

City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT - PRELIMINARY NOVEMBER 4, 2025

2:00 P.M. - CLOSED SESSION

3:00 P.M. - STUDY SESSION

4:00 P.M. - REGULAR SESSION

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE, SANTA ROSA.

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

1. HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR. CLICK ON THE "IN PROGRESS" LINK TO VIEW;

2. VIA ZOOM WEBINAR BY VISITING
HTTPS://SRCITY-ORG.ZOOM.US/J/84471867952, OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 844 7186 7952;
3. COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99; AND

4. VIA YOUTUBE AT HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA

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

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

PLEASE NOTE THAT ALL E-MAILS SENT TO THE CITY COUNCIL ARE CONSIDERED TO BE PUBLIC RECORDS AND SUBJECT TO DISCLOSURE UNDER THE CALIFORNIA PUBLIC RECORDS ACT.

DEADLINES AND ADDITIONAL INSTRUCTION FOR PUBLIC COMMENT ARE SET FORTH BELOW.

COUNCIL MAY RECESS DURING THE EVENING FOR BREAKS.

PUBLIC HEARING MATTERS WILL BEGIN NO EARLIER THAN 5:00 P.M. MATTERS ON THE AGENDA MAY BE TAKEN OUT OF ORDER.

PUBLIC COMMENTS:

PUBLIC COMMENT PERIOD WILL NOT OPEN UNTIL FINAL AGENDA IS PUBLISHED.

Except for public hearing items, comments from the public will be allowed on all agenda items at the time each item is called. Comments on public hearing items may be made when the hearing is opened.

Live Public Comment: Members of the public can provide comment on an Agenda Item In-Person from Council Chamber by completing a Speaker Card or signing up with the Administrator in Council Chamber.

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

Non-Agenda Items are the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. The first public comment period on non-agenda

items (Agenda Item 14) will begin no earlier than 5:00 p.m. and will be limited to twelve speakers selected randomly by the Mayor. Each speaker will be allowed up to three minutes. Speakers who do not have an opportunity to speak during this time will be allowed to make public comment under Agenda Item 18.

2:00 P.M.

1. CALL TO ORDER AND ROLL CALL

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

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

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

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

Name of Case: Application of the City of Santa Rosa for Approval to Construct a Public Pedestrian and Bicycle At-Grade Crossing of the Sonoma-Marin Area Rail Transit ("SMART") Track at Jennings Avenue Located in Santa Rosa, Sonoma County, State of California.

Application No.: A.15-05-014 before the California Public Utilities Commission

3.2 CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)

Agency Designated Representative: Mayor Unrepresented Employee: City Manager

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

3:00 P.M.

4. STUDY SESSION

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

4.1 BENNETT VALLEY GOLF COURSE FEES - DYNAMIC PRICING

The City Manager's Office recommends that the Council consider and provide feedback on the Dynamic Pricing model for non-resident golf fees at the Bennett Valley Golf Course. This item has no impact on current fiscal year budget.

4:00 P.M.

- 5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)
- 6. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS
- 7. PROCLAMATIONS/PRESENTATIONS NONE.

8. 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.

8.1 COMMUNITY EMPOWERMENT PLAN UPDATE

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

- 9. CITY MANAGER'S/CITY ATTORNEY'S REPORTS
- 10. STATEMENTS OF ABSTENTION/RECUSAL BY COUNCIL MEMBERS
- 11. MAYOR'S/COUNCIL MEMBERS' REPORTS
 - 11.1 MAYOR'S/COUNCIL MEMBERS' SUBCOMMITTEE AND LIAISON REPORTS (AND POSSIBLE COUNCIL DIRECTION TO BOARD REPRESENTATIVE ON PENDING ISSUES, IF NEEDED)

- 11.1.1 Council Subcommittee Reports
- 11.1.2 Sonoma County Transportation and Climate Authorities (SCTCA)
- 11.1.3 Sonoma County Water Agency (SCWA) Water Advisory Committee
- 11.1.4 Association of Bay Area Governments (ABAG)
- 11.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee
- 11.1.6 Sonoma Clean Power Authority (SCPA)
- 11.1.7 Zero Waste Sonoma (formerly known as Sonoma County Waste Management Agency (SCWMA))
- 11.1.8 Groundwater Sustainability Agency (GSA)
- 11.1.9 Sonoma County Homeless Coalition
- 11.1.10 Renewal Enterprise District (RED)
- 11.1.11 Public Safety Subcommittee
- 11.1.12 Other

12. APPROVAL OF MINUTES

12.1 October 14, 2025, Regular Meeting Minutes.

Attachments: Draft Minutes

12.2 October 21, 2025, Regular Meeting Minutes.

13. CONSENT ITEMS

13.1 MOTION - APPROVAL - ISSUANCE OF A PURCHASE ORDER FOR THE PURCHASE OF NETWORK HARDWARE

RECOMMENDATION: The Information Technology and Finance Departments recommend that the Council, by motion, approve the issuance of a Purchase Order for the purchase of replacement network

hardware that has reached end-of-support, from Eyep Solutions, Inc., Cameron Park, California, utilizing cooperative purchasing through the NASPO Cooperative Contract AR3230, for a total not to exceed amount of \$170,704.42 and authorizes the Purchasing Agent to execute the Purchase Order. This item has no impact on current fiscal year budget.

