**AGENDA ITEM NUMBER 1**

DRAFT

**City of Sebastopol City Council Regular Meeting Minutes**

**Meeting of April 19, 2016**

6:00 pm - Convene Regular City Council Meeting, Sebastopol Youth Annex/Teen Center, 425 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 April 14, 2016.

**6:00 pm Convene Regular City Council Meeting, Sebastopol Youth Annex, 425 Morris Street, Sebastopol, Ca**

**Call to Order**: Mayor Gurney called the meeting to order at 6:03 p.m.

**Roll Call**

| | |
|---|---|
| Present: | Mayor Gurney |
| | Vice Mayor Glass |
| | Councilmember Eder |
| | Councilmember Slayter |
| Absent: | Councilmember Jacob |
| Staff: | City Manager-City Attorney Larry McLaughlin |
| | City Clerk Mary Gourley |
| | Engineering Manager Henry Mikus |
| | Finance Director Ana Kwong |
| | Planning Director Kenyon Webster |
| | Superintendent of Public Works Emig |

**SALUTE TO THE FLAG:** Mayor Gurney led the salute to the flag.

## PROCLAMATION(S)/PRESENTATION(S):

- Proclamation Recognizing Earth Day in the City of Sebastopol, April 22, 2016
- Proclamation Declaring the Fourth Friday in April as Children's Memorial Day in Memory of Children who have died by Violence (MOVES)

**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

**AGENDA ITEM NUMBER 1**

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.)

ila Benavidez-Heaster commented as follows:

- Discussed the stop light request for Bodega Avenue
- Thanked Superintendent of Public Works Rich Emig and crew and Chief Weaver and staff
- Stated it is not just about the residents at Burbank Heights
- About members who signed the petition
- Not a small group of people who are saying it is an issue
- Discussed facing at the City Council Meeting of May 3rd
- Want to say for many people at Burbank Heights, this was not started by the incident on January 24th
- Stated this goes back 20 years
- Woman who was injured, she lived through something that no one should have to live through
- Stated this is not a small issue
- Discussed looking at the whole distance of Bodega Avenue as stated by Mayor Gurney
- Doing this for the community not just Burbank Heights
- Urged to suggest the County carry some of the load
- Important that we take care of everyone
- Inter-generational issue
- Stated the Council is doing a marvelous job
- Urged the Council to keep going and get money for a stop light

Michael Carnacchi commented as follows:

- Discussed the upcoming antenna appeal
- Discussed attending the City Council Meeting when the fee waivers were approved and Planning Commission meeting when this was approved
- Stated it was approved without conditions or relevant issues discussed
- Questioned if it could be climbed was an issue
- Discussed putting anti-climbing stuff on it
- Stated there was no discussion of that request
- Questioned if this was new or modified construction
- Questioned how actively KOWS searched for another location
- Questioned restriction of other antennas at a future date
- Stated this is without guarantees that KOWS would serve the whole citizenry
- Everyone needs to have a voice
- Requested if KOWS is given a green light and special privileges, that this public radio station should be made to exhibit policy that all citizens have an opportunity to broadcast views
- Stated this should go back to the Planning Commission for further review
- Stated the approval is absent of conditions that should be included

**AGENDA ITEM NUMBER 1**

**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. Items removed from the consent calendar will be taken up upon completion of action on the remainder of the items on the consent calendar.

Councilmember Eder requested item number 3 be removed from the consent calendar.

Vice Mayor Glass moved and Mayor Gurney seconded the motion to approve Consent Calendar Items Numbers 1, 2, 4, and 5.

**VOTE:**

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

## CONSENT CALENDAR ITEM(s):

1. Approval of Minutes of April 5, 2016 City Council Meeting Minutes (City Clerk)

City Council Action: Approved Minutes of April 5, 2016 City Council Meeting Minutes
Minute Order Number: 2016-088

2. Discussion and Action of Resolution of Intention to Levy and Collect Annual Assessments for FY 2016-2017 for the City of Sebastopol's Lighting Special Assessment District, Preliminarily Approving the Engineer's Report and Setting the Date for the Public Hearing in Accordance with Provisions of the Landscaping and Lighting Act of 1972 (Finance Director)

City Council Action: Approved Resolution of Intention to Levy and Collect Annual Assessments for FY 2015-2016 for the City of Sebastopol's Lighting Special Assessment District, Preliminarily Approving the Engineer's Report and Setting the Date for the Public Hearing in Accordance with Provisions of the Landscaping and Lighting Act of 1972
Minute Order Number: 2016-089
Resolution Number: 6079

~~3. Approval of Award of Contract for Local Streets Bike Path Design Firm (Engineering Director/City Engineer)~~

4. Approval of Revised City of Sebastopol Budget Sub-Committee Schedule (Finance Director)

City Council Action: Approved Revised City of Sebastopol Budget Sub-Committee Schedule
Minute Order Number: 2016-091

5. Approval of Notice to Bid for Slurry Seal Project (Engineering Manager/City Engineer)

City Council Action: Approved Notice to Bid for Slurry Seal Project
Minute Order Number: 2016-092

**INFORMATIONAL ITEMS/PRESENTATION:**

6. Presentation from Sebastopol World Friends on their recent Sister City Delegation to Takeo City Japan (Councilmember Slayter)

**AGENDA ITEM NUMBER 1**

Meg Mitzutani, Sebastopol World Friends, presented a slide show presentation to the City Council. The students and chaperones provided comments from their trip.
Shelby, 8th Grade, Sun Ridge School, commented as follows:

- Hard to choose one highlight
- Spending time with host family and getting to know everyone there

Zachary 8th, Twin Hills School, commented that his highlight was shopping.

