City of Santa Rosa

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

City Council
Regular Meeting Minutes - Draft

Tuesday, July 14, 2026 **2:30 PM**

1. CALL TO ORDER AND ROLL CALL

Mayor Stapp called the meeting to order at 2:31 p.m

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

Absent: 1 - Council Member Victoria Fleming

2. REMOTE PARTICIPATION UNDER THE BROWN ACT (Gov. Code § 54953)

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

3.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: 1 potential case.

PUBLIC COMMENTS:

Duane Dewitt spoke on Item 3.1.

Mayor Stapp recessed to closed session at 2:34 p.m. to discuss Item 3.1 as listed on the agenda.

Council Member Fleming joined the meet at approximately 2:44 p.m.

This item was received and filed.

Mayor Stapp adjourned closed session at approximately 2:47 p.m. and reconvened the meeting to open session at 3:00 p.m.

4. STUDY SESSION

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

4.1 REVENUE ENHANCEMENT

The City Manager's Office presents this study session to provide the Council with information on enhancing the City's revenue. The Council will take no action on this item except for possible direction to staff on whether to return with ballot measure language for Council consideration. This item has no impact on current fiscal year budget.

Scott Wagner, Chief Financial Officer, and Misti Wood, Communications and Intergovernmental Relations Officer, presented and answered questions from Council.

Council Member Fleming left the meeting at 3:30 p.m.

PUBLIC COMMENTS:

Michael Hilber spoke in opposition to submitted written public comment on this item and a tax measure.

Duane De Witt provided alternatives to a tax measure.

Gregory Fearon spoke in support of a tax measure and need for outside agency support for the City.

Council Member Fleming rejoined the meeting at approximately 4:15 p.m.

This item was received and filed.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

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

Ashle Crocker, City Attorney, reported there was no reportable action from closed session.

7. PROCLAMATIONS/PRESENTATIONS

7.1 PROCLAMATION - JULY IS PARKS MAKE LIFE BETTER MONTH

Council Member Rogers read and presented the proclamation to Jeff Tibbetts, Deputy Director of Recreation, and James Castro, Parks Maintenance Superintendent.

Deputy Director Tibbetts and Superintendent Castro provided brief comments on the proclamation and the services provided by Recreation and Parks staff.

PUBLIC COMMENTS:

Duane De Witt spoke in support of the Parks team, a recent park event, and the Maintenance workers.

Gregory Fearon spoke on the Board of Supervisors recent funding from Ag and Open Space to add a new park to the county, Tierra de la Rosas Park Plaza, but within City limits, illustrating the level of work provided by the maintenance staff.

8. STAFF BRIEFINGS

8.1 PUBLIC OUTREACH FOR THE GREENWAY CONNECTIVITY STUDY

Staff will provide an update on a study and public outreach campaign to determine the preferred way to link the existing Prince Memorial Greenway and the future Southeast Greenway multi-use paths. Council will take no action except for possible direction to staff. This item has no impact on current fiscal year budget.

Torina Wilson, Transportation Planner, presented and answered questions from Council.

PUBLIC COMMENTS:

Duane De Witt spoke in support of the item and having more connectivity through Roseland.

This item was received and filed.

8.2 COMMUNITY EMPOWERMENT PLAN UPDATE

This is a standing item on the agenda. Council will take no action except for possible direction to staff. This item has no impact on current fiscal year budget.

Ana Horta, Community Engagement Manager, presented.

PUBLIC COMMENTS:

Duane De Witt spoke on the item and grants awarded by the Community Advisory Board.

This item was received and filed.

Mayor Stapp moved to Item 14.

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

Duane De Witt spoke on the history of trusted developers.

LATE CORRESPONDENCE

Mayor Stapp moved to Item 16.1.

16. PUBLIC HEARINGS

16.1 PUBLIC HEARING - TEFRA PUBLIC HEARING AND ISSUANCE OF TAX-EXEMPT REVENUE BONDS BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $20 MILLION FOR SANTA ROSA GARDEN APARTMENTS - 4601 MONTGOMERY DRIVE

BACKGROUND: TTG Santa Rosa Garden Limited Partnership, a California limited partnership (“Borrower”) selected the California Statewide Communities Development Authority (“CSCDA”), a joint-powers authority of which the City is a member, to be the issuer of tax-exempt multifamily housing revenue bonds for Santa Rosa Garden Apartments, 111 existing rental units, located at 4601 Montgomery Drive (“Project”). Borrower is requesting an aggregate principal amount not to exceed $20 million to finance or refinance the acquisition, rehabilitation, improvement, and equipping of the Project; and has requested that the City Council conduct a public hearing in accordance with the Tax Equity and Fiscal Responsibility Act (“TEFRA”), Internal Revenue Code of 1986, and California Government Code Section 6500. A public hearing is required to provide an opportunity for individuals to express their views, orally or in writing, on the proposed plan of financing providing for the issuance of bonds and the location and nature of the proposed project to be financed. All financial obligations of the bond issuance are the responsibility of the Borrower, including without limitation the obligation to repay the bonds and the obligations to acquire, rehabilitate and operate the Project.

