APPROVED

City of Sebastopol City Council Regular Meeting Minutes

Meeting of July 5, 2016

Approved by the City Council at their regular City Council Meeting of July 19, 2016

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

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 June 30, 2016.

4:00 pm: <u>Convene City Council Closed Session Meeting (Special Meeting Time), Sebastopol City Hall, City Hall Conference Room, 7120 Bodega Avenue, Sebastopol, CA</u>

Call to Order: Mayor Gurney called the closed session meeting to order at 4:00 p.m.
Roll Call

Present:	Mayor Gurney
	Vice Mayor Glass
	Councilmember Eder
	Councilmember Jacob
	Councilmember Slayter
Absent:	None
Staff:	City Manager-City Attorney Larry McLaughlin

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 was none.
Closed Session:

1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Govt. Code section 54956.9: One Case.
(City Manager/City Attorney)

Report out of Closed Session: There was no report out.
City Council Action: No Report Out.
Minute Order Number: 2016-160
Adjournment of Closed Session: Mayor Gurney adjourned the closed session meeting at 5:15 pm.

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 6:03 p.m.

Mayor Gurney welcomed Councilmember Jacob back to the Council after his leave of absence.

Roll Call

Present:	Mayor Gurney
	Vice Mayor Glass
	Councilmember Eder
	Councilmember Jacob
	Councilmember Slayter
Absent:	None
Staff:	City Manager-City Attorney Larry McLaughlin
	City Clerk Mary Gourley
	Engineering Manager Henry Mikus
	Planning Director Kenyon Webster

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

- Proclamation: Proclaiming July 15, 2016 as Sister Cities International Day

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.)

There were none.

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.

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

VOTE:

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

CONSENT CALENDAR ITEM(s):

2. Approval of Minutes of June 21, 2016 City Council Meeting Minutes (City Clerk)

City Council Action: Approved Minutes of June 21, 2016 City Council Meeting Minutes.
Minute Order Number: 2016-161

3. Approval of Resolution Calling and Giving Notice of a General Municipal Election to be held on Tuesday, November 8, 2016, for the Election of Members of the City Council as required, and Requesting the Sonoma County Board of Supervisors to Consolidate the General Municipal Election with the Statewide General Election to be held on that date pursuant to Elections Code; and Approval of Resolution Adopting Regulations for Candidates for Elective Office Pertaining to the Candidate Statement of Qualifications and Requiring Each Candidate Filing a Candidate Statement of Qualifications Pay in Advance to the Local Agency an Estimated Pro Rate Share as a Condition of Having His/her Statement included in the Voters Pamphlet for the Municipal Election to be held on November 8, 2016.
(Two Seats: Robert Jacob and John Eder)

City Council Action: Approved Resolution Calling and Giving Notice of a General Municipal Election to be held on Tuesday, November 8, 2016, for the Election of Members of the City Council as required, and Requesting the Sonoma County Board of Supervisors to Consolidate the General Municipal Election with the Statewide General Election to be held on that date pursuant to Elections Code; and Approval of Resolution Adopting Regulations for Candidates for Elective Office Pertaining to the Candidate Statement of Qualifications and Requiring Each Candidate Filing a Candidate Statement of Qualifications Pay in Advance to the Local Agency an Estimated Pro Rate Share as a Condition of Having His/her Statement included in the Voters Pamphlet for the Municipal Election to be held on November 8, 2016.
(Two Seats: Robert Jacob and John Eder)

Resolution Numbers: 6100 and 6101
Minute Order Number: 2016-162

4. Approval of Addendum to Contract - Renewal of Contract to Holly Hansen Public Relations (City Manager/City Clerk)

City Council Action: Approved Addendum to Contract – Renewal of Contract to Holly Hansen Public Relations
Resolution Number: 6102
Minute Order Number: 2016-163

5. Rejection of Claim Filed by John Perpinan (City Manager-City Attorney/City Clerk)

City Council Action: Approved Rejection of Claim of John Perpinan
Minute Order Number: 2016-164

INFORMATIONAL ITEMS/PRESENTATION: NONE
PUBLIC HEARING(s): PUBLIC HEARING(s): NONE
REGULAR CALENDAR AGENDA ITEMS (DISCUSSION AND/OR ACTION):

6. Discussion and Action of Preparation of Environmental Impact Report (EIR) on Proposed KOWS Antenna Project, 1281 Pleasant Hill Road (Planning Director)

Planning Director Webster presented the staff report recommending the City Council receive any public comments on this matter, provide any direction on the scope of study, and authorize staff to issue the Request for Proposals.

