



City Council  
Regular Meeting Minutes - Final

---

Tuesday, June 26, 2018

2:30 PM

---

**1. CALL TO ORDER AND ROLL CALL**

Vice Mayor Rogers called the meeting to order at 2:33 p.m.

**Present:** 6 - Vice Mayor Chris Rogers, Council Member Julie Combs, Council Member Ernesto Olivares, Council Member John Sawyer, Council Member Tom Schwedhelm, and Council Member Jack Tibbetts

**Absent:** 1 - Mayor Chris Coursey

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.**

**3. STUDY SESSION**

**3.1 REVIEW OF 2018 SANTA ROSA COMMUNITY NEEDS ASSESSMENT SURVEY**

The City engaged the services of an opinion research firm to conduct a “Community Needs Assessment Survey.” This survey took place from May 25 to May 30, 2018, and covered a range of questions to gauge community sentiment toward City services, issues facing the community, and support for various revenue measures to support City services and programs. These revenue measures included a housing and infrastructure bond, a quarter-cent increase in sales tax, and an increase in Transient Occupancy Tax (TOT).

Representatives from Godbe Research and TBWB Strategies, the firms commissioned to conduct the survey and provide analysis of the results, will present the findings of the Survey and will be available to answer questions from the City Council.

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

Presented by Alan Alton, Interim Director of Finance Department.

**PUBLIC COMMENT**

Duane DeWitt spoke in support of affordable housing for veterans.

Helga Lemke spoke in support of an affordable housing bond measure only.

Adreinne Lauby spoke in support of an affordable housing bond measure only.

Vice Mayor Rogers recessed the meeting at 3:25 p.m. and reconvened the meeting at 4:00 p.m.

#### **4. ANNOUNCEMENT OF ROLL CALL**

**Present:** 6 - Vice Mayor Chris Rogers, Council Member Julie Combs, Council Member Ernesto Olivares, Council Member John Sawyer, Council Member Tom Schwedhelm, and Council Member Jack Tibbetts

**Absent:** 1 - Mayor Chris Coursey

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

#### **6. PROCLAMATIONS/PRESENTATIONS**

##### **6.1 PROCLAMATION - IMMIGRANT HERITAGE MONTH**

Attachments: [Proclamation](#)

Council Member Olivares read and presented the proclamation to Juan Cuandon, Board of Directors, Centro Laboral de Graton and team.

#### **7. STAFF BRIEFINGS**

##### **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.

Presented by Paul Lowenthal, Assistant Fire Marshal.

##### **PUBLIC COMMENT**

Duane DeWitt spoke regarding the environmental constraints, and that the California tiger salamander is not present according to an environmental report.

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

There was nothing to report.

## **9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS**

There were no abstentions made.

## **10. MAYOR'S/COUNCILMEMBERS' REPORTS**

The Vice Mayor and Council Members made announcements and reports of interest to the Council.

Council Member Combs requested for a future agenda item to discuss a city rent stabilization ordinance. Council Member Tibbetts concurred with the request.

Council Member Combs requested for periodic reports from the Fair Housing provider; and the status of the twelve (12) persons that were relocated from the Dollar Store from the Fair Housing provider. No Council Member concurred with the request.

Council Member Schwedhelm announced his appointment of Eric Goldschlag to the Design Review Board.

### **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)**

Council Member Sawyer provided a brief report.

### **10.1.8 Groundwater Sustainability Agency (GSA)**

### **10.1.9 Other**

## **10.2 DESIGNATION OF VOTING DELEGATE/ALTERNATE TO LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE**

- 10.2.1** In order to vote at the Annual Business Meeting at the League of California Cities 2018 Annual Conference, each member City must designate a voting delegate and up to two alternate delegates. This year's conference will be held in Long Beach from Wednesday, September 12 through Friday, September 14. The delegates must be designated by the City Council, and the voting delegate and alternates must be registered to attend the conference.

Attachments: [2018 Letter](#)

**A motion was made by Council Member Combs, seconded by Council Member Tibbetts, to approve Mayor Chris Coursey as the voting delegate. The motion carried by the following vote:**

**Yes:** 6 - Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**Absent:** 1 - Mayor Coursey

**A motion was made by Council Member Olivares, seconded by Council Member Tibbetts, to approve Vice Mayor Chris Rogers as the voting alternate. The motion carried by the following vote:**

**Yes:** 6 - Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**Absent:** 1 - Mayor Coursey

## **10.3 MATTERS FROM COUNCIL REGARDING FUTURE AGENDA ITEMS**

- 10.3.1** REQUEST FOR A RESOLUTION TO OPPOSE THE POLICY TO SEPARATE IMMIGRANT CHILDREN FROM THEIR PARENTS

BACKGROUND: At the June 19, 2018, City Council meeting, Council

Member Olivares requested for a resolution to oppose the policy to separate immigrant children from their parents. Council Member Combs concurred with the request.

