City of Santa Rosa

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

CITY COUNCIL
REGULAR MEETING AGENDA AND SUMMARY REPORT
AUGUST 18, 2026

2:00 P.M. - CLOSED SESSION

3:00 P.M. - STUDY SESSION

4:00 P.M. - REGULAR SESSION

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE, SANTA ROSA, OR VIRTUALLY VIA ZOOM WEBINAR BY VISITING HTTPS://SRCITY-ORG.ZOOM.US/J/83637533027, OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 836 3753 3027.

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

1. HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR. CLICK ON THE "IN PROGRESS" LINK TO VIEW;
2. VIA ZOOM WEBINAR BY VISITING HTTPS://SRCITY-ORG.ZOOM.US/J/83637533027, OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 836 3753 3027;
3. COMCAST CHANNEL 28 OR 24 (ESPAÑOL); AND
4. VIA YOUTUBE AT HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA

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

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 may comment on each agenda item when the Chair opens public comments. To provide comment on an agenda item you may: (1) speak in person from the Council Chamber by completing a speaker card or signing up with the administrator; (2) participate through Zoom by using the “raise hand feature”; or (3) join by phone using the dial-in option in Zoom and pressing “*9” when public comment is opened for the item. For more information, visit http://srcity.org/3360/Participate-in-Public-Meetings.

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

Non-Agenda Items are the time when any person may address the Council on

matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. The first public comment period on non-agenda items (Agenda Item 14) will begin no earlier than 5:00 p.m. and will be limited to twelve speakers selected randomly by the Mayor. At no time will the public comment time be set at more than three minutes per speaker or less than one minute per speaker. Speakers who do not have an opportunity to speak during this time will be allowed to make public comment under Agenda Item 18.

2:00 P.M.

1. CALL TO ORDER AND ROLL CALL

2. REMOTE PARTICIPATION UNDER THE BROWN ACT (Gov. Code § 54953)

This time is reserved for any Council Member to announce remote participation under the "Just Cause" provision of Government Code Section 54953.8.

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

3.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

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

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

Merlin Davis v. City of Santa Rosa, et al.
USDC Northern District Court Case No. 3:26-cv-08177-EMC

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

3:00 P.M.

4. STUDY SESSION

Study Session items are items for in-depth discussion and possible direction to staff. Council will take no action.

4.1 SOUTH SANTA ROSA SPECIFIC PLAN DRAFT PREFERRED ALTERNATIVE

The Planning and Economic Development Department presents this study session to provide the Council with information on the Draft Preferred Alternative to help guide the preparation of the South Santa Rosa Specific Plan (SSRSP). Council will take no action except for possible direction to staff. This item has no impact on current fiscal year budget.

Attachments:
Staff Report
Attachment 1 - Draft Preferred Alternative
Attachment 2 - Summary of Draft Preferred Alternative (En
Attachment 3 - Summary of Draft Preferred Alternative (Sp
Attachment 4 - Land Use and Circulation Alternatives Repo
Attachment 5 - Community Engagement Strategy
Attachment 6 - Public Correspondence
Presentation
Late Correspondence (Uploaded 08-18-2026)

4:00 P.M.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

6. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS

7. PROCLAMATIONS/PRESENTATIONS - NONE.

8. STAFF BRIEFINGS - NONE.

This time is reserved for City staff to provide a five-minute briefing to the Council on departmental issues of interest. Council will take no action on these matters except to possibly place a particular item on a future agenda for Council consideration.

9. CITY MANAGER'S/CITY ATTORNEY'S REPORTS

9.1 REPORT OF SETTLEMENTS AND ACTIVE LITIGATION

The City Attorney will report on all settlements authorized by Council in closed session that were finalized in July 2026, which includes but may not be limited to all settlements requiring the City to pay more than $50,000. The City Attorney will also provide a summary of pending litigation against the City.

