AGENDA ITEM NUMBER 1

APPROVED

City of Sebastopol City Council Regular Meeting Minutes

Meeting of January 19, 2016

As approved by the City Council at their regular meeting of February 2, 2016.

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

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

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

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

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

A notice of the meeting was posted by the City Clerk on January 13, 2016.

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

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

Roll Call

Present:	Mayor Gurney
	Councilmember Eder
	Councilmember Jacob (arrived at 7:18 pm)
	Councilmember Slayter
Absent:	Vice Mayor Glass
Staff:	City Manager-City Attorney Larry McLaughlin
	City Clerk Mary Gourley
	Engineering Manager Henry Mikus
	Finance Director Ana Kwong
	Fire Chief Bill Braga
	Planning Director Kenyon Webster
	Police Chief Jeff Weaver
	Superintendent of Public Works Rich Emig

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

PROCLAMATION(S)/PRESENTATION(S):

- Introduction of Reserve Police Officer Vanessa Zellmer

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.)

Ila Benavidez-Heaster commented as follows:

- Discussed the interviews conducted and General Plan
- Concern where is the discernment
- Stated the Council had fabulous people interviewing for the open positions
- 50 years of experience and two gifted people not come through the ranks of the interviews
- Questioned when the Council will start to take risks and start breaking the status quo
- Stated Councilmember John Eder consistently takes risks and gets voted out
- Stated she wanted to bring this to the Council's attention
- Stable and good institutions
- Great Planning Commissions
- Ready to move and get head of the curve
- General Plan – begin to be discernment – not see happening
- Stated the Council is filling in the bubbles
- Stated that happened with the advisory group
- Questioned Happed with the advisory group
- What is it you want to achieve and what is it you want to accomplish
- Keep talking about revitalization as opposed to gentrification
- See little inroads in that
- Support in how begin to have conversations in front of the public that say this is what we want to accomplish in the coming 20 years
- Not far ahead enough with new General Plan
- No real significance looking at it

Nancy Prebelich, Leland Street, commented as follows:

- Community work with regards to hotel
- Stated she attended two of the workshops
- Stated after the workshops she went to the tractor store and talked to the employees
- Stated they did not know of the community workshops until she told them
- Stated they are being informed that the company wants to move and stated this is not true
- Stated she also talks to members of the community
- Stated not one person she spoke too knows of these community workshops
- Baffled when running for Council seats, mailbox and door steps flooded with leaflets and flyers
- Stated at these community workshops, it is the same people, same developers and same community members)
- Stated the word is not getting out
- Stated people are confused of the hotel projects
- Confusing what is being talked about
- Discussed being anti-process

- Stated people are confusing this project with the Barlow Hotel and stated it is also not the same project as the French Garden project
- Discussed 163 rooms of high end luxury hotel
- Council is not getting real reflection of the community
- Feel workshops are by design because the Council wants the projects to happen
- Like to have more information and heads up and input

Councilmember Slayter commented as follows:

- Workshops put on were entirely put on by proponent of project
- City had nothing to do with it
- City not responsible in any way what went on at those workshops
- Stated he believes the hotel will be making an application in next few weeks
- At that point becomes City responsibility to publicly notice all hearings
- Discussed post card mailers and stated this could be suggested to the applicant
- Stated just because a workshop was held in the City does not mean it was sponsored by the City

Mayor Gurney commented as follows:

- Stated citizens can submit questions to the City Clerk who directs those questions to the appropriate personnel or staff
- Stated if people want to spread the word about these community meetings, then citizens can do that as well to ensure that the word is spread
- Make sure as many know what is happening and what is going on
- Stated the City does their best to publish City business
- Stated in this case, it was a private applicant doing their public outreach
- Discussed interviews and stated that Councilmember Slayter also showed some discernment and went with applicants others than the status quo as well as Councilmember Eder
- Discussed Joint Meetings with Planning Commission on DRAFT General Plan
- Next one is February 9th
- Stated it was awkward as Mayor and Chair of the Planning Commission to have these two bodies of 12 people and the consultant struggling through these two chapters
- Stated the next meeting will be organized to move through material and get to a higher level

STATEMENTS OF CONFLICTS OF INTEREST BY MAYOR/CITY COUNCILMEMBERS FOR ITEMS ON THE AGENDA (This is the time for the Mayor or City Councilmembers to indicate any statements of conflicts of interests for any item listed on this agenda) *There were none.*

Consent calendar items are routine matters or matters which have been reviewed by the City Council previously. These items may be approved by one motion without discussion unless a member of the City Council requests that the item be taken off the consent calendar. Items removed from the consent calendar will be taken up upon completion of action on the remainder of the items on the consent calendar.

