



# City of Santa Rosa

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

## CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT MAY 10, 2022

**12:00 P.M. - CLOSED SESSION (HYBRID VIA IN-PERSON AND ZOOM)**

**12:00 P.M. - STUDY SESSION (HYBRID VIA IN-PERSON AND ZOOM)**

**4:00 P.M. - REGULAR SESSION (HYBRID VIA IN-PERSON AND ZOOM)**

**PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA, CITY COUNCIL MEMBERS WILL BE PARTICIPATING IN THIS MEETING EITHER VIA ZOOM WEBINAR OR IN-PERSON, SOCIALLY DISTANCED, IN THE COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE (MASK AND SOCIAL DISTANCING REQUIREMENTS WILL BE OBSERVED), VISITING**

**[HTTPS://SRCITY-ORG.ZOOM.US/J/86208178715](https://srcity-org.zoom.us/j/86208178715), OR BY DIALING 877-853-5257 AND ENTER WEBINAR ID: 862 0817 8715**

**THE MEETING WILL ALSO BE LIVE STREAMED AT [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar).**

**CLICK ON THE "IN PROGRESS" LINK TO VIEW.**

**THE MEETING CAN ALSO BE VIEWED ON COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99, AND AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

**Public Comment may be made live during the meeting via Zoom, In-Person from Council Chamber, or submitted in advance by 5:00 pm, the Monday before the City Council Meeting via e-mail at [cc-comment@srcity.org](mailto:cc-comment@srcity.org), or recorded voice message at 707-543-3005.**

**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:**

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 signing up with the Administrator in Council Chamber (in lieu of Speaker Card), by accessing the meeting through the Zoom link, or by dial-in at the time an Agenda Item is discussed during the City Council Meeting. Go to <https://srcity.org/virtualparticipation> for more information.

Advanced Public Comment:

E-mail Public Comment: To submit an e-mailed public comment to the City Council, please send to: [cc-comment@srcity.org](mailto:cc-comment@srcity.org) by 5:00 p.m., Monday, May 9. Identify in the subject line of your e-mail the Agenda Item Number on which you wish to comment, provide your name in the body of the e-mail and your comment. Please limit your e-mail to approximately 400 words (which is a speaking rate of 133 words per minute).

Recorded Voice Message Public Comment: To submit a voice message public comment, please call 707-543-3005 by 5:00 p.m., Monday, May 9.

State your name, the Agenda Item Number(s) on which you wish to comment, and your comment. PLEASE DO NOT LEAVE YOUR PHONE NUMBER OR PERSONAL ADDRESS IN THE VOICE MESSAGE AS IT WILL BE PLAYED BACK LIVE DURING THE CITY COUNCIL MEETING.

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. Recorded voice message public comments will be played during the meeting at the time the item is heard.

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 13) 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 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.

## **12:00 P.M. (HYBRID VIA IN-PERSON AND ZOOM)**

### **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.

**This item will be continued to Item 18.1 later in the agenda. Public comment will be received at the time the item is heard under 18.1.**

#### **2.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)**

Property: 4912 and 4914 Sonoma Highway, A portion of APNs  
031-240-006 and 031-240-067

Agency Negotiators: Stephanie Valkovic, Associate Real Property  
Negotiator and Jill Scott, Real Property Negotiator

Negotiating Parties: Samantha Zappelli

Under Negotiations: Price and terms of payment.

### 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 FISCAL YEAR 2022-23 OPERATIONS AND MAINTENANCE BUDGET AND CAPITAL IMPROVEMENT PROGRAM BUDGET

In this Study Session, staff will present City Council with an overview of the funding requests for FY 2022-23, as well as perspectives as to overall funding considerations. The Study Session is held in advance of the Budget Hearings in June to provide the opportunity for City Council to ask questions, provide direction, and gain a full understanding of the budget and resulting financial implications for the City ahead of formal budget adoption in June.

Information and department budgets will be presented in the following order:

May 10, 2022

City-wide overview

Administrative Departments:

- City Council
- City Manager's Office
- City Attorney's Office
- Communications & Intergovernmental Relations
- Human Resources
- Finance/Non-Departmental

May 11, 2022

Departments continued:

- Information Technology
- Planning & Economic Development
- Recreation & Community Engagement
- Housing & Community Services
- Fire Department
- Police Department

- Transportation & Public Works
- Santa Rosa Water
- Capital Improvement Program.

