City Council
Regular Meeting Minutes - Draft

Tuesday, March 24, 2026 **1:00 PM**

1. CALL TO ORDER AND ROLL CALL

Mayor Stapp called the meeting to order at 1:02 p.m.

Present: 5 - Mayor Mark Stapp, Vice Mayor Jeff Okrepkie, Council Member Caroline Bañuelos, Council Member Dianna MacDonald, and Council Member Natalie Rogers

Absent: 2 - Council Member Eddie Alvarez, and Council Member Victoria Fleming

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

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

PUBLIC COMMENTS:

Janice Karrman spoke on the item.

Mayor Stapp recessed to closed session at 1:06 p.m.

Council Member Fleming joined the meeting at 1:08 p.m.
Council Member Alvarez joined the meeting at approximately 1:10 p.m.

3.1 PUBLIC EMPLOYMENT
(Government Code Section 54957)

Title: City Manager

This item was received and filed.

Mayor Stapp recessed closed session at 2:40 p.m. and reconvened to the study session at approximately 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 SOUTH SANTA ROSA SPECIFIC PLAN LAND USE AND CIRCULATION ALTERNATIVES

The Planning and Economic Development Department recommends that the City Council hold a Study Session and provide input on Draft Alternatives to help guide the preparation of the South Santa Rosa Specific Plan (SSRSP). No action will be taken except for possible direction to staff. This item has no impact on current fiscal year budget.

Conor McKay, Senior Planner, Amy Nicholson, Supervising Planner, and Jessica Jones, Deputy Director - Planning, presented and answered questions from Council.

PUBLIC COMMENTS:

Fred Allebach spoke on the item.

Ken MacNab, KMAC Advising, LLC, spoke in support of the annexation and provided comments on land use alternatives (comment description provided from speaker card).

Concepcion Dominguez, Moorland Neighbors, spoke on the item, and requested that Moorland not be left out of the process.

Irene Rosario, Moorland Neighborhood Action Team, spoke on Moorland's exclusion from the LAFCO report and requested consideration for future annexation discussions.

Norma Yukich expressed moorland neighborhood concerns (comment description provided from speaker card).

Esther Lemus, Moorland Neighborhood Action Team, requested consideration of the Moorland neighborhood in future annexation discussions.

Paige D., Sonoma County Tenants Union, spoke in support of anti-displacement and anti-gentrification policies (comment description provided from speaker card).

Adrianna Arrizon, Health Equity Rising, spoke in support of the South Santa Rosa Specific Plan update and requested the inclusion of Moorland in the annexation.

Kate Bybee, Legal Aid of Sonoma County, spoke on displacement pressures in the area, and requested a focus on displacement policies.

Ana Diaz spoke on translation services during community meetings related to the plan, and housing concerns in the plan area.

Duane De Witt spoke on community engagement on items like the South Santa Rosa Specific Plan, and the work and support to annex new areas into the city.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

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

Teresa Stricker, City Attorney, reported there was no reportable action from Item 3.1, and reported on the study session just heard by Council.

7. PROCLAMATIONS/PRESENTATIONS

7.1 PROCLAMATION - WOMEN'S HISTORY MONTH

Council Member MacDonald read and presented the proclamation to Melanie Jones-Carter, Sonoma County Commission on the Status of Women.

Melanie Jones-Carter spoke on the proclamation and the work of the Sonoma County Commission on the Status of Women.

No public comments were made.

7.2 PROCLAMATION - AMERICAN RED CROSS MONTH

Vice Mayor Okrepkie read and presented the proclamation to Andy Witthohn.

Andy Witthohn, Rosy Avendano, and Denny Sigman, all with the Red Cross, provided brief comments on the work Red Cross performs within the community.

No public comments were made.

8. STAFF BRIEFINGS

8.1 NEW COMMUNITY ENGAGEMENT TOOL

Staff will provide information about the City's new community engagement tool, "Let's Talk Santa Rosa." Council will take no action except for possible direction to staff. The costs associated with this item will be absorbed in the current year adopted budget.

Misti Wood, Communications and Intergovernmental Relations Officer, presented and answered questions from Council.

PUBLIC COMMENTS:

Duane Dewitt spoke on the item.

