

**SANTA ROSA CITY COUNCIL MINUTES  
REGULAR MEETING  
CITY HALL, 100 SANTA ROSA AVENUE  
APRIL 19, 2016**

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

Mayor Sawyer called the meeting to order at 3:00 p.m. Council Members present: Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, Olivares, and Wysocky. Council Member Carlstrom arrived at 3:05 p.m.

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Mayor Sawyer recessed the meeting to closed session at 3:00 p.m. to discuss Items 2.1 as listed on the agenda:

**2.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

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

Mayor Sawyer adjourned closed session at 3:50 p.m. and reconvened the meeting to open session in the Council Chamber at 4:03 p.m.

**3. STUDY SESSION – NONE.**

**4. ANNOUNCEMENT OF ROLL CALL**

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

City Attorney Fowler reported that the Council met in closed session regarding Items 2.1 – Anticipated Litigation as listed on the agenda and there was no action taken by the Council.

**6. PROCLAMATIONS/PRESENTATIONS**

**6.1 PROCLAMATION - CHILDREN'S MEMORIAL DAY**

Council Member Carlstrom read the proclamation and presented it to Greg Spaulding, Board of Directors for MOVES and Rob Sanville.

**6.2 PROCLAMATION - CODE BLUE RIDE**

Vice Mayor Schwedhelm read the proclamation and presented it to Ed Buonaccorsi and Paula Shimizu.

**6.3 PRESENTATION - CHERKASSY SISTER CITY REPORT**

Fred Ptucha gave a short presentation on Santa Rosa's Sister City Cherkassy, Ukraine.

**PUBLIC COMMENT**

Colleen Fernald spoke on the Sister City relationship Sebastopol has with the Ukraine.

**7. STAFF BRIEFINGS**

**7.1 FLASHING YELLOW ARROW SIGNAL OPERATION**

Rob Sprinkle, Deputy Director of Traffic Engineering provided an update on the operations of the flashing yellow arrow signal pilot test currently installed at the

intersection of North Dutton Avenue and West Ninth Street. He highlight the benefits to this type of signal operation and discuss what is being done on a regional level.

## **7.2 GREEN PAVEMENT MARKINGS FOR BIKE LANES**

Massoud Saberian, Supervising Engineer, explained green pavement markings to be considered at busy intersections with high bicycle and automobile volumes. At the present time there are no such installations around the city. In consultation with the Bike and Pedestrian Advisory Board (BPAB), staff is evaluating and considering various candidate locations to gradually install such green lanes around the city, which should benefit the cyclists by bringing more attention to potentially high conflict areas.

## **7.3 EARTH DAY ONSTAGE AT COURTHOUSE SQUARE**

Tasha Wright, Sustainability Coordinator in the Water Department provided information on Santa Rosa Water's annual Earth Day OnStage at Courthouse Square, which will take place Saturday, April 23, from 12:00-4:00 p.m. She provided information on the activities that will take place, including information on Santa Rosa's Water's new mobile hydration station which will be providing free tap water at the event.

## **7.4 SANTA ROSA JOINS THE WHITE HOUSE POLICE DATA INITIATIVE**

Police Captain Craig Schwartz and Chief Technology Officer Eric McHenry reported that in meeting the Open Government Task Force's goal of delivering services in the most open and transparent manner possible, the City of Santa Rosa has agreed to join the White House Police Data Initiative.

Launched in May of 2015 by President Obama, the White House Police Data Initiative is centered on two key components: (1) using open data to build transparency and increase community trust, and (2) using data to enhance internal accountability through effective analysis. Initially launched with 21 participating agencies, the White House Police Data Initiative has expanded to over 34 agencies, all agreeing to publish at least three (3) police-community datasets and participate in a community of practice, including bi-weekly calls.

Currently the City is publishing more than 50 datasets on the City's Open Data Portal ([data.srcity.org](http://data.srcity.org)) in the areas of City Government, Recreation and Parks, Housing and Community, City Finances, Permitting and Development, Fire Services and Police Services.

Ultimately, because of this progress, the City of Santa Rosa will be recognized at a convening of police leadership and CIOs from participating jurisdictions at the White House on April 22, 2016.

Keith Hinton, Administrative Analyst, answered questions from Council.

### **PUBLIC COMMENT**

Colleen Fernald spoke on her concerns on the accuracy of the data.

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

City Manager McGlynn reported the Community Engagement Coordinator has begun holding a series of community meetings to get public input on open government strategies. The meetings will be held on April 21 at 5:30 p.m. at the Steele Lane Center, April 22 at noon at the Oakmont Central Activities Center, and April 22 at 5:30 p.m. at the Bennett Valley Senior Center.

