



**City Council
Regular Meeting Minutes - Draft**

Tuesday, August 6, 2019

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 Victoria Fleming, Council Member Ernesto Olivares, Council Member John Sawyer, and Council Member Jack Tibbetts

Absent: 1 - Mayor Tom Schwedhelm

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.

3. STUDY SESSION

3.1 PG&E PUBLIC SAFETY POWER SHUTOFF PRESENTATION

To reduce the chance of accidental fire ignition in certain areas, PG&E has stated that they may de-energize electrical grids or blocks of an area(s) in advance of or during periods of heightened risk conditions. This discussion is going to help the Council and the community better understand the impacts, and how to be better prepared.

Presented by Herman Hernandez, Pacific Gas and Electric; Neil Bregman, Emergency Preparedness Coordinator; Christopher Godley, Director, Sonoma County's Department of Emergency Management.

PUBLIC COMMENT

Mayor David Hagele, City of Healdsburg; and Terry Crowley, Utilities Director, City of Healdsburg, addressed the importance of early notification from Pacific Gas and Electric on the wide-scale public safety power shut-offs to impacted agencies in order to prepare their staff and communities.

Mayor Melanie Bagby, City of Cloverdale, requested partnership from Pacific Gas and Electric in decentralizing electric grids and

creating micro-grids, and suggested various strategies which can help the City of Cloverdale in efforts to support residents of Cloverdale and Sonoma County during a public safety power shut-off.

William Abrams encouraged the City of Santa Rosa and Sonoma County to challenge Pacific Gas and Electric to come to the table with critical infrastructure needs during the public safety power shut-offs.

Josh Silvers, Jackson's Bar and Oven, spoke regarding the financial impacts of a public safety power shut-off to the restaurant community.

Richard Skaff, Executive Director of Designing Accessible Communities, spoke regarding the impacts of a public safety power shut-off on the vulnerable seniors and people with disabilities throughout Sonoma County.

John Sarter, Clean Coalition, spoke regarding the possibility of micro-grids being an option for Northbay communities and resource centers during public safety power shut-offs and suggested to Pacific Gas and Electric the consideration of alternative power concepts at resources centers.

George Uberti spoke regarding the Pacific Gas and Electric presentation.

Diane Wheeler, Friends of the Climate Action Plan (FoCAP), expressed concern with the proposed number of resource centers during a public safety power shut-off that Pacific Gas and Electric presented, and that it may not be adequate to support the community.

Thomas Ells spoke regarding the recent California Public Utilities Commission Public Hearing held in City Council Chamber for Pacific Gas and Electric's case to increase utility rates.

Brie spoke regarding the vulnerable population nearby events.
Comment provided from speaker card: Will they open centers when a fire nearby is happening, i.e. Chico?

This item was received and filed.

Vice Mayor Rogers recessed the meeting at 4:59 p.m. and reconvened at 5:09 p.m.

Council Member Tibbetts left the meeting at 5:02 p.m.

3.2 REAL PROPERTY ASSET TOOL APPLICATION AND AFFORDABLE HOUSING MAP OVERVIEW

This study session will provide Council with an overview of the Real Property Asset Tool, which categorizes City owned properties, identifies City leases and allows for viewing of related documents as well the Affordable Housing Map, which shows affordable housing locations in Santa Rosa that have been supported by the Housing Authority of the City of Santa Rosa. It is recommended by the Real Estate Manager and Housing and Community Services that Council review the newly developed Real Property Asset Tool and Affordable Housing Map and provide feedback and direction.

Presented by Jill Scott, Real Estate Manager; and Megan Basinger, Housing and Community Services Manager.

PUBLIC COMMENT

Duane DeWitt spoke regarding the asset tool; income levels related to affordable housing; and how this tool can work to benefit the underserved, overburdened people such as those in Roseland.

This item was received and filed.

4. ANNOUNCEMENT OF ROLL CALL

Present: 5 - Vice Mayor Chris Rogers, Council Member Julie Combs, Council Member Victoria Fleming, Council Member Ernesto Olivares, and Council Member John Sawyer

Absent: 2 - Mayor Tom Schwedhelm, and Council Member Jack Tibbetts

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

6. PROCLAMATIONS/PRESENTATIONS - NONE.

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.

