



**City Council
Regular Meeting Minutes - Final**

Tuesday, November 18, 2025

2:00 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Stapp called the meeting to order at approximately 2:30 p.m.

Present: 6 - Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Vice Mayor Jeff Okrepkie, and Council Member Natalie Rogers

Absent: 1 - Council Member Dianna MacDonald

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

PUBLIC COMMENTS:

Duane De Witt spoke on Item 3.2 and recommended the harassment prevention policy is upheld but with balance in the event of a settlement on expensive claims, and Item 3.4 regarding the original purchase of this building.

Mayor Stapp recessed the meeting to closed session at approximately 2:36 p.m. to discuss Items 3.1 through 3.4 as listed on the agenda with clarification that on Item 3.4 the Agency Negotiator will be Jill Scott as announced by Teresa Stricker, City Attorney.

3.1 CONFERENCE WITH LEGAL COUNSEL - SIGNIFICANT EXPOSURE TO LITIGATION

Government Code § 54956.9, subdivision (d)(2) and (e)(1)): 3 potential cases.

This item was received and filed.

3.2 CONFERENCE WITH LEGAL COUNSEL - SIGNIFICANT EXPOSURE TO LITIGATION

Government Code § 54956.9, subdivision (d)(2) and (e)(2)): 2 potential

cases.

The City is in receipt of information concerning a confidential personnel complaint concerning alleged violations of the City's Harassment, Discrimination, Retaliation Prohibition and Prevention Policy that might result in litigation against the City and is known to potential plaintiffs.

This item was received and filed.

3.3 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)

Name of Case: David Pelayo, et al. v. Utility Partners of America, LLC, et al.

Sonoma County Superior Court Case No. SCV-264530

This item was received and filed.

3.4 CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Government Code Section 54956.8)

Property: 655 1st Street, Santa Rosa, CA 95404 APN 009-073-018

Agency Negotiators: Stephanie Valkovic, Real Property Negotiator

Negotiating Parties: KLF, LLC

Under Negotiations: Price and terms of payment

This item was received and filed.

Mayor Stapp adjourned closed session at approximately 4:25 p.m. and reconvened to the regular session at approximately 4:31 p.m.

4. STUDY SESSION - NONE.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

Present: 6 - Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Vice Mayor Jeff Okrepkie, and Council Member Natalie Rogers

Absent: 1 - Council Member Dianna MacDonald

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

City Attorney Stricker reported that with six affirmative votes and Council Member MacDonald absent, Council authorized the City Attorney to defend an appeal by UPA from a \$660,000 judgement in

favor of the City, and to seek appellant review of the trial courts order denying the City's motion for cost of proof of sanctions in the case of Pelayo v. Utility Partners of America, LLC.

7. PROCLAMATIONS/PRESENTATIONS

7.1 PROCLAMATION - FAMILY COURT AWARENESS MONTH

Attachments: [Proclamation](#)

Council Member Rogers read and presented the proclamation to Emily Stiffler, Domestic Violence Survivor and Family Court Reform Advocate.

Emily Stiffler provided a brief comment regarding the proclamation and family court reform.

PUBLIC COMMENTS:

Renee Blair spoke in support of the proclamation, experiences with the family court system, and Piqui's Law 2024.

Anonymous spoke in support of the proclamation and family court reform.

Esaia Gonzalez spoke in support of the proclamation and family court reform.

Joan Collins, victim advocate, spoke in support of the proclamation, Piqui's Law, reunification camps, and family court reform.

Janice Karrman spoke on her involvement and problems with the courts system.

8. STAFF BRIEFINGS - NONE.

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

Maraskeshia Smith, City Manager, reported that the City Manager's Office is hosting a citywide food drive across city offices November 13 through December 18 to support Redwood Empire Food Bank.

Collection barrels will be at City Hall, City Hall Annex, Finley Center, Person Senior Center, Ridgway Swim Center and Municipal Services Center South.