Richard asked how to access the survey.

This item was received and filed.

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

Lori Ann Farrell, Interim City Manager, had no report.

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 February 2026, 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.

City Attorney Stricker, reported on one settlement authorized by Council in the month of February, Vannucci v. County of Sonoma et al, which included no monetary payment by the City, release of all claims against the city, waived any right to seek attorneys' fees and costs from the City, and required the City to make related policy updates to removal of personal property of unhoused individuals. The caseload remains constant with 32 litigation matters, with trial dates assigned to approximately thirty percent of those matters.

PUBLIC COMMENTS:

Gregory Fearon, HEAP.ORG, spoke on the item.

Duane De Witt spoke on the item.

10. STATEMENTS OF ABSTENTION/RECUSAL BY COUNCIL MEMBERS

Council Member MacDonald announced recusal from Item 13.1 due to a personal relationship and from Item 16.1 based on advice from City Attorney due to fair process requirements for quasi-judicial decisions.

Vice Mayor Okrepkie announced recusal from Item 13.5 due to a business relationship.

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

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

Council Member MacDonald provided a brief report on the Employee Service Awards and other events attended.

Council Member Bañuelos provided a brief report on the recent Arbor Day celebration and Employee Service Awards.

Vice Mayor Okrepkie provided a brief report on a recent meeting with the United Soccer League.

Mayor Stapp provided a brief report on lobbying trip on behalf of the city, and other meetings and events recently 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))

Mayor Stapp provided a brief report.

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

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

Gregory Fearon suggested Council watch the Board of Supervisors meeting related to the Measure O Annual Report.

Duane De Witt spoke on recent article in Press Democrat related to veterans experiencing homelessness.

Jason Sweeney spoke on current events in Gaza.

Richard Canini spoke on veterans, gas prices, and other topics.

Michael Titone concurred with previous two speakers.

Janice Karrman spoke on various topics.

Mayor Stapp moved to Item 16.1 on the agenda.

16. PUBLIC HEARINGS

16.1* PUBLIC HEARING - PURA VIDA RECOVERY SERVICES APPEAL

BACKGROUND: The project includes a request for a Minor Conditional Use Permit to operate a 24-bed Community Care Facility on the second floor of an existing mixed-use building at 5761 Mountain Hawk Drive, where a 6-bed facility is currently operating. The use is a non-medical residential addiction treatment facility with services including, but not limited to, monitoring and observing clients during the detoxification process, providing addiction education, and relapse prevention services. During a public hearing held on November 13, 2025, the Planning Commission approved a Minor Conditional Use Permit for the proposed use by a vote of 4-2-1, with two members voting no and one member absent. On November 24, 2025, two appeals of the Planning Commission's decision were received from two separate appellants. The grounds for appeal in the Appeal Forms include: 1) The Planning Commission did not adequately address or analyze environmental impacts pursuant to the California Environmental Quality Act, including impacts to traffic and noise; 2) the proposed project is incompatible with the low-density residential character of the neighborhood; and 3) the applicant misrepresented the nature of the business operation, including number of staff and quality of care provided onsite.

RECOMMENDATION: The Planning Commission and the Planning and Economic Development Department recommend that the Council, by resolution, deny two appeals and uphold the decision of the Planning Commission to approve a Minor Conditional Use Permit to allow a 24-bed Community Care Facility at 5761 Mountain Hawk Drive, suites 201-207. This item has no impact on current fiscal year budget.

Council Member MacDonald left the dais at approximately 5:40 p.m.

Ex-parte disclosures:

Council Member Rogers reported meeting with both the applicant and appellant.

Council Member Alvarez announced he visited the site but did not meet with applicant or appellant.

Council Member Fleming reported meeting with both the applicant and appellant.

Vice Mayor Okrepkie reported meeting with both the applicant and appellant, and visited the site.

Mayor Stapp reported meeting with both the applicant and appellant, and visited the site.

Council Member Bañuelos reported meeting with both the applicant and appellant, visited the site, and watched a portion of the Planning Commission meeting.

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

Karen Weeks, Planning Commission Chair, presented on prior action taken by the Planning Commission related to the item.