Joshua, 15, Analy High School, stated the most important thing learned was that the bond that American/Japan have after the war happened, surprised him

Nia, freshmen at Analy High School,

- Impression on him was made that relationships can be made even though people cannot speak the same langue
- People are across the world but have a strong relationship

Will, 8th Grade, Twin Hill's, commented that he will use experience to go to more foreign countries to communicate without words.

Ethan, freshman, Analy High School,

- Going to college – first time without parents
- Made more independent
- Made more confident

Chaperones:
Gale Brownell
Tim
Meg

Gale commented as follows:

- Thanked the City for assisting with the trip
- Very wonderful trip
- Easily find differences in different people, different cultures
- Can quickly also find commonalities
- Love of family
- Hard working people
- Concerned for education
- Desire for peace
- Developed close and caring relationships with people
- Young people were wonderful ambassadors
- Respectful
- Paid attention
- Proud to be with this group of young people
- Really experienced some level of personal growth by being on this trip
- Clear we have developed close personal caring relationships with Takeo City and they with us

Tim, Teacher, Analy High School, commented as follows:

- Second opportunity to be chaperone
- Far reaching impact of this program
- 30-31 years ongoing program
- Constantly exposed to number of families and community members in both towns that have been involved in this program – Family and Schools
- Different parts of community visited
- More than just a visit
- Build strong bond with community
- Bonds keep growing
- Amazing to see what happens over the years as this program takes place
- Meaningful
- Hopeful for future of program down the line

Kat, parent, commented as follows:

- Expressed gratitude to the program
- Incredible experience for child
- Youth are faced with challenges
- Hear a lot of negative
- Worry about what they will be facing
- Moment positive
- Felt hopeful
- Saw how connected to world in larger way
- Chaperones were incredible
- Let child off on foreign trip to trust them – never a moment of doubt

Meg commented as follows:

- Cannot do this by ourselves
- Do with support of City, community, schools, businesses etc
- Proud of program
- Kids are learning to be global citizens
- Part of effort to build peace
- Thanked everyone
- Thanked Councilmember Patrick Slayter for being a great liaison

Adult travelers commented as follows:
Councilmember Slayter commented as follows:

- Great trip
- Idea this is a program that has such long time involvement on the part of the communities is so true
- Folks involved from the very beginning on both sides of the Pacific
- That is a beautiful thing
- Many new involves to the program
- Had student travelers that had never been to Japan
- Many adults not travelled to Japan
- Had a lot of returnees plus new people
- Mix of professions, interest and personalities
- Discussed people volunteering

**AGENDA ITEM NUMBER 1**

Steve Levenberg commented as follows:

- Been involved for Sebastopol World Friends for a long time
- Traveled one time prior
- Echoed other comments
- Stated easy to think of this as student exchange
- This is about world peace one friend at a time
- Privileged to be with students
- Discussed an incident where the word "Sebastopol" opened doors as it was recognized by everyone
- Discussed the power of this connection
- Feel like home on both sides
- Incredibly powerful
- Not just a student exchange

Jacques Levesque commented as follows:

- First time travelling internationally abroad
- Tremendous experience
- Tremendous amount of respect
- Huge emphasis on plant life
- Discussed construction fence that each fence had a graphic of plants on it
- Discussed the visual factor
- Turning something ugly into something beautiful
- Discussed fish motifs on manhole covers
- Great honor to go and represent City

Lawrence Jaffe commented as follows:

- Honored to go
- Expressed appreciation to the Council

Meg Mitzutani commented that the adult group was led by Val Churma and thanked Val Churma for everything she does.

Mayor Gurney shared an emotional story of her travels.

- Discussed adding exposure to City government for students travelling
- Share with own student ambassadors what the City government does
- Experience for students to learn their own government

Mayor Gurney opened for public comment. There was none.

The Council thanked Sebastopol World Friends for their presentation.
City Council Action: Received Presentation from Sebastopol World Friends on their recent Sister City Delegation to Takeo City Japan
Reference Order Number: 2016-093

Mayor Gurney called for a break at 6:45 pm and reconvened the meeting at 6:55 pm.

**AGENDA ITEM NUMBER 1**

7. Presentation from Sonoma County Permit Resource and Management Department on Community Separators (Planning Director)

Misty and Jennifer, Sonoma County Permit Resource and Management Department, provided a slide show presentation to the City Council.

Mayor Gurney opened for public comment. There were none.

Mayor Gurney questioned how we expand the community separators. She discussed the official one to the East and discussed interest for protection for Atascadero Creek and northerly separator from the Laguna towards the Dei Dairy and Hurlbut Area. She questioned what is the process to increase the land that is identified as part of separator.

Misty commented this is done through the General Plan amendment and suggested that comments be provided into the written record.

Mayor Gurney questioned if now is the time to provide comments.

