (CITY COUNCIL CHAMBER)

3. STUDY SESSION

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

3.1 REVIEW OF SANTA ROSA'S COMMUNITY DEVELOPMENT BLOCK GRANT- DISASTER RECOVERY (CDBG-DR) TUBBS AND NUNS FIRE RECOVERY UNMET NEEDS ASSESSMENT

In April 2018, the U.S. Department of Housing and Urban Development (HUD) allocated \$124,155,000 in CDBG-DR funding to the State of California Housing and Community Development Department (HCD) to assist with recovery efforts for the fire disasters that occurred in California in 2017, including but not limited to, the Tubbs and Nuns Fires. In August 2018, Congress published the Federal Register providing the timelines associated with the funds. HCD is required to submit an Action Plan to HUD by December 14, 2018 stating their analysis of each qualifying jurisdiction's recovery needs, designating eligible uses of the funding, and allocating the funding. HCD's draft Action Plan was published on November 12, 2018 and includes their analysis of unmet needs for all qualifying jurisdictions state-wide. The City of Santa Rosa retained Hagerty Consulting, Inc to prepare an unmet needs assessment specific to Santa Rosa, using local data, which will be reviewed in Study Session.

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

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 COUNCILMEMBERS

10. MAYOR'S/COUNCILMEMBERS' REPORTS

10.1 MAYOR'S/COUNCILMEMBERS' 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 Other

10.2 BOARD, COMMISSION & COMMITTEE APPOINTMENTS

10.2.1 LIBRARY COMMISSION JOINT CITY/COUNTY COMMISSIONER APPOINTMENT

On September 4, 2018, the Council conducted candidate interviews to fill one City of Santa Rosa/Sonoma County Commissioner and one City of Santa Rosa Commissioner on the Library Commission. On October 2, 2018, the Council elected Karen Schneider as the City/County Commissioner and David Cahill as the City Commissioner. Subsequently, a question was raised concerning the adequacy of the election process. Pursuant to Resolution No. 28469, the appointment of the City/County Commissioner is to begin with a joint recommendation by the City of Santa Rosa Mayor and Chair of the Sonoma County Board of Supervisors submitted for Council consideration. The Mayor and Chair have now formally and jointly recommended Karen Schneider as the City/County Commissioner. It is recommended that the Council, by motion, approve the appointment of Karen Schneider as the City/County Commissioner to the Sonoma County Library Commission to serve a four-year term set to expire August 1, 2022.

Attachments: [CC - Resolution 28469.pdf](#)

10.3 MATTERS FROM COUNCIL REGARDING FUTURE AGENDA ITEMS

This time is reserved for Council to discuss whether to place matters on a future agenda for further discussion.

10.3.1 REQUEST FOR AGENDA ITEM REGARDING REAL PROPERTY TRANSFER TAX (RPTT) AND ITS RELATION TO AFFORDABLE HOUSING AND HOMELESS ISSUES

BACKGROUND: At the November 13, 2018, City Council Meeting, Council Member Tibbetts requested a future agenda item to discuss RPTT and its relation to affordable housing and homeless issues. Council Member Schwedhelm concurred with the request.

11. APPROVAL OF MINUTES

11.1 October 16, 2018, Regular Meeting.

Attachments: [Draft Minutes](#)

11.2 October 23, 2018, Regular Meeting.

Attachments: [Draft Minutes](#)

12. CONSENT ITEMS

12.1 RESOLUTION - PROFESSIONAL SERVICES AGREEMENT WITH DYETT & BHATIA, URBAN AND REGIONAL PLANNERS - DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE

RECOMMENDATION: The Planning and Economic Development Department recommends that the Council, by resolution, approve a Professional Services Agreement with Dyett & Bhatia, Urban and Regional Planners, Oakland, California for preparation of the Downtown Station Area Specific Plan Update in an amount not to exceed \$800,000.

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

12.2 RESOLUTION - PROFESSIONAL SERVICES AGREEMENT WITH CARLILE MACY INC. TO PROVIDE LANDSCAPE ARCHITECTURAL DESIGN SERVICES TO PREPARE A MASTER PLAN AND CONSTRUCTION DOCUMENTS FOR COFFEY NEIGHBORHOOD PARK

RECOMMENDATION: It is recommended by the Recreation and Parks Department that Council, by resolution, approve the Professional

Services Agreement between the City of Santa Rosa and Carlile Macy, Inc., Santa Rosa, CA, in an amount not to exceed \$217,140 to provide a master plan and construction documents for Coffey Neighborhood Park which was damaged by the October 2017 wildfires.

