

City Council

Mayor Diana Gardner Rich
Vice Mayor Stephen Zollman
Councilmember Neysa Hinton
Councilmember Sandra Maurer
Councilmember Jill McLewis



Agenda Item Number: 1

City Manager
Don Schwartz

dschwartz@Cityofsebastopol.gov

Assistant City Manager/City Clerk, MMC

Mary Gourley

mgourley@Cityofsebastopol.gov

City of Sebastopol

CITY COUNCIL MEETING MINUTES

MINUTES FOR MEETING OF: Tuesday – April 2, 2024

MINUTES FOR Regular City Council Meeting of April 2, 2024

As Approved by the City Council at their regular meeting of April 16, 2024

Please note that these are action minutes only. Detailed raw transcript is attached to the minutes and made a part of the public record. These action minutes are the City’s record of a summary of actions that took place at the meeting. The vote/action is the required information of the meeting actions that took place. Approved minutes are available on the City Council Meetings page.

Raw Zoom Minutes Attached.

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

6:00 pm City Council Regular Meeting, In Person – Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA/Virtual Format (Zoom)

Call to Order: Mayor Rich called the Regular Meeting to Order at 6:02 pm.

Mayor Rich made the following comments: Cease Fire Resolution has been removed from the agenda.

Roll Call:

Present: Mayor Diana Rich
Vice Mayor Stephen Zollman
Councilmember Neysa Hinton
Councilmember Sandra Maurer
Councilmember Jill McLewis

Absent: None

Staff: City Manager Don Schwartz
City Attorney Larry McLaughlin
Assistant City Manager/City Clerk Mary Gourley
Administrative Services Director Ana Kwong
Planning Director Kari Svanstrom

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

REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED): To consider and take action on any request from a Council Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 549539(f)). None Required.

PROCLAMATIONS/PRESENTATIONS:

The following were announced, presented or will be presented at a later date.

- Presentation – Year of Service Award – Douglas Buonaccorsi, Volunteer Fire Fighter for 35 years of Service

- Proclamation – Recognizing Week of the Young Child, April 6-12, 2024
- Recognition of National Public Safety Telecommunicators Week (Dispatchers) is April 14-20, 2024 (Proclamation to be Presented by the Mayor or Designee at a Later Date)
- Proclamation - Recognizing April as Sexual Assault Awareness Month
- Proclamation - Proclaiming April as Child Abuse Prevention Month – MOVES (Minimizing Occurrences of Violence in Everyday Society)

Reference Order Number: 2024-056

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 stated conflicts of interest by City Councilmembers.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA (FIRST COMMENT PERIOD):

Up to Twenty (20) Minute Time Limit (Two Minutes for up to ten speakers). Additional public comment will be held at the end of the discussion and action items for up to an additional twenty (20) minutes. Mayor has discretion to allow for additional time beyond the 20 minutes allocated for public comment dependent upon the subject matter or number of speakers.

Process for calling on Speakers: Mayor or designee shall ask for public comment as follows: Speakers to be called on in an alternate manner (One speaker in person to be called on first; then one speaker remote to be called on second with additional speakers to be called on in the same manner) based upon the time limit.

The following members of the public spoke during public comment:

- Danielle
- Admin
- Julia
- Robert
- Cynthia
- Sue
- Oliver
- Kate
- Craig

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; and then open public comment to the members of the public in attendance. At this time, a member of the public may speak for up to three 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 Rich read the consent calendar.

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

Councilmember's Request(s): There were none.

Mayor Rich opened for Public Comment(s). The following members of the public spoke:

- Linda

Councilmember Hinton requested separate motions for the consent calendar items.

MOTION:

Vice Mayor Zollman moved and Councilmember Maurer seconded the motion to approve Consent Calendar Item Number 1.

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

VOTE:

Ayes: Councilmembers Hinton, Maurer, McLewis, Vice Mayor Zollman and Mayor Rich

Noes: None

Absent: None

Abstain: None

1. Approval of City Council Meeting Minutes for Meeting of March 19, 2024 (Responsible Department: City Administration)

City Council Action: Approved City Council Meeting Minutes for Meeting of March 19, 2024

Minute Order Number: 2024-057

MOTION:

Vice Mayor Zollman and Councilmember Maurer seconded the motion to approve Consent Calendar Item Number 2.

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

VOTE:

Ayes: Councilmembers Maurer, McLewis, Vice Mayor Zollman and Mayor Rich

Noes: None

Absent: None

Abstain: Councilmember Hinton

2. Approval of Resolution Stating the City's Opposition to AT&T Applications: Relief of "Carrier of Last Report" and Eligible Telecommunications Carrier Designation (Requestor: Councilmember Maurer/Mayor Rich)

City Council Action: Approved Resolution Stating the City's Opposition to AT&T Applications: Relief of "Carrier of Last Report" and Eligible Telecommunications Carrier Designation

Minute Order Number: 2024-058

Resolution Number: 6579-2024

INFORMATIONAL ITEMS/PRESENTATIONS: *Informational Items or Presentations are items that are informational only and do not require action by the City Council. Presentations shall be scheduled as necessary for the promotion of an event or service or general information items to the Council and should be limited to ten (10) minutes total in length of item (total length includes questions of Council to presenter and public comment).*

NONE

PUBLIC HEARING(s):

3. Public Hearing - Canopy Residential Project – To consider a Public Hearing for an application from Samantha Hauser/ City Ventures for a Conditional Use Permit to allow a 100% residential project within an Office Light Industrial District; Major Tentative Map to subdivide two parcels into 80 townhome lots, plus common areas; Density Bonus (under State Law and City Ordinance) for increased building height; and, certification of an Environmental Impact Report under the California Environmental Quality Act requirements. (Responsible Department: Planning)

Planning Director Svanstrom and Associate Planner Jay presented the agenda item recommending the City Council Adopt a resolution certifying the Environmental Impact Report (EIR) pursuant California Environmental Quality Act (CEQA) and adopt a resolution approving the entitlements for the Conditional Use Permit, Vesting Tentative map for a two-lot subdivision with 80 condominium units and common areas, and Density Bonus for increased building height.

Samantha Hauser/ City Ventures provided a presentation.

Mayor Rich opened for questions from Council. The Council directed questions to staff and the presenter.

Planning Commission Chair Fritz was in attendance.

The Council asked for questions of the Chair. The Council provided questions to the Chair.

Mayor Rich opened the public hearing. Canopy Residential Project. The following members of the public spoke at the public hearing:

- Oliver
- Lauren
- Alex
- Kate:
- Emily
- Robertt
- Calum
- Linda
- Glen
- Kyle
- Lynn
- Jim
- Jacob
- Sean
- Gifford
- Sarah
- Troy
- Huck
- Ann
- Seth

- Melissa
- Steve
- Margaret

Hearing no further comments Mayor Rich closed the public hearing.

City Council Discussion, Direction, Deliberations:

The council discussed the project.

The Council and staff discussed the General Plan comments regarding compliance.

