Agenda Item Number: 1

City of Sebastopol City Council Regular Meeting Minutes

Meeting of December 20, 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 December 15, 2016.

3:00 pm CONVENE CITY COUNCIL CLOSED SESSION MEETING, Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA

CLOSED SESSION:

Call to Order: Mayor Glass called the meeting to order at 3:06 pm.

Roll Call

Present: Mayor Glass
Vice Mayor Slayter
Councilmember Carnacchi
Councilmember Gurney
Councilmember Hinton

Absent: None

Staff: City Manager/City Attorney Larry McLaughlin
Assistant City Manager/City Clerk Mary Gourley
Planning Director Kenyon Webster

Public Comment (Prior to adjournment into Closed Session, the public may speak up to 3 minutes on items to be addressed in Closed Session).

Nancy Jenkins commented as follows:

- "Becky Duckles, the city's Arborist, called the irreversible harm to sixteen 30 year old trees at the reservoir
- "Egregious and preventable". She recommended in her thorough report that two trees be immediately removed because the damage was so severe that they were likely to come down.
- One of those trees has now fallen, hitting the water tank as it fell. The other is a huge Italian Pine with a nearly 4 foot diameter. Home to owls, hawks, and woodpeckers, it has majestically graced our neighborhood for 30 years. As the tree closest to Pleasant Hill Road, it screens all passersby from the water tanks behind it. It is heartbreaking to see it now and know its days are numbered.
- Last week in this room Laura Goldman read KOWS' statement regarding their trespassing, illegal trench digging, and appalling tree damage at the Pleasant Hill Reservoir. In nearly 400 words, she never once referred to trees, roots, or damage.
- She did propose a solution to their construction problems: "Now KOWS will follow the City's requirements and laws, and now KOWS will take care of the environment."
- Unfortunately, there was only ONE CHANCE to protect the environment. KOWS had an entire year to figure out how NOT to plow a trench through the middle of a grove of giant trees. And how one goes about COMPLYING with the city's building requirements.
- Ms. Goldman warned that terminating this "fully permitted" project could send a signal that cities will give in to lawsuits. KOWS had no encroachment permit, no building permit, no signed land lease, no Tree Protection plan, no insurance and no bonds on file. That is a far cry from "fully permitted".
- Allowing this project to continue is what would send a signal..... that laws need not be followed, permits are not required, and environmental protection can be ignored when an applicant is in a hurry and wants to save money.
- KOWS' illegal activities on the site, and the significant city costs caused by these activities, have raised serious community concerns about this project moving forward. KOWS had an opportunity to respect the environment, protect the trees, and follow Sebastopol's building regulations, and they failed completely. The KOWS lease and approvals should be terminated."

Mayor Glass adjourned the open session of the meeting to the closed session.

1. Conference with Legal Counsel – Existing Litigation:
   Sebastopol Hills Alliance for Rural Preservation v. City of Sebastopol
   Government Code Section 54956.9
   (City Manager/City Attorney)

Report out of Closed Session: There was no report out.
City Council Action: No Report Out.
Minute Order Number: 2016-276

Adjournment of Closed Session: Mayor Glass adjourned the closed session to the Regular City Council Meeting at 3:57 pm.

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

CALL TO ORDER: Mayor Glass called the meeting to order at 6:04 pm.

ROLL CALL:

Present: Mayor Glass
Vice Mayor Slayter
Councilmember Carnacchi
Councilmember Gurney
Councilmember Hinton

Absent: None

Staff: City Manager/City Attorney Larry McLaughlin
Assistant City Manager/City Clerk Mary Gourley
Engineering Manager Henry Mikus
Finance Director Ana Kwong
Fire Chief Bill Braga
Planning Director Kenyon Webster

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

Mayor Glass stated the Council held a closed session earlier in the day and there was no report out.

PROCLAMATIONS/PRESENTATIONS:
The following were presented:
Years of Service Award:

- David Ginn – 10 Years – Police Department
- Christopher Mooney – 20 Years – Police Department

PUBLIC COMMENT: (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 20 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.)

A member of the audience commented as follows:

- Discussed a fundraiser for human trafficking in Counties
- Heroes in Heels
- January 14th first annual event
- 7:00 pm – 10:00 pm – Luther Burbank Center
- Two heroes – Michael Carnacchi and Jacques Levesque will be participating
- Each hero is going to be walking across stage in heels at the event
- Asking for sponsors to help raise money for the event
- Police Department will be a sponsor
- Provided a sign-up sheet to the Council
- Discussed donations for this event
- Came to last meeting on rent control
- Long time to get to public comments
- Discussed rent control
- Upset that Sebastopol would consider rent control
- End up hurting City in long run
- Hurting those that it intends to serve
- Provided a study to the Council
- Not a ton of community members are aware this is going on
- Want to discuss this with the City Manager
- Get signatures to stop this

ila Benavidez-Heaster commented as follows:

- Commended Patrick Slayter
- Discussed his way of doing Council
- Have wise Council
- Not wanted Hawk – but he calmed her down
- Make decisions as a group
- Sometimes do power plays
- Important to recognize this
- Not being consistent
- Watching dynamics and decision play out
- We are about building community as well as making decisions
- Cannot bottom line it down to money
- Need to strengthen our town
- Discussed tree falling down where the KOWS tower might be
- Commended Council for work done and work going to be doing
- Keep in mind what investing in is town and people
- Surprised where that begins to pay off
- Not lose sight of that
- Think of greater whole

DRAFT

- Keep doing amazing work

Nancy Hubert, Pitt Avenue, commented as follows:

- Thanked Una, Patrick and Sarah for years of service
- Welcome to new members Michael and Neysa
- Discussed Smart Meters
- Discussed leadership of Sarah, Michael Kyes and Guy Wilson and work they did on ordinance to protect residents
- PG&E allowed customers to opt out with huge fee
- Discussed CPUC
- Discussed residents not opting out in other areas
- Smart Meters forcibly installed
- PG&E wants to install meters in the rest of town
- Discussed evidence of health damage
- Discussed radiation from Smart Meters
- Discussed risks of Smart Meters
- Smart Meters transmits in strong and brief pulses

David Hubert commented as follows:

- Involved in Smart Meter ban
- Thanked the City for the eventual ordinance that was done
- Kept PG&E from breathing down their necks
- Feel threat from PG&E now
- Home set up as all wired
- Discussed rat study and experiments conducted
- Articles in Florida paper- people upset in many counties elementary schools have cell towers in parking lots – make money off of it
- Parents not pleased about this
- A lot more needs to be known
- Other countries suggest that children not be given cell phones
- Children are more susceptible
- Outrageous what PG&E is doing
- Do not want Smart Meters

Linda Berg commented as follows:

- Discussed cell phones
- Discussed fluorescent lights
- Discussed cell towers
- PG&E and utility companies on the run
- Discussed younger generation getting fried from wig fi and wireless devices
- Stated a lot can be done
- Stated this building needs to be cleaned up and made safer

- Replace lights
- Discussed dirty electricity
- Discussed Michael Nueter
- Need moratorium on all buildings and all permits
- Discussed permitting process needs to come to the Planning Commission and City Council before permits are distributed

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 Carnacchi requested Item Numbers 2 and 5 pulled from the consent calendar.

