



**City Council  
Regular Meeting Minutes - Draft**

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Tuesday, February 24, 2026

2:00 PM

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**1. CALL TO ORDER AND ROLL CALL**

Mayor Stapp called the meeting to order at 2:00 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 § 54953.8)**

**3. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

No public comments were made.

**Mayor Stapp recessed to closed session at 2:02 p.m.**

**Council Member Fleming joined the meeting at 2:06 p.m.**

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

Property: 520 3rd Street and 521 2nd Street, Santa Rosa, CA 95401

APN 010-063-027 and 010-063-019

Agency Negotiator: Jill Scott, Real Property Negotiator

Negotiating Parties: Museum on the Square, LLC

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: 100 Santa Rosa Avenue APN 009-191-021, 90 Santa Rosa

Avenue APN 009-073-023, 631 1st Street APN 009-073-019, -020, -021

and -022 and 655 1st Street APN 009-073-018

Agency Negotiator: Jill Scott, Real Property Negotiator

Negotiating Parties: Hugh Futrell

Under Negotiations: Price and terms of payment.

**This item was received and filed.**

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

Property: 1 Santa Rosa Avenue, Santa Rosa, CA 95401 APN  
010-063-025

Agency Negotiator: Jill Scott, Real Property Negotiator

Negotiating Parties: Glen Ellen Properties

Under Negotiations: Price and terms of payment.

**This item was received and filed.**

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

Property: 777 Sonoma Avenue, Santa Rosa, CA 95404 APN  
009-191-023

Agency Negotiator: Jill Scott, Real Property Negotiator, Stephanie  
Valkovic, Associate Real Property Negotiator

Negotiating Parties: United State of America - Federal General Services

Under Negotiations: Price and terms of payment.

**This item was received and filed.**

**4. STUDY SESSION**

**4.1 SENATE BILL 707 - BROWN ACT AMENDMENTS OVERVIEW (THIS  
ITEM IS CONTINUED TO THE MARCH 10, 2026, REGULAR  
MEETING)**

The City Clerk's and City Attorney's Offices present this study session to provide the Council an overview of recent Brown Act changes adopted under Senate Bill 707 (2025). Council will take no action except provide direction to staff. This item has no impact on current fiscal year budget.

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

**Mayor Stapp recessed closed session and reconvened to the regular session at approximately 4:03 p.m.**

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

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

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

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

## **7. PROCLAMATIONS/PRESENTATIONS**

### **7.1 PROCLAMATION - BLACK HISTORY MONTH**

Council Member Rogers read and presented the proclamation to Nancy Rogers, Black Chamber of Commerce; Arthur Chaney, 100 Black Men of Sonoma County; Kirstyne Lange, NAACP Santa Rosa

Nancy Rogers, North Bay Black Chamber of Commerce, spoke on the proclamation and the City's efforts to honor the importance of Black History.

Ruben Scott, 2025 Merit Award winner, spoke on the proclamation, the continued and growing support of Santa Rosa's Black community, and invited all to come to the upcoming Black Joy Parade in April.

Arthur Chaney, 100 Black Men and Sonoma State University, expressed appreciation for the proclamation.

No public comments were made.

### **7.2 PRESENTATION - SONOMA WATER'S WATER TRANSMISSION SYSTEM CAPITAL PROJECTS AND MAINTENANCE UPDATE**

David Royall, Assistant General Manager, Sonoma Water and Kent Gylfe, Director of Engineering, Sonoma Water presented and answered questions from Council.

No public comments were made.

## **8. STAFF BRIEFINGS - NONE.**

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

Lori Ann Farrell reported on the launch of a citywide survey related to the new City Manager recruitment, Sonoma County Restaurant Week is underway, after school programs sign ups have opened now for underserved through the City's Neighborhood Services, and that the CalHome Rehabilitation Loan Program application period is now open.

### **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 January 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 there no settlements authorized by Council in the month of January and the caseload remains constant with 33 litigation matters, with trial dates assigned to approximately one-quarter of those matters.

No public comments were made.

**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 Fleming provided a brief report on an upcoming Metropolitan Transportation Committee on February 25, 2026.

Mayor Stapp reported on the reopening of Dutch Flohr Neighborhood Park and recent Sonoma County Mayor's and Council Member's meetings.

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**

Mayor Stapp provided a brief report on the recent Long Term Financial Policy and Audit subcommittee.