RECOMMENDATION: The Housing and Community Services Department recommends that the Council: (1) conduct a public hearing under the requirements of the Tax Equity and Fiscal Responsibility Act, the Internal Revenue Code of 1986, and California Government Code Section 6500; and (2) by resolution, approve the issuance of tax exempt multifamily housing revenue bonds by the California Statewide Communities Development Authority in an aggregate principal amount not to exceed $20 million to finance or refinance the acquisition, rehabilitation, improvement, and equipping of Santa Rosa Garden Apartments, 4601 Montgomery Drive within the City of Santa Rosa. This item has no impact on current fiscal year budget.

Angela Morgan, Program Specialist, presented.

Mayor Stapp opened the public hearing at 5:11 p.m.

Fred A spoke in support of the item.

Mayor Stapp closed the public hearing at 5:12 p.m.

Mayor Stapp returned to Item 9.

A motion was made by Council Member MacDonald, seconded by Council Member Rogers, to adopt the resolution as presented by staff.

RESOLUTION NO. RES-2026-081 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE ISSUANCE OF TAX-EXEMPT REVENUE BONDS BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $20 MILLION FOR SANTA ROSA GARDEN APARTMENTS - 4601 MONTGOMERY DRIVE.

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

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

City Attorney Crocker had no report.

Interim City Manager Jason Nutt announced Dominique Blanquie as Acting Assistant City Manager, the Fall/Winter Recreation and Park Activity Guide releasing this week, an upcoming blood drive on July 21, 2026 at City Hall, and the opening of nomination period for City Council elections to be held on November 3, 2026.

No public comments were made.

10. STATEMENTS OF ABSTENTION/RECUSAL BY COUNCIL MEMBERS

No statements of abstention or recusal were made.

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

Council Member Rogers provided a report on recent community events and tours attended.

Council Member Okrepkie provided a report on recent community events attended.

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

Council Member Bañuelos provided a brief report.

11.1.10 Renewal Enterprise District (RED)

11.1.11 Public Safety Subcommittee

11.1.12 Other

11.2 COUNCIL LIAISON POSITION ON JOINT POWERS AUTHORITY

11.2.1 APPOINTMENT OF ALTERNATE TO ZERO WASTE SONOMA AGENCY

The Council may, by motion, select and appoint an alternate to the Zero Waste Sonoma Agency Board of Directors.

No public comments were made.

A motion was made by Vice Mayor Okrepkie, seconded by Council Member Rogers, to appoint Dan Hennessey as alternate staff member to the Zero Waste Sonoma Agency Board of Directors.

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

11.3 MATTERS FROM COUNCIL REGARDING FUTURE AGENDA ITEMS

11.3.1 REQUEST FOR AGENDA ITEM - UNPERMITTED FOOD VENDORS

BACKGROUND: At the June 16, 2026, City Council meeting, Council Member Alvarez requested a future agenda item to discuss development of ordinance to address unpermitted food vendors or street food vending with a focus on environmental impact from grease disposal. Council Member Rogers concurred.

PUBLIC COMMENTS:

Duane De Witt spoke in support of a study session on this topic.

Michael Hilber spoke on the item.

A motion was made by Council Member Alvarez, seconded by Council Member Rogers, to direct staff to bring forward a study session to discuss unpermitted food vendors. 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

12. APPROVAL OF MINUTES

No public comments were made.

12.1 June 2, 2026, Regular Meeting Minutes.

Approved as submitted.

12.2 June 16, 2026, Regular Meeting Minutes.

Approved as submitted.

13. CONSENT ITEMS

PUBLIC COMMENTS:

Gregory Fearon spoke on Item 13.8 and recent funding.

Michael Hilber spoke in opposition to Item 13.8 and other topics.

Duane De Witt spoke in opposition to Item 13.3 and 13.6, and on Item 13.10.

Approval of the Consent Agenda

A motion was made by Vice Mayor Okrepkie, seconded by Council Member Alvarez, to adopt Consent Items 13.1 through 13.10 as presented by staff. 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 - FEDERAL HIGHWAY ADMINISTRATION TITLE VI IMPLEMENTATION PLAN ADOPTION

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by motion, adopt the City of Santa Rosa Local Agency Federal Highway Administration (FHWA) Title VI Implementation Plan. This item has no impact on current fiscal year budget.