Councilmember Slayter questioned if staff could clarify for the Council and public who selects the consultant and what is the procedure for that selection.

Director Webster commented as follows:

- Staff will issue a Request for Proposals if authorized by the City Council
- Consultants will make a submittal to the City
- Staff will review and make a recommendation to the City Council at a future City Council meeting

Councilmember Slayter questioned who bears the cost of the study.

Director Webster stated that has not yet been determined in this particular case and stated that typically it is the applicant, but in other situations, it has been the City that has paid for the EIR. Staff stated the City Council will need to make that determination.

Mayor Gurney questioned if that decision needs to be made tonight or once the consultant is selected.

Director Webster stated it will be a future decision.

Mayor Gurney requested clarification on the timeline and questioned the return of the RFPs on August 8th and stated the City Council meeting for August 16th has been cancelled and questioned if this would be on the first meeting in September to discuss consultant proposals.

Director Webster stated that based on the agenda schedule that is probably correct.

Mayor Gurney questioned if staff could clarify the time line.

Director Webster commented as follows:

- Staff stated the DRAFT RFP would be issued
- A consultant would be hired and submit a preliminary draft EIR 75 days from authorization to proceed
- Stated that often, edits are needed on the first go round such as: items missing, analysis that does not make sense; corrections, etc.
- Stated this will be submitted to staff for review then sent back to the consultant
- RFP provides for second round of review
- Once the draft is good, issued for public review – 45 day review period
- Responses to comments are reviewed and responded to by the consultant
- Comments are reviewed by the City staff for adequacy, correctness and clarity of response
- Stated the final EIR is prepared and issued
- Stated after that, the public hearing will be conducted on the EIR and project itself
- Process depends on how quickly the consultant can work and the City's own agenda schedule
- Stated that could influence the timing
- Stated it could take six months or so for the process

Mayor Gurney questioned if this means that the Council may be looking at March or April if the project does not get underway until September.

Director Webster stated that could be a possibility.

Councilmember Eder questioned if the Initial Study would be the starting point for any consultant the City puts into contract.

Director Webster commented as follows:

- Initial Study identifies what the City believes are the key issues that need to be studied and other issues the City does not believe need further study
- Stated the consultant will be doing their own independent review
- Stated the consultant will advise the City with any suggestions for the scope of the study

Councilmember Eder questioned if it is conceivable that what the City is finding significant, the consultant may downgrade that, and vice versa.

Director Webster stated that could happen. He stated that the checklist identifies aesthetics as potentially significant.

Councilmember Eder questioned if the City is not bound by this.

Director Webster stated that the consultant will conduct their own analysis and determination of significance of different issues.

Mayor Gurney opened for public comments.

Bob Jenkins commented as follows:

- Questioned the time line for comments from the public
- Questioned if this should wait until a consultant is hired
- Wants to ensure that everyone has the opportunity to submit comments at the appropriate time

Laura Goldman, KOWS, commented as follows:

- Never anticipated or imagined an EIR would be necessary for this
- Stated it is a simple project
- Not see any environmental issues with this project
- Antenna make possible to reach many more listeners
- Not need EIR
  Straight forward and compliant with all regulations
- Shame that someone will have to pay for an EIR
- Worked so hard and long to minimize impacts
- Stated this raises the benefits to the community
- Whether agree to support or not, KOWS will continue to serve community

Peter Van Gorder commented as follows:

- Thanked the Council for valuing the environment and asking for an EIR
- Requested Council speak to the change from the promise a prior Council made to have that land only for water tanks and now to allowing for something should it pass an EIR
- Community supported that idea

Wendy Wain commented as follows:

- Questioned who pays for the EIR
- Questioned how the criteria was established for who the City determines will pay for the EIR
- Questioned what is the City's criteria for gifting public funds

Hearing no further comments, Mayor Gurney returned the item to the Council for deliberation.