City Manager McGlynn reported that the process has started with the State of California to develop an action plan regarding mitigation dollars resulting from the 2017 Complex Fires; and staff will provide a brief report on Journey's End Mobile Home Park at the next City Council meeting.

This item was received and filed.

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

City Manager McGlynn extended his best wishes and a speedy recovery to his former colleagues and the community of El Paso, Texas.

9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

Council Member Sawyer announced that he would be abstaining from Items 11.2 and 11.4.

Council Member Combs announced that she would be abstaining from Item 11.4.

10. MAYOR'S/COUNCIL MEMBERS' REPORTS

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

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

Council Member Fleming provided a brief report on the Water

Advisory Committee.

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

Vice Mayor Rogers provided a brief report.

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)

Vice Mayor Rogers provided a brief report.

10.1.7 Sonoma County Waste Management Agency (SCWMA)

10.1.8 Groundwater Sustainability Agency (GSA)

10.1.9 Homeless System of Care (HSC)

10.1.10 Renewal Enterprise District (RED)

10.1.11 Other

10.2 SONOMA COUNTY MAYORS' AND COUNCILMEMBERS' ASSOCIATION/CITY SELECTION COMMITTEE

10.2.1 The City Council will, by motion, provide direction to the Mayor regarding letters of interest received for appointment to the following vacancies, which will be made by the Board of Directors of the Sonoma County Mayors' and Councilmembers' Association at its meeting on August 8, 2019:

- (1) Association of Bay Area Governments Executive Board, one position.
Two year fixed term.
 - Jake MacKenzie (Rohnert Park Council Member)
- (2) Association of Bay Area Governments Executive Board (Alternate), one position. Two year fixed term.
 - No Letters received.

A motion was made by Council Member Sawyer, seconded by Council

Member Combs, to provide direction to Mayor Schwedhelm on the nomination of Jake MacKenzie, Rohnert Park, to the Association of Bay Area Governments Executive Board and allow the Mayor to make an independent decision on the Association of Bay Area Governments Executive Board (Alternate) position if he so chooses, of which both appointments will be made by the Board of Directors of the Sonoma County Mayors' and Councilmembers' Association at its meeting on August 8, 2019.

The motion carried by the following vote:

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

Absent: 2 - Mayor Schwedhelm, and Council Member Tibbetts

11. APPROVAL OF MINUTES

11.1 July 9, 2019, Regular Meeting Minutes.

Approved as submitted.

11.2 July 16, 2019, Special Meeting Minutes.

Approved as submitted, with Council Member Sawyer abstaining.

11.3 July 16, 2019, Regular Meeting Minutes.

Approved as submitted.

11.4 July 23, 2019, Regular Meeting Minutes.

Item continued due to abstentions.

12. CONSENT ITEMS

PUBLIC COMMENT

Renee Whitlock spoke in support of Item 12.2.

Jenny Kenyon, Mark West Community Preschool spoke in support of Item 12.2.

Anita Lafollette spoke regarding Item 12.5.

Judith lam, Homeless Action, submitted a speaker card on Item

12.5, but was not present at the public comment period. Comment from speaker card: We need the housing that can be built with 1.6-2 million dollars, not temporary shelter roof.

Thomas Ells spoke regarding Item 12.2.

George Uberti spoke regarding Item 12.5.

Approval of the Consent Agenda

A motion was made by Council Member Sawyer, seconded by Council Member Fleming, to waive reading of the text and adopt Consent Items 12.1 through 12.7.

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

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

Absent: 2 - Mayor Schwedhelm, and Council Member Tibbetts

12.1 RESOLUTION - WAIVER OF COMPETITIVE BIDDING AND APPROVAL OF GENERAL SERVICES AGREEMENT WITH LAGUNA DE SANTA ROSA FOUNDATION FOR COLGAN CREEK PHASE II RESTORATION PLANTING

RECOMMENDATION: It is recommended by the Water and Finance Departments that the Council, by resolution: 1) waive competitive bidding pursuant to Section 3-08.100(D) of the City code, and 2) approve General Services Agreement Number F002001 with Laguna de Santa Rosa Foundation, Santa Rosa, California, for Lower Colgan Creek Phase 2 Restoration Planting.