Misty commented the sooner the comments are received, the better. She commented as follows:

- The county is starting the analysis right now
- The sooner comments are received, the sooner they can be looked at
- Planning Commission meeting is early June
- Prior to that meeting would be ideal to include the comments into the analysis
- Public comments will be received up to and including the hearing

Councilmember Slayter stated he understands that the entire zoning stays in place and the land use is by right and in this community, there was a particular project proposed on Highway 12 and the definition of what agricultural is and where facilities like that could be located, and stated he is not sure this is the place to do that, but clearly the labeling of industrial and entertainment complexes as agricultural uses is highly problematic for this community. He provided further comments as follows:

- Inconsistent with ethos of town
- Not asking for comment or question
- Get that issue out there
- Idea is that agricultural actually needs to be agriculture
- Increasing the community separators – Atascadero Creek is a great example
- To the north there is significant interest in community separators between Sebastopol, Graton and Forestville
- Need to keep distinct little communities
- Space to south of Sebastopol, as long as looking at them, favor to look at something to south as well
- Do best to protect pristine hills

Mayor Gurney commented that we learned from the project proposed for Highway 12, that we realize that it is not protected and we need a new lens to look through it with.

Vice Mayor Glass commented as follows:

- Recall slide that mentioned 10 acre minimum for community separators

- Discussed area around Sebastopol that are one and two acre parcels
- What happens when existing land use is small ranchettes

Misty commented as follows:

- Stated that is a good question
- Stated they are working on that
- Stated the ten acre minimum is density and not minimum lot size
- Possible to have lots that are quite small sometimes that have that ten acre density
- Would need to look at General Plan map to answer question
- Will bring that forward to the Planning Commission

Councilmember Slayter commented as follows:

- Experience with Urban Growth Boundary has been largely positive
- Stated he is good the City did it
- Stated it serves the City well
- Discussed working on a citizen's initiative to renew it
- Stated in the existing UGB, certain projects are exempt
- Does County measure look at those types of uses in a special way in community separators

Misty commented as follows:

- Stated it is in the draft now
- Discussed not for specific uses though
- Stated that has not been called out
- Stated they will need to see what the Planning Commission will say

Jennifer Barrett commented as follows:

- Discussed these are good comments
- Struggling with Cities that are updating their UGB and not want to box them in
- Recognize need to protect Open Space around the communities and how important that is
- 10 acre maintain residential density
- Much of the land has higher density
- Stated this means cannot intensify that density (if approved by voters)
- Look towards areas that have ten acre density
- Characteristics of what open space they are looking for
- If apply to one or two acre, what is outcome wanting to get
- Already developed
- No ability to develop more
- Not create more open space in those areas
- Discussed no net loss for exceptions
- If voters added land to community separators, ballot measure no longer apply to those communities
- None of the protections would apply
- County protection would not apply if City extended into it
- City's zoning would apply
- Issue that has come up, not want to unhook everything
- Policy choice would be to unhook whole protection or discourage with policies but not undo protections for rest of the communities

- Discussed the policy itself
- Discussed strengthening policy options
- Expand urban separator but cannot reduce it
- Only allow now if replaced for another area designated for community separator

Councilmember Slayter questioned if other communities are at the same point as Sebastopol and the County.

Jennifer commented as follows:

- All UGBs are expiring within the next 30 years
- Having thoughtful dialogue if expand into the future of what is required
- Is it a vote of the people
- Exchange of designations
- Cannot force the City's hand on the UGB - Can only maintain policies
- Cautiously looking at where designating community separators
- Good input from Cotati
- Going to Windsor at the end of the month

Mayor Gurney opened for public comment.

Michael Carnacchi questioned if there was a by-pass at some point, would that affect the plans for community separators.

Mayor Gurney discussed the bypass and how it relates to community separator.

Jennifer commented as follows:

- Bypass for Sebastopol was in County plan many years ago but has now been removed
- Not feasible
- Not desirable
- Not support a by-pass going through the Laguna
- No new roads outside City limits
- One new road in General Plan (Forestville by pass)
- If community wanted a by-pass and extend through the community, the policy would discourage that

Councilmember Slayter stated this is an enormous undertaking and likes what he sees.

Mayor Gurney concurred.

The Council thanked the County for their presentation.

City Council Action: Received Sonoma County Permit Resource and Management Department on Community Separators.

Reference Order Number: 2016-094

8. Informational Item - Quarterly Financial Informational Report (Finance Director)

Finance Director Ana Kwong provided an informational report to the City Council recommending the City Council receive the report.

**AGENDA ITEM NUMBER 1**

Mayor Gurney opened for public comment. There was none.

Vice Mayor Glass stated as implementing new software and for the future, staff will be able to account for these items better by a quarterly basis.

Finance Director Kwong commented as follows:

- Discussed cash basis for reporting
- Discussed with or without new software, as far as the quarterly updates, it reflects the cash position of the City
- Stated everything will catch up by year end

Vice Mayor Glass commented that that this can be confusing to the public and stated if the City knows that something is coming in during the last quarter, it should show that on a month by month basis and the community would be able to see that it is right on track.

