



**City Council  
Regular Meeting Minutes - Final**

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Tuesday, December 5, 2023

3:00 PM

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**1. CALL TO ORDER AND ROLL CALL**

Mayor N. Rogers called the meeting to order at 3:00 p.m.

**Present:** 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

No public comments were made.

**Mayor N. Rogers recessed the meeting to closed session at 3:01 p.m. to discuss Items 2.2 and 2.3 as listed on the agenda.**

**2.1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(THIS ITEM HAS BEEN CONTINUED TO THE DECEMBER 12, 2023  
REGULAR MEETING.)**

(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)

Name of Case: Bay Cities Paving & Grading, Inc. v. City of Santa Rosa  
Sonoma County Superior Court Case No. SCV-265333

**This item was continued to the December 12, 2023 regular meeting.**

**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

**This item was received and filed.**

**2.3 CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
(Government Code Section 54956.8)**

Property: a portion of 1215 Sebastopol Rd, Santa Rosa, CA APN  
125-091-036

Agency Negotiator: Jill Scott, Real Property Negotiator  
Negotiating Parties: Skikos Properties, LLC

Under Negotiations: Price and terms for lease

**This item was received and filed.**

**Mayor N. Rogers adjourned closed session at 3:33 p.m. and reconvened to regular session at 4:00 p.m.**

**Present:** 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

**3. STUDY SESSION - NONE.**

**4. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)**

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

Teresa Stricker, City Attorney, reported Item 2.1 was continued to the December 12, 2023 regular meeting as noted on the agenda. Items 2.2 and 2.3 proceeded in closed session with no reportable action.

**PUBLIC COMMENT**

Duane Dewitt spoke regarding the property location for Item 2.3.

**6. PROCLAMATIONS/PRESENTATIONS**

**6.1 PROCLAMATION - EDDIE CURIEL RETIREMENT**

**Attachments:** [Proclamation](#)

Council Member MacDonald read the proclamation and presented it to Eddie Curiel, Streets Crew Supervisor for City of Santa Rosa.

Eddie Curiel thanked everyone for their support.

**PUBLIC COMMENT**

Jason Nutt spoke on Eddie's training and mentorship to many within the organization and expressed appreciation for 49 years of service.

**7. STAFF BRIEFINGS**

**7.1 COMMUNITY EMPOWERMENT PLAN UPDATE**

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

Lon Peterson, Director of Communications and Intergovernmental Relations, announced the Santa Rosa Police Department is holding a toy drive through the end of December to benefit the United Women's Group. New, unwrapped toys for all ages to be delivered to the Police Department lobby by December 31 with the toys to be delivered at target distribution events in January. In addition, the position of Community Engagement Manager is currently being filled.

**PUBLIC COMMENT**

Duane Dewitt spoke on the community engagement position and authentic community engagement.

**This item was received and filed.**

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

Maraskeshia Smith, City Manager, shared the 21st Annual Natural Arts Program Exhibition and Competition has announced a call to artists. There is no fee to enter and cash awards totaling \$3,450 will be awarded. The registration deadline is January 25, 2024 and the exhibition will run at the Finley Community Center from February 5 through April 19, 2024. Information for this event is available at [srcity.org](http://srcity.org), Call For Artists.

No public comments were made.

**9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS**

No statements of abstention were made.

**10. MAYOR'S/COUNCIL MEMBERS' REPORTS**

Council Member MacDonald reported on a Comcast program for free or reduced internet for community members that qualify with information available on the Comcast website.

No public comments were made.

**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 Sonoma County Continuum of Care (CoC)**

**10.1.10 Renewal Enterprise District (RED)**

**10.1.11 Public Safety Subcommittee**

**10.1.12 Other**

**11. APPROVAL OF MINUTES - NONE.**

**12. CONSENT ITEMS**

- 12.1** RESOLUTION - RATIFICATION OF PURCHASE ORDER 170391 FOR 8 FORD F 350 TRUCK CAB AND CHASSIS TO 72 HOUR LLC, DBA NATIONAL AUTO FLEET GROUP UNDER SOURCEWELL COOPERATIVE CONTRACT NUMBER 091521-NAF

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, ratify the

issuance of Purchase Order 170391 utilizing cooperative purchasing through Sourcewell Cooperative Contract Number 091521-NAF for the purchase of eight (8) 2023 Ford F-350 Super Duty Cab and Chassis to 72 Hour LLC, dba National Auto Fleet Group, Watsonville, California for a total amount not to exceed \$432,967.73, as replacement vehicles for existing fleet vehicles used in various maintenance departments. No City General Fund money is included in this project.

