APPROVED

City of Sebastopol City Council Regular Meeting Minutes

Meeting of September 6, 2016

6:00 pm - Convene Regular City Council Meeting, Sebastopol Community Center, 390 Morris Street, Sebastopol, CA

As approved by the City Council at their regular meeting of September 20, 2016

The public is advised that pursuant to Government Code Section 54957.5 all writings submitted to the City Council are public records and will be made available for review.

Please note that minutes are not verbatim minutes and are meant to be the City's record of a summary of actions that took place at the meeting.

Notice: All resolutions and ordinances introduced and/or adopted under this agenda are waived of all reading of entire resolution(s) and ordinance(s).

The Sebastopol City Council welcomes you to its meetings that are generally scheduled for the 1st and 3rd Tuesday of every month. Your interest and participation are encouraged and appreciated.

A notice of the meeting was posted by the City Clerk on August 31, 2016.

6:00 pm CONVENE CITY COUNCIL MEETING, Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol, CA

6:00 pm Convene Regular City Council Meeting, Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol, CA

Call to Order: Mayor Gurney called the meeting to order at 6:05 p.m.

Roll Call

Present:	Mayor Gurney
	Vice Mayor Glass
	Councilmember Jacob
	Councilmember Slayter
Absent:	Councilmember Eder
Staff:	City Manager-City Attorney Larry McLaughlin
	City Clerk Mary Gourley
	Engineering Manager Henry Mikus
	Fire Chief Bill Braga

Planning Director Kenyon Webster
Police Chief Jeff Weaver
Superintendent of Public Works Richard Emig

SALUTE TO THE FLAG: Mayor Gurney led the salute to the flag.
PROCLAMATION(S)/PRESENTATION(S):
The following was presented:

- Certificate of Appreciation to Courtney Buergler (City Council Video Operator)
- Years of Service Award - Dante Del Prete – 20 Years - Public Works
- Proclamation Declaring September 17-23, 2016 As Constitution Week
- Proclamation Recognizing September 21, 2016 as International Day of Peace
- Proclamation Proclaiming September as National Senior Center Month

Councilmember Slayter announced the Senior Center Open House, Thursday, September 15th.

Mayor Gurney announced the community forum on the community survey for community impact reports, Thursday, September 15th.

PUBLIC COMMENTS: (This is an opportunity for the public to address the City Council on items that are not listed on the agenda. This time is set aside to receive comments from the public regarding matters of general interest not on the agenda, but related to City Council business. Pursuant to the Brown Act, however, the City Council cannot consider any issues or take action on any requests during this comment period. Speakers are allowed to speak for a maximum of three minutes so that all speakers have an opportunity to address the City Council. The Mayor has the authority to limit the time allowed for speakers dependent on the amount of speakers in attendance. It is the goal of the Council to conclude the public comments portion of the agenda within 30 minutes. If the public comment period exceeds twenty minutes, the presiding officer, typically the Mayor, reserves the right to reduce the time per speaker or carry over public comments to after all business items are completed.)

Jim Wheaton, Jesse Street, commented as follows:

- Thanked the Council and staff for their work
- Discussed public safety (old Ford Building)
- Discussed a sidewalk is needed at this location
- Discussed construction of CVS and took sidewalk away in front of Brown Street
- No notification there of no sidewalk
- Jaywalked across street many times
- Have to walk to Morris Street and then come up Sebastopol Avenue
- A lot of people do not know that and come to the no crosswalk area
- Like Council to take this on
- Hate to see someone get hurt there
- Contact Caltrans to see if we can get a temporary sidewalk there
- Questioned when the new sidewalk is scheduled to be complete
- Would like something to be done
- Suggested putting white strips across the street
- Not a safe situation

- Need help to help make it safe

Steven Pearce, Jesse Street, commented as follows:

- Works in former Ford building
- Walks to work
- Jaywalking four times a day
- See it quite a bit from other people as well
- People climbing over the concrete barrier and making way in two inch gap
- Talk of dangerous condition
- Hope is that the City has learned something from this
- If have big projects that require closing off of sidewalk, require phasing of those projects to do infrastructure first of crosswalks and sidewalks
- Discussed safety factor
- City can call shots on permits for construction and require phasing

Timothy Lane, High Street, commented as follows:

- DJ
- Talk of the skate park
- Give gratitude for graciousness of City Council to allow skate park to be included and funds for the park next to skate park
- Huge boost to adult skate boarders
- Discussed potential for liaisons in Ukraine
- Forestville Skate Park Organization is starting up
- Welcomed people to attend
- Potential for another liaison or political statement regarding situation in the Dakotas right now
- Questioned if there is a local organization that works with local natives on sacred areas
- Matter of setting example

Jacob Rich, Medved Lane, commented as follows:

- Speak to housing crisis
- Born in Sebastopol
- Moved back
- Live with parents now
- Affecting character and demographic makeup of community
- Affecting economy
- Discussed facing continue to live here on meager salary or becoming homeless
- Discussed lack of action to face housing crisis
- Discussed Barlow with no housing required as originally part of plan
- Voiced concern with hotel
- Discussed no affordable housing projects in pipeline
- Discussed developing housing action plans
- Suggest support and move to being NIMBYs – hope for diverse communities

Mayor Gurney requested comments to public comments:

- Last council meeting she discussed correspondence received from constituents about rising rents
- Discussed if a council member wants to be a housing champion
- Commitment with next Council
- Appreciate comments of Skate Park
- Ribbon cutting ceremony for the Skate Park
- Looking at crossing of Highway 12 – important concerns of safety
- Has no answers to CVS
- Appreciates patience of community in dealing with that construction site
- More impact than thought it would have
- Received correspondence on that issue

Engineering Manager Mikus replied to public comments and stated he did not know the schedule of CVS.

