



**City Council
Regular Meeting Minutes - Final**

Tuesday, January 27, 2026

2:00 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Stapp called the meeting to order at 2:03 p.m.

Present: 5 - Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, and Council Member Dianna MacDonald

Absent: 2 - Vice Mayor Jeff Okrepkie, and Council Member Natalie Rogers

2. REMOTE PARTICIPATION UNDER THE BROWN ACT (Gov. Code § 54953.8)

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

PUBLIC COMMENTS:

Dino Dargenzio spoke in support of Airport Business Park only (comment description provided from speaker card).

Doug Van Dyke, Owner - E.R. Sawyer Jewelers, spoke in support of the item and suggested selection of the local developer - Airport Business Center (comment description provided from speaker card).

Richard Coombs, Airport Business Center, spoke in support of the item and support of ABC (comment description provided from speaker card).

Mayor Stapp recessed the meeting to closed session at 2:12 p.m. to discuss Items 3.1 through 3.2 as listed on the agenda.

Council Member Rogers joined the meeting at 2:13 p.m.

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

Property: 625 and 637 3rd Street, APNs 009-013-011 and 009-013-012
("Garage 5")

Agency Negotiator: Jill Scott, Real Property Negotiator

Negotiating Parties: Grupe Investment Company, Inc.

Under Negotiations: Price and terms of payment

This item was received and filed.

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

Property: 625 and 637 3rd Street, APNs 009-013-011 and 009-013-012
("Garage 5")

Agency Negotiator: Jill Scott, Real Property Negotiator

Negotiating Parties: Airport Business Center

Under Negotiations: Price and terms of payment

Attachments: [Late Correspondence \(Uploaded 01-27-2026\)](#)
 [Late Correspondence \(Uploaded 01-28-2026\)](#)

This item was received and filed.

Mayor Stapp adjourned closed session at approximately 3:10 p.m.

Council Member Alvarez left the meeting at 3:15 p.m.

Mayor Stapp reconvened to the regular session at approximately 3:17 p.m.

4. STUDY SESSION

Present: 5 - Mayor Mark Stapp, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, and Council Member Natalie Rogers

Absent: 2 - Vice Mayor Jeff Okrepkie, and Council Member Eddie Alvarez

4.1 ENTERTAINMENT ZONES

The Planning and Economic Development Department recommends that the Council hold a study session for Council to receive information and provide direction to staff related to the establishment of entertainment zones within the City of Santa Rosa. This item has no impact on current fiscal year budget.

Attachments: [Staff Report](#)
[Attachment 1 - California Senate Bill 969](#)
[Attachment 2 - Courthouse Square Entertainment Zone Map](#)
[Attachment 3 - Railroad Square Entertainment Zone Map](#)
[Attachment 4 - Signature Events Entertainment Zone Map](#)
[Attachment 5 - Public Comment Presentation](#)

Sachnoor Bisla, City Planner; Gabe Osburn, Director of PED; Jessica Jones, Deputy Director of Planning; Scott Adair, Chief Economic Development Officer; Chris Mahurin, Police Lieutenant, presented and answered questions from Council.

PUBLIC COMMENTS:

A.J. Trombetta spoke in support of the ordinance; requested continued General Plan property owner and district feedback (comment description provided from speaker card).

Duane De Witt spoke in support of the item.

Abby Arnold spoke in support of the item.

Gregory Fearon spoke on the item and expressed concerns on behavioral health matters.

Janice Karrman spoke in support of the item with additional consideration regarding street closures and lighting, and other resources for businesses.

This item was received and filed.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

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

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

7. PROCLAMATIONS/PRESENTATIONS - NONE.

8. STAFF BRIEFINGS - NONE.

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

Lori Ann Farrell, Interim City Manager provided a report on the recent Martin Luther King Jr. Day of Service event, efforts to streamline the conditional use permit process, the release of the Spring-Summer Activity guide on January 29, and celebration of Transit Equity Day on February 4.