Vice Mayor Slayter moved and Councilmember Hinton seconded the motion to approve consent calendar item(s) number(s) 3, 4, 6, 7, 8, and 9.

VOTE:

Ayes:	Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter, and Mayor Glass
Noes:	None
Absent:	None
Abstain:	None

CONSENT CALENDAR:

2. ~~Approval of Minutes of December 6, 2016 City Council Regular Meeting Minutes (City Manager/Assistant City Manager/City Clerk)~~
3. Approval of Minutes of December 12, 2016 City Council Special Meeting Minutes (City Manager/Assistant City Manager/City Clerk)

City Council Action: Approved Minutes of December 12, 2016 City Council Special Meeting
Minute Order Number: 2016-278

4. Approval of Rejection of Claim – Ruma and Peter Birnbaum (City Manager/City Attorney)

City Council Action: Approved Rejection of Claim - Ruma and Peter Birnbaum
Minute Order Number: 2016-279

5. ~~Approval of Request for Bids for Construction Project for Willow Street Repaving (Engineering Manager)~~
6. Approval of Agreement to Bartel and Associates Consultant to Study the City's CalPERS Unfunded Liabilities and Proposed Financial Policy ($12,000) (City Budget Sub-Committee/Finance Director)

City Council Action: Approved Agreement to Bartel and Associates Consultant to Study the City's CalPERS Unfunded Liabilities and Proposed Financial Policy ($12,000)
Minute Order Number: 2016-281

7. Approval of Authorization for Request for Proposals for Re-Bid of Ives Pool ADA Transition Project (Engineering Manager)

City Council Action: Approved Authorization for Request for Proposals for Re-Bid of Ives Pool ADA Transition Project

Minute Order Number: 2016-282

8. Approval of Annual AB 1600 Report. (This report is related to legal requirements for enactment of a development impact fee program are set forth in Government Code §66000- 66025 (the "Mitigation Fee Act") (Engineering Manager)

City Council Action: Approved Annual AB 1600 report.
Minute Order Number: 2016-283

9. Approval of Request for a Budget Adjustment for Funding to Supplement the Shift Stipend Pay. Item is to request one month bridge funding for stipend pay in the amount of $4000.00 and Return Item at Mid-Year Budget Review (Fire Chief)

City Council Action: Approved Request for a Budget Adjustment for Funding to Supplement the Shift Stipend Pay. Item is to request one month bridge funding for stipend pay in the amount of $4000.00 and Return Item at Mid-Year Budget Review
Minute Order Number: 2016-284

2. Approval of Minutes of December 6, 2016 City Council Regular Meeting Minutes (City Manager/Assistant City Manager/City Clerk)

Vice Mayor Slayter moved and Councilmember Gurney seconded the motion to approve Minutes of December 6, 2016 City Council Regular Meeting Minutes.
VOTE:
Ayes: Councilmembers Gurney, Hinton, Vice Mayor Slayter, and Mayor Glass
Noes: None
Absent: None
Abstain: Councilmember Carnacchi
City Council Action: Approved the Minutes of December 6, 2016 City Council Regular Meeting Minutes
Minute Order Number: 2016-277

5. Approval of Request for Bids for Construction Project for Willow Street Repaving (Engineering Manager)

Councilmember Carnacchi commented a follows:

- Discussed the aggregate base in the bid package
- Pointed out the City of Seattle and whole State of Washington have reclaimed asphalt that is no longer used that in their base
- Found when used close to sensitive water – changes PH levels in water system
- Discussed unusual growths found
- Suggested looking at this going forward
- Not opposed to this item

Engineering Manager Mikus commented as follows:

- As background, when project started, did coring samples, soil underlying pavement was horrible

- Try to develop costs in an effective way to pay for project
- Discussed aggregate and asphalt used were carefully looked at to make work as system
- If serious issue tonight, staff can look into it as addendum and spec something different
- Requesting taking time to learn more about this

Councilmember Carnacchi commented as follows:

- No objection to project tonight
- Informational piece for staff
- Discussed placement near sensitive water system issues
- Look at this in the future

Councilmember Gurney requested clarification as to the abbreviations that Councilmember Carnacchi read from the report.

Councilmember Carnacchi stated it is on the back side of page 9.

Mayor Glass opened for public comment. Hearing none, Mayor Glass closed public comment.

Councilmember Gurney moved and Councilmember Carnacchi seconded the motion to approve Request for Bids for Construction Project for Willow Street Repaving.
VOTE:
Ayes: Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter, and Mayor Glass
Noes: None
Absent: None
Abstain: None
City Council Action: Approved Request for Bids for Construction Project for Willow Street Repaving.
Minute Order Number: 2016-280

Vice Mayor Slayter discussed the CIP and stated that list is whittling away.

INFORMATIONAL ITEMS/PRESENTATION: None
PUBLIC HEARING(s):

6. Public Hearing to consider an application submitted by Traditional Living, Inc., requesting amendment of the Municipal Code to allow a second medical cannabis dispensary in Sebastopol, and also proposing various other code amendments to the provisions regulating medical cannabis dispensaries. At present, the Municipal Code only allows one medical cannabis dispensary within the City limits. The request is in conjunction with an approved Use Permit to locate a medical cannabis dispensary at 785 Gravenstein Highway South, in a 1,900 sq. ft. tenant space at the South point shopping center. The Council will also consider a Resolution of Intention to consider other amendments to cannabis regulations. (Planning Director)

Planning Director Webster presented the staff report recommending the City Council approve for first reading and introduction an ordinance amending the Sebastopol Municipal Code to enact various amendments to medical cannabis regulations; including allowing a second dispensary within the City limits.

