

DRAFT

City of Sebastopol City Council Regular Meeting Minutes

Meeting of October 18, 2016

6:00 pm - Convene Regular City Council Meeting, Sebastopol Youth Annex, 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 October 13, 2016.

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 Eder
 Councilmember Jacob
 Councilmember Slayter

Absent: None

Staff: City Manager-City Attorney Larry McLaughlin
 City Clerk Mary Gourley
 Building Official Glenn Schainblatt
 Engineering Manager Henry Mikus
 Finance Director Ana Kwong
 Fire Chief Bill Braga
 Planning Director Kenyon Webster
 Superintendent of Public Works Richard Emig

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

Mayor Gurney announced the following:

Thanked the Council members and staff for spending 7 ½ hours last night in a workshop about our updated General Plan

- Appreciates everyone's diligence
- Discussed level of discourse chapter by chapter and goal by goal
- Stated that although she has not experienced an absence during the year, she thought it would be good experience and has requested that the Vice Mayor serve as Mayor Pro Tem tonight

Vice Mayor Glass took her seat as Mayor Pro Tem for this meeting.

PROCLAMATION(S)/PRESENTATION(S):

The following was presented:

Years of Service Award:

Denise Stinson – 10 years – Police Department

- Proclamation – Proclamation of the City of Sebastopol Opposing the Trans Pacific Partnership Agreement

Councilmember Slayter announced the Sister City annual event, Saturday, November 5th;; doors open at 6:00 pm and encouraged everyone to come out.

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.)

Thomas Morabito commented as follows:

- Discussed boycotting CVS
- Discussed 4-5 years ago, so much hope in this room
- Stated people were so moved by the hope that they ran for City Council and got elected
- Discussed the election
- Stated it showed what the people of Sebastopol wanted
- Discussed what the City now got – biggest eye sore in Sebastopol
- Not going to look like Sebastopol
- Hope find more hope
- Displayed signs to the Council and public
- Mad at CVS

- Not happy with CVS
- Sebastopol could teach CVS giant corporation a lesson
- Bring them to their knees or chase them out of town
- Hope City Council officially comes up with some way to sanction this boycott

Colleen Fernald commented as follows:

- Stated she is homeless
- Noted the City did activities for International Day of Peace
- Questioned if using oath of office in a meaningful way
- Need to do something more than look good
- Discussed 2003 Iraq AMUF
- Discussed Yemen
- Discussed war incorporated
- Asking for a resolution using oath of office
- Discussed Hillary Clinton
- Congress declares war
- Operate Department of Defense without fraud
- Discussed martial law
- Discussed Andy Lopez
- Discussed death of her daughter
- Discussed law enforcement
- Stated no one did anything to alleviate suffering of her loss of her children
- Discussed selective law enforcement

Jonathan Greenberg commented as follows:

- Discussed Sonoma West Medical Center
- First small community hospital to close and re-open
- Re-opened for almost a year
- Saves lives by staying open
- Discussed Rob Cary and Gail Thomas running to keep the hospital open
- Discussed role of City Council
- Discussed responsive government
- Take care of least among us, needy among us and sick among us
- Hospital faces tremendous struggles
- Hard for small hospitals to remain open
- Council needs to take active role in keeping hospital open
- Create sub-committee with hospital to look for funding
- Council should stand together with the hospital
- Thinks when Sonoma West Medical Center goes to government agencies and help for help, City Council should be standing right there with them
- Discussed non-involvement is deafening
- Three standing City Council members (Jacob, Glass, Eder) support Jim Horn who wants to close this hospital
- Not think that is a good idea
- Urged reconsideration of that

Mayor Gurney requested public to know that during her tenure as Mayor, there never once has been asked any assistance from the City Council from the hospital its board or foundation. She stated the Council earlier by its decision, sent a letter to the newly created hospital and asked what ways the Council can help and stated the City received no response to that letter. She stated it is important to research and deal with facts and make decisions based on facts.

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 Eder moved and Mayor Gurney seconded the motion to approve the Consent Calendar Item Numbers 1 and 2.

VOTE:

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

CONSENT CALENDAR ITEM(S):

1. Approval of Minutes of October 4, 2016 City Council Meeting Minutes (City Manager/Clerk)

City Council Action: Approved the City Council Meeting Minutes of October 4, 2016.
Minute Order Number: 2016-226

2. Approval of Amendment of Contract with De Novo Planning Group for Comprehensive Zoning Ordinance Update to Implement General Plan Policies (Planning Director)

City Council Action: Approved Amendment of Contract with De Novo Planning Group for Comprehensive Zoning Ordinance Update to Implement General Plan Policies
Minute Order Number: 2016-227

INFORMATIONAL ITEMS/PRESENTATION: NONE

PUBLIC HEARING(S):

3. Public Hearing – To consider updates to the Comprehensive User Fee Schedule which lists certain fees and deposits collected by City Departments (Finance Director)

Finance Director Kwong presented the staff report recommending the City Council adopt the Resolution Updating the Comprehensive User Fee Schedule which lists certain fees and deposits collected by City Departments. User fees are designed to reimburse the City for staff time, materials, equipment, and other expenses for services performed. The process to update the schedule begins 3 months after the current fiscal year budget is adopted and the document is updated to incorporate changes to employee salaries, benefits, and departmental overhead. The reasons for updating the schedule include:

- Changes to the amount of time that staff devotes to city services.
- Changes to employee salary and benefits.
- Employee reassignments or transfers to other departments.
- Changes to the structure of any department will change the cost of service by increasing or decreasing personnel.

The annual update also provides opportunity for each Department Directors to review their section, and to introduce new fees or deposits, or remove outdated fees and services. Each department reviews their sections and made recommendations for revisions, as presented tonight for Council approval. In an effort to keep the City's fees reasonable for the consumers, the majority of our fees are less than actual City costs and some of our existing fees do not attempt to recover the full cost of the service.

Councilmember Slayter discussed building permit evaluation fee and commented that this is to build a fund towards the next General Plan update. He stated he would like to see this be put in the reserves for this very purpose and stated the City needs to begin again to build the reserve for that purpose. He stated that many of these fees are not close to the actual time spent and stated it is a significant amount of staff time and resources that are being donated to our community. He stated that it is equitable across the board and stated that this is a form of community benefit grant and he is happy that the City can act in that way.

Mayor Gurney stated she is interested in the idea of ear marking funds and building funds as we go and hoping the budget subcommittee will be looking at this next year and planning in that way.

Councilmember Eder discussed the reserve that is being proposed and questioned if we have any idea of the revenue projections in an average year and stated it is his understanding that the money goes into a reserve fund to help fund the next General Plan update.