RESOLUTION NO. RES-2019-117 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA WAIVING COMPETITIVE BIDDING AND APPROVING GENERAL SERVICES AGREEMENT NUMBER F002001 WITH LAGUNA DE SANTA ROSA FOUNDATION FOR COLGAN CREEK PHASE II RESTORATION PLANTING

This Consent - Resolution was adopted.

12.2 RESOLUTION - APPROVAL OF A LEASE AGREEMENT WITH CHILD

FAMILY COMMUNITY, INC. ON A PORTION OF CITY OWNED PROPERTY LOCATED AT 1225 FULTON ROAD AND AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE THE LEASE AGREEMENT

RECOMMENDATION: It is recommended by the Board of Public Utilities, Water Department and City Real Estate Office that the Council, by resolution, approve the Lease Agreement between the City and Child Family Community, Inc., on a portion of City owned property located at 1225 Fulton Road and authorize the City Manager to execute the Lease Agreement.

RESOLUTION NO. RES-2019-118 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A LEASE AGREEMENT WITH CHILD FAMILY COMMUNITY INC ON A PORTION OF CITY OWNED PROPERTY LOCATED AT 1225 FULTON ROAD AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE LEASE AGREEMENT

This Consent - Resolution was adopted.

12.3 RESOLUTION - TRANSPORTATION DEVELOPMENT ACT ARTICLE IV AND STATE TRANSIT ASSISTANCE CLAIM SUBMITTAL

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, authorize the Director of Transportation and Public Works, or his designated representative, to file a claim for the annual Transportation Development Act (TDA) Article IV and State Transit Assistance (STA) funds with the Metropolitan Transportation Commission (MTC) for Fiscal Year 2019/2020 in the estimated amount of \$9,627,051.

RESOLUTION NO. RES-2019-119 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE FILING OF A FUNDING CLAIM WITH THE METROPOLITAN TRANSPORTATION COMMISSION FOR ALLOCATION OF TRANSPORTATION DEVELOPMENT ACT ARTICLE IV / STATE TRANSIT ASSISTANCE FUNDS FOR FISCAL YEAR 2019/2020 IN THE ESTIMATED AMOUNT OF \$9,627,051

This Consent - Resolution was adopted.

12.4 RESOLUTION - ACCEPT RELINQUISHED PORTIONS OF 3RD STREET AND COLLEGE AVENUE RIGHTS-OF-WAY FROM CALTRANS

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that Council, by resolution, accept relinquished portions of 3rd Street and College Avenue from Caltrans that were either transferred from the City to Caltrans or acquired by Caltrans as part of the US Highway 101 Widening Project and waive the "intention to Relinquish" requirement.

RESOLUTION NO. RES-2019-120 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ACCEPTING RELINQUISHED PORTIONS OF 3RD STREET AND COLLEGE AVENUE RIGHTS-OF-WAY FROM CALTRANS

This Consent - Resolution was adopted.

12.5 RESOLUTION - CONTRACT AWARD - ROOF REPLACEMENT AT SAM JONES HALL (4020 FINLEY AVENUE), WATER PUMP STATION 4 (2260 SONOMA AVENUE) AND WATER PUMP STATION 13 (801 WHITE OAK DRIVE) - (Continued from July 23, 2019 Regular Meeting)

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, award Contract No. 02234., Roof Replacement at Sam Jones Hall (4020 Finley Ave.) Water Pump Station 4 (2260 Sonoma Ave.) and Water Pump Station 13 (801 White Oak Dr.), in the amount of \$1,686,960.00 to the Best Value Design-Build Entity, Arntz Builders, Inc. of Petaluma, CA, approve a 30% contract contingency, and authorize a total contract amount of \$2,193,048.00. Roof replacement at Sam Jones Hall is funded from the State Homeless Emergency Aid Program (S-HEAP) grant funds. Roof replacements at Water Pump Stations 4 and 13 are funded with Water Department Capital Improvement funds. City General Fund money will be used for a portion of the Sam Jones Hall roof mounted HVAC mechanical unit replacement.

RESOLUTION NO. RES-2019-121 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AWARDDING CONTRACT FOR ROOF REPLACEMENT AT SAM JONES HALL (4020 FINLEY AVE.), WATER PUMP STATION 4 (2260 SONOMA

AVE.) AND WATER PUMP STATION 13 (801 WHITE OAK DR.) TO THE BEST VALUE DESIGN-BUILD ENTITY, ARNTZ BUILDERS, INC.