Mayor Glass asked for questions of staff.

Vice Mayor Slayter commented as follows:

- Discussed page 2 – top paragraph – 5 out of 9 occupants signed letter
- Stated he was curious as to what the other four tenants thought

Director Webster commented that the applicant spoke of this at the Planning Commission meeting and stated the applicant can respond to that.

Vice Mayor Slayter commented as follows:

- Page 7 of the amendment section of the zoning code
- Section 17.140.080 – limitations
- Noted in Planning Commission regarding ownership of two dispensaries
- Is this something that has been determined to be legal or not legal to require different ownership

City Manager McLaughlin commented as follows:

- If restriction, best advised to make specific finding in ordinance as to the rationale for limiting it in that way
- Without finding might be hard to limit

Vice Mayor Slayter questioned if there was wording proposed for findings.

City Manager McLaughlin commented as follows:

- Not know of issues with common ownership of more than one dispensary
- Stated the finding could be regarding pricing or availability

Vice Mayor Slayter commented as follows:

- Discussed page 12, Item 4
- Air System – Odors
- Curious how that would be regulated or enforced
- Questioned if it would be complaint driven

Director Webster commented as follows:

- Stated that would be the most likely case
- Discussed rationale for revisions
- That is absolute statement in existing statement in existing regulation

- Difficult standard to achieve
- Would probably be complaint drive

Councilmember Hinton commented as follows:

- Discussed Page 9
- Discussed the condition of additional square feet
- Stated the Planning Director is authorized to approve up to 25% increase in size
- Questioned if that is a standard the Planning Commission should review

Director Webster commented as follows:

- Some regulations do have an allowance for some degree of change to be approved administratively
- Planning Commission discussed 50% increase in size for administrative approval
- Stated it was then decreased to 25%
- Stated it is not a common provision

Councilmember Carnacchi commented as follows:

- Went to Planning Commission meeting
- Application well received there
- Discussed Spencer Fish and Chips comments
- Discussed comments from Ochoa's
- Discussed Round Table
- Discussed Bistro comments
- Discussed Perfect Nails comments
- Discussed California Cuts comments
- Discussed Ink Sale comments
- Discussed Legacy comments
- Pretty favorable
- Stated the businesses will be watching this dispensary

Councilmember Gurney commented if Councilmember Carnacchi discussed this with the owners or managers.

Councilmember Carnacchi commented he spoke predominantly with the owners.

Councilmember Gurney questioned if the owners knew they were talking to a City Councilmember.

Councilmember Carnacchi commented yes.

The applicant commented as follows:

- Responded to questions asked by the Council

- Why here today asking City Council to revert to original ordinance
- Why Sebastopol – live in1850 farmhouse
- Oldest farmhouse in Sebastopol area
- This is home
- Wanted to locate this in our home
- Important there be a locally operated, locally managed, with family and with local people for the dispensary
- Spent a year looking in the County
- Kept looking to be located here
- Met Jim Costello, owner of Center
- With tax dollars – go to City
- Be part of City growth
- Will create sustainable well paid jobs that provide benefits
- Want people who work there to stay there and to stay in town
- Why second dispensary – logic of Council in 2011 – reducing number is no longer really valid
- 25% fewer retail outlets in Sonoma County
- Discussed legal provisions sun-setting
- Discussed recent action by County
- Access to medicine is decreasing as changing into regulatory industry
- Seeing local municipalities are discarding outdated caps and allowing more dispensaries to open
- Oakland setting no limits
- Sebastopol center for West County
- Competition is healthy
- Another concern in 2011 was safety concerns
- Been shown the evidence does not support that
- Discussed track record of Peace in Medicine – no adverse health or safety impacts
- Quoted by Chief Weaver that there is no impact on the Police Department
- Strict rules
- Set goal of working with local independent small craft farmers
- Want to be able to sustain that part of the population
- Discussed City Council resolution
- Why this particular model – local leadership team
- Iron clad commitment to safety
- State of the art security system- both Chief Weaver and Planning Commission signed off on security system
- Work with small farmers who have sustainable model – no pesticides and no mold – going to be clean and safe
- Programs and outreach
- Want people to learn

DRAFT

- Create support groups
- When Planning Commission looked at this, concluded no adverse impact
- Discussed parking – no adverse parking impacts (stated in staff report)
- Worked out with landlord – employees park behind in the alley
- Working on models to order ahead and be ready
- Not create bottleneck
- Planning Commission raised issues of fumes
- Working with Zero Energy Associates on ventilation
- No escape of fumes
- Discussed neighbors – Discussed Sue Circuits – endorsed project
- Put up a list of questions in business
- 7 out of 9 businesses support
- Not know about Assistant Manager at Legacy
- Lucky to have community support
- Did talk to other restaurants
- Having educationals on Sundays
- Want to revitalize the Center
- Why believe so strongly in this – 14 years ago diagnosed with cancer –told only had six months to live – no discussion
- Did chemo for a year
- Cannabis helped appetite and nausea
- Developed chronic diabetes
- Nights in hospital were unbearable – developed addition
- Used cannabis to help insomnia
- Suffering from COPD
- Discussed cannabis helping clear his lungs with a vaporizer

Mayor Glass opened the public hearing.

Rei Blaser commented as follows:

- Commended the applicant
- Asset to town
- Discussed being healthy and what is aware of what is good for us
- Discussed raw form of leaves
- How bring into community for people to purchase
- Not just bud but whole plant

Ila Benavadiz-Heaster commented as follows:

- Commended this group
- Looked at so many facets
- Hear underneath – want to be member of the community and have it be an integral part of what they are doing

- Onto something – dynamic governances
- Listening
- Building in mechanisms that will allow the whole group to flourish and grow
- Appreciate gesture and self to go beyond themselves
- Discussed their safety
- Discusses salaries that will allow people to be employed
- Discussed funding for the community
- Well thought out and well done

A member of the audience commented as follows:

- Concern another outlet for people to have more access
- Not anti-marijuana
- Went backwards on County ordinance
- Not sure to have access to young adults
- Consequences to young developing brains
- One dispensary in town
- How many need in a small town like Sebastopol
- Important to raise those concerns

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

Councilmember Gurney commented a second dispensary could be valuable new business to the City.