Planning Director Webster stated the funds do go into a reserve to fund the next General Plan update. He stated that this fee was started about five to seven years ago and did pay for a portion of the General Plan update but not the whole cost. He stated the fee is designed on estimated costs for a General Plan and Zoning Ordinance update over 20 years and that the funds go into a specific account for this purpose.

Councilmember Eder questioned if the fee does not cover the entire costs of the updates.

Director Webster stated that the fee is intended to cover the costs.

Mayor Pro Tem Glass stated someone made a bold statement that we are funding City operations through fees and stated this is not accurate. She stated that this document proves the case and stated we are subsidizing what our costs are for so many services in the City. She also stated that it is illegal for the City to make any profit off of fees and stated if that were the case, it would be considered a tax.

Councilmember Jacob moved and Councilmember Slayter seconded the motion to approve the Resolution Adopting Updates to the Comprehensive User Fee Schedule which lists certain fees and deposits collected by City Departments.

VOTE:

Ayes: Councilmembers Eder, Jacob, Slayter, Mayor Pro Tem Glass and Mayor Gurney

Noes: None

Absent: None

Abstain: None

City Council Action: Approved Resolution Adopting Updates to the Comprehensive User Fee Schedule which lists certain fees and deposits collected by City Departments

Minute Order Number: 2016-228

Resolution Number: 6109

4. Public Hearing – Waiving of First Reading and Introduction of Ordinance For Amendment to the Contract Between the Board of Administration of the California Public Employees’ Retirement System (CalPERS) and the City of Sebastopol to Include Provisions Pursuant to Government Code 20516 “Cost Sharing” for Local Sebastopol Police Officers Association (SPOA) Members in Accordance with the Previously Approved Comprehensive Memorandum of Understanding (Finance Director) (Finance Director)

Finance Director Kwong presented the staff report recommending the City Council approve waiving of first reading and Introduction of Ordinance For Amendment to the Contract Between the Board of Administration of the California Public Employees’ Retirement System (CalPERS) and the City of Sebastopol to Include Provisions Pursuant to Government Code 20516 “Cost Sharing” for Local Sebastopol Police Officers Association (SPOA) Members in Accordance with the Previously Approved Comprehensive Memorandum of Understanding.

City Manager stated this is to satisfy CalPers requirement for our Police Department to contribute to their own retirement.

Mayor Pro Tem Glass opened the public hearing.

Hearing no comments, Mayor Pro Tem Glass closed the public hearing.

Councilmember Eder moved and Councilmember Jacob seconded the motion to approve Waiving of First Reading and Introduction of Ordinance For Amendment to the Contract Between the Board of Administration of the California Public Employees' Retirement System (CalPERS) and the City of Sebastopol to Include Provisions Pursuant to Government Code 20516 "Cost Sharing" for Local Sebastopol Police Officers Association (SPOA) Members in Accordance with the Previously Approved Comprehensive Memorandum of Understanding.

VOTE:

Ayes: Councilmembers Eder, Jacob, Slayter, Mayor Pro Tem Glass and Mayor Gurney

Noes: None

Absent: None

Abstain: None

City Council Action: Approved Waiving of First Reading and Introduction of Ordinance (1092) For Amendment to the Contract Between the Board of Administration of the California Public Employees' Retirement System (CalPERS) and the City of Sebastopol to Include Provisions Pursuant to Government Code 20516 "Cost Sharing" for Local Sebastopol Police Officers Association (SPOA) Members in Accordance with the Previously Approved Comprehensive Memorandum of Understanding

Minute Order Number: 2016-229

5. Public Hearing – First Reading and Introduction of Ordinance to Adopt to State Building Codes (Building Official)

Building Official Schainblatt presented the staff report recommending the City Council approve Waiving of First Reading and Introduction of Ordinance to Adopt to State Building Codes.

Councilmember Slayter questioned if the City is still recommending Tier 1 base line and not adding any additional measures.

Building Official Schainblatt stated that is correct.

Councilmember Slayter explained Tier 1 as follows:

- Tier 1 is the base line green building requirement for all new structures and some remodels
- Stated Tier 2 is better and he always pushes for Tier 2
- Discussed attending the League of CA Cities conference and discussed the booths at the exhibits and stated building officials across the state know of Sebastopol and what we are doing here

Mayor Pro Tem Glass opened the public hearing.

Linda Berg commented as follows:

- Discussed inspection of one of the local residences and stated this is where the resident was being fined for lack of adherence to building codes

- People are subjected to an unhealthy environment
- Building codes have never taken into consideration the health aspects of wireless technology
- Discussed frequencies being used
- Stated homes have been transformed into death traps because of all the radiation
- Needs to be considered
- Discussed reduction of magnetic fields was in General Plan 25 years ago
- Discussed CPUC and this City Council responded to this in the General Plan
- Discussed Chapter 7 – Safety
- Has required language

Hearing no further comments, Mayor Pro Tem Glass closed the public hearing.

Councilmember Slayter moved and Mayor Gurney seconded the motion to approve waiving of first reading and introduction First Reading and Introduction of Ordinance to Adopt to State Building Codes.

Discussion:

Mayor Gurney commented as follows:

- Expressed appreciation to Building Official Schainblatt
- Create Consistency County wide
- Beneficial to building officials and building work forces

Mayor Pro Tem Glass commented as follows:

- Agree with comments
- Complimented the Building Official
- Forward thinking and leader
- Discussed the solar ordinance that was forward thinking as well

VOTE:

Ayes: Councilmembers Eder, Jacob, Slayter, Mayor Pro Tem Glass and Mayor Gurney

Noes: None

Absent: None

Abstain: None

City Council Action: Approved waiving of first reading and introduction First Reading and Introduction of Ordinance (1093) to Adopt to State Building Codes.

Minute Order Number: 2016-230

6. Public Hearing – First Reading and Introduction of Ordinance to Provide Expedited, Streamlined Permitting Process for Electrical Vehicle Charging Stations (Building Official)

Building Official Schainblatt presented the staff report recommending the City Council approve waiving of first reading and introduction of Ordinance to Provide Expedited, Streamlined Permitting Process for Electrical Vehicle Charging Stations.

Councilmember Slayter questioned if this was similar to the streamline permitting processing for photovoltaics.

Building Official Schainblatt stated that is correct.

Councilmember Eder discussed the streamline process and questioned if there was any financial aspect.

Building Official Schainblatt described the permitting process.

Mayor Pro Tem Glass opened the public hearing.

Hearing no comments, Mayor Pro Tem Glass closed the public hearing.