Mayor Gurney questioned the completion time of CVS.

Engineering Manager Mikus commented as follows:

- Not comfortable stating their completing date
- A lot of work done with Caltrans and safety issues on Highway 12 and intersection with Highway 116
- Caltrans listened to the City
- City still has concerns though
- Process is better than it would have been otherwise
- Will speak to City Engineer
- Get latest schedule
- Talk to CVS construction of doing something positive

Police Chief Weaver commented as follows:

- Not personally aware of issue
- Except for two blocks in Sebastopol any one can cross street anywhere they want to as long as safe to do so
- Car not close enough to constitute hazard
- (Two blocks North Main Street – McKinley to Downtown; and Block from Main Intersection from Petaluma Avenue to Highway 12) cannot cross at these two locations
- Enhanced crosswalk preferable

Mayor Gurney commented as follows:

- Important to think of that safe crossing
- Need safe haven
- Practice extreme caution

- Think of going the long way around
- Hope a sidewalk closed ahead sign can be placed sooner to alert people that the southerly portion of that sidewalk is closed
- Suggested putting these signs up sooner than where they are now located
- Staff will provide information to the public
- Check City web site for announcements
- Discussed liaisons to Sebastopol World Friends (Councilmember Slayter)

STATEMENTS OF CONFLICTS OF INTEREST BY MAYOR/CITY COUNCILMEMBERS FOR ITEMS ON THE AGENDA (This is the time for the Mayor or City Councilmembers to indicate any statements of conflicts of interests for any item listed on this agenda)

There were none.

Consent calendar items are routine matters or matters which have been reviewed by the City Council previously. These items may be approved by one motion without discussion unless a member of the City Council requests that the item be taken off the consent calendar.

Vice Mayor Glass requested Item Number 9 be removed from the consent calendar.

Vice Mayor Glass moved and Councilmember Slayter seconded the motion to approve the Consent Calendar Item Numbers 1, 2, 3, 4, 5, 6, 7, and 8,

VOTE:

Ayes:	Councilmembers Jacob, Slayter, Vice Mayor Glass and Mayor Gurney
Noes:	None
Absent:	Councilmember Eder
Abstain:	None

CONSENT CALENDAR ITEM(s):

1. Approval of Minutes of August 2, 2016 City Council Meeting Minutes (City Clerk)

City Council Action: Approved Minutes of August 2, 2016 City Council Meeting.
Minute Order Number: 2016-187

2. Approval of Direction to City Staff to Amend the Conflict of Interest Code (City Manager/City Clerk)

City Council Action: Approved Direction to City Staff to Amend the Conflict of Interest Code
Minute Order Number: 2016-188
Resolution Number: 6104

3. Authorization to Solicit Bids for Contract No. 2016-08 - Sewer and Water Pipeline Replacements and Repairs: Engineering Design and Construction Bid Package for Locations Listed below:
    - Sewer – Police Station Line Replacement
    - Sewer – Flynn Street Relocation
    - Sewer – Johnson Street Replacement
    - Water - Hayden Main Replacement
    - Water – Edman Lane Replacement
    - Water – Lilian Way Replacement

    (Engineering Manager)

City Council Action: Approved Authorization to Solicit Bids for Contract No. 2016-08 - Sewer and Water Pipeline Replacements and Repairs: Engineering Design and Construction Bid Package for Locations Listed below:

- Sewer – Police Station Line Replacement
- Sewer – Flynn Street Relocation
- Sewer – Johnson Street Replacement
- Water - Hayden Main Replacement
- Water – Edman Lane Replacement
- Water – Lilian Way Replacement

Minute Order Number: 2016-189

4. Approval of Master Agreement and Amendment Number 1 to Master Agreement for Award of Contract to KASL Engineering for Willow Street Repaving Design and Bid Documents (Engineering Manager)

City Council Action: Approved Master Agreement and Amendment Number 1 to Master Agreement for Award of Contract to KASL Engineering for Willow Street Repaving Design and Bid Documents

Minute Order Number: 2016-190

5. Approval of Authorization to Solicit Bids for Contract No. 2016-07 - ADA Transition Program for the Ives Pool Facility: Construction Bids (Engineering Manager)

City Council Action: Approved Authorization to Solicit Bids for Contract No. 2016-07 - ADA Transition Program for the Ives Pool Facility: Construction Bids

Minute Order Number: 2016-191

6. Approval of Amendment to Employee of the Year Recognition Policy (Awards Committee)

City Council Action: Approved Amendment to Employee of the Year Recognition Policy (Awards Committee)

Minute Order Number: 2016-192

7. Approval of Notice of Completion for the Skategarden Expansion Project (Planning Director)

City Council Action: Approved Notice of Completion for the Skategarden Expansion Project

Minute Order Number: 2016-193

8. Approval of Designation of Representative and Alternate to be appointed to the Petaluma-Sebastopol Trail Feasibility Study (Planning Director)

City Council Action: Approved Designation of Representative and Alternate to be appointed to the Petaluma-Sebastopol Trail Feasibility Study

Minute Order Number: 2016-194

Item Number 9 was pulled from the consent calendar and discussed.