9.1 REPORT OF SETTLEMENTS AND ACTIVE LITIGATION

The City Attorney will report on all settlements authorized by Council in closed session that were finalized in October 2025, which includes but may not be limited to all settlements requiring the City to pay more than \$50,000. The City Attorney will also provide a summary of pending litigation against the City.

Attachments: [Litigation Report](#)

City Attorney Stricker reported there were no settlements over \$50,000 which were previously authorized by Council in the Month of October. The caseload remains constant with 32 litigation matters, with trial dates assigned to approximately one-third of those matters.

No public comments were made.

This item was received and filed.

10. STATEMENTS OF ABSTENTION/RECUSAL BY COUNCIL MEMBERS

Council Member Bañuelos announced recusal on Item 16.4 in an abundance of caution due to the proximity of her residence to the project.

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

Council Member Okrepkie provided a brief report on participation in the Tunnels to Towers run on November 8th in downtown Santa Rosa, benefiting firefighters, police officers, veterans, and their families.

Vice Mayor Alvarez reported on the groundbreaking at the Hub on November 14th.

Council Member Fleming provided a brief report on attendance at the grand opening of Fire Station 5, and upcoming attendance at an MTC meeting.

Council Member Bañuelos attended the arrival of Santa to the Santa Rosa Plaza.

Mayor Stapp provided a brief report on the Sonoma County Mayor's and Council Members meeting where they discussed food insecurity in Sonoma County communities, and on the THREADS meeting on behavioral health and homelessness.

No public comments were made.

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

11.1.1 Council Subcommittee Reports

Mayor Stapp provided a brief report a recent Long Term and Financial Policy and Audit Subcommittee meeting.

11.1.2 Sonoma County Transportation and Climate Authorities (SCTCA)

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

11.1.4 Association of Bay Area Governments (ABAG)

11.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee

11.1.6 Sonoma Clean Power Authority (SCPA)

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

11.1.8 Groundwater Sustainability Agency (GSA)

11.1.9 Sonoma County Homeless Coalition

11.1.10 Renewal Enterprise District (RED)

11.1.11 Public Safety Subcommittee

11.1.12 Other

12. APPROVAL OF MINUTES

No public comments were made.

12.1 November 4, 2025, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

Approved as submitted.

12.2 November 4, 2025, Special Meeting Minutes.

Attachments: [Draft Minutes](#)

Approved as submitted.

13. CONSENT ITEMS

PUBLIC COMMENTS:

Duane De Witt asked questions on Item 13.4 and provided suggestions on 13.7.

Approval of the Consent Agenda

A motion was made by Vice Mayor Alvarez, seconded by Council Member Rogers, to adopt Consent Items 13.1 through 13.8. The motion carried by the following vote:

Yes: 6 - Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Vice Mayor Jeff Okrepkie, and Council Member Natalie Rogers

Absent: 1 - Council Member Dianna MacDonald

13.1 MOTION - INSTALLATION OF A FIRE MEMORIAL AT NAGASAWA COMMUNITY PARK AT FOUNTAIN GROVE IN PARTNERSHIP WITH THE COUNTY OF SONOMA

RECOMMENDATION: The City Manager's Office recommends that the Council, by motion, approve a Revocable License Agreement for the installation of the Sonoma County Fire Memorial at Nagasawa Community Park at Fountaingrove in partnership with the County of Sonoma and authorize the City Manager or designee to execute all necessary agreements with the County to facilitate the project. This item has no impact on current fiscal year budget.

Attachments: [Staff Report](#)
[Attachment 1 - Sonoma County Fire Memorial Plan](#)
[Attachment 2 - Fire Memorial Community Engagement Framework](#)
[Attachment 3 - Revocable License Agreement](#)
[Attachment 4 - Park Diagram](#)

This Consent - Motion was approved.