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

12.3 RESOLUTION - MEASURE O CHOICE GRANT PROGRAM CYCLE IX YEAR 2 FUNDING RECOMMENDATIONS AND AUTHORIZATION TO APPROVE FUNDING AGREEMENTS

RECOMMENDATION: It is recommended by the Office of Community Engagement that the Council, by resolution: 1) Adopt the funding recommendations of the Grant Review Team for year two of the Cycle IX Measure O Community Helping Our Indispensable Children Excel (CHOICE) grant program for Calendar Year 2019; and 2) directing the City Manager or designee to approve and execute funding agreements with the approved providers; and 3) authorizing the City Manager or his designee to approve and execute any amendments to the funding agreements.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Resolution](#)
[Exhibit A](#)
[Exhibit B](#)
[Presentation](#)

12.4 RESOLUTION - APPROVAL OF SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENTS WITH RENNE PUBLIC LAW GROUP LLP FOR LABOR AND EMPLOYMENT SERVICES

RECOMMENDATION: It is recommended by the Human Resources Department, City Attorney's Office, and City Manager that the Council, by resolution, approve the Second Amendment to Professional Services Agreements with Renne Public Law Group LLP in an amount of \$250,000 for continued legal services related to specialized labor

relations and employment law issues, for total compensation not to exceed \$422,068.56, and amend the fiscal year (FY) 2018-19 General Fund adopted budget in the Human Resources Department.

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

12.5 RESOLUTION - APPROVAL OF MUTUAL NON-DISCLOSURE AGREEMENT BETWEEN SONOMA COUNTY, ONSOLVE LLC AND THE CITY OF SANTA ROSA TO ALLOW USE OF CERTAIN SANTA ROSA WATER CUSTOMER DATA FOR EMERGENCY NOTIFICATION PURPOSES

RECOMMENDATION: It is recommended by the Santa Rosa Fire Department that the Council, by Resolution, approve a Mutual Non-Disclosure Agreement with OnSolve LLC and Sonoma County, through Its Department of Fire & Emergency Services, which will allow the City to share certain information from the City Water Department customer billing database for the purpose of entering such information into the City/County shared emergency notification system, SoCoAlert.

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

12.6 RESOLUTION - APPROVAL OF PROFESSIONAL SERVICES AGREEMENT FOR EOC SOFTWARE WITH BUFFALO COMPUTER GRAPHICS, INC.

RECOMMENDATION: It is recommended by the Fire and Finance Departments that the Council, by resolution, approve the Professional Services Agreement with Buffalo Computer Graphics, Inc., of Blasdell, New York, for web-based emergency incident management software and maintenance in an amount not to exceed \$169,796.72.

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

12.7 MOTION - SECOND AMENDMENT TO AGREEMENT NO. F001360
WITH DAYDREAMER CINEMA LLC DBA CULTURE POP FILMS

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by motion, approve the Second Amendment to Professional Services Agreement No. F001360 with Daydreamer Cinema LLC dba Culture Pop Films in an amount not to exceed \$15,000 for a total contract amount of \$110,000, in substantially the same form as Attachment 1 to the Staff Report, subject to approval as to form by the City Attorney.

Attachments: [Staff Report](#)
[Attachment 1](#)

12.8 RESOLUTION - EXTENSION OF PROCLAMATION OF EXISTENCE
OF LOCAL EMERGENCY DUE TO FIRES

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.

