

CITY COUNCIL MEETING MINUTES

MINUTES FOR Meeting of May 18, 2021

As Approved by the City Council at their regular meeting of June 01, 2021.

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. City Council video recording are kept for a period of one year from date of meeting.

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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.

SIMULTANEOUS MEETING COMPENSATION DISCLOSURE (Government Code § 54952.3): Members of the City Council receive no additional compensation as a result of convening a joint meeting of the City Council and Successor Agency to the Former Community Development Agency.

SB 751 Legislative bodies of local agencies must publicly report: (1) any action taken and (2) the vote or abstention on each action taken by each member present for the action at a meeting.

****[GOVERNOR'S EXECUTIVE ORDER N-29-20](#)****

RE CORONAVIRUS COVID-19

CITY COUNCIL MEETINGS WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT.

This meeting complies with the Sonoma County Health Officer's COVID-19 Order to Shelter in Place issued on March 17, 2020, and pursuant to California Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.

Government Code Section 54953.

(a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided in this chapter.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

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(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

CORONAVIRUS DISEASE (COVID-19) ADVISORY

To protect our constituents, City officials and City staff, the City requests all members of the public to follow the California Department of Health Services' guidance and the County of Sonoma's Public Health Officer Order for the Control of COVID-19 restricting group events and gatherings and maintaining social distancing.

Consistent with Executive Order N-29-20, in-person participation by the public will not be permitted and no physical location from which the public may observe the meeting will be available. Remote public participation information is available on the City website.

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 remotely to its meetings that are generally scheduled for the 1st and 3rd Tuesday of every month. Your interest and participation are encouraged and appreciated.

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City Council Regular Meetings are available in real time and archived on Livestream. Important Notice The City of Sebastopol shows both live broadcasts and Video Archive of City Council Meetings over the Internet. Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice.

Here is the link: <http://bit.ly/sebcctv>

There are times that the meetings may not be live streamed due to technical issues; if that is the case, the meeting will be video-taped and uploaded as soon as possible to the City Web Site.

Anyone using abusive, vulgar, offensive, threatening, or harassing language, personal attacks of any kind or offensive terms that target specific individuals or groups will be muted and removed from the meeting.

6:00 pm Convene Regular City Council Meeting (ZOOM VIRTUAL FORMAT)

CALL TO ORDER: Mayor Glass called the regular meeting to order at 6:05 p.m.

ROLL CALL:

Present: Mayor Una Glass – By video teleconference
Vice Mayor Sarah Glade Gurney – By video teleconference
Councilmember Neysa Hinton – By video teleconference
Councilmember Diana Rich – By video teleconference
Councilmember Patrick Slayter – By video teleconference

Absent: None

Staff: City Manager/City Attorney Larry McLaughlin

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Assistant City Manager/City Clerk Mary Gourley
Administrative Services Director Ana Kwong
City Engineer Joe Gaffney
GHD Consulting
Fire Chief Bill Braga
Planning Director Kari Svanstrom
Police Chief Kevin Kilgore
Public Works Superintendent Dante Del Prete

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

Mayor Glass read protocols for the meeting.

PROCLAMATIONS/PRESENTATIONS:

The following were presented:

- Certificate of Appreciation for Outgoing Planning Commissioner Kate Haug
- Certificate of Appreciation for Outgoing Design Review Boardmember Ron Hari

PUBLIC COMMENT (for items not on the agenda).

Emails received from the public:

- Jack Piccinini
- Karina

Robert commented as follows:

- I'm calling because I have been having a conversation with myself, morally and practically around the people who have been parking their buses and vans in parts of Sebastopol.
- I have two parts in my history.
- One, I was raised with a strong progressive mindset about what we used to call the commons back when we were publishing the catalog.
- I also was raised with a strong compassion for people who were in need.
- Here we are with this situation in our town where we have people who are in some kind of need.
- We also have the people who own the city in common with each other.
- A small number of people, on Morris Street for example, approximately a dozen people have essentially co-opted a portion of the commons for their private use.
- While we are all very compassionate, I certainly am compassionate around people needing to find a home, I do not wish to see the City look the other way while the commons that belong to all of us are being disregarded.
- Those are spaces that are for people who want to go in on the trails to the Laguna, play little league, go to events at the Community Center, hear concerts, and do whatever they choose to do.
- They bought the city streets, they pay for them and maintain them.
- They do all kinds of things that give them rights to the commons.
- I'd like to hear from all five of you at some point soon as to why we should allow a system to persist past the emergency of a freezing cold winter, or the worst of the COVID crisis.
- Why should people be allowed to park there, burn their fossil fuels, make noise, and do whatever they want in a place that belongs to everyone?

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- I would like, in whatever form you can tell me, for the five of you to respond to difference between the commons, as a moral issue and with compassion for people.
- Let us find another place where they can go and close that street to anything more than three-hour parking.

STATEMENTS OF CONFLICTS OF INTEREST BY MAYOR/CITY COUNCILMEMBERS FOR ITEMS ON THE AGENDA. There were none.

CONSENT CALENDAR ITEM(S):

Mayor Glass read the consent calendar.

Mayor Glass questioned if any Councilmember(s) wanted to remove any item(s) from the consent calendar.

City staff requested to make corrections to Agenda Item Number 6 as follows:

1. For FY2020-21, \$64,000 is needed from the General Fund to pay the City Engineer, Council is asked to add \$15,000 to the currently budgeted \$52,000 for a total General Fund allocation of \$64,000 for FY2020-21.
2. Correction of typo in the staff report – should be 2021 not 2001
3. Beginning balance should have indicated \$52K instead of \$30K. The \$52K made up of \$40K for Engineering and \$12K for storm water division. Both divisions are funded by the General Fund.
4. Currently in FY21-22, there's \$30K for Engineering as a placeholder until CC adopted the budget. City Engineer contract is only for 6 months in FY 21-22; there it will tap \$15K of that \$30K.
5. Stated the City will continue to monitor and manage the Engineering budget.

Mayor Glass asked for any public comment on the consent calendar items.

Kyle Falbo commented as follows:

- In particular, I'm looking at the item related to acquiring software that covers certain tasks that have historically been done by City employees.
- Automation of labor performed by City employees can bring significant savings to the City.
- \$12,000 is to be reimbursed by a State grant.
- It is my hope that both the current cost of labor for the task that this software will handle has been quantified and that the realized savings of the labor hours are actualized.
- It should be clear that this replacement of labor for software increases the current expenditure to \$12,000 of the labor.
- My hope is that if the replaced labor is actually being reallocated that this come before the Council as a separate proposal.
- This would institute a change in working conditions for the labor that would be completing the task the software will be managing.
- Failure to disclose the reassignment is essentially an increase to the current labor cost of the City to the tune of \$12,000.
- Attempting to justify this based on the determined fee schedule would seem to be counter to the initial justification for the initial schedule when the fees were proposed.

Hearing no further comments, Mayor Glass closed the public comment on consent calendar items.

Councilmember Slayter commented as follows:

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- I'm so appreciative of the online services for permitting and research that will be such an incredibly valuable tool.
- I have been asking for this for years. I'm so happy it's happening.

Mayor Glass called for a motion.

MOTION:

Vice Mayor Gurney moved and Councilmember Rich seconded the motion to approve Consent Calendar Item(s) Number(s) 1, 2, 3, 4, 5, 7, 8, and 9.

Mayor Glass called for a roll call vote. City staff conducted a roll call vote.

VOTE:

Ayes: Councilmembers Hinton, Rich, Slayter, Vice Mayor Gurney and Mayor Glass

Noes: None

Absent: None

Abstain: None

1. Approval of Second reading, Waiving of Further Reading and Adoption of Ordinance Number 1133 – Ordinance Titled: An Ordinance of the City Council of the City of Sebastopol Repealing and Replacing Chapter 8.44, Uniform Fire Code 1971 Edition Relating to Fireworks, of the Sebastopol Municipal Code, to Prohibit the Sale and Use of Fireworks and All Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, are hereby Repealed, and shall have no further force or effect. (Responsible Department: Fire Department)

City Council Action: Approved Second reading, Waiving of Further Reading and Adoption of Ordinance Number 1133 – Ordinance Titled: An Ordinance of the City Council of the City of Sebastopol Repealing and Replacing Chapter 8.44, Uniform Fire Code 1971 Edition Relating to Fireworks, of the Sebastopol Municipal Code, to Prohibit the Sale and Use of Fireworks and All Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, are hereby Repealed, and shall have no further force or effect

Minute Order Number: 2021-095

Ordinance Number 1133

2. Approval of Second Reading, Waiving of Further Reading and Adoption of Ordinance Number 1134 – Ordinance Titled: Development Impact Fees (Responsible Department: Planning)

City Council Action: Approved Second Reading, Waiving of Further Reading and Adoption of Ordinance Number 1134 – Ordinance Titled: Development Impact Fees

Minute Order Number: 2021-096

Ordinance Number 1134

3. Approval of Resolution Declaring Weeds a Public Nuisance and Setting Date/time for Public Hearing (Responsible Department: Fire Chief)

City Council Action: Approved Resolution Declaring Weeds a Public Nuisance and Setting Date/time for Public Hearing

Minute Order Number: 2021-097

Resolution Number: 6347-2021

4. Approval and Receipt of Upcoming Vacancies on the Local Task Force on Integrated Waste Management – Sunny Galbraith/Guy Tillotson (3-year terms) – Appointed August 7, 2018 (Responsible Department: City Engineer)

o Primary – Sunny Galbraith – Term Expiration – August 2021

o Alternate – Guy Tillotson - Term Expiration – August 2021

City Council Action: Approved Receipt of Upcoming Vacancies on the Local Task Force on Integrated Waste Management – Sunny Galbraith/Guy Tillotson (3-year terms) – Appointed August 7, 2018

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Minute Order Number: 2021-098

5. Approval of Consultant and Authorization to Execute Contract for On-line Permitting Services (Responsible Department: Planning)

City Council Action: Approved Consultant and Authorization to Execute Contract for On-line Permitting Services

Minute Order Number: 2021-099

6. Approval of Contract Amendment #1, Contract No. 2015-02, Agreement for City Engineering Consultant Services (Joseph G. Gaffney Civil Engineering), and Approval of Resolution (Responsible Department: Engineering)

City Council Action: Approved Contract Amendment #1, Contract No. 2015-02, Agreement for City Engineering Consultant Services (Joseph G. Gaffney Civil Engineering), and Approval of Resolution

Minute Order Number: 2021-100

Resolution Number: 6348-2021

7. Adoption of Resolution for Amendment to City Manager Contract (Responsible Department: City Administration)

City Council Action: Approved Resolution for Amendment to City Manager Contract

Minute Order Number: 2021-101

Resolution Number: 6349-2021

8. Adoption of Resolution of the City of Sebastopol Authorizing Entrance into an Agreement for Collection of Special Taxes, Fees, and Assessment (Responsible Department: Administrative Services)

City Council Action: Approved Resolution of the City of Sebastopol Authorizing Entrance into an Agreement for Collection of Special Taxes, Fees, and Assessment

Minute Order Number: 2021-102

9. Approval to Re-Open Community Benefit Grant Applications to the following in Response to Elimination of Safe and Sane Fireworks (Responsible Department: Administrative Services/Budget Committee)

City Council Action: Approved Re-Open Community Benefit Grant Applications to the following in Response to Elimination of Safe and Sane Fireworks

Minute Order Number: 2021-103

INFORMATIONAL ITEMS/PRESENTATION: (Please Note: Although informational/presentations items are routinely informational in nature, some informational items may contain request for actions such as support, direction to staff, follow up, or receipt of item based on the presentation/information provided.)