**9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS**

Mayor Sawyer announced he will be abstaining from Item 14.4.

The Mayor reordered the agenda to take Item 11 – Approval of Minutes before Item 10 – Mayor’s/Council Members Reports.

**11. APPROVAL OF MINUTES**

**11.1 February 23, 2016, Regular Meeting**

Approved as submitted.

**11.2 March 15, 2016, Regular Meeting.**

Approved as submitted

The time being 5:00 p.m., Mayor Sawyer took Item 13 – Public Comment on Non-Agenda Items before Item 10 – Mayor’s/Council Members Reports

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

Elizabeth Neylon spoke on various topics.

Colleen Fernald spoke on various topics.

Terri Shore, Regional Director for the North Bay Greenbelt Alliance, gave a brief update on the public process for the renewal and additions to Sonoma County community separators.

Duane De Witt spoke on open government session in Roseland.

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

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

**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. Vice Mayor Schwedhelm gave a brief report on the Homeless Services Subcommittee meeting.

10.1.2 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA) - None.

10.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee – None.

10.1.4 Association of Bay Area Governments (ABAG). Council Member Combs gave a brief report.

10.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee – None.

10.1.6 Sonoma Clean Power Authority (SCPA) – None.

10.1.7 Sonoma County Waste Management Agency (SCWMA) – None.

10.1.8 Other

**10.2 CONSIDERATION OF ENDORSEMENT FOR MEASURE AA**

PUBLIC COMMENT

Richard Canini spoke on the equity of the parcel tax and asked the Council to not support Measure AA.

Teri Shore, Greenbelt Alliance, spoke in support of Measure AA.

**10.2.1 CONSIDERATION OF ENDORSEMENT FOR MEASURE AA**

Council will consider endorsement of Measure AA, a June ballot in all nine Bay Area counties. This is a parcel tax dedicated to protecting and restoring San Francisco Bay.

Maureen Middlebrook, Regional Coordinator for Yes on Measure AA, spoke on the City of Sebastopol, the City of Petaluma, the Board of Supervisors, and SCTA/RCPA supporting Measure AA.

**MOVED** by Council Member Wysocky, seconded by Council Member Combs and **CARRIED** 6-1 (Mayor Sawyer, Council Members Carlstrom, Combs, Coursey, Olivares, Wysocky voting Yes; Vice Mayor Schwedhelm voting No) to endorse Measure AA.

**12. CONSENT ITEMS**

PUBLIC COMMENT

Duane DeWitt spoke on Items 12.1 and 12.2.

**MOVED** by Vice Mayor Schwedhelm, seconded by Council Member Carlstrom, and **CARRIED** unanimously to waive reading of the text and adopt Consent Items 12.1 through 12.2 as follows:

**12.1 RESOLUTION - TRANSPORTATION DEVELOPMENT ACT (TDA) ARTICLE III GRANT APPLICATION FOR FISCAL YEAR 2016/2017**

**RESOLUTION NO. 28766 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA REQUESTING THE ALLOCATION OF FISCAL YEAR 2016/2017 TRANSPORTATION DEVELOPMENT ACT, ARTICLE III - PEDESTRIAN/BICYCLE PROJECT FUNDING FROM THE METROPOLITAN TRANSPORTATION COMMISSION

**12.2 RESOLUTION - SPEED LIMITS ON MORGAN STREET, FRANCES STREET/RANGE AVENUE, CLEVELAND AVENUE, AND MONTGOMERY DRIVE**

**RESOLUTION NO. 28767 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ESTABLISHING SPEED LIMITS ON MORGAN STREET, FRANCES STREET/RANGE AVENUE, CLEVELAND AVENUE, AND MONTGOMERY

**14. REPORT ITEMS**

**14.1 REPORT - SANTA ROSA HOUSING - REPORTS 3 AND 4: DEVELOPERS' ASSESSMENT OF SANTA ROSA AND HOUSING PROGRAM INITIATIVES**

BACKGROUND: Following two housing-focused study sessions in Fall 2015, the Council embarked on a six-part housing series to address how Santa Rosa can increase production, achieving a goal of "housing for all." Reports 1 and 2, focused on funding resources and development process improvements, were held on February 23, 2016. The focus of this report is two-fold, and includes: a summary of developer

perspectives about housing development in Santa Rosa, and what incentives might spur it, and an assessment of various housing programs, their impact on provision of new housing, and what changes might make them more effective.