Councilmember Hinton commented a follows:

- In favor of project
- Attended Planning Commission Meeting
- Project vetted by them
- Opening a responsible business that would be benefit to this community
- In favor of ordinance with two dispensaries
- Competition in town healthy
- Discussed condition of staff approving a 25 percent increase to business
- If not typical why written for this business
- Comfortable with ten percent

City Manager McLaughlin commented that it can be limited to a one time only.

Vice Mayor Slayter commented as follows:

- Discussed project in the past where City was asked for opinion on project in County
- Unanimous that opinion of project provided to County was that not in favor of that second dispensary literally on our City border but within County
- Difference between that and this is significant

- That project did not go through same process
- Responsible business owners who want to take this on - project will be met favorably by Planning Commission, maybe Council
- Responsibility shown is significant for this application
- Idea this is a business that is proposed that will pay a good wage, hire locally, be owned locally, operated locally regardless of product
- This is what we want
- These are all qualities of businesses that anyone of us individually and collectively say big thumbs up
- Understand concern of security
- Hesitation of making it more accessible
- Turning off light in closest
- Showing regulations for industry rather than keeping it underground
- Diligence shown, in favor of project

Councilmember Carnacchi commented as follows:

- Through Planning Commission and tonight, applicant exudes integrity
- Stated this is important
- Talked to Chief Weaver – stated the Chief supports this project – thought during Apple Blossom Parade the hours could be limited as the police department is taxed – suggested the same on the third and fourth of
- Suggest closing during those times such as the banks do
- Discussed the one armed robbery of Peace In Medicine in 2009
- Leaving parking lot is turn right only – can block up traffic if someone wants to turn left
- Applicant has integrity
- Supports project
- Like idea of having fresh leaves for juicing

Mayor Glass commented as follows:

- In favor of this project
- Due diligence done
- Impressed with orientation of business
- Idea of doing quality not just what makes money
- Kind of business looking for in Sebastopol
- Discussed issues:
    - 25 percent business size increase – seems out of ordinary
    - Asked the Planning Director to discuss this

Director Webster commented as follows:

- Stated he does not see an issue with changing this to ten percent if that is what the Council approves
- Discussed adding the words "on a one time basis" after the word "size"

Mayor Glass suggested a straw vote on the changes.

The Council was in consensus with the proposed change to 10 percent and one time basis.

Councilmember Carnacchi commented as follows:

- Discussed the P.52 condition of approval
- Stated this is confusing (verbiage)
- Discussed Federal Laws
- Suggested adding "to the extent possible"

Director Webster stated that the Planning Commission conditions are not before the City Council and stated those conditions were approved by the Planning Commission.

Councilmember Carnacchi questioned the suggestion to close during the Apple Blossom Parade and third and fourth of July.

Councilmember Gurney suggested leaving this up to the business owner.

Mayor Glass stated the issue was because the police department stated it could be a problem for them to reach this end of town.

There was no consensus for support of this request.

Vice Mayor Slayter discussed the ownership restriction.

City Manager McLaughlin commented as follows:

- Discussed the staff report and stated restrictions
- Stated this would be a suspect proviso unless there is a specific factual finding(s) in preamble of ordinance that states why this is necessary
- Stated it needs to provide a rationale
- Presently this ordinance does not have rational but could be such rationale as:
    - Quality of product
    - Competition
    - Better price of projects
- Stated he does not know how true that would be or not
- In absence of rationale he stated this provision could be suspect and suggested that this be stricken

Vice Mayor Slayter commented as follows:

- Would like to find some findings that tells us this is allowable
- Stated he creates a healthier situation and more competition

- Stated it is extremely easy to have one company that may have a monopoly
- Having separate ownership is good idea
- Would like to revise the ordinance and include findings

City Manager McLaughlin stated the Council can make such findings.

Director Webster suggested language as follows: To address concerns regarding pricing, service, innovation, variety and quality, the Council finds that a limit on single ownership of dispensaries is appropriate.

The Council was in consensus to include this language.

City Manager McLaughlin stated that is a proper finding.

Vice Mayor Slayter moved and Councilmember Carnacchi seconded the motion to approve introduction and first reading of ordinance to amend the Municipal Code to allow a second medical cannabis dispensary in Sebastopol, and also proposing various other code amendments to the provisions regulating medical cannabis dispensaries with the following changes:

- A dispensary shall not be increased in size (i.e., floor area) without a prior approval amending the existing dispensary permit. The Planning Director may authorize up to a 10% increase in size on a one-time basis, unless the Director determines it is appropriate to refer such request for Planning Commission review.
- To address concerns regarding pricing, service, innovation, variety and quality, the Council finds that a limit on single ownership of dispensaries is appropriate

Discussion:
Councilmember Gurney commented as follows:

- Stated one dimension is that she really appreciates a face with the business
- Stated this is real people with real life stories doing real work with local provides
- Significant of the values this community holds
- As an elected, this is very important

VOTE:

Ayes:	Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter, and Mayor Glass
Noes:	None
Absent:	None
Abstain:	None

Vice Mayor Slayter moved and Councilmember Hinton seconded the motion to approve the resolution of intention to consider other amendments and appoint a subcommittee to consider amendments to cannabis ordinance.

Discussion:
Councilmember Gurney questioned if the findings need to be in the resolution.

City Manager McLaughlin stated no, that the resolution is to initiate consideration of amendments in the future.

Councilmember Gurney questioned if the Council would be appointing the subcommittee tonight or if this would be a future item.

Mayor Glass stated it is not on the agenda tonight to appoint the subcommittee and that this item would return as a future Council item.

Director Webster stated the subcommittee does not need to be appointed tonight.

Mayor Glass commented as follows:

- Suggested agendizing this as a study session
- Suggested discussing where the City is going with this
- Discussed possible revenue enhancements around this issue

Councilmember Gurney commented that the revenue enhancement measure is a financial measure and that this is about text amendments.

Mayor Glass stated the whole picture needs to be addressed.

Councilmember Gurney suggested doing this at Goal Setting and that the subcommittee could go on the list of potential subcommittees for that meeting.

Vice Mayor Slayter stated that the subcommittee should intend on reviewing the ordinance in the future.