Mayor Gurney commented as follows:

- Stated the City is right on track
- Reassuring to know that
- Important for Council to keep in touch with staff on financial status of the City

City Council Action: Received Informational Item – Quarterly Finance Informational Report
Reference Order Number: 2016-095

Councilmember Eder commented as follows:

- Stated he was approached by people during the break for Item Number 3
- Request Item be moved ahead of two items to be heard or strike and re-agendize this item for May 3rd meeting
- If delay much longer, eliminate ability for any member of public to comment on it

Mayor Gurney stated the Council will hear Item Number 3.

3. Approval of Award of Contract for Local Streets Bike Path Design Firm (Engineering Director/City Engineer)

Engineering Manager Mikus presented the staff report recommending the City Council approve the award of contract to W-Trans.

Councilmember Eder commented that he recalled the original estimate for the design work was quoted as $50,000 and surprising to see that it is now $70,000 to $100,000.

Mr. Mikus stated it is a fair assessment of what it is going to cost.

Councilmember Eder questioned what the current traffic impact fund balance is.

Finance Director Kwong stated the fund balance at the beginning of the fiscal year is $965,000.

Councilmember Eder requested Engineering Manager Mikus provide an overview of the budget process to allow $450,000 towards the construction of bike lanes.

**AGENDA ITEM NUMBER 1**

Engineering Manager Mikus commented as follows;

- Discussed the Capital Improvement Project list as approved by the City Council
- Stated in the budget book, these projects are listed several times with those numbers
- In particular page A-10, discussed projects listed under FY 2017-2018
- Attachment for CIP Summary
- Lists projects by Fiscal Year
- Shows 116 project as happening this Fiscal Year
- 18-19 – sidewalk closures

Councilmember Eder stated the Bicycle and Pedestrian Master Plan is several years old.

Engineering Manager Mikus commented it was adopted in 2008 and amended in 2011.

Councilmember Eder questioned if a 5 year plan is considered stale in engineering.

Engineering Mikus stated no, that five years is not a bad number as some projects take 20-30 years in the process.

Councilmember Eder questioned if the current best practice of moving forward on a five year or older plan, would it not be to recommend a possible update of the plan.

Engineering Manager Mikus commented he would have thought that would have happened.

Councilmember Eder discussed talk of the stop light and traffic calming measures on Bodega Avenue, and questioned if traffic impacts funds are a suitable source for those types of improvements.

Engineering Manager Mikus stated that is correct.

Councilmember Eder questioned if the entire fund balance of the traffic improvement account ($965,000) allocated to the CIP projects.

Engineering Manager Mikus commented as follows:

- Stated in the work provided to the budget subcommittee, staff put together a check book for each of the funds to keep track of where we are
- Stated there has been a clear constant question of how much do we really have right now
- Can we do or not do projects
- Used current CIP as basis
- Did the checkbook for different fiscal years
- Ran check book for fund balances
- Pavement Fund: No projects planned for FY 18-21 and the City will end up with a balance of $500,000 balance at the end of five years
- Stated the City is not flush but is doing okay

Councilmember Eder stated that while it has yet to be determined if a traffic signal or some other manner of improvement is warranted for Bodega Avenue, the City has pled poverty as an obstacle to achieving any of these street improvements. He stated from the comments tonight, it seems that

there is actually a considerable amount of money available should the Council determine there is a need or that it is warranted.

Engineering Manager Mikus commented as follows:

- Stated he hopes during the budget process to present to the City Council a list of projects
- Stated the information is based on the anticipated balance of each fund for each fiscal year
- Stated the Council at that point can make choices on which projects to move forward on
- Stated there will also be a list of projects in the CIP with no anticipated funding
- Stated during the budget process is the opportunity to add projects

Councilmember Eder stated that not all projects can utilize the traffic account funds.

Vice Mayor Glass commented as follows:

- Stated in the budget subcommittee meeting, Engineering Manager Mikus did a great job of taking a massive quantity of financial information and trying to come up with a spread sheet of figuring out where the City is on various funds
- Discussed the process of how the CIP works and the moving parts
- Stated to look and see how a project is funded, is very complicated and hard to understand
- Stated the process was discussed and staff is working on a methodology of how to present the CIP in a way that is easy for the public and Council to understand better where the Council stands on projects and where the funding comes from and what is the account balances of each account
- Discussed encumbrances and allocation of funds

Mayor Gurney questioned if the TFCA grant is to potentially successful, if the City has the finished design work and the project is essential shovel ready, does the City have a better chance of securing the grant.

Engineering Manager Mikus commented as follows:

- Stated that the fact that the City is doing the design recruitment weighs heavy with SCTA
- SCTA looking favorably at this grant

Councilmember Slayter commented as follows:

- Discussed the City working with Caltrans regarding the State route project
- Discussed drawings and notifications of Caltrans who is gearing up to do the ADA portion of the project
- Stated this is a good feeling that this plan will get finished

Councilmember Eder questioned if Caltrans does follow through with the ADA portion of the State route, is it the possibility that they would include the installation of bike lanes on State Route 116 as part of their expense.

Engineering Manager Mikus commented as follows:

- Stated Caltrans will be doing the paving and painting for the City
- Stated Caltrans needs the City to spend funds on the ADA ramps for the project
- Stated that has not been processed for the budget yet

Mayor Gurney opened for public comment.

