



# City of Santa Rosa

City Hall, Council Chamber  
100 Santa Rosa Avenue  
Santa Rosa, CA 95404

## City Council Regular Meeting Minutes - Draft

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Tuesday, December 2, 2025

2:30 PM

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### 1. CALL TO ORDER AND ROLL CALL

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

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

**Absent:** 1 - Council Member Eddie Alvarez

### 2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

### 3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

No public comments were made.

Mayor Stapp recessed the meeting to closed session at 2:31 p.m. to discuss Items 3.1 through 3.2 as listed on the agenda.

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

Clare Hartman v. City of Santa Rosa, *et al.*  
Sonoma County Superior Court Case No. 24CV02546

**This item was received and filed.**

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

Cindy Gemignani, as Conservator of the Estate of Daryl W. Titus, *et al.*  
vs. City of Santa Rosa, *et al.*  
Sonoma County Superior Court Case No. SCV-270898

**This item was received and filed.**

**Council Member Alvarez joined the meeting at 2:31 p.m.**

**Mayor Stapp adjourned closed session at approximately 3:47 p.m. and reconvened to the regular session at approximately 4:00 p.m.**

**4. STUDY SESSION - NONE.**

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

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

**7. PROCLAMATIONS/PRESENTATIONS - NONE.**

**8. STAFF BRIEFINGS**

**8.1 COMMUNITY EMPOWERMENT PLAN UPDATE**

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

Ana Horta, Community Engagement Manager, provided a brief report on recent and upcoming engagement events.

**PUBLIC COMMENTS:**

Duane De Witt spoke on the item, suggested a written version of engagement opportunities and events be included with the report and posted not just on-line, and suggested the onboarding Interim City Manager schedule community meetings in each district.

Janice Karrman concurred with Duane De Witt's comment related to the onboarding of the new City Manager and holding meet and greets.

**This item was received and filed.**

**Mayor Stapp called Item 6.**

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

Teresa Stricker, City Attorney, reported that there was no reportable action from closed session.

**8.2 CAPITAL IMPROVEMENT PROGRAM STATUS UPDATE**

Staff will provide an update of projects currently in the Capital Improvement Program. No action will be taken except for possible direction to staff.

Christa Siegenthaler, Deputy Director - Engineering Services, Transportation and Public Works, presented and answered questions from Council.

#### **PUBLIC COMMENTS:**

Fred Allebach spoke on the great amenities in his neighborhood in the Northeast quadrant, and looking at equity priority areas.

Duane De Witt spoke in support of this item and work on the Capital Improvement Programs, requested installation of sidewalks on South Avenue, acknowledged other areas of work in Roseland, the possibility of renaming South Davis Park, and thanked staff to keeping these projects forward.

Janice Karrman spoke on the item and expressed gratitude for the work on Calistoga Road to Hahman Drive, and expressed concerns on road conditions and cleanliness of the City.

**This item was received and filed.**

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

Jason Nutt, Assistant City Manager, had no report.

City Attorney Stricker had no report.

#### **10. STATEMENTS OF ABSTENTION/RECUSAL BY COUNCIL MEMBERS**

There were no statements of abstention or recusal.

#### **11. MAYOR'S/COUNCIL MEMBERS' REPORTS**

Council Member MacDonald provided a brief report.

Vice Mayor Okrepkie provided a brief report on a recent trip to the National League of Cities City Summit conference.

Mayor Stapp reported on the recent tree lighting in courthouse square, and the tree lighting at Montgomery Village.

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**

**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**

**PUBLIC COMMENTS:**

Janice Karrman spoke in opposition to the November 18, 2025 minutes.

**12.1 November 18, 2025, Special Meeting Minutes.**

**Approved as submitted.**

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12.2 November 18, 2025, Regular Meeting Minutes.

**Approved as submitted.**

### 13. CONSENT ITEMS

#### PUBLIC COMMENTS:

Gregory Fearon spoke in support of Items 13.5 and 13.6.

Duane DeWitt spoke in support of Items 13.4, 13.5, and 13.7, and suggested safe location alternatives for those experiencing homelessness during the winter months.