MOTION:

Vice Mayor Zollman moved and Councilmember McLewis seconded the motion to approve Adoption of Resolution certifying the Environmental Impact Report (EIR) pursuant California Environmental Quality Act (CEQA) and adopt a resolution approving the entitlements for the Conditional Use Permit, Vesting Tentative map for a two-lot subdivision with 80 condominium units and common areas, and Density Bonus for increased building height and as amended by staff:

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

VOTE:

Ayes: Councilmembers Hinton, Maurer, McLewis, Vice Mayor Zollman and Mayor Rich

Noes: Maurer

Absent: None

Abstain: None

City Council Action: Approved Adoption of Resolution certifying the Environmental Impact Report (EIR) pursuant California Environmental Quality Act (CEQA) and adopt a resolution approving the entitlements for the Conditional Use Permit, Vesting Tentative map for a two-lot subdivision with 80 condominium units and common areas, and Density Bonus for increased building height and as amended by staff:

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Minute Order Number: 2024-059

Resolution Number(s): 6580-2024; and 6581-2024

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

4. Consideration of Request for Waiver of Fees/Staff Time and Materials for the 2024 Apple Blossom Festival. Waiver Request submitted by the Sebastopol Area Chamber of Commerce for a waiver in the amount of \$14,781.75 (Responsible Department: City Manager; City Clerk) *This item was continued from the March 19th 2024 City Council Meeting.*

Assistant City Manager/City Clerk Gourley presented the agenda item recommending the City Council Consider the Request for Waiver of Fees/Staff Time and Materials for the 2024 Apple Blossom Festival. Waiver Request submitted by the Sebastopol Area Chamber of Commerce for a waiver in the amount of \$14,781.75.

Mayor Rich opened for questions from Council. The Council directed questions to staff.

Myriah Volk, Sebastopol Chamber of Commerce, was in attendance and provided comments.

The Council asked questions of the applicant (Chamber of Commerce).

Mayor Rich opened for public comment.

The following members of the public spoke:

- Don
- Ernie
- Kate
- Linda
- Wayne

City Council Discussion, Direction, Deliberations:

The Council discussed the request for waiver of fees.

The Council asked the Chamber to consider reimbursement to the City if the Chamber has a successful event.

MOTION:

Councilmember Maurer moved and Councilmember McLewis seconded the motion to approve Waiver of Fees/Staff Time and Materials for the 2024 Apple Blossom Festival. Waiver Request submitted by the Sebastopol Area Chamber of Commerce for a waiver in the amount of \$14,781.75. City staff have indicated the fees can be absorbed within the current Fiscal Year's budget; therefore a resolution for budget amendment is not required.

Discussion:

Councilmember Hinton requested the mover of the motion to consider amendment for the Chamber to bring officially to their board the request to consider paying hard costs back to the City if the event was successful.

There was no amendment to the motion.

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

VOTE:

Ayes: Councilmembers Hinton, Maurer, McLewis, Vice Mayor Zollman and Mayor Rich

Noes: None

Absent: None

Abstain: None

City Council Action: Approved Waiver of Fees/Staff Time and Materials for the 2024 Apple Blossom Festival. Waiver Request submitted by the Sebastopol Area Chamber of Commerce for a waiver in the amount of \$14,781.75. City staff have indicated the fees can be absorbed within the current Fiscal Year's budget; therefore a resolution for budget amendment is not required.

Minute Order Number: 2024-060

MOTION:

Councilmember Hinton moved and Vice Mayor Zollman seconded the motion to request the Chamber to bring officially to their board the request to consider paying hard costs back to the City if the event was successful.

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

Discussion:

Councilmember Maurer stated she would like to give the money this year without having to have the Chamber return the monies to the City.

VOTE:

Ayes: Councilmembers Hinton, McLewis, Vice Mayor Zollman and Mayor Rich

Noes: Councilmember Maurer

Absent: None

Abstain: None

City Council Action: Requested the Chamber to bring officially to their board the request to consider paying hard costs back to the City if the event was successful.

Minute Order Number: 2024-061

5. Receipt of update on the schedule and evaluation criteria included in the Request for Proposals (RFP) document for the new residential solid waste collection and street sweeping services contract. Item is to request the Council review and provide any recommended changes for inclusion into the RFP (Responsible Department: Assistant City Manager/City Clerk)

Assistant City Manager/City Clerk Gourley presented the agenda item recommending the City Council Receive the update on the schedule and evaluation criteria included in the Request for Proposals (RFP) document for the new residential solid waste collection and street sweeping services contract. Item is to request the Council review and provide any recommended changes for inclusion into the RFP. The final RFP for approval of release will be returned to a future City Council Meeting.

Garth Schultz, R3 Consulting, was in attendance to answer questions.

Mayor Rich opened for questions from Council. The Council directed questions to staff and the consultant.

Mayor Rich opened for public comment.

The following members of the public provided public comment:

- Robert
- Linda
- Jane

City Council Discussion, Direction, Deliberations:

The Council discussed the ranking and weight.

MOTION:

Councilmember Maurer moved and Councilmember McLewis seconded the motion to approve the evaluation criteria included in the Request for Proposals (RFP) document for the new residential solid waste collection and street sweeping services contract as amended:

QUALITY OF SERVICE & REFERENCES	18
SUSTAINABILITY	18
SERVICE RATES & VALUE	30
PROPOSED SERVICES, IMPROVEMENTS, & TECHNOLOGY	13

COMMUNITY EMPLOYMENT & PARTNERSHIP	8
COMMUNICATION, OUTREACH, & CUSTOMER SERVICE	8
FINANCIAL ABILITY & INTEGRITY	5
TOTAL	100

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

VOTE:

Ayes: Councilmembers Hinton, Maurer, McLewis, Vice Mayor Zollman and Mayor Rich
 Noes: None
 Absent: None
 Abstain: None

City Council Action: Approved evaluation criteria included in the Request for Proposals (RFP) document for the new residential solid waste collection and street sweeping services contract as amended:

QUALITY OF SERVICE & REFERENCES	18
SUSTAINABILITY	18
SERVICE RATES & VALUE	30
PROPOSED SERVICES, IMPROVEMENTS, & TECHNOLOGY	13
COMMUNITY EMPLOYMENT & PARTNERSHIP	8
COMMUNICATION, OUTREACH, & CUSTOMER SERVICE	8
FINANCIAL ABILITY & INTEGRITY	5
TOTAL	100

Minute Order Number: 2024-062

6. Consideration of Approval of Resolution and Contract with St. Vincent de Paul regarding Construction and Operation of the “Gravenstein Commons,” located at 850 N Gravenstein Highway by and between the City of Sebastopol and the Society of St. Vincent de Paul District Council of Sonoma, Inc. (Project Homekey) (City Manager)

City Manager Don Schwartz presented the agenda item recommending the City Council the request of approval of Resolution and Contract with St. Vincent de Paul regarding Construction and Operation of the “Gravenstein Commons,” located at 850 N Gravenstein Highway by and between the City of Sebastopol and the Society of St. Vincent de Paul District Council of Sonoma, Inc. (Project Homekey).

Jack Tibbetts, SVdP, made a presentation to the City Council.

Lynda Hopkins provided comments.

Mayor Rich opened for questions from Council. The Council directed questions to staff and the consultant.

Mayor Rich opened for public comment.