**AGENDA ITEM NUMBER 1**

Lynn Deedler commented as follows:

- Message is that before the City spends a lot of money on this bike and ped master plan, the plan needs some revisions
- Asked knowledgeable people to look at and evaluate the plan
- Looked at facets of the master plan and have consensus that there are revisions that are needed
- Strong minded independent consultant type people, but consensus was there
- Some are passionate that these changes need to be made
- Bike Lanes down Bodega are not safe
- Not want bike lanes along a narrow Street
- Stated the plan encourages traffic that is not safe
- Bike lanes along long roads of parked cars are not good and should be avoided
- Stated this is where most accidents happen with vehicles and bikes
- Wonder why not extending Washington through Libby Park and Pleasant Hill
- Get people off Bodega
- Safer to use
- Short and inexpensive
- Needs to be included in the plan and revisions need to be made before spend money on plan

Mayo Gurney questioned who the three people were that Mr. Deedler spoke to.

Mr. Deedler commented:
Gary Helfrich
John Sciscarelli
Lowell Snyder
Two bike shop owners in town as well

Ed Baum, West County Cycle Service business owner, commented as follows:

- Reiterate what Lynn Deedler had to say
- Finite amount of money to spend on project
- Encourage people to walk and ride is super crucial
- One planet to share
- Get people out of cars
- Alleviate some of this traffic
- People would like to ride around town more
- If forced onto Highway 116, most riders are very intimated by that much traffic
- Love to see this town take advantage of some of the resources we have
- Discussed bike paths not being on the main road
- People would follow the City if we did more bike paths not on the main road
- Put more thought into the plan
- Get more public input on the projects
- Loved to see more people on bikes
- See people out riding bikes
- Discussed bikes at schools
- Not go quickly into anything
- Consider more public input

ila Benavidez-Heaster commented as follows:

- There are a number of people in population who will never get on a bike and ride
- Stated there are people who cannot or are not able to get on a bike
- Urged the Council to for this in spite of that
- Stated her issue is that she does not feel safe on a bike and will not get on one
- Stated she support bicyclists
- Not everyone can ride a bike
- Not physically able to
- Enough room to create safety for them

Councilmember Eder commented as follows:

- Stated it is his observation that people come here to ride bikes
- Discussed driving by the BBQ restaurant and seeing two vans pulling a trailer of about 30 bikes
- Stated it is not a misconception that this is a cycling destination
- Questioned if W-Trans was the original contractor on the Bike and Ped Master Plan as well

Director Webster stated yes.

Councilmember Eder commented as follows:

- Stated he understands this is a local company who wrote the plan with public input and workshop
- Stated now we are looking to approve them doing the design work
- Stated he is not sure is okay with doing the design work
- Think there may be tendency to follow what is in the plan as written
- Stated if the City is doing to a plan about solar or some other technology that may have evolved, wouldn't the City look at what we are doing before we launch into it
- Questioned if the methodology of best practices has fallen out of favor
- Questioned if some technology or methods have been superseded by others
- Discussed cities encouraging cyclists to take the lane rather than creating an area that is safer
- Stated it would be terrible to spend $600,000 on potentially outdated structure
- Stated he will keep pushing the point if the Bike and Ped Master Plan stands on its own and is current and defensible and has best practices then it can move forward; however, if the City is just dusting off this plan and is time to take it off the pile and move forward and not update it, he questions whether this is the best use of staff time and resources

Mayor Gurney commented as follows:

- Read the staff report and reasons why W-Trans is the best choice
- Stated she feels opposite of Councilmember Eder
- Glad have W-Trans
- They have studied the roads
- Steve Weinberger lives in town
- Steve and Janet are bicyclists
- Professionals to making the world better
- Discussed the comments that there was not enough public on the plan and stated the county and the City spent years on the Safe Routes to School work up and hours developing this plan

- Stated the City conduct a thorough public hearing process
- Stated the City had to shelve this during the downturn of the economy
- Stated the Council has heard that the public wants the Council to do something
- Discussed the active walk and roll to school program
- Seen bike racks at school to being full
- 8 year long Walks program
- Shifted culture tremendously in time and possible for people to get around
- Huge change
- Not need car to get around
- Request to spend $70,000 to get work up on design so apply for grants and do for bike lanes
- Not all same type of bike lanes
- Complex routing system gets people in town from their homes to school, parks, downtown
- Sebastopol is an old community and will never be perfect
- Time to take action and make future action possible
- When ready to do next work, there will be the opportunity to get more public input
- Need design work done

Councilmember Slayter commented as follows:

- Stated the City cannot continue to wait for the perfect plan
- Stated if they did, the City would not get bike lanes in town
- Stated not doing anything is not an option
- Discussed being part of community group about topics that are relevant to walkers and cyclists
- Time and time again sit around and talk of how we might be able to get the bike pad plan up and running
- Stated he hears again and again why doesn't the city have any bike lanes
- Stated to wait is not the best tactic
- Need to move forward with the plan we have
- Stated it will never be perfect
- Stated this is making significant strides towards the infrastructure that the community supports
- To be frozen by the fear of doing a miss-step is not a bold way to go through the world
- Stated he is comfortable with this proposal
- Concurs with the Mayor's comments
- Stated W-Trans is a well-respected and local company and that the City has the ability to have a conversation with them while they are doing the design work
- Stated there will be check ins, presentations, and multiple changes for the community and Council to weigh in and revise and tweak things if needed
- Discussed the existing document and stated there is the ability for the community to weigh in and stated no one is locked out from this

Vice Mayor Glass questioned if the City contracts with someone like a design firm to do design work and a work up for the City, this is the basis for the City to apply for significant more money from various entities in order to implement the plan.

