



# City of Santa Rosa

City Hall  
100 Santa Rosa Avenue  
Santa Rosa, CA 95404

## CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT JUNE 21, 2016

**1:00 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM)**

**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](mailto:cityclerk@srcity.org).

**1:00 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

*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.*

addressed in Closed Session.

**2.1 PUBLIC EMPLOYEE APPOINTMENT**  
(Government Code Section 54957)

Title: City Attorney

**2.2 CONFERENCE WITH LABOR NEGOTIATORS**  
(Government Code Section 54957.6)

Agency Designated Representatives: Mayor John Sawyer  
Title: Interim City Attorney, Renee Sloan Holtzman Sakai LLP

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

**3. STUDY SESSION - NONE**

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

**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 STAFF BRIEFING - COURTHOUSE SQUARE REUNIFICATION  
PROJECT**

The briefing will update the Council on the progress of the Courthouse Square Reunification project.

**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 Other

## 11. APPROVAL OF MINUTES

11.1 May 24, 2016, Regular Meeting.

**Attachments** [Draft Minutes](#)

## 12. CONSENT ITEMS

12.1 MOTION - CONTRACT AWARD - CITY HALL PLAZA DEMONSTRATION GARDEN AND LOW IMPACT DEVELOPMENT RETROFIT

RECOMMENDATION: It is recommended by the Transportation and

Public Works Department that the Council, by motion, award Contract No. C01931, City Hall Plaza Demonstration Garden and LID Retrofit, in the amount of \$1,144,239.70 to the lowest responsible bidder, Siri Grading and Paving, Inc. of Santa Rosa, CA, approve a 15% contract contingency, and authorize a total contract amount of \$1,315,875.65.

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

[Attachment 1](#)

[Attachment 2](#)

[Attachment 3](#)

[Presentation](#)

**12.2** MOTION - WORK ORDER APPROVAL - PRELIMINARY DESIGN AND ENVIRONMENTAL DOCUMENTATION FOR THE FULTON ROAD IMPROVEMENTS GUERNEVILLE ROAD TO PINER ROAD TO GHD INCORPORATED

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, approve work order #A010070-2011-62, for Preliminary Design and Environmental Documentation for the proposed improvements to Fulton Rd From Guerneville Rd To Piner Rd - Widen To Four Lanes, in the amount of \$588,665 with GHD Incorporated of Santa Rosa, CA.

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

[Attachment 1](#)

[Presentation](#)

**12.3** MOTION - CONTRACT AWARD - ANNUAL SLURRY SEAL 2016

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, award Contract No. C02054, Annual Slurry Seal 2016, in the amount of \$357,027.18 to the lowest responsible bidder, Telfer Pavement Technologies, LLC, of McClellan, California, approve a 10% contract contingency, and authorize a total contract amount of \$392,729.90, effective July 1, 2016. Funding for this project was appropriated in the FY 2016/17 budget adopted by Council at the budget hearings June 14, 2016 within the Capital Improvement Program.

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

**12.4** MOTION - CONTRACT EXTENSION TWELFTH AMENDMENT - F000384 JANITORIAL SERVICES

RECOMMENDATION: It is recommended by the Finance and Recreation & Parks Departments that the Council, by motion, approve the Twelfth Amendment to Contract F000384 for janitorial services for a one-year extension, with a 2.6% increase in unit price with Universal Building Services and Supply Company (UBS), Richmond, California, in the amount of \$452,188.66, plus a 5% contingency amount of \$22,609 for a total contract amount not to exceed \$474,797.66

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

**12.5** RESOLUTION - FIRST AMENDMENT TO THE PROFESSIONAL SERVICE AGREEMENT - MISCELLANEOUS EMPLOYEES FOR WELLNESS SERVICES WITH WELLNESS SOLUTIONS, INC.

RECOMMENDATION: It is recommended by the Human Resources Department that the Council, by resolution, approve the First Amendment to the Professional Service Agreement - Miscellaneous Employees with W. Solutions, Inc., for an additional amount not to exceed \$150,000 for wellness services. Council approved funding for the 2016/2017 budget. The total cumulative amount of this agreement should not exceed \$300,000.

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

**12.6 RESOLUTION - FIRST AMENDMENT TO THE PROFESSIONAL SERVICE AGREEMENT - SAFETY (POLICE AND FIRE) EMPLOYEES FOR WELLNESS SERVICES WITH WELLNESS SOLUTIONS, INC.**

RECOMMENDATION: It is recommended by the Human Resources Department that the Council, by resolution, approve the First Amendment to the Professional Service Agreement for Safety Employees (Police and Fire) with W. Solutions, Inc. for an additional amount not to exceed \$150,000 for wellness services. Council approved funding for the 2016/2017 budget. The total cumulative amount of this agreement should not exceed \$300,000.

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

**\*12.7 RESOLUTION AND ORDINANCE INTRODUCTION - APPOINTMENT OF INTERIM CITY ATTORNEY AND ESTABLISHMENT OF COMPENSATION**

RECOMMENDATION: It is recommended that the Council, by resolution, appoint Molly Dillon to the position of Interim City Attorney. It is also recommended that the Council introduce an ordinance establishing the salary of the Interim City Attorney in the amount of \$14,944.25 per month.