The following members of the public spoke during public comment:

- Oliver
- Robert
- Melissa

- Lindsey
- Linda
- Sue
- Kate
- Vanessa

City Council Discussion, Direction, Deliberations:

The Council discussed support/non support of the project:

Councilmember McLewis: Not support

Councilmember Maurer: Not support

Vice Mayor Zollman; Not support

Councilmember Hinton: Support

Mayor Rich: Support

MOTION:

Mayor Rich moved and Councilmember Hinto seconded the motion to approve the Resolution and Contract with St. Vincent de Paul regarding Construction and Operation of the “Gravenstein Commons,” located at 850 N Gravenstein Highway by and between the City of Sebastopol and the Society of St. Vincent de Paul District Council of Sonoma, Inc. (Project Homekey) as amended:

Identification of Staff as approved by the City Manager

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

VOTE:

Ayes: Councilmember Hinton and Mayor Rich

Noes: Councilmembers Maurer, McLewis, and Vice Mayor Zollman

Absent: None

Abstain: None

City Council Action: Motion Fails

Minute Order Number: 2024-063

Due to Council Protocols, the length of the meeting extended beyond the 11:30 pm ending time and no further action was taken on the remaining items and the meeting was adjourned.

7. Consideration of Suspension of Zoom Virtual Format for City Meetings and Retention of In Person Only Meetings (Requestor: Mayor Rich; Responsible Department: City Administration)

City Council Action: No action taken due to length of meeting (Council protocols)

Minute Order Number: 2024-064

8. Consideration of Resolution Calling for a Cease Fire (Requestor: Vice Mayor Zollman) *This item was continued from the March 19th 2024 City Council Meeting.*

City Council Action: No action taken due to length of meeting (Council protocols)

Minute Order Number: 2024-065

ADDITIONAL PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA: Two minutes per speaker for up to twenty (20) minutes total for public comments but can be reduced at Mayor’s discretion depending upon the number of speakers or Mayor has discretion to allow for additional time beyond the 20 minutes allocated for public comment dependent upon the subject matter or number of speakers.

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

9. City Manager and/or City Clerk Reports: (This will be either verbal reports at the meeting, or written reports provided at or prior to the meeting)
10. 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 reports at the meeting, or written reports provided at or prior to the meeting)

A. EIFD Ad Hoc Committee Report out

No discussion of item due to length of meeting (Council protocols)

Reference Order Number: 2024-066

11. Council Communications Received (Information/Meetings/Correspondence Received from the General Public to Councilmembers)

CLOSED SESSION: NONE

ADJOURNMENT OF CITY COUNCIL MEETING

Mayor Rich adjourned the City Council Meeting of April 2, 2024 at 11:45 pm to the next City Council Meeting of April 16, 2024.

Respectfully Submitted:

Mary Gourley
Assistant City Manager/City Clerk

Attachment:
Raw Zoom Minutes

PLEASE STAND BY FOR REALTIME CAPTIONS.

[CAPTIONER HAS NOT BEEN ADMITTED TO CHAT EVENT; IF THERE HAS BEEN A CHANGE, PLEASE CONTACT VITAC AT 800-590-4197 OR CC@CAPTIONEDTEXT.COM.]

IT'S IN YOUR CALENDAR. LET ME RESEND IT BECAUSE IT SHOULD BE ON THE CALENDAR. ACCORDING -- AS LONG AS THERE'S ENOUGH PEOPLE TO WALK BY. DO YOU WANT ME TO RESEND IT? I AM GOING TO SEND -- I WILL RESEND YOU THE CALENDAR INVITE. DOES THAT WORK BETTER?

LOOKING FOR A THUMBS-UP FROM I.T.. EXCELLENT. THANK YOU. GOOD START. ALL RIGHT. WE ARE GOING TO CALL THIS MEETING TO ORDER AT APPROXIMATELY 6:07 TODAY ON APRIL 2nd. IN QUEUE FOR EVERYONE WHO IS IN THE ROOM AND THANK YOU TO THOSE WHO HAVE SIGNED ON VIA ZOOM. MARY, IF YOU COULD HANDLE THE CALL TO ORDER, PLEASE.

THANK YOU, MAYOR. COUNCILMEMBER -- COUNCILMEMBER HINTON ?
HERE.

COUNCILMEMBER MAURER?

HERE .

COUNCILMEMBER McLEWIS?

HERE.

VICE MAYOR ZOLLMAN?

HERE.

MAYOR RICH?

HERE.

AND JUST A REMINDER, I AM HAVING TEXT MESSAGES THAT IT'S STILL HARD HERE SO WE MAY HAVE TO SPEAK A LITTLE LOUDER.

THANK YOU SO MUCH TO MARY GOURLEY, OUR ASSISTANT CITY MANAGER. WE ARE NOW GOING TO DO THE SALUTE TO THE FLAG. IF YOU COULD PLEASE STAND. I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA. AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION, UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL. THANK YOU VERY MUCH TO EVERYONE, AND WE ARE GOING TO TRY TO SPEAK INTO THE MICROPHONE HERE. OUR FIRST STEP TODAY IS TO RECOGNIZE ONE OF OUR EMPLOYEES AND I SEE A NUMBER OF FIREFIGHTERS HERE IN RECOGNITION OF THIS INDIVIDUAL. AND THEN WE WILL GO INTO A FEW PROCLAMATIONS. I AM SEARCHING HERE FOR THE PIECE OF PAPER THAT I REALLY WANT MORE THAN ANY, WHICH IS THIS FABULOUS ONE. OKAY. DO WE HAVE DOUGLAS -- LET ME ASK, HOW DO YOU PRONOUNCE THIS WONDERFUL LAST NAME? COME ON, SOME FIREFIGHTERS. BUONACCORSI . IS THAT CORRECT? DO WE HAVE DOUGLAS BUONACCORSI IN THE ROOM? COULD YOU PLEASE COME UP TO THE MICROPHONE? WE MIGHT AS WELL SEE YOU, ALONG WITH YOUR CHIEF THERE. THANK YOU VERY MUCH, AS WE ARE READING THIS RECOGNITION. I AM GOING TO READ IT AND THEN WE WILL INVITE SOME COMMENTS FROM THE CHIEF, WHO UNDOUBTEDLY HAS SOME WONDERFUL THINGS TO SAY ABOUT YOU AND THEN A FEW WORDS FROM YOU BEFORE WE MOVE ON. YES, HE'S TRYING TO BE BASHFUL OVER THERE. OKAY. THIS IS FOR 35 YEARS OF SERVICE TO THE CITY OF SO -- SEBASTOPOL . GENERALLY, WE TRY TO TELL PEOPLE DON'T BE RESPONSIVE IN THE COUNCIL CHAMBERS, BUT THIS IS ONE WHERE WE WANT TO DO THAT. 35 YEARS OF SERVICE TO THE CITY OF SEBASTOPOL AS A VOLUNTEER FIREFIGHTER. CONGRATULATIONS ON REACHING THIS SIGNIFICANT MILESTONE WITH THE CITY. YOUR EFFORT AND DEDICATION AS A VOLUNTEER IN THE SEBASTOPOL FIRE DEPARTMENT PLAYS A TREMENDOUS PART IN THE SUCCESS OF THE CITY OF SEBASTOPOL. WE APPRECIATE YOUR COMMITMENT TO THE CITY AND TO THIS COMMUNITY. THIS CERTIFICATE IS IN GRATEFUL APPRECIATION OF YOUR 35 YEARS OF VALUED SERVICE AND DEDICATION TO THE CITY OF SEBASTOPOL . ON BEHALF OF THE CITY COUNCIL, AND THE CITIZENS OF SEBASTOPOL, I, DIANA RICH, MAYOR, GRATEFULLY ACKNOWLEDGE YOUR CONTRIBUTIONS TO THE CITY AND LOOK FORWARD TO YOUR CONTINUED SERVICE TO THE CITY OF SEBASTOPOL AND TO THE CITIZENS OF THIS COMMUNITY. OKAY, COME ON, FOLKS. ALL RIGHT, CHIEF.