10. Informational Presentation item for Russian River Watershed. Present and review both their 2021 Work Plan that was just approved by the Board of Directors as well as additional membership benefits for our city. (Requestor: Councilmember Hinton/ Responsible Department: City Engineer)

Councilmember Hinton presented the agenda item and introduced Andy Rogers, RRWA. Mr. Rogers presented a slide show presentation to the Council.

Mayor Glass opened for questions.

Mayor Glass commented as follows:

- What you provide to the City is services that would cost us way more if we were to do them independently.

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- What you do is help us with regulatory compliance and other kinds of initiatives that the City needs to participate in to be regulatory compliant and to be responsible about Russian River water shed.
- I want to share that with the public.
- Is there anything further you would like to say about how important you think the role is as the executive director of the agency that we contract with?

Mr. Rodgers commented as follows:

- It's a great group of municipalities and it's a pleasure to do that.
- Collaboration is hard.
- When you have two counties and so many things going on, things get hard.
- I appreciate Councilmember Hinton for being an officer this year and for the opportunity to be in meetings with regulatory officers and to really work with us on that.
- I'm pleased and honored to be here and speaking on behalf of RRWA.

Councilmember Hinton commented as follows:

- I want to make a couple comments to point out in the staff report.
- This is the first time we have signed up for this extra service.
- The City Manager and I met with Mr. Rodgers and went there to discuss all the add-on possibilities.
- We, along with other small cities like Cloverdale signed up for some extra technical assistance.
- I'm really excited that this is another thing, especially with our change with former Engineering Manager Mikus retiring, that we have a membership to give us that extra boost in terms of compliance.
- That wasn't presented tonight for the public but was a part of the staff report.
- I wanted to point that out.

Mayor Glass opened for public comment. There were none.

Mayor Glass thanked Mr. Rodgers for the presentation.

City Council Action: No action. Informational presentation only.

Minute Order Number: 2021-104

11. Informational Presentation – Climate Action Committee (Requestor: Vice Mayor Gurney/Councilmember Rich: Responsible Department: Planning)

Councilmember Rich presented the agenda item and introduced Kenna Lee who provided a slide show presentation to the City Council.

Mayor Glass opened for questions.

Vice Mayor Gurney commented as follows:

- The Civics Spark idea came up with the RCPA who set up a meeting Monday morning.
- Previous to that, Tanya met with the whole group just by way of introduction.
- The second conversation got her in touch with the leadership group in greater detail.
- The initial information that I got I forwarded to the Council because I'm anticipating that will be a discussion topic tomorrow when we're looking at budget priorities for the next year.

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- You mentioned staff. Staff costs money. I'm thinking we'll explore that in detail tomorrow.
- I'm going to bring more information about that tomorrow.
- The RCPA has been really helpful in developing it more.
- Thank you for your work and your very professional report.
- I'm honored to work with people as organized as you all are and as dedicated and earnest too.

Councilmember Slayter commented as follows:

- When we adopted our General Plan, I think we need to stop calling it the new General Plan now. It's just our General Plan.
- That was, I believe roughly synchronous with the County's Climate Action Plan (CAP) that was challenged with the court.
- Wasn't the County's CAP essentially adopted by us because we referenced it and it was in there as part of the General Plan approval?

Director Svanstrom commented as follows:

- I've had a couple of meetings about the CAP and the SCTA.
- It was decertified due to litigation.
- We want use some of the components of that for sequel purposes.
- However, most of the other communities in Sonoma County do use that as a living, breathing documents in terms of the policy and the actions.
- It certainly can be used as a policy forward document for the Council.

Councilmember Slayter commented as follows:

- Maybe that's the point of my question, I think you hit it directly, is that because we included it in there for our General Plan?

Director Svanstrom commented as follows:

- That I'm not sure about.
- I can certainly check on that and get back to you.
- We have our own Conservation and Open Space Element which does talk about a lot of the issues that are also addressed in the CAP.
- I don't think our General Plan analyzed the CAP in that way.
- I will check on that and get back to you.

City Manager/Attorney McLaughlin commented as follows:

- Our EIR was not challenged.
- Our General Plan was not challenged.
- I don't think it covers the CAP because that had its own process.

Councilmember Slayter commented as follows:

- I realize this is a wonky point, but if we are able to use the CAP that the County produced as a legally defensible document, that puts it in a different status for us, I think, as a City and might be a little bit more useful for us from a legal perspective.
- I certainly understand the difficulty in it if we can't use it and using it more as a reference than a defense if it comes to that.

City Manager/City Attorney commented it would be characterized as using its ideas.

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Councilmember Slayter commented as follows:

- We hear at Sonoma Clean Power quite often from friends of the CAP.
- That's a countywide group.
- They're very well spoken and they understand the CAP and I would offer them certainly as a resource.
- I think they would be welcome participants in any questions that you might have for them. They'd be willing.

Mayor Glass opened for public comment. There was none.

Council Deliberations:

Vice Mayor Gurney commented when does UUT expire.

City staff stated January 2025.

Vice Mayor Gurney commented as follows:

- We should watch out for that because that's coming up.
- Those people heading up to that moment might want to plan a campaign for it if it can help fund our climate action.

Mayor Glass commented as follows:

- I'm wondering if examining that needs to include the idea of whether we need to expand it to cover more utilities.
- A, there's a question of renewal and, B, there's a question of what utilities are covered by it.
- That might be something that, if that is what the rest of my colleagues agree with, perhaps that should be something that the committee takes a look at?
- Right now it covers PG&E and I think it covers telephones and cable.
- Are there any other kinds of utilities that might be covered by it?
- That is something that could be examined by the group.
- I'm interested in this and Vice Mayor Gurney said she's going to bring us more information about this tomorrow.
- My question is, the issue of the Civic Sparks dollar amount, is there some ballpark about how much that might cost our city?

Ms. Lee commented as follows:

- \$29,000 a year.
- I think that covers about 1,400 hours for the civic fellow.

Vice Mayor Gurney commented as follows:

- I have details about office and support.
- We're trying not to talk too much here.
- We're going to hit it tomorrow.
- RCPA has offered to host that fellow and provide them with the support and mentoring to get fully up and going so that we don't have as much pressure on City staff. Office space too.
- That's the way Brandt Arthur started, I believe. He's an outreach person now.

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Mayor Glass commented as follows:

- We can discuss this tomorrow in terms of possible grants out there that we could apply for.
- I'm trying to go through your other questions and clarifications regarding the calendar.
- Do you have some clarification for the committee about this calendar issue?

Director Svanstrom commented as follows:

- I think the notion was to create a yearly calendar of events that would help people focus on climate action. For instance, an Earth Day celebration.
- The committee was motivated by that calendar to do actions or get information that there were events on a calendar.
- Those are all positive actions the community can take.
- What I recall Council saying was we don't want to just have them focus on the doom and gloom of the issues, but also the positive actions the community is taking.

Mayor Glass commented as follows:

- Perhaps the committee could come up with that list and it could be contributed to our community calendar, which we already have.
- Then there's the question of the standalone CAP document, to stand alone or not to stand alone.

Ms. Lee commented as follows:

- What we're calling the CAP now is the document created with the RCPA and it is really not specific to the Sebastopol municipality.
- It's really a Sebastopol area document and it's much less detailed around metrics and tracking than if you compare it to standalone CAPs that other cities have produced.
- Most of the cities that we're comparing this to are larger cities with larger staff and they've hired consultants to do their CAP.
- It's an apples to oranges kind of thing.
- If you're looking at just this city and that document, it provides some overarching principles, but it doesn't really tell you where we are and give us things to measure that are going to tell us where we want to go.
- I know RCPA is doing their best to do this on the countywide level and break it down into municipalities.
- In an ideal world where we had infinite resources, we would have a much more detailed and city-specific document, but it's not an ideal world where we have infinite resources.
- It's really up to you guys how you want to continue, whether we just say, this is the best we can do, we're going to hang our hats on the RCPA, or whether you want the committee to build something focused on the actual jurisdiction of the Council?

Councilmember Rich commented as follows:

- I was in on the conversation with Tanya from RCPA and I found it very informative.
- She indicated as to the CAP what has happened.
- I think Ms. Lee captured this too.
- Jurisdictions are folding it into their General Plan update and instead are shifting more, in terms of their local focus efforts environmentally, on action plans and specific projects.
- As an example, there's the Petaluma framework, which is much more oriented to specific projects meeting specific goals.

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- Her suggestion was that, rather than focusing a lot of effort separately outside of the General Plan on developing a CAP, it would be better to consider using our citizen volunteer energies to really focus on specific projects and target goals that could be met by a citizens committee like ours.
- From my perspective as a City Councilperson, unless there are some specific needs that we as a City have for a document that is called a CAP, it seems like the best approach is to go with what this group, the Climate Action Committee is proposing, that they focus on the climate action localization strategy, which is supported by a lot of research and science.
- Why reinvent the wheel?
- Let us move forward with projects and goals that would fit within that mobilization strategy.

Mayor Glass commented as follows:

- I have a comment in addition to what Councilmember Rich said, which I think makes a lot of sense.
- I'm wondering if the Committee could just take a look at some goals that might be implemented by our individual departments, because one of the things I noticed is in some ways when you get a standalone document, it's like you silo all the things you're trying to achieve but it is not spread out into the departments we're actually trying to achieve them with.
- Perhaps we need to look at this as project oriented?
- What climate action activities do we need to take in our Public Works Department, what climate action activities do we need to take in our Engineering Department, and in our public safety departments, and so on?
- Making those recommendations so that those can be given to department heads and then implemented by the department heads.
- That might be a more effective way of getting things done and wouldn't require a gigantic document.

Vice Mayor Gurney commented as follows:

- Those may be recommendations for additional policies that the Council could adopt in addition to action.
- There may be something like electrify everything over the department.

Councilmember Rich commented as follows:

- Just to the extent that the City Council decides that a CAP is necessary, I have to put out there that I don't think that this Climate Action Committee is prepared despite their commitment, their energy, and their heart.
- They are not prepared to take on that obligation.
- That would require us to seriously consider retaining the services of a consultant, and we'd have to take into consideration the already-overextended obligations that our Planning Department has in the near future.

Mayor Glass commented as follows:

- If that is the case, that the Committee feels they don't want to engage in, not only feels that way but if such a really large CAP is just kind of beyond the scope of a volunteer committee, is the entire Council all in agreement with that?
- I'm going to ask for a thumbs up.
- We're supporting the direction to the Committee, don't worry about the documents.