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 December 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 two settlements over \$50,000 previously authorized by Council in the month of December: 1) settlement and waiver of claims asserted by former City Manager Maraskeshia Smith for \$250,000; and 2) Clare Hartman v City of Santa Rosa for \$205,000. The caseload remains constant with 32 litigation matters, with trial dates assigned to approximately one-third of those matters.

PUBLIC COMMENTS:

Duane De Witt spoke on Item 9.1.

Janice Karrman spoke on Item 9.1.

Gregory Fearon spoke on Item 9.1.

This item was received and filed.

10. STATEMENTS OF ABSTENTION/RECUSAL BY COUNCIL MEMBERS

There were no statements of abstention or recusal.

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

Council Member Bañuelos spoke on recent community events attended and the recent Immigration and Customs Enforcement events in Minnesota and impacts of those events in Santa Rosa.

Council Member MacDonald reported on recent community events attended.

Council Member Rogers reported on attendance at a recent policy meeting in Sacramento, and recent local events attended.

Council Member Fleming reported on recent Immigration and Customs Enforcement actions in Minnesota.

Mayor Stapp reported on the events in Minnesota, the City's Indivisible City ordinance, and related Senate Bill 54, and attendance at recent community events.

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)

Mayor Stapp provided a brief report.

11.1.9 Sonoma County Homeless Coalition

11.1.10 Renewal Enterprise District (RED)

11.1.11 Public Safety Subcommittee

11.1.12 Other

11.2 SONOMA COUNTY MAYORS' AND COUNCIL MEMBERS' ASSOCIATION / CITY SELECTION COMMITTEE

11.2.1 SONOMA COUNTY MAYORS' AND COUNCIL MEMBERS' ASSOCIATION LETTERS OF INTEREST

The City Council will, by motion, provide direction to the Mayor regarding letters of interest received for appointments to the following vacancies, which will be made by the Board of Directors of the Sonoma County Mayors' and Councilmembers' Association at its General Membership meeting on February 12, 2026.

Board of Directors Appointments:

1. The Charles M. Schulz - Sonoma County Aviation Commission: A new Commission of two seats with four-year terms starting in February 2026. Letters received from:
 - David Hagele of Healdsburg
 - Tanya Potter of Windsor
 - Mark Stapp of Santa Rosa

2. Childcare Planning Council: One seat to fill the expiring term of Mayor Stephen Zollman of Sebastopol. Three-year term starting in February 2026. Letters received from:
 - Karen Nau of Petaluma
 - Samantha Rodriguez of Rohnert Park
 - Stephen Zollman of Sebastopol

Attachments: [County of Sonoma Summary Report](#)
[Aviation Commission Letters of Interest](#)
[Childcare Planning Council Letters of Interest](#)

PUBLIC COMMENTS:

Janice Karrman spoke on the item.

Duane De Witt spoke on the item.

A motion was made by Council Member Fleming, seconded by Council Member Bañuelos, to direct the Mayor to support Tanya Potter and Mark Stapp for the Charles M. Schultz - Sonoma County Aviation Commission appointments, and to support Samantha Rodriguez for the Childcare Planning Council appointment to be made by the Board of Directions of the Sonoma County Mayors' and Councilmembers' Association at its General Membership meeting on February 12, 2026. The motion carried by the following vote:

Yes: 5 - Mayor Mark Stapp, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, and Council Member Natalie Rogers

Absent: 2 - Vice Mayor Jeff Okrepkie, and Council Member Eddie Alvarez

11.3 COUNCIL LIAISON POSITIONS ON JOINT POWERS AUTHORITY

11.3.1 APPOINTMENT OF REPRESENTATIVE AND ALTERNATE TO PUBLIC FINANCING AUTHORITY

The Council may, by motion, select and appoint a representative and alternate to the Public Financing Authority.

No public comments were made.