9. Approval of Contract with Daily Acts for Model Site Stewardship Days (City Manager)

City Manager McLaughlin presented the staff report for Item Number 9.

Vice Mayor Glass stated she recalled that the budget sub-committee requested this be paid out of water funds.

City Manager McLaughlin stated the Council can direct that the water funds be used to pay for this contract.

Mayor Gurney commented as follows:

- Discussed the Library/City Hall landscape funds
- Stated these funds can be assigned to other projects
- Stated it can be budgeted for other purposes
- Chose to direct to this tonight
- Stated the City Manager has indicated that the Council can make that switch tonight

- Funds can be used for other projects that the landscape committee has considered
- Discussed signage for the Library/City Hall Landscaping
- Potential art on rainwater barrels
- Contest for new fountain
- Discussed article in Made Local Magazine

Mayor Gurney opened for public comment. There was none.

Vice Mayor Glass moved and Councilmember Jacob seconded the motion to approve the Contract with Daily Acts for Model Site Stewardship Days with the amendment that the water funds be used to fund this contract.

Discussion:
Councilmember Slayter stated it would like to ensure that the stewardship days have components of water conservation and ensure that it is part of this contract.

City Manager McLaughlin stated that it is understood by staff and he will confirm that with Daily Acts.

Mayor Gurney stated that Daily Acts also has it as part of their education and outreach work.

VOTE:
Ayes: Councilmembers Jacob, Slayter, Vice Mayor Glass and Mayor Gurney
Noes: None
Absent: Councilmember Eder
Abstain: None
City Council Action: Approved Contract with Daily Acts for Model Site Stewardship Days
Minute Order Number: 2016-195

INFORMATIONAL ITEMS/PRESENTATION: NONE
REGULAR CALENDAR AGENDA ITEMS (DISCUSSION AND/OR ACTION):
10. Discussion and Action of Request for Approval of Names to be placed on the Peace Wall Located near the Town Plaza (Planning Director)

Planning Director Webster presented the staff report recommending the City Council accept the nominations for the Living Peace Wall Honorees.

Mayor Gurney discussed the letters of support that are also in the packet.

The applicants provided a presentation to the City Council.
- Project been well received
- Working on the project all the time
- People commenting on it
- Read comments made to him
- Asked for approval of names
- Takes the job seriously

- Names nonviolent and commitment to peaceful activities
- Represent Sebastopol in positive way
- Keep this alive and not just static sculpture
- Power and meaning to wall
- Allows community to become engaged with wall
- Discussed concerns of the wall
- Discussed the process for the Nobel Peace Prize
- Discussed selection process
- Living people are more effective inspirations and role models in the community
- Engage more and more authentic and more local role models
- Discussed the nominations
- Give thanks deserved
- Means a lot to them to be on peace wall
- Alicia Sanchez and Barry Connick were in attendance (received awards) and commented as follows:
    - Union organizer
    - Spoke to students
    - Never prepare anything until got there
    - Not know what to say to high school students – only worked with adults
    - Discussed no longer being afraid or ashamed
    - Discussed affecting another child who said she was not afraid any more
    - Impact on young kids while alive
    - Discussed unsung heroes
    - Not seeking awards
    - Seeking to try to have people continue the struggles and paths
    - Get inspired
    - Love community
    - Try to help person that has less than us
    - Want people who are living
    - Trying to be an example
    - Hope consider the names
    - Doing for future generations
    - Consider have living persons be there
    - Generations will follow and continue path of peace and justice
    - Richard Retechi read a prepared statement from Barry Connick as follows:
        - Discussed having name inscribed on peace wall
        - Work done no matter how small has made a difference
        - Important to remember and honor those how have worked for peace
        - Celebrate on going work
        - Place for all people to come together

A daughter of the award recipient commented as follows:

- Discussed what this would have meant to her father if he had been alive at time honor bestowed George Houser (father)
- Died a few months before
- Found out at the memorial father was being honored

- Father died at age 99
- Always a peace activist
- Body was broken but mind still active
- Continued to continue the work that he was doing
- Every time honored, meant so much
- Still relevant
- Work acknowledged and appreciated
- Aware of synergy that exits in life – generosity and gratitude
- Doing what you believe in and what you feel is right
- Gratitude – enlivened him
- Enlivens all of us

Mayor Gurney opened for public comment. There was none.

Vice Mayor Glass commented as follows:

- Thanked committee for all the work done
- Commend on choice of names to be added to the wall
- Like mixture of people who are local who have done so much in our community to add to the peacefulness and reconciliation of our own community
- Don't we all wish ex-presidents spent their ex-presidential lives doing what Jimmy Carter has done
- Going for whole second career of peacefulness and ambassador for the bringing together of people's around the world

Councilmember Slayter commented as follows:

- Commented on the number of hours and days and months of a year that the committee puts into this
- Evident this is a labor of love

Mayor Gurney commented as follows:

- Thanked the committee and support group
- Grateful all come tonight to tell story of how felt for awards
- Personal touch living person connecting to someone else in the community
- Connection makes this work
- Peace is expanded
- Means a lot that Timothy Lane came back and got in touch with the Council and make a remark
- In sphere of community building
- Visibly present
- Others here
- People come and be present while all in this world together
- What makes our life meaningful
- Grateful committee is going forward and keep planning to keep this peace wall alive with the next years of recipients

Councilmember Jacob moved and Vice Mayor Glass seconded the motion to accept the nominations for the Living Peace Wall Honorees.
VOTE:
Ayes: Councilmembers Jacob, Slayter, Vice Mayor Glass and Mayor Gurney
Noes: None
Absent: Councilmember Eder
Abstain: None
City Council Action: Accepted the nominations for the Living Peace Wall Honorees.
Minute Order Number: 2016-196

Mayor Gurney called for a break at 7:20 pm and reconvened the meeting at 7:30 pm.