Mayor Stapp opened the public hearing at 6:01 p.m.

Dr. David Chen, appellant, presented.

Kelsey Maynard, second appellant, and Erin Carlstrom, on behalf of additional appellant, presented.

Alex Wignal, Pura Vida Recovery Centers - applicant, presented.

Julia Stewart spoke in support of Pura Vida and expanding Pura Vida's expansion(comment description provided from speaker card).

Lynne Dal Poggetto spoke in support of Pura Vida.

Joe Burroughs spoke in opposition to the Pura Vida expansion due to building code issues (comment description provided from speaker card).

Katelyn Parker spoke in support of Pura Vida and that the entire community of Santa Rosa deserves treatment (comment description provided from speaker card).

Mary Ellen Whitton, Recovery Transportation Systems, spoke in support of Pura Vida and expansion to serve more people (comment description provided from speaker card).

Matt Schembari spoke in support of Pura Vida and expressed upset at actions of Skyhawk United (comment description provided from speaker card).

David Schwartz spoke in opposition to the Pura Vida expansion.

Jose Valencia spoke in support of Pura Vida.

Christina Esver, Pura Vida, spoke in support of Pura Vida and the expansion.

Derek Whittington, Clinical Director at Pura Vida Recovery Services, spoke in support of Pura Vida.

Burton Edwards spoke in support of Pura Vida.

Peter Schnack, Pura Vida Recovery Services, spoke in opposition to the Pura Vida expansion.

Brooke Nichols spoke in support of Pura Vida.

Richard Golub spoke in opposition to the expansion of the facility due to fire risk (comment description provided from speaker card).

Emily Radke spoke in support of Pura Vida and that appeal is unfounded as she is proof that it serves the community (comment description provided from speaker card).

Greg Cornelius spoke in support of Pura Vida's expansion (comment description provided from speaker card).

Kathie Ramazzottti spoke in opposition to the project and in support of the appeal as approval of project contradicts city requirements and neighborhood benefits (comment description provided from speaker card).

DJ Phismister spoke in opposition to the project and in support of the appeal a rehab center with 24 people would violate current city code (comment description provided from speaker card).

Xingwu Chan spoke in support of appeal and deny expansion of recovery service (comment description provided from speaker card).

Ryan Van Fleet spoke in support of Pura Vida (comment description provided from speaker card).

MaryAnn Poni spoke in support of the appeal, opposing the project as a vote for Pura Vida facility is a vote against our children's freedom (comment description provided from speaker card).

David Paul spoke in support of the appeal, opposing the project as six beds is a good expansion, but expansion to 24 beds is bad (comment description provided from speaker card).

Ying Zeng spoke in support of appeal, opposing the expansion of recovery service at Skyhawk Village (comment description provided from speaker card).

Jocelyn Wang spoke in support of the appeal, opposing the project due to fire risk (comment description provided from speaker card).

Yanling Mas spoke in support of the appeal.

Wendy Chen spoke in support of the appeal.

Anastaisa Mazlaza spoke in opposition to the project.

Mike Rockford spoke in support of the appeal, and opposition to the project as it is an over-concentration of community care facilities (comment description provided from speaker card).

Shalom Sun, Austin Creek Elementary School, spoke in opposition to the project.

Ann Brown, Skyhawk United, spoke in opposition to the project.

Dave Williamson spoke in support of the appeal, in opposition of the project location, and in support of other locations for recovery facilities.

Owen Brown, Skyhawk United, spoke in opposition to the project.

Nathan Molello spoke in support of the appeal, and in opposition to the project, as large detox is an attraction for addicts (comment description provided from speaker card).

Desiree Mc Gunnage spoke in support of Pura Vida.

Beibei Sun, Skywalk United, spoke in opposition to the project.

Guobin Yan, Skyhawk United, was not present when name called but indicated opposition to the project on speaker card.

Justin Whitten, neighbor of current facility, spoke in support of Pura Vida (comment description provided from speaker card).

Weixiang Shi spoke in opposition to the project.

Speaker spoke in opposition to the project.

Terri Griffin spoke in support of Pura Vida.

Qunli Moldowan spoke in opposition to the project and supporting neighborhood integrity (comment description provided from speaker card).