A motion was made by Mayor Stapp, seconded by Council Member Fleming, to reappointment Council Members Fleming and Bañuelos to the Public Financing Authority. The motion carried by the following vote:

Yes: 5 - Mayor Mark Stapp, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, and Council Member Natalie Rogers

Absent: 2 - Vice Mayor Jeff Okrepkie, and Council Member Eddie Alvarez

12. APPROVAL OF MINUTES

- 12.1 January 13, 2026, Regular Meeting Minutes. **THIS ITEM IS CONTINUED TO THE FEBRUARY 10, 2026, REGULAR MEETING.**

This item was continued to the February 10, 2026, regular meeting.

13. CONSENT ITEMS

PUBLIC COMMENTS:

Duane Dewitt spoke on Item 13.5.

Janice Karrman spoke on Item 13.5.

Present: 5 - Mayor Mark Stapp, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, and Council Member Natalie Rogers

Absent: 2 - Vice Mayor Jeff Okrepkie, and Council Member Eddie Alvarez

Approval of the Consent Agenda

A motion was made by Council Member Bañuelos, seconded by Council Member MacDonald, to adopt Consent Items 13.1 through 13.6 as presented by staff. The motion carried by the following vote:

Yes: 5 - Mayor Mark Stapp, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, and Council Member Natalie Rogers

Absent: 2 - Vice Mayor Jeff Okrepkie, and Council Member Eddie Alvarez

- 13.1** MOTION - APPROPRIATION OF FUNDS FOR PROFESSIONAL SERVICES AGREEMENT WITH THE CENTRE FOR ORGANIZATION EFFECTIVENESS FOR A DEPARTMENTAL ASSESSMENT OF THE CITY ATTORNEY'S OFFICE

RECOMMENDATION: The City Attorney's Office recommends that the Council, by motion, appropriate \$47,620 from unassigned General Funds to the City Attorney's professional services budget to fund a departmental assessment of the City Attorney's Office by The Centre for Organization Effectiveness. This item is requesting appropriations for one-time funding.

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

This Consent - Motion was approved.

- 13.2** MOTION - FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F002790 WITH WARD LEVY APPRAISAL

GROUP, INC. FOR APPRAISAL SERVICES

RECOMMENDATION: Real Estate Services recommends that the Council, by motion, approve the First Amendment to Professional Services Agreement Number F002790 with Ward Levy Appraisal Group, Inc., Santa Rosa, California to increase compensation by \$150,000 for a total contract amount not to exceed \$249,000 for continued appraisal services, and authorize the Assistant City Manager to execute the Amendment. This item has no impact on current fiscal year budget.

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

This Consent - Motion was approved.

13.3 MOTION - THIRD AMENDMENT TO PIGGYBACK AGREEMENT NUMBER 00008865 WITH IMAGETREND, LLC FOR FIRE AND EMERGENCY MEDICAL SERVICES SOFTWARE

RECOMMENDATION: The Fire Department recommends that the Council, by motion, approve the Third Amendment to Piggyback Agreement Number 00008865 with ImageTrend, LLC, Lakeville, Minnesota to increase compensation in the amount of \$45,963.85, for a total contract not to exceed \$131,043.85 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 - 3rd Amendment](#)

This Consent - Motion was approved.

13.4 MOTION - APPROVAL AND ISSUANCE OF A PURCHASE ORDER FOR THE PURCHASE OF VEHICLE EXTRICATION EQUIPMENT WITH SOLE SOURCE VENDOR WESTERN EXTRICATION SPECIALISTS INC.

RECOMMENDATION: The Fire Department recommends that the Council, by motion: 1) approve the issuance of a purchase order for the purchase of vehicle extrication equipment with sole source vendor Western Extrication Specialists Inc., Simi Valley, California with an amount not to exceed \$119,959.00; and 2) authorize the Chief Financial Officer to pay all proper claims from various charge numbers. This item

has no impact on current fiscal year budget.