Mayor Gurney requested staff respond to public comment.

Director Webster commented as follows:

- Stated there are opportunities for public comment

- Stated the City has received an extraordinary number of written comments
- Stated these are part of the public record
- Stated City staff will refer the consultant to those
- Further comments can be submitted now or at any time
- Stated those comments will be provided to the consultant
- Official comment period – major opportunity for public comment and review
- Look at analysis provided by EIR
- Stated if there are questions or disagreements with the methodology it is appropriate to make comments in writing to the City
- Consultants are required to respond to substantive comments on the EIR
- Comments can be submitted at any time

Mayor Gurney questions if there will be a public hearing on the DRAFT EIR and an opportunity for public comment in the public process and also when the FINAL EIR comes back for a public hearing will there be opportunity for public comment.

Director Webster commented as follows:

- Stated there will be a public hearing on the FINAL EIR
- Stated it would be combined with the project itself
- Public comment period on EIR over at that point, but people may make further comments at that time about the project and EIR itself

Mayor Gurney commented as follows:

- People can comment now
- Direct comments to City Clerk
- Draft EIR available to review
- Can comment on that
- 45 day official window
- Will be advertised on agenda on City web site
- Thorough discussion and a lot of opportunity for comment by the public

Mayor Gurney requested comments regarding the promise from a previous Council that the land would only be used for water tanks and who pays for the EIR and what are the established criteria for making that decision.

City Manager/Attorney McLaughlin commented as follows:

- Clarify that in this process the EIR consultant is first chosen based on merit without regard to how much is charged for services
- Responses to request are all reviewed
- Consultants are interviewed
- Staff make recommendation
- City enters into contract with consultant
- Primary obligation is on the City to pay
- City enters into contract

- Applicant signs indemnification provisions with the City

Mayor Gurney requested clarification on question of gift of public funds.
City Manager McLaughlin commented as follows:

- General rule is analyzing whether something is a gift of public fund
- Discussed the need for a valid public reason or public good to be derived from the payment
- Stated the City often supports such requests or organizations that provide public good
- Stated it is not a gift of public funds
- City and public derive some good from the service by the organization which is being supported
- Analyzed with sense of what the City is paying for and what services and support are the citizens receiving

Vice Mayor Glass questioned if KOWS is a 501 3 (c) corporation and did they have to submit to the IRS an explanation of why provide a public benefit as opposed to for profit businesses.

City Manager McLaughlin stated if KOWS is a 501 3 (c), a public benefit non-profit organization, they would have had to show the IRS how the public derive a public benefit from work of that organization.

Councilmember Eder questioned if there is a written commitment on the part of a City Council in the past stipulating that the site would remain in use only for water storage.

City Manager McLaughlin stated he is not personally aware of any commitment.

Councilmember Eder questioned if there was a commitment, it would have had to be verbally made.

City Manager McLaughlin stated he did not know if there was verbal agreement. He stated he does not have nor has he reviewed any record of a commitment or promise. He stated the City cannot bind the decision making power of any future City Councils and it is highly unlikely and unusual to make that promise as it would be unenforceable.

Councilmember Eder questioned if the determination of whether or not a written commitment existed be in the scope of the EIR.

City Manager McLaughlin stated no.

Councilmember Jacob questioned if the date for the draft EIR could be moved up to have this considered at the first meeting in August.

Director Webster stated the timeline in the RFP would preclude that.

Councilmember Jacob questioned is it possible for a consultant to do this in 60 days.

Director Webster commented as follows:

- Discussed the initial issuance of an RFP and giving consultants enough time to respond
- Discussed an initial time period of one month
- When shorten that time line too much it could discourage people from responding

City Manager McLaughlin commented as follows:

- Discussed the initial time line of 30 days
- Stated that once the contract is let, nothing precludes the consultant from preparing the documents more quickly than the contract provides for
- Stated it is often possible
- Try to do what is reasonable
- Want quality product

Councilmember Eder moved and Vice Mayor Glass seconded the motion to authorize staff to issue the Request for Proposals for the KOWS proposed project.