13.2 MOTION - APPROVAL OF SIXTH AMENDMENT TO BLANKET PURCHASE ORDER 162712A WITH MES SERVICE COMPANY, LLC

RECOMMENDATION: The Fire and Finance Departments recommend that the Council, by motion, approve the Sixth Amendment to Blanket Purchase Order Number 162712A with MES Service Company, LLC, San Diego, California, to increase compensation in the amount of \$116,116.38, for a total amount not to exceed \$1,095,116.38, and authorize the Purchasing Agent to execute the changes to the Blanket Purchase Order. This item has no impact on current fiscal year budget.

Attachments: [Staff Report](#)

This Consent - Motion was approved

13.3 MOTION - APPROVAL OF FIRST AMENDMENT TO BLANKET PURCHASE ORDER 170786 WITH FIRST ALARM

RECOMMENDATION: The Finance Department recommends that the Council, by motion, approve the First Amendment to Blanket Purchase Order (BPO) Number 170786 with First Alarm, Aptos, California to extend the term one year and increase compensation in the amount of \$67,697.48, for a total BPO amount not to exceed \$166,697.48 and authorize the Purchasing Agent to make non-substantive changes to the BPO, and execute the First Amendment. This item has no impact on current fiscal year budget.

Attachments: [Staff Report](#)

This Consent - Motion was approved.

13.4 MOTION - CITY OF SANTA ROSA AND OAKMONT VILLAGE ASSOCIATION THIRD AMENDMENT FOR CITYBUS ROUTE 16

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by motion, approve the Third Amendment to General Services Agreement Number F002635 with

Oakmont Village Association, Santa Rosa, CA for the provision of deviated fixed-route bus service for the Oakmont community in the amount of \$106,062 for a total contract not to exceed \$464,432, and authorize the City Manager to make non-substantive changes to the Amendment, subject to approval by the City Attorney, and execute the Amendment. This item has no impact on current fiscal year budget

Attachments: [Staff Report](#)
[Attachment 1 - Third Amendment](#)

This Consent - Motion was approved.

13.5 RESOLUTION - APPROVAL OF ADDITION OF NON STOP TOWING, INC. TO THE CITY OF SANTA ROSA'S TOW VENDOR FRANCHISEE LIST FOR POLICE GENERATED TOW OPERATIONS

RECOMMENDATION: The Santa Rosa Police Department recommends that the Council, by resolution: 1) approve the Franchise Agreement for vehicle tow services between the City of Santa Rosa, acting by and through the Santa Rosa Police Department and Non Stop Towing, Inc., Petaluma, California; and 2) authorize the City Manager, or designee, to make non-substantive changes to the Agreement, subject to approval by the City Attorney, and execute the Agreement. This item has no impact on current fiscal year budget.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - Tow Vendor List](#)
[Exhibit B - Franchise Agreement for Vehicle Tow Services](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2025-182 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA TO APPROVE THE ADDITION OF NON STOP TOWING, INC., TO THE CITY OF SANTA ROSA'S TOW VENDOR FRANCHISEE LIST FOR POLICE GENERATED TOW OPERATIONS

13.6 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLES 18, 19, 20, AND 21 OF THE MUNICIPAL CODE TO IMPLEMENT THE GENERAL PLAN 2050 AND ADD MISSING MIDDLE HOUSING REGULATIONS - FILE NUMBER PLN25-0393

RECOMMENDATION: The Planning Commission and the Planning and Economic Development Department recommend that the Council

approve the second reading and adopt an ordinance to amend Municipal Code Titles 18, 19, 20, and 21 to implement the General Plan 2025. This ordinance, introduced at the November 4, 2025, Regular Meeting, passed by a 6-0-1-0 vote (Alvarez absent).

Attachments: [Ordinance](#)

This Consent - Ordinance was adopted on second reading.

ORDINANCE NO. ORD-2025-014 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLES 18, 19, 20, AND 21 OF THE MUNICIPAL CODE TO IMPLEMENT THE GENERAL PLAN 2050 AND ADD MISSING MIDDLE HOUSING REGULATIONS - FILE NUMBER PLN25-0393

- 13.7 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REZONING 2,089 PROPERTIES TO IMPLEMENT THE EXISTING GENERAL PLAN LAND USE DESIGNATION - FILE NUMBER PLN25-0393

RECOMMENDATION: The Planning Commission and Planning and Economic Development Department recommend that the Council approve the second reading and adopt an ordinance to rezone 2,089 properties to implement the existing General Plan land use designation. This ordinance, introduced at the November 4, 2025, Regular Meeting, passed by a 6-0-1-0 vote (Alvarez absent).