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- I think that the two recommendations that Councilmember Rich made and then the one that I made about department-specific things, would be the two areas to direct policies and ideas and then putting forward to the Council any specific legislation you believe we need to engage in.

Councilmember Hinton commented as follows:

- I quickly did the math on the Civic Spark idea, and depending on what our goals end up being, that looks like a really good deal to me.
- It came out to about \$21 an hour, and with that extra help, maybe it would be time to set goals.
- It feels premature tonight, and I appreciate that everybody needs goals, but I think that we should take this in and then we'll have that big meeting tomorrow and maybe we can give more direction then.

Vice Mayor Gurney commented as follows:

- I hope Councilmember Rich will join me in congratulating this group for getting through the first month on their assignments so successfully.
- These people are very well educated, very well intended, very earnest, and detail oriented.
- I think you got that impression from Ms. Lee's summary of all the work they've done.
- They're spending time trying to think about how to do the work most effectively.
- They want to engage with the Council and the community so we have success on this front.
- I want to congratulate them for taking on a monumental, rather undefined assignment, and making sense of it somehow.
- They've really done a good job.

Mayor Glass commented as follows:

- If we had to hire this team of really incredibly talented people, that would cost a fortune.
- They could make their own little consulting firm.
- It's an incredibly talented group with a lot of expertise.
- The City is very, very blessed to have this team working for it.
- Thanks for all your work.

Ms. Lee commented as follows:

- I want to thank you so much for the opportunity to talk and for the Council taking the time to answer the questions in real time.
- On behalf of the Committee, I'm grateful for the additional guidance that you've provided to me.

City Council Action: None Taken. Informational Only.

Minute Order Number: 2021-105

12. Informational Presentation – Zero Waste Committee (Requestor: Vice Mayor Gurney/Councilmember Rich: Responsible Department: (Requestor: Vice Mayor Gurney/Responsible Department: City Manager's Office)

Vice Mayor Gurney presented the agenda item and introduced Sunny Galbraith.

Sunny Galbraith provided the following comments:

- The Zero Waste Subcommittee is super happy to be working with the Climate Action Committee.
- We have a couple of projects we're doing together, which I'll talk about.
- I'm just going to highlight a few of the things we've done.

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- We went on hiatus for about a calendar year due to the pandemic.
- The pandemic is a zero waste challenge as we all know in our lives with increased garbage.
- We're back and ready to meet that challenge, but we did not meet for about one calendar year.
- We just had our first meeting since the pandemic in March '20.
- I'll share a couple of the things we accomplished before, and what we're working on now.
- One of the first things we did was we passed a polystyrene foam ban. We used Sonoma's ordinance.
- This was the announcement that went out to restaurants.
- Then we started doing zero waste ambassador visits letting our restaurants know about them, educating them.
- Then we had the pandemic.
- Then, of course, with much sympathy toward our restaurants, we didn't want to put a lot of extra burden on them.
- We've sort of scaled back a little bit.
- We still have this ordinance in place.
- We were the first jurisdiction to pass it in the county. I'm super proud of us. We paved the way.
- Now most of the other counties have passed it. Santa Rosa will be considering it very soon.
- We have our restaurant outreach subcommittee.
- We worked with Zero Waste Sonoma, the County's waste management agency to make these little tent signs printed on cardboard to remind businesses and patrons that that part of the ordinance is to only provide these items on request when you're getting takeout. We are still working on that. We will scale back up to the more ambitious pieces of that.
- Another thing we worked very hard on that I was proud of is that we made a zero waste event application for people seeking permits with the City to hold events, of course we've had no events since then.
- We haven't gotten to test it yet, but we worked really hard with Zero Waste Sonoma. There was a lot of input, a lot of them reading our drafts, and a lot of collaboration with the subcommittee.
- Within that is the event service requirements for vendors.
- I can't wait until we can have events again, so we can see it in action.
- We, again, we're the first City in the County to do something like this.
- Now the County, the Board of Supervisors is meeting with Permit Sonoma and they're starting to work towards doing this for the County, which has huge events, which is really exciting, like big Iron Man type events, and they're looking at ours as one of the models.
- I am so proud of our committee for that.
- We are working on SB-1383, which is a law passed a few years back that is now going into the mandated stages which mandates that we reduce the amount of organics going to the landfill because they create methane when they're in the landfill.
- I have a student group that can educate residents on composting food scraps.
- Another piece is recovering edible food and getting it to people to eat.
- Zero Waste Sonoma just won a really significant grant.
- I think they're going to be purchasing a big, refrigerated truck with this.
- We're going to be working with them and the AmeriCorps Civilian Conservation Corps.
- I think they're going to be involved with distributing and picking up food. I'm excited to work with them.
- Our subcommittee has a really great relationship with Zero Waste Sonoma.
- They send someone to all of our meetings

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- If some of you have relationships with groups that would like an awesome presentation by high school students, get in touch with me and I will help schedule that.
- Another thing is Zero Waste Sonoma has written a model environmentally preferable purchasing policy.
- City Attorney McLaughlin is on our subcommittee , shares with department heads, and gets feedback.
- It's a detailed document to give guidance on purchasing and procuring for city agencies to reduce greenhouse gasses, save resources, reduce waste, et cetera.
- We are excited for the Council to adopt this eventually once we get feedback from City Department Heads.
- We are also working with the Sebastopol Climate Action Committee on a community upcycled art project.
- A big piece of both of our committees is educating our community members on climate, waste reduction, and all of that.
- This is a really fun project that's just underway and we are working with the Climate Action Committee on.
- We have some great community partners, the Sebastopol Center for the Arts, the director and education manager are joining our meetings.
- We have a number of really great local high school students, as well as the Santa Rosa Junior College art and design professor.
- We have an actual trash artist on our team. We're super excited about that and we will be coming back to the Council when we have a more fleshed-out theme and kind of model to share with you, because we would love it to be something that the Sebastopol City Council puts their stamp on so that it's part of a community-wide project.
- This would be a display that could travel and educate and it's really going to be led by student creativity and student education.
- It hits so many fun levels and it is a community unity project as well, because we're going to have lots of groups.
- We have art teachers helping us on the team.
- We have a few open positions. Our youth position, a citizen position, and a business or community commercial entity position.
- If you're on this call and you're thinking you're interested in working with us, we meet once a month on Mondays at 3:30 p.m.
- Our meetings are open to the public.
- We'd love people to come and give input.

Mayor Glass opened for questions. There were none.

Mayor Glass opened for public comment. There was none.

Vice Mayor Gurney commented as follows:

- I think our community was really lucky when we found Ms. Galbraith or somehow connected with her.
- We have the benefit of her enthusiasm and upbeat energy.
- Ms. Galbraith, thank you very much for all that you have done.
- It is really fun to be involved in two committees.

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- The first one has the really serious heavy business and its material that we can get right into and do.
- This is a really important component and I appreciate the way the two groups are communicating.
- I think Councilmember Rich has encouraged that in great measure.
- It's wonderful to have that breadth of community support, organizational support, and business support moving forward for us.
- I think we have citizens leading the way here and I'm grateful for that work.
- Thank you and to all the committee and subcommittee members.

Ms. Galbraith commented as follows:

- Thank you to Vice Mayor Gurney and Councilmember Rich and City Manager/Attorney McLaughlin for being on the subcommittee.
- It is so awesome to have you guys there on the subcommittee meetings.
- I really love working with the three of you.
- The upcycled art project may need a very small amount of supportive funds for some of the structural pieces.
- It's all volunteer, but we do want to make this into a really durable, traveling sort of display.
- We're going to be putting together a more fleshed-out proposal, but I don't know where that falls in the City calendar.
- It would certainly be a much smaller item than the awesome proposal of the climate fellow.

Mayor Glass commented as follows:

- We actually will be passing our City budget by the end of June, unless some terrible crisis occurs.
- We could use some information on that if you could send that onto staff so that we can all have that soon because we need to know all of these numbers.
- Just know we're being very, very thrifty because we don't have a lot of money.

Ms. Galbraith commented as follows:

- I will work on that. We don't have the full theme and art style worked out.
- We do know some nuts and bolts of the project, but if we worked out a simple budget and I was able to get that to you, what would be sort of the deadline to get that?
- I will contact James, he's our lead working in this area professionally making educational displays for Yosemite and stuff.

City Council Action: None taken. Informational Only.

Minute Order Number: 2021-106

13. Informational Presentation - PG&E Community Wildfire Safety Program (City Administration)

City Manager McLaughlin presented the agenda item and introduced Melinda Rivera, Mike Wilson, Austin Sharp, and Dave Hotchkiss who provided a slide show presentation to the City Council.

Mayor Glass opened for questions.

Councilmember Slayter commented as follows:

- I have a question about the last slide about the generator rebate program.

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- Is that only for essentially fossil fuel generators or is something like goal zero, which is a collar to battery generator eligible?
- I think it was actually the last slide about the generator rebate program.
- It's battery storage power.
- Is something like that going to be covered?

Ms. Rivera commented as follows:

- I don't have the answer right now.
- I will pull up the information sheet on that and can e-mail the City Manager more information, and he can share it with the community.
- There is a link that I will send to the City Manager where you can find backup power options.
- Anyone who has purchased one of the eligible generators, the period for purchasing began January 1st of this year, and it's for customers in high fire threat areas.

Councilmember Slayter commented that leads to a second question about the specificity of Sebastopol's designation is on the map.

Mr. Wilson commented as follows:

- I took a look in the Sebastopol area, and tier two.
- It goes from non-tiered and then the designation is two and three.
- The nearest tier area, a north-south lane out to the west.
- Discussed the fire threat district to Sebastopol.

Councilmember Rich commented as follows:

- Just to clarify, is the basic bottom line that the city of Sebastopol, the city itself is not in a high fire threat area within your tiers?

Mr. Wilson commented as follows:

- Believe the majority of Sebastopol is not in a high fire threat area.
- Just like I said, I'm not sure how far out in mileage that is.
- It does not appear to be.
- I'm sure we can follow up if we need more specificity.
- It doesn't have the Sebastopol boundaries on the map.

Councilmember Rich commented as follows:

- I had Sebastopol specific questions.
- You gave us an overview of Sonoma County resources.
- My first one, what is a community resource center, and do we have one in Sebastopol?

Ms. Rivera commented as follows:

- A community resource center can be indoor or outdoor location that PG&E will open during a public safety power shutoff event.
- Last year, due to COVID, the locations were usually outdoor sites, and also because of COVID, they were grab and go sites.
- These locations have been drive up, or walk up, and inside is a mophie device.
- It's a battery you can use to charge your smartphones, laptops, things like that.

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- There would be additional information where to find more updates on the PSPS event as it's occurring.
- There are tables set up so that people who have medical devices that need charging can sit at the tables and charge their medical devices.
- Last year, due to COVID, we encouraged people to grab a Ziploc baggy and keep going so we could minimize disease transmission.