Attachments: Staff Report

13.2 MOTION - AWARD F003120 PROFESSIONAL SERVICE
AGREEMENT FOR VOIP PHONE SYSTEM IMPLEMENTATION AND
SERVICES TO CERIUM NETWORKS, INC

RECOMMENDATION: The Information Technology and Finance Departments recommend that the Council, by motion, approve a five-year Professional Services Agreement, with five one-year extension options, to provide Voice over Internet Protocol (VoIP) Phone System implementation and services, to replace the current system which reaches end-of-support in December 2025, with Cerium Networks Inc., Spokane, Washington, in an amount of \$635,445.09, plus a \$125,000 contingency, and authorize the Chief Information Officer to make non-substantive changes to the Agreement, subject to approval by the City Attorney, and execute the Agreement. This item has no impact on current fiscal year budget.

13.3 MOTION - SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F002776 WITH BURKE, WILLIAMS & SORENSEN, LLP FOR GENERAL MUNICIPAL LEGAL SERVICES

RECOMMENDATION: The City Attorney's Office recommends that the Council, by motion, approve the Second Amendment to Professional Services Agreement Number F002776 with Burke, Williams & Sorensen, LLP, San Francisco, California to increase compensation by \$50,000 for a total contract amount not to exceed \$150,000 for continued general municipal legal services, and authorize the City Attorney to execute the amendment. This item has no impact on current fiscal year budget.

Attachments: Staff Report

Attachment 1 - Second Amendment to PSA

13.4 MOTION - APPROVAL OF SECOND AMENDMENT TO BLANKET

PURCHASE ORDER NUMBER 171735 WITH CREAM'S TOWING, INC.

RECOMMENDATION: The Transportation and Public Works and Finance Departments recommend that the Council, by motion, approve the Second Amendment to Blanket Purchase Order Number 171735 with Cream's Towing, Inc. of Santa Rosa, California to extend the term for one year and increase compensation in the amount of \$50,000, for a total contract not to exceed \$150,000, and authorize the Purchasing Agent to make non-substantive changes to the Blanket Purchase Order and execute the Amendment. This item has no impact on current fiscal year budget.

Attachments: Staff Report

13.5 MOTION - APPROVAL OF THE FIRST AMENDMENT TO THE COOPERATIVE PURCHASE OF DIGITAL HEALTH DEPARTMENT (DHD) SOFTWARE FROM TYLER TECHNOLOGIES, INC. TO UPDATE AND MODERNIZE FIRE INSPECTION SOFTWARE

RECOMMENDATION: The Fire Department recommends that the Council, by motion, approve the first amendment to the cooperative purchase Agreement Number F002475 with Tyler Technologies, Inc., Plano, Texas for the Enterprise software in the amount of \$200,843, for a total contract not to exceed \$390,388 and authorize the City Manager to make non-substantive changes to the Amendment, subject to approval by the City Attorney, and execute the Amendment. This item has no impact on current fiscal year budget.

13.6 RESOLUTION - DECLARATION OF 1942 ROSE AVENUE AS EXEMPT SURPLUS

RECOMMENDATION: The Transportation and Public Works
Department recommends that the Council, by resolution, supersede and replace Resolution No. RES-2023-213 and declare, pursuant to Government Code Section 54221, the City-owned parcel located at 1942 Rose Avenue, APN 125-191-001 ("Property") as exempt surplus and authorize the City Manager or their designee to convey the Property to an adjacent property owner by bid procedure as set out in Council Policy 000-10. This item has no impact on current fiscal year

budget.