Micah Sawyer, Micah's Hugs, spoke in support of Pura Vida.

Michelle Sawyer, Micah's Hugs, spoke in support of Pura Vida.

Kejiehan spoke in opposition of the project.

Jenna Mordy was not present at the time name was called, but indicated support to the project and addressing the need for treatment in this area and how treatment in this area does not bring addiction to Mountain Hawk, it's already there (comment description provided from speaker card).

Susie Murray spoke in support of Pura Vida.

David Wargin spoke in support of Pura Vida.

Stella spoke in support of Pura Vida.

Roland Wauf spoke in opposition to the project.

Qing Xu spoke in opposition to the project location.

Shirley Chen spoke in opposition to the project.

Michael Titone spoke in support of Pura Vida.

Ying Zeng spoke in opposition to the project.

Fred spoke in support of Pura Vida.

Janice Karrman spoke on the item.

Pamela McGuire was not present at the time name was called, but indicated support of Pura Vida.

Ben Garrett was not present at the time called for public comment but speaker card submitted indicated support of Pura Vida Recovery Services and expansion is for the good of the community.

Duane De Witt spoke in support of Pura Vida.

Alex Wgnall, applicant - Pura Vida, provided rebuttal.

David Chen, appellant, provided closing comments.

Erin Carlstrom, second appellant representative, provided closing comments.

Mayor Stapp closed the public hearing at 8:14 p.m.

Council asked questions of staff, applicant, and appellant.

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

RESOLUTION NO. RES-2026-026 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND UPHOLDING THE DECISION OF THE PLANNING COMMISSION APPROVING A MINOR CONDITIONAL USE PERMIT FOR A 24 BED COMMUNITY CARE FACILITY, LOCATED AT 5761 MOUNTAIN HAWK DRIVE, SANTA ROSA, SUITES 201-207, APN: 153-180-029 - FILE NUMBER PLN25-0136.

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

Recused: 1 - Council Member Dianna MacDonald

Mayor Stapp recessed the meeting at 8:48 p.m. and reconvened at 9:02 p.m.

Mayor Stapp moved to Item 15.3 on the agenda.

15. REPORT ITEMS

15.3 REPORT - ORDINANCE INTRODUCTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADDING CHAPTER 13-40 TO THE SANTA ROSA CITY CODE TO (1) ESTABLISH THAT CIVIL IMMIGRATION ENFORCEMENT IS NOT A CITY PURPOSE; AND (2) PROHIBIT USE OF CITY PROPERTY THAT WOULD DISRUPT CITY OPERATIONS OR DISCOURAGE ACCESS TO CITY SERVICES, UNLESS THE USE FURTHERS A CITY PURPOSE OR IS TRADITIONALLY AVAILABLE TO THE PUBLIC WITHOUT CITY AUTHORIZATION

BACKGROUND: Recent discussions regarding the use of government property by external entities have highlighted the importance of clarifying when and how City property may be used and ensuring that such uses do not interfere with the City’s ability to deliver services. The proposed Ordinance is intended to provide additional clarity in the City Code regarding the authorization and use of City property while maintaining the City’s focus on delivering core municipal services.

RECOMMENDATION: The City Manager’s Office recommends that the Council approve the reading and introduce an Ordinance adding Chapter 13-40 to the Santa Rosa City Code to: 1) establish that civil immigration enforcement is not a city purpose; and 2) prohibit use of City property that would disrupt City operations or discourage access to City services, unless the use furthers a city purpose or is traditionally available to the public without City authorization. This item has no impact on current fiscal year budget.

City Attorney Stricker and Jason Nutt, Assistant City Manager, presented and answered questions from Council.

PUBLIC COMMENTS:

Susan Lamont spoke in support of the item.

Dianne submitted speaker card but was not present at the time of public comment. Speaker card indicated support of item, that it was a good start and to add no collaboration with ICE.

Pamela Harter, Sanctuary Coalition, submitted speaker card but was not present at the time of public comment. Speaker card indicated support of the item and requested the City go further - non-cooperation with ICE, protect the community.