Attachments: [Ordinance](#)

This Consent - Ordinance was adopted on second reading.

ORDINANCE NO. ORD-2025-015 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REZONING 2,089 PROPERTIES TO IMPLEMENT THE EXISTING GENERAL PLAN LAND USE DESIGNATION - FILE NUMBER PLN25-0393

- 13.8 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REZONING 1,843 PROPERTIES TO ADD THE MISSING MIDDLE HOUSING COMBINING DISTRICT - FILE NUMBER PLN25-0393

RECOMMENDATION: The Planning Commission and the Planning and Economic Development Department recommend that the Council approve the second reading and adopt an ordinance to rezone 1,843

properties to add the Missing Middle Housing Combining District. This ordinance, introduced at the November 4, 2025, Regular Meeting, passed by a 6-0-1-0 vote (Alvarez absent).

Attachments: [Ordinance - Redlines from 11-4-2025 Meeting](#)
[Ordinance Final](#)

This Consent - Ordinance was adopted on second reading.

ORDINANCE NO. ORD-2025-016 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REZONING 1,843 PROPERTIES TO ADD THE MISSING MIDDLE HOUSING COMBINING DISTRICT - FILE NUMBER PLN25-0393

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

Janice Karrman spoke on hard copies of agenda attachments and the volume of pages of this meeting's agenda packet.

Duane De Witt spoke on the Veteran's Day celebration on November 11 at City Hall and suggested that Roseland Creek Community Park should be renamed Pomo Park and Preserve.

Alan Cook spoke regarding a positive experience with the Santa Rosa Fire Department transport services to the public, and concerns about the Police Department not reporting to Council on Aging regarding patient status.

Chris Guenther, Bikeable Santa Rosa, thanked Council regarding the recent pavement maintain and striping on West College and Dutton Avenues, increasing efforts on bicycle safety across the city, and the Police Department's efforts on increased communication on enforcement and education on bicycle and pedestrian safety issues.

Mayor Stapp moved to Item 16.1.

16. PUBLIC HEARINGS

16.1 PUBLIC HEARING - 2025 CALIFORNIA FIRE AND WILDLAND-URBAN INTERFACE CODE ADOPTION WITH LOCAL AMENDMENTS

BACKGROUND: Every three years the State of California updates the

California Code of Regulations, Title 24 (CCR-T24) including the California Fire Code and the new California Wildland-Urban Interface Code. Such model codes with State amendments and California specific codes go into effect in every City and County in the State of California 180 days after publication. The new California codes were published on July 1, 2025 and will take effect on January 1, 2026. The Fire Department is requesting adoption of the 2025 California Fire Code and the 2025 California Wildland-Urban Interface Code with local amendments and administrative changes.

RECOMMENDATION: The Fire Department recommends that the Council: 1) adopt an ordinance by reference the 2025 edition of the California Fire Code as adopted and amended by the State of California, and further amended based on local condition, repeal existing sections not applicable to new codes and modify Chapter 18-44 of the Santa Rosa City Code to reflect the new model code; 2) adopt an ordinance by reference the 2025 California Wildland Urban Interface code, as adopted and amended by the State of California, and further amended based on local condition, added as Chapter 18-46 to the Santa Rosa City Code to reflect the new model code. This item has no impact on current fiscal year budget. Ordinance entitled: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REPEALING CHAPTER 18-44 OF THE EXISTING SANTA ROSA CITY CODE AND ADDING A NEW CHAPTER 18-44 ADOPTING BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2022 EDITION OF THE CALIFORNIA FIRE CODE and Ordinance entitled: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADDING A NEW CHAPTER 18-46 ADOPTING BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2025 EDITION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE.