#### PUBLIC COMMENT

Christy Lubin spoke in support of Item 10.3.1 and requested that Council allow for the public to provide language to the resolution.

Colleen Fernald spoke in support of Item 10.3.1.

Duane DeWitt spoke in support of items 10.3.1, 10.3.2, and 10.3.3; and in support of affordable housing for veterans.

**A motion was made by Council Member Olivares, seconded by Council Member Combs, to approve a resolution to oppose the policy to separate immigrant children from their parents. The motion carried by the following vote:**

**Yes:** 6 - Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**Absent:** 1 - Mayor Coursey

#### **10.3.2 REQUEST FOR A STUDY SESSION ITEM ON A CITYWIDE \$15 MINIMUM WAGE MEASURE**

**BACKGROUND:** At the June 19, 2019, City Council meeting, Council Member Combs requested a future study session item to discuss a citywide \$15 minimum wage measure. Vice Mayor Rogers concurred with the request.

#### PUBLIC COMMENT

Marty Bennett, North Bay Jobs with Justice, spoke in support of the item.

Mara Ventura, North Bay Jobs with Justice, spoke in support of the item.

**A motion was made by Council Member Combs, seconded by Vice Mayor Rogers, to approve a future study session item to discuss a citywide \$15 minimum wage measure. The motion carried by the**

**following vote:**

**Yes:** 5 - Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Schwedhelm, and Council Member Tibbetts

**No:** 1 - Council Member Sawyer

**Absent:** 1 - Mayor Coursey

**10.3.3 REQUEST FOR A STUDY SESSION ITEM ON THE BENNETT VALLEY SENIOR CENTER AND POSSIBLE USE AS A SHELTER OR SAFE HAVEN**

**BACKGROUND:** At the June 19, 2018, City Council meeting, Council Member Combs requested a future study session item to discuss the Bennett Valley Senior Center and the possible use as a shelter or safe haven. Mayor Coursey concurred with the request.

**PUBLIC COMMENT**

Thomas Ells spoke in support of the item.

Adrienne Lauby, with Homeless Action, spoke in support of the item.

**A motion was made by Council Member Combs, seconded by Council Member Schwedhelm, to approve a future study session item to discuss the Bennett Valley Senior Center and the possible use as a shelter or safe haven. The motion carried by the following vote:**

**Yes:** 6 - Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**Absent:** 1 - Mayor Coursey

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

**12. CONSENT ITEMS**

**PUBLIC COMMENT**

Duane DeWitt spoke in support of Item 12.2 and widening bicycle lanes.

## Approval of the Consent Agenda

**A motion was made by Council Member Schwedhelm, seconded by Council Member Combs, to waive reading of the text and adopt Consent Items 12.1 through 12.6. The motion carried by the following vote:**

**Yes:** 6 - Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**Absent:** 1 - Mayor Coursey

### 12.1 RESOLUTION - AMENDMENT TO THE MEASURE O IMPLEMENTATION PLAN FOR ALL PROGRAMS

RECOMMENDATION: It is recommended by the Finance, Police, Fire, Recreation and Parks Departments, the City Manager's Office, the Office of Community Engagement and the Measure O Citizens' Oversight Committee that the Council, by resolution, amend the Transaction and Use Tax Implementation Plan to adjust for Fiscal Year (FY) 2018-19 budget and forecasted budget amounts for all Measure O programs. This requires six affirmative votes from the Council.

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

**This Consent - Resolution was adopted.**

### RESOLUTION NO. 2018-102 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING THE TRANSACTION AND USE TAX IMPLEMENTATION PLAN FOR GANG PREVENTION/INTERVENTION SERVICES

### 12.2 MOTION - REQUEST AUTHORIZATION TO SUBMIT GRANT APPLICATION FOR THE BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT PROGRAM

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, authorize the Director of Transportation and Public Works to submit a grant application to the U.S. Department of Transportation for the Better Utilizing Investments to Leverage Development, or BUILD, Transportation Discretionary Grant program for the Hearn Avenue

Interchange construction project.