**RECOMMENDATION:** It is recommended by the Housing and Community Services and Planning and Economic Development Departments that the Council, by motion, accept the report and authorize staff to proceed in developing a work plan to undertake housing initiatives outlined in the report.

Presented by David Gouin, Housing and Community Services Director, David Guhin, Interim Director of Planning and Economic Development, and Walter Keiser, Senior Principal, Economic Planning Systems.

#### **PUBLIC COMMENT**

Anne Seeley, Concerned Citizens for Santa Rosa, spoke on the funding issue being paramount to the solution.

Adrienne Lauby spoke on calculating fees based on density and does not support lowering developer fees.

John Kennedy thanked the Council for tackling housing and the role of Habitat for Humanity in affordable housing.

Teri Shore thanked the Council and staff for looking at housing issues Greenbelt Alliance's support for affordable housing.

Richard Deringer spoke on being a local developer and asked the Council to think outside the box when it comes to affordable housing.

John Lowry spoke on the difficulties of developing housing and subsidies for the low-income community.

Craig Lawson spoke on being excited about the opportunity before the Council.

Charity Wagner, City Ventures, spoke on the portfolio of projects they currently have in process.

Anita LaFonette read a statement from an attendee who had to leave.

Hugh Futrell spoke on the complex interaction of various policies and the need to simplify the process.

James Bennett spoke on his concern of what is considered affordable housing.

Tux Tuxhorn spoke that he currently does not have any projects in Santa Rosa and will not have any projects in Santa Rosa in the near future, and addressed some of the points made in the presentation for Report 3.

Michael Cook spoke on incentives for developers to provide housing for all and thanked staff and Council for the efforts being done.

David Harris, Housing Authority member, spoke on how to possibly utilize existing housing stock.

Duane DeWitt spoke on low-wage, jobs-housing fit.

Mayor Sawyer recessed the meeting at 7:27 and reconvened the meeting at 7:40 p.m.

Craig Meltzner spoke on affordable housing in Santa Rosa and thanked the Council for making affordable housing a priority.

#### PUBLIC COMMENT ON HOUSING REPORT #4

Hugh Futrell spoke on higher density housing in downtown core and the economic constraints on this kind of development, and opposed the adoption of in-lieu fees for rental housing development.

Thomas Ells spoke on urban growth boundaries, residential development, and open government.

Paula Cook spoke on supportive housing for those in most need, and issues related to single room occupancy.

Adrienne Lauby spoke on fees based on square footage instead of per unit and the vacant facility on Chanate Road.

Dev Goetschius, Executive Director of Housing Land Trust of Sonoma County, spoke on workforce housing.

Duane DeWitt spoke on single room occupancy and veteran housing.

**MOVED** by Council Member Carlstrom, seconded by Council Member Combs, and **CARRIED** unanimously to accept the report and authorize staff to proceed in developing a work plan to undertake housing initiatives outlined in the report.

#### **14.2 REPORT - DETURK WINERY VILLAGE MIXED USE DEVELOPMENT (INTENT TO VACATE PUBLIC RIGHT-OF-WAY**

BACKGROUND: On September 15, 2015, Planning and Economic Development received an application requesting the Vacation of 18,725 square feet of Public Right-of-way along the east side of Donahue Street, between 8th Street and 9th Street. The purpose of the right-of-way vacation is to provide parking for the DeTurk Winery Village mixed use development proposed at 806 Donahue Street and 8 W. 9th Street.

RECOMMENDATION: It is recommended by Planning and Economic Development Department that the Council, by resolution, adopt a Resolution of Intention to Consider Vacation of Public Right-of-Way for 18,725 square feet of Public Right-of-Way along Donahue Street, between 8th Street and 9th Street.

Presented by Susie Murray, City Planner.

Applicant Richard Deringer gave a brief presentation and answered questions from the Council.

**MOVED** by Council Member Coursey, seconded by Council Member Wysocky, and **CARRIED** unanimously to waive reading of the text and adopt:

**RESOLUTION NO. 28768 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA STATING ITS INTENTION TO CONSIDER VACATION OF PUBLIC RIGHT OF WAY ALONG DONOHUE STREET FOR THE DETURK WINERY VILLAGE

#### **14.3 REPORT - AUTHORIZING SUBMITTAL OF A MATCHING GRANT APPLICATION TO THE SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT FOR THE LOWER COLGAN CREEK RESTORATION - PHASE 2 PROJECT**

BACKGROUND: The purpose of this report is to authorize the Water Department to apply for the Sonoma County Agricultural Preservation and Open Space District's