VOTE:

Ayes:	Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter, and Mayor Glass
Noes:	None
Absent:	None
Abstain:	None

City Council Action:

Approved introduction and first reading of ordinance to amend the Municipal Code to allow a second medical cannabis dispensary in Sebastopol, and also proposing various other code amendments to the provisions regulating medical cannabis dispensaries with the following changes:

- A dispensary shall not be increased in size (i.e., floor area) without a prior approval amending the existing dispensary permit. The Planning Director may authorize up to a 10% increase in size on a one-time basis, unless the Director determines it is appropriate to refer such request for Planning Commission review.
- To address concerns regarding pricing, service, innovation, variety and quality, the Council finds that a limit on single ownership of dispensaries is appropriate

Approved the resolution of intention to consider other amendments and appoint a subcommittee to consider amendments to cannabis ordinance.
Minute Order Number: 2016-285 (a)
2016-286 (b)

Mayor Glass called for a break at 7:25 pm and reconvened the meeting at 7:35 pm. All councilmembers were in attendance.

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

11. City Council Receipt of Information on Potential Actions to Increase Affordable Housing and Provide Tenant Protections:
    a. Discussion of actions to promote housing availability and affordability (Planning Director)
    b. Review of long-term recommendations for rent control and tenant protection measures (City Attorney)

Mayor Glass asked staff if any Councilmember had to recuse themselves from item A.

City Manager McLaughlin discussed the potential conflict of interest(s) and how the agenda items could be discussed.

Item Number a:
Planning Director Webster presented the staff report recommending the City Council Receive the report of Information on Potential Actions to Increase Affordable Housing and Provide Tenant Protections and Discuss actions to promote housing availability and affordability.

Mayor Glass asked for questions of staff. There were none.

Mayor Glass opened for public comment.

A member of the audience commented as follows:

- Happy to see the Council is being proactive
- Discussed affordable housing crisis
- Taking comprehensive approach
- Cannot immediately build enough homes to solve the crisis
- Appreciate taking intermediate measures
- Happy putting together housing committee
- Money is obstacle
- Discussed TOT tax increase in unincorporated County
- Encourage Sebastopol to do something similar
- Discussed 4 million dollars for housing trust fund in the County
- Can be leveraged
- Conversation at higher level

- Stay involved with those groups discussed
- Encourage being proactive

Marsha Sue Lustig commented as follows:

- Hardly anyone here to talk about this tonight
- Rent Control – room was packed during that conversation
- Applaud analysis
- Not just one thing to do to help the situation and have all income levels have their needs met in community
- Not clear after report where headed tonight
- Reserve comment – willing to participate in discussion
- Stated there are things in the Zoning Ordinance to help guide the type and location in more effective ways

Hearing no further comments, Mayor Glass closed public comment.

Mayor Glass commented as follows:

- Stated staff was requested to give the Council a list of potential solutions or parts of solutions to housing crisis that we are having
- Include everything but the kitchen sink in the list
- Primer to discuss what are the various solutions that can be implemented
- Following staff report, have outside counsel talking about rent control legal mechanisms that can be used
- Two Councilmembers have to recuse themselves
- Going step by step tonight
- After hearing from outside counsel – hope Council that is not recused will be discussing the potential for appointing a Council subcommittee to review the housing issues and housing crisis and what can be done about it
- Committee will be recruiting members of the public and community to participate in that committee over the next six months
- Subcommittee will review the information presented tonight
- Subcommittee will review additional information presented by outside counsel
- Have committee study issues and come back with suggested priorities that could be implemented in the City and suggestions for Council to move forward
- Take report under advisement

Councilmember Gurney questioned why the subcommittee is limited to three if the discussion not limited to rent control.

City Manager McLaughlin commented as follows:

- Discussed the standards for conflicts of interest

- Standards state that a Councilmember may not participate in any way towards the possible enactment of any legislation where there may be a conflict
- Stated the subcommittee may be looking at potential long term legal solutions, ordinances, tenant protection ordinances
- Work of the committee would be discussing issues that could be a conflict of interest for Councilmembers

Councilmember Gurney commented as follows:

- Tough for us as three to be on more committees
- Assigned out to other things
- Questioned if the recused Councilmembers could draw straws to return to the Council to discuss these issues

City Manager McLaughlin no.

Councilmember Gurney commented as follows:

- Stated as the Council looks at housing, to keep in mind the amount of real estate we dedicate to cars (public roads and parking)
- Discussed new accessory unit laws
- May be more crowded with cars
- Need to find answer to traffic issue
- Look at parking requirements as move in to the future
- Discussed future planning issues from Manhattan
- Waterways become transportation corridors
- Roads because place for buildings
- Public access and parks and public opportunities could be in part in those new buildings that would be taking over the street
- Be thinking of our future
- How use real estate
- What doing with real estate
- Figure out traffic issue and real estate and parking requirement issue

Councilmember Carnacchi commented as follows:

- Suggested breaking into two different committees
- One solely on rent control and one on affordable housing

Vice Mayor Slayter commented as follows:

- Stated that would be more than twice as much work
- Everything is so connected mechanically difficult to do in separate committees
- Appreciate suggestion

Mayor Glass commented as follows:

- So many committees currently
- Staff is so overworked as is
- Doubling up on same subject matter difficult to say the least

The Council was in consensus to accept the report.

Item Number b.
Councilmember Carnacchi recused himself due to discussion about rent control – stated he could potentially benefit financially depending on the outcome – stated this is a conflict of interest.

Councilmember Hinton stated she would be recusing herself for this item as she has a 50% ownership in a single family residence and received advice that she could potentially have a conflict of interest if a permanent ordinance was put in place and could potentially have a financial gain if that were to happen.

Ed Grutzmacher, Outside Counsel, presented a report to the City Council.

Councilmember Gurney commented as follows:
- Questioned the administration
- What would a name of that City department be other than rent control board
- Who would be a hearing officer

Mr. Grutzmacher commented as follows:
- Currently under Moratorium, the City Manager is the hearing officer with ability to appeal to City Council
- Could set that out to any staff member
- Can put responsibility to existing department
- Depends on regulations adopting
- Depends on staff
- If more extensive, consider if hire rent control officer or establish separate department
- Not sure need entire department in Sebastopol
- May need partial staff time or full staff member

Councilmember Gurney questioned if staff was aware of any other cities who could share a staff person on this issue.

Mr. Grutzmacher commented as follows:
- Stated he did not know of a small City that could have a shared staff person
- Part of reason currently rent control provisions are few and far between
- Generally exist in sizeable cities
- Have extensive staff and departments that can handle this in house

- Topic of interest for smaller jurisdictions
- Not gained enough critical mass
- Concord and Walnut Creek share staff

Councilmember Gurney questioned if Sebastopol and Cotati could possibly share a staff person.

Mr. Grutzmacher stated that it is legally possible.

