

CITY COUNCIL MEETING MINUTES
MINUTES FOR Meeting of August 2, 2022

As Approved by the City Council at their regular meeting of September 6, 2022

The City Council Regular meeting will be held via teleconference pursuant to AB 361. Pursuant to AB 361 (2021), Teleconference Restrictions of the Brown Act Have Been Suspended, as Well as the Requirement to Provide a Physical Location for Members of the Public to Participate in the Meeting. The City of Sebastopol City Council meeting will not be physically open to the public and all City Council Members will be teleconferencing into the meeting via Zoom.

Please note that minutes are not meant to be verbatim minutes and are meant to be the City's record of Actions Taken (Approved Motion of Agenda Item(s)).

COUNCIL PROTOCOLS FOR MEETING:

- This meeting is being conducted utilizing virtual settings for teleconferencing and electronic means consistent with State of California Executive Orders regarding the COVID 19 pandemic and AB 361.
- Live stream and zoom are being utilized for this meeting.
- Members of the public may view and listen to the meeting by use of Zoom and Live Stream as noted on the City's website and as noted on the agenda.
- Members of the public wishing to speak to the City Council may do so during public comment or may comment on agenda items during the discussion of each item and must be logged into Zoom. Live Stream is a viewing only format.
- 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, will be asked to adhere to protocols and /or will be removed from the meeting.

Reminder please leave your microphones on mute until called upon and if you would like to provide your name during public comment you are welcome to do that but do not have to.

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

CALL TO ORDER: Mayor Slayter called the regular meeting to order at 6:02 pm.

ROLL CALL:

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

Absent: None

Staff: City Manager/Attorney/City Attorney Larry McLaughlin
Assistant City Manager/Attorney/City Clerk Mary Gourley
Administrative Services Director Ana Kwong

Planning Director Svanstrom
Police Lieutenant Ron Nelson
Police Chief Kevin Kilgore
Public Works Superintendent Dante Del Prete

SALUTE TO THE FLAG: Mayor Slayter led the Salute to the Flag.

PROCLAMATIONS/PRESENTATIONS: None

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA PLEASE NOTE:

- Public Comment on all items listed on the agenda will be limited to two minutes, per person, per item.
- The Public Comment Portion of the Agenda will allow for 20 minutes at the beginning of the meeting and public comment not heard during those 20 minutes will continue at the end of the agenda, following the last calendared item and before Reports.

Council welcomes and encourages additional comments via email. Public Comment Emails can be sent to:
CityCouncil@Cityofsebastopol.org

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA :

During General Public Comment, the public is invited to make comments on items of public interest that are within the City Council's subject matter jurisdiction and that are not listed on the current agenda.

Speakers are allowed to speak for a maximum of three minutes so that all speakers have an opportunity to address the City Council.

Power point or visual presentations for public comment shall not be permitted unless approved by the Agenda Review Committee two weeks prior to the requested meeting date.

Speakers may not "yield" a portion of their allotted time to others.

The Mayor has the authority to limit or extend the time allowed for speakers dependent on the number of speakers in attendance.

The Mayor can poll the members of the public for an indication of the number of people wishing to speak, then call on individuals to speak.

It is the goal of the Council to conclude the public comments portion of the agenda within 20 minutes. If the public comment period exceeds twenty minutes, the presiding officer, typically the Mayor, reserves the right to reduce the time per speaker or carry over public comments to after all business items are completed.

The City Clerk will monitor the time for public comments and inform the speakers when the time limitation has been reached.

The Mayor could survey the members of the public, as appropriate, to move agenda items up or back to address the members of the public items of concern.

Public participation is encouraged on all public agenda items.

Council and staff will treat participants and each other with courtesy. Derogatory or sarcastic comments are inappropriate.

The public will likewise be encouraged by the Mayor to maintain meeting decorum.

In Council meetings when citizens are agitated, the Mayor may call a short recess to calm the situation.

If a member of the public is unable to attend the Council meeting, written communications may be sent to the City Clerk by e-mail or by regular mail. Communications received after distribution of the agenda packet will be made available to the Council at/or as soon after the meeting.

A member of the audience commented as follows:

Discussed the Council approving the proposal because they say it is due to drought and it is in the greater public interest and it would be best served to allow wireless and smart functioning of water, water meters.

- Yet Gabe Johnson wrote and underlined that there has never been a claim that these water meters would save energy, save water, or reduce greenhouse gases.
- So the information that the vote is based upon is old and possibly untrue.
- So this is something that I want to point out.
- It certainly is due diligence for you to know that.
- It seems that the EMF, which is my main concern here, is even higher in frequency than what they first talked about in the original discussion.
- I am a senior. I have EMF sensitivities. I will use my very small disposable income to support to vote against this
- I think it is wrong. That is the point.

Kyle Falbo commented as follows:

- Of the last Council meeting, I spoke asking for transparency in our budgeting process.
- I requested that our City annual budget which was decided and voted upon without any clear or current document, be made available to the public as soon as possible.
- I don't have minutes to the last meeting to remind myself of when that was expected to be released, but here we are into August now and we do not have a 2022,-2023 budget that is made available to the public at this time.
- When the budget was decided, it was at the very last decided meeting and then we learned that there are increases to the budget as a result of contract negotiations.
- We don't have a physical document to look at that reflex those changes as well as the many changes that were made the night that it was approved.
- Again, I'm calling from the city to release the 2022-23 budgets.
- In its entirety for us to see on the city's website.

Sue Gimple commented as follows:

- I have been a resident here it 25 years.
- I have spoken to the City, speaking out against Wi-Fi in downtown decades ago.
- Against water smart meter installation.
- It is really reprehensible that you would continue with an agreement that is based on a lie
- Keeping this agreement to continue to delude yourselves in this town.
- It is brainwashing.
- Others like me that are highly electro medic sensitive, are not full.
- We are not at an age where we can take our health for granted.
- Human beings are electrical beings.
- There are electro cardigans of the heart and measuring brain activity.
- Electrical currents in the body is not new.
- We have been trying to protect the bees and we need to protect humans from EMF but we live in a town that is trying to minimize EMF and has policy plans for EMF sensitive but how can you possibly install meters all over town's?
- They affect everyone whether they are outside or not is not the issue.
- We will all be affected with unsafe energy, water, and reduce the greenhouse emissions.
- The City of Sebastopol has a legal basis to extend the contract. Are obligated to the citizens to use it.

Royelynn commented as follows:

- I am also so disappointed that the Sebastopol City Council decided against the compromise offer of the EMF safety network and is not opposing the smart water meters.
- Also, I heard that PG&E is intending to install new smart meters
- I just cannot express how very, very sorry I feel that this is happening.

Roberta commented as follows:

- I just want to say what everybody else's saying here.
- The company said that it doesn't really save water.
- The public can't be served if you increase radiation to the EMF immunity, which I am a member of.
- Others that are EMF sensitive.
- So it is affecting everyone.

- The City of Sebastopol has been affected by this issue and it is shocking that it is not protecting the public in this way.

Martha Glaser commented as follows:

- I'm really grateful that we have had so many good speakers already in this meeting.
- I had the idea that I wanted to have people just be quiet and know what we are doing here.
- I'm just really upset and I'm going to speak slowly.
- I know that I can't get through to people who don't understand the vulnerability that we who are electric sensitive.
- The vulnerability, if it was visible, if it was cigarette smoke, if it were a virus which is not visible, but people would be reacting more quickly, you all will get this.
- You all are smart people. All of you, all five of you.
- Patrick and Diana. You are all smart, smart people.
- I know you are. I like you all very much.
- I have had contact, personal contact, with most of you.
- I know walking with me as I invite people to do.
- I did explain to you what it is like to live with something where you just don't know what is next to you
- I don't choose it.
- Nobody here feels that the electro-sensitivity is a choice
- Nobody is choosing this world
- There are other ways to save water. There are other ways to monitor our water.
- There are no other ways to protect ourselves from what you have chosen.
- I hope you will reconsider and change your vote, whatever the third person is.
- Change it back. Please so we don't have to go to the next level.

Sidnee Cox commented as follows:

- I love Sebastopol.
- I now live in Windsor and I have been hearing about the smart water meter issues.
- I wonder if we have smart water meters? I went out and sure enough, Windsor has them. I can tell because everything is all filthy in there. I can tell nobody has opened them, that box, for a long time.
- I wiped off the and I looked at it. I realized, yes, it is a smart water meter. Then recently, I had a really bad water leak in our backyard. We didn't realize how bad it was until we saw the puddles and all of that.
- We got a \$500 water bill. It is normally \$250 but it is a little over \$500. I was alarmed.
- So now I'm going to have to contact the water department and try to get a rebate.
- But we had a smart water meter and don't you think somehow I would've known?
- I don't know of anybody who goes on the computer and checks to see what their water meter says or what it does.
- I don't even know how to do that but I don't think anyone is educated on how to track their water.
- Only look if there is a leak
- So I am really curious about the savings.
- I also wonder, maybe people check their utility meters if they have maybe solar.
- But I don't know anyone who has us smart water meter, personally.
- I thought this was interesting thinking that people would be able to check the water.
- I'm wondering, in fact, how many people would really be able to check their water?
- If I wanted to check my water, I would have to go out there and pick up that little thing and see what the water meter is doing.

Sandi Maurer commented as follows:

- My name is Sandi Maurer, I'm the director of the EMF Safety Network.
- We understand that the majority of this City Council believes it's in the best interest of the public good to replace the water meters with the smart water meters, so residents can monitor their water use on their smart phones.
- You believe this is more important than the public interest and the public good of protecting people, the EMF injured community, and nature from increasing exposure to wireless radiation, which is a known environmental toxin.
- We offered you a compromise and you rejected it. We are greatly disappointed, not only in this decision, but in your entire decision making process on this issue. You ignored the Sebastopol General Plan Health and Wellness goals, your 2019 Telecommunications Ordinance, the 2013 smart meter ban and your zero waste policy goals.
- You voted this through in one meeting, ignoring the survey where nearly half the respondents were either opposed or undecided on the smart water meters.
- Your claim that smart water meters serve the public good threatens and alienates the EMF aware and injured community. Syserco, the company you contracted for the water meters, already denied the claim the meters save water.
- So why are you perpetuating this fraud? Please do explain.