Matching Grant Program to fund a portion of the Lower Colgan Creek Restoration - Phase 2. The grant application, if successful, would secure the remaining funds (\$532,390) needed to construct the project. The Lower Colgan Creek Restoration Project is a three-phased project stretching along 1.4 miles of the creek in southwest Santa Rosa. The three phases will restore the creek from a trapezoidal flood control channel to a healthier seasonal creek that includes riffles, pools, instream habitat structures, and native plantings. It will also include a bicycle and pedestrian pathway and increase the flood capacity of the channel to carry the 100 year flood. Phase 1 near Elsie Allen High School was constructed in the summer of 2014. Phase 2 is located between Victoria Drive and Boron Avenue and could be constructed in 2017 if all necessary funding is secured.

RECOMMENDATION: It is recommended by the Transportation & Public Works and Water Departments, that the Council, by resolution: 1) approve a matching grant application to the Sonoma County Agricultural Preservation and Open Space District for construction of the Lower Colgan Creek Restoration - Phase 2 Project in the amount of \$532,390 and authorize the Director of Santa Rosa Water (Director) to submit a grant application; 2) authorize the Director of Transportation and Public Works to accept the grant and execute any and all grant agreements and amendments thereto, and all other documents necessary for the completion of the project, subject to approval by the City Attorney; and 3) authorize the Chief Financial Officer to increase appropriations by the approved grant award.

Presented by Steve Brady, Senior Environmental Specialist.

**MOVED** by Council Member Olivares, seconded by Council Member Wysocky, and **CARRIED** 4-0-3 (Mayor Sawyer, Council Members Coursey, Olivares, Wysocky voting Yes; Vice Mayor Schwedhelm, Council Members Carlstrom, Combs absent) to waive reading of the text and adopt:

**RESOLUTION NO. 28769 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A MATCHING GRANT APPLICATION TO THE SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT FOR THE LOWER COLGAN CREEK RESTORATION - PHASE 2 PROJECT

**14.4 REPORT - AUTHORIZING SUBMITTAL OF A GRANT APPLICATION FOR THE SOUTHEAST GREENWAY PROJECT AND AUTHORIZING THE CITY MANAGER TO ACCEPT ALL DONATIONS TOWARD THE SOUTHEAST GREENWAY PROJECT ON BEHALF OF THE CITY COUNCIL**

BACKGROUND: The Santa Rosa Southeast Greenway Project is a once-in-a-lifetime opportunity to establish an expansive greenway park (Greenway) in the heart of Santa Rosa that would include:

- Needed open space for several diverse urban neighborhoods;
- Restored creeks, wetlands and other natural habitat for local wildlife;
- A non-motorized transportation corridor for walking and biking between Spring Lake and downtown Santa Rosa, Sonoma-Marin Area Rail Transit, the Prince Memorial Greenway, West County trails and the Sonoma Valley;
- Safe routes to school, work and shopping for local residents;
- Community gardens, playgrounds, and opportunities for outdoor education; and

- There is also an opportunity to consider other potentially compatible land uses such as higher density residential and retail uses.

Council authorization of an application for \$1,000,000 in grant funding from the Sonoma County Agricultural Preservation and Open Space District to help fund acquisition of this land is proposed through adoption of a resolution.

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by resolution, authorize the submittal of an application to the Sonoma County Agricultural Preservation and Open Space District for the 2016 matching grant program - Santa Rosa Southeast Greenway; and authorize the City Manager to accept donations toward the Southeast Greenway Project on behalf of the City Council.

Presented by Chuck Regalia, Assistant City Manager.

**PUBLIC COMMENT**

Duane DeWitt spoke in support of the grant application.

**MOVED** by Council Member Combs seconded by Council Member Carlstrom, and **CARRIED** 4-0-2-1 (Vice Mayor Schwedhelm, Council Members Carlstrom, Combs, Wysocky voting Yes; Council Members Coursey, Olivares absent; Mayor Sawyer Abstain/Recused) to waive reading of the text and adopt:

**RESOLUTION NO. 28770 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A MATCHING GRANT APPLICATION TO THE SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT FOR ACQUISITION OF THE SANTA ROSA SOUTHEAST GREENWAY AND AUTHORIZING THE CITY MANAGER TO ACCEPT ALL DONATIONS TOWARD THE SOUTHEAST GREENWAY PROJECT ON BEHALF OF THE CITY COUNCIL

**14.5 REPORT - AUTHORIZING SUBMITTAL OF A MATCHING GRANT APPLICATION TO THE SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT FOR THE ACQUISITION OF REAL PROPERTY AT 1370 BURBANK AVENUE FOR ROSELAND CREEK COMMUNITY PARK**