GIVE IT TO HIM. MAYOR, COUNCIL MEMBERS, THANK YOU FOR GIVING ME AN OPPORTUNITY TO SPEAK HERE. I CAN'T TELL YOU HOW PROUD I AM TO BE HERE TO SHARE WITH YOU I'VE BEEN SERVING AS YOUR FIRE CHIEF, DOUG, LIKE MANY OF US IN THE FIRE SERVICE FOLLOWED AFTER HIS FATHER. I WANT TO SHARE SOME OF THE THINGS HIS HAS DONE. HE'S AN EXTRAORDINARY MECHANIC, USUALLY THERE'S NOTHING THAT HE CANNOT FIX AND SO WE GREATLY APPRECIATIVE OF THAT. IN 1999, HE WAS PROMOTED TO FIRE CAPTAIN AND HERE'S SOME OF THE STATISTICS I COULD TO SHARE WITH YOU. 12 WEEKENDS, 12 WEEKENDS. FRIDAY NIGHT, SATURDAY, SUNDAY, HE SERVES AS ACTING BATTALION CHIEF TO THE CITY. SINCE BEING IN THE DEPARTMENT HAS SERVED OVER 11,000 TIMES RESPONDING TO CALLS. 11,000 TIMES THIS FINE YOUNG MAN STOPS WHAT HE'S DOING TO SERVE OUR COMMUNITY. I KNEW THAT. ALSO, IT HAS ATTENDED 1400 THURSDAY EVENINGS, DOUG IS THERE. THAT KIND OF LEADS ME TO SOMETHING I REALLY, REALLY ENJOY ABOUT YOU, DOUG, AS FAR AS WE'VE REFERRED TO HIM AS DOUGIE. DESPITE HIS NUMBER OF YEARS, HE IS VERY CONTEMPORARY. REALLY, HIS DESIRE TO GIVE BACK AND TO SERVE AS A TRAINER TO THE YOUNGER MEMBERS OF THE DEPARTMENT IS TRULY EXTRAORDINARY AND IT MEANS A LOT BECAUSE THE FIRE SERVICE CONTINUES TO FACE CHALLENGES AND WE NEED TO PREPARE OUR MEMBERS, THE NEXT GENERATIONS, AND REALLY GET YOUR COMMITMENT TO DOING THAT HAS BEEN OUTSTANDING. SO I AM VERY APPRECIATIVE OF THAT. NOT TO MENTION THAT HE IS A MIGHTY FINE COOK. DOUG, THANK YOU SO MUCH FOR EVERYTHING. YES, AS YOU CAN TELL. DOUG, THANK YOU SO MUCH. I APPRECIATE EVERYTHING YOU DO.

JUST REAL QUICK, TO THE CITY COUNCIL, TO THE MEMBERS OF THE CITY OF SEBASTOPOL, I WOULD JUST LIKE TO SAY THANK YOU FOR LETTING ME HAVE THE OPPORTUNITY TO SERVE AS A FIREFIGHTER. IT'S A PRETTY BIG DEAL FOR ME. AND I WON THE MUSTACHE CONTEST, AS YOU CAN TELL. I HAVE TO SHOW IT OFF. BUT THANK YOU. I APPRECIATE IT. THAT'S IT.

THANK YOU.

[INDISCERNIBLE - MUFFLED]

THEY WERE TO DO. THANK YOU TO ALL THE FIREFIGHTERS WHO WERE HERE INTO THE STELLAR VOLUNTEER FIREFIGHTER. GREAT WAY TO START THIS PARTICULAR MEETING. I REALLY APPRECIATE IT. AND THAT YOU ALSO FOR ALL OF YOU HERE AND I'M SURE ON ZOOM FOR EXPRESSING YOUR APPRECIATION FOR THESE HARD-WORKING, DEDICATED PEOPLE THAT SERVE OUR COMMUNITY. OUR NEXT STEP IS A SERIES OF PROCLAMATIONS. IN THE PAST, WHAT WE'VE DONE IS READ FULL PROCLAMATIONS. WE'VE RECONSIDERED AND WHAT I'M GOING TO DO IS ON THESE FOUR PROCLAMATIONS, I WILL SUMMARIZE THEM. ALSO, IN GENERAL, WE'VE DISTRIBUTED THEM AMONG THE CITY COUNCIL MEMBERS, BUT I'M JUST GOING TO HIT THE HIGHLIGHTS FOR ALL OF YOU ON THESE PROCLAMATIONS SO THAT WE CAN THEN MOVE IN TO OUR REMAINING FAIRLY SUBSTANTIAL CALENDAR TODAY. THERE ARE FOUR OF THEM AND THEY ARE REALLY AMAZING. THE FIRST ONE IS CHILD ABUSE PREVENTION MONTH. THIS IS REALLY THE RECOGNITION OF THE IMPORTANCE OF COMMUNITY AND INDIVIDUALS WORKING TOGETHER TO KEEP FAMILIES SAFE AND HEALTHY, RECOGNIZING THAT EVERYONE HAS A ROLE TO PLAY IN MEETING THAT OBLIGATION AND THAT COMMITMENT, RECOGNIZING THAT HAVING A GREAT CHILDHOOD IS SOMETHING THAT EVERY CHILD DESERVES. BEING RAISED AND HEALTHY, NURTURING HOMES. FREE FROM ABUSE AND NEGLECT. RECOGNIZING THAT IT'S A PRIORITY TO SUPPORT THE WELL-BEING OF CALIFORNIA'S CHILDREN BY IMPLEMENTING POLICIES THAT SUPPORT THAT. I ALSO WANT TO KNOW TO THAT THERE IS THE CHILDREN'S MEMORIAL DAY, IT WAS ESTABLISHED BY THE CALIFORNIA ASSEMBLY IN APRIL OF 1997. IT FORMALLY DECLARED THE FOURTH FRIDAY IN APRIL AS A STATEWIDE ANNUAL OBSERVANCE DAY EVERY YEAR FOR THE CHILDREN'S MEMORIAL FLAG TO BE FLOWN. THAT IS OUR FIRST PROCLAMATION. A WONDERFUL ONE. YES, I WILL PUT MY SIGNATURE ON THAT, WITHOUT HESITATION. THE NEXT ONE IS SEXUAL ASSAULT AWARENESS MONTH. THAT IS APRIL OF 2024, WHERE WE ARE NOW. APRIL, THE SEXUAL AWARENESS MONTH REALLY DRAWS ATTENTION TO THE FACT THAT SEXUAL VIOLENCE IS WIDESPREAD. IT IMPACTS EVERY PERSON IN OUR COMMUNITY.