Councilmember Slayter moved and Councilmember Eder seconded the motion to approve waiving of further reading and introduction of Ordinance to Provide Expedited, Streamlined Permitting Process for Electrical Vehicle Charging Stations.

VOTE:

Ayes: Councilmembers Eder, Jacob, Slayter, Mayor Pro Tem Glass and Mayor Gurney

Noes: None

Absent: None

Abstain: None

City Council Action: Approved waiving of further reading and introduction of Ordinance to Provide Expedited, Streamlined Permitting Process for Electrical Vehicle Charging Stations. Minute Order Number: 2016-231

Councilmember Slayter requested to make an announcement.

Councilmember Slayter discussed the Sonoma Clean Power report and discussed the Drive Evergreen program. He read from the report (attached for reference).

Mayor Gurney commented that the RCPA is available to assist us in understanding our needs for vehicles and assess the savings or impact of that purchase decision.

Eileen Morabito questioned what low income as stated in the report is.

Councilmember Slayter discussed the income levels and programs set up by PG&E.

Ms. Morabito questioned if Sonoma Clean Power really think people who are eligible for those programs are going to be able to afford that type of vehicle.

Councilmember Slayter stated this is not to have a discussion here on the program but was reported to provide information and requested the question be sent by email.

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

7. Discussion of Report Back from West County Community Services working group on the Progress toward the WCCS request for a Village Mobile Home Park master lease and Request for City Council Sub-committee to Discuss Future Actions (Planning Director)

City Manager McLaughlin provided the staff report recommending the City Council receive the Discussion of Report Back from West County Community Services working group on the Progress toward the WCCS request for a Village Mobile Home Park master lease and Request for City Council Sub-committee to Discuss Future Actions.

Councilmember Slayter questioned what sort of outreach done with current residents.

City Manager stated that there has been outreach and meetings,

Gale Brownell commented as follows:

- Group of Advocates were in attendance
- Discussed homelessness
- Discussed knowledge of Village Mobile Home Park and vacancies
- Discussed West County Community Services
- Discussed services for low income people
- WCCS willing to consider master lease of Village Mobile Home Park

Ms. Brownell introduced Tim Miller, WCCS Executive Director who commented as follows:

- Discussed housing as major issue
- Discussed housing first to serve community members
- Discussed providing of housing to people and supportive services
- Discussed housing space and empty lots at VMHP
- Discussed a plan to bring new people (homeless) and get them located onto empty sites on the property
- Had meeting with residents onsite
- Stated some were leery
- Stated concerns were alleviated
- Stated funding not in place today to make this happen
- Discussed services and support
- Excited about project
- Needs further review
- Stated there are some risks and questions to be answered
- Strengths from getting letter of support from Council makes it more real
- See City is behind the concept

Scott Lewis commented as follows:

- Discussed nonprofit partnerships
- Provide great services and opportunities
- Help public in wonderful way
- Thanked City Manager and Assistant City Manager

Ernie Carpenter commented as follows:

- Group of Advocates not incorporated but care for this issue
- Looking to get money
- May take a while
- Will follow through with that
- Impressed with WCCS
- Urge to adopt resolution

Mayor Pro Tem Glass opened for public comment.

Colleen Fernald commented as follows:

- Discussed being homeless
- Discussed grievance resolution models
- Discussed someone being present to help with these types of things
- Have to work with village
- Help people to be able to live together and deal with challenges
- Knowing a lot of traditional mobile homes are very toxic
- Discussed sweaty equity
- Discussed tree houses
- Discussed tiny homes
- Discussed County pilot program
- Discussed funding
- Discussed people profiting green landlords

Michael Carnacchi commented as follows:

- Get people to come out of the Lagoon and live in the trailer park
- Sustain and keep them there may be a problem
- Floated idea – nice to set up system to have people who offered housing be able to bring out the black berries in the Laguna and have an open community kitchen

Mayor Pro Tem Glass closed the public comment.

Councilmember Eder commented as follows:

- Issue of housing is overwhelming
- Housing crisis
- Income devoted to put roof over head
- Easy project to be skeptical about
- Met with Gale Brownell
- Time to think out of the box
- Very supportive
- Appreciate what the group is trying to do
- Like to throw full support behind this
- One small tangible step to making a difference

Mayor Gurney commented as follows:

- Project has her full support
- Win win for all of us
- Difficult project to be landlord of
- WCCS has a wider community to deal with difficult issue of housing
- Support idea of moving forward on resolution
- Looking at subcommittee
- Explore letter of intent
- Grateful people came to use with a creative solution

Councilmember Slayter commented as follows:

- Idea of community group asking about a project like this
- Immediate reaction would be uh oh
- Get a lot of proposals from a lot of different camps
- This is very easy to support
- Long time proven group with decades of experience in this type of work
- Volunteer group willing to do this in our community
- Difficult situation for City
- WCCS is a local group
- WCCS is a group that we know and trust
- In full favor as well

Councilmember Slayter moved and Councilmember Jacob seconded the motion to approve A Resolution of the City Council of the City of Sebastopol Supporting Collaboration with the West County Community Services for a 5 Year Plan for Services of Village Mobile Home Park and approval of creation of a City Council subcommittee.

Discussion:

Mayor Pro Tem Glass commented as follows:

- Impressed by people who came together to work on this project
- Group of very professional people who have worked in the housing arena for many years
- What a great opportunity
- Fortunate our City has this asset
- May be able to use to help support and make a lite dent in homeless issue
- Most cities do not have asset to approach providing truly low income housing that also includes services for people who need them
- Grateful for this

Mayor Gurney commented as follows:

- important to have two Council members
- Important for this group to express full commitment to proposal and group of volunteers bringing it forward with two Councilmembers
- Councilmember Jacob volunteered

- Mayor Gurney volunteered

VOTE:

Ayes: Councilmembers Eder, Jacob, Slayter, Vice Mayor Glass and Mayor Gurney

Noes: None

Absent: None

Abstain: None

City Council Action: approve A Resolution of the City Council of the City of Sebastopol Supporting Collaboration with the West County Community Services for a 5 Year Plan for Services of Village Mobile Home Park and approval of creation of a City Council subcommittee (Mayor Gurney and Councilmember Jacob)

Minute Order Number: 2016-232

Mayor Pro Tem Glass called for a break at 7:36 pm and reconvened the meeting at 7:55 pm.

8. Request for Discussion and Direction to City Attorney to analyze various tenant protection policy options, including legislation to establish rent control/stabilization and/or just cause eviction policies (Councilmember Jacob)

City Manager McLaughlin presented the staff report recommending the City Council discuss the request from Councilmember Jacob and provide direction to staff.

