



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT OCTOBER 27, 2020

1:00 P.M. - CLOSED SESSION (VIDEO CONFERENCE)

2:30 P.M. - STUDY SESSION (VIDEO CONFERENCE)

4:00 P.M. - REGULAR SESSION (VIDEO CONFERENCE)

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE CITY COUNCIL MEMBERS WILL BE PARTICIPATING VIA ZOOM WEBINAR.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/91775475227](https://srcity-org.zoom.us/j/91775475227) OR BY DIALING 877-853-5257 AND ENTER WEBINAR ID: 917 7547 5227

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

CLICK ON THE "IN PROGRESS" LINK TO VIEW.

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

Public Comment may be made live during the meeting via Zoom or submitted by 5:00 pm, the Monday before the City Council Meeting via e-mail at cc-comment@srcity.org, recorded voice message at 707-543-3005 or through the eComment feature at <https://santa-rosa.legistar.com>.

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:

Live Public Comment: The public accessing the meeting through the Zoom link or dial-in will be able to provide public comment on agenda items at the time an Agenda Item is discussed during the City Council Meeting. Go to <https://srcity.org/virtualparticipation> for more information.

E-mail Public Comment: To submit an e-mailed public comment to the City Council, please send to: cc-comment@srcity.org by 5:00 p.m., Monday, October 26. Identify in the subject line of your e-mail the Agenda Item Number on which you wish to comment, provide your name in the body of the e-mail and your comment. Please limit your e-mail to approximately 400 words (which is a speaking rate of 133 words per minute).

Recorded Voice Message Public Comment: To submit a voice message public comment, please call 707-543-3005 by 5:00 p.m., Monday, October 26. State your name, the Agenda Item Number(s) on which you wish to comment, and your comment.

eComment: To submit an eComment, go to <https://santa-rosa.legistar.com> and click the eComment link near the agenda link. eComment period will close at 5:00 p.m., Monday October 26.

E-mail and eComment 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. Voice Message public comments received by the deadline will be played back during the Council meeting at the time the Item is being heard.

Non-Agenda Items are the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter

jurisdiction of the Council. Comments from the public on non-agenda items, are regularly heard under both Agenda Items 13 (first ten speakers) and 17 (any additional speakers wishing to speak on non-agenda items).

1:00 P.M. (VIDEO CONFERENCE)

1. CALL TO ORDER AND ROLL CALL

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

2.1 CONFERENCE WITH LABOR NEGOTIATORS
(Government Code Section 54957.6)

Agency Designated Representatives: Alan Alton, Interim Chief Financial Officer, Amy Reeve, Human Resources Director, Jeremia Mills, Employee Relations Manager and Jeff Berk, Chief Assistant City Attorney.

Employee Organizations: Santa Rosa Firefighters Association - Local 1401 (representing City Employee Unit 2); Operating Engineers Local 3, Maintenance and Utility System Operators (Employee Units 3 and 16); Santa Rosa City Employees Association (Employee Units 4, 6, 7); Santa Rosa Police Officers Association, (Employee Unit 5); Service Employees International Union Local 1021, (Employee Units 8 and 14); Public Safety Management Association (Employee Unit 9); Executive Management (Employee Unit 10); Middle Management (Employee Unit 11); Confidential (Employee Unit 12); Mechanics (Employee Unit 13); City Attorney (Employee Unit 15); Santa Rosa City Attorneys' Association (Employee Unit 17), Santa Rosa Management Association (Employee Unit 18).

2.2 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.

RECESS CLOSED SESSION(S) AND RECONVENE TO OPEN SESSION VIA ZOOM.

2:30 P.M. (VIDEO CONFERENCE)

3. STUDY SESSION

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

**3.1 ENHANCED INFRASTRUCTURE FINANCING DISTRICTS
(CONTINUED FROM THE SEPTEMBER 29, 2020, REGULAR
MEETING)**

Enhanced Infrastructure Financing Districts (EIFDs) are a financing tool for infrastructure projects that provide broad community benefits. EIFDs allow such projects to be financed through tax increment generated from the growth in property taxes collected within a designated district boundary. EIFDs may be created by a city or county, and once created, the district stands as a separate government entity. The board of the Renewal Enterprise District (RED), a Joint Powers Authority formed in 2019 by the City of Santa Rosa and County of Sonoma, has voiced support for the possibility of forming a tax increment financing district as a way to assist in the assembly of public financing and leverage other funding sources to accelerate downtown infill housing production.

Attachments: [Staff Report](#)
[Presentation](#)
[Presentation-REV 10-12-2020](#)

4:00 P.M. (VIDEO CONFERENCE)

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 COVID-19 RESPONSE UPDATE

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

7.2 COMMUNITY EMPOWERMENT PLAN UPDATE

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

7.3 GLASS FIRE UPDATE

Staff will provide an update on the Glass Fire.

7.4 PUBLIC SAFETY GRANTS

Police will provide an overview of a variety of competitive grant opportunities and the available funding.