Councilmember Slayter moved and Councilmember Eder seconded the motion to approve Consent Calendar Items Numbers 1, 2, 3, 4, 5 and 6.

VOTE:

Ayes: Councilmembers Eder, Slayter and Mayor Gurney

Noes: None
Absent: Councilmember Jacob and Vice Mayor Glass
Abstain: None

CONSENT CALENDAR ITEM(s):

1. Approval of Minutes of January 5, 2016 City Council Meeting Minutes (City Clerk)
   City Council Action: Approved Minutes of January 5, 2016 City Council Meeting
   Minute Order Number: 2016-021
2. Approval of Minutes of January 11, 2016 City Council Meeting Minutes (Special Meeting) (City Clerk)
   City Council Action: Approved Minutes of January 11, 2016 City Council Meeting
   Minute Order Number: 2016-022
3. Approval of Second Reading and Approval and Adoption of Ordinance 1081 Amending City's Landscape Ordinance to Adhere to New State Standards (Planning Director/Building Official)
   City Council Action: Approved for Second Reading and Adoption of Ordinance 1081 Amending City's Landscape Ordinance to Adhere to New State Standards
   Minute Order Number: 2016-023
4. Approval of Amendment No. 16 to Master Agreement 2010-01-36 for Engineering Consulting Services between the City of Sebastopol and GHD, Inc., for Well 7 Pilot Test Reporting to the State of California (Superintendent of Public Works)
   City Council Action: Approved Amendment No. 16 to Master Agreement 2010-01-36 for Engineering Consulting Services between the City of Sebastopol and GHD, Inc., for Well 7 Pilot Test Reporting to the State of California
   Minute Order Number: 2016-024
5. Approval of DRAFT Request for Qualifications (RFQ) for a Public Art Project funded by the art in-lieu fee (Planning Director)
   City Council Action: Approved DRAFT Request for Qualifications (RFQ) for a Public Art Project funded by the art in-lieu fee.
   Minute Order Number: 2016-025
6. Approval of Authorization for City Manager to Execute Agreement for Update to Traffic and Air Impact Study for Barlow Hotel Project (Planning Director)
   City Council Action: Approved Authorization for City Manager to Execute Agreement for Update to Traffic and Air Impact Study for Barlow Hotel Project.
   Minute Order Number: 2016-026

INFORMATIONAL ITEM(s) AND/OR PRESENTATION(S):

7. Presentation from the Sonoma County Community Development Commission on Ending Homelessness - Toolbox of options for policy makers with the goal of ending all homelessness in ten years through building homeless dedicated housing (Presenter: James Leddy, Special Projects Director, Sonoma County Community Development Commission)

Mr. James Leddy presented a slide show to the City Council.

Councilmember Slayter questioned the homeless people by population chart (ES2) and questioned if the 156 percent of the homeless population figure is overlap.

Mr. Leddy stated that is overlap and stated these are all under-counts.

Mayor Gurney opened for public comment.

Gail Brownell commented as follows:

- Been involved in housing and affordable housing in community for 43 years
- Special interest is homelessness
- Lost 30 people to premature death due to homelessness
- Not a good life for people
- Everyone who is a human being deserve to have basic things including shelter
- Need not to receive this for free – many ways pay to be part of that participation
- What Council can do about it – have Successor Agency to Redevelopment Agency and stated the Agency receives some funds through County
- Adopt old redevelopment rule – 20% for affordable housing
- Need to take care of human capital (people)
- Make commitment to spend 20 percent of those funds for affordable housing
- Suggested the City looking at surplus properties
- Stated Sebastopol has done a good job at building affordable housing and stated she wants Sebastopol to remain leaders and take care of those in our community who cannot take care of themselves

Jim Vaugh commented as follows:

- Local business man
- Has business on Town Square
- Rotarian
- Interested in supporting homelessness
- Loves this program presented tonight
- Offered his services and assistance
- Stated he knows these homeless people and stated they have become friends
- Stated he knows how they tick
- Wanted to speak to the Police Chief and Council to see if there is something we can do as Rotarians and interested parties in the community to make things easier for Council to take the first step
- Discussed providing lunches, tents, and tarps in a place that is legal for them to be in