Mayor Pro Tem Glass opened for public comment.

Daniel Sanchez, North Bay Association of Realtors commented as follows:

- Did research on the figures
- Provided letter to City
- 3490 total housing units
- Of those, vast majority are single family homes
- Mostly single family detached
- 72 percent of single family homes
- Discussed Single Family; Condominium; New construction after 1995 excluded
- 500 Multifamily units are in City within 5 or more units on site
- Typical units eligible for rent control
- Most affordable housing (subsidized)
- Majority of 500 units (excluded)
- 88 units of 5 or more could be eligible for rent control
- Does not include post 1995
- Discussed Duplex, Tri Plex and Four Plex
- Can provide data on the figures
- Fast majority of duplexes, tri plex and four plex are locally owned

David Wallace commented as follows:

- Member of steering committee North Bay organizing project
- Sonoma County Housing Advocacy Group (HAG)
- Urge the Council to do a study
- Not have to be a “be all and end all”

- Limited number of units that would be affected
- Need to use every tool in the tool box
- Explore every tool in the tool box
- Don't rule any of them out without taking a good look at them

Colleen Fernald commented as follows:

- Discussed rents and buying into a higher quality of life
- Feels vindictive to wait until after she was evicted to put on the agenda
- Discussed no just cause
- Discussed daughter's room
- Discussed living in a City that is not helping her
- Disgusted with situation
- Helped City and County sign on to Climate change
- Discussed laws and restrictions
- Stated cities can come together and make changes
- Discussed having rent stabilization
- Find ways to incentivize landlords
- Discussed tiny homes
- Discussed money to help subsidize
- Discussed keeping rents low
- Discussed mold and health problems
- Discussed people living in places not meant for human habitation

Jonathan Greenberg commented as follows:

- Discussed bill signed by Government Brown
- Auxiliary units to be built as of right
- Exciting possibility of adding housing with rent control built in
- Way to resolve our housing crisis
- Help model 10 percent of 3500 units
- 350 units of housing
- Love to see that happen
- Has written about rent control
- Weary of unintended consequences of discussion of rent control
- Types of units we are talking about
- Fear for community is that people who own houses and rent out and landlord will raise rents now
- Hate to see that happen
- Unintended consequence

Amanda Clarke commented as follows:

- Stated she is a tiny house person (designer and builder)
- Discussed all types of tiny homes
- Same questions felt across the board
- Discussed seniors

- Discussed young people
- People who want to transition to a different type of career
- Less 9-5 and more passion projects
- Sebastopol diverse community
- Best Sonoma County has to offer
- Love to be in Sebastopol
- Housing problem has to be worked on from both ends
- Protection for affordable housing
- Moratorium
- Rent stabilization
- Just cause eviction
- Crown jewel of Sonoma County

Judy commented as follows:

- Read a prepared statement
- Discussed rent stabilization and just cause policy
- Housing crisis
- People being forced out
- Need to protect our community
- Protecting most vulnerable
- Social economic and ecological displacement
- Need moratorium on rent increases
- Not allowed people to be gouged while having a conversation
- Many people in Santa Rosa forced from their homes because of the conversation
- Consider moratorium

Jeannie Bates commented as follows:

- Community near and dear to heart
- Not have to keep going in the “expensive place to live” direction
- Can bring energy and good ideas to bear on creating spaces
- Make it affordable for all kinds of folks to live here
- Not live in community that is becoming increasingly only affordable for very wealthy

Joe commented a follows:

- Supports comments
- Supports Councilmember Jacob request
- Important to look at issues
- Discussed character of Sebastopol
- Diversity
- Help community to make sure Sebastopol stays affordable
- Homeowners have predictability
- People who live in apartments need rights
- Issues that have to take to heart
- Afford to live here for long term

Paul Robbins commented as follows:

- Working with North Bay organizing project
- Make Sebastopol beloved community
- Discussed how manage homes and housing
- Fundamental to democracy
- Discussed neighbors being forced to leave because they cannot afford to rent
- Address this housing crisis that is upon us
- Enact ordinance that makes Sebastopol housing affordable to renters
- What will Sebastopol become

William Rayhill commented as follows:

- Concerned about direction of Sebastopol
- Discussed his units
 - Reasonably priced
 - High quality
 - Good service to tenants
- If ordinance does into effect, not be able to sustain them
- Sympathize with people
- Left San Francisco because of the costs of housing
- Better ways of solving these problems than this
- This is a lose lose policy
- Problems emanating from San Francisco
- People will travel to get housing to purchase
- Policies do not work
- Asking people to leave
- Not going to get affordable rents – will get astronomical rents
- Think of landlords – trying to do it the right way and be great landlord

Omar Medina, President of North Bay Organizing Project commented as follows:

- Speak in support of rent stabilization
- Many people in organization live in West County
- People paying so much in rent and cannot afford to save for purchasing homes
- Discussed 88 units that the City has power over
- Courage to do something to help those people
- One piece of the solution that we need to create to solve problem
- One piece to help people
- One piece to do something on
- Be courageous to help one person
- Discussed community and people no longer being a part of his life because they had to move because of the rent

Amie Dobbs Kramer, North Bay Organizing Project, commented as follows:

- Reiterate what is being said
- Discussed rent stabilization and just cause

- Question of values
- What are our values as a community
- Diversity
- Families staying together
- Manage property for family
- Know costs
- Discussed reasonable returns
- Need moratorium
- Discussed people being displaced and forced out because of conversation
- Need to protect most vulnerable

Lawrence Jaffee commented as follows:

- Affordable housing provider
- Doing a good job
- Keeping it fair
- Discussed lack of affordable housing is not City Councils' responsibility
- Did not cause crisis
 - Zero interest rate from reserves
 - Air B&B
 - Pot grow houses
 - Second dwelling units
- How many of those 88 units intended to protect
- How many of those 88 units have types of people that your values say want to have in here
- Small numbers of housing being protected
- Is there a rationale relation between effort, administrative costs and effect trying to achieve at below 100 units
- Time better spent looking for solutions for less inviting place for housing taking up units

Michael Carnacchi commented as follows:

- Concur with all speakers
- Consider creating new affordable housing in Sebastopol
- Land owner to defer costs of hookup fees - amortize it out over water/sewer bill
- In exchange new unit would be kept at rate
- If exceeded that simply go to City violated rent agreement, City require permit fees to be due
- Discouragement for landlord to raise rent

Katherine Baker, property manager, commented as follows:

- Housing market hurting
- Biggest cost – talk of rent control
- Devastating
- Caused by thought of landlords feeling stuck behind what rents are now and not possibility of rent escalations

- Rents go up 50-75 dollars per year routinely
- Lately -going up a great deal more than that
- Frightened
- Discussed money to provide quality housing for tenants
- Hurting renters by doing this
- Discussed subsidized housing
- Think of all aspects
- Not all for good

Ann Harris commented as follows:

- Grew up here
- Been here a long time
- 100 percent anti rent control and just cause eviction
- Worked hard to get where she is
- Discussed tax liability
- Discussed purchase of buildings
- Discussed no offers after discussion of rent control
- All tenants had to leave
- Rent Control No

Rei Blaser commented as follows:

- Thanked Councilmember Jacob for bringing this forward
- Support research
- Do something for 88 units
- One case that would be affected
- See City consider six month moratorium to allow that protection to residents in those places
- Sensitive hot topic
- Important for City to look at
- What kind of relationship created for tenant and landlord
- Transparency
- Reasons for raising rents
- What need for property
- See integrity in property owners and managers
- Stated it is a money maker but Sebastopol has greater integrity and values

Patty Goodwin commented as follows:

- Pleased Sebastopol City Council addressing issue of affordable housing
- Work with all parties
- Not time to look for quick fix
- Not effective solution
- Neither policies address root cause of housing shortage
- Not create policy that does not create quality of life
- Like heard what has been said to look at all the facts

- If 88 units have people in residency and they are under rent control does not matter what make they can stay in that rent control unit until move
- Will this provide affordable housing

Anne Gromer commented as follows:

- Own 12 of the 88 units
- Bought business 12 years ago
- Got family of people who have not had their rents increased in time chosen to live there
- Hear drum beat of rent control –scared to death
- Rents significantly under market
- Long to protect the residents
- Asked someone to leave for smoking
- Thanked the City for passing no smoking laws
- Not gotten a pay raise – not seeking – not need - do a lot of work
- Manage own units
- Wonder why since trying to take good care of people and place that only older units are ear marked for subsidizing low income at expense of property owner
- People not want to move
- Appreciate time and hope to give this serious consideration

Thomas Morabito commented as follows:

- Greedy landlords
- Not need if landlords are not greedy
- Talked of bad landlords
- Those are the ones that we are trying to control
- Not appreciate argument that this will not work for Sebastopol
- People fight this tooth and nail
- Not worth the effort
- Land lords will not drop rents back down
- Many people work hard
- Not all have same success

Mallori Spilker, vice president of public affairs for the North Coast division of the California Apartment Association, commented as follows:

- Discussing 55 housing providers in Sebastopol
- 500 rental units within City
- Take time exploring all affordable housing programs
- Not punish local small business owners
- Rent control moved cities away from goal of affordable housing
- Rent control ordinances make rental units more expensive
- Look at measures such as voluntary rent stabilization
- Partner with local housing providers to help keep rents stable
- Solutions to housing shortage

Mayor Pro Tem Glass closed the public comment.

Councilmember Jacob commented as follows:

- Thanked the public
- 10 in favor
- 10 against
- Believer in rent control
- Not just only solution – part of package that needs to include production of new housing
- Not lose seniors, families and young people
- Not cast out people here new
- Sky rocketing rent issue in Sebastopol
- One tool in the tool box
- Not the only item needed to implement
- Small town do part to protect citizens
- Support idea of asking City Attorney to come back with moratorium
- Not sure if we can back date the ordinance to today's date
- Need to protect people

Councilmember Eder commented as follows:

- Complex issue
- Hard to imagine being a renter
- Discussed lack of security
- No way to predict future
- Understand position of property owner
- Not all weighted to one side of the issue
- Discussed City of Cotati and rent stabilization issue
- Discussed spending million dollars in litigation fees
- Not winnable fight for small town
- Discussed City of Santa Rosa
- Like to see what options the City has
- Worthwhile for City to take a look
- Not promoting or to speaking against those measures
- Support concept of asking City to study this matter
- Come back with moratorium
- Hope not have unintended consequences
- Have opportunity to take a look at it

Mayor Gurney commented as follows:

- Thanked Councilmember Jacob for this issue
- Thanked the public
- Beginning of education on topic
- Walking right into something that is really big and really important
- Discussed the pulse of the community
- Interested in directing staff to investigate alternative

- Opportunities
- Understand choices
- Underrated consequences
- Need to pursue housing in grand way more than rent stabilization
- Redefine how we look at family, units, how big our units are, how all they might be rental or owner
- Affordable and mixed projects
- Challenges generations are facing
- Come to critical point
- Resonates for all of us on the Council
- Discussed vulnerability and hearing from public the threat they feel with rents going up
- Heard from people in West County exercising the same concerns
- Be in support of directing staff

Councilmember Slayter commented as follows:

- This is much larger than Sebastopol
- Discussed how big this issue is
- How carefully the City needs to move regarding anything related to this
- Discussed recent legislation passed (housing by right)
- Stated this is a trailer bill
- Multi leveled legislation
- Removed local control over housing decisions
- Locked up inaccessible 400 million dollars in cap and trade funds due to this trailer bill
- Like sentiment of bill
- Not sure it is where we needed to have landed
- Discussed block grants; CEQA; stop any project; multi-level
- Not think we can solve this problem
- Do the best that we can do for residents and property owners
- Take all sides into account
- Simply to look at information; have staff do work up; get information to Council
- Beginning of an education
- Just do not know where this will lead
- All un-treaded water
- In support

Mayor Pro Tem Glass commented as follows:

- Many causes to cost of housing
- Underlying cause is income and equality
- Asset and equality
- Mix of inequality creating huge tension particularly in Bay Area
- Need to start talking of what are the values of our community
- What are the remedies for the problem situations
- Sometimes we are looking at imperfect solutions

- Base issue is the less money people are keeping paid the less power they have
- Discussed democratic dysfunction
- Need to deal with problems that have origin not just in Sebastopol, or CA or United States
- Have to make some actions to give us some relief until working on big problems
- Advocate for affordable jobs
- Discussed tiny homes
- Discussed policy decisions
- Discusses seniors and renting out parts of homes
- Not everything go to Air B and B
- Keep housing stock for people who live here
- Amount of housing owned in small towns as second homes
- Taking housing stock off the market
- Need to deal with these sorts of issues
- Advocate for living wage
- Adequate income to have a decent life
- Paying people a reasonable wage
- Start to stabilize housing process
- Look at as many options as can
- Direct staff to get laundry list of options
- Look at rent stabilization
- Infill housing
- Encouraging second units within homes
- Make imperfect dent into this problem
- Making some sort of solution

City Manager asked for clarification

- Consensus for staff to investigation and get choices
- Return with options
- Infill housing
- Rent stabilization
- When that would be needed back
- Councilmember Jacob supported staff returning with moratorium
- Requested clarification from Councilmember Eder if he supported returning with options and moratorium
- Not heard third councilmember direction for a moratorium

Councilmember Eder stated yes he was indicating a moratorium.