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

9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

10. MAYOR'S/COUNCIL MEMBERS' REPORTS

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

10.1.1 Council Subcommittee Reports

10.1.2 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA)

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

10.1.4 Association of Bay Area Governments (ABAG)

10.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee

10.1.6 Sonoma Clean Power Authority (SCPA)

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

10.1.8 Groundwater Sustainability Agency (GSA)

10.1.9 Home Sonoma County (HSC)

10.1.10 Renewal Enterprise District (RED)

10.1.11 Public Safety Subcommittee

10.1.12 Other

11. APPROVAL OF MINUTES

11.1 May 19, 2020, Regular Meeting Minutes

Attachments: [Draft Minutes](#)

11.2 June 2, 2020, Regular Meeting Minutes

Attachments: [Draft Minutes](#)

12. CONSENT ITEMS

12.1 RESOLUTION - ENVIRONMENTAL SERVICES AND PRELIMINARY ENGINEERING/ARCHITECTURAL DESIGN PROFESSIONAL SERVICES AGREEMENT FOR THE RELOCATION AND RECONSTRUCTION OF FIRE STATION NO.5

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve a Professional Services Agreement with RossDrulisCusenbery Architecture, Inc. of Sonoma, California, for environmental services and preliminary engineering/architectural design, in the amount of \$386,069.00.

Attachments: [Staff Report](#)
[Attachment 1 - Map](#)
[Resolution](#)
[Exhibit A - PSA](#)
[Presentation](#)

- 12.2** RESOLUTION - RATIFICATION OF PURCHASE ORDER FOR PROCUREMENT AND ONGOING USE OF HOTEL ROOMS AND APPROPRIATION OF RELATED FUNDS FOR THE PROVISION OF NON-CONGREGATE SHELTER FOR "AT RISK" SHELTERED AND UNSHELTERED PERSONS DURING THE COVID-19 PANDEMIC AND AUTHORIZATION FOR CITY MANGER TO PROCURE ROOMS THROUGH DECEMBER 31, 2020

RECOMMENDATION: It is recommended by the Housing and Community Services Department that Council, by resolution, approve the following: 1) ratify the original Purchase Order/Rider, and three related Letter Agreements under the City Manager's emergency authority, with 3421 Cleveland Owner LLC (Sandman Hotel) to procure hotel rooms from March 20, 2020 to present for the provision of Non-Congregate Shelter for "at risk" sheltered and unsheltered persons during the COVID-19 pandemic; 2) authorize the City Manager to further extend the term of existing hotel rooms and/or expand the number of hotel rooms at the Sandman Hotel through December 31, 2020, subject to an aggregate not-to-exceed amount of \$1,925,712 under terms and conditions approved as to form by the City Attorney's Office; and 3) appropriate a total amount not-to-exceed \$1,925,712 for the Purchase Order from General Fund unassigned reserves to cover costs for the period June 26, 2020 to December 31, 2020.

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

- 12.3** RESOLUTION - REMOVAL OF ASSESSED SINGLE FAMILY RESIDENTIAL PROPERTY IN RAILROAD SQUARE COMMUNITY BENEFIT DISTRICT

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, correct an administrative error on the Railroad Square Community Benefit District Assessment Roll by approving the removal of the sole single-family residential property located at 105 7th Street, Santa Rosa, CA 95401, identified and listed as parcel 010-082-013-000 in the Assessment Roll Table of the Engineer's Report.

Attachments: [Staff Report](#)
[Attachment 1 - RES-2019-173](#)
[Resolution](#)
[Presentation](#)

12.4 RESOLUTION - PROFESSIONAL SERVICES AGREEMENT WITH PLURAL, A CALIFORNIA CORPORATION, TO PROVIDE LANDSCAPE ARCHITECTURAL DESIGN AND ENGINEERING SERVICES TO AMEND THE MASTER PLAN AND PREPARE CONSTRUCTION DOCUMENTS FOR DUTCH FLOHR NEIGHBORHOOD PARK

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve the Professional Services Agreement between the City of Santa Rosa and Plural, a California Corporation of San Francisco, to provide landscape architectural design and engineering services to amend the master plan and prepare construction documents for Dutch Flohr Neighborhood Park in an amount not to exceed \$284,299.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A](#)
[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 is normally limited to ten speakers selected randomly by the Mayor. For this meeting, e-mail and recorded public comments, and eComments received for non-agenda items may be played under Agenda Item 17. E-mail and

recorded public comments, and eComments are limited to 3 minutes to mirror regular meeting protocols.