- Attachments:** [Staff Report](#)
[Ordinance 1 - Fire Code](#)
[Ordinance 2 - WUI](#)
[Ordinance 2 - WUI \(Redline Changes\)](#)
[Ordinance 2 - WUI \(Final\)](#)
[Public Hearing Notice](#)
[Presentation](#)

Mike Johnson, Assistant Fire Marshal, presented and answered questions from Council.

Mayor Stapp opened the public hearing at 5:17 p.m. and hearing no public comments closed the public hearing at 5:17 p.m.

A motion was made by Council Member Okrepkie, seconded by Vice Mayor Alvarez, to adopt 1) ordinance by reference the 2025 edition of the California Fire Code as adopted and amended by the State of California, and further amended based on local condition, repeal existing sections not applicable to new codes and modify Chapter 18-44 of the Santa Rosa City Code to reflect the new model code; and 2) adopt an ordinance by reference the 2025 California Wildland Urban Interface code, as adopted and amended by the State of California, and further amended based on local condition, added as Chapter 18-46 to the Santa Rosa City Code to reflect the new model code.

ORDINANCE NO. ORD-2025-017 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REPEALING CHAPTER 18-44 OF THE EXISTING SANTA ROSA CITY CODE AND ADDING A NEW CHAPTER 18-44 ADOPTING BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2022 EDITION OF THE CALIFORNIA FIRE CODE

ORDINANCE NO. ORD-2025-018 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADDING A NEW CHAPTER 18-46 ADOPTING BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2025 EDITION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE

The motion carried by the following vote:

Yes: 6 - Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Vice Mayor Jeff Okrepkie, and Council Member Natalie Rogers

Absent: 1 - Council Member Dianna MacDonald

16.2 PUBLIC HEARING - ORDINANCE INTRODUCTION - ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PROPERTY LOCATED AT 2299 BRUSH CREEK ROAD TO THE RURAL RESIDENTIAL (RR-20) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 182-030-031 - FILE NUMBER ANX24-001

BACKGROUND: The applicant proposes to prezone the parcel located at 2299 Brush Creek Road for annexation. The purpose of the annexation is to connect to City sewer and water services for the future construction of an accessory dwelling unit. The parcel is currently

developed with a single-family dwelling. The parcel is proposed to be rezoned to the RR-20 (Rural Residential) zoning district, consistent with the General Plan land use designation of very low-density residential.

RECOMMENDATION: The Planning Commission and Planning and Economic Development Department recommend that the Council introduce an ordinance to prezone the property located at 2299 Brush Creek Road to the RR-20 (Rural Residential) zoning district, consistent with the Very Low Density Residential General Plan land use designation. This item has no impact on current fiscal year budget.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Neighborhood Context Map](#)
[Attachment 4 - Annexation Map](#)
[Attachment 5 - Assessor's Parcel Map](#)
[Attachment 6 - Public Comments](#)
[Attachment 7 - Planning Commission Resolution, August 14, 2025](#)
[Ordinance](#)
[Presentation](#)

Sachnoor Bisla, City Planner, presented and answered questions from Council.

Mayor Stapp opened the public hearing at 5:23 p.m.

Mark Kirby stated that he does not want to be annexed into the City and expressed parking concerns if ADU's are allowed.

Mayor Stapp closed the public hearing at 5:26 p.m.

A motion was made by Council Member Fleming, seconded by Council Member Okrepkie, to introduce on first reading as presented by staff:

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PROPERTY LOCATED AT 2299 BRUSH CREEK ROAD TO THE RURAL RESIDENTIAL (RR-20) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 182-030-031 - FILE NUMBER ANX24-001

The motion carried by the following vote:

Yes: 6 - Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Vice Mayor Jeff Okrepkie, and Council Member Natalie Rogers

Absent: 1 - Council Member Dianna MacDonald

****16.3** PUBLIC HEARING - APPEAL OF CITY ENGINEER'S DENIAL OF VARIANCE ENGV25-018: RELIEF FROM PUBLIC IMPROVEMENT REQUIREMENTS