**Attachments:** [Staff Report](#)  
[Presentation](#)  
[Late Correspondence \(Uploaded 5-10-2022\)](#)

**PUBLIC COMMENT WILL BE TAKEN ON THIS ITEM ON WEDNESDAY, MAY 11, AFTER ALL DEPARTMENTS HAVE MADE THEIR PRESENTATIONS.**

**RECESS THE STUDY SESSION TO WEDNESDAY, MAY 11, 2022, AT 9:00 A.M. VIA ZOOM AND IN PERSON AND RECONVENE TO THE COUNCIL'S REGULAR SESSION.**

**4:00 P.M. (HYBRID VIA IN-PERSON AND ZOOM)**

**4. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)**

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

**6. PROCLAMATIONS/PRESENTATIONS**

**6.1 PROCLAMATION - NATIONAL PUBLIC WORKS WEEK**

**Attachments:** [Proclamation](#)  
[Proclamation SIGNED \(Uploaded 5-10-2022\)](#)

**6.2 PROCLAMATION - WATER AWARENESS MONTH**

**Attachments:** [Proclamation](#)

**6.3 PRESENTATION - WATER EFFICIENCY AWARDS**

**Attachments:** [WUE Award - Coddintown Center](#)  
[WUE Award - Lane](#)  
[WUE Award - Park Landscape Maintenance](#)  
[WUE Award - Wylie](#)

**6.4 PROCLAMATION - CHIEF RAINER NAVARRO**

**Attachments:** [Proclamation](#)

## 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 COVID-19 RESPONSE UPDATE

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

### 7.2 COMMUNITY EMPOWERMENT PLAN UPDATE

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

### 7.3 STORM-READY

Staff will announce that the City of Santa Rosa has been awarded and recognized as Storm-Ready through the National Weather Service. No action will be taken.

**Attachments:** [Attachment 1](#)

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

### 8.1 REPORT OF SETTLEMENTS AND ACTIVE LITIGATION

The City Attorney will report on settlements over \$50,000 through April 2022 as well as provide a summary of pending litigation against the City.

**Attachments:** [Litigation Report](#)

## 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 Zero Waste Sonoma (formerly known as Sonoma County Waste Management Agency (SCWMA))**

**10.1.8 Groundwater Sustainability Agency (GSA)**

**10.1.9 Sonoma County Continuum of Care (CoC)**

**10.1.10 Renewal Enterprise District (RED)**

**10.1.11 Public Safety Subcommittee**

**10.1.12 Other**

**11. APPROVAL OF MINUTES - NONE.**

**12. CONSENT ITEMS**

**12.1 MOTION - ADOPTION OF FINAL REPORT OF CITY COUNCIL PRIORITIES**

RECOMMENDATION: It is recommended by the City Manager that the Council, by motion, adopt the final report for the City of Santa Rosa Council Priority Setting workshop, held on February 24, 2022.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Workshop Report](#)  
[Attachment 2 - Council Goals](#)  
[Presentation](#)

**12.2** RESOLUTION - APPROVAL OF COOPERATIVE PURCHASE OF DIGITAL HEALTH DEPARTMENT (DHD) SOFTWARE FROM TYLER TECHNOLOGIES, INC. TO UPDATE AND MODERNIZE FIRE INSPECTION SOFTWARE

RECOMMENDATION: It is recommended by the Fire and Finance departments that the Council, by resolution, utilize the cooperative purchasing program in Section 3-08.160 of the City Code and approve and authorize the City Manager to negotiate and execute a Software as a Service Agreement for Digital Health Department (DHD) software from Tyler Technologies, Inc., Plano, Texas in an amount not to exceed \$189,545 over 3 years to update and modernize antiquated software used for Fire Department related inspections and tracking compliance as required by state law.

**Attachments:** [Staff Report](#)  
[Resolution](#)  
[Exhibit A- DHD SaaS Contract](#)  
[Presentation](#)

**12.3** RESOLUTION - FIFTH AMENDMENT TO GENERAL SERVICE AGREEMENT NUMBER F001647 WITH ADT COMMERCIAL LLC

RECOMMENDATION: It is recommended by the Finance Department, that the Council, by resolution, approve the Fifth Amendment to General Services Agreement number F001647 for inspection, maintenance, and repair services to maintain the operational functionality of fire suppression systems and their appurtenances, with ADT Commercial LLC, Fremont, California, to extend the Agreement one-year with a 3% increase in unit cost and increase compensation in the amount of \$120,000, not to exceed a total amount of \$708,144.