<u>Attachments:</u> Staff Report

Resolution

13.7 RESOLUTION - APPROVE SUMMARY VACATION OF PORTIONS OF PUBLIC SERVICE EASEMENTS FOLLOWING COMPLETION OF LONG DRIVE AND VICINITY SEWER AND WATER IMPROVEMENTS PROJECT

RECOMMENDATION: The Water Department, Transportation and Public Works Department and Real Estate Services recommend that the City Council, by two separate resolutions, approve summarily vacating unused public service easements on four parcels located at 2771 4th Street, 190 Farmers Lane, 2777 4th Street and 1945 Long Drive, Santa Rosa, California (Assessor Parcel Numbers 181-190-004, 181-180-001 & -002, 181-190-007 and 181-190-001, respectively); and authorize the Assistant City Manager to make non-substantive changes to the vacation documents, subject to approval by the City Attorney, and execute the vacation documents. This item has no impact on current fiscal year budget.

Attachments: Staff Report

Resolution 1

Exhibits A, B, and C - Legal Description and Depiction -Va

Resolution 2

Exhibit A - Termination of Easement/Quitclaim

13.8 RESOLUTION - APPROVAL OF GRANT OF EASEMENT TO PG&E OVER A PORTION OF CITY OWNED PROPERTY LOCATED AT 700 5TH STREET, APN 009-012-025

RECOMMENDATION: The Finance Department and Real Estate Services recommend that the Council, by resolution, supersede Resolution No. RES-2025-076, approve a grant of easement to Pacific Gas and Electric Company ("PG&E") over a portion of City owned property located at 700 5th Street, Santa Rosa, APN 009-012-025, commonly known as Lot 10, and authorize the Assistant City Manager to make non-substantive changes to the Easement Deed, subject to approval by the City Attorney, and execute the Easement Deed. This

item has no impact on current fiscal year budget.

Attachments: Staff Report

Resolution

Exhibit A - Easement Deed

13.9 RESOLUTION - REVENUE ANALYSIS AND SUPPORT SERVICES

RECOMMENDATION: The Finance Department recommends that the Council, by resolution: 1) approve a split bid award for RFPO #R165926 of two (2) five-year Professional Services Agreements, to A) provide Property Tax Review with HdL Coren & Cone, Brea, California for the amount of \$29,000 per year under contract #F003098 including one (1) five-year renewal option and B) to provide revenue analysis support services with Hinderliter de Llamas and Associates (HdL), Brea, California under contract #F003099 including one (1) five-year renewal option, in a total amount not to exceed \$150,000 per year; and 2) delegate authority to the Chief Financial Officer to negotiate and execute the Agreement, subject to approval by the City Attorney. This item has no impact on current fiscal year budget.

ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING SANTA ROSA CITY CODE SECTIONS 6-20.020 - DEFINITIONS, 6-20.140 - SUSPENSION OF REVOCATION OF LICENSE, AND 6-20.260 - APPEAL PROCEDURE

RECOMMENDATION: The City Manager's Office recommends that the Council approve the second reading and adopt an ordinance previously adopted by Council on August 6, 2024, to make minor procedural amendments to Chapter 6-20 of the City Code to clarify the appeals processes for Tobacco Retail Licenses. This ordinance, introduced at the October 21, 2025, Regular Meeting, passed by a 7-0-0-0 vote.

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. This public comment period will begin no earlier than 5:00 p.m. and will be limited to twelve speakers selected randomly by the Mayor. Each

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

15. REPORT ITEMS

15.1 REPORT - ADOPTION OF 2024 SANTA ROSA TOURISM BUSINESS IMPROVEMENT AREA ANNUAL REPORT, BUDGET AND FUTURE WORK PLAN, AND CONTINUATION OF THE ANNUAL ASSESSMENT ON SANTA ROSA LODGING BUSINESSES

BACKGROUND: The Santa Rosa Tourism Business Improvement Area (SRTBIA) was established by City Council in 2010 to fund programs and activities that promote tourism and support local lodging establishments. A 3% assessment is collected from overnight guests at Santa Rosa hotels, with revenues dedicated to marketing and tourism efforts that encourage overnight stays. After a 2% administrative fee, 30% of the remaining funds are managed by the City's Economic Development Division and 70% are directed to the Santa Rosa Metro Chamber for tourism services and welcome center operations. The SRTBIA Advisory Board, appointed by Council, provides recommendations on fund expenditures and prepares an Annual Report detailing activities, costs, and benefits to the Area, which the Council adopts each year.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Council, by resolution, approve the 2024 Santa Rosa Tourism Business Improvement Area (SRTBIA) Annual Report, Budget and future Work Plan and the continuation of the annual assessment on Santa Rosa lodging businesses as further defined in § 6-56.300 et seq, in City of Santa Rosa code. This item has no impact on current fiscal year budget.

16. PUBLIC HEARINGS

Public Hearing matters will begin no earlier than 5:00 p.m. or as soon thereafter as the matters are reached on the agenda.