Angela commented as follows:

- So coming to a reasonable collaborative out of this.
- We have always assumed it is the Councilmembers individually who are committed to the higher good and were misled.
- But the decision to move forward with the smart water meter is three out of the five Councilmembers.
- We just realized that they were not misled and they continued to intend to roll out these smart water meters.
- This of course with Gabe Johnson and posting, the new leaders, they have never stated that the new meters save energy or water or reduced greenhouse gas emissions.
- Three of our five Councilmembers have chosen to move forward.
- PGE intends to bring smart meters of all types and colors back to our community this coming fall, 2022.
- This is deeply disturbing.
- So this is becoming an election issue.
- Need to review the long history on supporting our residents who are in a sensitive, not to mention all life.
- Because we are all beings.
- This is the time for people who see it from our perspective.

Paul Andre Schabracq commented as follows:

- Your decision to turn down the compromise with the smart water meters is really reprehensible.
- There is evidence of the facts that support the notion of smart water meters that is monitoring energy stated in a record that this was not necessary.
- This is endangering the public health.
- It is also overturning the City Council policies and ordinances.
- This will harm us.

Alan Horn commented as follows:

- I am extremely appreciative of all the people who have spoken against these radiation emitting meters that we're about to have installed on our homes.

- This is an outrage and, in my opinion, is murder.
- This is why I'm going to urge you, once again, we don't have much time, you must resist, you must stop these radiation emitting devices everywhere throughout the city.
- In order to force you to do this, I'm going to pray to God tonight, in the name of Jesus Christ, because you all need to have Jesus Christ in your hearts. Because only by putting Jesus Christ in your hearts, you will be able to understand what I'm saying. Thank you Jesus.
- OK, Yes, I want to urge you to NOT add this (letter of support for SB833) to the agenda because the city needs to be shut down because of your radiation decisions

Sandy Tate commented as follows:

- Discussed no sensibility for anything that is going on.
- Discussed brother's paralysis
- Discussed drugs use of Ambien
- Discussed it affects memory

Jennifer commented as follows:

- So I understand that you, most of the Council is wanting to stop the ban on smart meters, and particularly the smart water meters.
- I am really disappointed and I am angry.
- Your elections are coming up soon. You may not get re-elected.
- I don't know what you are thinking because on February 7, 2022, Gabe Johnson stated he never claimed that this new meters save energy or water and reduce Green gas emissions.
- Are you brainwashed? What is going on? Why can't you just leave things the way they are?
- This is going to really burn people who are already electro sensitive or electro- hypersensitive.
- That is going to violate disability rights of the ADA. What are they going to do about that?
- It also violates your whole charter to your general plan to minimize unsafe EMF radiation levels.
- I don't know how you can betray the citizens, the good citizens of Sebastopol.
- The proposal should be reconsidered
- Once this is done, this is done.
- We are all going to be radiated further with more EMF.
- You have an obligation to protect the citizens of Sebastopol.
- That is what you are here for.
- You won't get re-elected.

Michael commented as follows:

- I just wanted to mention that yourself and the rest of the Council there.
- I've listened to a lot of complaints about the 5G issue.
- I feel compassion for those that are concerned about the issue.
- I think it is tremendously timely and disrespectful of everyone 'is time to make such excessive public comments on this issue.
- I would appreciate it if they would respect everybody's time in the public process.
- Consolidate their comments, maybe hold it to one permitting or something instead of just filling up the agenda with so much of that.
- Saying the same thing over and over again.
- It is not science- based.
- We are not talking about radiation.

- I understand that there are other opinions out there that should be heard and respected.

Linda Berg commented as follows:

- First, I want to thank all of you.
- You are all just eloquent speakers.
- I am kind of doing this myself.
- Discussed EMF and proponents of public health and safety
- Discussed status of the corporate sizing project
- Discussed radiation

Mayor Slayter responded to public comments.

Budget: Final Budget is to be posted on Thursday of this week as signatures were needed for the document.

URGENCY ITEM: REQUEST TO BE ADDED TO AGENDA:

Councilmember Gurney has requested that an urgency item be added to the agenda as it first came to City staff's attention after the posting of the agenda, and requires immediate action. Requires 4/5th vote.

Agenda Title: Letter of Support for SB 833 – Dodd Bill Community Energy Resilience Act

Mayor Slayter commented as follows:

- We do have a request to add an urgency item this evening from Councilmember Gurney.
- This is a request to add an item that was brought to our attention after the agenda was posted.
- The proposal is
- What we would need to do is have I believe it's a 4/5 vote to add it as an urgency item

Mayor Slayter opened for questions.

Councilmember Glass commented this is time sensitive and needs to be done tonight.

Mayor Slayter opened for public comment.

Sandi Maurer commented as follows:

- I would like to hear what the number of that bill is so I can have a chance to look it up online.
- I would like to understand it more before you discuss it, please.

Alan commented I want to urge you to not add this to the agenda because the city will be shut down by their decisions

Linda Berg commented this is a clever tactic.

Mayor Slayter responded to public comment as follows:

Bill Number is SB 833

City Council Discussion and/or Deliberations:

There was none.

MOTION:

Mayor Slayter moved and Councilmember Gurney seconded the motion to approve adding the urgency item as it came to the as it first came to City staff's attention after the posting of the agenda, and requires immediate action: Agenda Title: SB 833

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

VOTE:

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

City Council Action: Approved adding the urgency item as it came to the as it first came to City staff's attention after the posting of the agenda, and requires immediate action: Agenda Title: SB 833 Dodd

Minute Order Number: 2022-231

STATEMENTS OF CONFLICTS OF INTEREST: Conflicts of interest may arise in situations where a public official deliberating towards a decision, has an actual or potential financial interest in the matter before the Council. In accordance with state law, an actual conflict of interest is one that would be to the private financial benefit of a public official, a relative or a business with which the Councilmember is associated. A potential conflict of interest is one that could be to the private financial benefit of a Councilmember, a relative or a business with which the Councilmember is associated. A Councilmember must publicly announce potential and actual conflicts of interest, and, in the case of actual conflict of interest, must refrain from participating in debate on the issue or from voting on the issue and must remove themselves from the dais.

There were no statements of conflicts of interest stated.

CONSENT CALENDAR: The consent agenda consists of items that are routine in nature and do not require additional discussion by the City Council or have been reviewed by the City Council previously. These items may be approved by one motion without discussion unless a member of the City Council requests that the item be taken off the consent calendar.

The Mayor will read the consent calendar items; ask if a Councilmember wishes to remove one or more items from the consent calendar; minutes on the entire consent calendar and request at that time that an agenda item or items be removed for discussion.

If an item or items are removed from the consent calendar, the item shall be placed at the end of the regular agenda items unless otherwise determined by the Mayor or Mayor Pro Tern.

Councilmembers may comment on Consent Calendar items or ask for minor clarifications without the need for pulling the item for separate consideration. Items requiring deliberation should be pulled for separate consideration and shall be placed at the end of the regular agenda items unless otherwise determined by the Mayor or Mayor Pro Tern.

Mayor Slayter read the consent calendar.

Mayor Slayter asked if any Councilmember wanted to remove a consent calendar item.

Mayor Slayter opened for public comment on the consent calendar.

Kyle Falbo commented as follows:

- The calendars consist of routine items and then to follow up with agenda item number seven with being described as an extensive report.
- An award of \$47,000 from outside contractor outside of the city to be looking at work that the ad hoc fire committee has been working on.
- I would like to actually hear more detail about this but it is unfortunate that it is inside of a consent calendar, rather than coming to the full Council and to have more conversation.
- With this award, I am wondering in the interim since the last time the ad hoc committee reached out to the public and provided a report under the suggestion of consolidation with another fire district, how much other discussion has there been?
- How much governance has taken place?

- How much input has been received from our local firefighters, or volunteer firefighters themselves prior to this decision working with this subcontractor for the tune of \$47000?

Linda Berg commented as follows:

- Discussed item number 8
- Questioned which department this item referred to
- I would appreciate if somebody could answer me that.
- Many of these things with the public and discuss with this consent.
- Discussed the UUT
- Asked who came up with the narrative and wording
- **Stated** I kind of question who comes up with the wording of that.

Mayor Slayter responded to public comments as follows:

- Questions came up in reverse order.
- That is something I don't have the precise dates, but we have discussed that at some length in public that at least two fairly recent meetings.
- I know the most immediate previous meeting we discussed it.
- There is a small error in the resolution, that is in the finalization of that discussion in many ways.
- Who came up with that? The voters of Sebastopol approved this years ago I would say brought it up.
- So then the other question about from the same speaker, which department gets the one professional?
- The written item, which is available on the website for anybody to download and take a look at, understanding that some people don't use computers.
- I will explain a little bit about this. It is a general pay grade for interim temporary employees for any department. It is not any one specific department. It could be if a planner is needed in the planning department. Or if a special engineering project comes along.
- It is a way for the city to economize and provide the services at a professional lever to the residents of Sebastopol.
- In the final question was about the contract for the fire agency.
- That item, there are a couple of questions. How much governance? Zero. Everybody is still governing themselves.
- How much outreach? As much as likely possible under the bounds of the law when it comes to negotiating contracts.
- That is a process that under state law needs to be confidential.
- So the ad hoc committee interviewed the two respondents and all of that is out in the staff report
- We do that for good reason so everybody could take a good look at it.
- All this is the approval of the contract with the consultant that the ad hoc committee was conducted to find and hire.
- That is what that item is good I believe that was all the public comment questions.

Mayor Slayter called for a motion.

MOTION:

Councilmember Rich moved and Slayter seconded the motion to approve Consent Calendar Item(s) Number(s) 1, 2, 3, 4, 5, 6, 7, 8, and 9.

