

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: JASON NUTT, ASSISTANT CITY MANAGER,  
TRANSPORTATION AND PUBLIC WORKS DEPARTMENT  
SUBJECT: ACCEPTANCE AND APPROPRIATION OF GRANT FUNDS  
FROM CALIFORNIA STATE LIBRARY TARGETED STATE  
GRANTS FOR CONSTRUCTION OF THE PERMANENT LIBRARY  
WITHIN THE HEARN COMMUNITY HUB PROJECT

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Transportation and Public Works Department that the Council, by resolution: 1) accept a grant award from the California State Library Targeted State Grants for construction of the new permanent library within the Hearn Community Hub project in the amount of \$5,000,000; 2) authorize the Assistant City Manager, or designee, to execute all related documents required for receiving such funds; and 3) authorize the ~~Chief Financial Officer~~City Manager to increase appropriations to account number 17662 by the amount of the grant award.

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EXECUTIVE SUMMARY

City Council approved the acquisition of 976, 980 and 1004 Hearn Avenue for multiple public uses including a Library, Fire Station, Multicultural Community Center, Aquatic Center, Dutton Avenue extension and Colgan Creek Multi-use Path extension (Project). \$10 million has been appropriated towards the Project; however, additional funds are needed to construct the Project. The City received \$2.5 million and expects an additional \$2.5 million from the California State Library Targeted State Grants program applicable towards Project activities that benefit the construction of the library. Staff recommends appropriation of the grant funds to account number 17662 to begin eligible expenditures. This item relates to Council Goal #5 to build and maintain sustainable infrastructure.

BACKGROUND

On January 11, 2022, the City Council approved the acquisition of 976, 980 and 1004 Hearn Avenue, in total approximately 6 acres, for multiple public uses including, but not limited to:

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- Dutton Avenue extension
- Colgan Creek Multi-use Path extension
- Relocation of Fire Station No. 8
- Roseland Library
- Multicultural Community Center
- Aquatic Center

Kitchell CEM, the firm contracted to manage the Project, in collaboration with City staff is currently working with consultants to complete the California Environmental Quality Act (CEQA) process, preliminary architectural and engineering design, and phase 2 of community outreach on the Project.

PRIOR CITY COUNCIL REVIEW

On July 13, December 7 and 21, 2021, in closed session, Council gave direction to staff on price and terms to negotiate the purchase of 976, 980 and 1004 Hearn Avenue.

On January 11, 2022, the City Council, by Resolution No. RES-2022-010, 1) made findings pursuant to State CEQA Guidelines sections 15162 and 15168 that the acquisition of 976, 980 and 1004 Hearn Avenue is within the scope of the previously certified Program EIR for the Roseland Area/Sebastopol Road and Roseland Annexation Projects Specific Plan and that no further environmental review was required at the time; 2) adopted the CEQA checklist; 3) adopted the Relocation Plan; 4) approved the acquisition of the subject properties subject to all contract contingencies and approved the demolition of the structures located thereon; and 5) authorized the Assistant City Manager or designee to execute all documents necessary to complete the acquisitions, subject to approval as to form by the City Attorney.

On February 15, 2022, the City Council, by Resolution No. RES-2022-029, increased appropriations to fund one-time programs using PG&E settlement funds and American Rescue Plan Act (ARPA) funds.

On June 21, 2022, the City Council, by Resolution No. RES-2022-132, approved a Professional Services Agreement with RossDrulisCusenbery Architecture, Inc., of Sonoma California, for the completion of the Hearn Community Hub – Needs Assessment and Collaboration Project.

On July 12, 2022, the City Council, by Resolution No. RES-2022-150, authorized an increase in appropriations by \$10,000,000 using PG&E settlement funds assigned in the General Fund reserves, for the Roseland Library project.

On January 10, 2023, the City Council, by Resolution No. RES-2023-003, approved a Professional Services Agreement with Group 4 Architecture, Research + Planning, Inc. of South San Francisco for preliminary architectural and engineering design; and

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approved the use of Design-Build procurement method as in the best interest of the City and authorized the issuance of a Design-Build Request for Proposals for the Project.

On February 28, 2023, the City Council, by Resolution No. RES-2023-041, approved the Professional Services Agreement with Kitchell CEM, Inc. for technical advisory, project management, construction management and inspection services for the Project.

### ANALYSIS

To date the City Council has authorized a total of \$20 million towards the Project. Of the \$20 million, \$10 million has been allocated from PG&E settlement funds and \$10 million has been allocated from ARPA funds. More funds are needed to construct the Project and staff are continuing to research funding opportunities.

Senator Mike McGuire led an effort to increase funding for the Project, including from the State of California Targeted State Grant program, administered by the State Library. Staff recently received a check for \$2.5 million from the grant program, an additional \$2.5 million has been awarded and will be delivered to the City in two subsequent payments. Grant funds are eligible to be expended on Project activities that benefit the new Library to be constructed as part of the Project. Grant funds must be expended by January 2025; therefore, staff recommends appropriation of the grant funds in order to begin eligible expenditures.

### FISCAL IMPACT

There is no matching requirement for receipt of the grant and approval of this action does not have a fiscal impact on the General Fund. California State Library Targeted State Grant funds will be appropriated to Account No.17662.

### ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) and 15378 in that there is no possibility that the proposed activity may have significant effects on the environment, and no further environmental review is required at this time. Environmental review will be required prior to construction of the Project.

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

### NOTIFICATION

Not applicable.

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ATTACHMENTS

- Resolution

PRESENTER

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