### **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)**

### **11.1.9 Sonoma County Homeless Coalition**

### **11.1.10 Renewal Enterprise District (RED)**

### **11.1.11 Public Safety Subcommittee**

### **11.1.12 Other**

## **12. APPROVAL OF MINUTES**

12.1 February 10, 2026, Regular Meeting Minutes.

No public comments were made.

Approved as submitted.

**Mayor Stapp recessed the meeting at 4:45 p.m. and reconvened at approximately 5:00 p.m.**

## **13. CONSENT ITEMS**

**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

### **Approval of the Consent Agenda**

No public comments were made.

**A motion was made by Vice Mayor Okrepkie, seconded by Council Member Rogers, to adopt Consent Items 13.1, 13.2, 13.4, and 13.5 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 RESOLUTION - SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F003096 WITH ATKINSON, ANDELSON, LOYA, RUUD & ROMO FOR CONTINUED LEGAL SERVICES**

RECOMMENDATION: The City Attorney and the Human Resources Director recommend that the Council, by resolution: 1) approve the Second Amendment to Professional Services Agreement Number F003096 with Atkinson, Andelson, Loya, Ruud & Romo increasing compensation by \$175,000, for a total contract amount not to exceed \$375,000, for continued legal services; 2) authorize the City Attorney to execute the agreement; and 3) appropriate \$375,000 from the unassigned general fund reserves to the City Council professional services budget to address available funding shortfall within that budget. This item is requesting appropriations for one-time funding.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2026-015 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F003096 WITH ATKINSON, ANDELSON, LOYA, RUUD & ROMO; AUTHORIZING THE CITY ATTORNEY TO EXECUTE THE SECOND AMENDMENT; AND APPROPRIATING \$375,000 FROM UNASSIGNED GENERAL FUNDS TO THE CITY COUNCIL'S PROFESSIONAL SERVICES BUDGET**

**13.2 MOTION - CONTRACT AWARD - HOPPER AVENUE CORRIDOR FIRE RECOVERY**

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by motion, award Contract No. C02406 Hopper Avenue Corridor Fire Recovery Improvements, in the amount of \$4,054,718 to the lowest responsible bidder, Argonaut Constructors of Santa Rosa, California, approve a 15% contract contingency in the amount of \$608,207.70, and authorize the City Manager or designee to execute the Contract and any change orders in a total contract amount of \$4,662,925.70. The source of funds is the Capital Improvement Fund. No City General Fund money is included in this project.

**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 TO THE MARCH 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 not to exceed \$208,800. This item has no impact on current fiscal year budget.

**This item was continued to the March 24, 2026, regular meeting.**

**13.4 MOTION - APPROVAL OF COOPERATIVE PURCHASE OF FOUR (4) 2029 PIERCE ENFORCER TYPE 1 FIRE ENGINES WITH GOLDEN STATE FIRE APPARATUS INC. (THIS ITEM IS CONTINUED FROM THE FEBRUARY 10, 2026, REGULAR MEETING)**

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by motion: 1) approve the purchase of four (4) 2029 Pierce Enforcer Type 1 Fire Engines with Golden State Fire Apparatus Inc. of Sacramento, California for a total

amount not to exceed \$5,709,802; 2) approve the use of cooperative purchasing through the Houston Galveston Area Council Interlocal Cooperative Agreement #10-2428, Pierce H-GAC Contract #FS12.23; and 3) authorize the Purchasing Agent to execute the Purchase Order. This item has no impact on current fiscal year budget.

**This Consent - Motion was approved.**

**13.5 RESOLUTION - AMENDMENT TO THE CLASSIFICATION AND COMPENSATION & SALARY PLAN AND SCHEDULE AND ADOPTION OF AN UPDATED SALARY PLAN AND SCHEDULE (THIS ITEM IS CONTINUED FROM THE FEBRUARY 10, 2026, REGULAR MEETING)**

RECOMMENDATION: The Human Resources Department recommends that the Council receive the attached Human Resources Classification/Compensation Reports, and by resolution: 1) approve the proposed new classification, salaries, associated reclassifications, and budget changes; 2) adopt the updated Salary Plan and Schedule; and 3) authorize the Chief Financial Officer to increase appropriations in an amount of \$163,122.15. This item is requesting appropriations for ongoing funding.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2026-016 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE CLASSIFICATION AND COMPENSATION; ADOPTING AN UPDATED SALARY PLAN AND SCHEDULE; AND INCREASING APPROPRIATIONS**

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

Janice Karrman spoke on various city and county meetings with overlapping times which makes it hard to attend all meetings.