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

VOTE:

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

1. Resolution Authorizing Continued Use of Teleconference Meetings Based on Circumstances of the COVID-19 state of emergency and that the following circumstances exist:
 - a. The state of emergency as a result of COVID-19 continues to directly impact the ability of the members of City Council and the members of the City's subordinate Committee's, Commission's, and Boards to meet safely in person; and
 - b. The State of California and the City of Sebastopol continue to impose or recommend measures to promote social distancing.
 - Resolution needs to be submitted to Council every 30 days. Last approval: July 5, 2022

City Council Action: Approved Resolution Authorizing Continued Use of Teleconference Meetings Based on Circumstances of the COVID-19 state of emergency and that the following circumstances exist:

- a. The state of emergency as a result of COVID-19 continues to directly impact the ability of the members of City Council and the members of the City's subordinate Committee's, Commission's, and Boards to meet safely in person; and
- b. The State of California and the City of Sebastopol continue to impose or recommend measures to promote social distancing.
- Resolution needs to be submitted to Council every 30 days. Last approval: July 5, 2022

Minute Order Number: 2022-232

Resolution Number: 6463-2022

2. Approval of Resolution Extending the City of Sebastopol City Council Proclamation of Existence of a Local Homeless Emergency (Responsible Department: City Administration)
 - Needs to be approved every 60 days. Last approval: June 21, 2022 (Would be needed on this meeting as the August 16th meeting is cancelled and September 6th Meeting would be beyond the deadline)

City Council Action: Approval of Resolution Extending the City of Sebastopol City Council Proclamation of Existence of a Local Homeless Emergency

Minute Order Number: 2022-233

Resolution Number: 6464-2022

3. Approval of Resolution Of The City Council Of The City Of Sebastopol Ordering The Submission To The Qualified Electors Of The City A Measure Seeking Voter Authorization To Amend Municipal Code Chapter 3.10 To Extend The Term Of The City's Existing Utility Users Tax Without A Rate Increase By Removal Of Sunset Provision At The Regularly Scheduled November 8, 2022 Statewide General Election; Requesting The Board Of Supervisors Of The County Of Sonoma To Consolidate The Election Regarding The Measure With The November 8, 2022 Statewide General Election And To Permit The Sonoma County Elections Department To Conduct Said Election; Directing The City Clerk To Take All Necessary Actions And Coordinate With The County Of Sonoma To Ensure Placement Of The Measure On The November 8, 2022 Ballot; Authorizing The City Clerk To Reimburse The County Of Sonoma For The Costs To Conduct The Election; Authorizing The Mayor And Vice Mayor To Author The Argument In Favor Of The Measure And Any Rebuttal Argument; And Directing The City Attorney To Prepare An Impartial Analysis (Responsible Department: Administrative Services/Muni Finances/City Administration)

City Council Action: Approved Resolution Of The City Council Of The City Of Sebastopol Ordering The Submission To The Qualified Electors Of The City A Measure Seeking Voter Authorization To Amend Municipal Code Chapter 3.10 To Extend The Term Of The City's Existing Utility Users Tax Without A Rate Increase By Removal Of Sunset Provision At The Regularly Scheduled November 8, 2022 Statewide General Election; Requesting The Board Of Supervisors Of The County Of Sonoma To Consolidate The Election Regarding The Measure With The November 8, 2022 Statewide General Election And To Permit The Sonoma County Elections Department To Conduct Said Election; Directing The City Clerk To Take All Necessary Actions And Coordinate With The County Of Sonoma To Ensure Placement Of The Measure On The November 8, 2022 Ballot; Authorizing The City Clerk To Reimburse The County Of Sonoma For The Costs To Conduct The Election; Authorizing The Mayor And Vice Mayor To Author The Argument In Favor Of The Measure And Any Rebuttal Argument; And Directing The City Attorney To Prepare An Impartial Analysis

**Minute Order Number: 2022-234
Resolution Number: 6465-2022**

4. Approval of Extension of Emergency Proclamation of Local Emergency (COVID-19) issued by the Director of Emergency Services (Fire Chief)

City Council Action: Approved Extension of Emergency Proclamation of Local Emergency (COVID-19) issued by the Director of Emergency Services

**Minute Order Number: 2022-235
Resolution Number: 6466-2022**

5. Receipt of Annual Performance Report on Sanitary Sewer System (Responsible Department: Public Works)

City Council Action: Approved 5. Receipt of Annual Performance Report on Sanitary Sewer System

Minute Order Number: 2022-236

6. Approval to Authorize Staff to Apply for Sustainable Transportation Planning Grant and Adopt Resolution Amending the Engineering Operating Budget (GHD)

City Council Action: Approved Staff to Apply for Sustainable Transportation Planning Grant and Adopt Resolution Amending the Engineering Operating Budget (GHD)

**Minute Order Number: 2022-237
Resolution Number: 6467-2022**

7. Approval of Award of Contract to Matrix Consulting for Fire and Emergency Service Delivery Study in the amount of \$47,500 and Request for Budget Amendment for the FY 22 23 City Budget. Current budget of \$40,000 is approved in the FY 22-23 City Budget. A budget amendment Resolution for an additional \$7,500 is being requested for Award of Contract. (Ad Hoc Fire Committee)

City Council Action: Approved Award of Contract to Matrix Consulting for Fire and Emergency Service Delivery Study in the amount of \$47,500 and Request for Budget Amendment for the FY 22 23 City Budget. Current budget of \$40,000 is approved in the FY 22-23 City Budget. A budget amendment Resolution for an additional \$7,500 is being requested for Award of Contract.

**Minute Order Number: 2022-238
Resolution Number: 6468-2022**

8. Approval of Adding a "Interim Professional - Temporary Staff" classification and salary range to schedule. Approval is for Position for Interim Professional (Temporary): Interim Professional is a temporary employee hired to meet a specific need, performing professional level responsibilities that are not described in an existing job classification. Salary Range is \$30 to \$60/hour (Responsible Department: RGS/HR Consultant/Planning)

City Council Action: Approved Adding a "Interim Professional - Temporary Staff" classification and salary range to schedule. Approval is for Position for Interim Professional (Temporary): Interim Professional is a temporary

employee hired to meet a specific need, performing professional level responsibilities that are not described in an existing job classification. Salary Range is \$30 to \$60/hour

Minute Order Number: 2022-239

Resolution Number: 6469-2022

9. Approval of Amendments to Duties of Climate Action Committee (Councilmember Rich/Responsible Department: Planning)

City Council Action: Approved Amendments to Duties of Climate Action Committee

Minute Order Number: 2022-240

Councilmember Glass commented as follows:

- I thought, perhaps, there would be a two or three sentence summary of what that contract is for because it seems there is a misapprehension about a contract that is in response to what the committee has been doing.
- The contract is to evaluate options for the committee not to make a decision that is less objective information.
- To have that objective information with which to make an appropriate down the road and documented decision.
- So if there is misapprehension about that is for.

Mayor Slayter commented as follows:

- That is absolutely accurate and I will go one step further and so I will say this and then I will turn it over to my ad hoc committee counterpart if Councilmember Rich would like to fill in some length that it was really important for the ad hoc committee to recommend and recommend to the full Council a consultant that is utterly impartial.
- Discussed how they come up with their recommendations and we strongly feel that the Matrix consulting is the right one for this project.

Councilmember Rich commented as follows:

- I simply say and remind everyone that the City Council clearly directed the ad hoc committee to identify qualified consultants who could give that neutral, unbiased opinion.
- That's what we are recommending here.
- The consultants that will give the neutral, very experienced, lot of expertise, unbiased opinion.
- That will help ensure the future of our quality services.
- Just getting a consultant to come in and take that in-depth look at this whole City Council felt was necessary and felt that was responsive to the community.

INFORMATIONAL ITEMS/PRESENTATIONS: *(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.)* **NONE**

PUBLIC HEARING(s):

10. Public Hearing: The City Council will consider an application from Habitat for Humanity to allow the construction of 6,000 square foot new residential building and associated site and landscaping improvements on a vacant 7,286 square foot lot. The building would consist of (4) three bedroom units, structured in two-story townhouses with (4) one car garages. The entrances to the townhouses will face North Main Street. The garages will be accessed from an existing driveway at the north edge of the property. The project entitlements include: a Tentative Map, Conditional Use Permit to allow

residential-only use in a Commercial Zone, and Environmental Review (Responsible Department: Planning)

Associate Planner John Jay presented the agenda item recommending that if it is the consensus of the City Council that the proposed use is compatible with the site and surrounding uses, staff recommends that the Council move to: Adopt the attached Resolution approving the application for a CEQA Exemption, Conditional Use Permit to allow residential-only use in a Commercial Zone, and, Tentative Map. If adopted, the application would allow Habitat for Humanity to construct 6,000 square foot new residential building and associated site and landscaping improvements on a vacant 7,286 square foot lot. The building would consist of (4) three-bedroom units, structured in two-story townhouses with (4) one car garages. The approval would be based on the facts, findings, and analysis set forth in the staff report and Resolution, and subject to the Recommended Conditions of Approval found in Exhibit B, Standard Conditions of Approval in Exhibit C, and any additional or modified conditions the City Council determines is appropriate.

Jeff Katz and Steve Kent, applicants, provided information to the City Council.

Mayor Slayter opened for questions.

Councilmember Rich commented as follows:

- Thank you for the presentation. That was very informative.
- Two questions.
- Could you remind us of the total square footage of this unit?

The applicant commented about 1300 square feet.

Councilmember Rich commented as follows:

- Can you remind us what the standards would be with Habitat for Humanity for people to qualify for moving into these units?
- I am assuming the plan is to sell them rather than rent them?

The applicant commented as follows:

- The plan is definitely to sell them, not rent them.
- They would be sold to people under hundred 20%, hopefully closer to 80.
- That will depend a lot on what the cost is given a lot of the increases we have seen in the last year and so forth.

Councilmember Rich commented for purposes of the public here, by hundred 20% of AMI, what do you mean?