#### Approval of the Consent Agenda

**A motion was made by Vice Mayor Okrepkie, seconded by Council Member Alvarez, to waive reading of the text and adopt Consent Items 13.1 through 13.8. The motion carried by the following vote:**

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

13.1 MOTION - FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F003153 WITH BEST BEST & KRIEGER LLP FOR CONTINUED LEGAL REPRESENTATION

RECOMMENDATION: The City Attorney recommends that the Council, by motion: 1) approve the First Amendment to Professional Services Agreement Number F003153 with Best Best & Krieger LLP increasing compensation by \$45,000, for a total contract amount not to exceed \$145,000, for continued legal representation in the matter of *Cornerstone Communities II, LLC v. City of Santa Rosa, et. al.*, Sonoma County Superior Court Case 25CV06089; 2) authorize the City Attorney to execute the agreement; and 3) appropriate \$145,000 from unassigned General Funds to the City Manager's professional services budget to fund the legal services in *Cornerstone* through trial.

**This Consent - Motion was approved.**

13.2 MOTION - FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F003096 WITH ATKINSON, ANDELSON,

LOYA, RUUD & ROMO FOR CONTINUED LEGAL SERVICES

RECOMMENDATION: The City Attorney and the Human Resources Director recommend that the Council, by motion: 1) approve the First Amendment to Professional Services Agreement Number F003096 with Atkinson, Andelson, Loya, Ruud & Romo increasing compensation by \$100,000, for a total contract amount not to exceed \$200,000, for continued legal services; and 2) authorize the City Attorney to execute the agreement.

**This Consent - Motion was approved.**

**13.3** MOTION - APPROVAL - GENERAL SERVICE AGREEMENT F003152 FOR TREE SERVICES

RECOMMENDATION: The Finance Department recommends that the Council, by motion, approve a two-year General Services Agreement Number F003152 with California Expert Tree Solutions Inc., DBA California Tree Solutions, San Jose, California, for tree services for a total amount of \$300,000, and authorizes the Purchasing Agent 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.

**This Consent - Motion was approved.**

**13.4** MOTION - ORDINANCE INTRODUCTION - ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING CHAPTERS 11-08 AND 11-20 OF THE SANTA ROSA CITY CODE TO UPDATE STAFF DELEGATIONS AND TITLES AND REMOVE REQUIREMENT OF COUNCIL APPROVAL TO INSTALL MIDBLOCK CROSSWALKS, ROAD UNDULATIONS AND OTHER TRAFFIC CALMING MEASURES

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council: 1) introduce an ordinance revising staff delegations entitled Chapter 11-08 and Chapter 11-20 of the City Code; and 2) approve a motion to rescind Council Policy Number 000-14, Policy of the City of Santa Rosa Relative to the Use of Road Undulations for Traffic Control. This item has no impact on the fiscal year budget.

**This Consent - Ordinance was approved to introduce ordinance entitled:**

**ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING CHAPTERS 11-08 AND 11-20 OF THE SANTA ROSA CITY CODE TO UPDATE STAFF DELEGATIONS AND TITLES AND REMOVE REQUIREMENT OF COUNCIL APPROVAL TO INSTALL MIDBLOCK CROSSWALKS, ROAD UNDULATIONS AND OTHER TRAFFIC CALMING MEASURES**

**13.5 RESOLUTION - ACCEPTANCE OF FUNDING FROM THE PROPOSITION 47 (PROP 47) GRANT PROGRAM**

RECOMMENDATION: The Police Department recommends that the Council, by resolution: 1) accept grant funds in the amount of \$1,693,820 from the Board State and Community Corrections (BSCC) through the Proposition 47 Grant Program; 2) approve a Standard Agreement with the State of California Department of General Services; 3) authorize the City Manager or designee to execute award documents and any additional documents for administration of the grant; and 4) authorize the Chief Financial Officer to appropriate \$1,693,820 of grant funds to a project key. This item has no impact on current fiscal year budget.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2025-185 ENTITLED RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ACCEPTING AN AWARD FOR \$1,693,820.00 FROM THE BOARD STATE AND COMMUNITY CORRECTIONS (BSCC) PROPOSITION 47 GRANT PROGRAM AND APPROVING THE STANDARD AGREEMENT WITH THE STATE OF CALIFORNIA DEPARTMENT OF GENERAL SERVICES AND APPROPRIATION OF FUNDS**

**13.6 MOTION - WAIVER OF COMPETITIVE BID AND APPROVAL OF AGREEMENT WITH BUCKELEW PROGRAMS**

RECOMMENDATION: The Police Department recommends that the Council, by motion, waive competitive bidding pursuant to Section 3-08.100(d) of the City Code and approve a three-year Professional Services Agreement, with Buckelew Programs, a California non-profit organization, with an amount not to exceed \$1,575,000 and authorize the City Manager or designee to make non-substantive changes to the Agreement, and execute the Agreement. This item has no impact on

current fiscal year budget.

