

**PRELIMINARY SANTA ROSA CITY COUNCIL AGENDA AND SUMMARY REPORT  
REGULAR MEETING AND JOINT PUBLIC HEARING WITH REDEVELOPMENT  
AGENCY  
CITY HALL, 100 SANTA ROSA AVENUE  
JUNE 29, 2010**

3:30 P.M. (MAYOR'S CONFERENCE ROOM, ROOM 10)

1. CALL TO ORDER AND ROLL CALL
2. STUDY SESSION -- NONE
3. ANNOUNCEMENT OF CLOSED SESSION ITEM(S) AND ADJOURNMENT TO CLOSED SESSION(S) IN MAYOR'S CONFERENCE ROOM (ROOM 10, CITY HALL)

**PUBLIC COMMENT ON CLOSED SESSION ITEMS**

Prior to adjournment into Closed Session, the public may speak up to three minutes on items to be addressed in Closed Session.

**3.1 CONFERENCE WITH LABOR NEGOTIATORS**

Agency Designated Representatives: Greg Scoles, Deputy City Manager, Fran Elm, Human Resources Director and Chris Sliz, Employee Relations Manager.

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); Santa Rosa City Attorneys' Association (Employee Unit 17), Santa Rosa Management Association (Employee Unit 18).

Unrepresented Executive Management, Middle Management, and Confidential Employees (Employee Units 10, 11 and 12).

**3.2 ADJOURN CLOSED SESSION(S) AND RECONVENE TO OPEN SESSION IN THE COUNCIL CHAMBER**

4:00 P.M. (CITY COUNCIL CHAMBER)

4. ANNOUNCEMENT OF ROLL CALL
5. REPORT, IF ANY, ON STUDY AND CLOSED SESSION(S)

*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.*

6. PROCLAMATIONS/PRESENTATIONS

6.1 PROCLAMATION -- LESBIAN, GAY BISEXUAL AND TRANSGENDER PRIDE DAY

**PUBLIC COMMENTS ON AGENDA ITEMS:** 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.

**PUBLIC COMMENTS ON NON-AGENDA ITEMS:** Comments from the public on non-agenda items will be heard under Agenda Item 12.

7. STAFF BRIEFINGS -- NONE

This time is reserved for City staff to brief 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.

8. APPROVAL OF MINUTES

9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS

10. CONSENT ITEMS

10.1 RESOLUTION -- APPROPRIATIONS - UTILITIES OPERATION AND MAINTENANCE FACILITY

This resolution, recommended by the Utilities and Finance Departments, authorizes the appropriation of \$94,382 from the 1990A Revenue Bond Fund 0627 unappropriated balance available to '8724', Local Wastewater Utilities Operation and Maintenance Facility; and \$95,939 from the 2001B Revenue Bond Fund 0678 unappropriated balance available and \$33,469 from the 2008A Revenue Bond Fund unappropriated balance available 0618 (total of \$129,408) to '7023', Water Utilities Operations and Maintenance Facility.

10.2 RESOLUTION -- NATURE EDUCATION FACILITIES PROGRAM GRANT APPLICATION FOR BAYER NEIGHBORHOOD PARK AND GARDENS

This resolution, recommended by the Recreation, Parks & Community Services Department, authorizes staff to submit an application to the Nature Education Facilities Program (Proposition 84) for development of a facility at Bayer Neighborhood Park and Gardens. The grant program does not require a match and a request not to exceed \$2 million in funding will be made depending on the eligible costs of the project. It is further recommended that if grant funding is awarded and upon approval of the grant contract the

Council directs the Chief Financial Officer to increase project account titled “Bayer Neighborhood Park and Gardens” by the amount of the grant.

## 11. REPORT ITEMS

### 11.1 REPORT -- ANNUAL BOARDS AND COMMISSIONS DIVERSITY REPORT

**BACKGROUND:** Section 11 of the City's Charter requires an annual report on the diversity of the Council appointments to City Boards and Commissions. The Charter further requires that the report be discussed in public session. This is the fourth annual diversity report pursuant to a Charter amendment approved in the November 2004 municipal election.

**RECOMMENDATION:** It is recommended by the City Manager's Office that the Council, by motion, discuss, accept and issue the annual report on the diversity of Council appointments to City Boards and Commissions.