Attachments:    [Staff Report](#)  
                          [Resolution](#)  
                          [Exhibit A - Vendor Quote](#)

No public comments were made.

**A motion was made by Vice Mayor Stapp, seconded by Council Member MacDonald, to waive reading of the text and adopt:**

**RESOLUTION NO. RES-2023-193 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA RATIFYING PURCHASE ORDER 170391 FOR 8 FORD F-350 TRUCK CAB AND CHASSIS TO 72 HOUR LLC, DBA NATIONAL AUTO FLEET GROUP, THE SOURCEWELL COOPERATIVE CONTRACT NUMBER 091521-NAF IN AN AMOUNT NOT TO EXCEED \$432,967.73**

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

**Yes:** 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

**The time not being 5:00 p.m. Mayor N. Rogers took Item 14.1 before Item 13.**

## **14. REPORT ITEMS**

### **14.1       REPORT - BAY AREA HOUSING FINANCE AUTHORITY (BAHFA) AND 2024 REGIONAL AFFORDABLE HOUSING BOND**

BACKGROUND: This report item will provide an overview of the Bay Area Housing Finance Authority (BAHFA) and its preparation of a \$10-20 billion Regional General Obligation Affordable Housing Bond for the November 2024 election. Should the regional housing bond pass, the City of Santa Rosa (City) will potentially receive an appropriation ranging between \$121 million - \$242 million, to be allocated by the City Council (Council). To accept any bond proceeds, an Expenditure Plan

that complies with regulations established by BAHFA, to include minimum investment targets and a plan for the flexible funding portion, must be adopted by Council no later than 2025.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council: 1) receive information about the Bay Area Housing Finance Authority and the 2024 Regional Affordable Housing Bond; and 2) by motion, direct staff to conduct outreach and develop an Expenditure Plan outlining the use of bond proceeds, returning to the City Council at a later date for adoption.

Attachments: [Staff Report Presentation](#)  
[Late Correspondence \(Uploaded 12-05-2023\)](#)

Megan Basinger, Director of Housing and Community Services, and Nicole Del Fiorentino, Housing and Community Services Manager, presented and answered questions from Council.

## PUBLIC COMMENT

Duane Dewitt, Sonoma County Housing Advocacy Group, spoke in favor of the bond and emphasized the need for affordable rental residential housing and serving those most in need.

Thomas Els, civil environmental engineer, spoke regarding preserving and producing affordable rental housing.

Cal Mason of Generation Housing spoke in favor of the bond and requesting the item return to Council with a resolution.

**A motion was made by Council Member Fleming, seconded by Council Member Okrepkie to 1) receive information about the Bay Area Finance Authority and the 2024 Regional Affordable Housing Bond; and 2) direct staff to conduct outreach and develop an Expenditure Plan outlining the use of bond proceeds, returning to the City Council at a later date for adoption.**

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

**Yes:** 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

**The time now being past 5:00 p.m., Mayor N. Rogers called Item 13.**

### **13. PUBLIC COMMENT ON NON-AGENDA MATTERS**

#### **PUBLIC COMMENT**

Thomas Els spoke on an overcrossing at the Hearn Avenue area near Yolanda Avenue.

Duane Dewitt spoke regarding placing solar powered or portable speed limit signs on Hearn Avenue.

### **15. PUBLIC HEARINGS**

#### **15.1 PUBLIC HEARING - PETITION TO EXPAND THE DOWNTOWN RESIDENTIAL PERMIT PARKING ZONE TO INCLUDE THE 300 BLOCK OF LINCOLN STREET SITUATED BETWEEN WASHINGTON STREET AND MORGAN STREET**

**BACKGROUND:** Santa Rosa City Code 11-44.050 establishes that neighborhoods impacted by non-resident parking may submit a petition to the City Council to have their area added to the Residential Permit Parking Program ("Program"). Residents of the 300 block of Lincoln Street have submitted a petition to be included in the Program. The Program was established to provide on-street parking relief in the form of time limited parking in neighborhoods being impacted by a high volume of non-resident parkers who are attracted to that area, such as Santa Rosa Junior College, the Fairgrounds, Memorial Hospital, and the periphery of downtown Santa Rosa. Residential units within the designated permit area are eligible for permits which exempt them from the posted on-street time limits.