Attachments: [Staff Report](#)
 [Attachment 1 - Grant Agreement](#)
 [Attachment 2 - Sole Source Letter](#)
 [Attachment 3 - Quote](#)

This Consent - Motion was approved.

13.5 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.

Attachments: [Staff Report](#)
 [Resolution](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2026-006 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING A PROCLAMATION OF LOCAL HOMELESS EMERGENCY (Government Code Sections 8630 et seq.)

13.6 RESOLUTION - CONSTRUCTION COMPLETION AND EXPENDITURE OF COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY GRANT FUNDS - COFFEY PARK AND FOUNTAINGROVE NEIGHBORHOOD ROAD DISASTER RECOVERY

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by resolution, acknowledge completion of construction of the Coffey Park and Fountaingrove Neighborhood Road Disaster Recovery Project and acknowledge that all grant funds under the Community Development Block Grant - Disaster Recovery Grant Agreement Number 17-DRMIT-1003 have been expended through contract work completed under the Coffey Park and Fountaingrove Neighborhood Road Disaster Recovery Project, City Contract Number C02258. This item has no impact on current fiscal year budget.

Attachments: [Staff Report](#)
 [Attachment 1 - Notice of Completion](#)
 [Resolution](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2026-007 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA CONSTRUCTION COMPLETION AND EXPENDITURE OF COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY GRANT FUNDS FOR COFFEY PARK AND FOUNTAIN GROVE NEIGHBORHOOD ROAD DISASTER RECOVERY

13.7 RESOLUTION - APPROVAL OF AWARD - SOFTWARE SUBSCRIPTION AGREEMENT F003155 FOR EDISCOVERY SOFTWARE SYSTEM TO REVEAL DATA CORPORATION (THIS ITEM IS CONTINUED TO THE FEBRUARY 10, 2026 REGULAR MEETING)

RECOMMENDATION: The City Clerk's Office, and the Information Technology and Finance Departments recommend that the Council, by resolution: 1) approve F003155 Software Subscription Agreement for a five year period, with five one year renewal options, to Reveal Data Corporation, Portland, Oregon for an eDiscovery software system for a total not-to-exceed amount under the Agreement of \$624,240, and a \$100,000 contingency amount for miscellaneous charges, 2) approve appropriations in the amount of \$124,848; and 3) authorize the City Manager or Assistant City Manager to negotiate and execute the Agreement, subject to approval by the City Attorney. This item is requesting appropriations for on-going funding.

This item was continued to the February 10, 2026, regular meeting.

Mayor Stapp took a brief recess at 4:59 p.m. and reconvened the meeting at 5:03 p.m.

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

Janice Karrman spoke on the Violence Prevention meeting from last week.

Edward Gathercole spoke advocating for direct navigation services.

Duane De Witt spoke on staff assistance at the clean up on

Roseland Creek.

Teresa Franklin spoke in support of agendizing and passing a senior zoning overlay for Santa Rosa mobile home parks (comment description provided from speaker card).

Yamah Goodman spoke on recent police presence and actions at the boarder of Santa Rosa and Sebastopol, and the decline of how individuals govern and treat each other.

Valerie Schlafke, Sequoia Gardens MHR/SRMOA, spoke in support of a senior overlay for senior mobile home parks (comment description provided from speaker card).

Elena L spoke in support of the removal of Flock automated license plate readers used by the City of Santa Rosa.

Fred spoke in support of updating the mobile home park closure and conversion ordinance.

Gregory Fearon spoke on recent immigration issues.

Mayor Stapp moved to Item 16.1.

LATE CORRESPONDENCE

Attachments: [Late Correspondence \(Uploaded 01-27-2026\)](#)

16. PUBLIC HEARINGS

16.1 PUBLIC HEARING - PUBLIC HEARING ON FISCAL YEAR 2026-27 BUDGET PRIORITIES

BACKGROUND: Every year, pursuant to the City Charter, the City Council holds a public hearing to solicit input from the community on priorities to be considered for the upcoming budget. This meeting complies with Charter requirements relative to posting and being held prior to the City Council goal setting meeting. It also marks the kick-off of the Fiscal Year (FY) 2026-27 budget process.