**15. REPORT ITEMS - NONE.**

**16. PUBLIC HEARINGS**

**\*\*16.1 PUBLIC HEARING - LAGO FRESCA APARTMENTS APPEAL**

BACKGROUND: On December 11, 2025, the Planning Commission unanimously approved a Major Conditional Use Permit for the Project to allow a 50-unit multifamily residential development within an Office

zoning district. On December 18, 2025, the Design Review and Preservation Board approved Design Review for the Project by a vote of 4-1-1, with one member voting no and one member absent. Concerns were raised during both public hearings from surrounding property owners regarding potential impacts to traffic circulation, parking and future evacuation needs as a result of the Project. On December 19, 2025, the City Clerk's Office received an Appeal on behalf of the Bennett Valley Community Against Lago Fresca Project, appealing approvals of both the Conditional Use Permit and Design Review.

**RECOMMENDATION:** The Planning and Economic Department recommends that the Council, by two resolutions: 1) deny the appeal and uphold the decision of the Planning Commission to approve a Conditional Use Permit; and 2) deny the appeal and uphold the decision of the Design Review and Preservation Board to approve Design Review for the Lago Fresca Apartments Project located at 2445 Summerfield Road and 4744 Hoen Avenue. This item has no impact on current fiscal year budget.

**Ex-parte disclosures:**

Council Member Mac Donald reported meeting with project applicant, a site visit to observe traffic entrance and exit from Hoen, and stated that no information was shared beyond what was included in the staff report packet.

Council Member Bañuelos reported a site visit, discussion of project with Planning Commission appointee, and with the developer.

Council Member Rogers reported a discussion with the applicant.

Council Member Alvarez reported a site visit, and spoke with applicant and community members.

Council Member Fleming had no ex-parte disclosure.

Vice Mayor Okrepkie reported a site visit.

Mayor Stapp reported a discussion with applicant, being a former

SAY board member, and has been in touch with representatives from the Redwood Gospel Mission.

Monet Sheikhali, Supervising Planner, Jessica Jones, Deputy Director, Michael Van Middle, Deputy Director - Traffic Planning, and Ashle Crocker, Assistant City Attorney, presented and answered questions from Council.

Karen Weeks, Planning Commission Chair, and Melanie Jones Carter, Design Review and Preservation Board presented.

**Mayor Stapp opened the public hearing at 5:59 p.m.**

Katy Moranda, on behalf of the appellant, presented.

Janver Holly, applicant, and Ingrid Anderson - Architect, Barry Bergman - W-Trans, Don McNair - Landscape Architect, and James McNair, Certified Arborist, on behalf of applicant, presented.

Michael Ann Blatt spoke in opposition to the project.

Jeanette McFall spoke in opposition to the project.

Abby Arnold, Santa Rosa YIMBY, spoke in support of the project.

Janice Karrman spoke on the item.

Richard Hunt Sr spoke in opposition to the project.

Analisa Hunt spoke in opposition to the project.

Ann Butler, resident at Sierra Creek Village, spoke in opposition to the project.

Robert Ostling spoke in opposition to the project.

Michael Fried, BV Neighbors Against Lago Fresca Project, spoke in

opposition to the project.

Anthony Nuno spoke in opposition to the project.

Mindy Shambaugh spoke in opposition to the project.

Katy Moranda, on behalf of Sierra Creek Village Association, spoke in opposition to the project and requested re-evaluation of driveway location (comment description provided from speaker card).

Mary Alice Wilson spoke in opposition to the project and no mention of Dawn Redwood removal (comment description provided from speaker card).

Sonia Barwick, Generation Housing, spoke in support of the project.

Diane Martini spoke in opposition to the project and unsafe conditions for evacuation (comment description provided from speaker card).

Kashy Ghazzagh spoke in opposition to the project and expressed safety concerns and parking management (comment description provided from speaker card).

Mike Raymond spoke in opposition to the project and the issue of traffic at Hoen and Summerfield (comment description provided from speaker card).

Stephen Schwartz spoke in opposition to the project.