Councilmember Gurney commented as follows:

- Appreciate pros and cons
- Good material to save and refer too
- Very thorough

Vice Mayor Slayter commented as follows:

- Report raised more questions than answered
- Raised questions not know existed
- Three in position on the Council that are neither landlords nor renters
- From that perspective, wish more in that position to take part in this conversation
- As City body looking to empanel a subcommittee to have error of neutrality of the issue
- Potential moderator of community committee good place to be
- Discussed idea of regional committee
- Starts to sound like as model Climate Action 2020
- Regional Plan with individualized for each community
- Clearly conversation occurring in more than just Sebastopol
- Going forward as potential subcommittee member go through and answer questions – best thing to do

Mayor Glass commented as follows:

- So much material
- As said before, purpose of this is to transmit information to the Council so that we can use as advice as move forward with creating committee
- Useful and helpful information
- Take these documents and whoever serves on housing committee to read documents and do critical cuts and be able to start out with something that is viable an ideas that are appropriate for community
- Frame discussion more as bring community into discussion

Mayor Glass opened for public comment.

Jen Parr commented as follows:

- Thanked City staff and attorney for coming with good research
- Thanked Councilmembers for extending moratorium

- Thanked intention for reading a subcommittee
- Like to be a part of that
- Have other ideas for housing crisis

Christopher Bowers commented as follows:

- Spending savings to pay rent
- Discussed there being other affordable housing ideas as alternatives to rent
- Discussed holistic approach to rent protections
- Challenge recusals of the Council
- Discussed the FPPC public general exception
- Read from FPPC web site
- Urged the City to look into that
- Rent protection important
- Discussed field worker who testified last time
- Thought of origin of things and predicaments
- In spirit of origins invited the Council that the next time at home or dinner party to consider the origins that went into that glass of wine (grocers, stock people, truckers, field workers)
- Those are the people in our community that we want to keep in our community
- Need rent protections
- Reinforce that idea of rent protection
- Protects diversity of all kinds
- Support those cities to be diverse community

Hearing no further comments, Mayor Glass closed public comment.

Councilmember Gurney commented as follows:

- Shared two personal stories heard from the community
- Checker bought home in Clearlake – cannot afford to buy or live here
- Office Depot – career employee – commutes by bus from Cloverdale
- Two hour bus ride
- Cannot afford to live in Santa Rosa
- Tragedy on affordability

Mayor Glass commented as follows:

- Agrees this is a tragedy
- Not just tragedy for that individual person and their spending hours commuting but also environmental tragedy
- Negates work of GHG
- Need community of economic types of variety levels
- All work/ live in community
- Jobs housing balance

- Take a lot of different polcies an initiatives to solve it
- A lot of the root of the problem does not originate here
- Everyone in community agrees we want diversity in community

Vice Mayor Slayter stated we also need to apply pressure to whoever we can at the County level and suggested having a conversation with our new Supervisor.

Mayor Glass commented as follows:

- Hope events that the County is doing Council will attend
- Not work in silo
- Working in concert on regional basis

The council received the report.

Discussion of Subcommittee:

Councilmember Gurney commented as follows:

- Will trust the Mayor and Vice Mayor to both do the work thoroughly
- When get to goals and objectives, she stated her work is in other areas and drawn to other topics
- Be realistic that this will take considerable time
- Suggestion - wondering if it would be a benefit from including someone from the Planning Commission to be on this committee
- Reach out and see if housing advocate clear of conflict of interest from the Planning Commission could be on the committee

Vice Mayor Slayter commented as follows:

- Clearly any City committee be made up of Councilmembers and or Planning Commissioners needs to get a handle on that information
- Beyond that, the subcommittee would be a community meeting – be like General Plan update
- City Council or Planning Commission would act as moderator
- Community is one having conversation
- Landlords and renters sitting around table having productive conversation
- City as guide for conversation
- Work load of the Council as moderator may not be as heavy on committee member

Mayor Glass commented as follows:

- Suggested two City Councilmembers and one Planning Commissioner
- Suggested they get together and determine the makeup of the rest of the committee
- Include members of our community that are from all walks of life that are stake holders

- Size and make up to subcommittee should be determine by the subcommittee rather than trying to determine that here

Vice Mayor Slayter commented as follows:

- Discussed the time crunch
- Need to do within six months
- Hold ourselves to that
- Not sure if the Planning Commission has a logical choice for someone to be on the subcommittee
- Idea the City subcommittee is empowered to empanel community members as they see fit
- No time to go through official application process
- Wonderful demonstrated willingness on part of many community members
- Cross section is everyone he would want to see from landlord renter or community member who is interested in equal housing

Mayor Glass suggested that since Councilmember Gurney would like to put her work into other areas, Vice Mayor Slayter and she should be on the committee.

Vice Mayor Slayter commented as follows:

- That would be okay
- Stated like the community, the Council has also stated their opinions
- Good to have variation of opinions
- Discussed the upcoming goals and priorities meeting
- Stated there may be the ability to delay something else while working on this
- A lot of things underway that he is interested in
- Coming off chairmanship of Sonoma Clean Power

Councilmember Gurney stated she appreciates the balance of work.

Councilmember Gurney moved and Vice Mayor Slayter seconded the motion to approve a Housing Subcommittee consisting of Mayor Glass and Vice Mayor Slayter.
VOTE:
Ayes: Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter, and Mayor Glass
Noes: None
Absent: None
Abstain: Councilmembers Carnacchi and Hinton
City Council Action: Received the Reports
Created City Council Housing Subcommittee consisting of Mayor Glass and Vice Mayor Slayter
Minute Order Number: 2016-286 (a)
2016-286 (b)
2016-286 (c)

12. Discussion and Action of Adoption of Resolution of Intention to initiate modification of accessory dwelling unit regulations to conform to recent changes in State law and considering other changes to accessory dwelling unit regulations. (Councilmember Slayter/Planning Director Webster)

Planning Director Webster presented the staff report recommending the City Council discuss and act on the Action of Adoption of Resolution of Intention to initiate modification of accessory dwelling unit regulations to conform to recent changes in State law and considering other changes to accessory dwelling unit regulations.