The applicant commented as follows:

- That is 120% of the area medium income.
- I am not sure exactly how much that is, it will be need to be worked out.
- For affordable housing, there is different levels. This is the level for moderate income.
- So would be moderate or below the threshold.

Councilmember Rich commented and that would be for individuals to qualify as purchasers of the units and the goal, in terms of setting the price is what?

The applicant commented the goal is to make it as affordable as we can so that people can buy them.

Mayor Slayter commented if you can give us a brief description of AMI and how it relates to affordability?

Planning Director Svanstrom commented as follows:

- Shared a chart from the county showing AMI for 2022.
- It is calculated for each household, depending on the number of people you have in your household.

Mayor Slayter commented as follows:

- It really comes down to what is the bottom line? What is the selling price?
- Other times that we have discussed housing projects, that is always been very important to the Council to have some understanding of the affordability.

The applicant commented as follows:

- The rules change in the next year.
- There is a program we are looking at that could provide Habitat families a very low interest .
- We also have significant grants available.
- We will be trying to get those as well to help keep the price down as low as possible.
- That would enable us to get below the 120% more likely down to 80% of the amount.

Councilmember Gurney commented as follows:

- Asked to see the elevation that shows the neighbors uphill.
- As you go down the hill to Main Street, you can see all of the properties.
- Because I was very interested in seeing what would you say? Elevation looking at it, looking East as well.
- It occurred to me that you have three stories because people in back are uphill.
- I'm just wondering if you considered potentially having any ADUs that would be across the top?
- I'm just like us to really maximize all of the space we have to do the housing and to provide these more affordable units as well.
- So my question is just to ask, would you consider a third story or proposing a third story?
- I know it makes things much more complicated but I see an opportunity there.

The applicant commented as follows:

- So habitat's mission is to design and build homes for purchase.
- What you are describing really lends itself more to high density rental type housing situations.
- We really couldn't come up with narrower or taller units to have three stories per unit.
- That wasn't very efficient and adding stories above two story units wasn't really going to create the business model for habitat.
- The other thing is we were required to have four parking spaces for four units.
- We couldn't figure out a way to get any more parking anywhere on the site.

Councilmember Rich commented as follows:

- That is such an interesting project.
- Can you inform the public about how anyone in the community interested in purchasing these units would go about applying?

The applicant commented as follows:

- When the time comes, we would, basically, advertise and look for families that are interested.

- There is a fairly complete process of going through to see if you are qualified and so forth.
- So there will be information available, not for a while from now. It will be well broadcast, I should say.

Councilmember Glass commented as follows:

- I am wondering if you considered issues to do accessibility?
- We have a lot of people in our community that are older and low income.
- They have units that have a lot of stairs that really limits access.
- I'm just wondering if you had considered to make these accessible to people

The applicant commented as follows:

- It is certainly something that came up with during the process.
- The short answer is that we intend to provide infrastructure for homeowners to be able to add a lift at that front porch to accommodate access to their specific unit.
- It is not something that currently is in the design.
- The site itself is very challenging. So trying to get units down at grade was very difficult.
- We have tried to balance out the grades across the site and provide access from the garage is to the backside of one of the units or two of the units, actually, off the garage elevation.
- Those would be acceptable and then honestly, we would have veterans up on the second floor.
- So we intend to provide infrastructure to support that if the homeowner requires that.

Mayor Slayter commented as follows:

- The conditions of approval don't mention screening to the neighbor's directly to the East.
- There is certainly some lateral separation with that elevation cross-section through the site that shared the relative floor heights.
- The Westerly most of those four units of that other development, has there been any discussion or concern about the potential straight out of that unit's window, straight into private spaces for at least one, maybe two of four the habitat proposed units?

The applicant commented as follows:

- We will have some landscaping on that back side.
- These are opportunities to see from one unit to another.
- I think the exception that you saw there, the second floor of the existing units are quite a bit higher than our units are.
- We are a step down. I believe that helps somewhat.

Mayor Slayter commented as follows:

- I'm not particularly concerned about this.
- It was just a question that is come up in other developments where there is an existing residential use with a new residential use, in some cases, taller and, you know, privacy issues.
- I just wanted to have you address that.
- So another question I have is about the architecture.
- I'm looking at the elevations and it appears that there are tall windows that are stacked in each of the units.
- I believe those go to the staircase area on the floor plans?
- That is just not reflected on the floor plan yet?

The applicant commented yes, that is just up the stairwell.

Mayor Slayter commented these are not intended to be self-help construction.

The applicant commented as follows:

- For the most part, that is true.
- But they will be involved in some of the latter parts and some of the landscaping and things like that.
- The primary work with the framing and the roofing will be contracted.

Mayor Slayter commented as follows:

- I have been involved with some self-help housing over the years and it is really incredible how the families come together and they move into their new homes and they are already a community.
- They worked side-by-side with their neighbors for more than a year oftentimes.
- That's a really great component for a really nice community building thing.
- I am pleased to hear that at least some of that will happen here but I understand the challenges.

The applicant commented as follows:

- We absolutely want to do as much of that as we can.
- We have other volunteers as well that work on them.
- They are a little upset we are not letting them build the whole thing.

Mayor Slayter commented as follows:

- How does Habitat handle construction contracts and to have a prevailing wage requirement?
- What do you have in place for that?

The applicant commented as follows:

- We don't have a prevailing wage requirement.
- We recently hired a GC to build a house.
- We might hire a construction manager instead.

Councilmember Glass commented as follows:

- That is a good question.
- What is the depth of the porches?
- Are these front porches big enough for somebody to actually sit without tipping over somebody who is also sitting on the front porch?
- Front porches ought to be for people to sit on where they can actually be interacting with their community and neighbors, rather than at being like a little narrow thing that you're going to fall off of.
- So I'm hoping that these have a lot of depth but if they don't, hoping you can add it on.

The applicant commented as follows:

- So the current porches are about 5 1/2, six feet deep.
- That is certainly something that we can study as we go further into the design process.
- They are really intended as sitting porches.
- So there will be some chairs out there. You can watch her neighbors walking their dog in the morning and so forth. That is really our hope.

Mayor Slayter opened the public hearing.

Linda Berg commented as follows:

- Discussed traffic
- Organizations and towns need to breathe
- I know two people who live in there that you are telling them to go to.
- I expect you would let me know if that is the case.
- The existing amount of radio frequency, microwave frequency and magnetic fields --
- I live in a shielded apartment. The point is we need to have more shielded apartments.
- Discussed the growing number of people, like me, who don't want to get cancer.

Bob commented as follows:

- Gentlemen from Habitat for Humanity, I live at 337, I live right behind it.
- I've got to tell you, thank you for keeping me in mind with everything you guys are doing.
- It is totally professional. Thank you so much.

Alexander commented as follows:

- I'm very glad that it is not going to be six units because I think there is definitely concern about the shared driveway issue.
- Us sharing our driveways with four units is plenty given the circumstances.
- So I'm also relieved to hear that it isn't going to be self- help built.
- I love that idea, but this way, maybe it will get built a little faster.
- It looks like the design change a little bit from the meeting I attended previously.
- Is going to be good to have our housing, even though we are going to be impacted.

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

City Council Discussion and/or Deliberations:

Mayor Slayter commented as follows:

- Addresses the speakers and people who live at Cypress Hills
- I cannot tell you how important and wonderful it is to hear your voices of support from our housing in Sebastopol that is decent, appropriate, and energy- efficient,
- It's a great project that I'm really happy to see.
- So often, here are items that there is a could go anywhere from hesitation, not quite sure that they like something or just need to see more about it to something much worse.
- So to have the direct neighbors who will be sharing their driveway, sharing the neighborhood, thank you.
- Thank you and thank you. Such a wonderful sentiment. I have a lot of nodding heads for my counterparts. I'm glad to hear agreement with that.
- What we have is basically a land view decision.
- We are not here to really get into the design review board topics. The building design.
- To comment on Alexandra's point about the project evolving and changing and these are still pretty schematic elevations. There will be a whole lot more to them, I am sure.
- As the project develops and things get priced out and the way that the details can work.
- I say this with some regularity. That it can cost exactly the same or less to build something attractive than it does to build something unattractive.
- Cost is not really a determinant in good architecture, or really shouldn't be.
- I have faith in Habitat for Humanity and I have faith in the architect for this project.

Councilmember Rich commented I think that with this project, there is what the community needs but I'm certainly in support of taking any action this evening that would facilitate moving along and getting the supportable housing units in front of our public.

Councilmember Glass commented as follows:

- I'm very happy that we have a project with this site moving forward. In my mind, kind of an ugly vacant lot for a long time.
- I think this is going to make Main Street look a lot better.
- Thank you for your hard work on your plans.
- Thank you for those kind of innovative designs and design ideas.
- This is kind of like a moderate, it is that missing middle housing that is what we really, really need, so thank you.

Councilmember Gurney commented as follows:

- I really like this project too.
- I will be so glad to add all of the life that we can to downtown.
- To get people there to have activities that fill up an area that is that has been in eyesore.
- Very grateful that the neighbors are accepting this project and working with the developer people to have it be successful for everybody.
- I'm just worried about the timeline. Like everything to happen sooner, rather than later.
- I'm going to avoid every temptation to redesign or talk anything more about the things that are not my responsibility. I very much appreciated the drawing.

Vice Mayor Hinton commented as follows:

- I am coming in last, but it is everything you guys have echoed.
- It is really nice to hear the neighbors welcoming the project.
- That there is a project happening after we have really been shut down by COVID-19 in so many ways.
- I'm glad to see something moving forward and I definitely looking forward to my children having an opportunity on owning something instead of just spending money on rent.
- I'm excited that this project is moving forward.

Mayor Slayter commented as follows:

- A question for the Planning Director in relation to the shared driveway.
- Can you describe what will be in place as far as the shared its agreement and also, shared access?
- I suppose that would also include waste services? Waste disposal services?

Director Svanstrom commented as follows:

- On the street and not on the driveway per se. We will ask for these details in Design Review.
- Understanding that certainly, the waste components runs through the DRB approval and review by the waste hauler.