Linda Hopkins, Forestville, running for Supervisor, commented as follows:

- Discussed the homeless issue
- Stated they consider themselves houseless
- Stated they have been offered housing in Santa Rosa, but they state that the River is their home and they do not want to leave
- Stated the solution has to be multi-faceted
- Stated they have a strong connection to the River and do not want to leave
- Discussed crew of 12 people who worked to move 3000 pounds of trash of abandoned encampments
- Discussed canned goods – not helpful – hard for people to access
- Need for laundry facilities – no access to washer or dryer
- Idea of cities and County working together is inspiring and is what needs to happen
- Multi-faceted problem that does not have a single solution
- Discussed Chris and Clean River Alliance

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

Mr. Leddy replied to the public comment as follows:

- Stated it is a reality that people who are homeless gravitate to an area
- Studies show that 87% of the homeless in an area used to be housed in that community
- Discussed there is some migration
- Stated some people call that community home
- Stated right now the community is their home, but there is no shelter for them to stay in

Councilmember Eder commented as follows:

- Think the current preferred term is shelterless and not homeless
- Applaud people are finally able to recognize those visible people that are around us
- Not want this to die in a bureaucratic maze
- Not see mentioned and is critical is access to our woefully public transportation system
- Applaud conversion of Palm Hotel to shelterless shelter
- Southern Santa Rosa Avenue has a number of properties that have outlived their economic viability as a hotel and are falling into disrepair
- Discussed repurposing those
- Discussed if building new structures to use veterans who have skills in building
- Stated he is curious with where we stand with the availability of access to National Guard armories

Mr. Leddy stated that all armories got discontinued.

Councilmember Eder questioned where are all those affordable inflatable shelters with heat systems that used to be used. He also stated that the City was engaged with Catholic Charities properties and questioned the status of the Safe Parking Program

Mr. Leddy explained the Safe Parking Program and stated staffing is overwhelmed right now (Catholic Charities) and stated they are continuing to look for locations, but also need the ability to staff.

Councilmember Eder stated he and Councilmember Slayter met with Catholic Charities and supports Sebastopol's involvement in that.

Chief Weaver stated the City has a Safe Parking up and running at the Catholic Church and stated he is not aware that it has been discontinued.

Mr. Leddy stated he will confirm the status of that program.

Councilmember Slayter commented as follows:

- Stated he likes the road show and getting this out to other Cities
- Questioned if anyone knows how many homeless or shelterless folks actually prefer that life style
- Stated he hears that from time to time
- Questioned if it measureable

Mr. Leddy stated that nine out of ten people asked would prefer not to be shelterless. He stated that 90 percent of those questioned would prefer to be sheltered.

Councilmember Slayter commented as follows:

- In other communities who have programs like this, do these communities that offer this type of service become magnets and become a known community throughout that segment of the population
- Questioned if the communities become known as good communities to go to because it offers those services
- Questioned if at some point a community could reach an unsustainable tipping point

Mr. Leddy stated there is no evidence to show that but stated there is some migration. He stated that there has not been shown any evidence to support that communities who do more attract more homeless but stated this is often an expressed concern of neighbors and communities.

Councilmember Slayter questioned if it is known what the percentage is homeless who are former residents of the incarceration system.

Mr. Leddy stated he does not know that figure off hand but will get back to the City with that information.

Councilmember Slayter discussed the Tiny Home idea and questioned the durability and safety of housing units that were not meant for full time dwelling and stated this seems problematic. He stated he would prefer to see permanent foundations and fixed plumbing and stated he does not see a significant difference in cost. He questioned the current Section 8 housing, and stated with the low vacancy rates in Sebastopol and the ever rising rents, is it entirely up to the property owner to say whether or not to accept the voucher and if so, is this a viable program.

Mr. Leddy commented as follows:

- Stated that this program helps thousands of people across the county who are on this waiting list
- Stated the landlord does have the ability to refuse
- Stated it is one of the main ways to get people into house
- Discussed the average rent development process that HUD looks at
- Stated if the calculation does not keep up with the rental inflation, this causes another problem as well
- Stated when there is 15,000 people waiting five to six years to get vouchers, but then there is no unit to rent, this is a good reason why Building Homes is a good path

Councilmember Slayter discussed Mobile Home Parks and Tiny Home Parks, and stated with his experience with MHP throughout the years, he hears time and time again problems with management because homes are owned and land is rented and management company owns streets, no one know who is inspector or who has responsibility for what and stated this causes angst for residents. He questioned is there a way to avoid this in the proposal and is it clear who owns things.