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

**This Consent - Motion was approved.**

**12.3 RESOLUTION - CONTRACT EXTENSION WITH MV  
TRANSPORTATION FOR ADA PARATRANSIT SERVICES AND  
OAKMONT DEVIATED FIXED-ROUTE SERVICE**

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve the First Amendment to Professional Services Agreement with MV Transportation, Inc. extending the term for 90 days through September 28th, 2018, and increasing the budget by \$160,000 to account for this time period.

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

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2018-103 ENTITLED: RESOLUTION OF THE  
COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE FIRST  
AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER  
F000983 WITH MV TRANSPORTATION, INC. FOR ADA PARATRANSIT  
SERVICES AND A DEVIATED FIXED ROUTE SERVICE IN THE OAKMONT  
COMMUNITY**

**12.4 RESOLUTION - SIXTH AMENDMENT OF THE PUBLIC MEETING  
VIDEO STREAMING, ARCHIVING AND AGENDA MANAGEMENT  
AGREEMENT WITH GRANICUS, INC. AND WAIVER OF  
COMPETITIVE PROCESS**

RECOMMENDATION: It is recommended by the Information Technology Department that the Council, by resolution, waive the competitive process and approve a Sixth Amendment to General Services Agreement Number F000308, with Granicus, Inc., San Jose, CA, to add GovDelivery services in the amount of \$102,560.71, for a cumulative contract total of \$693,175.71, and extend the term of the contract by six (6) months, to June 30, 2022, to coincide with the City's fiscal year end.



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

**This Consent - Resolution was adopted.**

**RESOLUTION NO. 2018-104 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A WAIVER OF COMPETITIVE BIDDING AND APPROVING THE SIXTH AMENDMENT TO GENERAL SERVICES AGREEMENT NUMBER F000308 FOR GRANICUS, INC.**

**12.5**            RESOLUTION - FIRST AMENDED MEMORANDUM OF UNDERSTANDING REGARDING SONOMA-MARIN SAVING WATER PARTNERSHIP

RECOMMENDATION: It is recommended by the Board of Public Utilities and the Water Department that the Council, by resolution, approve the First Amended Memorandum of Understanding Regarding the Sonoma-Marin Saving Water Partnership and authorize the Mayor to execute the agreement.

**Attachments:**    [Staff Report](#)  
                          [Attachment 1](#)  
                          [Attachment 2](#)  
                          [Resolution](#)  
                          [Exhibit A](#)  
                          [Presentation](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2018-105 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE FIRST AMENDED MEMORANDUM OF UNDERSTANDING REGARDING SONOMA MARIN SAVING WATER PARTNERSHIP (FIRST AMENDED MOU) AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT**

**12.6**            RESOLUTION - GENERAL MUNICIPAL ELECTION - NOVEMBER 6, 2018: CALLING THE ELECTION, REQUESTING CONSOLIDATION WITH THE STATEWIDE GENERAL ELECTION AND ADOPTING REGULATIONS PERTAINING TO CANDIDATE STATEMENTS

RECOMMENDATION: It is recommended by the City Clerk that the Council, by two resolutions, (1) call and request to consolidate the November 6, 2018, General Municipal Election for the elective offices

for Council Districts 2, 4, and 6 with the Statewide General Election; and (2) adopt regulations pertaining to candidate statements as required by Elections Code Section 13307.

**Attachments:**    [Staff Report](#)  
[Attachment 1](#)  
[Resolution 1](#)  
[Resolution 1 - Call and Consolidation \(Uploaded 6/25/18\)](#)  
[Resolution 2](#)  
[Presentation](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2018-106 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA CALLING AND GIVING NOTICE OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018, FOR THE ELECTION OF MEMBERS OF THE CITY COUNCIL AND REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA TO CONSOLIDATE THE GENERAL MUNICIPAL ELECTION WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THAT DATE PURSUANT TO SECTION 10403 OF THE ELECTIONS CODE**

**RESOLUTION NO. RES-2018-107 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING REGULATIONS FOR CANDIDATES FOR NONPARTISAN ELECTIVE OFFICE PERTAINING TO CANDIDATES STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018**

The time not yet being 5:00 p.m., Vice Mayor Rogers took Report Item 14.1 before Item 13 - Public Comment on Non-Agenda items.

### **13. PUBLIC COMMENT ON NON-AGENDA MATTERS**

Fred Ptucha spoke regarding Climbers for Peace.

Xavier Polk, Veterans for Peace, spoke regarding world peace.