Engineering Manager Mikus commented it is one piece.

**AGENDA ITEM NUMBER 1**

Vice Mayor Glass commented that when the City gets grants of thousands of dollars to do the work, is the plan always implemented exactly the way the original plan is submitted, or is there a public process to do tweaks and changes here and there and that the plan really is not totally cast in concrete.

Engineering Manager Mikus stated he is not sure depending on if the changes are as large as the ones that are being talked about.

Vice Mayor Glass commented as follows:

- In agreement with colleagues
- Think plan put together is with the input of the community input
- Questioned if we would go back and re-do it again
- Questioned how often it would be redone
- Stated the processes take a long time
- Stated the City gets to a certain point with the plan, get the basic idea done, then there is not enough money to implement the project
- Stated this does not mean that we cannot do other things in the future

Engineering Manager Mikus commented as follows:

- Stated he understands that Bodega Avenue is a lightning rod
- Stated he concurs with Councilmember Eder
- Discussed the design of the plan and stated Bodega Avenue is just a small piece of it
- Hate to see that work go by wayside because of one issue
- 12 mile of road way affected
- 2 miles of Bodega Avenue affected

Councilmember Eder commented as follows:

- Stated he is not advocating waiting any amount of time
- Stated he is not saying not to do anything
- Not saying need perfect plan
- Acknowledge significant public input
- People who gave ideas, not designers and not professionals
- Not think fear of miss-steps here
- Not asking to arrest project in anyway
- Have consensus among recognized people in bike community who are offering pro bono services to look at a planning prior to pulling the trigger
- Stated he was not discussing a financial or ethical conflict
- Stated if the person who wrote the plan 5-8 years ago, how motivated would that person be to come back to the City and say that maybe parts of plan are outdated or incorrect and should be revisited
- Without mandating that review process before spending money, we should know that we have the newest and best whatever for the plan
- Stated that is all that he is asking for
- Stated he wants to see lines on the streets
- Stated it would be irresponsible on the part or the City and this body to not spend the money in the most prudent manner possible to deliver the best product and safest product to the citizens

- Discussed providing bike lanes with endless parked cars with driveways such as the situation on Morris Street
- Discussed identify bike lanes that might be safer and have a better solution
- Not looking to rewrite plan
- Not looking to reopen up to public
- Stated a week's worth of prudent review is in the City's best interest for most responsible spending of funding and to get the best product for the citizens of our City

Mayor Gurney reopened public comment.

Lynn Deedler commented that he has heard nothing of making the connection across Libby Park and questioned why this is not included in the proposal.

Hearing no further comments, Mayor Gurney closed the public comment.

Councilmember Slayter moved and Mayor Gurney seconded the motion to approve the Award of Contract for Local Streets Bike Path Design to W-Trans.
VOTE:
Ayes: Councilmember Slayter, Vice Mayor Glass and Mayor Gurney
Noes: Councilmember Eder
Absent: Councilmember Jacob
Abstain: None
City Council Action: Approved Award of Contract for Local Streets Bike Path Design (W Trans)
Minute Order Number: 2016-090

9. Annual Level of Service Report (Planning Director)

Planning Director Webster provided an informational report to the City Council recommending the City Council receive the report.

Councilmember Slayter questioned IF we have a limit as to new water hookups that are available.

Director Webster stated no and commented as follows:

- Stated the City is below the urban water system threshold – higher reporting requirements
- No set limits on hook ups
- Discussed residential growth allocation (25 units per year) can carry over for one year
- Every year get 25 more, if not used get added to the pot
- Have yet to hit limit
- Sebastopol small and has limited easy areas for development

Mayor Gurney opened for public comment. There were none.

Mayor Gurney commented as follows:

- Good piece of information to hold on to throughout the year
- Key accomplishments about water conservation and waste water
- Excited about housing numbers
- Population numbers gone up
- Good status of where we are

- Good statistics for police and fire staff
- Always need to work on parks

Councilmember Slayter discussed the graphs provided and stated from a lay person perspective, the nice steady graphs tells us our wells are trucking right along at levels that are sustainable.

Director Emig commented as follows:

- Data loggers take readings every 15 minutes
- Noted in mid-October when Well 7 treatment system was completed and pumping, Well 6 dropped and Well 7 was pumping
- Wells 4 and 8 water levels rose
- Tables and levels are consistent

Mayor Gurney thanked staff for the report.
City Council Action: Received Annual Level of Service Report
Reference Order Number: 2016-096

**PUBLIC HEARING(s): None**

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

10. Discussion and Action of Preliminary Review of Village Park/Tomodachi Park Annexation (Planning Director)

Planning Director Webster presented the staff report recommending the City Council provide comments and direction to staff.

Mayor Gurney questioned if LAFCO is incorporating this property in our Sphere of Influence.