Scott Johnson, Indivisble and Sanctuary Coalition, spoke in support of the item and encouraged augmenting specific restriction to any collaboration and any information sharing with DHS/ICE (comment description provided from speaker card).

Maryanne Michaels, Sonoma County Sanctuary Coalition, spoke in support of the item and asked the City to add a clause designating schools, hospitals, and places of worship as ICE free zones (comment description provided from speaker card).

Michael Titone spoke in support of the item and requested additional content that is more direct and broader reach to strengthen against ICE.

Elana Feldman, Sonoma County Sanctuary Coalition and Migrant Justice in Action, spoke in support of the item.

Linda Evans spoke in support of the item.

Renee Saucedo, Sonoma County Sanctuary Coalition, spoke in support of the item and requested more direct language to include no collaboration with ICE.

Socorro Diaz, Sanctuary Coalition, spoke in support of the item.

Isabel Lopez, Sanctuary Coalition, spoke in support of the item and requested more direct language to include no collaboration with ICE.

Paige D spoke in support of the City adopting a strong ordinance to keep ICE out of the City.

Tiffany Diaz spoke in support of the item.

Dallas Womack spoke in support of the ordinance if strengthened to include data sharing and limiting collaboration with ICE.

Brie Perkins spoke on increase in violence in our community.

Avery spoke in support of the ordinance if strengthened.

Nik spoke in support of the item if ordinance is strengthened.

Jason Sweeney spoke in support of the ordinance if strengthened as previously suggested.

Fred spoke in support of the comments provided by Scott and Dallas.

Una spoke on the need for leaders to make real change in this community.

Chad Bolla, Raizes Collective, submitted a speaker card but was not present at the time name was called. Speaker card indicated support of the item with additions.

Gloria Rosenberg, Sanctuary Coalition, submitted a speaker card but was not present at the time name was called. Speaker card indicated support of the item and a robust non-collaboration agreement needed (comment description provided from speaker card).

Council Member Fleming left the dais at approximately 10:23 p.m.

A motion was made by Council Member Bañuelos, seconded by Council Member MacDonald, to introduce on first reading ordinance as amended with clerical correction specified by staff in Section 7.

Ordinance entitled: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADDING CHAPTER 13-40 TO THE SANTA ROSA CITY CODE TO (1) ESTABLISH THAT CIVIL IMMIGRATION ENFORCEMENT IS NOT A CITY PURPOSE; AND (2) PROHIBIT USE OF CITY PROPERTY THAT WOULD DISRUPT CITY OPERATIONS OR DISCOURAGE ACCESS TO CITY SERVICES, UNLESS THE USE FURTHERS A CITY PURPOSE OR IS TRADITIONALLY AVAILABLE TO THE PUBLIC WITHOUT CITY AUTHORIZATION.

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

15.1 REPORT - SONOMA COUNTY WATER AGENCY PROPOSED FISCAL YEAR 2026-27 WATER TRANSMISSION BUDGET AND RATE INCREASE

BACKGROUND: The City of Santa Rosa purchases approximately 95% of its potable water supply from Sonoma Water, the region’s water wholesaler. Sonoma Water’s proposed Fiscal Year (FY) 2026-27 Water Transmission System budget includes an 8.21% increase in the wholesale rate of water, from $1,400.86 to $1,515.87 per acre foot. On March 5, 2026, the Board of Public Utilities reviewed Sonoma Water’s proposed FY 2026-27 budget and rate increase and made a recommendation to City Council to provide direction to its Water Advisory Committee (WAC) representative on a vote on Sonoma Water’s proposed FY 2026-27 Water Transmission System budget and rate increase. The WAC is an advisory board to Sonoma Water. The WAC is scheduled to vote on Sonoma Water’s proposed FY 2026-27

Water Transmission System budget and rate increase at the April 6, 2026, WAC Meeting. Ultimately, the Sonoma Water Board of Directors will have final authority to approve Sonoma Water's proposed FY 2026-27 Water Transmission System budget and rate increase.

RECOMMENDATION: The Board of Public Utilities and Santa Rosa Water recommend that the Council consider Sonoma Water's proposed 2026-27 Water Transmission System Budget and Rate increase and, by motion, make a recommendation to its Water Advisory Committee (WAC) representative for the April 6, 2026 WAC vote on Sonoma Water's proposed 2026-27 Water Transmission System Budget and Rate increase. This item has no impact on current fiscal year budget.