David Wahlstrom spoke regarding world peace.

Duane DeWitt spoke regarding the need of affordable housing; concerns of turning homes near downtown into businesses; requested that Council ask the owners to turn their businesses back into housing.

Alima Silverman spoke in support of reducing permits for accessory dwelling units.

Colleen Fernald spoke regarding various topics.

Thomas Ells spoke regarding various topics.

Vice Mayor Rogers recessed the meeting at 7:02 p.m. and reconvened at 7:22 p.m.

## 14. REPORT ITEMS

### 14.1 REPORT - CITY OF SANTA ROSA REVENUE OPTIONS FOR AFFORDABLE HOUSING, INFRASTRUCTURE AND GENERAL CITY SERVICES

BACKGROUND: Additional financial resources are needed to enable the City to meet the following Council goals:

- Effectively implement the recovery and rebuilding of Santa Rosa;
- Meet housing needs;
- Attain functional zero homelessness; and
- Foster a strong downtown and overall economic development of the community.

To generate the needed funding, the Council may consider one or more of the following new revenue options: (1) Increase City sales tax by a quarter-cent; (2) Increase the Transient Occupancy Tax paid by guests at hotels, motels and other short-term rentals within the City limits from 9% to up to 14%; (3) Approve a Housing and Infrastructure Bond, placing a new Ad Valorem tax on properties within the City and thereby allowing the issuance and repayment of bonds to support affordable housing and municipal infrastructure; and/or (4) Approve a Housing Bond, placing a new Ad Valorem tax on properties within the City and thereby allowing the issuance and repayment of bonds with revenues to be dedicated solely to the production and maintenance of affordable housing.

All of the four options would require voter approval.

**RECOMMENDATION:** It is recommended by the City Council Infrastructure and Housing Finance Ad Hoc Committee that the Council, by motion, a) direct staff to return on July 24, 2018 with a resolution calling for an Affordable Housing Recovery Bond for the November 6, 2018 general election, ballot language, and all necessary materials to seek voter approval for an Ad Valorem property tax on properties within the City limits of Santa Rosa for affordable rental and homeownership housing; and, b) provide direction to staff if the Council wants to also place a quarter cent sales tax for a six year period and/or an increase in the Transit Occupancy Tax in an amount up to 5% for an on-going period for general fund recovery on the same November 6, 2018 ballot.

**Attachments:**    [Staff Report](#)  
                          [Attachment 1](#)  
                          [Attachment 2 - Santa Rosa \(Uploaded 6/25/2018\)](#)  
                          [Presentation](#)

Presented by Alan Alton, Interim Finance Director, and Dave Gouin, Director of Housing and Community Services.

#### PUBLIC COMMENT

Duane DeWitt spoke regarding the 1993 Community Housing Affordability Survey, the 1991 Grand Jury report, and requested clarification and details of how money will be spent to house veterans.

Chris Grabill spoke in support of a housing bond measure.

Charles Metz spoke in opposition of raising the transient occupancy tax.

Jack Buckhorn, Executive Director of North Bay Labor Council, spoke in opposition of a housing bond measure.

Eileen Bill spoke in support of a housing bond measure.

Nicholas Randall spoke in support of a housing bond measure.

Scott Johnson spoke in support of a housing bond measure.

Brad Wiblin, Burbank Housing, spoke in support of a housing bond measure.

Larry Florin spoke in support of a housing bond measure.

Efren Carrillo, Burbank Housing, spoke in support of a housing bond measure.

Thomas Ells spoke in support of a housing bond measure.

Ronit Rubinoff, Executive Director of Legal Aid, spoke in support of a housing bond measure.

Luz Hernandez spoke in support of a housing bond measure.

Aileen Quintero spoke in support of a housing bond measure.

Bruce Shimizo spoke in support of a housing bond measure.

Peter Rumble spoke in support of a housing bond measure.

Naaine Condon spoke in support of a housing bond measure.

Ali Gaylord spoke in support of a housing bond measure.

Bill Nicholl spoke in support of a housing bond measure.

Candace Hayes spoke in support of a housing bond measure.

Maddy Hirshfield spoke in support of a housing bond measure.

Jenni Klose, Santa Rosa City Schools Board President, spoke in support of a housing bond measure.