This Consent - Motion was approved.

13.2 MOTION - APPROVAL OF FOURTH AMENDMENT TO BLANKET PURCHASE ORDER 164204A WITH GEOTAB USA, INC.

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by motion, approve the Fourth Amendment to Blanket Purchase Order (BPO) 164204A with Geotab USA, Inc., Atlanta, Georgia to extend the term and increase compensation in the amount of $200,000, for a total not to exceed $950,000, and authorize the Purchasing Agent to make non-substantive changes to the BPO, and execute the Amendment. This item has no impact on current fiscal year budget.

This Consent - Motion was approved.

13.3 MOTION - ROUTE 101 BICYCLE AND PEDESTRIAN OVERCROSSING (CML-5028(083)) CONSTRUCTION CONTRACT CONTINGENCY ACTION

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by motion, approve construction contingency funds for the Route 101 Bicycle and Pedestrian Overcrossing (CML-5028(083)), Contract Number C00769, in the amount of $2,000,000, increasing the total contract amount to $39,574,978.70.

This Consent - Motion was approved.

13.4 MOTION - HOWARTH COURTS RENOVATION - CONSTRUCTION CONTRACT CONTINGENCY ACTION

RECOMMENDATION: The Transportation and Public Works Department recommends that Council, by motion, authorize additional construction contingency funds for the Howarth Courts Renovation Project, Contract Number C00714, in the amount of $50,000, increasing the authorized total contract amount to $1,313,571.75

This Consent - Motion was approved.

13.5 MOTION - SANTA ROSA SAFE STREETS AND ROADS FOR ALL FISCAL YEAR 24 PROJECT COOPERATIVE AGREEMENT WITH SONOMA COUNTY TRANSPORTATION AUTHORITY

RECOMMENDATION: The Transportation and Public Works Department recommends that Council, by motion, approve Cooperative Funding Agreement Number SCTA27003 between the Sonoma County Transportation Authority and the City of Santa Rosa. This item has no impact on current fiscal year budget.

This Consent - Motion was approved.

13.6 MOTION - KAWANA SPRINGS COMMUNITY PARK GARDEN - CONTINGENCY ACTION

RECOMMENDATION: The Transportation and Public Works and Parks Departments recommend that the Council, by motion, approve an increase in construction contingency funds for the Kawana Springs Community Park Garden, Contract No. C02393, in the amount of $150,000, increasing the total contract amount to $1,875,111.30.

This Consent - Motion was approved.

13.7 MOTION - SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F001784 WITH REDWOOD VETERINARY CLINIC

RECOMMENDATION: The Police Department recommends that the

Council, by motion, approve the Second Amendment to Professional Services Agreement Number F001784 with Redwood Veterinary Clinic, Santa Rosa, California, increasing compensation by $50,000 for a total amount not to exceed $145,000 and extending the term through June 30, 2029, and authorize the City Manager to make non-substantive changes to the Amendment, subject to approval as to form by the City Attorney, and execute the Amendment. This item has no impact on current fiscal year budget.

This Consent - Motion was approved.

13.8 RESOLUTION - RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ACCEPTING FUNDING FROM THE COUNTY OF SONOMA MEASURE O FOR THE INRESPONSE MENTAL HEALTH AND SUPPORT TEAM IN THE AMOUNT OF $4,600,000 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN COUNTY OF SONOMA AND CITY OF SANTA ROSA FOR MOBILE CRISIS RESPONSE PROGRAM FUNDING AND RELATED DOCUMENTS TO ACCEPT SUCH FUNDING AND APPROPRIATION OF FUNDS

RECOMMENDATION: The Police Department recommends that the Council, by resolution: 1) accept funding from the County of Sonoma in the amount of $4,600,000 to support the inRESPONSE Mental Health Support Team operations over the next three years; 2) approve and delegate authority to the City Manager to execute an agreement with the County and any related documents required for receiving such; and 3) appropriate $4,600,000 County Measure O Sales Tax revenue. This item is requesting appropriations for one-time funding.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2026-082 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ACCEPTING FUNDING FROM THE COUNTY OF SONOMA MEASURE O FOR THE INRESPONSE MENTAL HEALTH AND SUPPORT TEAM IN THE AMOUNT OF $4,600,000 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN COUNTY OF SONOMA AND CITY OF SANTA ROSA FOR MOBILE CRISIS RESPONSE PROGRAM FUNDING AND RELATED DOCUMENTS TO ACCEPT SUCH FUNDING AND APPROPRIATION OF FUNDS