Mario Landeros, City Engineer, commented as follows:

- I can answer the question on the shared driveway issue.
- Although, I'm not completely up on the garbage/solid waste requirements.
- The prior developers have created the lots that are now being contemplated on the map.
- There was established a maintenance agreement over what is known as parcel two from an aerial map.

- That called for all of the benefiting properties to share in the cost of installation and maintenance of the driveway, including other features such as the landscaping, utilities, drainage, lighting, et cetera.
- That was memorialized in a declaration of restriction recorded back in 1990.
- That declaration of description, it runs with the land and it becomes an obligation to all of the future errors, et cetera and it is a part of this partial unit.
- What we did, basically, in the conditions was to clarify that as part of the condition establishing for the revenue for the maintenance of the shared facilities, including the garage structure, the rooftops, the community garden, and the driveway.
- We also clarified that the provisions of that 1990 declarations be incorporated into the CCRs for the new lot so it is there and clear and for the owner's responsibility.

Mayor Slayter commented as follows:

- So the question on the tentative map and where the property lines lie.
- We have an east-west running at the North end of the lot.
- That appears to be an estimated at three feet off the face of the garage.
- Then there is the driveway.
- Is the driveway parcel part of the Cypress Hills development as far as ownership and association?

The applicant commented as follows:

- The driveway in and of itself is in the property lines outside of the public parcel.
- It is, by all accounts, it is a separate lot. It is identified by its own parcel number.
- Clarified as a parcel two on a formal parcel map in city records.
- Not part of the ownership of the habitat project.

Director Svansson displayed the aerial map and discussed the property lines.

Mayor Slayter moved and Councilmember Glass seconded the motion to approve and Adopt the Resolution approving the application for a CEQA Exemption, Conditional Use Permit to allow residential-only use in a Commercial Zone, and, Tentative Map. If adopted, the application would allow Habitat for Humanity to construct 6,000 square foot new residential building and associated site and landscaping improvements on a vacant 7,286 square foot lot. The building would consist of (4) three-bedroom units, structured in two-story townhouses with (4) one car garages. The approval would be based on the facts, findings, and analysis set forth in the staff report and Resolution, and subject to the Recommended Conditions of Approval found in Exhibit B, Standard Conditions of Approval in Exhibit C, and any additional or modified conditions the City Council determines is appropriate.

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

VOTE:

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

City Council Action: Approved Resolution approving the application for a CEQA Exemption, Conditional Use Permit to allow residential-only use in a Commercial Zone, and, Tentative Map. If adopted, the application would allow Habitat for Humanity to construct 6,000 square foot new residential building and associated site and landscaping improvements on a vacant 7,286 square foot lot. The building would consist of (4) three-bedroom units, structured in two-story townhouses with (4) one car garages. The approval would be based on the facts, findings, and analysis set forth in the staff report and Resolution, and subject to the Recommended Conditions of

Approval found in Exhibit B, Standard Conditions of Approval in Exhibit C, and any additional or modified conditions the City Council determines is appropriate.

Minute Order Number: 2022-241
Resolution Number: 6470-2022

Mayor Slayter called for a break at 7:44 pm and reconvened the meeting at 7:55.
Councilmember Glass departed the meeting at 7:55 pm

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

11. Presentation on the Draft Housing Element (Responsible Department: Planning)

Director Svansson presented the agenda item recommending the Council receive a presentation and provide comments on the Draft Housing Element, which was released and made available for public review on July 21, 2022 and will remain available for public comment until August 22, 2022.

Elliott Pickett, 4Leaf, and Director Svansson provided a presentation.

Mayor Slayter opened for questions.

Councilmember Rich commented as follows:

- Thank you for that presentation, to everyone who contributed to it.
- Very impressive. A lot of work here.
- Planning referenced having an administrative kind of list of inventories that you maintain that's just behind the scenes ready to go.
- You've talked about a lot of properties here this evening that are either in the pipeline or that are vacant opportunity properties or already occupied opportunity properties.
- All of those inventory items, does that mean that in addition to all of the properties that are inventoried in the report that you've provided, you also have an administrative list of additional properties that you feel would likely be available to substitute in if needed?

City staff commented as follows:

We will be developing that.

- I had a conversation two weeks ago with Rich Wallace (Burbank Housing), and he wanted to talk about one site. we asked did you check this site or this site. I think one of them was on our current housing element list (site south of Big O Tires). But the other one isn't even on the list.
- It wouldn't necessarily qualify, but if someone is actually proposing development for it, then it's pretty easy to add it to your inventory list because it's a real site at that point.

Councilmember Rich commented so there are additional possible properties beyond what we're seeing in this report here?

City staff commented as follows:

- Correct.
- Another thing that we haven't even included is if anyone goes through the SB 9 process.
- Administrative process just like the ADUs that we have not accounted for any of that.
- There's not a good sense of how many persons will actually do that.
- It may be like the ADU law where it takes a while to gain steam.

Councilmember Rich commented as follows:

- If you could go to on the report, it's page 70 of your report and the staff report, the draft housing element. It would be page 77 of 275. I think what that provides is a summary of all properties.
- The math is not adding up for me. So help me figure this out.
- I'm looking at, for instance, the column that's AMI, which must be above medium income. In my version, 51. It can't be the total when you have 72 from city ventures.

City staff commented as follows:

- That is a good comment.
- I think we'll need to relook at the math.
- The math we had on the slide show was correct.
- We will double check that in the report
- These individual lines are accurate based on just the metrics that are listed.

Councilmember Gurney commented as follows:

- Thank you for that long report. I have to say it was a little overwhelming. There was 275 pages.
- But the way you all have presented it made it much easier to kind of digest and get our mind around.
- Is your "B" list confidential? The inventory of the "maybe" sites that could come, you know, the ones that maybe have a little conversation.
- You were calling it a B list earlier and that staff a confidential list that you just have kind of administratively?

Staff commented as follows:

- It's not. We call it administrative list because it's not something that HCD wants to be looking at every year.
- They're asking communities to put this program in their housing elements
- For the first time the site inventory it has to be real, and you have to maintain it for the entire period. So it's truly a dynamic inventory.
- You're going to have real sites or you're not going to have real sites.
- But the real estate market changes, property changes ownership all the time.
- This really is an opportunity to respond to that without having to go back through the HCD review process all the time.
- So, no, it's not a confidential list. Yes, it is administrative.
- I think it would behoove the city to continually take suggestions for people about the kind of parcels that should be on that list.
- The other thing that we didn't include in the inventory is the units that may come out of the workforce housing zone program.
- So there could be sites that are zoned for industrial or commercial or something like that that we would put that workforce housing overlay that could then develop as residential projects.
- Those aren't even accounted for on the list. So the list isn't just where housing can go.
- The list is a demonstration to HCD that there's enough land that's zoned for housing and that we maintain that we always have enough land that's zoned for housing.
- So if a developer wants to come in, we've got land for them.
- The other thing that isn't on the list is if someone were to convert an upper-floor office in downtown into a residential unit, and actually staff has been talking with someone who's interested in doing just such a thing.

Councilmember Gurney commented as follows:

- I think that's the real edgy place and that's kind of the fun place here, like you say. Because it's dynamic.
- It seems like almost we need a Department of Housing, this is so complicated.

Vice Mayor Hinton commented as follows:

- Maybe I missed it somewhere but I just wanted to double check.
- So if we start this in 2023, how long is it good for?
- I seem to recall seven or eight years.

Staff commented eight years.

Vice Mayor Hinton commented as follows:

- So from '23, it would be eight years.
- I remember making a comment on this in the beginning.
- Are we required, or is it just recommended that we put in the funding for the ADU organization Sonoma-Napa ADU?
- I do recall that that's currently free for us, but there's been a lot of talk that it won't be free forever.
- If the plan's good for eight years, it really concerns me that by putting it in our element, we're tying up other decision makers in the future, and do we have to have it with all the other things that are involved in this plan?

Jane Riley, 4LEAF commented as follows:

- Napa Sonoma ADU center does provide services free of charge.
- Now they're grant funded. That money runs out in the middle of next year. They're in their final fiscal right now.
- So, yes, they are looking at continuing the funding for that program.
- The value add is very high, but we haven't committed the city, the programs who are proposing, we're not committing the city to taking that funding step unless and until we do a revisit of how many ADUs have been constructed at what income levels after the first two years of the cycle, which is what HCD is requiring.
- They're requiring that if you're not succeeding in developing the numbers that you said you were going to develop, ADUs, then you have to put another program into place to try and up those numbers.
- That was the other program because you're familiar with the work that they do, they provide a bunch of services and on-site evaluations and they've got some lending services now.
- So that's a way to try to better facilitate accessory dwelling units.
- We would certainly encourage the city to fund that.
- It's kind of a sliding fee and I think the value add is very good.
- It's very good but I think Director Svanstrom was very hesitant to commit to the city to doing that for just that reason.

Vice Mayor Hinton commented as follows:

- I guess I didn't see it that way.
- So, before I would vote on this tonight, I'd like to have that outlined maybe on the screen so that I understand that it's an option for us.
- Because I hesitate as well, as I've already stated, and continue to state, that it's one thing to recommend.
- I'm in compliance business myself. It's another thing to require.

- So I want to make sure that whatever we pass has the recommend element.

Mayor Slayter commented the item is for receipt and file.

Director Svanstrom commented as follows:

- We are here tonight to take both the Council and public input.
- We will be using that to revise the draft that we then submit to HCD.
- It's a little bit like the local hazard plans submitting to FEMA to make sure they were okay with it before we adopt it as a city.
- It will come back to you in January most likely for adoption.

Mayor Slayter commented as follows:

- In regards to identification of sites and the actual physical listing of addresses in the housing element, what kind of owner outreach is there?
- Because I can see where the publishing of a physical address may have impacts either in the positive or the negative on property values.
- What's the policy there?

4Leaf commented as follows:

- The legal requirement is that there is no outreach that's required unless you're going to rezone on the site.
- This is simply a compilation of addresses that have current zoning that currently could be built with housing.
- That said, it's always best practice to do neighbor outreach. I don't know that there's been any done.