LIFETIMES. NOT A GENDER SPECIFIC EVENT AND NOT A SMALL PORTION OF OUR POPULATION. WE DEDICATE IN THIS PROCLAMATION A COMMITMENT TO BUILD MORE CONNECTED, RESPECTFUL, AND INCLUSIVE COMMUNITIES TO PROMOTE OUR COLLECTIVE WELL-BEING AND PROTECT AGAINST THE RISK OF SEXUAL VIOLENCE. THAT IS WHAT WE HAVE IN THIS PROCLAMATION VERY WORTHWHILE. PLEASE TAKE IT TO HEART. THE NEXT ONE IS A NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK. OF APRIL 14th TO 20. WE JUST HAD OUR FIREFIGHTERS IN HERE. ONE OF THE AMAZING ELEMENTS OF FIREFIGHTERS AND THE LIVES OF POLICE OFFICERS IS THE DISPATCHERS. THAT SERVE THEM, THAT GET OUR MESSAGES AND OUR EMERGENCY NEEDS TO THOSE FIRST RESPONDERS. THAT IS WHAT THIS PROCLAMATION IS ABOUT. RECOGNIZING THAT TELECOMMUNICATORS ARE THE TRUE BACKBONE OF OUR 911 SYSTEM AND THE LINK BETWEEN PEOPLE CALLING FOR HELP IN AN EMERGENCY SITUATION AND FIRST RESPONDERS THAT ARRIVE ON SCENE. SO LET'S NOT FORGET THESE AMAZING PEOPLE WHO WORK EVERY DAY TO MAKE SURE THAT OUR EMERGENCIES ARE RESPONDED TO BY OUR AMAZING FIRST RESPONDERS. THE FINAL PROCLAMATION IS WEEK OF THE YOUNG CHILD, APRIL 6 THROUGH 12 2024. THIS WILL HOPEFULLY PREVENT THE FIRST ONE WE READ, WHICH IS CHILD ABUSE PREVENTION MONTH. RECOGNIZING REALLY THE PEOPLE WHO SERVE IN THE CHILD CARE PLANNING COUNCIL, WHICH WE ALL APPRECIATE. THE EDUCATORS AND THE COMMUNITY MEMBERS WHO CONTRIBUTE TO THE VALUE AND THE IMPACT OF THE LIVES OF YOUNG CHILDREN. IN THIS PARTICULAR PROCLAMATION, THERE IS A RECOGNITION OF THE NEED FOR CHILDREN'S SUPPORT IN ORDER TO AMELIORATE THE EFFECTS OF POVERTY, DETECT AND REMEDIATE DELAYS, IDENTIFY AND HELP PREVENT CHILD NEGLECT THAT LEADS TO POSITIVE OUTCOMES FOR INDIVIDUAL CHILDREN, HELPING THEM TO BETTER PREPARE FOR SCHOOL AND TO BE MORE LIKELY TO SUCCEED IN LIFE. ANOTHER REALLY IMPORTANT PROCLAMATION. ALSO I WOULD LIKE TO CALL OUT IN THIS PROCLAMATION, A PROVISION THAT RECOGNIZES CHILDCARE PROVIDERS, ESPECIALLY WOMEN OF COLOR WHO ARE SKILLED AND VALUABLE FRONT-LINE PROFESSIONALS THAT RISK THEIR HEALTH TO PROVIDE EARLY CARE AND EDUCATION AND THEY DID THAT DURING OUR GLOBAL PANDEMIC. THEY DESERVE TO BE FAIRLY COMPENSATED. THEY DESERVE OUR RECOGNITION. THOSE ARE OUR FOUR POPULATIONS. I WILL BE SIGNING EVERYONE OF THEM AND I ENCOURAGE EVERYONE IN THIS ROOM TO TAKE THEM TO HEART AND THINK ABOUT THE WORDS THAT THEY CAPTURE AND THE SPIRIT THEY CAPTURE. OUR NEXT ITEM ON THE AGENDA IS A STATEMENT OF CONFLICTS OF INTEREST. DO I SEE ANY CONFLICTS OF INTEREST FROM MY FELLOW COUNCILMEMBERS? NO. THEN WE WILL MOVE ON. GENERALLY, WE ARE NOW GOING INTO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA. WE WILL HAVE MARY GOURLEY, OUR ASSISTANT CITY MANAGER MANAGING THESE PUBLIC COMMENTS AND SHE WILL EXPLAIN TO YOU THE TIME LIMITATION. I WOULD LIKE THOSE WHO ARE INTERESTED TO LINE UP AT THE PODIUM AND I BELIEVE I JUST SAW SOMEONE GO TO THE PODIUM BUT I THINK THERE'S A PRE-EXISTING LINED -- LINE THAT YOU'LL NEED TO GET INTO. WE WILL HAVE A PRE-EXISTING LINE, SPEAKING TO THE INDIVIDUAL WHO JUST CAME UP TO THE PODIUM. IF YOU COULD INSERT YOURSELF WHERE YOU WOULD HAVE BEEN, WHERE YOU WOULD HAVE BEEN WHEN YOU WALKED UP TO THE PODIUM. AND PLEASE, THANK YOU. IN QUEUE FOR ALLOWING HIM TO STEP IN. I APPRECIATE IT. SO, DO WE HAVE A LOT OF PEOPLE HERE WHO ARE HERE TO SUBMIT THEIR COMMENT ON ITEMS NOT ON THE AGENDA, I WOULD REMIND YOU ALL THAT IF YOU ARE HERE TO SPEAK ON AGENDA ITEMS, ITEMS THAT WE WILL BE ADDRESSING LATER ON, YOU WILL HAVE THAT OPPORTUNITY AT THAT POINT. THIS LIMITED TIME, AS MARY WILL BE EXPLAINING TO YOU. LOOK AT THE PEOPLE THAT ARE LIGHT UP THERE AND I JUST DON'T THINK THAT WE ARE GOING TO GET EVERYONE BUT MARY WILL OUTLINE THAT FOR YOU. WE WILL BE LOOKING AT OUR APPROACH TO HOW TO MANAGE THE INCREASED NUMBER OF PEOPLE WHO ARE INTERESTED IN SPEAKING TO US IN THIS SETTING. I WILL ALSO SAY TO EVERYONE HERE AND I'M LOOKING AT THE PEOPLE IN LINE AND YOU ARE PROBABLY ALREADY KNOW THIS, PLEASE, IF YOU ARE NOT ABLE TO SPEAK TODAY OR EVEN IF YOU ARE A MUST SEND YOUR COMMENTS TO CITYCOUNCIL@CITYOFSEBASTOPOL.GOV . THOSE COMMENTS WILL COME TO US AUTOMATICALLY.

THANK YOU, MAYOR. THIS FIRST PUBLIC COMMENT PERIOD ARE FOR ITEMS THAT ARE NOT ON THE AGENDA. IT'S LIMITED TO 20 MINUTES FOR A TOTAL OF 10 SPEAKERS. THAT IS

GOING TO ASSUME FIVE PEOPLE IN THE CHAMBERS AND THEN FIVE PEOPLE OUT AND ZOOM. WE PROBABLY, ON THIS FIRST PUBLIC COMMENT PERIOD, WILL NOT GET TO ALL THE SPEAKERS. IT IS A TWO-MINUTE. WE TYPICALLY HAVE THE TIMER ON THE SCREEN. IF YOU CAN'T SEE THE TIMER OR IF YOU ARE INTO YOUR COMMENTS, I WILL JUMP IN WHEN YOU HAVE 30 SECONDS LEFT AND LET YOU KNOW THAT YOU HAVE 30 SECONDS LEFT AND AGAIN, 20 MINUTES FOR THIS PUBLIC COMMENT PERIOD, AND THIS IS FOR PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA. WE GO TO IN CHAMBERS AND THEN GO OUT TO ZOOM. SO I DO HAVE A FIRST SPEAKER IN COUNCIL CHAMBERS, IF YOU WOULD LIKE TO GO AHEAD AND MAKE YOUR PUBLIC COMMENT.