RECOMMENDATION: The Finance Department recommends that the Council hold a public hearing on budget priorities and consider written and oral comments as part of future budget deliberations. This item has no impact on current fiscal year budget.

Attachments: [Staff Report](#)
 [Public Hearing Notice](#)
 [Presentation](#)
 [Late Correspondence \(Uploaded 01-28-2026\)](#)

Scott Wagner, Chief Financial Officer, and Veronica Conner, Budget and Financial Analysis Manager, presented and answered questions from Council.

Mayor Stapp opened the public hearing at 5:37 p.m.

PUBLIC COMMENTS:

Janice Karrman spoke on improving the road at Calistoga Road and scheduled infrastructure work.

Fred Allebach, Santa Rosa/Sonoma County NAACP Housing Committee requested that the South Santa Rosa Specific Plan include concrete anti-gentrification strategies to protect low-income, BIPOC communities and seniors, and adopt a triple bottom line approach to the budget that considers economic, environmental, and social sustainability.

Duane De Witt thanked staff for work to date, suggested looking at reductions in force, and other projects that can bring in funding, avoid annexations, and bicycle bridge alternatives.

Jennie Lynn Holmes, Catholic Charities, expressed appreciation of Council's service through the fiscal challenges, the impacts of budget reductions on homeless services, Catholic Charities' pursuit of alternative funding sources for services, and requested consideration of no additional cuts to homeless services this budget cycle.

Mayor Stapp closed the public hearing at 5:48 p.m. and

returned to Item 15.1.

15. REPORT ITEMS

15.1 REPORT - FISCAL YEAR 2024-25 PUBLIC SAFETY AND PREVENTION TAX ANNUAL REPORT

BACKGROUND: Ordinance 3680 added Chapter 3-26 to the Santa Rosa City Code establishing a special transaction and use tax known as Public Safety and Prevention Tax (PSAP). Each year an Annual Report is prepared by City staff, reviewed by the PSAP Citizen Oversight Committee, and presented to the City Council reporting on revenue, expenditures and accomplishments during the past fiscal year.

RECOMMENDATION: The Finance, Fire, Police, and Housing and Community Services Departments, and the Public Safety and Prevention Citizen's Oversight Committee recommend that the Council, by motion, accept the Public Safety and Prevention Tax Annual Report for Fiscal Year 2024-25. This item has no impact on current fiscal year budget.

Attachments: [Staff Report](#)
[Attachment 1 – FY 2024-25 Public Safety and Prevention Annual Report Presentation](#)

Scott Westrope, Fire Chief; John Cregan, Chief of Police and Pamela Lorence, Administrative Services Officer - Police; Jacqui Hamman, Administrative Services Officer - Recreation Division; Joanna Moore, Recreation Supervisor; and Danielle Ronshausen-Pena, Violence Prevention Manager presented and answered questions from Council.

PUBLIC COMMENTS:

Janice Karrman spoke in support of Item 15.1.

Duane De Witt spoke on the item, the correlation of gang activity and lingering graffiti on private property due to fear of retaliation, and advocated for continued Police and Fire presence in Roseland and Burbank Avenue.

A motion was made by Council Member MacDonald, seconded by Council

Member Rogers, to accept the Public Safety and Prevention Tax Annual Report for Fiscal Year 2024-25 as presented by staff. The motion carried by the following vote:

Yes: 5 - Mayor Mark Stapp, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, and Council Member Natalie Rogers

Absent: 2 - Vice Mayor Jeff Okrepkie, and Council Member Eddie Alvarez

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 6:43 p.m. The next regularly scheduled meeting will be held on February 10, 2026 at a time to be set by the Mayor.

21. UPCOMING MEETINGS

21.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List](#)

Approved on: February 10, 2026

/s/ Dina Manis, City Clerk