PUBLIC HEARING(s):

11. Public Hearing – Public Hearing on the Final Environmental Impact Report (FEIR) and Draft General Plan. The General Plan sets broad, long-term City policy in a number of areas, and may result in changes to land use and zoning designations, changes to the Zoning Ordinance, and revisions to other City codes. (Planning Director)

Planning Director Webster presented the staff report recommending the City Council conduct a public hearing, consider Planning Commission recommendations, and adopt resolutions Certifying the Final ERI and Adopting the General Plan.

The consultant provided a presentation to the City Council.

Mayor Gurney stated the Council received a copy of the letter from the property owner, Anita Robinson.

Mayor Gurney commented as follows:

- 4 different Council meeting dates for this
- Time reserved in calendar to make sure this final EIR is fully vetted by the public
- Plenty of opportunity to speak and be heard
- Council have time to digest the material and respond and make sure getting everything just right
- Significant and long lasting document
- Matter is coming on right after holiday weekend
- Councilmember have enough time to consider material
- Personally not as prepared as if it were on a diffident weekend
- Public in same circumstance
- Council and community have opportunity to discuss together
- Planning Commission made quick work of this
- Started land use chapter – most difficult meeting
- Most significant chapter and most impactful chapter in General Plan
- Next most impactful is circulation
- Traffic is signifnat issue in community
- Hear that regularly

- Would like to take easier chapters first
- Suggest to take those chapters in order 3 forward back to 2 and then back to 1
- Not finish tonight
- Need to hear from the public
- Do thorough job as fulfill public responsibilities
- Had request to make sure there is opportunity to speak and provide remarks
- If people cannot stay though this chapter by chapter review, general comments come in on three minute timer tonight
- Continued public hearing and provide opportunity for comments son that material
- Organizing by subject matter
- Organize well
- Comment, discussion, comment
- More opportunity for public comment
- Public Hearing continue through all chapters and continued to next Council meeting
- Public honored with opportunity
- No policy on speakers
- Allow speakers to organize themselves to capture comments Chapter by Chapter

Councilmember Slayter questioned which chapters on which night.

Mayor Gurney suggested working with the consultant to determine which chapters to discuss tonight.

The consultant commented as follows:

- Planning Commission dealt with EIR first and then Chapters
- Remaining Chapters finished in next meeting
- Those chapters not a lot of public comment
- No significant changes recommended
- Suggest focus on first five chapters tonight
- Community Services
- Conservation
- Noise
- Community design
- Safety

Councilmember Slayter questioned if the Council would be starting at Chapter 4.

Mayor Gurney questioned discussing the EIR first and the process.

The consultant commented as follows:

- EIR not have mitigation measure
- Can certify the EIR first
- Measures reside in General Plan
- Discussed significant and unavoidable impacts
- If comfortable with General Plan, can certify EIR
- Can talk of all General Plan and hold off till end

- Not recommend looking at both tandem

Mayor Gurney stated it makes more sense to talk of General Plan then EIR and stated it would be her recommendation to deal with up to 5 chapters, starting with community services and facilities then refer the next three subjects (circulation, land use and EIR to next meeting or meetings).

Councilmember Slayter proposal to look at FEIR at tale end makes more sense and would prefer to hold off on that and be as prepared as possible.

Vice Mayor Glass commented as follows:
- Think all makes sense
- Focused attention on FEIR
- Less prepared to come from other direction
- Makes sense though
- Proceed as recommended

Mayor Gurney stated the Council will have an opportunity to wrap this up at the end and if the Council misses something have a chance to pull it together than.

Councilmember Slayter questioned if the Council has questions on any topic, it can be revisited at any point and if in a month an issue comes up, something came to light, or the Council receives communications, etc., the Council can revisit it at that time.

Mayor Gurney commented as follows:
- In that wrap up discussion, the Council can go through the changers in order
- Conclude and then look back
- Challenging to get everything all together in one time line

Mayor Gurney opened the public hearing.

