



City of Santa Rosa

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

City Council Regular Meeting Minutes - Final

Tuesday, January 7, 2025

2:30 PM

1. CALL TO ORDER AND ROLL CALL

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

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.

4. STUDY SESSION

4.1 COMPREHENSIVE WATER AND WASTEWATER RATE STUDY REPORT AND PROPOSED FISCAL YEAR 2025/2026 THROUGH FISCAL YEAR 2029/2030 RATE SCHEDULE

It is recommended by Santa Rosa Water that the Council hold a Study Session to receive information, ask questions, discuss, and provide feedback to staff regarding the 2024 Comprehensive Water and Wastewater Rate Study Report and proposed Fiscal Year 2025/2026 through Fiscal Year 2029/2030 Rate Schedule. This item is presented for the Council's information and no action is required except for possible direction to staff.

Attachments: [Staff Report](#)
[Attachment 1 – 2024 Water and Wastewater Rate Study Report Presentation](#)
[Revised Presentation \(Uploaded 01-07-2025\)](#)
[Revised Presentation \(Uploaded 01-09-2025\)](#)

Jennifer Burke, Director - Santa Rosa Water, Mark Hildebrand, Hildebrand Consulting, and Dustin Cooper, Interim Assistant City Attorney, presented and answered questions from Council.

No public comments were made.

This item was received and filed.

5. INTERVIEWS FOR BOARDS, COMMISSIONS, AND COMMITTEES

5.1 INTERVIEWS FOR HOUSING AUTHORITY

The Council will conduct interviews for two Housing Authority vacancies.

Attachments: [Staff Report](#)
 [Attachment 1 - Notice of Application Availability](#)
 [Attachment 2 - Council Policy 000-06](#)
 [Attachment 3 - HA Resolution No. 1724](#)

Council interviewed the following applicants for the Housing Authority:

Claudia Cappio
Toua Doherty - not present
Wayne Downey
Miles Horton
Joseph Moriarty - not present

As the time was not yet 4:00 p.m. Mayor Stapp recessed the meeting at 3:50 p.m. and reconvened the meeting at 4:01 p.m.

6. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

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

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

8. PROCLAMATIONS/PRESENTATIONS

8.1 PROCLAMATION - A COMMUNITY OF BELONGING

Attachments: [Proclamation](#)

Council Member Bañuelos read and presented the proclamation to Larkin O'Leary, Executive Director/Co-Founder of Common Ground Society.

Larkin O'Leary provided a brief comment on Common Ground Society and creating a community of belonging.

PUBLIC COMMENT:

Olivia Ellis spoke on her advocacy for families with disabilities and the positive difference Common Ground makes in the community.

Terrance Sanders, Luther Burbank Rose Parade and Festival Chair, spoke on the importance of the work Common Ground does for all of the community.

Duane De Witt expressed gratitude for the proclamation and spoke on the importance of and education opportunities regarding belonging.

Jana Adams, Common Ground Society President, expressed gratitude for the proclamation and the support received from the community for Common Ground.

8.2 PRESENTATION - SONOMA WATER - WATER TRANSMISSION SYSTEM CAPITAL PROJECTS UPDATE

Attachments: [Presentation](#)

Kent Gylfe, Director of Engineering - Sonoma Water, presented and answered questions from Council.

No public comments were made.

9. STAFF BRIEFINGS

9.1 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, presented.

PUBLIC COMMENT:

Duane De Witt spoke on Item 9.1.

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

Maraskeshia Smith, City Manager and Teresa Stricker, City Attorney, had no reports.

11. STATEMENTS OF ABSTENTION/RECUSAL BY COUNCIL MEMBERS

There were no statements of abstention.

12. MAYOR'S/COUNCIL MEMBERS' REPORTS

Council Member Fleming provided a brief report on attending the Chanate EIR scoping meeting and announced the appointment of Matt Mullan to the Board of Public Utilities and Derek Knowles to the Community Advisory Board.

Council Member MacDonald announced the reappointment of Andrea Rodriguez to the Community Advisory Board.

Council Member Alvarez provided a brief report on recent community events attended.

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

12.1.1 Council Subcommittee Reports

12.1.2 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA)

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

12.1.4 Association of Bay Area Governments (ABAG)

12.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee

12.1.6 Sonoma Clean Power Authority (SCPA)

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

12.1.8 Groundwater Sustainability Agency (GSA)

12.1.9 Sonoma County Homeless Coalition

12.1.10 Renewal Enterprise District (RED)

12.1.11 Public Safety Subcommittee

12.1.12 Other

12.2 BOARD, COMMISSION & COMMITTEE APPOINTMENTS

12.2.1 COUNCIL MAY VOTE TO MAKE APPOINTMENTS TO THE FOLLOWING BOARDS:

- Board of Building Regulation Appeals - Five vacancies with terms ending December 31, 2028.
 - David Cooper (Incumbent)
 - Craig Lawson (Incumbent)
- Housing Authority - Two vacancies with terms ending December 31, 2028.
 - Wayne Downey (Incumbent)
 - Claudia Cappio
 - Toua Doherty
 - Kathleen Franco-Harris
 - Miles Horton
 - Joseph Moriarty

Attachments: [Staff Report](#)
[Attachment 1 - Notice of Application Availability](#)
[Attachment 2 - Council Policy 000-06](#)
[Attachment 3 - BOBRA City Code](#)

No public comments were made.