Vice Mayor Slayter commented as follows:

- Discussed the State law signed by the Governor in the fall
- Stated there is no time for local jurisdictions to make any significant headway on this issue
- Stated the biggest problem with the bill is that it takes away local control over land use issues
- Traditionally this has been the local jurisdictions control
- Understand in significant housing difficulty
- Bigger change than people recognize
- Stated the bill that was signed locked $400 million into housing funds
- Stated it is unclear how that happened
- Discussed following housing advocate David Chiu and introduction of more bills for housing affordability monies
- Discussed statistics such as:
- CA has 25% of nation's homelessness
- CA has folks who live in town
- New college grads – new face of homelessness
- Challenging prejudices of what people look like
- Discussed a 30 year old who has a master degree living in his parent's basement
- Discussed creating more jobs than housing
- Discussed use of CEQA
- Rural gets the short end of the stick
- Discussed community land trusts
- Nonprofit agency that can work with housing developers
- Act like redevelopment agencies used to do
- Discussed submitting this agenda item
- Staff was in the process of this so the two items were merged into one
- Item is to adopt resolution
- Look at list of items to add
- First stop will be Planning Commission

Councilmember Gurney commented if the Council would be doing that tonight or in the future or if the Planning Commission would be creating a subcommittee.

Director Webster stated this item is not to create a subcommittee.

Councilmember Carnacchi commented as follows:

- Questioned the discussion to take place at the Planning Commission
- Questioned if at that point is a Councilmember precluded from introducing ideas that might benefit the Planning Commission discussion
- How does a Councilmember submit ideas to the Planning Commission to ensure those comments are part of the initial process so that when it comes to Council, it has already been discussed by the Planning Commission

City Manager McLaughlin commented as follows:

- Stated the process is for the Planning Commission to review and then have it returned to the City Council for final review and approval
- Stated this is how the process is normally handled
- Stated it could be re-agendized at the Council level
- Stated it is not usual for a Councilmember to attend a Planning Commission meeting during deliberations on an item that will return to the Council

Councilmember Gurney commented that the Council could discuss this tonight and make suggestions and directions to the Planning Commission and that those comments will be a part of the public record of tonight's meeting.

Councilmember Carnacchi commented as follows:

- Stated he did attend the Planning Commission Meeting last week
- Stated it abstained from making suggestions or comments

City Manager McLaughlin commented as follows:

- Stated it is not a brown act violation for a Councilmember to attend a Planning Commission Meeting
- Stated a majority of Councilmembers can attend a meeting, but cannot discuss business amongst themselves

Councilmember Gurney stated that a Councilmember could attend a Planning Commission meeting, and if they wanted to speak at this meeting, they would need to state that they are speaking as an individual and not as a Councilmember.

City Manager McLaughlin stated that he will research that as he does not know if that is a Brown act issue. He stated if less than a quorum of Councilmembers is attending, there may not be that restriction, however if a majority of Councilmembers are attending, a Councilmember may be restricted from participating.

Mayor Glass commented as follows:

- Discussed the junior units
- Discussed the State laws that defines what they are in Bills 229 and2406
- Questioned if we are going to be delegating revisions of our ordinances to comply with the requirements of these two bills, is it possible for the City to make changes so we are more aggressive than these rules, or do we have to comply entirely with what the State requires
- Discussed the junior accessory dwelling unit and making it 550 square feet

Director Webster commented as follows:

- Have to look at the State Law with that example for the specific definition
- May adopt these rules if complying with the State regulations
- However, more generally speaking, he does not believe it is a problem to exceed them to allow more or be more liberal
- Believes that is permissible
- May be some specific terms and allows that the State may have boxed themselves into by being so specific
- Generally speaking, cities can have greater allowances of those types of things

Mayor Glass commented as follows:

- Discussed junior units not having 220 or gas
- Discussed limiting inspections
- May be other things to look at
- Questioned if the Council wanted to give direction to the Planning Commission to have them think outside the box

Vice Mayor Slayter commented as follows:

- Suggested letting the Planning Commission consider and review this first
- Suggested the Planning Commission vetting
- Suggested getting comments on the record
- Would like to discuss this one the Planning Commission completes their work first

Councilmember Gurney commented as follows:

- Would like to be more aggressive
- Provided an example of allowing 2 - 400 square foot units
- Make our housing denser
- Creating an opportunity for housing
- Bears a lot of discussion with the Planning Commission and community
- Understanding the traffic impact of these sorts of units
- What are we using real estate for
- Are we developing land to allow cars to use or developing for housing

- Cars or people – what do we value more
- Questioned the financial impact on City of all waived fees

Vice Mayor Slayter commented as follows:

- Stated this is the trust of this item request
- Never got to point of full research on that issue
- Discussed impact fees of all construction analyzed years ago
- Not know necessarily in today's dollars the City's water fund charges of a new hook up, if that is fair or accurate
- General number community thinks is try is $20,000 is tax dollars, but it is just for fees
- If we reduce or eliminate impact fees and hookup fees for new second units, does that mean everyone who already owns property in the City is subsidizing people who are now willing to build second units
- Not know if appropriate to do that
- Council will need to discuss that
- Would like the Planning Commission to vet this
- Unclear of parking requirements and what came down from State
- Be able to impose a parking requirement where a space is needed
- Is State saying no - City cannot require a space and questioned if we have latitude to require

Director Webster commented as follows:

- Stated the State is saying that a City cannot require in most urban areas
- Discussed various grounds
- Stated all together, in most urban areas including Sebastopol, may not be able to impose a parking requirement

Mayor Glass commented as follows:

- Rationale is that where this idea in part came from is from allowing people to live at home
- Repurposing part of the existing dwelling
- Discussed already having the dwelling and using what is there
- Not adding a lot of kinds of drains on City resources
- Rationale for lack of fees
- Not a lot of leeway with fees

Vice Mayor Slayter stated a junior unit is different than a stand-alone unit.

Mayor Glass suggested the way for the Council to transmit their ideas and considerations for ideas is to send those to the Planning Director for inclusion in the Planning Commission discussion.

Councilmember Hinton commented as follows:

- Curious of separate units of tiny homes
- Council has not talked of this yet
- Stated there been a lot of talk in the West County of tiny homes
- Seems like 500 square feet is the size for tiny homes
- Questioned how that might play out
- Discussed that this would be separate units rather that dividing homes

Councilmember Carnacchi commented as follows:

- Discussed the waiving of impact fees in some classes of units
- Questioned if that includes the accessory dwelling unit criteria
- Discussed 17.110.030 – mobile homes not used as accessory dwelling units

Director Webster commented as follows:

- Discussed fees
- Stated the State is saying if converting part of an existing house or part of accessory building into one of these units, they are not applied water/sewer impact fees to that situation
- Stated if they are free standing brand new unit they can be charged fees
- Tiny homes is issue on General Plan list to figure out what to do about that
- Discussed in the General Plan process, discussion of allowing mobile homes in additional to accessory dwelling units
- Tiny home could theoretically be accessory unit
- Have to be on permanent foundation
- Have to have hook ups
- Have to pay impact fees
- Rules could be different for tiny homes
- Stated this would need to be addressed

Councilmember Carnacchi discussed tiny homes and if they are considered similar to mobile home units and if the two terms cross over.