**A motion was made by Council Member Combs, seconded by Council Member Sawyer, to direct staff to return before deadline to submit the ballot measure with a resolution calling for an Affordable Housing Recovery**

**Bond to the November 6, 2018 general election, including ballot language, and all necessary materials to seek voter approval for an ad valorem property tax on properties within the City limits of Santa Rosa for affordable rental and home ownership housing; a proposed amendment to include labor prevailing wage and thirty percent skilled and trained workforce; and to include dollars for the preservation of existing affordable housing. The motion carried by the following vote:**

**Yes:** 6 - Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**Absent:** 1 - Mayor Coursey

**A motion was made by Council Member Combs to direct staff to bring back a resolution calling for a quarter cent sales tax for a six year period to the November 6, 2018 general election. The motion carried by the following vote:**

**Yes:** 4 - Vice Mayor Rogers, Council Member Combs, Council Member Olivares, and Council Member Sawyer

**No:** 2 - Council Member Schwedhelm, and Council Member Tibbetts

**Absent:** 1 - Mayor Coursey

**A motion was made by Council Member Combs, seconded by Council Member Sawyer, to direct staff to bring back a resolution calling for an increase to the transient occupancy tax in an amount of five percent or less for an ongoing period toward general fund recovery to the November 6, 2018 general election; and include regional information on transient occupancy tax percent and the business improvement area information. The motion carried by the following vote:**

**Yes:** 5 - Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, and Council Member Tibbetts

**No:** 1 - Council Member Schwedhelm

**Absent:** 1 - Mayor Coursey

**A motion was made by Council Member Combs, seconded by Council Member Tibbetts, to direct staff to bring back polling information on housing bond range between 19 to 43 dollars. The motion carried by the following vote:**

**Yes:** 5 - Council Member Combs, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**No:** 1 - Vice Mayor Rogers

**Absent:** 1 - Mayor Coursey

**A motion was made by Council Member Combs to direct staff to have a polling on the impact of joint or separate housing bond or tax for housing and infrastructure bond or a combination polling. Motion failed due to a lack of a second.**

#### 14.2 REPORT - RENEWAL ENTERPRISE DISTRICT (RED)

BACKGROUND: In the months following the 2017 wildfires, there was heightened awareness of the importance of ensuring not only that our fire survivors rebuild, but also ensuring community-wide economic vitality by meeting housing development goals. The Sonoma County Board of Supervisors and the Santa Rosa City Council have been working to address the problem, and directed staff to identify new and more effective structures that can, over the next five years, facilitate substantially increased housing development for all income levels. In response, the concept of a regional housing construct began to take shape in the Renewal Enterprise District or RED.

The basic premise of the RED is to work across jurisdictions to market and attract developers, blend private financing and public funds, leverage state and federal grant funds, and facilitate creation of housing that meets established public policy goals for increased density, access to transit, protection of open space and community separators, and improving energy efficiency, climate resilience, and affordability, and advancing equity.

By working together, the City and County have an opportunity to develop and implement a common vision and drive regional renewal efforts, by leveraging their real estate assets, regulatory authority, and new funding sources for maximum effect and long-term benefit.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department and the Housing and Community Services Department that the Council, by motion, authorize creation of a Renewal Enterprise District (RED) through a Joint Powers Authority comprised initially of the City of Santa Rosa and the County of Sonoma to facilitate the development of housing in targeted geographic areas.

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

**This Report Item was continued to the July 10, 2018 City Council meeting.**

**14.3 REPORT - APPROVAL OF AMENDMENT NO. 1 TO ERNST & YOUNG AGREEMENT**

BACKGROUND: In the early morning hours of October 9, 2017, a firestorm swept through Santa Rosa and the surrounding communities. The fires were unprecedented in the destruction left in its wake. Ernst & Young was selected to help the City with disaster recovery management services.

Staff now wishes to increase compensation by \$500,000 to continue the recovery management services provided by Ernst & Young.

RECOMMENDATION: It is recommended by the City Manager's Office, that the Council, by resolution, approve the First Amendment to Professional Services Agreement number F001625 with Ernst & Young, LLP in the amount of \$500,000.

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

**This Report Item was continued to a future meeting.**

**14.4 REPORT - APPROVAL OF AMENDMENT NO. 3 TO CITY MANAGER'S EMPLOYMENT AGREEMENT AND INTRODUCTION OF ORDINANCE TO INCREASE THE COMPENSATION OF THE CITY MANAGER BY PROVIDING, EFFECTIVE JULY 8, 2018, (1) A 3% COST OF LIVING SALARY ADJUSTMENT, AND (2) AN INCREASE TO CONTRIBUTION BY THE CITY FOR THE 2018-2019 FISCAL YEAR IN AN AMOUNT EQUAL TO 0.25% OF BASE WAGE TO THE CITY MANAGER'S RETIREE HEALTH SAVINGS PLAN, FOR A TOTAL CONTRIBUTION OF 0.5% OF BASE WAGE**

BACKGROUND: The City Manager's salary and compensation are set by ordinance adopted by City Council as required by the City Charter, and the City's employment agreement with the City Manager is approved by the Council by resolution.