BACKGROUND: The City currently owns three of the four parcels that comprise the Roseland Creek Community Park located at 1027 McMinn, 1360 Burbank and 1400 Burbank Avenues. The private property at 1370 Burbank Avenue is located in the center of the Roseland Creek Community Park. Roseland Creek Community Park is a priority of the Recreation and Parks Department for funding through the 2016 Matching Grant Program year due to its location in the Roseland Annexation area and the need to have a complete park. Acquisition of the real property at 1370 Burbank Avenue will allow the City to provide Roseland Creek Community Park as a contiguous park available as public space to be used and appreciated by all in our community.

RECOMMENDATION: It is recommended by the Recreation and Parks Department that the Council, by resolution: 1) approve a matching grant application to the Sonoma County Agricultural Preservation and Open Space District for the acquisition of real property at 1370 Burbank Avenue for Roseland Creek Community Park in the amount of \$1,105,000 and authorize the Director of Recreation and Parks (Director) to submit the application; 2) authorize the Director to accept the grant and execute a grant agreement and amendments thereto, and all other documents necessary for the completion of the project, if the City of Santa Rosa receives matching funds from the County of Sonoma, subject to approval as to form by City Attorney; and 3) authorize the Chief Financial Officer to increase appropriations by the approved grant award.



Presented by Jen Santos, Deputy Director – Parks.

PUBLIC COMMENT

Duane DeWitt spoke on the value of the park.

**MOVED** by Council Member Combs, seconded by Council Member Carlstrom, and **CARRIED 5-0-2** (Vice Mayor Schwedhelm, Council Members Carlstrom, Combs, Coursey, Wysocky voting Yes; Mayor Sawyer and Council Member Olivares absent) to waive reading of the text and adopt:

**RESOLUTION NO. 28771 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A MATCHING GRANT APPLICATION IN THE AMOUNT OF \$1,105,000 TO THE SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT FOR ACQUISITION OF PROPERTY AT 1370 BURBANK AVENUE FOR ROSELAND CREEK COMMUNITY PARK

**14.6 REPORT - REVISED MASTER PLAN APPROVAL AND CONSTRUCTION CONTRACT AWARD - COURTHOUSE SQUARE REUNIFICATION**

**BACKGROUND:** Council approved design guidelines and authorized design to proceed on the Courthouse Square Reunification Project on November 3, 2015. Since that meeting, the design team along with City staff and the Chamber of Commerce embarked on a public outreach process that culminated in the Master Plan for the Reunification of Courthouse Square, which was approved by Council on January 26, 2016. Simultaneously, the design consultant has been preparing construction drawings for the street, utility and offsite improvements, and then finalized design of the interior improvements once the master plan was approved. As detail level design proceeded on the interior of the square, it became apparent that revisions to the master plan were needed to address some of the design refinements. Once the construction drawings were completed, bids were solicited from contractors.

**RECOMMENDATION:** It is recommended by the Transportation and Public Works Department that Council, by resolution, (1) approve the revised Master Plan for the Courthouse Square Reunification project, (2) authorize the City Manager to appropriate \$4,533,752 from the General Fund unassigned fund balance to the project account in order to proceed with construction, and, by motion, (1) award Contract No. C00702, Courthouse Square Reunification, in the amount of \$6,481,035.00 to the lowest responsive bidder, Thompson Builders Corporation of Novato, California, approve a 10% contract contingency, authorize a total contract amount of \$7,129,138.50, (2) provide direction to staff regarding enhancements to include in the construction project. Current project resources include funds from the Water Fund (\$644,687), Wastewater Fund (\$645,707), Gas Tax Fund (\$800,000), Parking District Fund (\$465,854), and General Fund (\$2,910,000).

Presented by Colleen Ferguson, Supervising Engineer. Curt Nicols from Carlisle Macy answered questions from the Council.

PUBLIC COMMENT

Tom Robertson spoke on the importance of the space being flexible and as open as possible, and in opposition of the lighting enhancements and the children's play area.

Natalie Balfour spoke on her concerns for outside seating and in opposition of a play structure for children.

Richard Carlile spoke in support of permeable pavers, the circular benches, and the vertical light enhancements, and in opposition to the children's play area.

Kristin Kiefer spoke on looking forward to the reunification of Courthouse Square, in favor of the rearranging of the boscs of trees, her concern about the children's play structure, and that programming should be the draw for families to the Square.