16.1 PUBLIC HEARING - GENERAL PLAN 2050 MUNICIPAL CODE AND ZONING MAP IMPLEMENTATION

BACKGROUND: In June 2025, the City Council adopted the General Plan 2050, which establishes a long-term vision for Santa Rosa's physical development. Implementation of the General Plan occurs through multiple avenues, including the review of new development projects, guidance for City staff work plans, and direction for public investments in infrastructure and facilities. In addition to these tools, amendments to the Municipal Code, Zoning Code, and Zoning Map are necessary to fully align the City's regulatory framework with the General Plan. The proposed Municipal and Zoning Code and Map amendments serve to codify policies and land use changes already established in the General Plan 2050. This package includes a Zoning Code text amendment to create the Missing Middle Housing (MMH) Combining District, along with a rezoning action to apply the MMH Combining District to 1,991 parcels. In addition, as required by State law, 2,096 parcels citywide are proposed to be rezoned to ensure consistency between zoning designations and the General Plan land use map. Additional amendments include updates to Title 18 - Buildings and Construction to streamline permitting for electric vehicle charging infrastructure; revisions to Title 19 - Park and Recreation Land and Fees to align park dedication and improvement requirements with General Plan policies; and the elimination of the Growth Management Ordinance in Title 21, which was removed from the General Plan 2050 to better support the City's housing production goals.

RECOMMENDATION: The Planning Commission and the Planning and Economic Development Department recommend that the Council approve the first reading and introduce three ordinances to 1) amend Municipal Code Titles 18, 19, 20 and 21 to implement the General Plan 2050; 2) rezone 2,089 properties to implement the existing General Plan land use designation; and 3) rezone 1,991 properties to add the Missing Middle Housing Combining District; and direct staff to bring forward a General Plan land use amendment to resolve General Plan land use and zoning inconsistencies for the certain properties within the City. This item has no impact on current fiscal year budget.

16.2 PUBLIC HEARING - DEVELOPMENT RELATED COST OF SERVICE FEE UPDATE

BACKGROUND: In June of 2022, the Planning and Economic Development Department contracted with MGT Consulting Group to conduct a cost-of-service study evaluating the full labor and indirect costs of providing development review services. On March 5, 2024, the City Council adopted a comprehensive update to the Development Services Fee Schedule based on MGT's findings and approved several fee subsidies and reductions to advance City development goals and encourage participation in public health, safety, and appeal processes. Over the past year, the Department has gathered community feedback on the adopted fees and developed a series of minor amendments to address this input and better align fees with current review times. Staff recommends that all fees continue to adjust annually on July 1st in accordance with changes in the Consumer Price Index (CPI). Proposed fee amendments will take effect 60 days from the date of resolution adoption.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Council, by resolution: 1) adopt the proposed adjustments to certain development service fees; and 2) authorize the Planning and Economic Development Director to adjust all fee types identified within Exhibit A of the accompanying resolution on July 1st of each year based on price changes as identified by the Consumer Price Index.

16.3 PUBLIC HEARING - DOWNTOWN SANTA ROSA PARKING AND RATE ADJUSTMENT

BACKGROUND: The purpose of this action is to follow up on the Study Session from September 9, 2025, and approve the new and revised fee schedule recommended by the Finance Department.

RECOMMENDATION: The Finance Department recommends that the Council, by resolution, approve the proposed new and revised fee schedule for the Parking District impacting all on-street and off-street parking that includes hourly and monthly fees.

17. WRITTEN COMMUNICATIONS

17.1 QUARTERLY BOARDS, COMMISSIONS AND COMMITTEES

ATTENDANCE REPORT. Provided for information.

Attachments: Attendance Report

18. 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 and not able to speak under Agenda Item 14. Each speaker will be allowed up to three minutes.

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

20. ADJOURNMENT OF MEETING

21. UPCOMING MEETINGS

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

21.1 UPCOMING MEETINGS LIST

*Did not appear on the preliminary agenda.

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

The Open Government Ordinance was adopted by City Council in December 2020 (ORD-2020-018) and amended in July 2021 (ORD-2021-007). These ordinances added and amended Chapter 1-10 to the City Code to codify the City of Santa Rosa's commitment to embrace a culture of open government to ensure public trust, engage the community, and establish a system of transparency, public participation, and collaboration. To view a full versions of the Open Government Ordinances go to http://srcity.org/OpenGovOrdinance and http://srcity.org/OpenGovOrdinanceAmend. To request paper copies of the Open Government Ordinances contact the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or cityclerk@srcity.org.

The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or cityclerk@srcity.org. If the request is received at least 7 business days prior to the City Council meeting, the copy shall be provided no later than two (2) business days prior to the City Council meeting. Meeting information can also be accessed via the internet at http://srcity.org

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.