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

**12.4** RESOLUTION - BID AWARD - PURCHASE ORDER FOR CURRENT MODEL CLASS 8 CAB AND CHASSIS WITH DUMP BODY TO PETERSON TRUCKS INC

RECOMMENDATION: It is recommended by the Transportation and Public Works and Finance Departments that the Council, by resolution, approve issuance of a purchase order for the purchase of one (1) 2024 International Class 8 Cab and Chassis with Dump Body to Peterson Trucks, Inc, Santa Rosa, California, in the total amount not to exceed \$225,604.05. Funds for this purchase are funded in Fiscal Year 2021-22 Transportation and Public Works Fleet Vehicle Replacement approved budget and does not have a fiscal impact on the General Fund.

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

**12.5** RESOLUTION - APPROVAL OF 2022 UPDATE TO SANTA ROSA CITYBUS TITLE VI PROGRAM

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve the 2022 update to the Santa Rosa CityBus Title VI Program, addressing the Transit Division's responsibilities under Title VI of the Civil Rights Act of 1964.

**Attachments:** [Staff Report](#)  
[Resolution](#)  
[Exhibit A - Title VI Program May 2022](#)  
[Presentation](#)

**12.6** RESOLUTION - RATIFICATION OF MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF SANTA ROSA AND SANTA ROSA CITY SCHOOLS, DATED OCTOBER 23, 2019,

AUTHORIZING ALTERNATIVES TO CONSTRUCTION OF AFFORDABLE HOUSING OR SCHOOL FACILITIES ON FIR RIDGE DRIVE, LOT "F" (APN 173-620-030) AND EXTENDING PERFORMANCE DATE TO OCTOBER 23, 2022; AUTHORIZE EXECUTION AND RECORDATION OF A QUITCLAIM DEED SUBJECT TO SPECIFIED CONDITIONS; AND AUTHORIZE CITY MANAGER TO TAKE SUCH OTHER ACTIONS AS NEEDED TO RECORD AND ENFORCE THE TERMS OF THE MOU

RECOMMENDATION: It is recommended by the City Attorney and the Housing & Community Services Department that the Council, by resolution: 1) ratify the Memorandum of Understanding (MOU) between the City of Santa Rosa and Santa Rosa City Schools, dated October 23, 2019, authorizing alternatives to construction of affordable housing or school facilities on Fir Ridge Drive, Lot "F" (APN 173-620-030) and extending performance date to October 23, 2022; 2) authorize the recordation of the MOU; 3) authorize the execution and recordation of a Quitclaim Deed subject to the terms of the MOU; and 4) authorize the City Manager to take such other actions as needed to record and enforce the terms of the MOU.

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Fir Ridge MOU Dated October 23, 2019](#)  
[Attachment 2 - Resolution RES-2019-155 \(Adopted 10/14/19\)](#)  
[Attachment 3 - Council Meeting Minutes 10-14-2019](#)  
[Attachment 4 - Fir Ridge MOU dated June 28, 2016](#)  
[Attachment 5 - Fir Ridge Location Map](#)  
[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 twelve 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.

Voice message public comments received for non-agenda items may be played under Agenda Item 13 or at Item 17. Recorded public comments are limited to 3 minutes to mirror in-person meeting protocols.

## 14. REPORT ITEMS

### 14.1 REPORT - UTILITY CERTIFICATE FOR ECO FARM HOLDINGS, INC, LOCATED AT 369 TODD ROAD, ASSESSOR'S PARCEL NUMBER 134-102-023 (FILE NO. UC21-003)

BACKGROUND: On May 28, 2002, the Santa Rosa City Council adopted Resolution No. 25260, which granted a Utility Certificate (File No. UC02-004) to the existing uses operating on nine unincorporated properties with contaminated wells along Todd Road, including the subject property located at 369 Todd Road which was operating as an auto body shop at the time the certificate was granted.