Director Webster commented as follows:

- Discussed the citizen's petition that is about the urban growth boundary
- Discussed that this is the about the sphere of influence
- Discussed the State laws that LAFCO adopts
- Discussed UGB local creation and that it sometimes matches the Sphere of Influence
- Discussed Measure O and the sphere are identical
- Stated the draft measure also incorporates Village Park and Tomodachi Park
- Stated there is no conflict of the annexation and the Sphere of Influence or the UGB

Mayor Gurney commented that without the minutes of the Planning Commission meeting, it is hard to tell if these are just comments or consensus.

Director Webster commented as follows:

- Stated there was fundamental consensus that the property should be annexed
- Discussed medium density designation rather than high density
- Stated other comments are more individual in nature

Vice Mayor Glass commented as follows:
Stated it is legal but weird that LAFCO would change our Sphere
Discussed the concept that the Sphere and UGB are contiguous

**AGENDA ITEM NUMBER 1**

Discussed if this would change the Sphere and UGB of the upcoming citizens' initiative

Director Webster stated that LAFCO knew this a few years ago when the City purchased the property and they were aware that the City was purchasing this property for park and that the City was working on creating plans for a park.

Mayor Gurney stated there is mostly good will on the part of LAFCO for this.

Vice Mayor Glass questioned the time frame for the process of this annexation.

Director Webster commented as follows:

- Stated if this keeps moving forward, it could be within a year of this being accomplished
- Stated it will need to go back to the Planning Commission and City Council
- Discussed applying to LAFCP
- Stated LAFCO will need to analyze it and conduct public hearings
- Stated there will need to be conditions that will have to be fulfilled by the City and various agencies

Vice Mayor Glass questioned if it could take more than a year.

Director Webster stated it could.

Mayor Gurney opened for public comment. There was none.

Councilmember Eder questioned if the proposed UGB envisions annexation of this land.

Director Webster stated that is accurate.

Councilmember Eder questioned if it would be fair to say if in the future the City decides to divest of is interest in this land and put it up for sale, would the fact that it had been annexed into the City make it more attractive to private developers.

Director Webster stated that generally speaking it would.

Councilmember Eder commented that two members of this Council are circulating petitions and gathering registered voter signatures based on literature that shows how this land is being part of the UGB and also based on the Planning Commission recommendations, believes this is the best course of action. He discussed the density and stated given the ongoing negotiations, he is not sure the City is in a positon to determine the density factor now, and to determine it tonight, the City may regret that positon. He suggested deferring that decision to a point when it is feasible to discuss.

Director Webster stated the Council can provide feedback, but that the decision of density does not need to be decided tonight.

Councilmember Eder commented as follows:

- Advocates annexation
- Supports the Planning Commission recommendation
- Not need to determine tonight the annexation

**AGENDA ITEM NUMBER 1**

- Move forward with the annexation process

Councilmember Eder moved and Councilmember Slayter seconded the motion to approve moving forward with the annexation process and deferring the decision on density to a later time.

Discussion:
Vice Mayor Glass stated it is her understanding that all the property is in the flood zone and that there cannot be built any dense housing there and that it can only be movable housing.

Councilmember Slayter replied as follows:
- Stated the ability to build in a flood plain as determined by FEMA is impossible from an urban design standing
- Discussed the base flood plain elevation is an arbitrary number of 78 feet
- Stated this is the minimum elevation for habited space
- Discussed the buildings at Gravenstein Station which are up on a podium
- Flood elevation of floor level is below that
- Buildings are higher than the floor level of the yellow management building at Village Mobile Home Park
- Space below is unusable
- Two story buildings with fake floor
- Reverse CVS
- Looking at that from design perspective
- Alternative means highly mobile
- What is there now is anything but that
- Afraid that uses of that for housing - not sure that is the best location for housing because of that
- If have elevated buildings, have tall buildings in a location where we might not want tall buildings
- Not convinced from urban design standpoint best location for housing
- Great location for city park
- What city purchased property originally for
- Significant issue
- Residents told purchasing property to use for as park
- Not as park and housing
- Not as park and some other use
- For that one purpose
- Without having the buy in of the community, to continue the use of housing without knowing the community supports that use, there is a lack of accountability if we do that without outreach and finding out what the community supports for that piece of land
- In favor of annexation
- In favor of procedures
- In favor of full room of community members discussing the appropriate use for that property
- A lot of that work done in General Plan conversations

Mayor Gurney commented as follows:
- Discussed the language and requested clarification
- Questioned if there was consensus

- Discussed the density
- DRAFT has it as high
- Medium density under proposed

Director Webster stated the Planning Commission is suggesting rather than high density, they would prefer medium density and stated it would still accommodate more units than are there today.

Mayor Gurney questioned if the Planning Commission is changing their opinion.

Director Webster stated yes.

Councilmember Slayter questioned if there has been any conversation of this being a Planned Community.

Director Webster stated no.

Mayor Gurney questioned the process to get a Planning Community zoning amendment.

Director Webster commented stated the property would have the existing zoning, then the applicant would apply for the Planned Community zone request and it would need to be determined if it corresponds to the General Plan.

Councilmember Eder questioned if housing in the flood plain cannot be permanent.

Councilmember Slayter commented as follows:

- Discussed permanent housing
- Discussed permanent housing not be built on flood plain and that the life and safety of any habitation of that land, the units have to be 100 percent mobile at all times with a plan of how to be mobile
- Discussed higher density and discussed the opportunity for low income housing and median income housing and stated that has been discussed at some length
- Stated everyone is guilty of entropy and that nothing is mobile any more
- Worse off than when started if flood comes
- Stated we need to protect our citizens (it is the City Council's responsibility to make good decisions around their safety)

Vice Mayor Glass commented since this property was purchased with grants from the Open Space District, are there restrictions with the purchase of what we can do with that property.