Nancy Prebelich, Leland Street, commented as follows:
- Passed photos to the City Council
- Did collage project of land use of 7600 Leland
- Not like what she saw
- Set on two years of process
- Started in 2014 of going to visioning workshops
- Attended GPAC meetings
- Discussed miscommunication of specific proposal
- Discussed confusion of planned use and zoning
- Provided over 200 signatures from community
- Recently have another 115 signatures in support
- Requested another letter be added
- Clear it is the land use designation for her end goal to get rezoned as residential agriculture
- Part of end goal
- Work with Council and community with regard to ordinances for res Ag zoning
- Proud of overwhelming support displayed
- Tired of asking them to continue to articulate the same support
- Hoping to get on this path
- In home stretch
- Proceed with intention of reaching end goal

Jane Preston Fiori, 7611 Bodega Avenue, commented as follows:

- Lived there for three years
- Has not seen a lot of public notice
- Personally had no clue this was happening
- Used to getting notices in the mail
- Wants to discuss notification issue
- Discussed the proposed change to density from moderate to maximum on a lot of the properties all along Bodega Avenue
- Quite of a swatch of properties on Bodega Avenue
- 24 apartments units per acre
- A lot of people to add to congested area on Bodega Avenue
- Cannot get out of driveway
- Why think of increasing the density
- Totally appropriate to have granny units for low incoming housing in this town
- How possibly accommodate that many more people along that strip
- Add traffic and impact on our community
- Mind blowing
- Not get anything in mail box of change of density for neighborhood
- Concern with that lack of notification
- Concern with adding to congestion of town
- Discussed right hand turn lane by new CVS – stated that has now disappeared
- Created so much more congestion

Jonathan Greenberg, 312 Pleasant Hill Avenue, commented as follows:

- Thanked people on General Plan committee
- Enormous task
- Stated the Plan does not address concerns of Issue of zero emissions vehicles for City fleet
- Resolution 5729 - Passed Feb 2009
- How we vote for our dollars with emissions
- Discussed PW vehicles
- 0 electric vehicles
- 40 years since many cities have used electric vehicles for routine tasks
- Disconcerting State of CA passed law calling for 30 percent of vehicles to be zero emission in 2030
- Language in plan states to explore feasibility of replacing the existing fleet
- Suggested Resolution language during preparation of the Plan that would add zero emissions vehicles by 2030
- Matching State of CA requirement
- See in General Plan and City Parks

Carol commented as follows

- Discussed 24 apartment units
- Discussed concern with traffic
- Absolutely unthinkable
- Traffic so bad
- Want to support Leland recommendation
- Area is inspiration for whole community
- Heart of neighborhood
- Everyone in neighborhood wants to support that agricultural component
- Thanked Council for their service

Bruce Loftche, 7826 Leland, commented as follows:

- Came from San Joaquin valley
- A lot of things changed things in his life
- Discussed mega ag
- Discussed being exposed to one or two animals on Leland Street
- Being exposed to natural things
- Have healthy food
- Support concept of being able to do something with that than rather eat it
- Leland approach allows us to get our money back
- Production for use and then sell to neighbors
- Astounded any difficulty in Nancy trying to make this happen on Leland

Michael Carnacchi, 385 Murphy Street, commented as follows:

- Stated he has been a part of the process from the beginning
- Discussed EIR report out by Caltrans
- Recommend for livability and vitality of Sebastopol
- Discussed by pass of Highway 116
- Alternative route for trucks and traffic
- Discussed page 35 under circulation, CIR 1B coordinate with County and Caltrans
- Discussed action item
- Conversation with Sebastopol and County and Caltrans
- Discussed Sebastopol Downtown Plan (1990)
- Any discussion of by pass in conjunction with redoing the downtown plan

ila Benavidez-Heaster, Bodega Avenue, commented as follows:

- Sat through every single meeting
- Read all of the General Plan
- Wondered why more people are not here
- What is the issue
- Kept looking at that
- Asked to receive information
- What is missing
- What is not working
- A lot of information goes out
- Where is the gap
- How do we shore it up
- How does that happen
- Fascinating to watch it
- Amount of work is incredible
- Where is the problem
- People coming in and say not hearing a thing
- Possibility to start looking at what does not work and why it does not work
- Stop listening to the same things
- Those who don't speak should speak
- Hope wonderful moment and open it up
- Not know where start or ends

Rusty commented as follows:

- Agree with that
- Feel there is a gap somewhere

- Just found out that the City approved 60 room hotel at the old diamond yard property
- Stated she was at those meetings
- Never saw it anywhere that it was coming for a vote
- Closed pet project of Council
- Disturbing
- Why isn't the information getting out
- Speak of low density versus medium versus high
- Why have knee jerk reaction to high density
- When go high density opening the doors for developers form somewhere else to come in
- A lot of that money goes out of the community
- Thinking in terms of strong local community
- Think of local economy
- Not how to increase property values
- Hotel not do a whole lot for local community
- Producing useful goods and services
- Not expensive commodities
- Support low density request for both of the properties
- Support long view – supporting local farers
- Supporting local useful necessary economy
- Food is local necessity of economy

Mayor Gurney commented as follows:

- People who are residing on Bodega Avenue should be aware that the traffic consultant coming back with presentation to the City Council on safety issues and this is scheduled for Oct 4th
- No formal approval to a hotel project
- Matter not come to Planning Commission yet
- Council later in time to review after Planning Commission review

Councilmember Slayter commented as follows:

- Speak to idea of hotel
- Not heard of a hotel because there is none yet
- Application made to City and this is as far as the project has proceeded
- Hearings coming before the Planning Commission and City Council
- Everything is completely transparent

Mayor Gurney stated the Planning Commission will hear that application at their September 27th meeting and the information will be available in the packet.