A motion was made by Council Member Fleming, seconded by Council Member Okrepkie, to appoint incumbents David Cooper and Craig Lawson to the Board of Building Regulation Appeals. The motion carried by the following vote:

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

A motion was made by Council Member Fleming, seconded by Vice Mayor Alvarez, to appoint Claudia Cappio and incumbent Wayne Downey to the Housing Authority. The motion carried by the following vote:

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

13. APPROVAL OF MINUTES

No public comments were made.

13.1 November 19, 2024, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

Approved as submitted with Council Members Bañuelos and MacDonald abstaining.

13.2 December 10, 2024, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

Approved as submitted with Council Member Bañuelos abstaining.

13.3 December 17, 2024, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

Approved as amended.

14. CONSENT ITEMS

PUBLIC COMMENT:

Duane De Witt spoke on Item 14.3.

Approval of the Consent Agenda

A motion was made by Vice Mayor Alvarez, seconded by Council Member MacDonald, to waive reading of the text and adopt Consent Items 14.1 through 14.3. The motion carried by the following vote:

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

14.1 RESOLUTION - APPROPRIATION OF ADDITIONAL CELL TOWER LEASE REVENUES FOR THE HELP 2 OTHERS PROGRAM

RECOMMENDATION: It is recommended by Santa Rosa Water and the

Board of Public Utilities that the Council, by resolution, approve the appropriation of additional cell tower lease revenues in the amount of \$406,933.91 from available fund balance for expenditure in the Help 2 Others (H2O) program.

Attachments: Staff Report
 Resolution

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2025-001 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROPRIATING PREVIOUS FISCAL YEARS EXCESS CELL TOWER LEASE REVENUE

14.2 RESOLUTION - APPROVAL EIGHTH AMENDMENT TO GENERAL SERVICES AGREEMENT NUMBER F001852 SMILE BUSINESS PRODUCTS, INC.

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve the Eighth Amendment to General Services Agreement Number F001852 with Smile Business Products, Inc., Sacramento, California, for Citywide copier lease, maintenance, and repairs, including a) the return of a C1768 b/w copier for the City's Police Department and exchange with a color copier MX-5070V series, with no increase in compensation; and b) extension of the term for one year with an increase in compensation in the amount of \$200,000, with a 10% decrease in contract pricing for a total amount not to exceed \$1,433,173.80.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Exhibit A - Eighth Amendment](#)

This Consent - Resolution was adopted.

RESOLUTION NO: RES-2025-002 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVAL OF EIGHTH AMENDMENT TO GENERAL SERVICES AGREEMENT NUMBER F001852 SMILE BUSINESS PRODUCTS, INC

14.3 RESOLUTION - AGREEMENT WITH REMIX TECHNOLOGIES LLC FOR TRANSIT SCHEDULING AND PLANNING SOFTWARE

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

Professional Services Agreement with Remix Technologies LLC, a Delaware Limited Liability Company, for five base years with two one-year extension options, for transit scheduling and planning software in an amount not to exceed \$303,867.00.

Attachments: [Staff Report](#)
 [Attachment 1 - Request for Proposals](#)
 [Resolution](#)
 [Exhibit A - Santa Rosa Remix LLC Professional Services Agreement F002920](#)

This Consent - Resolution was adopted.

RESOLUTION NO: RES-2025-003 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PROFESSIONAL SERVICES AGREEMENT F002920 WITH REMIX TECHNOLOGIES LLC FOR TRANSIT PLANNING AND SCHEDULING SOFTWARE

- 14.4** RESOLUTION - APPROVAL AND ISSUANCE OF A PURCHASE ORDER FOR THE PURCHASE OF TWO (2) KENWORTH T880 CLASS 8 DUMP TRUCKS TO REPLACE CITY ASSETS 29105 AND 29703

RECOMMENDATION: It is recommended by the Transportation and Public Works and Finance Departments that the Council, by resolution, approve the issuance of a Purchase Order for two (2) Kenworth T880 Class 8 Dump Trucks in the amount of \$579,053.79, to Papé Trucks, Inc., an Oregon corporation, dba Papé Kenworth utilizing the pricing from the Sourcewell Cooperative Agreement Number 032824-KTC with Kenworth Truck Company, a Division of PACCAR Inc.

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

This item was continued to a date uncertain.