Mr. Leddy commented that Mobile Home Parks are the strongest forms of affordable housing and why it is the most regulated. He stated that some even have rent control (age or income restricted) and stated that it has to be a balance of renters' rights' and what fees are passed on, how it is regulated, issues with conversion of parks, etc. He stated that every jurisdiction has its challenges

and that there is no easy answer. He stated also that Mobile Home parks have a strong lobby in Sacramento.

Councilmember Slayter questioned if there has been a calculation of the actual cost of constructing real houses or apartments from the ground up. He stated that this number of houses would have a fairly impactful impact on the local construction trades and questioned if there is any way that could be calculated and stated it could create a mini-house building boom.

Mr. Leddy discussed the per-unit cost, labor and supplies, land price, and fees, but stated the people building the project are a large part of the fee as City's have prevailing wages. He stated that he has not seen an Economic Analysis, but will see what he can look up and send to the City.

Councilmember Slayter stated there is a floor plan for a tiny home in the packet and discussed that the size of it is 363 SF which is smaller than a lot of prison cells. He discussed the need to provide housing and best land use and avoidance of sprawl.

Mr. Leddy discussed the Tiny Homes pilot program and discussed the status of it and stated there is a strong discussion of the use of land and density.

Mayor Gurney questioned if Mr. Leddy was suggesting annexation.

Mr. Leddy stated the voters have voted that the top priority is to save the rural character and environmental resources. He discussed the Urban Growth Boundary and stated that outside the UGB has less and inside is more such as increase in heights, density, etc.).

Mayor Gurney commented as follows:

- Discussed the mega conversation that needs to be held
- Appreciate outline of ongoing engagement of leadership groups
- Stated the conversation needs to happen at our ground level first
- Discussed the conversation with community members involved (service delivery and volunteerism) and stated the City needs to dial in our own understanding and own commitment and our opportunity to serve our homelessness or shelterless issue
- Take on issue from inside out rather than County wide coming down on us
- County perspective is helpful
- Share similar education and information and exchange amongst different leaders
- Cities are all different and we all treasure our identities
- Have benefit of being effective where able to step forward on our own such as from the pledge from the Rotary
- Good for us to link arms here, figure out what to do and then fit into it County wide
- Concern to understand how, if we address the housing issue first as mean so end homeless, how do we work to provide the obvious next steps which might be numerous (education, healthcare, help with mental illness, drug, etc.) and how to deal with whatever may be an obstacle for them to get to the next step for that person
- Component needs to be important to understand and not become Band-Aid
- Offer help that is genuine and effective

Mr. Leddy stated the report is based on shelter but have incredible group of organizations and individuals who are working on services. He stated this report does not speak to that in the tool

box, but relates to having the need to bring services as well. He stated it is not an either or, but how to approach it.

Councilmember Eder commented about utilizing the Successor Agency funding, and discussed the TOT. He stated that with the possibility of 0-3 new hotels in town, if any and all projects come to fruition, the City will see significant increase in TOT or bed tax. He stated that people have this perception that the hotels are targeted at well-heeled wine country visitors, and stated he could not think of a better fit than to use some of that newly found income to assist those without shelter and stated the Council should consider this issue when looking so that source for funding.

The City Council thanked Mr. Leddy for the presentation.
City Council Action: None Required. Received presentation.
Minute Order Number: 2016-027

PUBLIC HEARING(s): **None**
REGULAR CALENDAR AGENDA ITEM(S) (DISCUSSION AND/OR ACTION):

8. Request from Redwood Empire Disposal for Amendment to Franchise Agreement (Change in Language) to Exhibit D of the Collection Services Agreement (City Manager)

City Manager McLaughlin presented the staff report recommending the City Council discuss the request and approve amendments to Exhibit "D" to the franchise agreement to delete therefrom the three categories of materials referenced above.