Rebecca Hopper spoke in opposition to the project.

Jerry Huffaker spoke in opposition to the project.

Richard Molley spoke in opposition to the project.

Patti Fitch spoke in opposition to the project.

Fred Allebach spoke in support of the project.

Keith Woxerman spoke in opposition to the project.

Anonymous spoke in opposition to the project.

Ahmad spoke in opposition to the project.

MaDonna Feather submitted a speaker card, was not present at the time of public comment, and provided no summary sentence on speaker card.

Katy Moranda, on behalf of the appellant, provided a rebuttal.

Applicant provided a rebuttal.

Staff answered additional question from Council.

**Mayor Stapp closed the public hearing at 7:40 p.m.**

**A motion was made by Council Member Alvarez, seconded by Council Member Rogers, to adopt resolutions as presented by staff.**

**RESOLUTION NO. RES-2026-017 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND UPHOLDING THE DECISION OF THE PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE LAGO FRESCA APARTMENTS PROJECT- LOCATED AT 2445 SUMMERFIELD ROAD AND 4744 HOEN AVENUE, APNS: 014-361-029 AND 014-361-028- FILE NUMBER PRJ22-019 (CUP22-050)**

**RESOLUTION NO. RES-2026-018 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING THE APPEAL AND UPHOLDING THE DECISION OF THE DESIGN REVIEW AND PRESERVATION BOARD APPROVING DESIGN REVIEW FOR THE LAGO FRESCA APARTMENTS PROJECT- LOCATED AT 2445 SUMMERFIELD ROAD AND 4744 HOEN AVENUE, APNS: 014-361-029 AND 014-361-028- FILE NUMBER PRJ22-019 (DR22-037)**

**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

**16.2 PUBLIC HEARING - FIRST 2026 GENERAL PLAN AMENDMENT PACKAGE**

**BACKGROUND:** Per State law, General Plan Amendments may be considered up to four times per year. This amendment package includes City initiated updates to the General Plan and Downtown Station Area Specific Plan land use diagrams, a text amendment to the General Plan 2050, and corresponding Zoning Map amendments needed to maintain consistency between General Plan land use designations and zoning classifications.

**RECOMMENDATION:** The Planning Commission and the Planning and Economic Development Department recommend that the Council, by two resolutions and one ordinance: 1) adopt an Addendum to the General Plan 2050 Environmental Impact Report (EIR); 2) adopt amendments to the land use diagram and text of the General Plan 2050 and to the Downtown Station Area Specific Plan land use figure; and 3) approve the first reading and introduce an ordinance entitled Ordinance of the Council of the City of Santa Rosa approving the rezoning of 10 properties to implement the General Plan Land Use Designation - File Number PLN25-0650. This item has no impact on current fiscal year budget.

Amy Nicholson, Supervising Planner - Planning and Economic Development, and Jessica Jones, Deputy Director - Planning, presented and answered questions from Council.

**Mayor Stapp opened the public hearing at 8:03 p.m.**

Ken MacNab spoke in support of the item and supports changes to Maxwell Drive properties (comment description provided from speaker card).

Fred Allebach spoke on the item and on Council's consideration of

land-use compatibility in future projects.

**Mayor Stapp closed the public hearing at 8:06 p.m.**

**A motion was made by Council Member Bañuelos, seconded by Vice Mayor Okrepkie, to adopt resolutions and introduce ordinance as presented by staff.**

**RESOLUTION NO. RES-2026-019 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AN ADDENDUM TO THE GENERAL PLAN 2050 ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE FIRST 2026 GENERAL PLAN AMENDMENT PACKAGE - FILE NUMBER PLN25-0650**

**RESOLUTION NO. RES-2026-020 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AMENDMENTS TO THE LAND USE DIAGRAM AND TEXT OF THE GENERAL PLAN 2050 AND TO THE DOWNTOWN STATION AREA SPECIFIC PLAN LAND USE FIGURE - FILE NUMBER PLN25-0650**

**ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE REZONING OF 10 PROPERTIES TO IMPLEMENT THE GENERAL PLAN LAND USE DESIGNATION - FILE NUMBER PLN25-0650**

**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 - NONE.**

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

**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 8:07 p.m.

**21. UPCOMING MEETINGS**

**21.1**      **UPCOMING MEETINGS LIST**

**Approved on:**

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