As established by ordinance, and provided in the City Manager's



employment agreement as previously amended (“Employment Agreement”), the City Manager’s current salary is \$19,365 per month.

The Employment Agreement provides that “the City Manager’s compensation shall change by the percentage of the cost of living salary adjustment, if any, and benefits adjustment, if any, paid to the City’s executive management in the then current fiscal year, unless the Council fixes some different amount for the City Manager in advance of July 1st.”

The Employment Agreement further provides that the City shall provide the City Manager with a Retiree Health Savings Plan “under the same terms it is provided to other executive management employees.”

On July 18, 2017, the Council approved a three-year Wages, Hours and other Terms and Conditions of Employment Agreement for Executive Management. In Fiscal Year 2017-18, the Agreement includes a 3% cost of living salary increase and a 0.25% of base wage retiree health savings plan contribution for executive management, effective July 1, 2017. In Fiscal Year 2018-19, the Agreement includes, effective the first full pay period following June 1, 2018, a 3% cost of living salary adjustment and an increase in City’s contribution by 0.25% of base wage retiree health savings plan contribution, for a total contribution of 0.5% of base wage.

To provide the City Manager with the same cost of living salary adjustment, and the same retiree health savings plan contribution provided to the executive management team in Fiscal Year 2018-2019, Council must approve, by resolution, an amendment to the City Manager Employment Agreement and adopt an Ordinance establishing the City Manager’s new compensation.

**RECOMMENDATION:** It is recommended by the Human Resources Department that the Council, by resolution, approve Amendment No. 3 to the Employment Agreement of the City Manager and introduce an Ordinance to increase the compensation of the City Manager by providing, effective July 8, 2018, (1) a 3% cost of living salary adjustment, and (2) a contribution by the City for Fiscal Year 2018-2019 in an amount equal to 0.25% of base wage to the City Manager’s

Retiree Health Savings Plan, for a total contribution of 0.5% of base wage.

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

Presented by Jeremiah Mills, Employees Relations Manager.

Council Member Combs left the meeting at 7:23 p.m.

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

**RESOLUTION NO. RES-2018-108 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AMENDMENT NO. 3 TO THE CITY'S EMPLOYMENT AGREEMENT WITH CITY MANAGER TO PROVIDE, EFFECTIVE JULY 8, 2018, (1) A 3% COST OF LIVING SALARY ADJUSTMENT AND (2) AN INCREASE IN CONTRIBUTION BY THE CITY FOR THE 2018-2019 FISCAL YEAR EQUAL TO 0.25% OF BASE WAGE TO THE CITY MANAGER'S RETIREE HEALTH SAVINGS PLAN, FOR A TOTAL CONTRIBUTION OF 0.5% OF BASE WAGE**

**The motion carried by the following vote:**

**Yes:** 5 - Vice Mayor Rogers, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**Absent:** 2 - Mayor Coursey, and Council Member Combs

**A motion was made by Council Member Olivares, seconded by Council Member Sawyer, to waive reading of the text and introduce:**

**ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA INCREASING THE COMPENSATION OF THE CITY MANAGER BY PROVIDING, EFFECTIVE JULY 8, 2018, (1) A 3% COST OF LIVING SALARY ADJUSTMENT AND (2) AN INCREASE TO CONTRIBUTION BY THE CITY FOR THE 2018-2019 FISCAL YEAR EQUAL TO 0.25% OF BASE WAGE TO THE CITY MANAGER'S RETIREE HEALTH SAVINGS PLAN, FOR A TOTAL CONTRIBUTION OF 0.5% OF BASE WAGE**

**The motion carried by the following vote:**

**Yes:** 5 - Vice Mayor Rogers, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**Absent:** 2 - Mayor Coursey, and Council Member Combs

**14.5** REPORT - RESOLUTION APPROVING AMENDMENT NO. 1 TO CITY ATTORNEY'S EMPLOYMENT AGREEMENT AND ORDINANCE TO INCREASE THE COMPENSATION OF THE CITY ATTORNEY BY PROVIDING, EFFECTIVE JULY 8, 2018, (1) A 3% COST OF LIVING SALARY ADJUSTMENT, AND (2) A CONTRIBUTION BY THE CITY FOR THE 2018-2019 FISCAL YEAR EQUAL TO 0.5% OF BASE WAGE TO THE CITY ATTORNEY'S RETIREE HEALTH SAVINGS PLAN

BACKGROUND: The City Attorney's salary and compensation are set by ordinance adopted by City Council as required by the City Charter, and the City's employment agreement with the City Attorney is approved by the Council by resolution.