Mr. James Salyers, Redwood Empire Disposal, commented as follows:

- Discussed the Styrofoam food service container and clarified this aspect and stated they go out and start re-educating people what they can put in the blue can
- Discussed that some food services are using compostable food service containers
- Pictures included in the packet are included for knowledge of what goes on
- Discussed the process of recyclables
- Discussed operational aspect of what it does to their facility
- Have drop off bin on Standish Avenue
- Problem with blue can - material contaminates everything and things become residual
- Discussed plastic bags falling through and becoming residual
- Stated recyclables are becoming items that have to be thrown away
- Ends up going to land fill and is not marketable
- Company is going through regulatory difficulties
- Not an isolated incident

Councilmember Eder stated that he has heard that the company is conducting education outreach such as ads in the newspaper, but questioned what other means of media are being used.

Mr. Salyers commented as follows:

- Stated the information will be included in the newsletter next month
- Stated information is on their Web page
- Stated they are also adding videos
- Educating people on what can be put in cans as opposed to what cannot
- Outreach is always available for the company to go to schools and businesses

Councilmember Eder questioned if the number of items that are recycled in the system is a small number.

Mr. Salyers stated absolutely not and that it is a miniscule amount. He stated the items that they are asking to be taken out are plastic bags and shredded paper.

Councilmember Eder stated that he has been around recycle for a really long time and questioned if the company can communicate with their customers using decals.

Mr. Salyers commented as follows:

- Stated it is a good idea and that the company is doing it
- Discussed green washing
- Discussed stickers and stated they are in the process of doing that
- Stated they are starting with commercial first
- Found commercial material has more residual than residential
- Addressing the base reduction on residual first

Councilmember Eder suggested at a minimum that the stickers be in English and Spanish.

Councilmember Slayter stated with potential decrease in the amount being picked up in blue cans, is there a corresponding increase in waste being accounted for.

Mr. Salyers commented as follows:

- Stated that in actuality, this not something that just occurred
- Shreds of paper and plastic bags been residual for quite some time
- Discussed diversion
- Count by actually what sell
- Cannot weigh trucks as come in
- Counted by what is actually processed
- Material not getting sold
- No decrease in diversion
- Look at what can be done to increase diversion
- Broadcasting putting food waste into green can

Councilmember Slayter stated in the nuts and bolts of what is being picked up, will recycle trucks fill more slowly and garbage trucks will fill more rapidly.

Mr. Salyers stated that it would not be an impact and the amount is really small.

Councilmember Slayter questioned what is the difference between film plastic and a plastic bag and questioned if film plastic is what newspaper are delivered in.

Mr. Salyers stated that plastic bags are bags such as kitchen trash bags of plastic bags from stores, and film plastic is plastic such as the plastic used around newspapers or plastic used by dry cleaners.

Councilmember Slayter questioned if the crinkling bags that are sold at the store at film plastic or recyclable.

Mr. Salyers stated those bags never were recyclable as they have a fiber in them and are considered mixed media.

Councilmember Slayter stated that these bags have always been collected at the front door of a grocery store and questioned if the community needs to continue to take them there.

Mr. Salyers commented as follows:

- Discussed film plastic
- Stated there would need to be a way to keep the product from being contaminated
- Safeway only one still accepting those bags
- Stated it is a source separated thing

Councilmember Slayter questioned if these do not go into the blue can and they need to be taken to Safeway.

Mr. Salyers stated that is correct.

Mayor Gurney opened for public comment.

Suzanne, Washington Avenue, suggested that the Library have a collection bag for shredded paper and then have it get to the garbage company.

Hearing no further comments, Mayor Gurney closed public comment.

Mr. Salyers commented as follows:

- Stated that item has been discussed
- Stated there is a drop off at Recycling on Standish Avenue
- Stated this idea could be done but that it would need to be somewhere where it could be policed
- Not rule possibility out of doing that
- Ideas would be appreciated as to where to put it where it can be policed and monitored

Mayor Gurney suggested having one at the trail head.

City Manager clarified the recommendations in the staff report as follows:

- Staff recommends that Exhibit "D" to the franchise agreement be amended to delete therefrom the three categories of materials referenced above;
- Ratto to give at least 30 days advance notice of these changes to its City customers;
- It is further recommended that Ratto be required to provide periodic updates to City concerning the recyclables market, and City would reserve the right to request reinstatement of deleted materials if the market improves; and
- City Manager to be authorized to negotiate and sign an Amendment to the Franchise Agreement reflecting these changes.