14. REPORT ITEMS

14.1 REPORT - WASTEWATER REVENUE BONDS, SERIES 2020A AND WASTEWATER REVENUE REFUNDING BONDS, SERIES 2020B (FEDERALLY TAXABLE)

BACKGROUND: The proposed resolution would provide for the approval of the documents listed above and attached to this staff report in substantially the form presented, subject to the insertion of principal amounts, interest rates and other pricing information following sale of the 2020A and 2020B Bonds. The resolution authorizes the Mayor, the City Manager, the Assistant City Managers and the Chief Financial Officer to execute and deliver the documents with such changes, insertions and omissions as they deem necessary, in some cases subject to approval of the City Attorney and Bond Counsel.

RECOMMENDATION: It is recommended by the Finance Department, the Water Department, and the Board of Public Utilities that the Council, by resolution, approve the forms of the Preliminary Official Statement, Continuing Disclosure Certificate, Twenty-First Supplemental Indenture of Trust, Escrow Deposit and Trust Agreement and Bond Purchase Agreement in connection with the issuance of Wastewater Revenue Bonds, Series 2020A (the "2020A Bonds") and Wastewater Revenue Refunding Bonds, Series 2020B (Federally Taxable) (the "2020B Bonds"; collectively with the 2020A Bonds, the "2020 Bonds"). The 2020A Bonds will be issued to fund capital projects of the wastewater system, and the 2020B Bonds will be issued on a taxable basis to redeem certain outstanding wastewater revenue bonds for debt service savings.

Attachments: [Staff Report](#)
[Attachment 1 - Preliminary Official Statement](#)
[Attachment 2 - 21st Supplemental Indenture of Trust](#)
[Attachment 3 - Draft Escrow Agreement](#)
[Attachment 4 - Bond Purchase Agreement](#)
[Resolution](#)
[Presentation](#)

14.2 REPORT - ALLOCATION OF \$2,000,000 IN CARES ACT FUNDING FOR A SANTA ROSA CHILDCARE SUPPORT PILOT PROGRAM, AND AUTHORIZATION FOR THE CITY MANAGER TO NEGOTIATE AND EXECUTE RELATED AGREEMENTS WITH CERTAIN CHILDCARE FUNDING AND SERVICE PROVIDERS

BACKGROUND: The Economic Recovery Task Force (ERT) recognizes providing targeted support to small business childcare providers will have direct implications on the productivity of other business sectors such that any investment will have a multi-tiered benefit informing the stability and resiliency of the local economy. The Childcare Support Pilot Program goals are to stabilize business; expand capacity; and identify and enable new childcare facilities.

Recommended initial program efforts are a grant-based infusion of cash to qualifying childcare providers, and increasing childcare provider trainings. \$2,000,000.00 of General Fund reserves made available by reimbursements of COVID-19 expenditures from CARES Act funding is being requested, of which \$100,000.00 would fund childcare provider trainings through Community Child Care Council of Sonoma County's (4Cs) established program, and \$500,000.00 would be offered in grants to Santa Rosa childcare centers and family childcare businesses, adding to existing grant funds run through First 5 Sonoma County's Childcare Resiliency Fund. The remaining \$1.4 million will be used for additional and expanded programming developed in consultation with Council, including potential projects such as subsidizing childcare center integration into new development projects, and/or rehabilitating existing sites for childcare uses where such projects are feasible.

RECOMMENDATION: It is recommended by the Economic Recovery Task Force that the Council, by resolution, 1) allocate \$2,000,000 to

support a Childcare Support Pilot Program from CARES Act funding in the General Fund reserves; 2) authorize the City Manager to negotiate and execute a Service Agreement 2021-025-00 with First 5 Sonoma County Commission in an amount not-to-exceed \$500,000 to fund grants to Santa Rosa childcare centers and family childcare businesses; and 3) authorize the City Manager to negotiate and execute a Professional Services Agreement with Community Child Care Council Sonoma County in an amount not to exceed \$100,000 to fund childcare program trainings. Both agreements are subject to approval as to form by the City Attorney.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - First 5 Service Agreement](#)
[Exhibit B - 4Cs PSA](#)
[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 - URGENCY ORDINANCE RESILIENT CITY COMBINING DISTRICT - GLASS FIRE, FILE NUMBER REZ20-009

BACKGROUND: The Glass Complex Fire damaged and destroyed multiple properties within the Santa Rosa City Limits. The urgency ordinance expands the Resilient City Combining District for properties impacted by the Glass Complex Fire, with additional updates to the ordinance language.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the City Council adopt an urgency ordinance to recognize the Glass Fire, making text amendments to Zoning Code Section 20-28.100, Resilient City Combining District, and rezoning impacted properties in order to facilitate streamlined rebuilding and community resiliency.

Attachments: [Staff Report](#)
[Attachment 1 - Redline Changes to 20-28.100 Resilient Cit](#)
[Ordinance](#)
[Exhibit A - APNs and Addresses](#)
[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. E-mail and recorded public comments, and eComments are limited to 3 minutes to mirror normal meeting protocols.

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: [Upcoming Meetings List](#)

***Did not appear on the preliminary agenda.**

****Quasi-judicial or adjudicative action.**

The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or cityclerk@srcity.org. Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled 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.