As established by ordinance, and provided in the City Attorney's employment agreement ("Employment Agreement"), the City Attorney's current salary is \$17,083.34 per month.

The Employment Agreement currently provides that "the City Attorney's compensation shall change by the percentage of the cost of living salary adjustment, if any, paid to the City's executive management employees for the 2018-19 fiscal year and each fiscal year thereafter. The City Attorney's compensation shall also change by the benefits adjustment, if any, paid to the City's executive management for the 2017-18 fiscal year and each fiscal year thereafter."

The Employment Agreement further provides "A Retiree Health Savings Plan (RHS) shall be provided under the same terms it is provided to other executive management employees."

On July 18, 2017, the Council approved a three-year Wages, Hours and other Terms and Conditions of Employment Agreement for Executive Management. In Fiscal Year 2017-18, the Agreement includes a 3% cost of living salary increase and a 0.25% of base wage retiree health savings plan contribution for executive management, effective the first

full pay period following July 1, 2017. In Fiscal Year 2018-19, the Agreement includes, effective the first full pay period following July 1, 2018, a 3% cost of living salary adjustment and an increase in City's contribution by 0.25% of base wage retiree health savings plan contribution, for a total contribution of 0.5% of base wage.

To provide the City Attorney with the same cost of living salary adjustment, and the same retiree health savings plan contribution provided to the executive management team in Fiscal Year 2018-2019, Council must approve, by resolution, an amendment to the City Attorney Employment Agreement and adopt an Ordinance establishing the City Attorney's new compensation.

**RECOMMENDATION:** It is recommended by the Human Resources Department that the Council, by resolution, approve Amendment No. 1 to the Employment Agreement of the City Attorney and introduce an Ordinance to increase the compensation of the City Attorney by providing, effective July 8, 2018, (1) a 3% cost of living salary adjustment, and (2) a contribution by the City for Fiscal Year 2018-19 of 0.5% of base wage to the City Attorney's Retiree Health Savings Plan.

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

Presented by Jeremiah Mills, Employees Relations Manager.

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

**RESOLUTION NO. RES-2018-109 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AMENDMENT NO. 1 TO THE CITY'S EMPLOYMENT AGREEMENT WITH CITY ATTORNEY TO PROVIDE, EFFECTIVE JULY 8, 2018, (1) A 3% COST OF LIVING SALARY ADJUSTMENT, AND (2) A CONTRIBUTION BY THE CITY FOR THE 2018-2019 FISCAL YEAR EQUAL TO 0.5% OF BASE SALARY TO THE CITY ATTORNEY'S RETIREE HEALTH SAVINGS PLAN**

**The motion carried by the following vote:**

**Yes:** 5 - Vice Mayor Rogers, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**Absent:** 2 - Mayor Coursey, and Council Member Combs

**A motion was made by Council Member Schwedhelm, seconded by Council Member Olivares, to waive reading of the text and introduce:**

**ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA INCREASING THE COMPENSATION OF THE CITY ATTORNEY BY PROVIDING, EFFECTIVE JULY 8, 2018, (1) A 3% COST OF LIVING SALARY ADJUSTMENT, AND (2) A CONTRIBUTION BY THE CITY EQUAL TO 0.5% OF BASE WAGE TO THE CITY ATTORNEY'S RETIREE HEALTH SAVINGS PLAN**

**The motion carried by the following vote:**

**Yes:** 5 - Vice Mayor Rogers, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**Absent:** 2 - Mayor Coursey, and Council Member Combs

**14.6** REPORT - CONTRACT AWARD - TEMPORARY FIRE STATION 5, 3480 PARKER HILL ROAD

**BACKGROUND:** On October 9, 2017, Fire Station 5 on Newgate Court serving the Fountaingrove area and the former Fire Station 5 on 3480 Parker Hill Road were destroyed in the Tubbs fire. The former Fire Station 5 site on Parker Hill Road was selected as the preferred site of a temporary fire station. The modular fire station and apparatus tent are leased from Menlo Park Fire Protection District. Site improvements are necessary to operate the temporary facilities, including construction of disability access and repair of fire damaged utility connections. The temporary fire station 5 is expected to serve the Fountaingrove area until a permanent fire station is built.