MY NAME IS DANIELLE AND I AM A RESIDENT OF -- I KNOW YOU DON'T WANT TO HEAR TONIGHT BUT I AM HERE BECAUSE THE ANGER AND DEVICES AS THAT'S GROWING IN THIS COMMUNITY HAS SPILLED OVER INTO MY COMMUNITY IN SANTA ROSA. TO BE SPECIFIC, LAST WEEK, I TOOK MY MOM, WHO IS RIGHT THERE, INTO COMMUNITY MARKET IN SANTA ROSA STILL GET PRODUCTS FOR THE UPCOMING JEWISH HOLIDAY OF PASSOVER. THERE WERE A FEW THINGS, BUT MOST OF THE CRITICAL AND NECESSARY ITEMS LIKE MATZOH HAD BEEN TAKEN OFF THE PUBLIC SHELVES. ACCORDING TO THE EMPLOYEES, THE SEBASTOPOL LOCATION OF --

I HATE TO INTERRUPT YOU. JUST A MOMENT. WE DO HAVE THE CEASE-FIRE ITEM ON THE AGENDA.

THIS IS NOT WHAT THIS IS ABOUT.

OKAY. THANK YOU. GO AHEAD.

MOST OF THE NECESSARY AND CRITICAL ITEMS LIKE MATZOH WERE MISSING. FROM THE PUBLIC SHELVES. THEY WERE AVAILABLE BY REQUEST IN AN EMPLOYEE ONLY BACK STOREROOM AREA. ACCORDING TO THE EMPLOYEES, THE SEBASTOPOL LOCATION HAD RECEIVED SO MUCH NEGATIVE ATTENTION FOR SELLING ANYTHING IN ISRAEL, AGAIN, NOT OF THE CEASE-FIRE. THAT --

RECORDING IN PROGRESS.

THAT MANAGEMENT DECIDED THAT I DIDN'T DESERVE TO SHOP PUBLICLY FOR JEWISH HOLIDAY PRODUCTS IN SEBASTOPOL OR SANTA ROSA. SO LAST WEEK, I FOUND MYSELF IN THE BACKGROUND OF A COMMUNITY MARKET, MY MOTHER AND MY SIDE IN TEARS, LOOKING AT PASSOVER PRODUCTS THAT WERE MADE IN ISRAEL AND IN THE UNITED STATES, WHILE HOTTIE PRODUCTS FROM CHINA AND THE UNITED STATES WERE AVAILABLE OUT ON THE REGULAR SHELVES. SO --

DANIEL, YOU HAVE ABOUT 30 SECONDS LEFT.

THANK YOU. COMMUNITY MARKET DID REVERSE THEIR DECISION AND BRING THOSE PRODUCTS BACKED OUT AND I RESPECT AND THANK THEM FOR THAT, BUT THE FACT THAT THIS HAPPENED AT ALL WAS HORRIBLE. IT FELT HORRIBLE. IT'S CLEAR EVIDENCE THAT THE ANTI-SEMITISM THAT IS GROWING HERE IN SEBASTOPOL IS NOT JUST THING IN SEBASTOPOL. WE NEED TO WORK ON THIS COUNTYWIDE ISSUE, COUNTRYWIDE, WORLDWIDE. THANK YOU.

THANK YOU FOR PUBLIC COMMENT. NEXT, I'M GOING OUT TO ZOOM. ADMIN, CAN YOU UNMUTE YOURSELF, PLEASE.

HELLO. I THINK I AM UNMUTE IT.

YOU ARE. YES YOU ARE. CAN YOU SEE THE TIMER?

I CAN. THANK YOU.

GREAT. GO AHEAD WITH YOUR PUBLIC COMMENT, PLEASE.

THANK YOU, MARY. I WOULD LIKE TO USE THIS OPPORTUNITY TO REQUEST THAT THE COUNCIL CONSIDER DIVIDING MEETINGS INTO TWO CATEGORIES. ONE WOULD BE PROCLAMATION AND RESOLUTION MEETINGS, AND THE OTHER WOULD BE CITY BUSINESS MEETINGS. FOR EXAMPLE, TONIGHT'S MEETING MIGHT HAVE BEEN BETTER SERVED AS A PROCLAMATIONS AND RESOLUTIONS MEETING, INCLUDING THESE ITEMS. THE YEAR OF SERVICE PRESENTATION, THE RECOGNITION WEEK OF THE YOUNG CHILD, THAT NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK PROCLAMATION OR RECOGNITION, RECOGNIZING APRIL AS SEXUAL ASSAULT AWARENESS MONTH, PROCLAIMING APRIL AS CHILD ABUSE MONTH, THE RESOLUTION STATING THE CITY'S OPPOSITION TO AT&T APPLICATIONS, RELIEF OF CO LR AND ELIGIBLE CARRIER DESIGNATIONS, THE RESOLUTIONS TO CERTIFYING THE ENVIRONMENT IMPACT REPORT FOR THE PROPERTY AT 1011 -- HIGHWAY NORTH, AND CONSIDERATION OF THE

RESOLUTION CALLING FOR A CEASE-FIRE. THE APRIL 16th MEETING COULD THEN BE DESIGNATED A CITY BUSINESS MEETING, AND ALL OTHER ITEMS ON THE AGENDA COULD BE ADDRESSED THERE. ADOPTING THIS STRATEGY WOULD BENEFIT TWO GROUPS WHO OFTEN FIND THEMSELVES AT ODDS DURING COUNCIL MEETINGS UNDER THE STATUS QUO. RESOLUTION AREAS, AND THOSE FOCUSED ON FUNDAMENTAL ASPECTS OF CITY GOVERNMENT. IF THE MEETING TYPES ALTERNATED ON A REGULAR BASIS, AND THE AGENDA FOR EACH WERE STATED WELL WITHIN IN ADVANCE, EACH GROUP WOULD HAVE MORE TIME TO RESEARCH ISSUES AND PREPARE COMMENTS, AND THAT'S IT. I'M NOT GOOD AT READING, BUT THAT IS MY COMMENT FOR THIS MEETING. SO I WOULD APPRECIATE IT IF YOU WOULD CONSIDER AND TAKE IT SERIOUSLY, BECAUSE, YOU KNOW, I DO THINK IT WOULD MAKE THINGS RUN A LOT MORE SMOOTHLY DOWN THERE AND I DO THINK THAT IT WOULD BE IMPORTANT FOR THE CITY STAFF, IN PARTICULAR, TO HAVE MORE TIME TO RESEARCH CERTAIN ISSUES. FOR EXAMPLE, THE HOME KEY PROJECT. I'M SORRY, THAT'S TWO MINUTES.

ALL RIGHT. WELL, THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I WILL COME BACK TO IN CHAMBERS. I AM JULIA FELDMAN. THANK YOU FOR LETTING ME SPEAK. IN SEBASTOPOL, WE STAND ON -- LAND.