Discussion

Mayor Gurney questioned if the motion is adequate or should it be more specific to include the documents in the report.

Director Webster stated the motion was sufficient.

Councilmember Eder amended his motion and Vice Mayor Glass seconded the amended motion to authorize staff to issue the Request for Proposals for the KOWS proposed project in accordance with the documents presented in the staff report.

VOTE:

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

City Council Action: Authorized staff to issue the Request for Proposals for the KOWS proposed project in accordance with the documents presented in the staff report.
Minute Order Number: 2016-165

7. Discussion and Action of Community Survey for Community Impact Reports (Community Impact Report Committee)

The Subcommittee members presented the agenda item and requested the City Council Receive the Update from the Community Impact Report Sub-Committee.

Tasha Beauchamp, Cittaslow and Sub-Committee member commented as follows:

- Cittaslow Sebastopol felt this is a great project for them
- Sebastopol Slow City
- This report is right up that alley
- Sebastopol has tradition of asking the community what they think
- Discussed impacts of businesses coming in
- Onerous on businesses
- Potential to be adversarial
- Not want that direction to go in as a town
- Important to get a read of what the potential social and financial impacts might be
- Prefer to use it to have a questionnaire used to start a conversation
- Looking at community resilience
- What makes communities bounce back
- What about communities that face change
- Adapt well and transform well
- Communities that do really do excellent job of weaving for profit and non profit, which includes community, schools and government
- We are all in this together
- Discussed Chief Weaver who has many policy initiatives
- Thrilled when see what Chief Weaver is doing for community health and weaving together these groups and participate as citizen in Sebastopol
- Questionnaire will ask how people want to be a part of social fabric
- How be a member of the community
- Like to see that as an outcome – beginning of a conversation
- Ask community what questions would people want to ask developers
- Similar to ecotourism questionnaire

Mayor Gurney commented as follows:

- When the Council empaneled this subcommittee, they were thinking in the traditional way of a Community Impact Report
- Seemed off when researched what other communities did about CIRs
- Discussed opportunities in tow
- Subcommittee did not seem like they wanted to come back with an ordinance or hard core expense to assign to a new business was appropriate
- Backed out of that approach
- What is it that we really want to know
- Benefit to this potential questionnaire first serve as marketing tool for town
- Expression of our community
- Inform the potential business in ways that business could engage in the community
- Likely increase success and long stay in town
- Seemed friendlier
- Start with material crowd sourced from community and try out to see if it proves to be a value
- Give opportunity to experience this kind of inquiry without adding formal official expense that would appear to burden businesses

Vice Mayor Glass questioned if this is a questionnaire that would be given to potential applicants or is this a questionnaire that goes to more than the applicant.
Tasha Beauchamp commented as follows:

- Idea is it could take several forms
- If there were a developer who is coming in, they could answer questions
- Draw from action steps in General Plan
- Community will have good suggestions
- Be voluntary
- No regulatory impacts
- Questionnaire to ask any new business that is asking for a permit
- How want to be participant in town
- No regulatory impacts
- Be useful document
- Available to the public
- They say what they say – nothing binding

Vice Mayor Glass commented as follows:

- Part of the function of CIRs is to determine from criteria how a business fits in the economic mix and consumer needs/service needs of a town
- Seems the questionnaire would need to be drawing from how they say they are going to participate but also needs to be some data from Planning Department such as we have so many CPAs in town that are going out of businesses because of not enough clients (example only)
- Lacking a fabric shop in town

Tasha Beauchamp stated she is not sure how that date would be assessed.