Vice Mayor Glass commented as follows:

- Hard to stay on top of all the things going on in the City
- Are just finishing up a web site upgrade
- Part of idea is to make web site more usable and informative
- Public look at information of what is going on
- So much going on in the City
- Have to look at web site
- Sonoma West times is another good source of information
- Comes to every meeting
- WACCO reports on meetings to great extent
- Many sources of information
- Streamed Council meetings

- Better than TV

The Council discussed the following and the public hearing is open on each chapter:

Chapter 4
Community Services and Facilities

Michael Carnacchi commented as follows:
- Discussed the subcommittee on the former concrete property
- Discussed working with the UC system to partner with them for a school
- In conjunction to build seasonal outdoor amphitheater
- Seniors in need
- Student housing
- Idea responsibility to care for the seniors in community that are in need
- Not know if financially feasible
- Would like to be on subcommittee to move idea forward

Mayor Gurney commented as follows:
- Pleased with the additions
- Like law enforcement training
- Like service work
- Like the reinforcement that the cement plan property could become part of the open space

Councilmember Slayter commented as follows:
- CFS 2.4
- Trails and routes
- Serves final two words of significant effort
- Include routes
- More encompassing
- CSF 2.8
- Does the inclusion of recreation impose a requirement upon the City that we do not have this department or staff to do
- Should it be in the parks master plan

The consultant commented as follows:
- Plan for recreation but does not impose it on the City
- Encourage recreational program
- Still have flexibility not committed to providing recreation services
- Not have to do that

Councilmember Slayter the City does have this through the Community Center.
- CSF 2.A
- Parks and Rec master plan
- Adding CIP in this list of things
- Document covers an awful lot of things that are listed in here with funding time lines
- Informs this goal

Mayor Gurney commented as follows:
- Good suggestions to add routes when talking of travel
- Like suggestion of adding CIP document – is major work product

Councilmember Slayter questioned where are parklets covered.

The consultant stated Page 4-6, Call out box, CSF 2.22.
CSF 2A – can add a bullet to reference the CIP Plan

Chapter 5
Conservation and Open Space

The consultant addressed the electric vehicle comment as follows:

- Stated there are measures in the General Plan to reduce GHG emission and encourage EV charging stations
- Improve efficiency of the City's fleet but not as numerical assignment of zero
- Left that in the Climate Action Plan effort
- Could be cumbersome to include all of
- Not want to conflict or duplicate the Plan
- Includes efforts to encourage and implement the Climate Action Plan

Michael Carnacchi commented as follows:

- Discussed the concrete plant property
- Zoned light industrial
- Questioned if we cannot build on it
- Discussed if the idea of a satellite school is squashed

Mayor Gurney commented as follows:

- Situation complicated and made simpler by CAP 2020
- Regional Plan
- Has all subchapters city by city
- Understand cumulative effect of all of us in the county
- Makes sense to put that plan forward
- Discussed community separator initiatives
- Not know result of the election
- If passes would the City have issue with this plan being in conflict with that initiative item

The consultant commented as follows:

- GP includes actions and policies that encourages communities
- Stated there are no conflicts
- Langue not specific enough

Mayor Gurney questioned if this Plan supports that in the event the measure passes.

The consultant stated yes.

Councilmember Slayter commented as follows:

- Discussed - Goal COS.1
- Page 5-2
- Policies
- See policy that states the City will be moving operations and will become carbon neutral
- Stated Seattle did something along these line
- Big lift for Seattle
- Not know carbon score
- Big idea

- Improbability but speaks to many values that we hold but can the City make its operations carbon neutral
- Discussed Goals COS 8 - Talks of reducing emissions for greenhouse gasses

The consultant commented as follows:
- Not seen so boldly stated to be carbon neutral
- Including it in the General Plan gives clear direction of what the City wants to do in terms of the carbon footprint
- Acceptable to include
- Does not commit the City to achieving it
- Add to goal COS 8
- Include as policy statement or goal language

Mayor Gurney questioned if Councilmember Slayter is indicating the City as a municipal entity.

Councilmember Slayter that is correct.

The consultant stated that a separate policy statement could be appropriate that the City is moving towards being carbon neutral.

Vice Mayor Glass commented as follows:
- Likes that policy
- Interested in how we very positively dovetail that policy into our CAP
- CAP does not say how carbon neutral does or how many tons of GHG
- Concern of having language that is very goal oriented bout carbon neutral and GH reduction
- And putting in here that referring to a very aggressive CAP
- CAP is regional we have our specific part
- Want our part to be aggressive
- Stated she is in favor of this but wants it to be very aggressive

Mayor Gurney commented as follows:
- Supports this
- Great addition
- Consistent with everything we have done

Councilmember Jacob concurred.

Councilmember Slayter discussed editing and how the Council will circle back to these edits.

The consultant commented as follows;
- She is taking notes
- Will go through the revisions
- Go through revision
- Describe at final wrap up
- Will have revisions typed up

Mayor Gurney stated it would be helpful to have the notes as the Council moves forward.

Councilmember Slayter commented as follows:
- Cal Green tier 1 listed
- Seems stable standard now as part of the building code

- Hesitant to say what the language will be in the future
- Continues to morph
- Over course of General Plan see 6-7 building code revisions
- Terminology may go away
- Not aware of better language

The consultant stated she would look into that and suggested Green Building Code or successor.

Councilmember Slayter commented as follows:
- Discussed Page 5-13 - COS 9-6
- Sonoma Clean Power
- Discussed energy and how to use sustainable energy to supplant an existing dirty technology

Mayor Gurney questioned if this was for signing everyone up for evergreen.