City staff commented as follows:

- We have not had a chance to do any, no.
- The Mayor is correct - it may actually inspire people to do something with their long, vacant property if they're sitting on a vacant site, which we do have a number of those listed on page 83 and 84.

Mayor Slayter commented as follows:

- Well, I certainly understand this would be a modest number at best.
- You did mention a top floor that may be converted.
- I'm thinking of existing historic residences, either in direct adjacency or in commercial zones that now given societal changes due largely to the pandemic, those owners may want to convert them back to housing because we already have a glut of commercial office space.
- Because it's already developed, it wouldn't show up in anything, but we would be able to take credit for it if it happens?

Director Svanstrom commented as follows:

- Correct.
- We actually had a couple of those in our current housing cycle that we've added to our reports.
- For instance, there's one right now where as of September 1st, they are resending their use permit for an office, and then it can then become a residence.
- I believe we can now count that because it's a new housing unit that wasn't there before.

Mayor Slayter commented as follows:

- On page 19 of 275, this is discussing deed restricted low-income units in Sebastopol.
- Is there an exhibit that shows the dispersal of those existing units across the city?

4Leaf commented as follows:

- That's a good question.
- We can move on to the next question and let Elliott look for that one.

Mayor Slayter commented as follows:

- Page 28 of 275 in the very first sentence, there's an extra "and" between "thee" and "availability." And it really was a head scratcher when I was reading this.
- That's all that is.
- Page 290. That's 30 of 275. It's the second paragraph.
- Additionally, the city collaborated with the county to purchase and convert a hotel building into permanent supportive housing using project home key funds at an adjacent site now known as elderberry commons.
- While that's true, I think it's misleading. The city did not convert, but the city gets to take count of those new dwelling units.
- So, again, this is kind of the best of all worlds. But this reads less than factual.

4Leaf stated they would clarify that.

Mayor Slayter commented the city supported the county's purchase and conversion of a hotel.

4Leaf commented as follows:

- Jumping back to the previous question.
- There is no map in this document of where the existing deed restrictive affordable housing is.
- There is on page 248 what's called the income Map of Sebastopol.
- It shows where the lower-income households are located and distributed throughout the city.
- The other section, it's in the fair housing analysis.
- Then page 195 of 275. This is not a map, but it does have the tables with addresses.

Director Svanstrom noted:

- That has an inventory of the existing deed restricted affordable housing.
- I think it's instructive to see the dispersion.
- I will note, especially for the inclusionary units and kind of making sure we know where those are because they're kind of one unit here, two units there kind of a thing, that's something when we do the e-permitting software, the database part of it will have property information.

Mayor Slayter commented as follows:

- Was there an assessment of city-owned parking lots for possible uses of affordable housing and mixed-use sites while maintaining adequate parking.
- I forget which one of you said during the presentation, that developed sites aren't countable?

4LEAF commented as follows:

- It's not that they're not accountable.
- But HCD considers that there is an impediment to development on those sites.
- So it's not easy to put them in inventory.

- But if we're doing something like workforce housing and once they become rezoned, then they could certainly go in inventory.

Mayor Slayter commented as follows:

- To use my former terminology, I think this is factually inaccurate.
- The city reviewed in 2017-2018 and determined that possible use was not feasible.
- There is a difference of opinion with that.
- I think that city-owned parking lots, and honestly publicly owned property should always be in the conversation.
- It's community owned.
- So I don't know if it's a simple changing of verbiage instance on this page.
- Also in the proposed new verbiage that we include, I know that, given what your comments were just now, Jane, that we can't necessarily count them. But, to me, those are still opportunity sites in the real world.

Councilmember Gurney commented as follows:

- Thank you, Mr. Mayor, for saying that.
- Because I think actually it was determined that the possible use was rejected.
- It wasn't determined that it wasn't feasible.
- In fact, economically, it was greatly advantageous to the city to get about 70 units potentially all affordable units and make a million dollars profit to go and develop another site.
- So I think it needs to say that it was rejected.
- It was just a matter of political will, not unfeasibility.

Mayor Slayter commented as follows:

- Discussed housing sites
- This gets back into if you look at page 74, this is the section 3 housing sites.
- I just noted city-owned parcels, given Councilmember Gurney's comment and my comments in the directly preceding part.
- Let's see here. Page 75 of 275. It's in the second to last paragraph.
- It's family members, friends, students, the elderly, income healthcare providers.
- I would greatly appreciate it if you would change the disabled to people with disabilities.
- I know that's what you mean.
- That's exactly the verbiage that you used during your presentation.
- Then also page 95 of 275. There's an error in bold print.

City staff commented as follows:

- We already got that coming from the Planning Commission.
- That's why this is a draft, thank you.

Mayor Slayter opened for public comment **on the** Draft Housing Element

Calum Weeks commented as follows:

- There's a handful of things I want to touch upon.
- But first I'd just like to register generation housing's support, strongest support actually for the would, that the housing land trust of Sonoma County is doing and that of Napa/Sonoma ADU.

- We would strongly encourage that you take advantage of these resources, as they are both going to be critical elements to us achieving our housing goals.
- Onto the kind of core thing I'd like to briefly discuss.
- I'll be certain to follow up in a letter and work with staff and also the consultants.
- Actually Mayor Slayter actually touched on this.
- There is a substantial amount of both public and private parking in the city of Sebastopol that is really vastly underutilized.
- And one of the things I want to call out actually -- and I'm curious because it seems like a good site to me, why wasn't the West America site actually selected as an opportunity site?
- I don't think the community is going to miss that building if it were to redevelop into housing, and perhaps even commercial.
- You also had the parking that's immediately next to it, adjacent to it.
- That's a pretty significantly underutilized site.
- I think there's a lot of opportunity there for us to be, I think, forward-thinking in our approach in terms of limiting parking and maybe keeping the parking to the periphery of the outside or the periphery of the downtown core.
- Some of the other sites I was just Googling that I'll call out.
- I don't think this one would actually be acceptable per HCD. But 280 South Main Street was another one that I flagged. Then also I was looking at the portico restaurant site. That's a great spot that can be redeveloped.
- But, otherwise, I will follow up with further comments.

Kaitlyn commented as follows:

- I'm with housing land trust. I agree with everything that Calum just said.
- I also really want to comment the city on making that change to the inclusionary units to be affordable in perpetuity.
- This is a really great move.
- There really is no benefit to having short-term affordability convenience. So that change is really great.
- Now the community can build at that affordable housing stock without worrying about it expiring.
- On that same note, I am strongly in favor of serving our existing affordable housing stock.
- I think the city should make every move possible to do that because that investment has already been made by the city, and there's really no point in losing it now, and also that one-time investment can serve generations of affordable households.
- You are really doing a great job on this housing element.
- We are strongly in support of everything we've seen so far.

Blanca commented as follows:

- I'm a resilience manager with Greenbelt alliance.
- We are an environmental nonprofit and we work at the intersection of equity, climate and housing.
- I also want to commend planning staff and the city for the housing element.
- This has been a pretty impressive one thus far, and we look forward to continuing reviewing it to submit for the full comments by the end of the deadline.
- One of the comments that we wanted to flag was just was the constraint analysis could be a bit stronger.
- We believe that there's not enough strategies to address the constraints listed in the housing element.

- For example, one of the nongovernmental constraints, such as community opposition, one of the strategies that could address this would be including ministerial approvals and a buy right approach for multi-family housing or affordable housing projects.
- This could lead to more housing developments and more affordability in high-opportunity areas.
- We also want to urge for the housing element to strongly consider rezoning single-family zoning in especially low-residential zoning as long as it's not in a high fire risk area.
- That being said, we look forward to providing full comments later this month.

Margaret commented as follows:

- I'm a housing policy attorney aid with Legal Aid of Sonoma County.
- I just want to thank staff for the great presentation.
- It always helps with digesting the actual long plan.
- Some things I just jotted down and we intend to make a comment in writing for the deadline.
- But for now I just wanted to put out some ideas regarding housing element.
- I've been working on a bay area working group for about three months now around housing element plans.
- I'm on the permit Sonoma housing advisory committee.
- Some things that I didn't pull from this that are more of a focus in other places, one being affirmatively furthering for housing.
- That's really the driver of this plan and why these additional requirements have been implemented.
- So I'm just going to read the HCD definition affirmatively housing, seeks to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice and opportunity for all Californians.
- So I think if this is part of the plan, and it should be at the forefront, another thing that came to mind is regarding preserving habitability of existing housing and affordable housing.
- There are ways to do that through a rental registry that's a way that we can help track rental housing in Sebastopol.
- It can help us facilitate things like a mandatory inspection program where we don't rely on tenants to complain about conditions but rather authority will come in and inspect on like every other year or so.
- Another thing that the registry can help with is like mandatory energy efficiency programs that were mentioned tonight.
- I'll put the rest of my comments in writing

Linda Berg commented as follows:

- So I'd like to read a couple of verses here, and then I want to make a comment.
- So this is from Joni Mitchell's big yellow taxi that I've been hearing quite a bit here recently on the radio.
- So, put up a parking lot with a pink hotel and a boutique and a winging night spot.
- Seem to go that you don't know what you got till it's gone.
- Paved over paradise to put up a parking lot.
- They charged the public an arm and a leg to see them.
- Don't know it always seems to go you don't know what you got until it's gone.
- But, anyway, I am also reminded on the movies on the road to perdition, also the comment that I want to make is a lot of these people that are making up these rules and laws and you all that are implementing them about housing and the consideration of the environmental impact is that you must've had past lives on Easter Island or some other thriving culture.

Mayor Slayter commented as follows:

- To our involved and engaged community members, we highly encourage you to send us an email that outlines things.
- I know a couple of folks mentioned that, and that's exactly the kind of input that we're looking for at this point, staff, and our consultants can use in developing the very final draft.
- Thank you for all your great comments and people who are embedded in this housing world, we really appreciate you all coming out and providing your learned and knowledgeable comments.
- That's fantastic. We really appreciate it.