**This Consent - Motion was approved.**

**13.7 RESOLUTION - EXTENSION OF PROCLAMATION OF LOCAL HOMELESS EMERGENCY**

RECOMMENDATION: The Housing and Community Services Department recommends that the Council, by resolution, approve an extension of Resolution No. 28839 which formally proclaimed a local homeless emergency within Santa Rosa. This item has no impact on current fiscal year budget.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2025-186 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING A PROCLAMATION OF LOCAL HOMELESS EMERGENCY (Government Code Sections 8630et seq.)**

**13.8 ORDINANCE ADOPTION SECOND READING - 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**

RECOMMENDATION: The Planning Commission and Planning and Economic Development Department recommend that the Council approve the second reading and adopt 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 ordinance, introduced at the November 18, 2025, Regular Meeting, passed by a 6-0-1-0 vote (MacDonald absent).

**This Consent - Ordinance was adopted on second reading.**

**ORDINANCE NO. ORD-2025-019 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 time not being 5:00 p.m., Mayor Stapp moved to Item 15.1 on the agenda.**

## **15. REPORT ITEMS**

### **15.1 REPORT - JENNINGS AVENUE BICYCLE AND PEDESTRIAN RAILROAD CROSSING REAL PROPERTY LICENSE AGREEMENT AND CONSTRUCTION AND FUNDING AGREEMENT WITH THE SONOMA MARIN AREA RAIL TRANSIT DISTRICT AND APPROPRIATION OF FUNDS TO CONSTRUCT THE CROSSING**

BACKGROUND: On September 20, 2016, the California Public Utilities Commission (CPUC) issued Decision No. 16-09-002 granting the City's application for an at-grade crossing of SMART's rail line at Jennings Avenue. Since that date, staff for the City and SMART have been in protracted negotiations over the terms and conditions of a Real Property License Agreement under which SMART would allow the City to utilize its property to construct an at-grade bicycle and pedestrian crossing of the rail lines at Jennings Avenue.

RECOMMENDATION: The City Manager's Office recommends that the Council, by motion, approve and delegate authority to the City Manager to negotiate and execute both the Real Property License Agreement and Construction and Funding Agreement in substantially the same form as the attached drafts, subject to approval as to form by the City Attorney, and return the executed agreements to the SMART Board of Directors for consideration. This item has no impact on current fiscal year budget.

Assistant City Manager Nutt presented and answered questions from Council.

#### **PUBLIC COMMENTS:**

Steve Birdlebough, Transportation and Land Use Coalition spoke in support of the item.

Abby Arnold spoke in support of the item.

James Duncan expressed concerns about the agreements with SMART Train.

Johanna James expressed concerns on the proposed agreement.

Kalyanne Mam spoke in support of the item.

Chris Guenther, Bikeable Santa Rosa, spoke in support of the item.

Duane De Witt spoke in support of the item.

**A motion was made by Council Member Rogers, seconded by Council Member Bañuelos, to approve and delegate authority to the City Manager to negotiate and execute both the Real Property License Agreement and Construction and Funding Agreement in substantially the same form as the attached drafts, subject to approval as to form by the City Attorney, and return the executed agreements to the SMART Board of Directors for consideration.**

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

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

**15.2 REPORT - APPOINTMENT OF INTERIM CITY MANAGER, APPROVAL OF EMPLOYMENT AGREEMENT AND INTRODUCTION OF AN ORDINANCE ADOPTING SALARY OF THE INTERIM CITY MANAGER**

**BACKGROUND:** City Manager Maraskeshia Smith has announced her resignation. The City will be conducting an extensive open recruitment for her replacement. It is anticipated that the recruitment could take six months or more. To ensure a smooth transition and uninterrupted City operations, the City Council seeks to appoint an Interim City Manager to serve in the position until a new permanent City Manager is found.