Councilmember Rich commented as follows:

- In Sebastopol, was there a location?
- Is there a standard location for the community resource center?

We currently do not have a community resource center under contract in Sebastopol.

- We get feedback from the Sonoma County Department of Emergency Management on the likelihood of a community to have the events and right now, the locations that are closest to Sebastopol would be located either in Santa Rosa, or further down river.
- We have locations further out towards the coast.

Councilmember Rich commented:

- For those standard locations, if we wanted to find out the addresses right now, we could go on to the website and see what those contracted addresses are?

Ms. Rivera commented as follows:

- We do not post the addresses on a website, only because during an actual public safety power shutoff event, we only want customers to go to the locations that are actually opened for an event.
- For example, last year we had four PSPS events in Sonoma County.
- Based on feedback from the Department of Emergency Management, we really don't want people to quietly go to another location that is not open and drive someone somewhere, those locations are usually posted before the public safety power shutoff beginning.
- I'm happy to follow up with the City Manager and provide additional specificity.

Councilmember Rich commented as follows:

- I expect our Fire Chief is probably aware of those addresses.
- If you can please share those addresses with the City Manager that would be great, and my final comment, I see your list of partners and I have a recommendation.
- West County Community Services would be a great partner for you to consider in terms of the offers you have to the community in West Sonoma County.

Vice Mayor Gurney commented as follows:

- A question that gets back to the city limits because that's what we have to deal with in our citizenry.
- I don't have any idea how the PG&E grid lays on the territory of the city, and I don't know how from the city it extends outward in its own grid, and one thing I do know is that our citizens are activists and they would do whatever they could to protect themselves from being vulnerable in creating the event and being vulnerable during.
- I'm wondering if somebody knows where the grid is if you can share that information with our Fire Chief or City Manager so that our citizens might understand where we fit in in the PG&E grid.

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Ms. Rivera commented as follows:

- We would come back at a future time when someone who is probably not me can do what is called a grid fly over.
- I can confer with my colleagues and we can get back with the Fire Chief and with the City Manager and see what would best suit the Council and the community's needs regarding some type of fly over.

Vice Mayor Gurney commented as follows:

- I think that would be really helpful to us.
- Maybe we are more vulnerable on the western edge because that is where the forests are.
- Maybe the grid is heavier to the east?
- I know we're vulnerable, and I know with our dedication, we would do all we could to lessen the impact.

Ms. Rivera and the PG&E team commented as follows:

- I think it's a good idea on the grid fly over.
- I would also just note that there are aspects of the system that we do have to maintain.
- Confidentially, we will provide as much context and detail as we can.
- The transmission line, for your information, comes off the sub north of the city limits and from there, basically there's two circuits that are feeding the city limits proper, west and southwest.
- That feeds out in the tier two area that Mr. Wilson spoke about earlier.
- As far as being prepared and having forehand knowledge on PSPS, your Fire Chiefs in the County OES will have access to the PG&E portal that gives him planning maps and information that is static with potential on where it could be, and once an event has been announced and is in the pipeline with a lot of good information that your emergency managers are used to looking at normally.

Mayor Glass commented as follows:

- What might we do as a city to request or see what we can do about getting a CRC assigned to Sebastopol?
- I'm hearing you say that the CRCs are in Santa Rosa, Rohnert Park, and I think Forestville, and we are tied into the grid.
- It sounds as though, to a high fire area, in tier two, we are likely to be off in an event.
- We are the central city, which has less fire vulnerability as some of the areas that are outside of town, but we are the central location. We are at the intersection of two highways.
- It would seem to make sense that we would have a CRC here rather than out in Forestville or Santa Rosa, where people have to drive and clog highways.
- I'm wondering what we might do as a City to encourage PG&E to set up a CRC here.

Ms. Rivera commented as follows:

- I will follow up with the City Manager.
- I can take this back and see if we can explore if we don't currently have a contract in the City of Sebastopol.
- What I can do is see what the feasibility is for determining whether or not we would be able to stage what's called a microsite for community resource centers.

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- Communities where something has come up at the last minute and I'm happy to go back, confer with the public safety specialists in the Department of Emergency Management.
- The fortunate question, the cities can work with the Department of Emergency Management for the County of Sonoma.
- We do go based on their feedback and I know they look at where the impacts have been for the PSPS events.
- I'm happy to follow up with the City Manager after I learn whether or not we have any capacity around microsites.

Mayor Glass opened for public comment.

Kyle Falbo commented as follows:

- According to PG&E's current metrics, Sebastopol is not an elevated risk area.
- This is ignoring the fact that the city itself has a population of 8,000, and the city supports 25,000 to 30,000 individuals, many of whom are in high risk areas.
- The oversight is concerning the past PG&E actions in a settlement in the complex fire.
- I encourage them to re-evaluate the ordinances and the resource, route hub that Sebastopol exists as.
- In regard to community resource centers, one major location that has resulted as mandatory is the fairgrounds.
- I encourage anyone concerned about the loss to the fairgrounds to get involved in a campaign to save the fairgrounds.

Councilmember Rich commented as follows:

- When you put the slide about the various opportunities that might be available to residents, you can let us know how they would go about accesses those?
- One is a generator rebate program that Councilmember Slayter asked questions about.
- How could someone go about applying for the generator rebate program?

Ms. Rivera commented as follows:

- As I mentioned before, I will forward to the City Manager.
- I have, not the prettiest sheet but a term sheet, for the generator rebate prom.
- It's a new promotion so marketing and communications has not caught up, and the battery program, and individuals with medical access needs, I do have flyers and brochures on the programs.
- I had a link in the Power Point on how to access the various programs for preparedness and learning more about the programs for accessing batteries and learning more about backup power, things like that.
- I will be sending a link to the City Manager as well for that.

City Council Action: None taken. Informational only.

Minute Order Number: 2021-107

PUBLIC HEARING(s):

14. Public Hearing – Introduction and Waiving of First Reading of Ordinance – Sewer Lateral Inspection and Repair Program Ordinance (Responsible Department: GHD/Public Works)

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Toni Bertolero, GHD Consulting, introduced the agenda item and recommended the Council approve for Introduction and Waiving of First Reading of Ordinance – Sewer Lateral Inspection and Repair Program Ordinance and provided a slide show presentation to the City Council.

Mayor Glass opened for questions.

Councilmember Rich commented how much is an inspection if you did require it as part of a point-of-sale process.

Ms. Bertolero commented as follows:

- I believe it depends on who does an inspection.
- If the City does the inspection, I think a cost recovery program could apply.
- The inspection would be the cost of the Public Works maintenance worker to come in and do the inspection.
- However, there are cc TV requirements.
- Someone would have to go in and TV that line.
- That is expensive to do.
- My guess in the order of about \$1,000, just for the TV and inspection but not to do any repairs.

Public Works Superintendent Del Prete commented as follows:

- The television alone is about \$450, and for the professional rating system, as a pipeline certification assessment program is about an additional \$400 to \$500.
- Total is around \$1,000.

Councilmember Rich commented as follows:

- It seems to me, I recall, this was not the first time the River Watch has litigated on this issue against the City.
- I believe this is the second time.
- I'm just trying to verify that.
- Is that correct, City Manager/Attorney McLaughlin?

City Manager/Attorney McLaughlin commented as follows:

- That is correct.
- Accordingly, with the first settlement that we made, City staff did bring to City Council a similar ordinance and under the same stipulation, Council was to consider it but not necessarily adopt it and the same criticisms for hearing about this ordinance, voiced the last time and that Council determined not to adopt the ordinance.
- I don't believe there was any kind of alternative in that ordinance for some other thing we had to do.

Councilmember Hinton commented as follows:

- I think that the result of that simply was the ordinance was not adopted.
- We paid out twice, but this time there's teeth in it because we have to adopt the ordinance.
- We don't have a lot of options.

Councilmember Rich commented as follows:

- I'm wondering about the nature of our actual problems with private sewer laterals.
- Superintendent Del Prete, I'm sure you have a lot of knowledge regarding this topic.

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- Are there particular areas in town where we have leakage with private sewer laterals, a particular neighborhood?
- What is the nature of our experience?
- How much of a problem is this in town?

Superintendent Del Prete commented as follows:

- I can elaborate on that.
- Part of the charm of our old neighborhoods is the charm of having old services in the ground, and they are more susceptible, and they do prove and verify the calculations of the neighborhoods, Palm, High, and Vine.
- Some of the older neighborhoods that some of the Councilmembers are familiar with often have issues.
- We do work those areas where maintenance, and any obstructions in the line due to offset joints or any deficiencies.
- We have been working to identify and try to go after these as we can realistically afford the repairs.

Councilmember Rich commented as follows:

- My question is trying to figure out whether the ordinance we're looking at is likely to address the actual problems that we might have in town with private sewer laterals.
- It's looking at point of sale arrangements.
- I think one of the things we should keep in mind is whether, if we want to prevent the inflows and infiltration problems, whether this ordinance aligns with the problems that you see happening in town, because if it doesn't, I think that's a relevant thing.
- Would we capture the problems we have with a private sewer lateral?

Superintendent Del Prete commented as follows:

- One thing I think that needs to be mentioned is the inspections, what would encompass is the front yard and the City right-of-way.
- Now, the City has ownership and responsibility to maintain and repair the sewer laterals within the right-of-way, and in some cases, that sewer lateral is a longer section which could have deficient sips that the property owner doesn't know anything about.
- As potentially a storm drain connected to what looked like a good place to get rid of rain water and treating it adds sewer, and we have to dispose of it properly.
- The ordinance itself, we do have several of our issues, a majority of our issues, are within the lateral, and quite often, we work with that property owner to repair or replace the section within the city right-of-way, and in that process, we identify that the private lateral in the front yards of most properties needs to be replaced because of deficiencies, cracks, leakage, the same type of problems.
- Quite often, when it's old in the street, it's old in the yard.

Councilmember Rich commented as follows:

- If you were asked right now, do we have problems with private sewer laterals, what is a solution to that problem, to just check him?
- Does that make sense to you, that would be a way to capture it?

Superintendent Del Prete commented as follows:

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- It would give us a starting point to be able to address the private laterals, the water intrusion is coming from the private property. It's coming from the surface. It's coming from an opening on private properties. It's coming from the down spouts that have been connected.
- There are not a lot of them but there are some.
- That is a point to be able to address the issues.
- It's not the only way to address that.
- There are other mechanical and maintenance things, like smoke testing to identify the issues in the neighborhood.
- They're labor intensive, it's probably not something we could accomplish in house.
- That would be another way that we could look after the influence infiltration issues that can be addressed.

Vice Mayor Gurney commented as follows:

- I want to address Councilmember Rich's questions from personal experience.
- My neighborhood, two blocks long, one block headed north, more than half of the sewer laterals have been replaced and maybe only one home has sold twice in the last 20 years.
- We are long term occupants. We have had the sewer laterals collapse on us.
- We will deal with Public Works on these problems.
- Isn't that an interesting situation, where point of sale didn't get to the issue that we want to address.
- My questions are, really, I think to Ms. Bertolero and maybe City Manager/Attorney McLaughlin as well.
- Does the settlement state in the option of creating a loan or grant fund that \$50,000 is the maximum commitment the City has to make?