JULIA, I'M SORRY, WE WANT TO HEAR YOU. CAN YOU SLEEK CLOSER TO THE MICROPHONE PLEASE.

SURE. IT'S JUST TALL. WE STAND ON NATIVE LAND. AS A CD, YOU NOW TREAT THEIR INJUSTICES WITH COMPASSION. I AM HERE ASKING FOR YOUR SAME COMPASSION FOR THE JEWISH COMMUNITY. IN THAT YOU MANDATE, FOR THE CITY AND SCHOOL DISTRICTS TO HAVE ANTI-SEMITISM IDENTIFICATION AND RESPONSE TRAINING FOR ALL YOUR EMPLOYEES. THANK YOU.

THANK YOU FOR PUBLIC COMMENT. NEXT, I WILL GO OUT TO ZOOM. ROBERT, CAN YOU UNMUTE YOURSELF, PLEASE?

MAYBE. CAN YOU HEAR ME?

I CAN HEAR YOU. CAN YOU SEE THE TIMER?

I CAN.

GREAT. GO AHEAD WITH YOUR PUBLIC COMMENT, PLEASE.

OKAY, THANK YOU. TONIGHT, I WANT TO ASK THE COUNCIL TO CONSIDER A NEW DISCIPLINE IN SETTING AGENDAS FOR THESE MEETINGS. THE CITY RIGHT NOW HAS FIVE PRIORITIES, THE CITY MANAGER'S FULL ATTENTION AND THE -- CAN BE DECIDED AND NONE OF THEM ARE THE ON THE AGENDA. YOU MADE PROGRESS TONIGHT BUT NOT READING ALL THE PROCLAMATIONS, BUT SUMMARIES STILL EAT UP TIME. PROCLAMATIONS DON'T SOLVE ANY OF OUR CRITICAL PROBLEMS, THEY JUST BURN UP TIME. MAYBE CONSIDER A 60 DAY MORATORIUM ON A PROCLAMATIONS. WE ARE SPENDING TIME TONIGHT, CROSSING A LINE HERE BRIEFLY, BUT ON A THIRD MEETING REVISITING ZOOM AND WHETHER IT'S A GOOD IDEA. WE WERE SUPPOSED BE LOOKING AT THE FIRST PRESENTATION OF BUDGET PRIORITIES AND WHAT THE BALANCED-BUDGET MIGHT LOOK LIKE. IT SEEMS YOU GOT THE CITY MANAGER NOW WORKING ON OTHER PRIORITIES. THE SEWER STUDY HAS NOT YET BEEN PRESENTED. WE ARE COMING UP ON THE ONE-YEAR ANNIVERSARY OF THE MEETING THAT THE CANCEL WAS INFORMED THAT THERE WAS AN ISSUE WITH THE LAST STUDY AND THEN IT WAS DEFICIENT AND DEFICITS WERE ACCUMULATING. IT'S URGENT BECAUSE THE CITY IS BURNING CASH, THAT IT DOESN'T HAVE A LOT OF. IT'S ALSO URGENT BECAUSE IT'S GOING TO TAKE THREE MONTHS WHICH ACTUALLY BRING THIS BACK AND VOTE ON IT FOR THE RATES GOING TO GET FIXED. SO IT'S SOMETHING THAT, AGAIN, SOMETHING THAT NEEDS TO BE PRIORITIZED AND ADDRESSED IN THESE MEETINGS. WE RECOGNIZE THE FIREFIGHTER TONIGHT. THAT'S GREAT. WE ALSO GOT APPROVAL FOR MORE MONEY FOR THE FIRE SERVICE. THAT HAS BEEN AN ISSUE OF GREAT IMPORTANCE AND INTEREST TO THIS COMMUNITY AND IT NEEDS TO COME BACK TO THE AGENDA. WHAT IF WE GET THAT MONEY? NOW WE HAVE THE MONEY. WHAT'S THE PLAN? ARE WE GOING TO CONSOLIDATION? IT'S GOING TO TAKE A WHILE TO GET THE PUBLIC USED TO THE IDEA IF THAT'S WHAT YOU WANT TO GO. AND A \$260 PARCEL TAX IS NOT GOING TO MAKE ANYBODY HAPPY. SO, THAT'S MY COMMENT FOR TONIGHT. THANK YOU FOR THE TIME.

THANK YOU, ROBERT, FOR YOUR PUBLIC COMMENT. NEXT, I AM COMING BACK IN CHAMBERS. Agenda Item Number: 1

CYNTHIA, I LIVE HERE IN SEBASTOPOL ACROSS FROM THE HIGH SCHOOL. I WAS HERE LAST CITY COUNCIL MEETING AND BROUGHT UP THE, I WAS REALLY HAPPY TO HAVE THE OPPORTUNITY TO SPEAK ABOUT THE STUDENT BEHAVIOR AND THIEVERY AT SAFEWAY AND I DON'T KNOW HOW IMPORTANT MY ONE LITTLE VOICES, BUT THE NEXT DAY THE POLICE CHIEF WENT INTO SAFEWAY. NOW, THERE'S LOSS PREVENTION PROFESSIONALS AT SAFEWAY AND AMWAY HIGH SCHOOL HAS SENT OUT A LETTER TO PARENTS. SO WE ARE NOW PROVIDING THE BOUNDARIES AND CONSEQUENCES THAT OUR TEENAGERS NEED. LAST TIME WAS MY FIRST TIME AT A CITY COUNCIL MEETING AND I WOULD REALLY LIKE TO THANK ALL OF YOU AND THE STAFF FOR ENDURING THE VITRIOL OF MEN ON ZOOM WHO SEEK TO DISRUPT GOVERNMENT AND SO DIVISION. SPECIAL THANKS TO THE MAYOR, THE DEFENDER OF DECORUM AND FREE SPEECH. THANK YOU ALL FOR WORKING THROUGH THIS GRIND OF DEMOCRACY. YOU ARE APPRECIATED.

THANK YOU, CYNTHIA, FOR YOUR PUBLIC COMMENT. NEXT, I WILL GO OUT TO ZOOM. SU CORBALEY, CAN YOU UNMUTE YOURSELF, PLEASE?

I CAN. CAN YOU HEAR ME?

YES. CAN YOU HEAR THE OCC THE TIMER?

YES I CAN. I APPRECIATE THE RECENT EFFORTS MONITORING AND ENFORCING TRAFFIC LAWS ALONG MAIN STREET AS IT'S QUITE DANGEROUS FOR PEDESTRIANS ACROSS WITH CARS ZIPPING -- WHILE THEY WAIT PATIENTLY TO CROSS. AS WELL AS FOR BICYCLISTS THAT ARE USING THE BIKE LANES ALONG THAT ROAD. I WOULD MISS THE OTHER DAY A CAR SEEMINGLY INTENTIONALLY BUMPING A BICYCLE WHO WAS RIGHTFULLY IN THE CROSS, IN THE BIKE LANE AND WITH NO REGARD FOR THE SAFETY OF THAT BICYCLIST. THE DRIVER JUST SPED AWAY. I WOULD LIKE TO SEE THE POLICE DEPARTMENT ALSO MAKE EFFORTS TO MONITOR HEALDSBURG AVENUE. I'VE SEEN CARS DRIVE THROUGH THE FLASHING LIGHTS AS PEDESTRIANS WAIT TO PASS TO CROSS THROUGH AND ALSO, IT WOULD BE GOOD TO MONITOR THE SPEED THAT PEOPLE DRIVE. EYEWITNESS LOUD DRIVING AND FAST DRIVING AT ALL HOURS. THANK YOU, AND KEEP UP THE GOOD WORK.