Attachments: Litigation Report

10. STATEMENTS OF ABSTENTION/RECUSAL BY COUNCIL MEMBERS

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

11.1 MAYOR'S/COUNCIL MEMBERS' SUBCOMMITTEE AND LIAISON REPORTS (AND POSSIBLE COUNCIL DIRECTION TO BOARD REPRESENTATIVE ON PENDING ISSUES, IF NEEDED)

11.1.1 Council Subcommittee Reports

11.1.2 Sonoma County Transportation and Climate Authorities (SCTCA)

11.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee

11.1.4 Association of Bay Area Governments (ABAG)

11.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee

11.1.6 Sonoma Clean Power Authority (SCPA)

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

11.1.8 Groundwater Sustainability Agency (GSA)

11.1.9 Sonoma County Homeless Coalition

11.1.10 Renewal Enterprise District (RED)

11.1.11 Public Safety Subcommittee

11.1.12 Other

11.2 DESIGNATION OF VOTING DELEGATE/ALTERNATE TO LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE

11.2.1 LEAGUE OF CALIFORNIA CITIES 2026 ANNUAL CONFERENCE VOTING DELEGATES

In order to vote at the Annual Business Meeting at the League of California Cities 2026 Annual Conference, each member City must designate a voting delegate and up to two alternate delegates. This year's conference will be held in Anaheim from Wednesday, September 23 through Friday, September 25. The delegates must be designated by the City Council, and the voting delegate and alternates must be registered to attend the conference.

Attachments: 2026 Voting Delegate Information Packet

12. APPROVAL OF MINUTES

12.1 July 28, 2026, Regular Meeting Minutes.

Attachments: Draft Minutes

12.2 August 4, 2026, Regular Meeting Minutes.

Attachments: Draft Minutes

13. CONSENT ITEMS

13.1 MOTION - APPROVAL - THIRD AMENDMENT TO BLANKET PURCHASE ORDER 166038 TO EXTEND THE TERM THREE YEARS AND ADD COMPENSATION FOR ELEVATOR AND WHEELCHAIR LIFT MAINTENANCE, INSPECTION, AND REPAIR SERVICE

RECOMMENDATION: The Finance Department recommends that the Council, by motion, approve the Third Amendment to Blanket Purchase Order No. 166038 with KONE Inc., Moline, Illinois, to extend the term by three years and add compensation in the amount of $160,000, for a total cumulative amount not to exceed $421,000, and authorize the Purchasing Agent to execute the amendment. This item has no impact

on the current fiscal year budget.

Attachments: Staff Report
Attachment 1 - Kone Extension Proposal

13.2 MOTION - CONTRACT AWARD - TRANSIT MALL KIOSK ALTERATIONS

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by motion, award Contract Number C02129, in the amount of $502,000 to the lowest responsible bidder, GCCI, Inc. of Santa Rosa, California, approve a 10% contract contingency in the amount of $50,200, and authorize the City Manager or designee to execute the Contract and any change orders in a total contract amount of $552,200. No City General Fund money is included in this project.

Attachments: Staff Report
Attachment 1 - Location Map
Attachment 2 - Bid Summary

13.3 MOTION - CONTRACT AWARD - DOWNTOWN CONNECTIVITY TO SUPPORT HOUSING DENSITY

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by motion, award Contract No. C02456, Downtown Connectivity to Support Housing Density (Project), in the amount of $3,779,141 to the lowest responsible bidder, Team Ghilotti, Inc. of Petaluma, California, approve a 10% contract contingency, and authorize a total contract amount of $4,157,055.10.

Attachments: Staff Report
Attachment 1 - Location Map
Attachment 2 - Summary of Bids

13.4 RESOLUTION - APPROPRIATION OF EXPEDITED DRINKING WATER GRANT FUNDING FROM THE STATE WATER RESOURCES CONTROL BOARD FOR THE SANTA ROSA WATER CONSOLIDATION PROJECT

RECOMMENDATION: The Board of Public Utilities recommends that the Council, by resolution, approve an appropriation of Expedited

Drinking Water Grant (EDWG) funding from the State Water Resources Control Board (SWRCB) in the amount of $22,534,460 for the Santa Rosa Water Consolidation Project, Contract Number C02269. This item is requesting appropriations for one-time funding.