Mayor Gurney commented as follows:

- Stated this is a start
- Not certain what questionnaire will be until after the survey
- See what citizens want
- Use submitted work into useful format
- Do not have intention, interest or recommendation to use that questionnaire in a regulatory way
- Becoming to understand when looking at impacts on physical, economic and social environment, what does our community value that it would want to take a measure of
- Get a response about that
- Identifier from potential project or business
- May provide information is useful then move forward in way to evaluate in an analytical way based on statistics

Tasha Beauchamp commented as follows:

- Unintended positive consequences

- Accessible document
- Helps all move forward
- General Plan region for future
- Asset mapping
- Have data base
- Time bank of organizations
- Community that asset map do better job of being resilience
- See if resource in town
- Two year process

Councilmember Slayter commented as follows:

- Like idea of easing into this
- Feels like what subcommittee is recommending is two things with one procedure
- Inform potential business of community values
- Existing community trying to determine what the impacts of potential projects developments, and businesses
- Not sure what trying to determine impacts of yet
- Threshold bar of who would need to fill out and provide information to the City
- May help decision making bodies
- Discussed industrial use that comes in and moves into one of the empty buildings in the Barlow and makes xyz – no retail component but may have significant impact to a community
- Different than a retail establishment that will have different impacts
- Not sure the same procedure can be used for each of those industries or business types
- Level that it rises to is use permit or application for business license
- Not sure filling out a questionnaire necessarily has whole lot of impact on a plumber (example)
- Not sure threshold needs to be that low

Mayor Gurney commented as follows:

- Stated this is messy land right now
- Interested in survey to the community
- Seeing how that would be useful in terms of drafting questionnaire
- Figure out what do with that questionnaire
- Informing of activities
- Report back after January

Mayor Gurney opened for public comments.

Laura Goldman commented as follows:

- When doing the survey important to do qualitative as much as quantitative measuring
- Really do in a comprehensive survey

- Discussed community mapping model
- So valuable for resilience and responsiveness in community
- Make sure peoples' voices are being heard and responded to
- Count on KOWS to do whatever part they can to help

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

- Thanked the Council for doing this
- Still in formative stage
- Moves her a lot
- Been things poking at for such a long time
- Going in the right direction
- Support in continuing to do
- Need foundation
- Not been here or has been and not been seen
- Feel underdeveloped
- Whole idea of saying will I be productive here
- Will I be effective
- Will I be able to success
- Critical question for anyone coming in
- On the right track
- Need to do good work

Hearing no further comments, Mayor Gurney returned the item to the Council for deliberation.

Mayor Gurney commented as follows:

- Information to the Council tonight to show what the survey will be
- Not know what material we will get
- Count on responders to come up with detailed answers and creativity
- Cittaslow experienced that in other surveys done
- Community will guide subcommittee into doing the draft work
- Council have opportunity to see it again
- Give big picture of backing out of approach of ordinance
- Make useful on all sides

Councilmember Slayter commented as follows:

- More information on what community mapping is
- What is the outcome of that and the procedure to get to it

Tasha Beauchamp commented as follows:

- Discussed having a data base
- What will businesses offer to community
- Pay attention to what is working or the strengths
- Know who has what resources and can knit that social fabric

Councilmember Slayter commented as follows:

- Feels like on a small scale this has already been tried amongst the business community – SDA/Chamber/SEP/Cittaslow
- Small group could not get them to map themselves
- Proposing something like that
- Ancillary to that and is related

Mayor Gurney commented as follows:

- Not focusing on asset mapping
- Do survey and develop questionnaire
- Discussed how the questionnaire may be useful
- Analyzing being expressive of values and value rich and resonant

Councilmember Eder commented as follows;

- Discussed this as a bigger version of map your neighborhood
- Concur this should be offered to anyone who comes to town
- Whatever final product might want to consider making it mandatory for businesses who have over (X) amount of employees
- Not be completely optional
- Someone will move into old CVS store
- Bring 30 employees
- Nice to know some of these answers
- Suggested they also spend an hour at the plaza, in front of Copperfield's, Burbank heights, Screamin Mimi's, Wednesday Night Concerts to get an idea of the community
- Think there are other communities that have the same concerns as us
- Stated they may have done this work
- Not know how to find
- What have other small towns who are seeking not to come anywhere USA done to communicate their values to perspective businesses
- Everyone wants to leverage process to benefit of everyone
- Robust business community
- Robust tax place
- Other communities have done this soul searing previously
- Cittaslow never ceases to amaze him
- Impressive