Councilmember Jacob moved and Mayor Gurney seconded the motion to:

- Authorize Exhibit "D" to the franchise agreement be amended to delete therefrom the three categories of materials referenced above;
- Ratto to give at least 30 days advance notice of these changes to its City customers;

- It is further recommended that Ratto be required to provide periodic updates to City concerning the recyclables market, and City would reserve the right to request reinstatement of deleted materials if the market improves; and
- City Manager to be authorized to negotiate and sign an Amendment to the Franchise Agreement reflecting these changes.

Discussion:
Mayor Gurney commented it would be helpful to the community for Public Works to find some location for this service where it can be monitored and policed.

City Manager McLaughlin commented that staff will look into that.
VOTE:
Ayes: Councilmembers Eder, Jacob, Slayter and Mayor Gurney
Noes: None
Absent: Vice Mayor Glass
Abstain: None
City Council Action:

- Authorize Exhibit "D" to the franchise agreement be amended to delete therefrom the three categories of materials referenced above;
- Ratto to give at least 30 days advance notice of these changes to its City customers;
- It is further recommended that Ratto be required to provide periodic updates to City concerning the recyclables market, and City would reserve the right to request reinstatement of deleted materials if the market improves; and
- City Manager to be authorized to negotiate and sign an Amendment to the Franchise Agreement reflecting these changes.

Minute Order Number: 2016-028

9. Request from LANTERN to formally ask for the formal Council support for their exploration of improvements to the Library at its current site (Mayor Gurney/City Manager)

City Manager McLaughlin presented the staff report recommending the City Council hear from the LANTERN group and staff, discuss the matter, and then express its official support for the concept of a new and expanded library at the current site.

Mayor Gurney commented as follows:

- LANTERN at the Council meeting of July 7th, provided an update to the Council on the study session and its findings
- Heard material six months ago in addition to periodic reports given to the Council
- Emphasized that she thinks it is important for LANTERN to have commitment for purpose of going forward and fund raising
- Request is to add convincing element and motivation of fund raising to go on to design work for improvements
- Introduced LANTERN members in the audience

A member of LANTERN stated that the group believes the City Council understands the importance of having definitive announced City support.

Mayor Gurney opened for public comment.

AGENDA ITEM NUMBER 1

Ila Benavidez-Heaster commented as follows:

- Lives in the Library
- Needs sound baffling
- Way too small
- Everything in town is tiny
- For many, it is a family room
- Mixing of children with adults is wonderful idea but stated that children are so noisy at times you cannot think
- Need space in there for the children
- Need area for them to do the work they want to do
- Need expansion immensely

Hearing no further comments, Mayor Gurney closed public comment.

Councilmember Slayter moved and Councilmember Jacob seconded the motion to express its official support for the concept of a new and expanded library at the current site.

Discussion:

- Councilmember Eder commented as follows:
- Questioned if the library could expand in its existing space
- Questioned if this included a multi-story building

City Manager McLaughlin commented as follows:

- One idea is to look at a second story building, but that a multi-story library is a very complicated issue
- Not necessarily optimum solution but others disagree
- Preferred way would be hopefully for City hall to relocate and allow use of full site for larger single story library

Mayor Gurney commented as follows:

- Exploration of what group can do
- Moving into area where there is a fountain or into the sidewalk area or parking lot and partnering with the Senior Center
- Stated there are many possibilities
- Stated the City's support will allow that exploration of design to go forward more convincingly

Councilmember Eder stated staffing issues were considered potentially problematic on a multi-story building.

VOTE:

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

City Council Action: Approved that the City Council express its official support for the concept of a new and expanded library at the current site.

Minute Order Number: 2016-029

Mayor Gurney called for a recess at 8:00 pm and reconvened the meeting at 8:10 pm.

10. Discussion of Sustainable Groundwater Management Act (SGMA) Boundary Adjustment Issue and Direction to Staff to Request No Basin Boundary Adjustment at this time (Engineering Manager)

Engineering Manager Mikus presented the staff report recommending the City Council receive the staff report and provide direction to staff to request no Basin Boundary Adjustment at this time.

Mayor Gurney opened for public comment.