Mayor Gurney commented as follows:

- Discussing timing
- Stated the agendas are full in November
- Staff dispatched with other work
- Not see way for this to come back before December

City Manager McLaughlin discussed that staff could return to the second meeting in December to Council with options.

Mayor Gurney commented as follows:

- stated she did not see any other choice and discussed upcoming agendas
- stated if staff is indicating the second meeting in December that is when it would come back
- Discussed the limited issues
- Working on big housing issues in more creative ways than assigning it out to staff
- Discussed benefit of community group coming together on affordable housing stock
- Consider other approaches the City might take
- Welcome people from community if interested on volunteer or committee work
- Need to do something more
- This might be mutual effort in next year

Mayor Pro Tem Glass commented as follows:

- Need subcommittee to pursue housing issues
- Look at options
- Third Councilmember to hear from staff if do a moratorium
- Come back with possibility of how to do one
- What that means
- Can we do moratorium
- Do we have information to do that
- Put that into motion
- See what the ramifications area
- Have that as an issue with the Council

City Manager McLaughlin commented as follows:

- Will include that information as part of the report
- Questioned if staff is being directed to prepared a moratorium

Councilmember Jacob commented as follows:

- Discussed protecting renters now
- Stated the conversation has been started
- Stated the conversation can cause landlords to artificially raise rents now
- Discussed bringing back options does not address that
- Stated a moratorium is a drastic step and we are in drastic times
- Advocate for the City Council to find room on the upcoming agendas and direct the City Attorney to look into a moratorium and bring a moratorium back to the City Council

Mayor Pro tem Glass commented as follows:

- Stated she is agreeable to the moratorium

- Stated she is agreeable to having the City Manager looking into a moratorium on a faster track and having information needed in order for the Council to determine if they want to implement that or not

Mayor Gurney requested specifics as to what is the faster track.

Councilmember Jacob stated it is an urgency moratorium to be returned to the Council in the next two weeks.

Mayor Pro Term Glass stated she is not sure staff has the capacity to do that.

City Manager McLaughlin commented as follows:

- Stated that the would advise that if the Council directed the City staff to bring back an urgent moratorium to the next meeting in two weeks, he would retain outside counsel for that
- Staff does not have the capacity to prepare findings and necessary work for the moratorium ordinance within the short time period
- Can do that with outside counsel
- Staff may get information from outside counsel concerning issues
- Keep report back in house for second meeting in December
- Clarifying if the Council is requesting staff to return with an urgency matter to enact a moratorium in Sebastopol and if so staff would need outside counsel
- Discussed upcoming agenda items

Councilmember Eder questioned if an urgency ordinance were to occur or be put in place at the December meeting, what its effective date would be.

City Manager McLaughlin commented as follows:

- if it were an urgency moratorium, it would happen immediately
- Urgency ordinance to hold status quo in place now
- To freeze where rents are with allocations for reasonable return
- Stabilize rents while item is being studied
- Needs to be brought back on urgent basis if that is the intent of Council
- If not urgent, report on all options Dec 20th

Councilmember Eder commented as follows:

- Concur with Councilmember Jacob's concerns
- If going to move forward with this at all, the urgency ordinance is advisable
- If any way to make effective date today or sooner
- How many votes of Council to pass urgency ordinance
- If meet sooner to discuss and act in his absence
- Take all four to get votes
- Not convinced clear cut answer
- See what is involved
- Concur with Councilmember Jacob

- If move forward maintain status quo until decide to change or keep the status quo and move on
- Consider meeting to deal with this issue
- Questioned the cost of outside counsel

City Manager McLaughlin stated it would take 4/5ths vote to adopt an urgency moratorium and he is not sure of the costs of legal counsel, but will probably exceed \$10,000.

Mayor Gurney questioned if Councilmember Eder was recommending a special meeting before the end of October when he will not be present.

Councilmember Eder stated he would not be available from tomorrow morning until November 1st.

Mayor Gurney questioned if an urgency ordinance can be retroactive to a certain date.

City Manager McLaughlin stated he did not know the answer to that.

Councilmember Jacob stated that the City of Santa Rosa has a retroactive date.

Mayor Gurney commented as follows:

- November 1st meeting is the earliest this could be heard
- If will outside counsel so the Council may need to start that meeting earlier with dinner break
- Meeting will take a lot longer
- Stated there may be more public speakers

City Manager McLaughlin stated if it is impossible to do, he will explain that to the City Council.

Mayor Gurney commented as follows:

- Piling that much work on ourselves and staff in a hurry is an unfortunate approach
- Not smart to do to make decision in that short a time line
- Not going to create a good work product for us
- Discussed the upcoming agenda items
- Troubled by asking us to do more and doing it in a hurry

Councilmember Slayter concurred.

Mayor Pro Tem Glass commented as follows:

- Genie is out of the bottle
- Cannot put the genie back in
- Worried of rent going up because of talking of this
- Look at moratorium
- Not commitment to what we are going to do
- Everyone is freaking out and want to raise rents

- Not know the final decision
- Stated we are not in that territory
- Need to take a look at putting moratorium in place

Councilmember Jacob moved and Councilmember Eder seconded the motion to direct staff to come back by December 20th meeting with long term options for rent control, rent stab and just cause evictions; and directed staff to return to the November 1st meeting with a proposed moratorium.

Discussion:

- Councilmember Eder commented as follows:
- Make clear goal in this is education, not subterfuge to rent control
- May be the case that it is not the answer
- May not be conclusion reached
- Troubled by timing
- Journey starts with first step
- Support starting this conversation

Councilmember Jacob commented as follows:

- Understands bad time
- Thanked Council for being willing to have extended meeting first to accommodate issue
- Hope support of all Council

Mayor Gurney commented as follows:

- When this comes back have some kind of outline of rest of work coming back in December
- Interested to know what staff might be that subject matter
- Outline to respond to in event want to give further direction at that time for work up of later December meeting

Mayor Pro Term Glass commented as follows:

- Discussed having a committee
- Would like to have a meeting soon
- Provide staff with list of potential options

Mayor Pro Tem Glass and Councilmember Jacob volunteered to be on the subcommittee.