13.9 RESOLUTION - ADOPTION OF MEMORANDUM OF UNDERSTANDING, UNIT 9 - FIRE SAFETY MANAGEMENT REPRESENTED BY SANTA ROSA POLICE MANAGEMENT ASSOCIATION, EFFECTIVE JULY 1, 2026 THROUGH JUNE 30, 2027

RECOMMENDATION: The Human Resources Department and the City Manager's Office recommend that the Council, by resolution, adopt the Memorandum of Understanding for an agreement for, and on behalf of, the employees in the City's Bargaining Unit 9 - Fire Safety Management, represented by the Santa Rosa Police Management Association, and effective July 1, 2026 to June 30, 2027. This item is requesting appropriations for on-going funding.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2026-083 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 9 - FIRE SAFETY MANAGEMENT, REPRESENTED BY THE SANTA ROSA POLICE MANAGEMENT ASSOCIATION, EFFECTIVE JULY 1, 2026 THROUGH JUNE 30, 2027

13.10 RESOLUTION - RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING SUBMITTAL OF A GRANT APPLICATION TO THE U.S. BUREAU OF RECLAMATION FOR WATERSMART DROUGHT RESPONSE PROGRAM FUNDING FOR THE RECONSTRUCTION OF CARLEY WELL AND DELEGATING AUTHORITY TO ACCEPT AND EXECUTE GRANT DOCUMENTS

RECOMMENDATION: Santa Rosa Water recommends that the Council, by resolution: 1) authorize the City Manager or designee to submit a grant application on behalf of Santa Rosa Water to the U.S Bureau of Reclamation for the WaterSMART Drought Response Program funding for the reconstruction of Carley Well in the amount of $1,500,000 with a local matching requirement in the amount of $3,868,250; 2) authorize the City Manager or designee to accept the grant and execute any and all Grant Agreements and amendments thereto, and all other agreements or documents necessary to carry out the application for or acceptance of the grant, subject to approval by the City Attorney; and 3) authorize the Chief Financial Officer to increase appropriations by the approved grant award amount. This item has no impact on current fiscal year budget.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2026-084 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING SUBMITTAL OF A GRANT APPLICATION TO THE U.S. BUREAU OF RECLAMATION FOR WATERSMART DROUGHT RESPONSE PROGRAM FUNDING FOR THE RECONSTRUCTION OF CARLEY WELL AND DELEGATING AUTHORITY TO ACCEPT AND EXECUTE GRANT DOCUMENTS

15. REPORT ITEMS

15.1 REPORT - DIVERSITY REPORT ON CITY COUNCIL BOARDS, COMMISSIONS, AND COMMITTEES

BACKGROUND: This report meets the criteria pursuant to City Charter Section 11, Participation and Diversity in Boards and Commissions. Section 11 requires that the Council, “issue a written report annually that will be discussed in public session regarding its appointments to boards, commissions and committees. The report shall contain, but is not limited to, the total number of appointments in a given year, the total number of applications in a given year, and relevant diversity information including geographic and ethnic diversity. Further, the report will evaluate the progress and success of increasing the diversity of appointments.”

RECOMMENDATION: The City Clerk’s Office recommends that the Council, by motion, accept the Annual Report of Diversity of City Council Appointees for the reporting year 2025 and provide feedback to staff on the method of future reports. This item has no impact on current fiscal year budget.

Dina Manis, City Clerk, presented and answered questions from Council.

PUBLIC COMMENTS:

Gregory Fearon spoke in support of youth appointees.

Duane De Witt spoke on the item and suggested changing meeting times for greater diversity.

A motion was made by Council Member Fleming, seconded by Council Member Rogers, to accept the Annual Report of Diversity of City Council Appointees for the reporting year 2025 and provide feedback to staff on the method of future reports (if any).

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

17. WRITTEN COMMUNICATIONS

17.1 LEGISLATIVE UPDATE

- Support Letter for AB1768 - Transactions and use taxes: County of Los Angeles - Provided for information
- Support Letter for AB2180 - Proposition 218 Omnibus Implementation Act: Proportional Cost of Service - Provided for information
- Support Letter for - AB35 Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024 - Provided for information
- Support Letter for SB762 - Transactions and Use Tax Request for Inclusion - Provided for information
- Opposition Letter for AB1383 - Public employees' retirement benefits - Provided for information

This item was received and filed.

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 6:07 p.m. The next regular meeting will be held on Tuesday, July 28, 2026 at at time set by the Mayor.

21. UPCOMING MEETINGS

21.1 UPCOMING MEETINGS LIST

Approved on:

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Dina Manis
City Clerk