### 11.2 REPORT -- VOTER MEASURE TO EXTEND URBAN GROWTH BOUNDARY ORDINANCE

**BACKGROUND:** In 1990 and 1996, the Council submitted measures to the voters of the City of Santa Rosa restricting changes to the Urban Growth Boundary, the area which will ultimately be annexed and served by the City. These measures were supported by local voters. Interest has been expressed in extending the 1996 measure, which will expire in 2016, to match the timeframe of the 2035 General Plan.

**RECOMMENDATION:** Placing a measure on the November ballot is a matter of Council discretion. Should the Council choose to proceed, a resolution has been prepared for its consideration.

### 11.3 REPORT – SUMMARY OF POLLING ON REVENUE MEASURE

**BACKGROUND:** At its meeting of June 8, 2010 the Council authorized the hiring of a consultant to conduct a poll on revenue measures that might be placed on the November, 2010 ballot for voter consideration. The purpose of the poll was to test the relative voter acceptance of various revenue measures. The consultant has completed the poll and is prepared to summarize the initial results and findings.

**RECOMMENDATION:** It is recommended by the City Manager's Office that the Council receive the summary results of public polling on the issue of revenue measures for consideration on the November, 2010 ballot and give direction to staff whether to place a revenue measure on the ballot.

5:00 P.M.

12. JOINT MEETING AND PUBLIC HEARING WITH THE REDEVELOPMENT AGENCY

12.1 CALL TO ORDER OF JOINT MEETING WITH THE REDEVELOPMENT AGENCY

12.2 ROLL CALL OF THE REDEVELOPMENT AGENCY

12.3 STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS AND REDEVELOPMENT AGENCY MEMBERS

12.4 JOINT PUBLIC HEARING WITH REDEVELOPMENT AGENCY – AT&T SITE DISPOSITION AND DEVELOPMENT AGREEMENT, 520 THIRD STREET

BACKGROUND: The former AT&T building has been vacant for over 15 years. The Redevelopment Agency purchased the site to mitigate physical and economic blighting influences; prevent a speculative purchase and potentially incompatible uses; and to control and plan for the long term use of the building to benefit the downtown area.

Redevelopment of the AT&T site as a mixed-use, infill project meets Redevelopment objectives, Council goals and the Economic Development Strategy because it reduces physical and economic blighting influences; promotes additional cultural, employment, residential and economic activity downtown; helps reduce carbon generation as evidenced by the expectation that the building will achieve LEED Gold status; and provides new jobs and residential units with access to various modes of alternative transportation.

The Disposition and Development Agreement (DDA), which requires approval by both the Agency and Council, provides the terms and conditions under which the Agency will sell the Site to the Developer for the development of the project.

The Project is estimated to generate net revenue to the Agency of approximately \$400,000; net revenue to the City over a 10-year period of approximately \$1.2 million; annual, local private-sector economic activity of about \$68.5 million; and 784 jobs of which 523 are long terms jobs and 261 are construction related jobs.

RECOMMENDATION: It is recommended by the Department of Economic Development and Housing that the Council and Agency, by resolutions, approve the Disposition and Development Agreement with Museum on the Square, LLC, for the sale and redevelopment of the Site, located at 520 Third Street.

12.5 ADJOURN JOINT MEETING WITH AND SPECIAL MEETING THE  
REDEVELOPMENT AGENCY AND RECONVENE TO REGULAR MEETING

13. 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. Each speaker is allowed three minutes. To address the Council you are requested to complete the yellow Speaker's Card and give it to the City Clerk.

14. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION)

15. MAYOR'S/COUNCILMEMBERS' REPORTS

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

17. [IF NEEDED] – ANNOUNCEMENT OF ADDITIONAL CLOSED SESSION  
ITEMS(S), ADJOURNMENT TO CLOSED SESSION(S), RECONVENE TO OPEN  
SESSION, AND ANNOUNCEMENTS, IF ANY

18. ADJOURNMENT OF MEETING

\*Did not appear on the preliminary agenda.

\*\*Quasi-judicial or adjudicative action.



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**Meeting information can also be accessed via the internet at <http://srcity.org>**