City Council Discussion and/or Deliberations:

4Leaf commented as follows on ADUs and the ADU Center:

- It's on page 62 out of 275.
- The current language of this is within program A-3.5
- Encourage development of accessory dwelling units, and then the financial support for ADUs if the production of ADUs is falling behind protections, the city will dedicate annual funding.
- The City evaluates progress in 2024, that's when the next stage would go into place.

Mayor Slayter commented as follows:

- We don't know what that financial support could be or would be.
- Is it sort of open-ended in that way?

4Leaf commented as follows:

- It's not open-ended, they did provide an estimate.
- Was it South of \$5,000?
- We can get that, it would take me a minute.

Mayor Slayter commented as follows:

- I'm sure there's a variety of things we could do, and that really ties our hands to that one organization.
- A money number that maybe we're going to get now but, as we know, could change over time.
- We could choose to do other things I'm sure to encourage development of ADUs besides join that organization.
- So I'm still really uncomfortable with that language. I'd like it a little broader.
- Obviously we would have to address it if ADUs are being built in our community.
- But I'm not sure we have to address it in that specific way only.

4Leaf commented as follows:

- So could it be something along the lines of such as or including or something thinking that there may be something else that comes along.
- We can certainly do that, and we can certainly do it as an example.
- Because what if they don't get funding after the middle of next year when their funding runs out?
- What then? What if they don't get enough support and they don't exist?
- We can certainly have example language in there.
- What we can't do is anymore with programs is say things like consider have to, like, make some kind of a commitment.
- So we'd get some pushback from HCD if we just said think about doing this.
- But we can say to support organizations that provide these services such as or including but not limited to, we can do something like that.

- If you want to write something up that would be satisfactory and send it in, that would be fantastic.

Councilmember Rich commented as follows:

- Just a general observation that I'm incredibly impressed by the amount of work and thought that's gone into this housing element.
- It's so important for our community to have some guidance, because housing is such a huge issue and such a huge challenge.
- So, I know that this is structured in a way that's really pretty regulated, I would expect, in terms of the format but the data and information that I see reflected here I think is just really going to be helpful for us and hopefully for others who might want to come into our community and help us achieve some of these goals, and then my other comment is that I think this indicates a reflection of the will in Sebastopol, that despite our limited properties and our limited town size, we have these properties that actually could meet some useful goals toward housing in these categories.
- So I'm impressed and very supportive. I thank everyone who worked on this.

Councilmember Gurney commented as follows:

- I want to follow Councilmember Rich's remarks to say it feels like we are getting really sophisticated in looking at ourselves with very honest eyes to see what we do well and to see where we're not doing well.
- And I just have this feeling like there's much more energy to grapple with the challenges and see if we can find some very worthy solutions and change our world to be more like what we want, which is not so stuck and much more varied and inclusive.
- I have to say my great thanks to all of you for the work you've put into this.
- It's just a remarkably long and complicated and legally just convoluted creation you've made for us.
- I look forward to our future reading through this.
- I think it might seem simple to you because you've studied it so much, and you're already on the inside of all that information.
- But for someone like me as a Councilmember where I have to be kind of a generalist and know a whole lot about a whole lot of departments, it seems just hugely professional the work you've done.
- I want to thank 4Leaf as well, Jane, and Elliot and Jackie, they've done an amazing job working on this.
- The big goals are simple. The devil's in the details, but the big goals are clear and simple.

Mayor Slayter commented as follows:

- I will echo my colleagues' statements, that this is a deeply, deeply professional document that has data beyond any expectation of certainly myself.
- Thanks to the Planning Commission and all the community members who provided input to this point to get to where we are.
- My commentary is based on something that is not really mentioned in this housing element, it's not really part of what we're supposed to do with the housing element.
- But I think it's the elephant in the room. That's affordability.
- How do we reach affordability with the current cost of construction?
- Other than that cursory commentary, it's not really addressed.
- The State eliminated Redevelopment, which was small communities only real tool to assist in the development of housing.
- So we have that part of the equation sliding away from us, and then we have RHNA numbers and other targets that come.
- I mean largely now through regional housing needs assessment, RHNA numbers.

- We have the requirement to at least identify sites and in communities like Sebastopol that support the production of housing.
- As evidenced by our approval of the Habitat project earlier this meeting.
- Communities like Sebastopol, we are at this weird crossroads where there isn't really a nexus between the cost of construction and the willingness of developers who actually do the construction to make something pencil out.
- There are some really, really good developers, I.E., Burbank housing, I.E., habitat for humanity.
- Developers are not evil people. There are some really good ones. It's like a cross-section of society.
- But we are at this weird crossroads where community government is being mandated these numbers.
- We want to see them happen, and yet when the cost of construction is at a bare minimum \$500 a square foot average cost these days, that doesn't lead to the affordability that we're looking to achieve.
- I don't have an answer, I'm just wishing that the state especially with the elimination of redevelopment that they would figure out a way to bring some of that back so that communities have some tools and some financial leverage that can be used to help spur construction.
- We had a project years ago that was going to be a transitional housing project of I think it was around 80 units of largely elder housing.
- The redevelopment agency was still in place, and we devoted I believe it was around a half a million dollars which was like the final straw that then let the camel carry the rest of it.
- That's not the right metaphor, but you know what I'm thinking.
- It was just that much more in the bucket that made the project affordable for the developer.
- The redevelopment was eliminated, and the developer went away and we don't have those 80 units of elder housing.
- I mean, at 207 units, which is the number here on page 73, 207 units.
- If you say, oh, average size 1,200 square feet per unit, the ones we looked at this evening were 1,300.
- So that's a two to three-bedroom house. That's 248,400 square feet of housing space that's being requested of this number. If you take that 248,400 square feet and you multiply it by \$500 a square foot, that's \$124,200,000 in construction costs.
- I mean, it's kind of joke money or joke numbers. It's just hard to understand the size of that.
- Except that think how many years it would take the Sebastopol city budget to reach that number.
- So, I just wish that the state helped us a little bit with the financial piece.
- I wish that this document noted some of those difficulties with a little bit of force.
- I don't know if that's common to be advocates for something in a housing element.
- But it wouldn't hurt my feelings if some of that was in there.
- Other, absent that mandate from the state or that assistance from the state, I agree, this is such a useful document.
- It's a road map for the future.

City Council Action: Received Report.

Minute Order Number: 2022-242

12. Discussion and Consideration of Voting Delegates and Alternates, League of California Cities Annual Conference & Expo — September 7-9, 2022, Long Beach, CA (Responsible Department: City Administration)

City Administration presented the agenda item recommending the Council:

1. Designate the City's voting delegate and alternate voting delegate(s) for the League of California Cities 2022 Annual Conference scheduled for September 7-9, 2022, Long Beach, CA; and

2. Direct City Administration to complete and forward the voting delegate form to the League of California Cities; or
3. If a Councilmember (or Members) registers for attendance by August 24th, 2022, that the City Council Designate that Councilmember (or Members) as the Voting Delegate/Alternate for the 2022 and Direct City Administration to complete and forward the voting delegate form to the League of California Cities; or
4. Not designate a City's voting delegate and alternate voting delegate(s) for the League of California Cities 2022 Annual Conference scheduled for September 7-9, 2022, Long Beach, CA if there is no one attending from the City Council and authorize City Administration to inform the League that Sebastopol will not be attending this conference/meeting.

Please note: If there is no one attending this conference from the City Council, the September 6th item discussing Resolutions will be removed from the Agenda as an action item, and the Resolutions will be provided to the Council as information only once received.

Mayor Slayter opened for questions.

Councilmember Rich commented as follows:

- One of the options was for the City Council to designate and someone to vote on our behalf.
- Who would that someone be?

City staff commented as follows:

- It would have to be a Councilmember.
- It has to be a Councilmember that's attending the conference.
- We are the league members so it has to be a Councilmember that would be attending.
- So one of the five would've been designated to vote, and then an alternate of one of the five would've been designated to vote.

Councilmember Rich commented if none of us are attending, do we have any way to vote on any resolutions?

Staff stated that is correct as the voting member would to be attending and registered at the conference. But if one or more Councilmember(s) chooses by the deadline to register and attend the conference, you could authorize that Councilmember as a voting member. I would send the form to the league of California cities. All the resolutions that that Councilmember would be voting on will be before the City Council at the September 6th meeting. The City Council will give direction to that voting member.

Mayor Slayter opened for public comment. There was no public comment.

City Council Discussion and/or Deliberations:

There was no further discussion.

Mayor Slayter moved and Councilmember Gurney seconded the motion to authorize the Councilmember or members who register and attends the conference to be the voting delegate and/or alternate if there's more than one attending.

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

VOTE:

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

Noes: None
Absent: Councilmember Glass
Abstain: None

City Council Action: Authorized the Councilmember or members who register and attends the conference to be the voting delegate and/or alternate if there's more than one attending.

Minute Order Number: 2022-243

Urgency Item Added:

Wood Hasting, Climate Action Committee, commented as follows:

- SB 833 is a bill by Senator Bill Dodd. It is sponsored by the climate center.
- I work at the climate center, so full disclosure. It is a bill that's nearly identical to SB 99.
- This is the second attempt to get this legislation passed.
- Largely in a big way in response to the disruptions we've experienced over the last few years from the wildfires, SB 833 is designed to provide state support, state resources for both planning and implementation for what we call community energy resilience.
- By that we mean when there are good disruptions, typically right now the knee-jerk reaction is to go to diesel generators and that kind of thing.
- So the intent of SB 833 is to work at the local level, local government, with support from the state to be able to use solar with battery backup, solar and energy storage primarily as a key clean energy resource, non fossil fuel resource to keep our critical facilities open to be able to provide resources and a place for folks to come if there's a need for places for folks to come to have their medications refrigerated or to plug in and charge things, that kind of thing, to have sort of resilience hubs to develop the kinds of resources that we need when we face public safety power shutoffs or unplanned outages, things like that.
- SB 833 is a bill that does that.
- There is a tandem budget allocation of nearly a billion dollars.
- About 200 million for planning and about 800 million for the implementation.
- So, it prioritizes low-income communities, but every community in California should have an opportunity to benefit from the Bill if it passes.
- We're in the final stretch here in the legislative session. The session ends at the end of this month, the end of August. That's part of the reason this kind of came up as an urgency item.
- The city wants to be on the record supporting it. It's a now or never kind of this can.