Councilmember Slayter commented as follows:
- Discussed Part of 9-6
- Efforts to increase the use of electric vehicles supported by additional charging stations and lower cost electric vehicles
- Call out specifically

Mayor Gurney stated this is supportable from history and culture.

Councilmember Slayter commented as follows:
- From January until now, this is a program that SCP has been working on and that has grown tremendously
- Becoming a developed plan to move forward with this
- Enormous economic opportunity for the County
- To shift fuel from dirty to clean to local is a game changer
- Needs to call out more specifically

The consultant stated that is noted and will come up with language such as promoting efforts to use sustainable technology.

Councilmember Slayter suggested language such as supporting equipment such as charging stations.
- Discussed COS 9 - Goal
- Smart Meters have opportunity to save tremendous amount of energy
- To disallow residents the use of that technology, not sure he is comfortable with that language
- Think it would be important to allow people to time of use shifting
- Energy savings obtained with knowledge is tremendous
- Knowledge is through use of smart meter
- Community opt out
- Wrong direction
- Individual property owners should be allowed to make choices for their own property and energy use
- Allowing individual prop owners to install new energy saving technologies as they become available

Mayor Gurney questioned the City Manager as to what the status is of Smart Meters now in the City.

City Manager McLaughlin replied as follows:

- Stated if people opt in it is not a problem
- Smart Meters are forbidden by City Ordinance
- Stated the City is not enforcing this
- Stated PG&E is abiding by the ordinance
- No new smart meters installation save and accept for occasional request having to do with solar installation
- Permitted on case by case bsis

Mayor Gurney questioned Smart Meters for future development and also the Barlow.

City Manager McLaughlin commented the Barlow had already purchased and had on site for installation Smart meters and they were allowed to continue to be installed.

Vice Mayor Glass commented as follows:

- Discussed issue with Smart Meters
- Lack of standardization
- Lack of interface `between smart meter usable devices
- Not getting affects out of smart meters if installing now
- Not want to pat PG&E and other utilities on the back for installing Smart Meters when don't live up wo that they are supposed to do
- Part of reason why City took stand they took
- Policy out to set State wide with how it interfaces
- Now eliminate meter reader jobs technology

Councilmember Slayter stated there are ways to get time of use information.

Mayor Gurney commented as follows:

- Not sure if necessary
- Fits in with goals
- Energy conservation
- Reducing foot print
- Goals
- Valuable future technology came to us matches goal then it is all good

Councilmember Slayter suggested striking the entire conversation.

The consultant commented as follows:

- Nothing in the General Plan would not allow property owners to install new energy saving technology
- Stated that included language that City more favorable to passing ordinance to encourage installation

Mayor Gurney commented as follows:

- Discussed the Example of LED lights
- General Plan guiding principles
- Covered for things in future not know
- Community discussion if there in the future

Vice Mayor Glass commented as follows:

- LED issue good case in point
- Want to use energy saving devices in City

- lowering carbon footprint
- City has informed and assertive public
- Provides the other side of it

Mayor Gurney commented as follows:
- Looking at the cement property from this section
- Comments of nature of property
- Potentials under old General Plan

Planning Director Webster commented as follows:
- Existing zoning base zoning is industrial
- Environmental and Scenic Open Soave Overlay applies
- Newer development subject to the higher level of review of a study
- SOS Report has to be prepared
- Challenging process and takes time
- Designation remain with current GP

Chapter 6
Noise

Mayor Gurney commented as follows:
- Like all points mentioned
- Important to community
- Learn as we go with hindsight
- Poor concept and poor implementation
- Create better standards and process

Michael Carnacchi commented as follows:
- Discussed noise on Main Street'
- Used Police Department decibel meter
- 89 decibel average
- Page 6-2 N17
- Road Nosie significant
- Page 6-6
- Chart
- Unacceptable
- Talked with Ben
- Not identify where did study
- Nice to get an actual decibel reading in the downtown during times when it would most impact revenue
- Ties into alternative route

Councilmember Slayter commented as follows:
- Discussed Policy N 1-12 Page 6-2
- Questioned if the City is asked for input from the airport commission

Director Webster commented as follows:
- Not that he recalls
- Jurisdictions sometimes on airport issues are asked to comment or review about airport planning
- Not recall that having happened in recent years

Mayor Gurney commented as follows:

- Way to address that
- Airport commission
- Figure out process for that
- Fairly lucky not under anyone flight plan

Councilmember Slayter stated he has noticed the uptick in jet aircraft.

Mayor Gurney commented as follows:

- Need to get to processes
- Provide input
- Figure out separate from General Plan

The consultant commented as follows:

- Discussed noise measurements
- Discussed LDM
- Taking Noise at 15 minute increments and average that
- Not give same number if take 24 hour nose measure

Hearing no further comments, Mayor Gurney continued the public hearing to the next City Council Meeting of September 20, 2016.

City Council Action: No Action taken. Continued the item to the City Council Meeting of September 20, 2016.

Minute Order Number: 2016-197

Resolution Number:

REGULAR CALENDAR AGENDA ITEMS (DISCUSSION AND/OR ACTION) (CONTINUED):

12. Discussion of City Council Position on Resolution(s) for the League of California Cities Conference to be held October 5, 6, and 7, 2016 for Voting by Designated Representative(s) (City Manager/City Clerk)

City Manager McLaughlin presented the staff report recommending the City Council Discuss and Provide a Position on Resolution(s) for the League of California Cities Conference to be held October 5, 6, and 7, 2016 for Voting by Designated Representative(s)

Mayor Gurney opened for public comment. None

Councilmember Slayter moved and Vice Mayor Glass seconded the motion to direct the Voting Delegates and Alternate to support the Resolution.

