



Mission Statement: To foster a safe, vibrant, and prosperous community that enhances the quality of life for all

**CITY OF SONORA
City Council Regular Meeting
Minutes
Monday, August 04, 2025
5:00 PM**

NOTICE IS HEREBY GIVEN that the Sonora City Council will have their regular meeting on August 4, 2025, at 5:00 PM in the City of Sonora Council Chambers located at 94 N. Washington Street Sonora, CA 95370.

This meeting is physically open to the Public and citizens who wish to provide public comment during the meeting will be invited to do so by the Mayor.

Written comments can be submitted to be included as part of the administrative record; they will not be read during the meeting. All comments must be received by 3:00 pm on the day of the noticed meeting and can be submitted to the City Clerk at 94 N. Washington Street Sonora, CA 95370, or via email to tskelly@sonoraca.com.

Public Access Audio and Video Live Streaming

The Public will not have access to give public comments via public access audio and video live streaming; they are available for audio and visual only; and can be accessed via our website at www.sonoraca.com.

Remote viewing of the meeting via live streaming is provided to members of the public as a courtesy. If the live streaming connection malfunctions for any reason and no Council Members are attending via teleconference, the City Council will continue the public meeting in Chambers without remote access.

CITY COUNCIL appreciates your interest and encourages participation. Regularly scheduled meetings are held on the 1st and 3rd Monday of each month.

The numerical order of the items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Council Members. All questions shall be directed to the Mayor who, at their discretion, will refer to Staff.

Mayor Ann Segerstrom

Vice Mayor Andy Merrill

Council Members Bess Levine, Stephen Opie, Mark Plummer

City Administrator Melissa Eads

City Attorney Douglas White

Minutes Approved by Sonora City

Council on 09/02/2025

Tracy L. Skelly Digitally signed by Tracy L. Skelly
Date: 2025.10.20 13:00:29 -07'00'

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CLOSED SESSION - 4:00 PM

CALL TO ORDER

Called to order at 4:01 PM.

ROLL CALL

PRESENT

Mayor Ann Segerstrom

Vice Mayor Andy Merrill

Councilmember Bess Levine

Councilmember Stephen Opie

Councilmember Mark Plummer

PUBLIC COMMENTS

No public comment.

ADJOURN INTO CLOSED SESSION

1. Public Employee Appointment (Government Code Section §54957): Public Works Specialist; Doug White, City Attorney, Melissa Eads, City Administrator.
2. Conference with Legal Counsel - Anticipated Litigation. Significant Exposure to Litigation Pursuant to Government Code Section §54956.9, Paragraph (2) of Subdivision (d): One (1) Potential Case; Rachel Rappaport, City Attorney, Tyler Summersett, Community Development Director.

RECONVENE INTO OPEN SESSION

OPEN SESSION - 5:00 PM

Called to order at 5:00 PM.

REPORT OUT OF CLOSED SESSION

Mayor Ann Segerstrom stated direction was given to staff.

PLEDGE OF ALLEGIANCE

Councilmember Stephen Opie led the Pledge of Allegiance.

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ROLL CALL

PRESENT

Mayor Ann Segerstrom

Vice Mayor Andy Merrill

Councilmember Bess Levine

Councilmember Stephen Opie

Councilmember Mark Plummer

CITY CLERK'S REPORT ON AGENDA POSTING

The Agenda was posted on Friday, August 1, 2025, at 8:37 am.

APPROVAL OF THE AGENDA

Motion made by Vice Mayor Andy Merrill, Seconded by Councilmember Mark Plummer. Voting Yea: Mayor Ann Segerstrom, Vice Mayor Andy Merrill, Councilmember Bess Levine, Councilmember Stephen Opie, Councilmember Mark Plummer

PUBLIC COMMENT (NON-AGENDA ITEMS)

The public may address the Council on any item of public interest not otherwise on the agenda that is within the jurisdiction of the City. No action may be taken. Matters to be addressed may be referred to City Staff or placed on a subsequent meeting Agenda. Speakers are limited to a three (3) minute presentation.

A member of the public shared concerns over litter in the City.

Allan Zimmerly Historic Dome Preservation Group gave an update on their attempt to purchase the Dome.