**MOVED** by Council Member Wysocky, seconded by Council Member Olivares, and **CARRIED** unanimously to waive reading of the text and adopt:

**RESOLUTION NO. 28772 ENTITLED:** RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A REVISED MASTER PLAN FOR THE REUNIFICATION OF COURTHOUSE SQUARE AND AUTHORIZING THE CITY MANAGER TO APPROPRIATE UP TO \$5,000,000 FROM THE UNASSIGNED GENERAL FUND BALANCE TO USE FOR CONSTRUCTION OF THE COURTHOUSE SQUARE REUNIFICATION PROJECT

MOVED by Council Member Wysocky, seconded by Council Member Combs, and CARRIED unanimously (1) award Contract No. C00702, Courthouse Square Reunification, in the amount of \$6,719,250 to the lowest responsive bidder, Thompson Builders Corporation of Novato, California, approve a 10% contract contingency, authorize a total contract amount of \$7,391,178 (2) provide direction to staff regarding enhancements and authorizing the increase of funds to include pavers in the construction project.

15. **PUBLIC HEARINGS – NONE.**
16. **WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION)**
- 16.1 **QUARTERLY BOARDS, COMMISSIONS AND COMMITTEES ATTENDANCE REPORT - Provided for information.**
17. **PUBLIC COMMENTS ON NON-AGENDA MATTERS**
18. **ANNOUNCEMENT OF CONTINUED CLOSED SESSION ITEMS, RECESS TO CLOSED SESSION IN THE MAYOR'S CONFERENCE ROOM, RECONVENE TO OPEN SESSION, AND ANNOUNCEMENTS – NONE.**
19. **ADJOURNMENT OF MEETING**

Hearing no further business, Mayor Sawyer adjourned the meeting at 12:45 a.m. The next regularly scheduled meeting will take place on May 3, 2016, at a time to be set by the Mayor.

Approved on: May 24, 2016

/s/ Stephanie A. Williams, Interim City Clerk

RESOLUTION NO. 28768

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA STATING ITS INTENTION TO CONSIDER VACATION OF PUBLIC RIGHT OF WAY ALONG DONAHUE STREET FOR THE DETURK WINERY VILLAGE

WHEREAS, on September 15, 2015, Richard Derringer, on behalf of Railroad Square Village LLC, submitted a request to the City for vacation of public right-of-way along the east side of Donahue Street, between 8<sup>th</sup> Street and 9<sup>th</sup> Street, as set forth in Exhibit A, attached hereto and incorporated herein, for the purpose of acquisition of such right of way property for use in connection with the proposed DeTurk Winery Village mixed use development; and

WHEREAS, pursuant to California Streets and Highway Code section 8300, et seq., the Council may determine whether it intends to further consider this request; and

WHEREAS, City staff feels it would be appropriate for Council to indicate its intent to consider this request; and

WHEREAS, this Resolution of Intention is not a project pursuant to California Environmental Quality Act (CEQA) Sections 15060(c)(2) and 15060(c)(3) in that this activity will not result in direct or reasonably foreseeable indirect or physical change in the environment and is not a project as defined in the Section 15378, because this activity simply initiates a procedure as required by California Streets and Highways Code Section 8320.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa hereby determines that it will, at a later date as set forth below, consider the request for vacation of public right-of-way along the east side of Donahue Street, between 8<sup>th</sup> Street and 9<sup>th</sup> Street, as set forth in Exhibit A, attached hereto and incorporated herein.

BE IT FURTHER RESOLVED that NOTICE IS HEREBY GIVEN that a public hearing on the proposed vacation shall be held on August 16, 2016, at or after the hour of 5:00 PM in the City Council Chamber, City Hall, 100 Santa Rosa Avenue, Santa Rosa, California, or as otherwise determined by the City Clerk. The City Clerk is hereby directed to publish in a newspaper of general circulation and to post upon the property a notice of the public hearing in accordance with the laws of the State of California.

IN COUNCIL DULY PASSED this 19th day of April, 2016.