Mayor gurney commented as follows:

- Understand how play out with future work load
- Goals setting issue for Council
- Related to housing crisis
- Stated a subcommittee to work on the future work load of housing could be housing advocates, landlords, tenants, etc.

VOTE:

Ayes: Councilmembers Eder, Jacob and Mayor Pro Tem Glass

Noes: Councilmember Slayter and Mayor Gurney

Absent: None

Abstain: None

City Council Action: Approved direction to City staff to come back by December 20th meeting with long term options for rent control, rent stab and just cause evictions; and directed staff to return to the November 1st meeting with a proposed moratorium.

Minute Order Number: 2016-233

Vice Mayor Glass moved and Mayor Gurney seconded the motion to approve creation of a City Council Subcommittee of Councilmember Jacob and Vice Mayor Glass to work with staff to explore information about kinds of housing information that the City should be looking for.

VOTE:

Ayes: Councilmembers Eder, Jacob, Slayter, Vice Mayor Glass and Mayor Gurney

Noes: None

Absent: None

Abstain: None

City Council Action: Approved creation of a City Council Subcommittee of Councilmember Jacob and Vice Mayor Glass to work with staff to explore information about kinds of housing information that the City should be looking for.

Minute Order Number: 2016-234

9. Discussion and Action for Request for Approval of Policy for Community Benefit Grant Applications and Approval of Revised Application (Budget Subcommittee/Finance Director)

Finance Director Kwong presented the staff report recommending City Council Approval of Policy for Community Benefit Grant Applications and Approval of Revised Application

Mayor Pro Tem Glass commented as follows:

- Discussed the local nonprofits that do a lot of work that the City cannot
- Discussed partnering with the non-profits
- Stated this will take the guess work out of what amount of funds to give for the community benefit grants
- Clear from year to year basis what kinds of money are put into the community benefit grants and how allocated
- Getting out into public the kinds of services provided

Mayor Pro Tem Glass opened for public comment. Hearing no comments, closed the public comment.

Mayor Gurney commented as follows:

- Read the purpose section
- Recognized as an effort to reach out and provide grants
- Stated it is important to add this to the purpose section

- Item #7” - questioned if this refers to within the City of Sebastopol city limits or greater Sebastopol area

Councilmember Slayter stated that it refers to the City but that many local nonprofits service the greater Sebastopol area such as the Senior Center, Library, Ives Pool, etc.

Mayor Gurney commented as follows:

- Discussed that it should include the greater Sebastopol community
- Suggested including Art events
- Discussed Economic Vitality and suggested adding youth for such things as Culinary Book Camp where kids are trained in culinary art; discussed the Community Center and programs to help kids write resumes to add to the economic vitality of the City
- Discussed Youth services; dance classes; life skills; mentorships; internships, job training, etc.
- Discussed getting feedback from the Community Center of some of the valuable programs the Center offers

Mayor Pro Tem Glass opened for public comment.

Hearing none, Mayor Pro Tem closed the public comment.

Councilmember Slayter discussed adding low income.

Mayor Pro Tem Glass commented as follows:

- Suggested the Request Information on the application to say recent financial statement (audited preferred). Stated that some non-profit organization might not have a luxury of an audited financial statement.
- Suggested to solicit feedback from the Chamber, and Center for the Arts on the new policy and revised application

Mayor Gurney commented as follows:

- Questioned if the language for non-profit to provide the expenditures reporting of fund expended still applies to this new policy and revised application.

Councilmember Slayter moved and Mayor Gurney seconded the motion to approve Policy for Community Benefit Grant Applications and Approval of Revised Application.

City Council Action: Approved Policy for Community Benefit Grant Applications and Approval of Revised Application.

Minute Order Number: 2016-234

10. Discussion and Action of Groundwater Sustainability Agency Information (Discussion of Process to Create a Future Agency and Steps to move forward and options for Governance /Continued Discussion of Council Direction on GSA Act (Engineering Manager)

Engineering Manager Mikus presented the staff report recommending the City Council Discuss and Act upon the Groundwater Sustainability Agency Information (Discussion of

Process to Create a Future Agency and Steps to move forward and options for Governance /Continued Discussion of Council Direction on GSA Act).

Mayor Pro Tem Glass commented as follows:

- Questioned if these are State mandated GSAs who have to come up with a management plan
- Stated this is not in a basin that we belong to
- Stated our issue is that our groundwater basin ins not in any of the three
- Voiced concern about the City participating in a GSA to come up with a groundwater management plan that is relevant to a groundwater basis that is not ours

Engineering Manager Mikus commented as follows:

- Stated they are all inter-related
- No clear break of what is ours and what is theirs
- Cannot do something in one without affecting the other
- Cross pollination
- Costs to do this
- At some point, money has to do be spent

Mayor Pro Tem Glass commented as follows:

- Discussed unfunded mandates
- Questioned if there is any talk of other cities or agencies that are looking at participating in this and working with our legislative delegation to pursue to get State funding

Engineering Manager Mikus commented as follows:

- Stated there are initiatives
- Discussed lawsuits of unfunded mandates
- Discussed in kind work
- Discussed the agency being formed by July 1, 2017
- Gap between when the agency starts and revenues from sources
- Stated the question is how to pursue gap funding

Councilmember Slayter questioned staffing.

Engineering Manager Mikus stated it ranges from 3 to 10 staff and stated there is the question of staff sharing and in kind work.

Councilmember Slayter questioned if staff is being drawn from the Water Agency.

Engineering Manager Mikus stated support is coming also from bigger cities that have water staff.

Mayor Gurney questioned if this is creating another branch of County government.

Engineering Manager Mikus stated it is a JPA.

Mayor Pro Tem Glass opened for public comment.