VOTE:

Ayes:	Councilmembers Jacob, Slayter, Vice Mayor Glass and Mayor Gurney
Noes:	None
Absent:	Councilmember Eder
Abstain:	None

City Council Action:

Minute Order Number: 2016-198

13. Discussion and Action of Request from the Mayors and Councilmembers Association for the City to Provide Two to Three High Priority Topics Areas of Interest for Discussion During the 2017 Mayors and Councilmembers Association Meetings (City Manager/City Clerk)

City Manager McLaughlin presented the staff report recommending the City Council Discuss and Provide Two to Three High Priority Topics Areas of Interest for Discussion during the 2017 Mayors and Councilmembers Association Meetings.

Mayor Gurney opened for public comment. There was none.

Mayor Gurney provided topics as follows:

- Housing Crisis
- Affordable Housing (CDA)
- Used to be able to afford cannot be able to afford
- Rent Control
- Rent Increases
- Deal with rising rents
- Gentrification
- Deal with rising costs and provide units
- Redefining how we live together
- Tourism

Councilmember Slayter suggested rent control in small cities and how is that administered.

Vice Mayor Glass provided topics as follows:

- Housing issues on agenda
- Continuing housing discussion is good
- Tourism and Events
- Congestion causing
- Economic boom but congestion nightmare
- How dealt with
- Taxon high revenue corporations in SF to offset the need for lower cost housing
- Affordable jobs
- If pay scale is so low public subsidize housing for people what we are really doing
- Subsidizing business that are not paying
- What can we as municipal governments do to put pressure on Sacramento and what are the possible for getting unfunded mandates funded
- Seeing more services and regulations being pushed down on us for us to implement
- State is taking more money away from us
- City of Sebastopol put more capital through CDA than any of the other nine cities in the County
- More of money into affordable housing that other cities
- Then state took money away
- What do we as a collection of nine cities need to do to influence policy in Sacramento
- Give more revenue to local government

Councilmember Slayter suggested a topic of downtown parking and a presentation from someone other than man on the street.

Mayor Gurney commented as follows:

- Suggested the parking expert from Davis.
- Issue is in front of us all the time

- Have to think of how to work where parking solutions are different
- See draft letter with description of topics
- Respond at the next Council meeting
- Edit and prioritize
- Limit to three
- Propose something more out of the box than other cities
- Get help and research education and collaborative thinking
- Hope meetings will be with more roust discussion and interchange between cities
- Remarkable how much we all share and little opportunity we have to collaborate

Vice Mayor Glass commented as follows:

- Parking all wrapped up with transportation
- Parking and t4rsnprotation
- See more localized transportation as have Smart Train
- What is the feeders
- Where are eth efe3eders
- How does this work
- What are the possibilities for that

Mayor Gurney stated it would be great to know beforehand before the City experiences it and allow time for planning.
City Council Action: Staff to return to next Council meeting with letter.
Minute Order Number: 2016-199

CITY COUNCIL REPORTS:

14. City Manager-Attorney/City Clerk Reports: There were none.
15. City Council Reports/Committee/Sub-Committee Meeting Reports: (Reports by Mayor/City Councilmembers Regarding Various Agency Meetings/Committee Meetings/Sub-Committee Meeting /Conferences Attended and Possible Direction to its Representatives (If Needed) on pending issues before such Boards):

Mayor Gurney reported as follows:

- Attended Health Action Committee Meeting
- Will have a report at the next meeting
- DHS to do summary
- SCTA Meeting next week

16. Council Communications Received: There were none.
17. Future City Meeting Dates/Events (Informational Only): (See Agenda)

Mayor Gurney adjourned the regular City Council Meeting at 9:42 pm to the closed session.

CLOSED SESSION:

Call to Order: Mayor Gurney called the closed session meeting to order at 9:45 p.m.
Roll Call

Present: Mayor Gurney
Vice Mayor Glass
Councilmember Jacob
Councilmember Slayter

Absent: Councilmember Eder
Staff: City Manager-City Attorney Larry McLaughlin
City Clerk Mary Gourley

Public Comment (Prior to adjournment into Closed Session, the public may speak up to 3 minutes on items to be addressed in Closed Session). There were none.
Closed Session:

18. Conference with Legal Counsel
Neighborhood Alliance v. City of Sebastopol
Sonoma County Superior Court Case Number SCV-257029
Government Code Section: 54956.9
City Council Action: No Report Out.
Minute Order Number: 2016-200

19. Public Employment
Title of Employee: City Clerk
Title of Employee: City Manager
City Council Action: No Report Out.
Minute Order Number: 2016-201

Mayor Gurney adjourned the closed session meeting at 10:15 pm to the regular City Council Meeting.

ADJOURNMENT: Mayor Gurney adjourned the regular City Council meeting at 10:16 pm. to the next Regular City Council Meeting to be held on Tuesday, September 20, 2016 at 6:00 pm at the Sebastopol Teen Center/Youth Annex, 425 Morris Street, Sebastopol, CA

Respectfully Submitted,

Mary C. Gourley

Mary Gourley, MMC, City Clerk