15. PUBLIC COMMENT ON NON-AGENDA MATTERS

Duane De Witt gave well-wishes for staff and Council in the new year and provided suggestions on how to bring money to the City through partnership with the southwest greenway.

Janice Karrman requested drone footage that maps Santa Rosa and what was lost during the fires, and commented on a project in her

neighborhood causing street congestion.

Mayor Stapp moved to public hearing Item 17.1.

17. PUBLIC HEARINGS

17.1 PUBLIC HEARING - STATE LEGISLATION ZONING CODE TEXT AMENDMENT

BACKGROUND: The purpose of the State Legislation Zoning Code text amendment is to ensure the City Code remains in compliance with any State laws which preempt local regulations. In 2023 and 2024, the State of California adopted legislative bills that impact how local governments process housing development projects and regulate shared parking. This text amendment includes modifications to the City's Zoning Code related to Accessory Dwelling Units, Density Bonuses, Shared Parking and eliminates the requirement for rezoning for General Plan consistency for housing projects. This Zoning Code text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA).

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance amending Title 20 of the Santa Rosa City Code to modify Zoning Code Chapter 20-31(Density Bonus and Other Incentives), Section 20-12.020 (Zoning Code Rules of Interpretation), Section 20-36.050 (Adjustments to Parking Requirements), and Section 20-42.130 (Accessory Dwelling Units).

Attachments: [Staff Report](#)
 [Attachment 1 - Redline Changes to the Zoning Code](#)
 [Attachment 2 - Government Code Section 65915 incorporating AB 1287 and AB 323](#)
 [Attachment 3 - Assembly Bill 821](#)
 [Attachment 4 - Assembly Bill 894](#)
 [Attachment 5 - Assembly Bill 976](#)
 [Attachment 6 - Assembly Bill 2533](#)
 [Attachment 7 - Senate Bill 1211](#)
 [Attachment 8 - Public Comment](#)
 [Attachment 9 - Resolution No. PC-2024-026](#)
 [Ordinance](#)
 [Public Hearing Notice](#)
 [Presentation](#)
 [Revised Presentation \(Uploaded 01-07-2025\)](#)
 [Late Correspondence \(Uploaded 01-09-2025\)](#)

Monet Sheikhali, Senior Planner, and Amy Nicholson, Supervising Planner, presented and answered questions from Council.

Mayor Stapp opened the public hearing at 5:57 p.m.

Duane De Witt spoke on the item.

Yolanda Galvez spoke in opposition to components of the item.

Mayor Stapp closed the public hearing at 6:03 p.m.

A motion was made by Council Member Okrepkie, seconded by Council Member Rogers, to waive reading of the text and introduce ordinance entitled:

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE TO MODIFY ZONING CODE CHAPTER 20-31 (DENSITY BONUS AND OTHER INCENTIVES), SECTION 20-12.020 (ZONING CODE RULES OF INTERPRETATION), SECTION 20-36.050 (ADJUSTMENTS TO PARKING REQUIREMENTS), AND SECTION 20-42.130 (ACCESSORY DWELLING UNITS); FILE NUMBER REZ24-004

Council Member Fleming offered a friendly amendment to the motion on the floor, which was declined by Council Member Okrepkie. Council Member Rogers called the question and Mayor Stapp asked for the roll call vote.

The motion carried by the following vote:

Yes: 4 - Mayor Mark Stapp, Vice Mayor Eddie Alvarez, Council Member Jeff Okrepkie, and Council Member Natalie Rogers

No: 3 - Council Member Caroline Banuelos, Council Member Victoria Fleming, and Council Member Dianna MacDonald

16. REPORT ITEMS

16.1 REPORT - 2025 FEDERAL LEGISLATIVE PLATFORM

BACKGROUND: City staff have identified federal legislative priorities in a proposed 2025 federal legislative platform for consideration by the City Council. Defined priorities, approved by the City Council, will help communicate the City's federal legislative and funding priorities to the City's Federal Legislative Delegation, relevant Congressional

committees, regional and federal agencies.

RECOMMENDATION: It is recommended by the Communications and Intergovernmental Relations Office that the Council, by resolution, adopt the City's 2025 Federal Legislative Platform.

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

Jason Nutt, Assistant City Attorney, and Kyriakos Pagonis and John O'Donnell, MMO Partners, presented and answered questions from Council.

No public comments were made.

A motion was made by Council Member MacDonald, seconded by Council Member Rogers, to adopt as amended

RESOLUTION NO. RES-2025-004 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING THE 2025 CITY OF SANTA ROSA FEDERAL LEGISLATIVE PLATFORM

The motion carried by the following vote:

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

18. 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 6:59 p.m. The next regular meeting will be held on Tuesday, January 28, 2025.

22. UPCOMING MEETINGS

22.1 **UPCOMING MEETINGS LIST**

Attachments: [Upcoming Meetings List](#)

This item was received and filed.

Approved on: February 4, 2025

/s/ Dina Manis, City Clerk