AYES: (7) Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Carlstrom, Combs, Coursey, Olivares, Wysocky

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: Stephanie Williams, Interim City Clerk APPROVED: John Sawyer, Mayor

APPROVED AS TO FORM: Caroline Fowler, City Attorney

Exhibit A – Right of Way Vacation

Exhibit "A"  
RIGHT OF WAY VACATION


Lying within the City of Santa Rosa, County of Sonoma, State of California and a being portion of Donahue Street as shown on the Map of Boyce's Addition to City of Santa Rosa filed in Book 1 of Maps, Page 17, Sonoma County Records and as shown on the Record of Survey of the Lands of Wester Farm Properties filed in Book 695 of Maps, Page 36, Sonoma County Records, respectively, said portion is more particularly described as follows:

Commencing at the northwest corner of the lands of Railroad Square Village, LLC as recorded under Document Number 2015-185858, Sonoma County Records, said corner being the intersection of the southerly line of West 9th Street and the easterly line of Donahue Street as shown on said Record of Survey; thence along the easterly line of Donahue Street, South 29°29'36" East 18.35 feet to the POINT OF BEGINNING; thence continuing along said easterly line, South 29°29'36" East 758.08 feet; thence leaving said easterly line, South 60°30'24" West 24.70 feet; thence North 29°29'36" West 758.08 feet; thence North 60°30'24" East 24.70 feet to the POINT OF BEGINNING.

Containing 18,725 Square Feet more or less

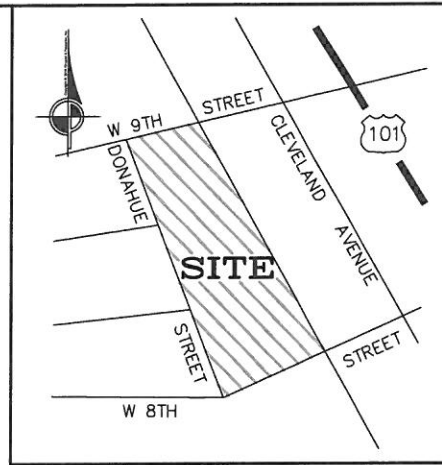
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Prepared by Cinquini & Passarino, Inc.