**RECOMMENDATION:** It is recommended that the Council, by resolution, appoint Lori Ann Farrell as Interim City Manager effective January 2, 2026, and approve an Employment Agreement with Ms. Farrell. It is further recommended that the Council approve the first reading and introduce an ordinance entitled ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ESTABLISHING

MONTHLY SALARY OF \$24,266.66 (\$291,200 ANNUALLY) AND OTHER COMPENSATION AND BENEFITS FOR THE INTERIM CITY MANAGER EFFECTIVE JANUARY 2, 2026.

Assistant City Manager Nutt presented and answered questions from Council.

No public comments were made.

**A motion was made by Council Member Alvarez, seconded by Council Member Rogers, to adopt a resolution to appoint Lori Ann Farrell as Interim City Manager effective January 2, 2026, and to adopt an Employment Agreement with Ms. Farrell, and approve the first reading and introduce an ordinance as presented by staff:**

**RESOLUTION NO. RES-2025-188 ENTITLED: RESOLUTION OF THE CITY OF SANTA ROSA APPOINTING LORI ANN FARRELL AS INTERIM CITY MANAGER EFFECTIVE JANUARY 2, 2026, AND APPROVING AN EMPLOYMENT AGREEMENT BETWEEN THE CITY OF SANTA ROSA AND LORI ANN FARRELL**

**ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ESTABLISHING MONTHLY SALARY OF \$24,266.66 (\$291,200 ANNUALLY) AND OTHER COMPENSATION AND BENEFITS FOR THE INTERIM CITY MANAGER**

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

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

**The time being after 5:00 p.m., Mayor Stapp returned to Item 14.**

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

Daniel Pablo spoke on minimum wages in Santa Rosa.

Duane De Witt thanked Council for its attention and ongoing work in Roseland and noted that additional efforts are needed to ensure Roseland Creek remain safe and clean.

#### **16. PUBLIC HEARINGS**

**16.1 PUBLIC HEARING - BENNETT VALLEY GOLF COURSE FEES -  
DYNAMIC PRICING FOR NON-RESIDENT GOLF FEES**

**BACKGROUND:** In response to questions by both Council and staff following the new two-year fee schedule adopted by Council on May 6, the City Manager's Office and Kemper Sports Management, LLC, the City's contract operations and maintenance company, wish to propose additional fee adjustments for non-resident players by implementing a Dynamic Pricing fee schedule. Kemper Sports Management, LLC presented the Dynamic Pricing proposal to Council in a study session on November 4, 2025.

**RECOMMENDATION:** The City Manager's Office recommends that Council, by resolution, approve the Dynamic Pricing fee schedule for non-resident golf fees at the Bennett Valley Golf Course effective January 1, 2026. This item has no impact on current fiscal year budget.

Assistant City Manager Nutt presented and answered questions from Council.

**Mayor Stapp opened the public hearing at 5:38 p.m.**

Fred Allebach spoke on the downside of dynamic pricing and suggested a different pricing structure.

**Mayor Stapp closed the public hearing at 5:40 p.m.**

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

**RESOLUTION NO. RES-2025-187 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ESTABLISHING NEW AND REVISED BENNETT VALLEY GOLF COURSE FEES.**

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

**Yes:** 5 - Mayor Mark Stapp, Vice Mayor Jeff Okrepkie, Council Member Eddie Alvarez, Council Member Dianna MacDonald, and Council Member Natalie Rogers

**No:** 2 - Council Member Caroline Bañuelos, and Council Member Victoria Fleming

**17. WRITTEN COMMUNICATIONS - NONE.**

**18. PUBLIC COMMENT ON NON-AGENDA MATTERS**

No public comments were made.

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

**20. ADJOURNMENT OF MEETING**

Mayor Stapp adjourned the meeting at 6:03 p.m. The next regularly scheduled meeting will be held on December 16, 2025, at a time to be set by the Mayor.

**21. UPCOMING MEETINGS**

**21.1 UPCOMING MEETINGS LIST**

**Approved on:**

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**Dina Manis**  
**City Clerk**