**RECOMMENDATION:** It is recommended by the Finance Department that the Council, by resolution, approve the petition to expand the Downtown Residential Permit Parking Zone to include the 300 block of Lincoln Street between Washington Street and Morgan Street.

**Attachments:**    [Staff Report](#)  
                          [Resolution](#)  
                          [Exhibit A - Agreement](#)  
                          [Public Hearing Notice](#)  
                          [Presentation](#)

Chad Hedge, Parking Manager, and Tania Cordova, Administrative Analyst, presented and answered questions from Council.

**Mayor N. Rogers opened the public hearing at 5:14 p.m.**

**PUBLIC COMMENT**

Andy Graham, a resident near this zone, spoke in favor with the exception of the requirement that residents are required to purchase permits to park near their homes.

**Mayor N. Rogers closed the public hearing at 5:17 p.m.**

**A motion was made by Council Member C. Rogers, seconded by Council Member MacDonald, to waive reading of the text and adopt:**

**RESOLUTION NO. RES-2023-194 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXPANDING THE DOWNTOWN RESIDENTIAL PERMIT PARKING ZONE TO INCLUDE THE 300 BLOCK OF LINCOLN STREET SITUATED BETWEEN WASHINGTON STREET AND MORGAN STREET WITHIN THE DOWNTOWN RESIDENTIAL PERMIT PARKING ZONE**

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

**Yes:** 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

**15.2 PUBLIC HEARING - ADOPTION OF REVISED ANIMAL SERVICES FEES**

**BACKGROUND:** Sonoma County Animal Services (SCAS) is proposing several fee increases to help recover some of the costs of services delivered to residents in the jurisdictions served.

**RECOMMENDATION:** It is recommended by the City Manager's Office



and Sonoma County Animal Services that the Council, by resolution, approve and adopt the Sonoma County Animal Services revised fees effective as of December 6, 2023.

**Attachments:**    [Staff Report](#)  
                          [Attachment 1 - Fee Study Report](#)  
                          [Resolution](#)  
                          [Exhibit A](#)  
                          [Presentation](#)  
                          [Public Hearing Notice](#)

Jason Nutt, Assistant City Manager, along with Brian Whipple and Michelle Renee from Sonoma County Animal Services, presented and answered questions from Council.

**Mayor N. Rogers opened the public hearing at 5:29 p.m.**

No public comments were made.

**Mayor N. Rogers closed the public hearing at 5:30 p.m.**

**A motion was made by Council Member Alvarez, seconded by Council Member C. Rogers, to waive reading of the text and adopt:**

**RESOLUTION NO. RES-2023-195 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AND ADOPTING THE SONOMA COUNTY ANIMAL SERVICES REVISED FEES**

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

**Yes:** 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

## **14. REPORT ITEMS**

### **14.2       REPORT - INTRODUCTION OF ORDINANCE ADDING CHAPTER 9-30 TO THE SANTA ROSA CITY CODE PERTAINING TO HAZARDOUS VEGETATION AND FUELS MANAGEMENT**

**BACKGROUND:** On August 25, 2020, the Council of the City of Santa Rosa approved the CWPP, Local Hazard Mitigation Plan Wildfire Annex, by resolution. Objectives of the CWPP includes the need to improve enforcement of defensible space standards, treating vegetation

to reduce wildfire risk and improving evacuation routes. These objectives can reduce the risk of loss and damage from wildfire. The greatest responsibility for the protection of improvements in the community rests not with the City but with the individual property-owner through the development of adequate defensible space and reducing hazardous fuels.

**RECOMMENDATION:** It is recommended by the Fire Department that Council introduce an Ordinance adding Chapter 9-30 to the Santa Rosa City Code pertaining to Hazardous Vegetation and Fuels Management that would require property owners to maintain defensible space throughout the entire Wildland Urban Interface Fire Area, remove dead trees, hazardous vegetation and limit certain mulch under specific conditions.

**Attachments:** [Staff Report](#)  
[Ordinance](#)  
[Presentation](#)

Paul Lowenthal, Division Chief-Fire Marshal, and Adam Abel, Assistant City Attorney, presented and answered questions from Council.

## PUBLIC COMMENT

Duane Dewitt spoke requesting the ordinance apply throughout city limits which may have overgrown underbrush and shrubs, and that the city be proactive in clearing hazardous areas.