Mayor Ann Segerstrom gave a public service announcement on the Northern Rural Energy Network.

PRESENTATIONS

3. Receive an Update from the President of the Sonora Chamber of Commerce Katie Dunn; Melissa Eads, City Administrator.

Katie Dunn President of the Sonora Chamber of Commerce and Laurie Livingston Executive Director of Tuolumne County Arts presented the beautification pilot program - Art Everywhere on Washington Street; **Tyler Summersett Community Development Director** shared items from the Strategic Plan that this program would help to address.

Councilmembers and staff made comments and discussed with the presenters.

Katie Dunn President of the Sonora Chamber of Commerce informed those in attendance the 2nd Annual Sidewalk Sale will be Saturday September 27th, and the theme is Stroll, Shop and Save.

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CONSENT CALENDAR

Items on the Consent Calendar are considered routine and will be voted on in one motion unless a Council member or member of the public has a question or wishes to discuss an item. In that case, the item will be removed from the Consent Calendar and considered separately.

4. Consider Approval of the City of Sonora Meeting Minutes from July 21, 2025; Stacy Enos-Del Razo, Deputy City Clerk.
5. Consider Acceptance of the Quarterly Investment Report for the Period Ended June 30, 2025; Chris Gorsky, Assistant City Administrator.
6. Consider Declaration of City Vehicles as Surplus Property Pursuant to Government Code Section 54221 and Council Authorization to Sell the Vehicles at Fair Market Value and/or at a Public Auction; Chris Gorsky, Assistant City Administrator.
7. Consider the Adoption of Resolution 08-02-2025-C and Approval of the Updated Records Retention Policy and Schedule; Tracy Skelly, Administrative Services Officer/City Clerk.

No public comment.

Motion made by Councilmember Mark Plummer, Seconded by Councilmember Bess Levine. Voting Yea: Mayor Ann Segerstrom, Vice Mayor Andy Merrill, Councilmember Bess Levine, Councilmember Stephen Opie, Councilmember Mark Plummer

NEW BUSINESS

8. Consider Adoption of Resolution 08-04-2025-A, Approving the Vacation of Excess Right-of-Way Located Within APN 056-108-015; and Resolution 08-04-2025-B Approving and Authorizing Execution of a Roadway Vacation Agreement with the Applicant for the 956 Oregon Street Project; Tyler Summersett, Community Development Director, Josh Varinsky, City Attorney.

Tyler Summersett Community Development Director explained the history of the project; discussed the Vacation of Excess Right-of-Way, and the Vacation Agreement.

A member of the public addressed concerns over the Right-of-Way.

Lee Pagni gave a brief overview of the current situation.

Bill Canning gave a brief history and made comments.

Councilmembers and Staff made comments and discussed.

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The Council re-opened Public Comment with support from Legal Counsel.

Lee Pagni made additional comments.

Mayor Ann Segerstrom and Vice Mayor Andy Merrill made final comments.

Motion made by Councilmember Stephen Opie, Seconded by Councilmember Mark Plummer. Voting Yea: Mayor Ann Segerstrom, Vice Mayor Andy Merrill, Councilmember Bess Levine, Councilmember Stephen Opie, Councilmember Mark Plummer

Written comments were submitted to be included as part of the Administrative Record and are attached to these minutes.

9. Receive a Presentation from Przybyla Advisors and Give Direction on Economic Development Strategies; Cole Przybyla, Przybyla Advisors.

Tyler Summersett Community Development Director introduced Cole Przybyla, Przybyla Advisors.

Cole Przybyla, Przybyla Advisors presented the Strategic Economic Development Update.

Councilmembers and Staff made comments and discussed with the presenter.

Cole Przybyla made final comments.

During Councilmember Reports Melissa Eads City Administrator reminded the Mayor there was no public comment on this Item.

Mayor Ann Segerstrom re-opened public comment on Przybyla Advisors Presentation.

Mike Holland Tuolumne County District 1 Supervisor made comments and suggestions.

A member of the public made additional comments.

COMMUNICATIONS

10. Receive Communications on the Reviewed Financial Statements for Visit Tuolumne County for the Year Ending June 20, 2023 and 2024.
11. Receive Communications Regarding Pioneer Community Energy Joint Powers Agreement Amendment Filing with the California Public Utilities Commission (CPUC).