Attachments: Staff Report
Attachment 1 - Project Map
Resolution
Exhibit A - Agreement

13.5 RESOLUTION - ACCEPTANCE OF FUNDING AWARD FROM THE CALIFORNIA HIGHWAY PATROL (CHP) CANNABIS TAX FUND GRANT PROGRAM FY26/27

RECOMMENDATION: The Police Department recommends that the Council, by resolution: 1) accept grant funds in the amount of $358,323.06 from the California Highway Patrol through the Cannabis Tax Fund Grant Program FY26/27; 2) authorize the City Manager or designee to execute award documents and any additional documents for administration of the grant; and 3) appropriate $358,323.06 of grant funds. This item has no impact on current fiscal year budget.

Attachments: Staff Report
Attachment 1 - FY26-27 CTFGP Grant Agreement
Resolution

13.6 RESOLUTION - ADOPTING AMENDED CONFLICT OF INTEREST CODE

RECOMMENDATION: The City Clerk's Office recommends that the Council, by resolution, adopt an amended Conflict of Interest Code for designated positions in the City of Santa Rosa as required by the Political Reform Act to be done biennially in even-numbered years. Approval of this action has no impact on current fiscal year budget.

Attachments: Staff Report
Attachment 1 - Redline of COI Appendix A
Attachment 2 - 18730 Provisions of COI Codes
Resolution
Exhibit A

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. This public comment period will begin no earlier than 5:00 p.m. and will be limited to twelve speakers selected randomly by the City Clerk. At no time will the pubic comment time be set at more than three minutes per speaker or less than one minute per speaker. Speakers who do not have an opportunity to speak during this time will be allowed to make public comment under Agenda Item 18.

15. REPORT ITEMS

15.1 REPORT - APPROVAL OF REAL PROPERTY EXCHANGE AGREEMENT FOR CITY HALL CAMPUS (90 & 100 SANTA ROSA AVENUE (PORTION), 631 & 655 1ST STREET) AND 520 3RD STREET; DECLARATION OF EXEMPT SURPLUS LAND; AND RELATED ACTIONS

BACKGROUND: The proposed Exchange Agreement advances vital community benefits in Downtown Santa Rosa while delivering a fiscally responsible strategy to reduce taxpayer exposure to the significant costs, risks, and long-term liabilities associated with the current City Hall facility.

By exchanging a severely deteriorated City Hall Campus for the property at 520 3rd Street, the City can establish a centralized "one-stop" civic hub, eliminate more than $100 million in capital liabilities, and reposition core downtown land for private investment. To execute this strategy, the City will convey the Exchange Property to MOTS LLC (while retaining a 1.61-acre portion of 100 Santa Rosa Avenue that contains critical Santa Rosa Creek and Matanzas Creek flood control infrastructure), acquire 520 3rd Street, and appropriate $4,500,000 from previously assigned General Fund Reserves and $46,868 from available General Fund Reserves for the net purchase price differential of $4,546,868 based on valuations informed by independent appraisals and facilities reports. This action also declares the Exchange Property as exempt surplus land pursuant to California

Government Code Section 54221(f)(1)(C), approves a nominal rent ($2) leaseback of portions of the Exchange Property for up to two years during facility renovation, and establishes the framework to maintain continuous public service delivery throughout the transition.

RECOMMENDATION: The City Manager's Office, Transportation and Public Works, and Finance Departments recommend that the Council take the following actions:

1. Adopt the enclosed Resolution of the Council of the City of Santa Rosa Declaring Certain Real Property Located at 90 Santa Rosa Avenue, a portion of 100 Santa Rosa Avenue, 631 1st Street and 655 1st Street to be Exempt Surplus Land Pursuant to Government Code Section 54221(f)(1)(C), and Making Findings under the California Environmental Quality Act and CEQA Guidelines Section 15162 That No Further Environmental Review is Required; and
2. Adopt the enclosed Resolution of the Council of the City of Santa Rosa Approving the Real Property Exchange Agreement Between the City of Santa Rosa and Museum on the Square, LLC, Adopting CEQA Findings, and Authorizing the City Manager to Execute the Exchange Agreement and all Related Transaction Documents.

This item is requesting appropriations for one-time funding.