John Rosenbloom commented as follows:

- Member of Belmont Terrace
- In sphere of influence
- Discussed groundwater sustainability
- Stated they operate from a well
- Stated as a Mutual Water Company, they do not have the standing that the City has within this new Act
- Focus of Act is to make significant advances in groundwater management and stated that was achieved
- Stated however their Mutual Water Agency is in never-never land
- Stated this could be resolved when the City Council formally becomes part of the Management Agency
- Stated the Mutual Water Agency does not get standing until the City becomes part of the Management Agency
- Everything is on line to get initial planning phase done
- Don't want to miss out on funding opportunities in the future
- Need help with funding
- 60 year old piping in ground
- Need to replace this pipe
- Appeal to City Council to formally join or become part of the Management Agency
- Need City to move in order to get standing

Mayor Gurney asked Engineering Manager Mikus to address the public comments.

Engineering Manager Mikus commented as follows:

- Discussed the issue about membership
- Stated there are three Mutual Water Companies affected
- Stated it is a legitimate concern
- Stated they are outside the Santa Rosa Basin but are impacted by decisions of the Santa Rosa Basin Managers in the future
- Stated the City of Sebastopol is the closest neighbor
- Stated they are looking to us to provide leadership
- Stated he cannot agree that they would have any different standing whether members or not
- Stated the City would be close and would be considered advocates if the City joined
- Stated the standing would change if the Basin Boundary was adjusted

- Discussed the Mutual Water Agencies would be in the watershed and stated he hopes that happens
- Had outreach meeting in December
- Approached by Mr. Rosenbloom and independents who had wells
- Questioned who could lobby for them
- Stated it is an issue
- Stated the SGMA discussion discussed governance

Mayor Gurney questioned who the three Mutual Water Agencies are.

Engineering Manager Mikus commented they are Belmont Terrace, Fircrest and does not recall the third,

Councilmember Jacob moved and Councilmember Slayter seconded the motion to provide direction to staff to request no Basin Boundary Adjustment at this time.

VOTE:

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

City Council Action: Approved providing direction to staff to request no Basin Boundary Adjustment at this time.
Minute Order Number: 2016-030

11. Consideration of Approval to Direct Staff to Shorten Notice of Request for Application Submittal Deadline for a Vacant Position on the City Planning Commission Due to Receipt of Resignation (City Manager/City Clerk)

City Manager McLaughlin presented the staff report recommending the City Council direct staff to shorten the Notice of Request for Application Submittal Deadline for a Vacant Position on the City Planning Commission Due to Receipt of Resignation.

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

Councilmember Slayter questioned the normal amount of time for announcing vacancies or openings.

City staff stated the normal noticing requirements is four to six weeks but noted that City staff has already noticed this vacancy based upon the decision at the last City Council meeting and therefore this notice will be noticed for a little shorter than the four weeks.

Councilmember Slayter moved and Mayor Gurney seconded the motion to shorten the Notice of Request for Application Submittal Deadline for a Vacant Position on the City Planning Commission Due to Receipt of Resignation.

VOTE:

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

Abstain: None
City Council Action: Approved staff to shorten the Notice of Request for Application Submittal Deadline for a Vacant Position on the City Planning Commission Due to Receipt of Resignation.
Minute Order Number: 2016-031

12. Discussion of Request for Consideration of Creation of an Alternate Position on the Planning Commission (Mayor Gurney/Councilmember Slayter)

Councilmember Slayter presented the report recommending the City Council direct staff to prepare an amendment to the City of Sebastopol Municipal Code, Chapter 2.24, Planning Commission. He stated that over the past six years, there has been approximately one vacancy per year due to a Planning Commissioner being elected to the Council, resignations or members moving. He stated with the frequency of one vacancy per year, it makes sense to have an alternate member waiting in wings, up to speed and who can step right in.

Mayor Gurney commented as follows:

- Stated an alternate would add to the benefit to the Planning Commission to have a functioning person who can step right in and exercise to vote
- Stated the Planning Commission would not be operating to the detriment of less than a full count of Commissioners
- Stated an alternate person could step in and cover absences

Mayor Gurney opened for public comment.

Hearing no comments, Mayor Gurney closed public comment.

Councilmember Jacob moved and Councilmember Slayter seconded the motion to direct staff to prepare an amendment to the City of Sebastopol Municipal Code, Chapter 2.24, Planning Commission.