BACKGROUND: The appellant has submitted a Variance application for relief from public improvement requirements, including the construction of roadway pavement, curb and gutter, sidewalk, and a driveway apron as well as the undergrounding of overhead distribution lines. The application, submitted on June 19, 2025, was partially denied by the City Engineer on August 12, 2025, allowing overhead lines to remain, but requiring the construction of roadway pavement, curb and gutter, sidewalk, and a driveway apron. On August 25, 2025, the appellant submitted the subject appeal application, appealing the City Engineer's decision.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Council, by resolution, deny the appeal and uphold the City Engineer's determination to deny a variance for relief from public improvement requirements for the Pham Assisted Living project. This item has no impact on current fiscal year budget.

Attachments: [Staff Report](#)
[Attachment 1 - Variance Application](#)
[Attachment 2 - Staff Recommendation to City Engineer](#)
[Attachment 3 - Variance Partial Denial by City Engineer](#)
[Attachment 4 - Public Improvement Exhibit](#)
[Attachment 5 - Appeal](#)
[Draft Resolution of Approval](#)
[Draft Resolution of Denial](#)
[Public Hearing Notice](#)
[Presentation](#)
[Late Correspondence \(Uploaded 11-19-2025\)](#)

Council Member MacDonald joined the meeting at 5:31 p.m. via Zoom and stated participation under the AB 2449 "Just Cause" provisions due to a contagious illness, stated participation with both audio and video turned on throughout the meeting, and that no one over the age of 18 is present at the remote location.

Cleve Gurney, Deputy Director - Planning and Economic

Development, and Dan Hennessey, Director - Transportation and Public Works, presented and answered questions from Council.

Mayor Stapp opened the public hearing at 5:39 p.m.

Omar Lopez spoke in support of the item.

Ex Parte Disclosures:

Council Member MacDonald disclosed the exchange of emails with appellant regarding the project and appeal process, and that there were no site visits.

Greg Jennings, BC Engineering - on behalf of appellant, presented three points related to the appeal.

Kim Pham, Owner - appellant, spoke in support of upholding the appeal, approving the variance, and importance of the 15-bed senior care home for the community.

Peter Stanley, architect, spoke in support of the item.

Staff and appellant representative(s) answered questions from Council.

Mayor Stapp closed the public hearing at 6:02 p.m.

A motion was made by Council Member Rogers, seconded by Council Member Fleming, to adopt a resolution to deny the appeal and uphold the City Engineer's determination to deny a variance for relief from public improvement requirements for the Pham Assisted Living project as presented by staff:

RESOLUTION NO. RES-2025-183 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND UPHOLDING THE DECISION OF THE CITY ENGINEER TO DENY A VARIANCE FOR RELIEF FROM PUBLIC IMPROVEMENT REQUIREMENTS FOR A 15-BED ASSISTED LIVING CARE FACILITY - LOCATED AT 635 BENJAMINS ROAD -FILE NUMBER ENGV25-018

The motion carried by the following vote:

Yes: 5 - Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Vice Mayor Jeff Okrepkie, and Council Member Natalie Rogers

No: 2 - Council Member Caroline Bañuelos, and Council Member Dianna MacDonald

16.4 PUBLIC HEARING - A RESOLUTION OF NECESSITY FOR THE ACQUISITION BY EMINENT DOMAIN OF EASEMENT INTERESTS IN PORTIONS OF REAL PROPERTY COMMONLY KNOWN AS 408 DUNCAN STREET, APN 010-495-010

BACKGROUND: Acquisition, by eminent domain, of an easement interest (4,533 square feet) and a temporary construction easement interest (1,620 square feet) in portions of real property (collectively, the “Subject Property”) commonly known as 408 Duncan Street will allow the City to construct a bicycle and pedestrian ADA compliant access pathway from the West side of North Dutton Avenue to the multi-use path along Santa Rosa Creek, which is a critical link in the off-street trail network.