Nick Harvey, Deputy Director - Santa Rosa Water, and Jake Spaulding, Financial Services Manager, Sonoma Water, presented and answered questions from Council.

No public comments were made.

A motion was made by Council Member Rogers, seconded by Vice Mayor Okrepkie, to approve Sonoma Water's proposed 2026-27 Water Transmission System Budget and Rate increase and direct the City's Water Advisory Committee (WAC) representative to vote yes at the WAC meeting on April 6, 2026.

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 Dianna MacDonald, and Council Member Natalie Rogers

Absent: 1 - Council Member Victoria Fleming

15.2 REPORT - GENERAL PLAN AND INCLUSIONARY HOUSING ANNUAL REVIEW REPORT FOR 2025

BACKGROUND: Each year, the Planning Commission and City Council review the progress made toward implementation of the General Plan during the prior calendar year. The General Plan Annual Review and Inclusionary Housing Report for 2025 (Annual Review Report), is included as Attachment 1. The Annual Review Report provides an overview of progress made last year toward achieving General Plan goals, policies and actions and reviews the implementation of the

Inclusionary Housing Ordinance as required by the City Code.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Council, by motion: 1) waive the Council Policy 200-01 requirement for a joint study session with the Planning Commission to review the status and implementation of the General Plan; and 2) review and accept the General Plan and Inclusionary Housing Annual Review Report for 2025. This item has no impact on current fiscal year budget.

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

No public comments were made.

A motion was made by Vice Mayor Okrepkie, seconded by Council Member Rogers, motion to waive the Council Policy 200-01 requirement for a joint study session with the Planning Commission to review the status and implementation of the General Plan; and 2) review and accept the General Plan and Inclusionary Housing Annual Review Report for 2025.

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 Dianna MacDonald, and Council Member Natalie Rogers

Absent: 1 - Council Member Victoria Fleming

17. WRITTEN COMMUNICATIONS - NONE.

12. APPROVAL OF MINUTES

No public comments were made.

12.1 March 10, 2026, Special Meeting Minutes.

Approved as submitted.

12.2 March 10, 2026, Regular Meeting Minutes.

Approved as submitted.

13. CONSENT ITEMS

No public comments were made.

Approval of the Consent Agenda

A motion was made by Council Member Alvarez, seconded by Council Member Rogers, to adopt Consent Items 13.1 through 13.13 with Vice Mayor Okrepkie recused from Item 13.5, and Council Member MacDonald recused from Item 13.1. 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 Dianna MacDonald, and Council Member Natalie Rogers

No: 1 - Council Member Victoria Fleming

13.1 MOTION - APPROVAL OF THIRD AMENDMENT TO BLANKET PURCHASE ORDER NUMBER 168879 WITH ANIMAL DAMAGE MANAGEMENT **(THIS ITEM IS CONTINUED FROM THE MARCH 10, 2026, REGULAR MEETING DUE TO LACK OF QUORUM)**

RECOMMENDATION: The Transportation and Public Works Department and Finance Department recommend that the Council, by motion, approve the Third Amendment to Blanket Purchase Order Number 168879 with Animal Damage Management, Inc., Morgan Hill, California to extend the term and increase compensation in the amount of $35,000, for a total contract not to exceed $135,000, and authorize the Purchasing Agent to make non-substantive changes to the Agreement, subject to approval by the City Attorney, and execute the Amendment. This item has no impact on current fiscal year budget.

This Consent - Motion was approved with Council Member MacDonald recused.

13.2 MOTION - 2025 ANNUAL PUBLIC RECORDS REQUESTS REPORT

RECOMMENDATION: The City Clerk’s Office recommends that the Council, by motion, accept the 2025 Annual Public Records Requests Report. This item has no impact on current fiscal year budget.

This Consent - Motion was approved.