Attachments: [Resolution](#)

12.9 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](#)
[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 - REVIEW AND COMMENT ON THE STATE OF CALIFORNIA COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY (CDBG-DR) DRAFT ACTION PLAN AND PROVIDE DIRECTION IF SANTA ROSA SHOULD REQUEST AND NEGOTIATE A TUBBS AND NUNS FIRE RECOVERY STATE SUBRECIPIENT STATUS

BACKGROUND: In April 2018, the U.S. Department of Housing and Urban Development (HUD) allocated \$124,155,000 in CDBG-DR funding to the State of California Housing and Community Development Department to assist with recovery efforts for the fire disasters that occurred in California in 2017, including but not limited to, the Tubbs and Nuns Fires. In August 2018, Congress published the Federal Register providing the timelines associated with the funds. As the grantee, HCD is required to submit an Action Plan to HUD within 120 days following the publishing of the Federal Register or December 18, 2018. The Action Plan includes an analysis of each qualifying jurisdiction's unmet recovery needs, designating eligible uses of the funding, and the method of distribution to include any allocation of the funding to Units of Local Government. HCD's draft Action Plan was published on November 13, 2018 and includes their analysis of unmet needs for all qualifying jurisdictions state-wide. The City of Santa Rosa retained Hagerty Consulting, Inc. to prepare an unmet needs assessment specific to Santa Rosa, which was reviewed in Study Session earlier today. This is an opportunity for the Council to reach consensus on feedback to provide to HCD regarding their draft Action Plan; and direct the City Manager whether to request, negotiate and execute a subrecipient contract with HCD.

RECOMMENDATION: It is recommended by the Housing and Community Services Department, that the Council direct staff, via motion, to provide the Council's consensus commentary on the State of California Housing and Community Development Department (HCD) draft Action Plan via a letter from the Mayor to HCD; and, if Council directs via motion, authorize the City Manager to request, negotiate and execute a subrecipient agreement with HCD to include management of CDBG-DR funds.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Presentation](#)

14.2 REPORT - MEMORANDUM OF UNDERSTANDING WITH SONOMA COUNTY JUNIOR COLLEGE DISTRICT AND SCJCD ASSOCIATED STUDENTS FOR CITYBUS UNLIMITED ACCESS PASS PROGRAM FOR SANTA ROSA JUNIOR COLLEGE STUDENTS

BACKGROUND: The students of the SCJCD recognized the importance of transit services and elected to use revenue generated from the Student Transportation Fee (STF), to seek agreements with the transit providers within Sonoma County to provide an unlimited transit ridership program. A successful pilot program has allowed SRJC students ride CityBus free starting in September 2017 through the end of December 2018. The proposed MOU would initiate a new agreement, moving the program out of its pilot phase and extend this benefit to the SRJC students through June 2020.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve the Memorandum of Understanding (MOU) with the Sonoma County Junior College District (SCJCD) and the SCJCD Associated Students, establishing the CityBus Unlimited Pass Program for Santa Rosa Junior College students through June 30, 2020.

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

14.3 REPORT - SUSPEND PARKSMART SHUTTLE PILOT ON MARCH 1, 2019 AND USE TRANSPORTATION DEMAND MANAGEMENT STRATEGIES TO CONNECTING DOWNTOWN SMART STATION AND RAILROAD SQUARE WITH DOWNTOWN AND CITY PARKING GARAGES

BACKGROUND: In preparation for initiation of SMART rail service in 2017, the City Council directed staff to implement a pilot shuttle service to provide a connection between the Santa Rosa Downtown SMART Station and parking garages in the downtown area. The shuttle service was implemented on December 13, 2017. Staff now seeks Council approval to discontinue the pilot shuttle service due to poor unitization and productivity but expand the ParkSMART program to pilot other transportation strategies to strengthen connections between the Downtown SMART Station, parking facilities, and the Downtown area.

RECOMMENDATION: It is recommended by the Finance Department and the Transportation and Public Works Department that the Council, by Resolution, direct staff to, 1) suspend the pilot ParkSMART shuttle service effective March 1, 2019; and 2) further develop a ParkSMART Transportation Demand Management (TDM) program to pilot TDM strategies strengthening the link between Railroad Square, the Downtown SMART Station, and the Downtown area.

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

14.4 REPORT - PARKING GARAGE 9 - 2017 REPAIR PROJECT

BACKGROUND: The Parking Garage 9 - 2017 Repair Project arises from a recommendation received by the City in a condition appraisal report prepared by Walker Restoration Consultants, dated March 2007. The most significant deficiency to be addressed by the proposed project involves replacement of the top layer of concrete (the "wear slab") on the top level of Garage 9. Other work includes selective concrete repair, crack sealing and waterproofing. The repairs will protect structural components and extend the service life of the parking garage.