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COUNCIL MEMBER REPORTS

Councilmember Mark Plummer attended Cable 8 - Access Tuolumne.

Councilmember Stephen Opie attended the Sheriff's Posse Camp Out; and shared the next upcoming Committee meetings.

Councilmember Bess Levine read an announcement on Lisa Mayo President and CEO of Visit Tuolumne County.

Vice Mayor Andy Merrill attended the Amador Tuolumne County Action Agency (ATCAA) Internal Affairs meeting.

Mayor Ann Segerstrom shared information from her trip abroad.

ADJOURNMENT

Adjourned at 7:18 PM.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at City Hall (209) 532-4541, tskelly@sonoraca.com. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Administrator's Office at 94 N. Washington Street, Sonora, CA 95370 during normal business hours (8:00 am - 4:00 pm, Monday through Friday, excluding holidays). The agenda and supporting public documents are also available on our City website www.sonoraca.com listed under the agenda/minutes link on the Government page.

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August 4, 2025

To: City of Sonora, Community Development Department 94 N

Washington St

Sonora CA 95370

From: Kayla Weldon, nearby resident RE:

City lot to Bill Canning

To whom it may concern:

As a nearby resident who was opposed to the large scale of Mr. Cannings mixed development off Oregon St, I would like to go on record as opposing the "sale" of the city lot to Mr. Canning for his development.

With nearby facilities renting land from the city of a smaller size, I would hope that at least our city values the property properly knowing it could generate over \$700/month if valued like the neighboring leased property.

The area experiences traffic backups, so not widening Washington street is a disadvantage to all of us who commute and in case of emergency and evacuation.

Kayla Weldon

209-768-4312

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South Washington Street is supposed to be a scenic gateway corridor to Sonora. Leveling a hillside, and cutting down a row of mature trees to asphalt a parking lot right next to the corridor will be a blight for residents, and visitors. Thank you.

Sincerely, Judith Chalmers

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August 1, 2025 Tyler

Summersett
Community Development Director 94
North Washington Street Sonora, CA
95370

Dear Mr. Summersett,

As a property owner in the neighborhood affected by the 956 Oregon Street (APN 056-106-004) and portion of APN 056-108-015: Design Review/Site Review/Use Permit Rezoning proposal, I joined my neighbors and submitted comments opposed to this project in November 2023. I also sent a letter opposing the project on May 13, 2024 when the Sonora Planning Commission met to approve or disapprove the Design Review, Site Plan review, and Use Permit application for the multi-use residential and commercial project proposed at APN 056-106-004 (956 Oregon Street) and a portion of APSN 056-108-015. Finally, on June 17, 2024 I sent you a letter urging the City Council to vote against the approval of the two items related to this property listed in the Notice of Public Hearing for June 17, 2024.

This fourth letter specifically addresses the motion to sell or cede a 30-foot-wide shoulder of South Washington Street to the developer of the property mentioned in the first paragraph of this letter. Since South Washington Street serves as a major evacuation route for the city of Sonora, it would be un-wise for the City to abrogate the option of potentially using that property to either widen South Washington or add another exit lane to the Highway 108 junction. Thank you for sharing my concern with the members of the Sonora City Council.

Sincerely,
David Pagni, property owner 977
Oregon
Sonora, CA 95370

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From: Sharon Pagni <spagni@sbcglobal.net>

Sent: Monday, August 4, 2025 12:42 PM

To: tsummersett@sonoraca.com

Cc: asegerstrom@sonoraca.com; amerrill@sonoraca.com; blevine@sonoraca.com; sopie@sonoraca.com; mplummer@sonoraca.com

Subject: South Washington Street entry into Town

To the Community Development Tyler Summersett and Council Members...

Please listen to the local community, residents of the County and neighbors that are not in favor of the City giving away a very important parcel on south Washington... leaving it as public property is much more valuable to our community as a resource for improving traffic conditions and evacuation safety than it is as a parking lot. Aesthetically, a parking lot will NOT be an improvement to another main entrance into town for the tourism aspect of the area. Also, many parking lots in the area are not kept clean - how would the City have any control of that ?