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council conduct a public hearing and adopt a Resolution of Necessity, by a two-thirds vote, declaring the necessity of acquisition, by eminent domain, of an easement interest (4,533 square feet) and a temporary construction easement interest (1,620 square feet) in portions of real property, described as Assessor Parcel No. 010-495-010, for the Santa Rosa Creek Trail Access at N. Dutton Ave (West Side) Project (“Project”) in Santa Rosa, California. This item has no impact on current fiscal year budget.

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

Council Member Bañuelos left the dais at 6:13 p.m.

Mayor Stapp called and announced at 6:16 p.m. Item 16.4 - a Public Hearing for a resolution of necessity for the acquisition by eminent domain of easement interests in portions of real

property commonly know as 408 Duncan Street, APN 010-495-010.

Autumn Luna, Chief Assistant City Attorney, summarized the nature and scope of the hearing as identified in the staff report.

Dina Manis, City Clerk, noted for the record that a proof of mailing notice for the Notice of Hearing was served on October 24, 2025 through the United States Mail, First Class, to the affected property owner. The notice of hearing invited the owner to appear and be heard on the matters described in the staff report and resolution.

Jill Scott, Real Property Manager, and Greg Mariscal, Supervising Engineer, presented and answered questions from Council.

City Clerk Manis announced that at the time of the hearing there were no written objections received by the clerks office.

Mayor Stapp opened the public hearing at 6:27 p.m.

Janice Karrman spoke on the item.

Mayor Stapp closed the public hearing at 6:29 p.m.

A motion was made by Council Member Okrepkie, seconded by Council Member Rogers, to adopt a resolution of necessity as presented by staff:

RESOLUTION NO. RES-2025-184 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A RESOLUTION OF NECESSITY FOR THE ACQUISITION BY EMINENT DOMAIN OF EASEMENT INTERESTS IN PORTIONS OF REAL PROPERTY, COMMONLY KNOWN AS 408 DUNCAN STREET AND MORE PARTICULARLY DESCRIBED AS ASSESSOR PARCEL NUMBER 010-495-010, FOR THE SANTA ROSA CREEK TRAIL ACCESS AT N. DUTTON AVE (WEST SIDE) PROJECT

The motion carried by the following vote:

Yes: 6 - Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Vice Mayor Jeff Okrepkie, and Council Member Natalie Rogers

Recused: 1 - Council Member Caroline Bañuelos

18. COUNCIL REORGANIZATION

18.1 ELECTION OF VICE MAYOR

The City Attorney and City Clerk recommend that the Council elect a Vice Mayor in accordance with Section 15 of the Santa Rosa City Charter and Section XII of the City Council Manual of Procedures and Protocols. The Vice Mayor will serve for a term of one year. This item has no impact on current fiscal year budget.

Attachments: [Staff Report](#)
[Attachment 1 - CC Manual of Procedures and Protocols Presentation](#)

Council Member Banuelos returned to the dais at 6:31 p.m.

City Attorney Stricker presented and answered questions from Council.

PUBLIC COMMENTS:

Janice Karrman spoke in support of Council Member Okrepkie for Vice Mayor.

Vice Mayor Alvarez nominated Council Member Okrepkie for Vice Mayor, and was seconded by Council Member MacDonald.

Council Member Okrepkie accepted the nomination.

As there were no other nominations made, Mayor Stapp declared Council Member Okrepkie elected as Vice Mayor by unanimous consent.

Mayor Stapp acknowledged the meaningful service of Council Member Alvarez during his terms as Vice Mayor.

Council Member Alvarez provided comments on his terms as Vice

Mayor.

Council Member MacDonald left the meeting at approximately 6:45 p.m.