Director Webster stated to date, they are regulated that way in that they have to have a permanent foundation, but stated the Council can amend those regulations.

Councilmember Carnacchi questioned if this is in our City regulations now.

Director Webster commented that this would integrate the new State regulations.

Mayor Glass opened for public comment.

Gregory Beele commented as follows:

- Live and works Sebastopol
- If opportunity to be involved in the discussion as a citizen he would like to participate
- Used to reside in the San Luis Obispo area
- They have for second dwelling units City approved plans provided by the City
- Not need to go through Engineering or Planning
- More people can afford to build projects using that method

Hearing no further comments, Mayor Glass closed public comment.

Vice Mayor Glass stated the Council can direct staff to take the questions and record tonight and transmit those items to the Planning Commission to have them vetted and addressed prior to this returning to the City Council.

Councilmember Carnacchi requested the Fresno Code be submitted to the Planning Commission. He also requested the Planning Commission look at amortizing the fees over the water bill if units are not exempt from impact fees.

Councilmember Gurney stated citizens can participate at the Planning Commission Meeting as well as at City Council and that the Planning Commission members can be contacted by the citizens.

Mr. Beele questioned if there would be a subcommittee.

Councilmember Gurney stated she did not know what the Planning Commission would do.

Director Webster stated there would mostly likely not be a subcommittee.

Vice Mayor Slayter moved and Councilmember Gurney seconded the motion to adopt the Resolution of Intention to Consider Changes to Cannabis Regulations Pursuant to Recent Changes in State Law.
VOTE:
Ayes: Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter, and Mayor Glass
Noes: None
Absent: None
Abstain: None
City Council Action: Approved Resolution of Intention to Consider Changes to Cannabis Regulations Pursuant to Recent Changes in State Law.
Minute Order Number: 2016-287

13. Discussion and Action for Mayor to Designate Representative(s) to vote in Mayor's absence at the Mayors and Councilmembers Association Meetings and City Selection Committee Meetings (City Manager/City Clerk)

City Manager McLaughlin presented the staff report recommending the Mayor to Designate Representative(s) to vote in Mayor's absence at the Mayors and Councilmembers Association Meetings and City Selection Committee Meetings.

Mayor Glass designated the following as Representative(s) to vote in the Mayor's absence in the following order:

1. Vice Mayor Slayter
2. Councilmember Gurney
3. Councilmember Hinton
4. Councilmember Carnacchi

Councilmember Gurney moved and Councilmember Carnacchi seconded the motion to approve the following as Representative(s) to vote in the Mayor's absence in the following order:

1. Vice Mayor Slayter
2. Councilmember Gurney
3. Councilmember Hinton
4. Councilmember Carnacchi

VOTE:
Ayes: Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter, and Mayor Glass
Noes: None
Absent: None
Abstain: None
City Council Action: Approved the following as Representative(s) to vote in the Mayor's absence in the following order:
1. Vice Mayor Slayter
2. Councilmember Gurney
3. Councilmember Hinton
4. Councilmember Carnacchi

Minute Order Number: 2016-288

14. Discussion and Consideration of City Staff and City Council Committee Assignments (City Manager/City Clerk)

City Manager McLaughlin presented the staff report recommending the City Council discuss and consider approval and appointments to the Committee Assignments.

The Council discussed various committee appointments and consensus was to approve as discussed.
City Council Action: No formal vote – Council consensus
Minute Order Number: 2016-289

CITY COUNCIL REPORTS:
15. City Manager-Attorney/City Clerk Reports: None

16. 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):

Councilmember Gurney reported as follows:

- SCTA/RCPA December 12th meeting - The RCPA BOD decided, in response to Staff's request, to establish a Climate Action Advisory Committee to provide expert citizen input on implementation of the climate action initiatives [Item 4.6.1 from 12/12/16]. The CAAC will meet quarterly. Each Director is expected to submit two nominations by January 31, 2017. There is a nomination form in the 12/12 packet, along with the CAAC Charter and a summary for Climate Action 2020. Asked that this be agendized to the next City Council meeting to discuss asking for volunteers.
- Funding approved to Safe Routes to School Program
- Highway 37 Report
- Interest Public/Private Partnership with new road
- 4 County member group scheduling work for 2017
- By end of 2017 come with assessment of design alternatives
- SCTA RCPA Outreach community coordinator
- Caltrans did presentation of 2016 SHOPP List
- Sebastopol has Laguna Bridge Project
- Suggested when this is finished, the City should stop traffic and have a ribbon cutting ceremony

Vice Mayor Slayter commented as follows:

- Discussed Sonoma Clean Power
- Stated the County of Mendocino has officially joined
- Starting service in June 2017
- Discussed electric car program
- Number of applicants for the grants were off the charts and very successful
- Dealerships sold out and had to order more
- Report of non-participating dealers offering deals to potential purchases equal to SCP negotiated discount

Mayor Glass commented as follows:

- Sonoma Marin Mosquito Abatement in process of getting certified at the most transparent level of government
- Creating huge procedures manual
- Useful information for City

City Manager McLaughlin reported on the following:

- Pine Grove Square – working towards financial analysis of revenues derived from development of the City owned property – exploring massing studies
- Village Mobile Home Park Subcommittee – setting parameters to move forward – report back in February

Councilmember Gurney stated the information will energize the Council to make decisions for the property and a developer can understand more quickly want the City wants there.

17. Council Communications Received:

18. Future City Meeting Dates/Events (Informational Only): (See Below)

ADJOURNMENT: Mayor Glass adjourned the Regular City Council Meeting at 10:32 to the next Regular City Council Meeting to be held on Tuesday, January 3, 2017, at 6:00 pm at the Sebastopol Teen Center, Youth Annex, 425 Morris Street, Sebastopol, Ca. in memory of Fred Fletcher.

Respectfully Submitted,

Mary Gourley
Assistant City Manager/City Clerk, MMC

DRAFT