This Consent - Resolution was adopted.

- 12.6** RESOLUTION - REQUEST FOR SUMMARY VACATION OF FOUR PUBLIC UTILITY EASEMENTS TO RELOCATE FOR THE REBUILD OF THE HOPPER LANE APARTMENTS LOCATED AT 1163 HOPPER AVENUE APN 015-360-055- FILE NO. VAC19-001

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve a Summary Vacation of four (4) 15-foot wide Public Utility Easements for Sewer and Water services located on the property of 1163 Hopper Avenue, to accommodate the relocation of the Public Utility Easements on the site to rebuild a portion of the Hopper Lane Apartments, burned in the 2017 Wildfires.

RESOLUTION NO. RES-2019-122 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA FOR A SUMMARY VACATION OF FOUR 15-FOOT WIDE PUBLIC UTILITY EASEMENTS CONTAINING SANITARY SEWER AND WATER NOS. DN 83003750, 3097 OR 78, 2918 OR 893, 3068 OR 744, LOCATED AT 1163 HOPPER AVENUE APN 015-360-055 - FILE NO. VAC19-001

This Consent - Resolution was adopted.

- 12.7** RESOLUTION - FREE HOLIDAY PARKING IN PUBLIC GARAGES AND FREE SUNDAY PARKING AT THE 5TH STREET GARAGE AND THE D STREET GARAGE

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve free holiday parking in the City's five public garages, approve free Sunday parking at the 5th Street Garage and the D Street Garage, and adopt the Schedule of Parking User Fees.

RESOLUTION NO. RES-2019-123 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A REVISED SCHEDULE OF PARKING USER FEES, APPROVING

FREE PARKING IN CITY GARAGES ON CITY OBSERVED HOLIDAYS, AND APPROVING FREE SUNDAY PARKING IN THE 5TH STREET GARAGE AND THE D STREET GARAGE

This Consent - Resolution was adopted.

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

Roger McConnell spoke regarding mobile home issues.

Duane DeWitt spoke regarding the Open Government Task Force recommendations.

Danielle Cagan, CSAA Insurance Group, provided a brief report on those insured with CSAA and their recovery statistics related to the 2017 North Bay wildfires.

Thomas Ells spoke regarding additional measures for fire safety.

Vice Mayor recessed the meeting at 6:07 p.m. and reconvened at 6:25 p.m.

14. REPORT ITEMS

14.1 REPORT - COMMUNITY ADVISORY BOARD FIVE-YEAR STRATEGIC ROADMAP

BACKGROUND: In 2002, Section 10 was added to the City Charter, which stated that Council shall appoint a task force to recommend to the Council approaches to greatly increase citizen and neighborhood participation and responsibility. The Council appointed this task force which developed recommendations for Council's consideration and created the Community Advisory Board (CAB) through the adoption of Resolution No. 25805 on October 28, 2003.

On August 7, 2012, the City Council approved Resolution No. 28174, which established the roles, duties and areas for the CAB per Section 10(b) of the City Charter. The duties and responsibilities established in the Resolution No. 28174 were:

1. Issues of concern to residents of the City (Public Safety and others);

2. Budget Priorities for Capital Improvement Projects;
3. Participation in neighborhood planning meetings;
4. Strengthen public involvement process;
5. Building community; and
6. Public improvements (through the Community Improvement Grant Program).

Each duty outlined in Resolution No. 28174 included a broad definition and expectation of the responsibility of the CAB in moving the work of each duty forward.

In the August 2017, the Office of Community Engagement (now Community Programs and Engagement Department) released a Request for Solutions (RFS) to contract with an agency to provide facilitation and analytical skills that would help support the creation of a comprehensive, realistic, and manageable strategic plan for the CAB. The strategic planning process would also include identifying key areas where the CAB could make improvements with existing community engagement efforts using best practices. Staff received two proposals and, along with a group of CAB Members, evaluated each proposal using the evaluation criteria outlined in the RFS. The evaluation committee unanimously chose CivicMakers from San Francisco for the contract.

RECOMMENDATION: It is recommended by the Community Programs and Engagement Department and the Community Advisory Board that the Council, by resolution, approve the Community Advisory Board's Five-Year Strategic Roadmap and changes made to the Community Improvement Grant Program to fund Neighborfest events.