13.3 MOTION - APPROVAL OF SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F002573 FOR GRANT WRITING SERVICES WITH CALIFORNIA PUBLIC POLICY GROUP, INC. **(THIS ITEM IS CONTINUED FROM THE FEBRUARY 24, 2026, REGULAR MEETING)**

RECOMMENDATION: The City Manager's Office recommends that the Council, by motion, approve a Second Amendment to Professional Services Agreement Number F002573 with California Public Policy Group, Inc., Sacramento, California, increasing the time of performance by three years and increasing compensation in the amount of $60,000, for a total contract amount not to exceed $208,800. This item has no impact on current fiscal year budget.

This Consent - Motion was approved.

13.4 MOTION - WAIVER OF COMPETITIVE BID AND APPROVAL OF ISSUANCE OF A PURCHASE ORDER WITH TURNSTONE DATA INC., TO CONTINUE AND EXPAND DATA ANALYTIC SERVICE FOR ON-STREET AND OFF-STREET PARKING

RECOMMENDATION: The Finance Department recommends that the Council, by motion, authorize a waiver of competitive bid and approve the issuance of a purchase order for a two-year contract with Turnstone Data INC., North Bend, Washington in a total contract amount not to exceed $163,985 allowing for integration and data tracking for streets, lots, and garages which will be used for Metropolitan Transportation Commission (MTC) and Transit Oriented Community (TOC) studies and will be used for future decisions to support city parking needs. This item has no impact on current fiscal year budget.

This Consent - Motion was approved.

13.5 MOTION - APPROVAL - SECOND AMENDMENT TO GENERAL SERVICES AGREEMENT F002980 WITH ENERGY ENDEAVORS, dba WESTCOAST SOLAR ENERGY

RECOMMENDATION: The Finance Department recommends that the Council, by motion: 1) approve the Second Amendment to General Services Agreement Number (GSA) F002980 with Energy Endeavors, dba Westcoast Solar Energy, Santa Rosa, California, to add eGauge monitoring system at eight (8) locations and compensation in the amount of $44,000, for a total amount not to exceed $124,030; and 2) authorize the Purchasing Agent 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.

This Consent - Motion was approved with Vice Mayor Okrepkie recused.

13.6 MOTION - CONTRACT AWARD - CALISTOGA ROAD PAVEMENT REHABILITATION AND UTILITY IMPROVEMENTS - MONTECITO BOULEVARD TO HIGHWAY 12

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by motion, award Contract No. C02263, Calistoga Road Pavement Rehabilitation and Utility Improvements - Montecito Boulevard to Highway 12, in the amount of $10,592,049.00 to the lowest responsible bidder, Argonaut Constructors of Santa Rosa, California, approve a 20% contract contingency in the amount of $2,118,409.80, and authorize the City Manager or designee to execute the Contract and any change orders up to a total contract amount of $12,710,458.80. No City General Fund money is included in this project.

This Consent - Motion was approved.

13.7 MOTION - CONTRACT AWARD - GALVIN COURTS RENOVATION

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by motion, award Contract Number C02554 Galvin Courts Renovation, in the amount of $4,239,254.55 to the lowest responsible bidder, Argonaut Constructors, Inc. of Santa Rosa, California, approve a 15% contract contingency in the amount of $635,888.18, and authorize the City Manager or designee to execute the Contract and any change orders in a total contract amount of up to $4,875,142.73. No City General Fund money is included in this project.

This Consent - Motion was approved.

13.8 RESOLUTION - SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F003103 WITH VAN DERMYDEN MAKUS LAW CORPORATION FOR CONTINUED LEGAL SERVICES AND APPROPRIATION OF FUNDS

RECOMMENDATION: The Human Resources Department recommends that the Council, by resolution: 1) approve the Second Amendment to Professional Services Agreement Number F003103 with Van Dermyden Makus Law Corporation increasing compensation by $250,000, for a total contract amount not to exceed $350,000, for continued legal services for independent investigator services for workplace investigations; 2) delegate authority to the City Attorney to execute the agreement; and 3) appropriate $250,000 from unassigned General Funds to the Human Resource's professional services budget to fund the continued legal services. This item is requesting appropriations for one-time funding.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2026-027 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F003103 WITH VAN DERMYDEN MAKUS LAW CORPORATION INCREASING COMPENSATION BY $250,000 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED $350,000 FOR CONTINUED LEGAL SERVICES; DELEGATE AUTHORITY TO THE CITY ATTORNEY TO EXECUTE THE AGREEMENT; AND INCREASE IN APPROPRIATIONS OF $250,000 FROM THE UNASSIGNED GENERAL FUND FOR CONTINUED LEGAL SERVICES