On September 4, 2018, an award of Contract No. C01823 to Ashron Construction and Restoration, Inc., of Santa Clara, California was presented to the City Council for consideration. The motion to award the contract resulted in a tie vote (3 ayes, 3 noes). The Council thereafter directed staff to bring back a smaller scale repair project and wait a year to bring back a project for full repairs. The Council did not act to reject all bids. A rejection of all bids is necessary where a construction contract is not awarded. An alternative action would be to award the contract to the responsible low bidder.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department and Finance Department that the Council, either:

1) by Motion: reject all bids for the City of Santa Rosa Parking Garage #9 - 2017 Repairs project and reaffirm Council's direction on September 4, 2018 to bring back a smaller scale repair project for contract award and wait a year to bring back a project for full repairs, or:

2) by Motion, award Contract No. C01823, City of Santa Rosa Parking Garage #9 - 2017 Repairs, in the amount of \$2,180,095.00 to the lowest responsible bidder, Ashron Construction & Restoration, Inc. of Santa Clara, California, approve a 10% contract contingency, and authorize a total contract amount of \$2,398,104.50; and by Resolution, approve a FY 2018/19 budget allocation of \$706,569.00 to Key 45029-Garage 9 Repairs, from the Parking Fund-1641.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)
[Resolution](#)
[Presentation](#)

14.5 REPORT - WASTEWATER REVENUE REFUNDING BONDS, SERIES 2018A AND WATER REVENUE REFUNDING BONDS, SERIES 2018

BACKGROUND: *2018 Wastewater Bonds*. The City previously issued

multiple series of wastewater revenue bonds pursuant to an Indenture of Trust dated as of February 1, 1988 (the "Master Indenture"), by and between the City and U.S. Bank National Association (the "Trustee"), as successor trustee, and multiple supplements to the Master Indenture, including the following two series of bonds:

(i) \$67,010,000 initial principal amount City of Santa Rosa Wastewater Revenue Bonds, Series 2007A, which were issued pursuant to a Fifteenth Supplemental Indenture, dated as of June 1, 2007 (the "Series 2007A Bonds"). The City issued the 2007A Bonds to finance and refinance improvements to the Wastewater System, including, among others, recycled water system improvements, subregional system improvements, improvements to the Laguna Facility and related capital upgrades, and construction and development of the Geysers Recharge Project. The 2007A Bonds are currently outstanding in the principal amount of \$17,685,000.

(ii) \$95,805,000 initial principal amount City of Santa Rosa Wastewater Revenue Refunding Bonds, Series 2016A (the "Series 2016A Bonds"), which were issued pursuant to a Nineteenth Supplemental Indenture, dated as of August 1, 2016; the proceeds of the Series 2016A Bonds were used, in part, to refund the portion of the Series 2007A Bonds that could be refunded with tax-exempt bonds on an advance basis.

2018 Water Bonds. The City previously issued its City of Santa Rosa Water Revenue Bonds, Series 2008, in the initial principal amount of \$13,850,000 (the "2008 Bonds") for the purpose of financing Water System improvements, including a portion of the construction of an operations building at the West College Facility. The 2008 Bonds are the only outstanding bonds payable from revenues of the Water System. The 2008 Bonds are currently outstanding in the principal amount of \$11,035,000.

RECOMMENDATION: It is recommended by the Finance Department, the Water Department, and the Board of Public Utilities that the Council, by resolution, take the following actions to authorize the issuance of refunding bonds to achieve debt service savings:

Wastewater System: In connection with the issuance of Wastewater Revenue Refunding Bonds, Series 2018A (the “2018 Wastewater Bonds”) for the City’s wastewater system (“Wastewater System”), approve the forms of the Preliminary Official Statement, Continuing Disclosure Certificate, Twentieth Supplemental Indenture of Trust, Escrow Deposit and Trust Agreement and Bond Purchase Agreement.