City Manager/Attorney McLaughlin commented as follows:

- Stated yes it does.
- \$50,000 is the extent that the City must fund.

Vice Mayor Gurney commented as follows:

- If we have an SSO, what is that?
- Sewer over flow?

Superintendent Del Prete commented it is a sanitary sewer overflow event.

Vice Mayor Gurney commented as follows:

- What is the normal operating procedure?
- If someone calls the City and says the sewer is backing up into their house or yard.

Superintendent Del Prete commented as follows:

- We would go out and inspect and do everything we could to clear the situation as fast as possible.
- Depending on the time, the City would provide televising the system and identify the cause.
- There are times when sewer overflows just happen because things get flushed down the toilet that shouldn't be.
- It's not always a pipe deficiency that is causing the event.

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Councilmember Rich commented does the city recover any of the costs from the homeowner now?

Superintendent Del Prete commented as follows:

- In our inspection to try to prevent an overflow event, the City could be responsible for or not, it's in the City's interest to repool all the resources and take care of that event.
- We're not going to decide whose responsibility it is in the event, we could be causing an environmental hazard.
- We review that scenario.
- As a superintendent, I'm not in the business of charging back citizens of Sebastopol to provide a service that we can prove.
- We have a well working sewer system.

City Manager/Attorney McLaughlin commented as follows:

- Generally speaking, when there is a sewer overflow, we're liable.
- We don't recover money, we pay money.
- Generally speaking, we have been settling those cases.
- Addressing the lateral when there is an overflow or a leakage.
- If there is a sewer main.
- Addressing the lateral question, if there's a sewer main blockage from manhole to manhole within the street, that is the City's responsibility.
- That's an environmental issue, and we have to report that very carefully, calculated by gallon.
- Those are the types of things, those reports are available online, they're public knowledge.
- It bases some of their claims on.

Councilmember Slayter commented as follows:

- What is the status of the video inspection of the sewer mains?

Superintendent Del Prete commented as follows:

- Currently, as part of the current river watch study, I'm entering into contract, we're arguing over insurance requirements right now with our vendor, to evaluate everything within 200 feet of the waterway.
- That process is going to be taking place here soon, starting this fiscal year and going into next.
- We'll get an evaluation of that.
- Now, I do know that former Engineering Manager Mikus had the 5-year-old version of that which had a rating system.
- Some of the questions and recommendations were made off of that footage as well.
- Where that footage lies right now as far as future data, we're not necessarily relying on that data anymore.
- We're looking into the issues that we know about.
- We're looking into sewer mains that are closer and could have more of an effect on the environment in the water around creeks and waterways.
- It is part of the bigger picture that will be evaluated in a comprehensive look.
- Right now, we're trying to focus on the terms of this agreement, all the sewer mains within 200 feet of a waterway.

Councilmember Slayter commented as follows;

- I know that we have some sewer main replacement in the CIP.

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- What is the City planning on doing in regard to the laterals that come off of that replaced main?

Superintendent Del Prete commented as follows:

- In the last project, we replaced the laterals to a clean out on the property line.
- That doesn't address the lateral from that cleanout behind the sidewalk or the property line to the connection to the house.

Mayor Glass commented as follows:

- I have one further question, and that is regarding cost.
- We have approximately 30,000, what would be a typical range of what expense a homeowner might incur to remedy one of these problems?

Superintendent Del Prete commented as follows:

- It depends on the situation.
- There are different types of remedies.
- They do have cure in place products that do not require excavation, it will keep out roots, but it won't repair an offset joint.
- It's a more cost effective solution that could be a good solution, and we've used that technology in different areas to address root intrusion issues.
- If it was deemed that that lateral needs to be replaced, a contractor would need to come in and provide a bid.
- In today's market, it would be very expensive.
- Opening up the street, insurance, it could be \$10,000 to \$15,000 to replace that.

Ms. Bertolero commented as follows:

- We looked at this when I was in Windsor, and we were looking at a loan program, we were using an estimate of about \$5,000, this is just for a typical small home.
- It does not go all the way to the sewer main in the street.
- This was to the cleanout on the property line, still behind the sidewalk.
- That is as Superintendent Del Prete mentioned, that is in the City of Sebastopol, there's a cleanout there, that is the responsibility of the property owner, from the cleanout back to the house.
- We were using an estimate of about \$5,000 and because it's on private property, they do not have to pay prevailing wages or anything like that because it would not be considered a public works project.
- It would be a lot less.
- They can hire a licensed plumber to do that.
- That is the number that they use, \$5,000 for the repair.
- When they did their grant program, they said they would grant up to 50% of the cost of the repair to a maximum of \$2,500.
- Perhaps it might cost more than \$5,000 but the maximum that the town was going to provide was just \$2,500.
- There are things that if the City were going to look into some kind of a grant program similar to that, they could look at having some kind of a cost share with the property owner.

Mayor Glass commented as follows:

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- If we were to reject the option number one, because we have to pick option number one or option number two, option number one being the point-of-sale system, and we went to this loan program, what are the triggering events that might cause a homeowner to need to move forward with remedying a lateral problem?

Ms. Bertolero commented as follows:

- The triggering events are different for a voluntary program.
- They were really identified for a mandatory program.
- I think that if Council chose to go with option two, we have a little bit of time to think about how we want to set up that program.
- I think a question came up as to what is the most effective way to target the defective sewer lines?
- It's not really based on the homes that are selling.
- Those are not the ones that you're targeting.
- You may want to target a geographic area, or an area where Superintendent Del Prete points out, we've had a bunch of sewer overflows in this particular area.
- Maybe have a program that is set up so that you can focus on that geographic area and say that, as property owners come in for building permits, for example.
- You could do an evaluation, so it doesn't have to be so onerous to property owners if they're just coming in to replace a window.
- If they're going to do major improvements to their homes, or they're doing a big plumbing permit, that could be part of the mix.
- You could say that's when the sewer line has to be inspected.
- Or you could say that if this neighborhood has experienced sanitary sewer overflows, that would be impacted.
- There are some things that we could do to try to target more specifically those older, leaking sewer lines.

City Manager/Attorney McLaughlin commented as follows:

- If you go option two, that's not really before you this evening to give direction about it.
- What staff would do is go back and try and find out the most effective use of the loan fund and would return to Council with a proposed loan program.
- The ordinances before you tonight, specifically with its details of the loan program would have to be developed.

Mayor Glass commented as follows:

- I just wanted to understand if we were to reject one, then we box ourselves into doing the loan program.
- What impact might that have on, for example, homeowners in an older neighborhood who are targeted and who may be lower income.
- It turns out it's \$15,000 to fix their lateral.
- What happens to that kind of senior, low-income homeowner if we were targeting specific geographic areas?
- Those are the kinds of questions I have.
- Even though I know what is before us tonight, is this specific ordinance, it's what are the ramifications if we don't do that, what are our alternatives?

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City Manager/Attorney McLaughlin commented as follows:

- The alternatives are almost endless.
- Doing the best to prevent disastrous breaks in sewer laterals.
- That would probably be a pretty long process for staff to develop that, come back with a lot of options, then the Council would determine what is the best use of this loan proceeds?
- It gives you a lot of flexibility to decide what is best for your citizens in terms of the use of that money.

Vice Mayor Gurney commented as follows:

- I've just come back to my own neighborhood as an example.
- We may qualify as being an older neighborhood, but in the block, more than half of the houses have been remodeled.
- Several more than once.
- Including adding a bedroom and second story.
- This means the whole sewer system has been redone for that remodel and addition.
- I don't know how older neighborhoods are really the qualifier.
- That would be something that needs to be defined.
- Maybe older would exclude people where the houses were built in a certain time frame by subsequent permits that meant they have been already upgraded.
- I mean, going with older just isn't that simple.

Councilmember Rich commented as follows:

- A general question from the perspective of our Public Works Superintendent.
- Which one do you think would serve the city best, simply in terms of addressing the existing private sewer lateral problems that we might have?
- Do you have any kind of general recommendation for us between the two options?

Superintendent Del Prete commented as follows:

- That's a tricky question, Councilmember.
- What I would say is, I'm interested in improving our sewer system, no matter how we get there.
- I do believe they both offer benefits.
- I would absolutely be interested in being able to provide assistance to homeowners that can't afford to do required upgrades on their property.
- I speak with these people quite often.
- They get parlayed to me as the, we don't know what to do, how can we help these people?
- Within our means, we try to take care of the community as best we can.
- If this was another option, however it was laid out, if it had a low-income element to it that would adjust the dollar values, I think the second option would feel better.

Councilmember Hinton commented as follows:

- What I'm hearing, which is older homes, older pipes have problems.
- Then it feels weird to target neighborhoods.
- I mean, it feels like there should be a trigger event, maybe on a certain age house that an inspection for \$1,000 has to happen, if you can't prove, as Councilmember Gurney pointed out, you've already done an upgrade.
- If you can prove that, here's my certificate.

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- I don't have to do it again.
- I just have to say for myself, as a homeowner, not ever signing up for looking for problems.
- That just concerns me a bit, it feels like if we're interested in repairing pipes, then we have to have some criteria.
- This ordinance, the way it's written, doesn't seem to provide it.
- I'm interested in maybe the City Manager weighing in on that.

City Manager/Attorney McLaughlin commented as follows:

- I can comment that you really don't have a lot of room to move with the ordinance in terms of changing its provisions.
- That it's pretty much set as Ms. Bertolero alluded to with the triggering points.
- With the loan program, you do have options.
- Not really with the ordinance.

Mayor Glass opened the public hearing.

Lisa Badenfort commented as follows:

- Hi, thank you for allowing us to comment tonight and for considering our formal input where we expressed our support and strong opposition to resolving the issue with a point-of-sale requirement.
- Our goals are aligned in the sense that healthy city infrastructure is critical.
- Our Sebastopol chapter is home to over 230 members who work with homeowners every day and care deeply about the health of our local housing environment.
- This requires a citywide solution, and a sewer line point-of-sale is inherently regressive on lower-income households.
- It's challenging to implement and enforce.
- Less than 3% of Sebastopol's single-family homes sell in a given year.
- Homes with properly functioning laterals would require an inspection to close, while others that don't sell can go uninspected for decades.
- The clear alternative is to create a program that can be guided by historical data, that can look at entire neighborhoods.
- The challenge is to adopt solutions that work.
- Will this resolve a valid problem?
- Where are the areas of highest concern?
- What unintended consequences can arise?
- We have a strong history of working with local governments, specifically on sewer lateral ordinances.
- In 2017, when a similar proposal was considered and rejected, we worked to educate owners and buyers, and we continue to extend that.
- Thank you for your consideration.