**RECOMMENDATION:** It is recommended by the Fire Department and the Transportation and Public Works Department that the Council, by resolution, approve the project and award Contract No. C02183, Temporary Fire Station 5, 3480 Parker Hill Road, in the amount of \$574,000 to the lowest responsible bidder, Oak Grove Construction Co., Inc. of Petaluma, California, approve a 15% contract contingency,

authorize a total contract amount of \$660,100, and authorize the Chief Financial Officer to increase the appropriation of funds to JL Key 05096 by \$1,000,000 for the project. The source of funds is from insurance claims proceeds.

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

Presented by Steve Dittmer, Supervising Engineer and Jason Jenkins, Battalion Chief of Fire Department.

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

**RESOLUTION NO. RES-2018-110 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AWARDED CONTRACT NO. C02183 TO OAK GROVE CONSTRUCTION CO., INC. OF PETALUMA, CALIFORNIA, FOR CONSTRUCTION OF TEMPORARY FIRE STATION 5 AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO INCREASE THE APPROPRIATION OF FUNDS TO JL KEY 05096 FOR THE PROJECT**

**The motion carried by the following vote:**

**Yes:** 5 - Vice Mayor Rogers, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**Absent:** 2 - Mayor Coursey, and Council Member Combs

**14.7**      **REPORT - URGENCY ORDINANCE - RESILIENT CITY (-RC)  
COMBINING DISTRICT**

**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 13, 2017, the City Council ratified a proclamation of local emergency in the City of Santa Rosa. To facilitate and expedite the reconstruction process, on October 24, 2017, the Council adopted an urgency ordinance establishing the Resilient City (-RC) Combining Zoning District, to be applied to the base zoning of each property most severely impacted by the Fires.

Proposed is an urgency ordinance to amend Section 20-28.100 of the Santa Rosa City Code, -RC Combining District, to grant the City Engineer, Director of Planning and Economic Development, authority to approve the installation of any structure proposed to overhang an existing public or private service or access easement when it can be shown that the encroachment existed before the fire and no expansion of the structure is proposed. The City Engineer will render a final determination regarding the encroachment in consultation with the Director of the City Department having responsibility for any and all City activities within the easement area.

The proposed urgency ordinances would be effective immediately upon enactment. Under the City Charter, five affirmative votes are necessary to adopt an urgency ordinance.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department that the Council adopt an urgency ordinance amending Title 20 of the Santa Rosa City Code granting the City Engineer, Director of Planning and Economic Development, the authority to allow structures to overhang existing service and access easements when it has been determined that the encroachment existed prior to the fire and no expansion of the previously existing encroachment is proposed.

**Attachments:** [Staff Report](#)  
[Urgency Ordinance](#)  
[Presentation](#)

Presented by William Rose, Supervision Planner, and Gabe Osburn, Deputy Director of Planning and Development Services.

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

**ORDINANCE ENTITLED: URGENCY ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – AMENDING SECTION 20- 28.100, RESILIENT CITY (-RC) COMBINING DISTRICT, TO ALLOW PROJECTION(S) INTO EASEMENT(S) TO FACILITATE REBUILDING AND IMPLEMENT RESILIENCY INITIATIVES TO THOSE PARTS OF THE CITY OF SANTA ROSA MOST SEVERELY IMPACTED BY THE TUBBS AND NUNS FIRES OF OCTOBER 2017**

**The motion carried by the following vote:**

**Yes:** 5 - Vice Mayor Rogers, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

**Absent:** 2 - Mayor Coursey, and Council Member Combs

**15. PUBLIC HEARINGS - NONE.**

**16. WRITTEN COMMUNICATIONS - NONE.**

**17. PUBLIC COMMENTS ON NON-AGENDA MATTERS**

There were no public comments.

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

**19. ADJOURNMENT OF MEETING**

Hearing no further business, Vice Mayor Rogers adjourned the meeting at 7:47 p.m. The next regularly scheduled meeting will take place on July 10, 2018, at a time set by the Mayor.

**20. UPCOMING MEETINGS**

**20.1 UPCOMING MEETINGS LIST**

**Attachments:** [Upcoming Meetings List](#)

**This item was received and filed.**

Approved on: October 2, 2018

/s/ Daisy Gomez, City Clerk