Water System: In connection with the issuance of Water Revenue Refunding Bonds, Series 2018 (the “2018 Water Bonds”) for the City’s water system (“Water System”), approve the forms of the Preliminary Official Statement, Continuing Disclosure Certificate, Indenture of Trust, Irrevocable Refunding Instructions and Bond Purchase Agreement.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)
[Attachment 4](#)
[Attachment 5](#)
[Attachment 6](#)
[Attachment 7](#)
[Attachment 8](#)
[Resolution 1](#)
[Resolution 2](#)
[Presentation](#)

14.6 REPORT - AMENDMENT TO THE CITY CLASSIFICATION AND SALARY PLAN TO MODIFY SALARY AND JOB TITLES OF MULTIPLE WATER DEPARTMENT CLASSIFICATIONS

BACKGROUND: In September 2015, the City contracted with Koff & Associates (K&A) to conduct a classification and compensation study for select classifications in the Water Department. Those findings were delivered in draft form in March 2017 but were not acted on due to the use of nonstandard comparables in the market survey and a change in Water Department objectives. In January 2018, the City contracted with K&A to update the study using standard comparables and those

findings were delivered in April 2018. K&A found the Utilities System Operator II classification to be approximately 5% below market, the Laboratory Supervisor to be approximately 10% below market, and recommended changes to classifications in the Mechanical Services Section.

RECOMMENDATION: It is recommended by the Water and Human Resources Departments that the Council, by resolution, amend the City's Classification and Salary Plan to do the following: create the classifications Supervising Instrumentation Technician, Supervising Electrical Technician, and Supervising Mechanical Technologist; reclassify the classifications of Senior Instrumentation Technician to Supervising Instrumentation Technician and Senior Electrical Technician to Supervising Electrical Technician and increase salary 5%; reclassify the Senior Mechanical Technologist classification to Supervising Mechanical Technologist and increase salary 5.9%; increase the step salary ranges of Utilities Systems Operator I, Utilities System Operator II, Senior Utilities Systems Operator by 5%; increase the salary range of Utility System Supervisor, Utility System Superintendent by 5%; increase the salary range of Laboratory Supervisor by 10%.

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

14.7 REPORT - URGENCY ORDINANCE AMENDING SECTION 10-44.040 OF THE CITY CODE TO EXTEND THE TEMPORARY PROHIBITION ON RENTAL HOUSING PRICE GOUGING FOR THE DURATION OF THE CITY'S PROCLAMATION OF LOCAL EMERGENCY DUE TO FIRES

BACKGROUND: Beginning on the evening of October 8, 2017, and continuing for days thereafter, a series of wildfire events damaged or destroyed thousands of residential and commercial structures within the City of Santa Rosa. On October 9, 2017, the City Manager proclaimed the existence of a local emergency. That proclamation was ratified by the City Council on October 13, 2017 and remains in effect to this day.

Soon after the wildfires swept through the region, City officials were alerted to price gouging in rental housing within the City. To address this issue, the Council adopted Urgency Ordinance ORD-2017-020 adding Chapter 10-44 to the City Code. The Ordinance established a temporary prohibition on rental housing price gouging as well as temporary restrictions on tenant evictions. By its initial terms, the Ordinance was to remain in effect until April 18, 2018.

On May 8, 2018, Council adopted Urgency Ordinance ORD-2018-11 extending the temporary prohibition on rental housing price gouging, as well as temporary restrictions on tenant evictions, so they remain in effect until December 4, 2018 or for as long as the City remains under a State declaration of emergency, whichever is later.

The urgency ordinance now before the Council would amend Section 10-44.040 to further extend the temporary prohibition on rental housing price gouging and the temporary restrictions on tenant evictions, so they remain in effect for so long as the City remains under the City's Proclamation of Local Emergency due to fires. Under the City Charter, five affirmative votes are necessary to adopt an urgency ordinance.

RECOMMENDATION: Pursuant to Council request, it is recommended by the City Attorney that the Council consider adoption of an urgency ordinance to amend Section 10-44.040 of the Santa Rosa City Code, to extend the term of the City's prohibition on rental housing price gouging and the temporary restrictions on tenant evictions, such that the prohibition and restrictions remain in effect for so long as the City remains under a proclamation of local emergency due to fires.

Attachments: [Staff Report](#)
[Ordinance](#)
[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.pdf](#)

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

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

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by contacting the City Clerk Office at 543-3015 or cityclerk@srcity.org one week prior to the meeting. TDD 543-3063
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.