Director Webster discussed the Open Space Easement and Tomodachi Park, and stated this starts on the east side of the driveway and that none of the restrictions apply to the mobile home side of the property.

Councilmember Eder discussed the existing mobile home spaces and campground spaces, and questioned if utilities are in place for using mobile home spaces that are unoccupied.

City Manager McLaughlin commented he did not know the current status and does not know if the utilities were removed in those spaces.

**AGENDA ITEM NUMBER 1**

Mayor Gurney stated the City made electrical upgrades to the property.

City Manager McLaughlin commented that the City did make significant electrical upgrades, but that some units are not occupied and does not know if there are utilities in those locations.

Mayor Gurney stated there was a miss-explanation of bringing those utilities up to code.

City Manager McLaughlin commented that the City provide basic services before and that some needed to be upgraded which the City did.

**VOTE:**

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

City Council Action: Approved moving forward with the annexation process and deferring the question of density to a future discussion.
Minute Order Number: 2016-097

**CITY COUNCIL REPORTS:**

11. City Manager-Attorney/City Clerk Reports:

City Manager McLaughlin reported out on the construction for CVS

- Discussed the Caltrans approval of the permit for CVS site
- Significant traffic issues on Petaluma Avenue and Highway 12
- Closures anticipated and planned for
- Caltrans is in charge of how those lane closures are done, what look like, how operated, etc.
- Put up on website before closures took place information on closure
- City Engineer devoting most of time to dealing with issues
- City staff member on site dealing with issues
- Number of calls at City Hall and Engineering Department – Staff responding to all complaints
- Caltrans realizes there is a problem with this as structured presently and convening meeting first thing tomorrow morning
- City Engineer will be in attendance
- Will be traffic impacts and public inconvenience
- Should not be impacted by Caltrans Bridge work as Caltrans has consolidated work

Mayor Gurney suggest some kind of signage.

City Manager stated that topic was addressed with City Engineer. He stated he discussed traffic sign with graphics further out so still make decision to avoid the traffic but stated these signs are controlled by Caltrans.

Councilmember Eder questioned if Highway 12 is under the jurisdiction of Caltrans and if they are free to put mobile reader boards between Stony Point and Fulton Road.

City Manager McLaughlin stated it is under the jurisdiction of Caltrans and they are able to do that.

Councilmember Eder questioned if Caltrans needs to interface with the County.

City Manager McLaughlin commented it is his understanding that that Caltrans could allow for the signage and that would be paid for by the developer.

Councilmember Eder stated it would be incumbent to continue signage onto Occidental Road and that the cueing lane on Fulton Road can be impacted.

City Manager McLaughlin commented the City Engineer has been quite aggressive and knows what he is doing and is on top of these issues.

City Manager McLaughlin discussed construction of the 961 Gravenstein Highway South project and the Whole Foods project and commented as follows:

- Finish concrete pour of 116 south
- One complaint from resident (visitor of resident)
- Had few complaints concern Whole Foods remodel
- Staff met with the contractors and discussed the outreach plans
- Stated residents and businesses were contacted
- Stated the outreach was quite successful

Mayor Gurney requested that staff keep the Council informed.

City Manager McLaughlin stated the City Clerk will be out of the office Wednesday to Saturday night next week (April 27th – April 30th).

12. 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 provided a report on the SCTA/RCPA Meetings and requested they be made part of the minutes.

13. Council Communications Received: None
14. Future City Meeting Dates/Events (Informational Only): (See agenda.)

Mayor Gurney adjourned the regular City Council meeting at 9:25 p.m. to the closed session.

**CLOSED SESSION**:
**Call to Order**: Mayor Gurney called the meeting to order at 9:30 p.m.
**Roll Call**

**AGENDA ITEM NUMBER 1**

Present: Mayor Gurney
Vice Mayor Glass
Councilmember Eder
Councilmember Slayter
Absent: Councilmember Jacob
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**:

15. Conference with Real Property Negotiator – Larry McLaughlin, City Manager
    Property: 6665 Sebastopol Avenue (Village Mobile Home Park)
    APN: 060-060-001
16. Conference with Labor Negotiators (Government Code 54957.6)
    City Designated Representative: City Manager
    Employee Organizations :( SEIU/Public Works; Management, Mid Management and Unpresented; and Sebastopol Police Officers Association (SPOA)

City Council Action: No Report Out.
Minute Order Number: 2016-098/2016-099

REPORT OUT OF CLOSED SESSION: There was no report out.
ADJOURNMENT OF CLOSED SESSION: Mayor Gurney adjourned the closed session at 10:30 pm to the regular City Council Meeting.

**Adjournment**: Mayor Gurney adjourned the regular City Council meeting of April 19, 2016 at 10:31 pm to the next City Council Meeting to be held on Tuesday, May 3rd, at 6:00 pm, at the Sebastopol Community Center, 390 Morris Street, and Sebastopol. (Please note location change).

Respectfully submitted,

Mary Gourley, CMC. City Clerk