Thank You and please think of how we can really improve that area without a parking lot..

Sincerely, Sharon
Pagni

Sharon Pagni, Realtor® Sotheby's
International Realty Cal DRE
#01350567

cell: 831-402-2528

spagni@sbcglobal.net

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Lee Pagni 55
Tuolumne St.
Sonora, CA 95370

City of Sonora
94 N. Washington St.
Sonora, CA 95370

To the Sonora City Council:

Subject: Objection to Resolutions Related to Right-of-Way Vacation and Associated Approvals (956 Oregon Street Project)

This letter is submitted for the public record in relation to the proposed resolutions (08-04-2025-A and 08-04-2025-B) concerning the vacation of public right-of-way for the development project at 956 Oregon Street. Please consider the following points, which may be relevant to future legal proceedings:

1. Conflict of Interest and Misuse of Public Land

The proposed resolutions would result in the transfer of a significant portion of the South Washington Street corridor - a publicly owned right-of-way and the City's primary emergency evacuation route - to a private party who is a former mayor of Sonora. The stated purpose of this transfer is to facilitate the expansion of a private parking lot associated with the development project. This raises serious ethical and legal concerns. Transferring critical public infrastructure to a former elected official, without sufficient public justification or analysis, may constitute a breach of the public trust and a failure of fiduciary responsibility.

2. Lack of Traffic and Emergency Planning Analysis

The proposed parking lot is designed to accommodate approximately 49 vehicles. However, no comprehensive traffic impact study has been completed or disclosed to assess the consequences of increased vehicle flow in an already congested corridor. South Washington Street is a key emergency evacuation route, as reflected in multiple local planning documents and emergency preparedness materials. Reducing the available right-of-way - currently approximately 60 feet wide - by half would eliminate the potential for future improvements such as an additional traffic or emergency lane. Making such a permanent change without proper transportation analysis may violate planning and zoning laws and could expose the City to liability in the event of a public safety failure.

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3. Public Opposition and Procedural Transparency

This project has been met with documented community opposition. A petition objecting to the project has reportedly been signed by 100% of residents living within a one-mile radius. In addition, despite my submission of a California Public Records Act (CPRA) request seeking information regarding how the City negotiated the right-of-way transfer with the former mayor, the City produced almost no documentation. This raises serious concerns about procedural transparency and compliance with public records obligations.

4. Planning Commission Misrepresentation

In the July 18, 2025 Staff Report ("2025.07.18_ (StaffReport) Right-of-Way Vacation 956 Oregon Street.pdf"), it is stated that *"The Planning Commission reviewed the proposed vacation for consistency with*

the City's circulation element of the General Plan, to determine if the right-of way is excess not necessary for present or future public use." However, I attended that meeting and can attest that the Planning Commission did not meaningfully discuss the circulation element. Instead, the discussion was primarily focused on the perceived need for housing. The record appears to inaccurately reflect the nature of the Planning Commission's deliberation, which may render the findings legally insufficient.

5. Pending Litigation and Pattern of Governance Issues

It should also be noted that the City is currently involved in ongoing litigation related to this project. Proceeding with further approvals while litigation remains unresolved risks compounding potential legal liabilities. This is occurring against the backdrop of a recent Grand Jury report criticizing Tuolumne County leadership for favoritism and lack of transparency - issues that are reflected in the City's current handling of this matter.

Formal Requests

In light of the above, I formally request that the City:

1. Publicly disclose the individuals involved in negotiating the proposed transfer of public right-of-way to the former mayor, and provide a detailed explanation of the rationale behind this decision.
2. Provide a legal and policy justification explaining how this transfer serves the best interests of the City's current and future residents, particularly in light of its impact on emergency and transportation infrastructure.
3. Explain why public land is necessary for this project and why the developer cannot use his own property to meet his parking needs, rather than relying on the conveyance of public assets.

These actions are essential to avoid the appearance - or reality - of favoritism and to uphold the City's legal obligations to transparency, accountability, and public interest.

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This letter is being submitted as part of the administrative record and may be introduced as evidence in future legal proceedings.

Lee Pagni

August 4, 2025

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