The Council thanked the subcommittee for the report.
City Council Action: No formal action required.
Minute Order Number: 2016-166

CITY COUNCIL REPORTS:

8. City Manager-Attorney/City Clerk Reports:
   Reminder: City Council Meeting for August 16, 2016 has been cancelled.

Memorial Service for Mel Davis, Wednesday, July 6th at 2:00 pm at the Community Church
City employee of the year luncheon July 14th at 11:45 am at Ives Park

9. 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):

- *Pine Grove Square Committee Report Out*

Councilmember Slayter reported out as follows:

- Discussed meeting at City Hall
- Neighboring property owners were in attendance
- Lunch time meet and greet
- Provided significant road map to the next steps procedurally

Mayor Gurney commented as follows:

- Gave neighboring businesses owners background on project
- Overview of work done to date
- Read goal statement
- Invited comments from attendees
- Parking major issue
- Compatible uses
- Housing possibility
- Extension of Willow Street
- Maintain adequate parking
- Looking to connect Joe Rodota trail and Ives Park
- Impression people may not have met each other before, been in same room before, in City Hall before, not talked to staff before, etc.
- Let off a ow of steam of parking difficulties
- May want to do it again
- Important first step to get the information out there
- Let them understand what we doing and what looking at
- Well attended

Councilmember Eder questioned if it seemed like the attendees were receptive to the idea of developing a more intense or dense downtown.

Councilmember Slayter commented as follows:

- Stated in his opinion it seemed yes
- Stated uses were discussed
- Interesting ideas on diversity of housing types
- Talked of density
- Discussed what happens to existing building views if tall buildings were built
- Stated it comes down to good architecture at that point

- Not negate what one property enjoys
- Say generally it was well received
- These are all property owners and or business owners who are the great majority if not all are all long time property owners long time Sebastopol folks
- See opportunity that hits their bottom line in a positive way

Councilmember Eder commented as follows:

- Seems the only direction improves the value of the property
- Amplifies the value of property
- Clear parking not being deleted by traded off for parking structure or something like that
- Like for like plus up value in their properties

Mayor Gurney commented as follows:

- Business neighbor who might enhance their revenue
- Certain minds engaged and creative
- Certain people were wanting to be quieter because of loud comments of parking
- Stated they had concerns of naysayers to people who had better ideas than what the committee had

City Manager McLaughlin commented as follows:

- Minutes prepared of meeting
- Minutes shared to everyone who participated in that meeting
- Keep involved in process
- Next step is to engage services of economic realist
- Provide finalize feasibility for different options
- Has been budgeted for

Councilmember Eder commented as follows:

- City often times gets requests from League of CA Cities to prepare letter in support/opposition
- Never meet because of timelines
- Discussed creation of a City policy
- Having as contingency in lieu of calling emergency meeting
- Various ways to deal with that situation

Mayor Gurney suggested submission of that for an agenda item.

10. Council Communications Received: None
11. Future City Meeting Dates/Events (Informational Only): (See Below)

Mayor Gurney adjourned the Regular City Council Meeting at 7:23 pm to the Closed Session.

CLOSED SESSION:

Call to Order: Mayor Gurney called the closed session meeting to order at 7:30 p.m.
Roll Call

Present:	Mayor Gurney
	Vice Mayor Glass
	Councilmember Eder
	Councilmember Jacob
	Councilmember Slayter
Absent:	None
Staff:	City Manager-City Attorney Larry McLaughlin

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:

12. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
    Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Govt. Code section 54956.9: One Case.
    (City Manager/City Attorney)

Report out of Closed Session
City Council Action: No Report Out.
Minute Order Number: 2016-167

Adjournment of Closed Session: Mayor Gurney adjourned the Closed Session Meeting at 8:35 pm to the Regular City Council Meeting.

ADJOURNMENT: Mayor Gurney adjourned the regular City Council meeting at _8:36 pm. to the next Regular City Council Meeting to be held on Tuesday, July 19, 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