VOTE:
Ayes: Councilmembers Eder, Jacob, Slayter and Mayor Gurney
Noes: None
Absent: Vice Mayor Glass
Abstain: None
City Council Action: Authorized staff to prepare an amendment to the City of Sebastopol Municipal Code, Chapter 2.24, Planning Commission.
Minute Order Number: 2016-032

13. Discussion and Appointment of Members to Staff Committee Appointments/Assignments and City Council Committee Appointment Assignments (City Manager/City Clerk) – *This item was continued from the January 5, 2015 City Council Meeting*

The Council discussed the Committee Assignments as presented in the staff report.

Mayor Gurney opened for public comment.

Hearing no comments, Mayor Gurney closed public comment.

Councilmember Jacob moved and Mayor Gurney seconded the motion to approve the Staff Committee Appointments/Assignments and City Council Committee Appointment Assignments as discussed and to return to the City Council City Council Liaison to the Sebastopol Downtown Association.

VOTE:

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

City Council Action: Approved City Council and Staff Committee assignments as discussed and directed staff to return to the Council with one remaining committee for further discussion.
Minute Order Number: 2016-033

Mayor Gurney adjourned the City Council Meeting at 8:15 pm to the Successor Agency Meeting.

CONVENE MEETING OF THE SUCCESSOR AGENCY FOR THE FORMER SEBASTOPOL COMMUNITY DEVELOPMENT AGENCY (The City Council Acts as the Successor Agency)

Agenda Items shown under this heading are items that the City Council of the City of Sebastopol will be considering solely in the capacity as the Successor Agency for the former Sebastopol Community Development Agency.

CALL TO ORDER: Mayor Gurney called the meeting to order at 8:16 pm.

ROLL CALL

Present: Mayor Gurney
Councilmember Eder
Councilmember Jacob
Councilmember Slayter
Absent: Vice Mayor Glass
Staff: City Manager-City Attorney Larry McLaughlin
City Clerk Mary Gourley
Finance Director Ana Kwong
Planning Director Kenyon Webster

CONSENT CALENDAR ITEMS:

Mayor Gurney moved and Councilmember Slayter seconded the motion to approve Consent Calendar Items Numbers 14 and 15.

VOTE:

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

14. Approval of the Recognized Obligation Repayment Scheduled (ROPS) 16-17 (Finance Director)

Successor Agency Action: Approved the Recognized Obligation Repayment Schedule ROPS 16-17
Minute Order Number: 2016-034
Resolution Number: SA - 6065

15. Approval of Successor Agency Administrative Budget for FY 2016-2017 (Finance Director)

Successor Agency Action: Approved the Successor Agency Administrative Budget for FY 2016-2017

AGENDA ITEM NUMBER 1

Minute Order Number: 2016-035
Resolution Number: SA - 6066

DISCUSSION AND ACTION ITEMS: None

ADOURNMENT: Mayor Gurney adjourned the Successor Agency Meeting at 8:18 pm.
RECONVENE REGULAR CITY COUNCIL MEETING: Mayor Gurney reconvened the City Council Meeting at 8:19 pm.

CITY COUNCIL REPORTS:

16. City Manager-Attorney/City Clerk Reports:

City Manager McLaughlin stated he will be out of the office on Thursday and Friday to attend the Annual REMIF Meeting.

17. 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 commented as follows:

- Provided the SCTA/RCPA in writing
- Water subcommittee met and considering proposal from Daily Acts to facilitate workshop on rainwater catchment and possible second workshop on greywater system
- Cittaslow Sebastopol offered to assist with publicity of that event
- CIR subcommittee met – included Cittaslow members in that meeting
- Committee work is underway and will return to the Council with recommendations
- Emphasize invitation from Laguna Foundation for February 2nd – 9:00 am – 12:00 pm
    - Kayak tour
    - Invited City Council and staff – five free seats
    - Encourage as many as possible to do
    - Safe and get to be on water
    - Would like the Planning Department to conduct this as a field trip for staff

18. Council Communications Received: Mayor Gurney stated that the Council received a report on the last Complete Streets Advisory Committee and that the Mayor responded to the report and copied the City Council.

19. Future City Meeting Dates/Events (Informational Only): (See Agenda)

CLOSED SESSION: None

Adjournment: Mayor Gurney adjourned the regular City Council meeting of January 19, 2016 at 8:45 pm to the Regular City Council Meeting to be held on Tuesday, February 2, 2016 at 6:00 pm, at the Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol.

Respectfully submitted,

Mary C Gourley

Mary Gourley, CMC. City Clerk