Jane Nielsen commented as follows:

- Participated since 2010 in Groundwater management planning in Santa Rosa plain
- Good plan
- City helped fund it
- Have a lot of strange incongruities introduced with SIGMA
- Discussed the determinations of the Department of Water Resources
- Under old law – voluntary – did establish groundwater management plan
- Wondering what is going to come of that
- Whole new process and whole new plan
- Cheaper to adopt original plan and implementing it
- Water Agency leader of whole process
- Well balanced panel
- Technical advisory committee really important part of process
- Will get letter from water coalition on this
- Concerned there be a technical advisory committee
- Likes that the pressure that has been putting on is showing fruit
- Hope all this work since 2010 is not all going to go to waste
- Has that been discussed
- Object to lack of transparency that has surrounded the working group
- Nothing but transparency under AB 3030 process
- SIGMA inevitable
- This is not well conceived

Matthew Witteman, attorney, commented as follows:

- Questioned if there was any documentation that the working group could share with Council and with public
- Finding out what the working group is doing to put these GSA and JPA together
- Reasons SIGMA: Drought and Prop 1
- 100 million dollars out there that can be assessed to implement SIGMA
- A lot out there that would help local entities with GSA to create groundwater sustainability plans
- Is there documentation that can be shared with the public
- Stated there is money out there
- Behoove the Council to have something in writing to look at what is going on
- groundwater is life of our State
- Important to get this right
- Issue of Wilson Grove highland formation

Craig Litwin commented as follows:

- Questioned if the Water District on Norlee was invited to participate
- JPA can be tricky
- Can we join later

- Why the cities want it to be staff members and bigger entities want elected officials
- Have be elected officials
- Citizen power in this
- How assess this if there is no real groundwater monitoring
- Plus or minus for costs
- Unintended consequences for joining JPA
- Questioned the time line in making a decision on the Board seat
- Questioned if it has to be July 2017 or quicker cut off to say be in part of it

Hearing no further comments, Mayor Pro Tem Glass closed the public comment period.

Engineering Manager Mikus responded to public comment as follows:

- Robust outreach effort by different workgroups
- Two rounds in last year of outreach programs
- Multiple venues each round
- Water Agency has information on the web site
- Minutes of meeting
- Meetings not subject to Brown Act

Mayor Pro Tem Glass questioned if the City gets its water from groundwater are we required to be in the GSA.

Engineering Manager Mikus stated we are not required to be in it unless Wilson Grove is at risk. He also stated that Prop 1 money will be paying for a facilitator. He also stated it is the intention to use the existing plan.

The Council discussed the options provided and were in consensus with option #1 and Option #2.

Mayor Gurney questioned what the work ahead for staff is.

Engineering Manager Mikus commented that the plan is to get the JPA draft agreement together sometime late this year and the GSA by July 1st.

The Council was in consensus with the JPA.

The Council then discussed the Board membership.

Councilmember Slayter commented as follows:

- Discussed JPA amendments for SCP
- Boardmember topic
- Primary appointee has to be elected and alternates could be staff
- Include provision for two alternates
- Agree with Councilmembers being more accountable
- Agreeable primary having to be elected
- More transparent

- More governance on policy
- Decisions made by elected

Mayor Gurney commented as follows:

- Agree
- Discussed the JPA for the Library
- Conflict of staff and elected
- Behaviors different
- Prefer elected
- Better situation
- Accountability
- As long as elected will stay there for significant number of years
- Like staff for alternates

Mayor Pro Tem Glass commented as follows:

- Like elected board member and staff alternate
- Think in terms of functionality of JPA
- Takes a long time to understand
- Elected can be most functional by partnering with staff person

The Council was in concurrence with the Two Tier Governance.

Mayor Gurney commented as follows:

- Discussed difficulty of composition of TAC
- Loaded with big water users
- Board have 9
- Questioned if there is a separate 9 on advisory board – Engineering Manager Mikus stated yes
- Questioned if every city gets two elected reps – Engineering Manager Mikus stated no

Councilmember Slayter questioned if members of the authority would appoint the advisory committee or would the Board appoint.

Engineering Manager Mikus discussed the appointment of members.

The Council was in concurrence with the appointment of members.

The Council discussed the voting procedure.

Councilmember Slayter stated he is not sure he wants a unanimous vote.

Mayor Gurney stated this could be too much power to vetoing to a larger city.

The Council was in concurrence with the voting process.

Jane Nielsen commented as follows:

- Stated there are regulations that have to be followed
- Discussed the Department of Water Resources
- Discussed policy sustainability
- Water coalition stated that there have to be findings based on that in the vote

Engineering Manager Mikus stated that has not been discussed.

Jane Nielsen states the Water Coalition letter states that information.

City Council Action: No formal action. Provided their recommendations as listed above.
Minute Order Number: 2016-235

11. Discussion and Action of Approval of Letter to Chair, Sonoma County Mayors and Councilmembers Association Recommending 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 approve the Letter to Chair, Sonoma County Mayors and Councilmembers Association Recommending three High Priority Topics Areas of Interest for Discussion During the 2017 Mayors and Councilmembers Association Meetings.

Mayor Pro Tem Glass opened for public comment.

Hearing no comments, Mayor Pro Tem Glass closed the public comment.

Councilmember Slayter moved and Councilmember Jacob seconded the motion to approve the Letter to Chair, Sonoma County Mayors and Councilmembers Association Recommending three High Priority Topics Areas of Interest for Discussion during the 2017 Mayors and Councilmembers Association Meetings with the following amendments:

- Correct "topics"
- Replace Sacramento with State Legislature
- Removal of nightmare

City Council Action: Approved Letter to Chair, Sonoma County Mayors and Councilmembers Association Recommending three High Priority Topics Areas of Interest for Discussion during the 2017 Mayors and Councilmembers Association Meetings with the following amendments:

- **Correct "topics"**
- **Replace Sacramento with State Legislature**
- **Removal of nightmare**

Minute Order Number: 2016-236

CITY COUNCIL REPORTS:

12. City Manager-Attorney/City Clerk Reports: There were none.
13. 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 on:

- SCTA/RCPA
- Budget increase of \$5556 for fee to be part of RCPA

Councilmember Slayter reported on:

- Pine Grove Square
- SCP

Mayor Pro Tem Glass reported on:

- CA League of Cities
- Discussed wireless communications – jurisdiction over aesthetics
- Suggested doing ordinance
- Attended City of La Habra public /private partnership

Councilmember Eder reported on:

- Helen Putnam award winner
- Improved public outreach
- San Luis Obispo

14. Council Communications Received: None

15. Future City Meeting Dates/Events (Informational Only): (See agenda)

Mayor Gurney adjourned the regular City Council Meeting at 11:01 p.m. to the Closed Session.

CLOSED SESSION:

Call to Order: Mayor Gurney called the closed session meeting to order at 11:05 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
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:

16. Conference with Legal Counsel
Exposure to Litigation (One Case)
Government Code Section 54956.9

Report out of Closed Session

City Council Action: There was no report out.

Minute Order Number: 2016-237

Adjournment of Closed Session: Mayor Gurney adjourned the Closed Session Meeting at 11:14 pm to the Regular City Council Meeting.

ADJOURNMENT: Mayor Gurney adjourned the regular City Council meeting at 11:15 pm. to the Special City Council Meeting to be held on Monday, October 17, 2016 at 3:00 pm at the Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted,

Mary Gourley
Assistant City Manager/City Clerk, MMC