13.9 RESOLUTION - APPROPRIATION OF $7,592,405.31 IN REGIONAL ENTERPRISE FUNDS TO REPLACE LOCAL WASTEWATER ENTERPRISE FUNDS CURRENTLY SUPPORTING THE LAGUNA TREATMENT PLANT DISINFECTION IMPROVEMENTS PROJECT

RECOMMENDATION: Santa Rosa Water and the Finance Department recommend that the Council, by resolution, authorize the appropriation of $7,592,405.31 from the Regional Enterprise Fund to the 2020 Wastewater Revenue Bond Construction Fund to replace Local Wastewater Enterprise funding to facilitate the completion of the Laguna Treatment Plant Disinfection Improvements Project. This item is requesting appropriations for one-time funding.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2026-028 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROPRIATING $7,592,708.81 IN REGIONAL WASTEWATER ENTERPRISE FUNDING FOR EXPENDITURE ON THE LAGUNA TREATMENT PLANT DISINFECTION IMPROVEMENTS PROJECT

13.10 RESOLUTION - 2026 SERVICE CONTRACT WITH THE SANTA ROSA CITY SCHOOL DISTRICT TO PROVIDE SUMMER PROGRAMS FOR YOUTH

RECOMMENDATION: The Housing and Community Services Department recommends that the Council, by resolution, approve the 2026 Service Contract with Santa Rosa City School District (Agreement), to provide services for summer youth programs and authorize the Director of Housing and Community Services or designee to negotiate, execute and administer the Agreement, subject to approval by the City Attorney. The Santa Rosa City School District will provide the City $72,019 for operations of the programs; revenue and expenditures are included in the FY 2025/2026 budget and the proposed FY 2026/2027 budget.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2026-029 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA TO APPROVE A SANTA ROSA CITY SCHOOLS SERVICE CONTRACT WITH THE SANTA ROSA CITY SCHOOL DISTRICT

13.11 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-2026-030 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING A PROCLAMATION OF LOCAL HOMELESS EMERGENCY (Government Code Sections 8630 et seq.)

13.12 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 AND TITLE 21 OF THE CITY CODE TO IMPLEMENT THE 2023-2031 HOUSING ELEMENT AND STATE LAW - FILE NUMBER PLN25-0397

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

2023-2031 housing element and state law. This ordinance, introduced at the March 10, 2026, Regular Meeting, passed by a 5-0-2-0 vote (Stapp and Fleming Absent).

This Consent - Ordinance was adopted on second reading.

ORDINANCE NO. ORD-2026-003 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 AND TITLE 21 OF THE CITY CODE TO IMPLEMENT THE 2023-2031 HOUSING ELEMENT AND STATE LAW - FILE NUMBER PLN25-0397

13.13 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE BY AMENDING CHAPTER 20-49 ENTITLED MASSAGE REGULATION AND MASSAGE ESTABLISHMENT REGISTRATION

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 City Code Chapter 20-49 pertaining to Massage Regulation and Massage Establishment Registration. This ordinance, introduced at the March 10, 2026, Regular Meeting, passed by a 5-0-2-0 vote (Stapp and Fleming Absent).

This Consent - Ordinance was adopted on second reading.

ORDINANCE NO. ORD-2026-004 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE BY AMENDING CHAPTER 20-49 ENTITLED MASSAGE REGULATION AND MASSAGE ESTABLISHMENT REGISTRATION

18. PUBLIC COMMENT ON NON-AGENDA MATTERS

Lindsey spoke on her experience in Santa Rosa and requested support.

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 11:07 p.m. The next regular meeting will be held on April 7, 2026, at a time set by the Mayor.

21. UPCOMING MEETINGS

21.1 UPCOMING MEETINGS LIST

This item is received and filed.

Approved on:

____

Dina Manis
City Clerk