**A motion was made by Council Member Okrepkie, seconded by Council Member MacDonald, to waive reading of the text and introduce:**

### **ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADDING CHAPTER 9-30 TO TITLE 9 HEALTH AND SAFETY OF THE SANTA ROSA CITY CODE PERTAINING TO HAZARDOUS VEGETATION AND FUELS MANAGEMENT**

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

**Yes:** 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

**14.3** REPORT - ACCEPTANCE OF FY 2022-23 MEASURE O ANNUAL REPORT, OVERSIGHT BOARD NAME CHANGE AND AMENDMENT TO THE IMPLEMENTATION PLAN

BACKGROUND: Ordinance 3680 added Chapter 3-26 to the Santa Rosa City Code establishing a special transaction and use tax. The special tax measure, known as Measure O, increased sales tax by a quarter percent to fund specific Police, Fire, and Gang Prevention/Intervention programs, as set forth in the Ordinance. The Ordinance also established a seven-member Citizen Oversight Committee, with members appointed by the City Council, to annually review expenditures and appropriations of the tax revenues to ensure that all such revenues are spent, or appropriated, for the purposes and uses set forth in the Ordinance. Each year, an Annual Report is prepared by City staff, reviewed by the Citizen Oversight Committee, and presented to the City Council reporting on expenditures and activities during the past fiscal year. On November 8, 2022, voters approved Measure H to extend the special tax revenue until March 31, 2045. This year, staff and the Measure O Citizen Oversight Committee also recommend that Council take action to change the name of the Measure O Citizen Oversight Committee without changing the Committee's duties and amend the format of the Implementation Plan for all programs to be an annual plan rather than a multi-year plan. The Committee proposed to amend the name to the Public Safety and Prevention Tax Citizen's Oversight Committee (formerly Measure O COC), or "PSAP COC." The City Council must approve the name change.

RECOMMENDATION: It is recommended by the Finance, Fire, and Police departments, the Violence Prevention Partnership Program, and the Measure O Citizens Oversight Committee that the Council: 1) by motion, accept the Measure O Annual Report for FY 2022-23 and change the name of the "Measure O Citizen Oversight Committee" to the "Public Safety and Prevention Tax Citizen's Oversight Committee"; and 2) by resolution, amend the format of the Implementation Plan for all programs to be an annual plan rather than a multi-year plan.

**Attachments:** [Staff Report](#)  
[Attachment 1 - FY 2022-23 Annual Report](#)  
[Resolution](#)  
[Exhibit A - Implementation Plan Update](#)  
[Presentation](#)

Veronica Conner, Budget and Financial Analysis Manager, presented information to Council regarding the name change and implementation plan.

John Cregan, Chief of Police, and Pam Lorence, Administrative Services Officer, presented and answered questions from Council regarding the Police Department.

Jeff Tibbetts, Deputy Director Recreation, Jason Parrish, Administrative Services Officer, Joanna Moore, Recreation Supervisor with Neighborhood Services, and Danielle Garduno, Violence Prevention Partnership Manager, presented and answered questions from Council regarding violence prevention, neighborhood services and Violence Prevention Partnership.

Scott Westrope, Fire Chief, and Sara Roberts, Administrative Analyst, presented and answered questions from Council regarding the Fire Department.

#### PUBLIC COMMENT

Duane Dewitt spoke on a three way funding split with equal funding to youth efforts and the Violence Prevention Partnership.

**A motion was made by Council Member Okrepkie, seconded by Vice Mayor Stapp, to waive reading of the text and adopt as amended:**

**RESOLUTION NO. RES-2023-196 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING THE IMPLEMENTATION PLAN FOR MEASURE O FOR TRANSACTION AND USE TAX**

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

**Yes:** 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

**A motion was made by Council Member Okrepkie, seconded by Vice Mayor Stapp, to accept the Measure O Annual Report for FY 2022-23 and change the name of the "Measure O Citizen Oversight Committee" to the "Public Safety and Prevention Tax Citizens' Oversight Committee."**

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

**Yes:** 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

## **16. WRITTEN COMMUNICATIONS - NONE.**

## **17. PUBLIC COMMENTS ON NON-AGENDA MATTERS**

No public comment.

## **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**

Mayor N. Rogers wished happy birthday to community volunteer Charlene Greiner and adjourned the meeting at 6:46 pm. The next regularly scheduled meeting will be held on December 12, 2023, at a time to be set by the Mayor.

## **20. UPCOMING MEETINGS**

### **20.1 UPCOMING MEETINGS LIST**

**Attachments:** [Upcoming Meetings List](#)

**This item was received and filed.**

**Approved on: December 12, 2023**  
**/s/ Rhonda Bolla, Deputy City Clerk**