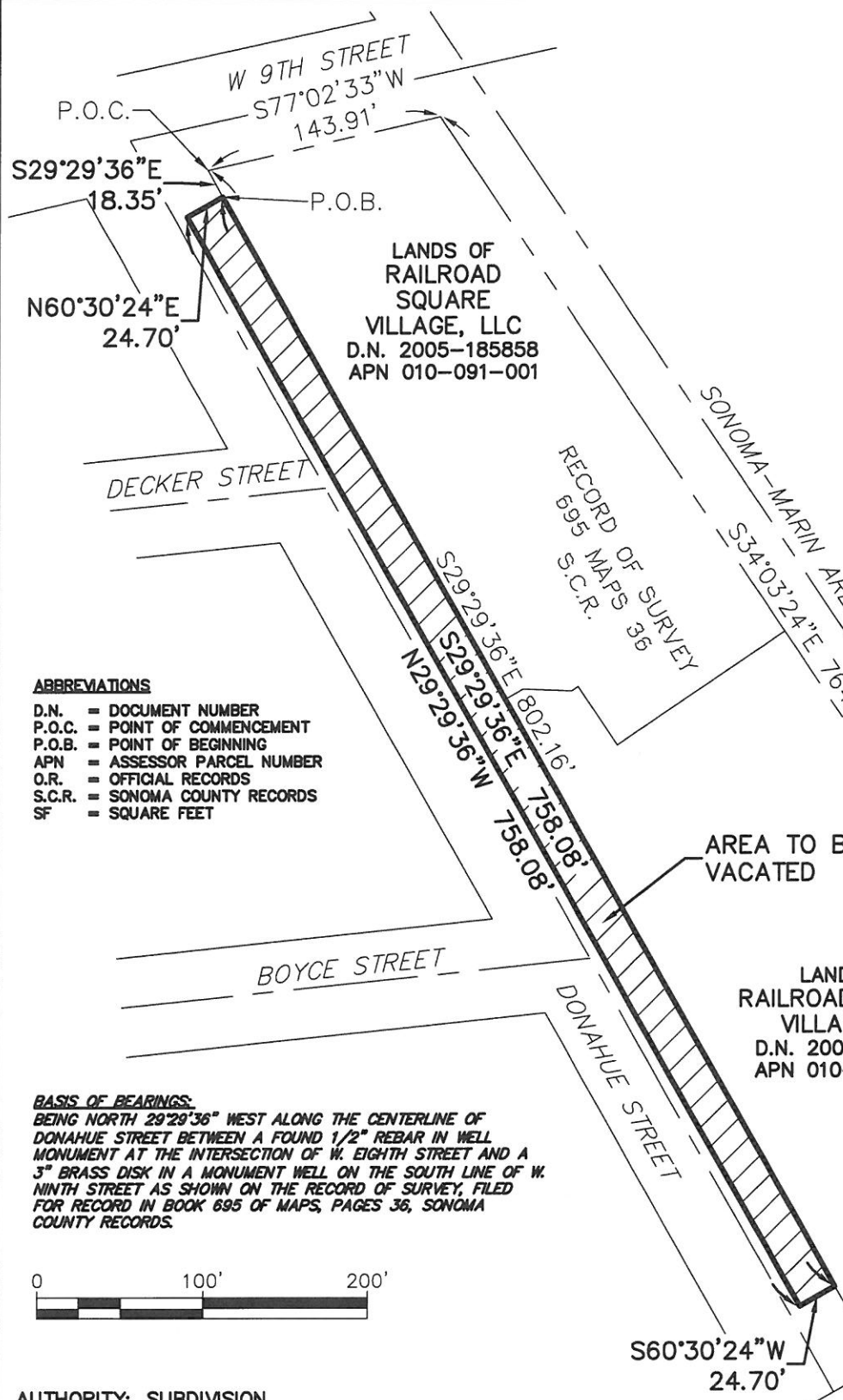
  
Anthony G. Cinquini, P.L.S. 8614



March 24, 2016  
Date

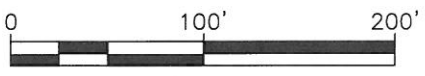


**CITY OF SANTA ROSA  
LOCATION MAP (N.T.S)**



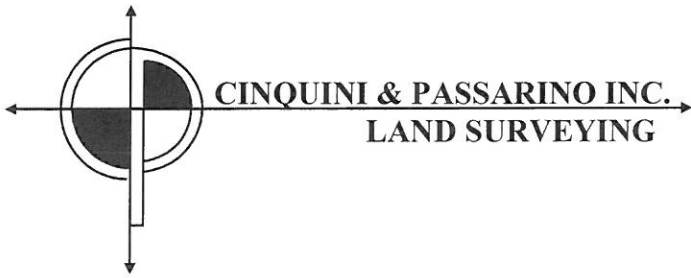
- ABBREVIATIONS**
- D.N. = DOCUMENT NUMBER
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - APN = ASSESSOR PARCEL NUMBER
  - O.R. = OFFICIAL RECORDS
  - S.C.R. = SONOMA COUNTY RECORDS
  - SF = SQUARE FEET

**BASIS OF BEARINGS:**  
 BEING NORTH 29°29'36" WEST ALONG THE CENTERLINE OF DONAHUE STREET BETWEEN A FOUND 1/2" REBAR IN WELL MONUMENT AT THE INTERSECTION OF W. EIGHTH STREET AND A 3" BRASS DISK IN A MONUMENT WELL ON THE SOUTH LINE OF W. NINTH STREET AS SHOWN ON THE RECORD OF SURVEY, FILED FOR RECORD IN BOOK 695 OF MAPS, PAGES 36, SONOMA COUNTY RECORDS.



AUTHORITY: SUBDIVISION

<b>OWNER AND MAILING ADDRESS</b>		<b>PROPERTY AREAS</b>		<b>CITY OF SANTA ROSA</b>	
RAILROAD SQUARE VILLAGE, LLC P.O. BOX 1316 SONOMA, CA 95476		ORIG PARCEL:	131,012± SF	VACATION OF RIGHT OF WAY CITY OF SANTA ROSA TO RAILROAD SQUARE VILLAGE, LLC	
A.P. No. 010-091-007, 010-091-001		ROW VACATION	18,725± SF	Scale: 1"=100'   Date: 3/24/16	
O.R. No. D.N. 2005-185858		RESLT. PARCEL:	149,737± SF	CITY ACQUISITION DEED	
ADDRESS 808 DONAHUE STREET		O.R.		DWN. CHK.	APPROVED
					FILE NO. R.-



**CPI No.: 6950-13**

**By: A. Cinquini, P.L.S.**

**Date: March 23, 2016**

**Page 1 of 1**

## CLOSURE CALCULATION

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**Description:** Right of Way Vacation – Deturk Winery Village

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North: 10724.035' East: 19627.236'

Segment #1: Line

Course: S29°29'36"E Length: 758.08'

North: 10064.193' East: 20000.456'

Segment #2: Line

Course: S60°30'24"W Length: 24.70'

North: 10052.032' East: 19978.957'

Segment #3: Line

Course: N29°29'36"W Length: 758.08'

North: 10711.875' East: 19605.737'

Segment #4: Line

Course: N60°30'24"E Length: 24.70'

North: 10724.035' East: 19627.236'

Perimeter: 1565.56' Area: 18724.81 Sq. Ft.

Error Closure: 0.000 Course: N00°00'00"E

Error North: 0.0000 East: 0.0000

Precision 1: 1565560000.00