Mayor Slayter commented as follows:

- This is something that Sonoma Clean Power is supporting as well.
- The idea to provide grants for these regional resiliency projects and planning.
- That's a really proactive and positive thing to be doing.
- To make it just a little bit more real as far as our current community on the ground where we sit in our bedrooms and offices around the city, is a couple of years ago
- PG&E proposed during PSPS events to fire up very large diesel generators that they will have planted I think it was around a half dozen sites in Sonoma county.
- It was all over the region. But I think it was around a half dozen in and around Sonoma County.
- One of them would've been down at the end of high school road near occidental road.
- There's that little sub station there. So imagine a generator, a diesel generator there running 24/7 powering basically all of what we think of as West County greater Sebastopol area.
- That is an enormous unit and it would've been down there clattering at all hours of the night spewing fumes into this air.

- This Bill is to provide for the planning of alternatives to that type of installation.

Councilmember Gurney commented as follows:

- The one thing you didn't say that would be just right on the edge of the Laguna wetlands of international significance with all the flora and fauna out there.
- So I want to thank Woody for coming tonight. I appreciate your being here, as this has been moved to the end of our agenda. I want to thank Director Svanstrom for getting this prepared.
- The climate action committee discussed this because Woody brought it there last Wednesday after the agenda was just ready.
- So we couldn't get it on officially, and I appreciate the Council for putting it on as an emergency item tonight. Because otherwise we wouldn't have any say.
- I think this is something that we do want to stand up for.
- We don't want those diesel generators making noise down there or anywhere.

Mayor Slayter opened for questions. There were none.

Mayor Slayter opened for public comment.

Linda Berg commented as follows:

- Regarding the substitution of the diesel thing for the local sub station that does provide most of our electricity, clearly you all and the public at large is unaware of the other contaminants that are emitted or made by powerlines.
- I'd like to refer you all to a great, great, great book.
- Author of "currents of death and outrageous misconduct." The title of it is, it's a great powerline cover-up.
- Sub titles, how the utilities and the government are trying to hide hazards posed by electromagnetic fields.
- I'm sorry to say, are functioning on partial information. I would really it if you could kind of widen your horizons.
- Another must-read book is by author George Carlo entitled "cell phones, invisible hazards in the wireless age." He was pardoned \$25 million on the safety of cell phones.
- I just would be so appreciative if you all could kind of widen your knowledge that is out there, building biology, there's a whole nother method of building that is centered around the health of the occupant.

Jenny commented I just want to say thank you all for all of the work that you do, and I'm pretty sure that you're about to come to the right decision here on this urgent action item and take good care of our Laguna.

City Council Discussion and/or Deliberations:

There was no further discussion.

MOTION:

Councilmember Gurney moved and Councilmember Rich seconded the motion to authorize the Mayor to sign a letter of support for SB 833, the Community Energy Resilience Act

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

VOTE:

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

Noes: None
Absent: Councilmember Glass
Abstain: None

City Council Action: Approved the Mayor to sign a letter of support for SB 833, the Community Energy Resilience Act

Minute Order Number: 2022-244

Woody Hastings commented as follows:

- Thank you so much for that vote. I think it's fantastic to actually send a letter. That's great.
- There is a sign-on letter that may have been in your packet.
- I'm not quite sure. But it's got all the logos in it.
- Would this provide authorization to just -- I can tell your Sacramento person to just add the city's logo to that. Would that be okay?

City staff recommended a separate motion.

MOTION:

Mayor Slayter moved and Councilmember Gurney seconded the motion to authorize the use of the City logo.

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

VOTE:

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

City Council Action: Authorized the use of the City logo.

Minute Order Number: 2022-245

CITY COUNCIL/CITY STAFF REPORTS/COMMUNICATIONS/ANNOUNCEMENTS/FUTURE MEETINGS:

13. City Manager-Attorney/City Clerk Reports: (This will be either verbal or written reports provided at or prior to the meeting)

City Administration reported as follows:

- I do want to remind the City Council and the public that the August 16th City Council meeting has been canceled. There will be no City Council meeting.
- There is a special City Council meeting on August 31st to deal with an appeal.
- I do want to remind the community as well that City Council candidates, the nomination period is still open.
- So if someone would like to pull papers to run for City Council, they need to make an appointment with me to pull the paperwork.
- They will need to make an appointment to return those to file.
- As of right now we've had two persons that have pulled paperwork, but they have not filed.
- So if you would like to pull paperwork, please contact me, and we will set up an appointment.
- Then if you would like to file, we'll set up that second appointment.
- The nominations are open through August 12th, which is a Friday.

- However, Councilmember Gurney has indicated that she will not be rerunning. So that will be extended to August 17th at 5:00. That is the deadline.
- But you will need to make an appointment to pull the paperwork. It has to be in person. It is not done virtually.
- Then there will be a second appointment to file the paperwork.

14. 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)

(This will be either verbal or written reports provided at the meeting)

Councilmember Rich commented as follows:

- Very briefly the ad hoc fire committee, as we all know, has been working on responding to the City Council's request that a consultant be retained.
- Pleased to have that decision confirmed by the City Council tonight.
- I am also the liaison to map your neighborhood and Sebastopol neighborhood communications unit.
- Couple of things to report there that are super interesting.
- One is that the map your neighborhood booklet has been translated completely to Spanish, which is awesome.
- Skip is working very actively with West County Health Centers and Gravenstein Health Action Coalition, partnering with them to meet regularly with the community in Guerneville Spanish-speaking community, to develop map your neighborhood groups.
- That's going very well.
- Additionally, the budget amount that was allocated by the City Council last budget year to purchase equipment to set up communication hubs around the city, that budgetary amount was spent to purchase the necessary equipment.
- So those four hubs, I understand, will be set up.
- The final point is that the map that shows all of the map your neighborhood groups is in the
- Is, very briefly, the committee as we all know has been from tonight, has been working on responding to the City Council request that a consultant be retained.
- That decision confirmed by the City Council tonight.
- I am also the liaison to the neighborhood and the gospel neighborhood communications unit.
- A couple of things to report there. Those are super interesting.
- One is that the master neighborhood booklet has been translated completely to Spanish. That is awesome
- Working very actively with West County Health Centers and action coalition partnering with them to meet regularly with the community in Greenville and the Spanish community in Greenville to develop master neighborhood groups. That is going very well.
- Additionally, the budget amount that was allocated by the City Council last budget year to purchase equipment to set up communication hubs around the city, will be set up.
- There is a lot of activity and forward movement happening there.
- The waste characterization study was working on, has been finalists.
- The capacity study, which is interesting from the perspective of making sure that there are ways that it can be recovered.
- There are entities that are available to actually get edible foods to those who might need them.

- That food recover capacity study is expected to be completed in August.
- Compost, which was at risk because of financial issues and the local palm post facility appears to at least, in the short term, and hopefully in the long term, will be operating in the county.
- Zero waste week was, from all reports, success! That's all I got.

Councilmember Gurney reported as follows:

I can report that the action collation met

Discussed their mission statement of strategy.

They are getting dialed in much more on their work and their working groups.

In other words, member of the coalition are going to be doing the clinical area, mentoring those public health individuals is the best way I can put it.

They will be putting their hours in on projects with the coalition.

They're interested in developing a student Council working with youth

We are seeing a lot more of that collaboration and these groups working less and less in their silos.

They did provide \$300 for the map your neighborhood, if that is what you would call it.

Also, the community based organization met and, while they didn't have an organized speaker, which is usually their work format, they had a real lively and engaging roundtable conversation about their respective issues as they are coming out of COVID-19.

Were actually very grateful for the freedom from the agenda so that they could speak I think with more candor and less organization.

They could say there was some great exchanges.

The climate action committee met last week. We heard from Woody and Carrie about that. The working groups are very engaged.

There is a compost giveaway. I think it is Saturday, September 3. I'm not sure I have the second date correct. It might be the first Saturday in October. But the compost giveaways are a huge success.

Mayor Slayter reported as follows:

- The first is as liaison to the senior center.
- I think it's widely known in the community at this point of the new executive director over there is Joan Churchill.
- The second quarter board meeting and that was her first meeting there and though I have not yet met here in person, but while reports she is a dynamic person. She will be leading the staff at the senior center. That is exciting news.
- I did a celebration of the new public art at the library on the South wall that faces the big avenue.
- Gray Matter by Michael McGinnis that I did that and then a couple of days after that, we did the statue garden between the creek and the halls.
- I had Sonoma Clean Power meeting on Thursday and everything is just kind of trucking along they're just fine. The recently enacted the fee structure and that's been widely publicized in the local media.
- The fire department has had a strike team that was deployed to first the Yosemite area
- It was a captain, I believe with the rank who went as part of duties with that fire. We also had a second person in a position of leadership. I think another Captain who was actually responsible for a team from Gold Ridge
- So that teamwork is going on and we cannot think those good people enough for their incredibly difficult work that they are doing.

15. Council Communications Received

16. Future City Meeting Dates/Events (Informational Only): (See City Web Site for Up-to-Date Meeting Dates/Times)

ADJOURNMENT OF CITY COUNCIL MEETING

August 2, 2022 City Council Regular Meeting will be adjourned to the September 6, 2022 City Council Regular Meeting at 6:00 pm.

The August 16, 2022 Regular City Council Meeting has been cancelled.

Mayor Slayter adjourned the August 2, 2022 City Council meeting at 10:08 pm to the September 6, 2022 City Council Meeting, 6:00 pm, Zoom Virtual Meeting Format.

Respectfully Submitted,

Mary Gourley
Assistant City Manager/Attorney/City Clerk