Presented by Jason Carter, Interim Director Community Programs and Engagement; Cherie Barnett, Chair, Community Advisory Board; and Vince Harper, Vice Chair, Community Advisory Board.

PUBLIC COMMENT

George Uberti spoke in support of the Community Advisory Board regarding the concept of Neighborfest; the cultivation of consent and how the community is heard; and how to use community resources like those who attend public meetings and those willing to

volunteer and serve to benefit their community.

Duane DeWitt spoke in opposition to the item.

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

RESOLUTION NO. RES-2019-124 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE COMMUNITY ADVISORY BOARD'S FIVE YEAR STRATEGIC ROADMAP WITH YEAR ONE WORKPLANS AND AMENDING RESOLUTION NO. 28686 MAKING CHANGES TO THE COMMUNITY IMPROVEMENT GRANT PROGRAM

The motion carried by the following vote:

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

Absent: 2 - Mayor Schwedhelm, and Council Member Tibbetts

14.2 REPORT - APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH JONES LANG LASALLE AMERICAS, INC. FOR PUBLIC PRIVATE PARTNERSHIP TECHNICAL ADVISORY SERVICES FOR THE CITY HALL CAMPUS AND AUTHORIZING THE ASSISTANT CITY MANAGER TO EXECUTE THE CONTRACT

BACKGROUND: In an effort to address the City Council Goal to bring housing and mixed-use development into the Santa Rosa Downtown core and find a solution to the growing infrastructure and deferred maintenance issues at the City Hall Campus, the City issued a Request for Proposals (RFP) for technical advisory services for the feasibility of a Public- Private Partnership on April 25, 2019 and received seven proposals. The top three Proposers were interviewed and Jones Lang LaSalle Americas, Inc. (JLL) is being recommended to Council as the City's Technical Advisor. The Professional Services Agreement (PSA) for phase one deliverables, which Council is now being asked to consider, will largely address the financial feasibility of a new City Hall Campus, site analysis, downtown development potential and real estate values for the sum of \$350,000 and will be completed in January 2020.

RECOMMENDATION: It is recommended by the Planning and Economic Development, Transportation and Public Works and Finance Departments, that Council, by resolution, approve a Professional

Services Agreement with Jones Lang LaSalle Americas, Inc., of Los Angeles, California, in the amount of \$350,000 for technical advisory services for the City Hall Campus for a potential Public-Private Partnership and authorize the Assistant City Manager to execute the contract.

Presented by Jill Scott, Real Estate Manager; David Guhin, Assistant City Manager; Jason Nutt, Assistant City Manager; Raissa De La Rosa, Economic Development Manager; Bob Hunt, Jones Lang LaSalle; James Birkey, Jones Lang LaSalle; and Bob Gamble, PFM.

PUBLIC COMMENT

George Uberti spoke in support of a remodel of City Hall, but expressed concern on the expense of using consultants to research the feasibility of the project.

Duane DeWitt submitted a speaker card on Item 12.5, but was not present at the public comment period. The card indicated he was opposed to item 14.2.

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

RESOLUTION NO. RES-2019-125 ENTITLED; RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH JONES LANG LASALLE AMERICAS, INC. IN THE AMOUNT OF \$350,000 FOR PUBLIC PRIVATE PARTNERSHIP TECHNICAL ADVISORY SERVICES FOR THE CITY HALL CAMPUS AND AUTHORIZATION FOR THE ASSISTANT CITY MANAGER TO EXECUTE THE CONTRACT

The motion carried by the following vote:

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

Absent: 2 - Mayor Schwedhelm, and Council Member Tibbetts

15. PUBLIC HEARINGS - NONE.

16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) - NONE.

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 [IF NEEDED]

19. ADJOURNMENT OF MEETING

Hearing no further business, Vice Mayor Rogers adjourned the meeting at 7:24 p.m in memory of those in El Paso, Texas, and Dayton, Ohio. The next regularly scheduled meeting will take place on August 13, 2019, at a time set by the Mayor.

20. UPCOMING MEETINGS

20.1 UPCOMING MEETINGS LIST

This item was received and filed.

Approved on:

Dina Manis
Acting City Clerk