Lori Sacco commented as follows:

- I'm the broker manager of Vanguard Properties in Sebastopol.
- I've been a broker for 16 years, I've lived in Sebastopol, and sold properties in Sebastopol.
- At the moment, I live just outside of Sebastopol, but I have a great interest especially in our sewer system.

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- We were talking about it in the office today, it's very difficult to track, very difficult to get a response.
- I'm sure you're all aware that the real estate market right now is very high-stress, it is a high-intensity time for everyone.
- Trying to get a third party to do a very expensive camera down the sewer lateral, which can mean removing a toilet and raise all sorts of havoc, it's not the appropriate time.
- The time to do it is when you have the time to fix it, and you have the time to investigate the property.
- I really appreciated hearing Vice Mayor Gurney's comment about long-term occupancy.
- Our properties, people live there for 13 years, 20 years.
- If we're waiting for that house to sell to do a sewer lateral inspection, we're missing the boat on this.
- I also appreciated Councilmember Rich's comments about where are the real issues in this town.
- Where are the real problems?
- It's not the few houses, the handful of houses that are selling.
- I just encourage you to look at a different proposal, at the proposal regarding the loan options.
- Go back, we're more than happy to lend our expertise in helping you come up with a solution that makes sense.
- Point-of-sale will not get the result that we all want.

Kyle Falbo commented as follows:

- I'm going a little off-script because a lot of stuff has trickled in over the conversation.
- I'm just curious if another option is to do both of these things?
- I'm surprised to hear that we've litigated over this issue twice already.
- That's surprising.
- To see the disagreement really gives you the two options that are kind of restrictive and not really ideal in terms of the way that they're proposed.
- 3% each year, assuming the houses aren't selling multiple times, would give you on average a replacement of all of the homes in Sebastopol over a 24-year period.
- That would cover the entire city, making sure that we are hitting these lateral replacements as needed upon the transfer of ownership.
- Transfer of ownership, if I was to purchase a new home that had a bad lateral, and to find out I have to replace it and pay for the entire thing, that would be atrocious to me, considering that the previous owner did not disclose that.
- Having something in place that would help with that seems great.
- In my mind, you should be doing both of these things.
- We faced litigation twice over this.
- Let's do everything we can to implement any trigger over this, to make sure that property owners are responsible for their laterals.
- If it's just going to be transfer of sale, that's definitely not it.
- It could be one of multiple things that you do have in place that addresses this issue that this litigation is trying to achieve and making progress that we don't have to deal with this in the future.

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

Council Deliberations:

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Councilmember Slayter commented as follows:

- We have litigated this twice, but it's not over our own making.
- California River Watch has filed lawsuits against us.
- It's not anything that we had any control over.
- Over about the last 15 years, they've filed at least 50 similar lawsuits across the state of California and also California River Watch is the entity that filed the challenge to the EIR for the Countywide Climate Action Plan.
- Just a little historical perspective there.
- On the matter at hand, I do not see where option number one is.
- It didn't make sense when we talked about it five or six years ago, and it doesn't make sense today.
- It's not the way to capture the problem.
- For me, considering the options, looking at a revolving loan fund, while understanding the ramifications to staff of managing said program, but we're not talking about how it would get implemented or how it would be managed tonight, it is the concept that we are talking about.
- The idea that we have a revolving loan program, if it is able to have a low-income component to it, that's even better.
- It's not really a parallel, but our mandatory ordinance has thresholds for when those systems are required.
- Largely outdated due to the energy code changing.
- We have a model there that we can at least look at.
- I think that an economic equity component to a loan program is vital for me.
- Looking at thresholds would also be, I think, a key component.

Councilmember Rich commented as follows:

- Completely in agreement.
- I want to mention also that the flexibility in terms of a loan program.
- If we defer to staff to come up with recommendations for us, it would allow us to integrate an element of addressing all neighborhoods over the course of time.
- If in fact our staff decided that that was an important way to ensure that there was reliability of our private sewer laterals throughout town.

Vice Mayor Gurney commented as follows:

- I just want to get back to this concept that if we looked at point-of-sale, if that's 3% of year, we would cover the whole town.
- It's just not going to happen that way.
- My personal example, on my street, one block, there's one house that might have sold two or three times.
- The other direction, there's one house that might have sold two or three times.
- Otherwise, looking at the statistics, for my house, we're the third owner in 70 years.
- I'm getting to Ms. Bertolero's point of long-term tenancy.
- Across the street, the second owner in 100 years.
- Uphill from my house, the third owner since 1906.
- I think we have this really unique quality to our town that people come here, and they stay and stay and stay.
- That's why other people can't move here because we're all holding on to our houses.

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- They may be our retirement plans, or our daily joy.
- I think point-of-sale has no reference that may help us.
- I'm much more interested in the loan program.
- \$50,000 isn't going to do a lot, though, to help the problems that we have.
- Because as Superintendent Del Prete would say, we're an old town, and we need to remodel the public and the private part underground.
- I'm interested in looking to staff to get their help with recommendations that will come up with the most equitable approach that will protect our lower income residents and also make sure we're dealing with the water issues and climate issues.

Mayor Glass commented as follows:

- I'm in agreement with everyone else.
- The trend is looking like option one is failing.
- I see a unanimous thumbs down on option number one.
- I believe what our next step is to direct staff to come up with a program that is option number two, and maybe has multiple ways of us thinking about multiple ways of us addressing and actually attacking the problem.
- Is it going to be geographic, what are the triggering events, what does the loan program look like, et cetera?
- We need to pass that on to staff to come back with some recommendations and options.
- Are there any further comments from my colleagues?

The Council considered the ordinance but did not approve this ordinance moving forward for adoption.

City Council Action: The Council considered the ordinance but did not approve this ordinance moving forward for adoption.

Minute Order Number: 2021-108

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

15. Report Out from Emergency Services Fire Committee/Emergency Preparedness/Fire Department Long Term Staffing Goals and Solutions (Requestor: Fire Committee)

Councilmember Slayter presented the agenda item with the following highlights:

- A little history first, just to make sure we all understand who we are and what we're doing.
- The fire committee was originally created on November 1, 2017.
- I was the one who brought that before the Council.
- At that time, we decided it needed two different committees to look at two different components.
- The first was an emergency plan update, and remember, this was following the fires.
- The first round of, well, first of the most current round of fires in 2017.
- On that part of the workflow was myself and Councilmember Carnacchi.
- A separate committee consisted of then-Councilmember Glass and, let's see, then-Councilmember Hinton.
- Trying to remember when people were mayor.
- We have a lot of former mayors here.
- I think everybody gets the gist of that.

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- From the absolute beginning of the creation, my bringing it to the Council back then was to ensure that the residents of Sebastopol have the absolute best possible emergency response and emergency services afforded to them.
- That is the underlying goal of the work.
- In fall of last year, or December of last year, when the new Council was seated, the committee assignments were rejiggered a bit, and the two committees were brought together as one.
- The Councilmembers appointed to that committee were Councilmember Rich and me.
- We have the support of staff as needed, including the Fire Chief, the City Manager, the Assistant City Manager, and we've had a few questions for the Administrative Services Director.
- Those are the staff members that have been assisting the Council committee.
- It's also important to note at this point that our staff report and anybody who understands when agenda or staff reports are due, and the way that the workflow needs to go, is that sometimes errors slip through in staff reports.
- I want to clarify that the staff report identified an ad hoc committee.
- The correction here is that there is no Council appointed ad hoc committee.
- The City Council appointed the fire department committee in the people of Councilmember Rich and me, and we are taking the lead and acting on behalf of the citizens to investigate all options as far as emergency services and how they're provided within the city.
- The committee is depending on the expertise of Chief Braga, and we're availing ourselves of past and current volunteer firefighters.
- We want to express our appreciation for current and former firefighters.
- Anybody who has ever signed up and volunteered down at that firehouse.
- We say it often.
- We need to say it more, I think, we're in deep debt to those generous community members.
- We thank them for their service.
- The committee, we have met with some of the volunteers, and they've provided useful comments on the current state of the department, staffing, equipment, vehicles, and the committee looks forward to future input from the Fire Department's volunteers, and we view them as vital to any process that the Council sets in motion.
- Little bit more history here.
- As with many things, the emergence of COVID caused difficulties within the committee's work.
- With the new Council being seated last fall, and the COVID issues receding, we re-started the work, and organized our flow to begin with fact-finding.
- That's a really important component of this.
- To understand where we're going, we need to understand both where we have been and where we currently are.
- Fact-finding is sort of job one.
- In this report, it's at a point where we feel we've done a reasonable amount of that fact-finding.
- It's to the community as a whole, and to the full Council in order to keep everybody abreast of what we've learned.
- Also to make some recommendations for what we feel the committee's future work could or should look like.
- We're interested in receiving the Council's support for our complete and full inquiry into all options for the future safe and effective delivery of fire and emergency services to the people of Sebastopol and also our visitors.
- Getting the City Council's recognition of what the committee is beginning to see as a likely need for consultants to fully investigate our options, and this is a complex issue.

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- We're seeing the need for legal advice as well as municipal finance expertise.
- It's in a lot of ways I think much more complex than, it's just a very complex thing legally, and from finance.
- It's not just like suddenly sharing fire trucks with somebody.
- It's not that at all.
- We also want to make sure that the Council understands that any consultants that would be selected would have a high level of skill and the understanding and they need to be as objective as possible in providing suggestions and advice.
- The committee suggestion is to identify the expertise needed, and then issue an RFP.
- First identify the work that needs to be done, and then find the experts to help us.
- The work to date informs the type of services we will be looking for, most likely.
- I'll leave the introduction there.

Councilmember Rich commented as follows:

- I did want to lay out in the report, the staff report lays out the various options that the committee would like to see investigated.
- It's broad, and I want to make that clear to the City Council and to those in the public who are here tonight.
- We really would suggest that all possible solutions that would permit us to be comfortable with continued productive, safe delivery of fire services in the community be considered.
- That could include restructuring of the Fire Department, to look at full-time employees.
- It could include sales tax measures to fund the Fire Department.
- It would include consolidation, discussions with agencies like other fire departments need to be included.
- Discussions with the County on consolidation.
- Costs for our citizens.
- The impact on them.
- The impact on the Fire Department.
- Any financing questions, those all need to be investigated.
- One of the interesting takeaways in our discussion so far is that there's definitely a meeting of the minds in terms of the ultimate goal for the Fire Department.
- Even from our discussions to date.
- The goal is to find a way to arrange reliable funding to actually provide our citizens into the future with a fire department that has the right equipment and staff to deliver the right services.
- That is what Councilmember Slayter has said, and I echo that, too.
- That is the goal.
- In order to know what is needed, we have got to look at all of the options, and we've got to make sure as a committee that we're prepared to then present those to the full City Council.
- The full City Council can be prepared to make the right decision for the community.
- That will require consultant services.
- The members of our committee are not prepared to provide that sort of expertise, even with the benefit of our Fire Chief.

Mayor Glass opened for questions.