15. REPORT ITEMS

- 15.1 REPORT - APPROVAL OF RATE INCREASE OF 3.7% FOR RESIDENTS OF THE CITY OF SANTA ROSA WHO UTILIZE RECOLOGY SANTA ROSA (RECOLOGY SONOMA MARIN) EFFECTIVE JANUARY 1, 2026

BACKGROUND: The City of Santa Rosa grants Recology Sonoma Marin (Recology) an exclusive franchise agreement for the collection and hauling of solid waste, including the three main streams of recycling, landfill, and organic waste. The City awarded this agreement to Recology Sonoma Marin in November of 2017 through a competitive process. Any rate increase for Santa Rosa Recology customers is subject to City oversight. Staff requested a detailed rate review to ensure Recology is appropriately compensated, but also to ensure Santa Rosa's residents' refuse rates are competitive.

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by motion, approve a 3.7% rate increase for City of Santa Rosa customers of Recology Sonoma Marin effective January 1, 2026. This item has no impact on current fiscal year budget.

Attachments: [Staff Report](#)
[Attachment 1 - Rate Increase Request](#)
[Attachment 2 - Refuse Rate Summary-2026 Presentation](#)

Dan Hennessey, Director - Transportation and Public Works, presented and answered questions from Council.

No public comments were made.

A motion was made by Council Member Bañuelos, seconded by Council Member Rogers, to approve a 3.7% rate increase for City of Santa Rosa customers of Recology Sonoma Marin effective January 1, 2026 as presented by staff.

The motion carried by the following vote:

Yes: 6 - Mayor Mark Stapp, Vice Mayor Jeff Okrepkie, Council Member Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, and Council Member Natalie Rogers

No: 0

Absent: 1 - Council Member Dianna MacDonald

15.2 REPORT - FLEET ELECTRIFICATION MASTER PLAN

BACKGROUND: The Advanced Clean Fleets Regulation (ACF) was adopted by the California Air Resources Board and became effective October 1, 2023. The ACF requires State and Local Government Agency fleets, like the City of Santa Rosa's, to reduce emissions by replacing their medium- and heavy-duty internal combustion engines with Zero-Emission Vehicles (ZEVs) by 2040. The Draft Fleet Electrification Master Plan provides a roadmap for Santa Rosa to successfully meet state regulatory requirements and achieve sustainability goals in existing city plans. The Board of Public Utilities, Santa Rosa Water and Transportation and Public Works staff are recommending that the Council receive a briefing on the Master Plan, provide potential feedback, and accept the final report and proposed recommendations.

RECOMMENDATION: The Board of Public Utilities, Santa Rosa Water, and the Transportation and Public Works Department recommend that the Council, by motion, review and accept the Final Draft Fleet Electrification Master Plan. This item has no impact on current fiscal year budget.

Attachments: [Staff Report](#)
[Attachment 1 – Final Draft Fleet Electrification Master Plan with Appendices Presentation](#)

Peter Martin, Deputy Director - Santa Rosa Water, and Brent Johnson, Clean Transportation Lead with NV5, presented and answered questions from Council.

Janice Karrman spoke on the item and expressed concerns about pollutants from generators powering charging stations and security.

A motion was made by Council Member Fleming, seconded by Council Member Alvarez, to review and accept the Final Draft Fleet Electrification

Master Plan.

The motion carried by the following vote:

Yes: 6 - Mayor Mark Stapp, Vice Mayor Jeff Okrepkie, Council Member Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, and Council Member Natalie Rogers

No: 0

Absent: 1 - Council Member Dianna MacDonald

17. WRITTEN COMMUNICATIONS - NONE.

19. PUBLIC COMMENT ON NON-AGENDA MATTERS

No public comments were made.

20. ANNOUNCEMENT OF CONTINUED CLOSED SESSION ITEMS, RECESS TO CLOSED SESSION IN THE MAYOR'S CONFERENCE ROOM, RECONVENE TO OPEN SESSION, AND ANNOUNCEMENTS [IF NEEDED]

21. ADJOURNMENT OF MEETING

Mayor Stapp adjourned the meeting at 7:19 p.m. The next regularly scheduled meeting will be held on December 2, 2025, at a time to be set by the Mayor.

22. UPCOMING MEETINGS

22.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List](#)

Approved on December 2, 2025:
/s/ Dina Manis, City Clerk