On January 28, 2020, the Sonoma County Permit & Resource Management Department granted a limited five-year term Use Permit for an indoor cannabis manufacturing, distribution, and transportation operation located within three existing industrial buildings, located at 369 Todd Road. One of the conditions of the approval requires that the applicant/operator obtain a City of Santa Rosa Utility Certificate prior to building permit issuance. The approved change of use requires the approval of a new Utility Certificate.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that Council, by resolution, approve a Utility Certificate (File No. UC21-003) to extend City water service to provide fire suppression water to Eco Farm Holdings, Inc, located at 369 Todd Road (APN 134-101-023), which is outside the City boundary, but within the Ultimate Urban Boundary.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Context Map](#)  
[Attachment 4 - General Plan and Urban Boundary](#)  
[Attachment 5 - Plans](#)  
[Attachment 6 - County Conditions of Approval](#)  
[Attachment 7 – UC02-004 Project File](#)  
[Attachment 8 – City Council Resolution No. 25260](#)  
[Attachment 9 – Council policy 300-02  
Resolution](#)  
[Exhibit A - Utility Certificate  
Presentation](#)

**14.2** REPORT - APPROVAL OF SECTION 115 TRUST AGREEMENTS  
AND APPROPRIATION OF INITIAL FUNDING

BACKGROUND: In September 2021, the staff presented pension funding strategies to the City Council at a study session. One such strategy is to establish an Internal Revenue Code Section 115 Trust (Trust), which is an actively managed fund, outside the City's investment portfolio, that may only be used to pay pension obligations. The City would use this Trust initially to reduce the current unfunded accrued liability (UAL) associated with its CalPERS pensions.

Staff proposes an initial deposit to the Trust of \$10,000,000 from the fiscal stability funds assigned in the General Fund reserves, and \$4,400,000 from Santa Rosa Water (SRW) enterprise funds reserves to pre-fund pension obligations. Annual contributions to the Trust from the General Fund and SRW will begin after the City's existing Pension Obligation Bonds are paid off in 2024. By redirecting budget the debt service payments to Trust contributions, the City will benefit from annual contributions to build up Trust balances without increasing the budget.

The City's strategy relative to the Trust is to use it as a long-term investment vehicle to address the City's CalPERS UAL. The initial

funding goal will be to accumulate a balance in the trust equal to the General Fund's highest scheduled annual UAL payment; then to use the Trust in combination with CalPERS valuation reports to achieve 100% funded status; and finally to utilize the Trust as a pension stabilization fund by using the accumulated funds to offset future higher-than-usual normal cost or UAL payments.

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution: 1) approve the execution of the Adoption Agreement for the Post-Employment Benefits Trust (Adoption Agreement) between the City and PFM Asset Management LLC (PFMAM) incorporating and adopting the Trust Agreement as well as approving the Trust Administrative Services Agreement and Investment Policy Statements included as exhibits to the Adoption Agreement; 2) authorize the City Manager, Assistant City Manager and the Chief Financial Officer as officers with authority to execute necessary documents and agreements to carry out the trust services on behalf of the City including, but not limited to the Adoption Agreement and Trust Administrative Services Agreement; and 3) approve an initial deposit of \$10,000,000 from the General Fund reserves assigned for fiscal stability, and \$4,400,000 from Santa Rosa Water enterprise fund reserves to the Section 115 Trust for the purpose of pre-funding pension obligations.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Proposal For Trust Admin Services](#)  
[Resolution](#)  
[Exhibit A - Adoption 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

- 16.1 NOTICE OF FINAL MAP - COLGAN VILLAGE PHASE 1 - Provided for information.

**Attachments:** [Notice of Submittal](#)  
[Location Map](#)

- 16.2** NOTICE OF FINAL MAP - COLGAN VILLAGE PHASE 2 - Provided for information.

**Attachments:** [Notice of Submittal](#)  
[Location Map](#)

## **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 and not able to speak under Agenda Item 13. 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**

- 2.1** CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
(Government Code Section 54956.8)

Property: 4912 and 4914 Sonoma Highway, A portion of APNs  
031-240-006 and 031-240-067

Agency Negotiators: Stephanie Valkovic, Associate Real Property  
Negotiator and Jill Scott, Real Property Negotiator

Negotiating Parties: Samantha Zappelli

Under Negotiations: Price and terms of payment.

## **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.**

## City Council

MAY 10, 2022

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The Open Government Ordinance (ORD-2020-018) was adopted by City Council in December 2020. This ordinance, adds 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 version of the Open Government Ordinance go to <http://srcity.org/OpenGovOrdinance>. To request a paper copy of the Open Government Ordinance contact the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or [cityclerk@srcity.org](mailto: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](mailto: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.*