Mayor Glass commented as follows:

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- That is whether the committee had considered the issue of vehicles, I'm sure that you have, but because there are vehicles before us in the budget right now, I'm wondering if the committee wants to render any advice or opinions about that particular matter right now.

Councilmember Slayter commented as follows:

- In as much that we've received information about equipment needs, we've also heard information regarding the vehicle replacement schedule, which is something that we know that the schedule exists, we approve it every year as part of our budget.
- It's one of the appendixes or addendums to the budget.
- The age of a couple of pieces of heavily used equipment have certainly been noted.
- We don't have any specific recommendations, because in regard to vehicles largely due to the need for as it states in the staff report or committee report that the Fire Department equipment replacement schedule, I think it needs to be looked at holistically, and not with individual components pulled out separately.

Councilmember Rich commented as follows:

- The only thing I would add is that all discussion about the need for equipment replacement and the needs that we were made aware of was one of the motivating factors in our decision to encourage the City Council to look at a long-term solution that would address the continuing equipment needs.
- We don't have a recommendation as to the immediate equipment needs because we recognize there's a long term issue that needs a deeper examination.

Mayor Glass opened for public comment.

Jack Piccinini commented as follows:

- A resident of Sebastopol.
- A longtime member of the Sebastopol Fire Department.
- A member of what we have been calling the ad hoc committee, I understand the clarification that there is officially no ad hoc committee.
- Fair enough.
- Our group, whatever semantics you would like to apply to it, has met three times with the fire committee.
- The meetings have been extremely productive.
- Those are part of the staff report before you tonight, based on our expertise.
- It was high-level, not even into the weeds at that point.
- While we feel the report is brief and accurate, we look forward to having additional meetings with the fire committee to let us go into the weeds on all of the issues that you brought forward.
- The Fire Department staff versus hiring an extremely expensive unnecessary cost for a consultant, they do in fact consist of experts in all of these fields.
- You have members in the Fire Department that have structured and designed tax initiatives, who have designed master plans, members who have been the architects of consolidations that have occurred countywide.
- You have the expertise in the Fire Department.
- We're going to ask to go into the weeds whether with the fire committee or assigned a detail, to come up with a thorough report, and present it in a study session before Council or as an agenda item before Council.

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- I do not disagree that it may not be worthy to put a placeholder in your budget for consultants, but I think the first effort should be awarded to the members of the Fire Department who have the expertise.
- We're supportive of accepting the report.
- We would like the opportunity to be able to address all of the issues brought up in the report and demonstrate that we have the ability to produce the product without spending the money to hire a consultant.
- I would much prefer we spend that money of fire and safety equipment, or just fix Bodega Avenue for me.
- Again, I look forward to hopefully working with the fire committee on future meetings and getting the opportunity to address this issue.

Fire Chief Braga commented as follows:

- If I may spend a minute or two, I just wanted to express the same comments that Mr. Piccinini did.
- I wanted to thank the fire committee, I thought things were moving along very well.
- I, too, would like to reconvene with the committee and further our discussions.
- I think we can do this.
- I believe in the volunteer committee.
- I've been with the City Fire Department for 37 years.
- I think Mr. Piccinini has been with the City for 41, 42 years.
- The rest of the committee also is in the 35 to 40 years range.
- I believe that we can reconvene with the fire committee and make headway, make decisions, and recommendations.
- I think we can also save money for the City and not spend it towards a consultant.
- I truly believe that the team that we have in place can make recommendations.
- They have the knowledge, they have the experience.
- I believe it would be an injustice if we did not allow the committee to at least work with the two Councilmembers.
- I'm respectfully asking and requesting that we reconvene and move forward on this.
- I truly believe we can come up with the best decisions for this Fire Department and for this city of ours that I have lived here my entire life.
- I have no plans on moving.
- I think we have the right people to come up with the right decisions.

Council Deliberations:

Councilmember Rich comment as follows:

- I want to express my appreciation for the contribution from Mr. Piccinini, our longtime volunteer firefighter and resident of Sebastopol.
- Also appreciate the input from our Fire Chief.
- Having recognized their contributions, I have to disagree.
- I do think that in this situation with the long-term needs that are at issue here, and the need for a long-range plan, as has been discussed within the committee, it will be important to reach out to the larger population in order to identify a consultant with an outside, objective view, to have input.
- It's a big issue, it's important.

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- As important as it is to engage our Fire Chief with his leadership and through him the volunteers, it's equally important that we ensure that we get all of the appropriate input and expertise to benefit us as we move forward.
- That has been the nature of our discussions on the committee.
- We will be bringing forward a request for a consultant in the neighborhood of \$30,000.
- We can discuss that further tomorrow.

Vice Mayor Gurney commented as follows:

- I think we're in a situation where we have a wonderful opportunity to look to the work of our subcommittee for quite a long time, and also look to the expertise in our Fire Department.
- I don't see why we can't have both.
- Let me just work this through with you.
- If we retain a consultant, we're going to get that outside perspective.
- At the same time, the experts in our Fire Department can come together and figure out what they think is best.
- They can review our consultant's report, and they can comment.
- We're all in this target.
- It's important to widen our perspective and then become the listeners as we look at solutions.
- I'm very much in favor of the direction of the committee, the subcommittee, to expand to engage consulting services.
- We'll have more of that financial discussion tomorrow.
- I appreciate all the work that everybody has done.
- I have great confidence in all of the members of the wider group and our community intelligence to come up with the best answer for our services.

Councilmember Hinton commented as follows:

- After reading the report out and kind of going through it today, this feels a lot like the conversation we had about our Police Department.
- We as a community decided to bring in an outside source that worked with our Police Department and came up with a report that we have not yet reviewed.
- That report will be coming out soon and for the benefit of our entire town.
- While I'm not a huge fan of consultants necessarily runaway spending, I guess, a reasonable amount to do the same, because public safety is so important for us.
- We have a lot of issues to deal with.
- To get some outside feedback to work with our fire department, to come up with solutions, I think could be a positive thing.
- It is on tomorrow's agenda to discuss further.
- I don't want to get too far out.
- I did want to address it tonight and not just postpone until tomorrow.
- Figure out what our goals are, especially as a member of the budget subcommittee.
- I'm ready to make some recommendations, or I've been sitting back on that side of it.
- I don't know if those are the right ones, because we have a limited amount of money to spend.
- As we all know.
- I just wanted to give that feedback.
- I appreciate the report tonight.
- It's a really tough conversation, but I think we all want the best thing for our city.

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- That is to get public safety and make sure our Fire Department is well versed to continue to serve the city of Sebastopol and beyond.

Mayor Glass commented as follows:

- I want to thank the work of the fire subcommittee, and I want to thank the Fire Department and the expertise that they're contributing to this conversation.
- I do think it is prudent to put some money into a neutral consultant, and I don't see that as excluding the ideas and expertise and help of our volunteer Fire Department and our Fire Department staff.
- I see that as the primary role of that consultant, to gather information from our team, and then provide a little more perspective from some outside, neutral information, and provide that to our entire Council.
- That we have some, an extensive set of information available to us so we can make some tough decisions.
- I am very thankful to our existing team.
- I also am very thankful to our committee that is making these recommendations and that has put together this very helpful report.
- We will be discussing this matter further tomorrow.

City Council Action: None Taken. Report Out only.

Minute Order Number: 2021-109

16. Discussion and Consideration of Approval to Adopt Resolution of the City of Sebastopol Authorizing Entrance into a Lease Agreement Payable from the General Fund and a Loan Agreement Payable from the Net Revenues of the Water System and Approving Related Documents (Responsible Department: Administrative Services)

Administrative Services Director Kwong presented the agenda item recommending the City Council approve and adopt Resolution of the City of Sebastopol Authorizing Entrance into a Lease Agreement Payable from the General Fund and a Loan Agreement Payable from the Net Revenues of the Water System and Approving Related Documents.

Mayor Glass opened for questions.

Councilmember Hinton commented as follows:

- With the refinance, how much further out are they both going?
- Or is it two loans being refinanced together?

Director Kwong commented as follows:

- They're separate.
- One is the lease agreement, one is a loan agreement.
- We are not extending the life of the loan.
- One is coming up in 2026.
- The other is 2034.

Councilmember Hinton commented as follows:

- It will still be done in '26?
- At a much lower interest rate?

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- I just wanted to verify that.

Director Kwong stated that is correct.

Mayor Glass commented as follows:

- Do we have a calculation of the approximate savings over the life of these two loans/leases?

Director Kwong commented as follows:

- In the staff report for the 2001 lease, you're looking at \$76,000.

Mayor Glass commented do we have it on the other one?

Director Kwong commented the other one is \$70,000.

Mayor Glass commented as follows:

- That is a considerable amount of money and thank you very much for putting that effort into that, Director Kwong, to investigate this refinancing.
- That's a significant amount of money for the City to save.

Mayor Glass opened for public comment. There was none.

Council Deliberations:

Vice Mayor Gurney commented as follows:

- I appreciate our staff being so rigorous in finding this opportunity for us.
- Look at the significant savings that we may have.
- My comment is, let's take that savings and roll it over to tomorrow morning's conversation.
- I'm not sure that that is appropriate, because there may be holes in the budget that it needs to full.
- We're very wise to support staff's recommendation and go forward with this direction.
- Thank you, Director Kwong.

Director Kwong commented as follows:

- Also, for full transparency, there is a cost of issuance to do refinancing.
- However, overall, it is still a significant savings for the City, and the lease and the loans are not being extended.
- It's still staying within that period, but at a much lower interest rate.
- Going from 4.8% to 1.1%, that's huge savings.
- The other one was, I mean, there's no 4 anymore out there.
- This is really good news.

Mayor Glass commented it's amazing how much a few interest points, how much difference they can make to expenses.

Councilmember Slayter commented as follows:

- At a savings of \$70,000 and change, and \$76,000 and change, that's over the life, that's not annually?

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Director Kwong commented yes, that's over the life of the loan.

Councilmember Slayter commented:

- Annually, we're looking at about \$20,000 per year in savings.

Director Kwong stated that is correct.

Councilmember Slayter commented it is still really significant, but it's not \$76,000 each year.

MOTION:

Councilmember Slayter moved and Vice Mayor Gurney seconded the motion to adopt resolution Authorizing Entrance into a Lease Agreement Payable from the General Fund, Park in Lieu, Enterprise Fund and a Loan Agreement Payable from the Net Revenues of the Water System and Approving Related Documents.

Discussion:

Vice Mayor Gurney commented if it's only \$15,000 to \$20,000 annually, we're getting close to the Civic Spark fellow for tomorrow morning.

Mayor Glass called for a roll call vote. City staff conducted a roll call vote.

VOTE:

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

City Council Action: Approved resolution Authorizing Entrance into a Lease Agreement Payable from the General Fund, Park in Lieu, Enterprise Fund and a Loan Agreement Payable from the Net Revenues of the Water System and Approving Related Documents.