**Attachments** [Staff Report](#)  
[Resolution](#)  
[Ordinance](#)  
[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 - REVOCABLE LICENSE AGREEMENT AND OPERATING MEMORANDUM FOR LIMITED VEHICULAR ACCESS FOR EMPLOYEES OF TENANTS OF THE MUSEUM ON THE SQUARE BUILDING, 520 THIRD STREET

BACKGROUND: The owner of the Museum on the Square (“MOTS”) Building has requested City Council action to allow up to fourteen employees of the commercial tenants of the MOTS Building to drive their private vehicles into and out of the Transit Mall to access the privately owned parking lot at the south side of the building (“Requested License”). These employees would use the parking lot only so long as no residential units are occupied in the project.

Because funds from the Federal Transit Administration (“FTA”) provided 80% of the funding used to purchase the 1986 quit claim easement, the City must obtain FTA’s approval of the non-transit use of the Transit Mall. That approval includes provisions that ensure the City maintains continuing control over the Transit Mall so that the incidental use does not interfere with transit use of the Transit Mall. Staff has requested FTA’s permission for this incidental use and expects to receive a letter from the FTA Regional Administrator in the next two weeks.

The revocable license (“License”) includes provisions for a biennial review of the uses allowed by the License do not interfere with the transit use of the Transit Mall; a provision that the License can be revoked by the City if the City determines that the uses allowed by the License interfere with the underlying transit purpose of the Transit Mall, but before the revocation is made the City and Owner will work together to eliminate the activity that interferes with transit use of the Transit Mall; an Operating Memorandum that includes the requirements for the use of the parking permits allowed under the License and describes the Owner’s and City’s respective responsibilities.

RECOMMENDATION: It is recommended by the Transportation and

Public Works Department that the Council, by resolution, approve the issuance of a License for limited vehicular access into and out of the Transit Mall to access the surface parking lot on the south side of the MOTS Building for up to fourteen employees of tenants of the MOTS Building located at 520 Third Street and approve the Operating Memorandum that addresses operational details of the License.

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

[Attachment 1 - Revocable License Agreement](#)

[Attachment 2 - MOTS Revised Operating Memorandum](#)

[Attachment 3 - U.S. Dept. of Transportation letter](#)

[Resolution](#)

[Exhibit A - Revocable License Agreement](#)

[Exhibit B -MOTS Revised Operating Memorandum](#)

[Presentation](#)

**14.2** REPORT - EXTEND AND MODIFY CITYBUS INTER-OPERATOR TRANSFER POLICY FOR SONOMA-MARIN AREA RAIL TRANSIT

BACKGROUND: The City of Santa Rosa currently accepts inter-operator transfers as a means to promote more convenient, affordable, and seamless transit travel throughout the region. With the initiation of Sonoma-Marina Area Rail Transit (SMART) rail service in late 2016, Sonoma County transit operators wish to include SMART as a party to inter-operator transfers privileges. Staff propose to extend to SMART riders the opportunity to transfer multiple times without paying an additional fare within a two hour limit on CityBus in order to complete their trip. CityBus would also extend this CityBus transfer not only to SMART riders but also Golden Gate Transit and Sonoma County Transit riders.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, extend inter-operator transfer privileges to Sonoma-Marina Area Rail Transit (SMART) riders boarding CityBus. It is further recommended that the Council, by motion, modify the CityBus inter-operator transfer policy allowing riders transferring to CityBus from SMART, Golden Gate Transit and Sonoma County Transit to be issued a CityBus transfer which allows



the rider to complete their trips within a two hour limit.

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

## 15. 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.

### 15.1 PUBLIC HEARING - TEFRA HEARING - LEISURE PARK, LOCATED AT 2185 OCCIDENTAL ROAD

BACKGROUND: Millennium Housing, the owner of Leisure Park mobilehome park, has requested the Independent Cities Finance Authority, a joint powers authority of which the City of Santa Rosa is an associate member, to issue tax exempt revenue bonds in an amount not to exceed \$15,250,000 to refund outstanding bonds issued in 2007 that were used to finance the acquisition and renovation of the mobilehome park with 182 spaces known as Leisure Park, located at 2185 Occidental Road, Santa Rosa (the "Project"). Refinancing at a lower interest rate will enable Millennium Housing to build up its Capital Improvement & Surplus Funds and pay off a loan made by the Housing Authority in the amount of approximately \$240,000, including principal and interest. All financial obligations for the project are the responsibility of Millennium Housing. The issuance of tax exempt, private activity bonds, even by a joint powers authority, must be approved by the governing body in whose jurisdiction the project is located following a public hearing.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution, approve the issuance by the Independent Cities Finance Authority of tax exempt, mobilehome park revenue refunding bonds in an amount not to exceed \$15,250,000 for Leisure Park, a mobilehome park located at 2185 Occidental Road.

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

**16. WRITTEN COMMUNICATIONS - 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** [List](#)

**\*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's Office at 543-3015 or [cityclerk@srcity.org](mailto:cityclerk@srcity.org) 48 hours prior to the meeting. TDD 543-3063  
Meeting information can also be accessed via the internet at <http://srcity.org>