Attachments: Staff Report
Attachment 1 - CEQA Consistency Analysis Memo
Resolution 1 - Surplus
Resolution 2 - Exchange Agreement
Exhibit A - Exchange Agreement (Uploaded 08-17-2026)
Presentation (Uploaded 08-17-2026)
Late Correspondence (Uploaded 08-18-2026)

16. PUBLIC HEARINGS

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

16.1 PUBLIC HEARING - ORDINANCE INTRODUCTION - ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF

SANTA ROSA AMENDING SANTA ROSA CITY CODE CHAPTER 14-21, WATER WASTE REGULATIONS, TO INCLUDE DEFINITIONS, PROHIBITIONS ON IRRIGATION OF NONFUNCTIONAL TURF, COMPLIANCE DEADLINES AND ENFORCEMENT PROVISIONS

BACKGROUND: The City's Water Waste Regulations, first adopted in 1999 and last revised in 2023, defines water waste and authorizes customer notification, penalties and potential water service disconnection in cases of unaddressed violations. Since the Regulations were last revised, California Assembly Bill 1572 was signed into law in 2023 prohibiting the irrigation of nonfunctional turf with potable water at certain property types and establishing compliance timelines, including a mandate that local water providers codify the regulatory prohibition by January 1, 2027, and thus necessitating an update to the Water Waste Regulations.

RECOMMENDATION: The Board of Public Utilities and Santa Rosa Water recommend that the Council approve the first reading and introduce an ordinance amending Santa Rosa City Code Chapter 14-21 Water Waste Regulations to include clarifying definitions, a prohibition for irrigating nonfunctional turf with potable water, compliance deadlines per affected property type, enforcement provisions, and make other clarifying changes. This item has no impact on current fiscal year budget.

Attachments: Staff Report
Attachment 1 - Board of Public Utilities Resolution No. RES
Attachment 2 - Ordinance No XX (Redline) Amending Chap
Ordinance
Public Hearing Notice
Presentation

16.2 PUBLIC HEARING - PLACEMENT OF ANNUAL STORM WATER ENTERPRISE CHARGES ON THE SONOMA COUNTY PROPERTY TAX ROLL

BACKGROUND: The City of Santa Rosa is required under the federal Clean Water Act to obtain and comply with a National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge

Requirements for Discharges from the Municipal Separate Storm Sewer Systems (Storm Water Permit). To comply with permit requirements and to control and reduce flooding, property damage, erosion, and storm water quality degradation in the City, the Council, in 1996, added Title 16 to the City Code, which created a Storm Water Enterprise and Utility ("Storm Water Enterprise") as an agency of the City. Under Title 16, the City Council is authorized to prescribe and collect charges (special assessments) for the services and facilities of the Enterprise. The Council's intention to collect the Storm Water Enterprise charges on the Sonoma County Property Tax Roll was stated in Resolution 22880, adopted in 1996, which levied the annual charges.

RECOMMENDATION: The Board of Public Utilities and Santa Rosa Water recommend that the Council, by resolution and following a public hearing, adopt by a two-thirds vote the Storm Water Enterprise Charge Report and approve placement of the Storm Water Enterprise charges on the Sonoma County Property Tax Roll for collection by the Sonoma County Auditor-Controller-Treasurer-Tax Collector. Parcels with charges below the County's $10 minimum or with known incorrect owner contact information would be excluded from the tax roll. This item has no impact on the current fiscal year budget.

Attachments: Staff Report
Attachment 1 – Storm Water Enterprise Charge Report
Resolution
Public Hearing Notice
Presentation

17. WRITTEN COMMUNICATIONS - NONE.

18. PUBLIC COMMENT ON NON-AGENDA MATTERS

This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council and not able to speak under Agenda Item 14. At no time will the pubic comment time be set at more than three minutes per speaker or less than one minute per speaker.

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

20. ADJOURNMENT OF MEETING

21. UPCOMING MEETINGS

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

21.1 UPCOMING MEETINGS LIST

Attachments: Upcoming Meetings List

***Did not appear on the preliminary agenda.**
****Quasi-judicial or adjudicative action, ex-parte communication disclosure is required.**

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

The City of Santa Rosa does not discriminate against individuals (including member(s) of a legislative body) 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. The e-mail subject line should read "ADA Accommodation Request" or "Language Assistance" and the e-mail should include your name, address, telephone number, and a description of the request. If the request is received at least seven (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.