- Minute Order Number: 2021-110
- Resolution Number: 6350-2021

CITY COUNCIL REPORTS:

17. City Manager-Attorney/City Clerk Reports:

City Manager/Attorney McLaughlin reported as follows:

- Just a reminder for the public that we're having the budget goals and priorities, whatever you would like to call it, meeting tomorrow at 9:30 A.M.
- A special City Council meeting.

18. 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 Slayter reported as follows:

- We had our clean power meeting on the 6th.
- I don't have anything noted here that was of significance other than I am a member of an ad hoc that is recruiting for the community advisory committee, they act as financial advisers and technical advisers, community advisers.

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- We're recruiting for that committee, with an emphasis on non-middle-aged engineers.
- We're looking for some diversity in that committee.
- If anybody has some ideas of folks who might be willing to participate, that would be interested, send them my way, and I'll point them in the right direction.
- The need to be an energy expert does not exist.
- The need to have experience does not exist.
- We're looking for thoughtful people who are able to provide points of view that electeds and technocrats may not think of.
- Those are the things there.
- The law enforcement committee, we have our closed session on Thursday.
- We've met a number of times.
- That is as much as I'm going to say about that.
- The fire committee, I think we've already done our reporting on that.
- I believe that Mayor Glass will have some comments on our housing committee meeting.

Councilmember Hinton commented as follows:

- Well, I was looking over my calendar, and except for attending a portion of the SCTA meeting as the alternate and listening in for a bit, I did not have any committee meetings in the last couple of weeks.
- All of mine will be coming up in the next two.

Councilmember Rich commented as follows:

- I've got a couple of projects that I've continued to work on.
- I guess I'll take these few minutes to report out on the Sebastopol Community Needs summit.
- Thanked all of the Councilmembers here who participated in that event.
- It was really inspiring to see everyone there.
- Including the City Councilmembers and all the members of the public.
- I was amazed to see that I think almost 100 people stuck through there from beginning to end.
- It must have been fairly interesting.
- There was a lot of engagement and a lot of good questions.
- The panels, I thought, were really super interesting.
- Facilitation by CoMission was excellent, I thought.
- The opening comments from Mayor Glass and bookended with Vice Mayor Gurney's comments were really helpful.
- Having Councilmember Slayter and Councilmember Hinton in the middle, too.
- It conveyed, I think, a very positive message to the community about celebrating our resiliency and ability to get through the last year and come up to this point, and our ability to share in a collaborative way the needs that are out there in the community and how people here in town might be able to help those needs.
- I'm looking forward to some follow-up work.
- The committee that has been working on the summit and the service organization side is very interested in continuing to work.
- Thank you, everyone, for being a part of that.
- Thank you for supporting that effort.

Vice Mayor Gurney commented as follows:

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- My first comment is to thank Councilmember Rich for all her behind the scenes work, organizing the summit, getting the details locked down so it flowed very smoothly.
- I think everyone felt welcome.
- I think all of the participants were listening carefully.
- I'm thinking it's a pretty good success.
- I'm thinking we'll talk more about all of those details tomorrow morning.
- I want to report on the last SCTA/RCPA meeting that we ahead earlier in our agenda that the climate advisory committee is looking for openings.
- Hopefully that will come within the needs of the RCPA, so we have somebody appointed.
- Steve Pierce, our current seated person is willing to continue for the July 2nd meeting so we've got that covered.
- I'm thinking there are a lot of interested people, looking at the reports from our committees tonight.
- There were a number of budgets that were approved.
- The RCPA's final budgets, the TFCA, the SCTA preliminary budget.
- We've seen them before.
- Now they're going through.
- Also, we had a report from our SCTA's interaction on Plan Bay Area 2050.
- That's where we're going.
- There's quite a lot of information there that is online.
- Also, we had a number of projects being reviewed for the transportation fund for clean air as well as the TFCA fund, as well as the transportation development act article three, Sebastopol didn't have any applications in the pipeline, so we didn't get any money.
- That's something I'm going to comment on in a minute.
- Also, the measure "M" strategic fund, Sebastopol didn't have anything in the pipeline to get that approval.
- Then the discussion went on to the quick strike application process with MTC.
- They received additional funding and dedicated to quick strike.
- The County moved in their application which was lingering in the background the last time.
- The board decided to make sure that the applications were fully funded, and the County's were considered.
- Also, we had a report from Chris Kohn, noticing Sebastopol is leader in the program in the water conservation and energy conservation effort.
- Encouraging all other cities to join them.
- Here's an update on conversations that Mr. Kohn and I had locally.
- The letter went out two weeks ago about the soft opening of the program.
- We started with nine responses, then overnight to 40.
- We have genuine interest, so I'm hoping that we can capture these multifamily, more intensely developed neighborhoods and see if they will participate in the program.
- Also, I went and attended the LANTERN meeting.
- They continue to meet and network about library needs and their need for board members.
- They were very impressed with the summit, and they will be reviewing that for potential board members or funders.
- Which was in part the point of summit.
- Yesterday, I attended part of the meeting for the Gravenstein Health Action Coalition.
- A very compelling presentation from a group called Sonoma Connects.

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- It's a grant funded group, intending to be the umbrella organization for the many agencies and nonprofits in the County dealing with health issues, particularly issues related to aces.
- We heard great remarks about adverse childhood experiences, aces.
- I'm thinking that is a subject area and training area that is motivating and driving a lot of conversation now.
- In any event, they had a lengthy meeting, and they continue to work on their own education as to what they might do, as well as reaching out to the wider community to try and get a more unified perception of how we might act together.
- Let me conclude with this theme that I'm seeing, coming out of the pandemic, and we'll talk more about this tomorrow.
- There's a great interest in networking and combining efforts, I think.
- When we work together, we just really optimize our efforts and our result.

Mayor Glass reported as follows:

- First of all, I would like to thank everybody for all that work on the summit.
- I think that Councilmember Rich really put a lot of work into making that thing happen and getting all of those people out there.
- That exchange of ideas and experience and information was very, I think, illuminating to many people in the community.
- People now have a lot more information about the incredibly diverse number of things that are going on in our town.
- Thank you, Councilmember Slayter, for your work on that.
- Thank you to everybody else for the work you've done.
- Thank you to all of us for sitting through so many meetings.
- I'm going to move on to, okay, the housing subcommittee had a meeting and so I think there's some confusion about who is doing what.
- I'm sure we're going to resolve this without everybody getting all upset about it.
- We're going to figure this out.
- In any case, the housing subcommittee did have a discussion about the various things that we've been working on, which of course includes Elderberry Commons, and money coming from the County.
- The warrant is on the way, as a result of the housing subcommittee negotiations.
- Councilmember Slayter and I had talked about our intentions of how that money would be spent, and the recommendations of the housing subcommittee, we had a discussion about that.
- I also had a discussion with WCCS about what we had been planning on doing with them for some time.
- Regarding putting together a contract to expand their services to the city and potentially putting together an RFP to define what those services are going to be.
- Then we also talked about the potential for that money being spent on something related to Cahoots, which also has to do with housing, because it would be, the Cahoots project would have a large nexus with people who are unhoused, not necessarily always.
- I also reported to my housing subcommittee buddy about a meeting that I attended that also City Manager/Attorney McLaughlin attended.
- That was with the south county housing and homelessness get-together?
- Anyway, it's a group of primarily staff people that are engaged in homelessness issues throughout the county, and not necessarily City staff.
- It includes staff from the City of Petaluma, and the City Manager of the City of Petaluma.

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- Staff from the City of Santa Rosa.
- Also from the County CDC, two people from the CDC, as well as others. We had discussion of a project where specifically the City of Santa Rosa is engaged in with Catholic charities.
- They're identifying their most at-risk and most engaged with other services homeless or unhoused population in Santa Rosa.
- They identify people and then work to bring together non-siloed services.
- They're working with their Fire Department, their Police Department, with social services, with food banks, with so many different health providers, with the emergency room at Memorial, I could go on and on.
- Anyway, they have a database that they've cloned from the County of Marin, that is supporting this project.
- We talked a lot about that project.
- Primarily, the point of this meeting is to try and exchange information and try to bring more people together so that we're working on regional solutions for housing and homeless issues.
- That particular first meeting of this group was related primarily to identifying the most at-risk people that are engaging with and needing the most services.
- These are all things we talked about at the housing subcommittee.
- I'm going to move on to other things that I did.
- I had a discussion with the County's equity officer, I updated her on the kinds of things we're doing in the City of Sebastopol.
- I told her about our new Police Chief, and how we're going to be having a law enforcement committee, or law enforcement report from our audit.
- She was very happy to hear about that.
- We talked a lot about the whole equity issue.
- She said she thought one of the most, one of the things that she's trying to get every City to do is have an equity officer.
- I said, gosh, we can't really afford a full-time administrative support for our City Manager and Assistant City Manager.
- Maybe we can think about somebody on staff being in that role?
- It was a really good conversation.
- She's a great person.
- Hopefully she will make some kind of report to us as the City Council sometime in the next few months.
- I also was at the Health Action Board meeting, which Vice Mayor Gurney just reported on.
- The most exciting thing I did in the past two weeks was do a Facebook Live that was for the drawing of the Slow Cat trophy for kids that were participating in the Slow Cat Treasure Hunt in the park.
- We did a Facebook Live on that.
- There's three kids that are getting little mini Slow Cat trophies.
- That was a fun thing.
- Then we've had several law enforcement subcommittees, and I also presented a proclamation to our Police Department at their morning meeting for National Police Week.
- I think that sums it up.
- I think I probably left something out here.
- Everybody is really busy.
- Everyone is doing lots of good work.

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- We're going to have a fun meeting tomorrow with our shopping list so that we can figure out our priorities and what to advise the budget committee on what placeholders we may want to put into our budget to move forward some of the initiative that we have heard about this evening.
- With that, are there any additional comments or things that anybody can't live without not telling us this evening that they can't tell us tomorrow morning?

19. Council Communications Received: There were none.

20. Future City Meeting Dates/Events (Informational Only): (See Agenda and City Web site for Up-to-Date Meeting Dates/Times)

CLOSED SESSION ITEMS: NONE

ADJOURNMENT OF CITY COUNCIL REGULAR MEETING

Meeting will be adjourned to the City Council Special Meeting – Fiscal Goals Priority Meeting – Scheduled for Wednesday May 19, 2021 at 9:30 am – 12:00 pm (VIRTUAL ZOOM PLATFORM)

City Council Closed Session Scheduled for Thursday May 20, 2021 at 6:00 pm - (VIRTUAL ZOOM PLATFORM)

Next Regular Scheduled City Council Meeting will be held June 1, 2021 at 6:00 pm - (VIRTUAL ZOOM PLATFORM)

ADJOURNMENT OF CITY COUNCIL REGULAR MEETING

Mayor Glass adjourned the meeting at 10:34 pm. Meeting was adjourned to the City Council Special Meeting – Fiscal Goals Priority Meeting – Scheduled for Wednesday May 19, 2021 at 9:30 am – 12:00 pm (VIRTUAL ZOOM PLATFORM).

Respectfully Submitted:



Mary C. Gourley
Assistant City Manager/City Clerk, MMC