THANK YOU, FOR YOUR PUBLIC COMMENT. NEXT, I'M COMING BACK IN CHAMBERS.

I'M ACTUALLY -- FOR A CHANGE. WE HAVE TO LIMIT THE LAYERS OF CHAOS GREETED BY SOME COUNSELORS, PAST AND PRESENT, FOR OUR OVERBURDEN CITIZENS. WE -- FOR 6.2 MILLION, 40% OVER APPRAISED VALUE. -- TO RUN IT FOR 22 INHABITANTS AND THEN EXPECTED OF FRAUDULENT ACTIVITY. THE ROOM OF WHICH IS NOW EMPTY, BECAUSE -- THE SALES TAXES. NEGATIVE SOCIAL IMPACT BECAUSE OF THE ANTISOCIAL BEHAVIOR. WE SPILLED OVER INTO BUSINESSES AND RESIDENCES. THE COUNTY CDC CODE AND THE INTERSYSTEM MEANS PEOPLE GET PRIORITY FOR THESE FACILITIES, NOT CITY RESIDENTS IN NEED AND THAT WOULD BE THE FUTURE CASE IF THE PROPOSED -- STILL OCCUPY SAFE PARKING AREA GOES AHEAD. THESE NONPROFIT PROJECTS -- FACILITIES ENCOURAGED BY SOME COUNSELORS AT OUR EXPENSE. WE ARE IN A FISCAL EMERGENCY IN A BUDGET CRISIS, -- A CRISIS. BUT THE CHAOS IMPOSED ON THE COUNCIL, NOW THERE ARE ATTEMPTS TO SHUT DOWN PUBLIC PARTICIPATION IN THE CITY MATTERS ON WHICH THE CITY CLAIMED IS THE -- CORNERSTONE OF OUR COMMUNITY MAINLY BECAUSE COUNCIL REPEATEDLY ENCOURAGED -- EXTREME VIEWS ON GLOBAL MATTERS WE HAVE NO CONTROL OR INFLUENCE OVER.

OLIVER, YOU HAVE ABOUT 25 SECONDS.

WE WILL HAVE TO GET BACK TO OUR -- OF OUR CIVIC HOUSE IN ORDER, ALLOWING CITY STAFF TO DO THEIR JOBS UNIMPEDED BY TIME-CONSUMING AND CHAOTIC PROJECTS THAT PUT THE CITY AT A GREATER FINANCIAL SOCIETAL RISK ON MULTIPLE LEVELS. THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I WILL GO OUT TO ZOOM. OH AND, CAN YOU UNMUTE YOURSELF, PLEASE?

I UNMUTE IT.

CAN YOU SEE THE TIMER?

I CAN.

GO AHEAD, PLEASE.

MY -- TO COUNTY FUNDED PROJECTS. SONOMA APPLIED VILLAGES HAS EXITED THE HORIZON SHINE RV CAMP, YET SEBASTOPOL CITIZENS ARE LEFT WITH THE RESPONSIBILITY OF HAVING FORMER CLIENTS IN THEIR RVs ON OUR CITY STREETS. ADRIAN SAID THAT HER CLIENTS WOULD JUST LEAVE WHEN THE SITE CLOSE. WELL, THEY HAVEN'T. WE ARE LEFT WITH RVs ON OUR STREETS. THE PEOPLE WHO LIVE IN THEM, THEY GOT \$1.3 MILLION IN TAXPAYER SERVICES, AND THAT'S NOT WHAT THEY WANTED. THEY WANT TO LIVE IN THEIR RVs FOR FREE ON SEBASTOPOL STREETS. WE ARE STUCK WITH THAT NOW AND WHERE IS ADRIENNE LAU B, BACK IN -- WHICH HAS ZERO HOMELESS SERVICES AND SERIAL RV AND COUNTENANCE OF HIS ENCAMPMENTS. WHY ARE SEBASTOPOL CITIZENS LEFT TO DEAL WITH THIS? THIS IS ANOTHER EXAMPLE OF PEOPLE WHO DON'T LIVE IN SEBASTOPOL PUT IN -- IN SEBASTOPOL AND WALKING AWAY. THE SAME WAS TRUE WITH THE SEBASTOPOL BARBIE ROBINSON TOOK AWAY CRUCIAL FACTS -- TAX REVENUE AND MOVED TO TEXAS WITHIN SIX MONTHS. NOT A SINGLE HOMELESS PERSON FROM SEBASTOPOL WAS HOUSED IN THE SEBASTOPOL INN. BUT BUSINESS OWNERS LOST A TON OF BUSINESS AND HAD TO DEAL WITH SEBASTOPOL CLIENTS PEEING AND POOPING ON THEIR DOORSTEPS. JUST LIKE SUPERVISOR HOPKINS IS NOWHERE TO BE FOUND, EVEN THOUGH SHE FUNDED HORIZON SHINE AND THE SEBASTOPOL INN. SHE LIVES WHERE THERE ARE NO RVING CAMERAS AND NO HOMELESS SERVICES. WAS GOING TO TAKE RESPONSIBILITY FOR THE PEOPLE LEFT LIVING ON THE HORIZON SHINE SITE? WHO'S GOING TO TAKE RESPONSIBLY FOR THE RV DWELLERS WHO CREATE HAZARDOUS CONDITIONS FOR RESIDENTS, PEOPLE WALKING TO SCHOOL, AND BUSINESS OWNERS? WHY ARE SEBASTOPOL RESIDENTS AND BUSINESS OWNERS LEFT HOLDING THE BAG? THANK YOU.

THANK YOU, KATE, FOR YOUR PUBLIC COMMENT. NEXT, I'M COMING BACK INTO CHAMBER. THIS WILL BE OUR NINTH SPEAKER. THE NEXT DUAL SPEAKER WOULD BE OUR 10th AND THAT WOULD BE TO THE 20 MINUTES FOR OUR PUBLIC COMMENTS. ALL RIGHT. GO AHEAD.

THANK YOU. AND PLEASE, IF YOU WILL GIVE ME 32nd OR 15 SECOND CLOSE. MY NAME IS CRAIG LITWIN. I AM A RESIDENT HERE IN SEBASTOPOL, I'M HERE FOR THE VERY IMPORTANT MATTER OF REPORTING ON SOME OF THE THINGS THAT HAVE HAPPENED RECENTLY AND OUR UPCOMING AND I WANTED TO IT, IN PARTICULAR, THINK THE CITY OF SEBASTOPOL FOR YOUR SUPPORT IN THE EASTER EGG HUNTS THAT WE HAD THIS LAST SATURDAY. IT WAS PHENOMENAL. VICE MAYOR ZOLLMAN, I WANT TO PRESENT YOU IN PARTICULAR FORGIVING REMARKS AND WELCOMING THE KIDS TO THE ANNUAL EVENT. THEY HAVE HELD IT FOR MANY, MANY YEARS IN A ROW. THERE WERE HUNDREDS OF KIDS. THEY, OF COURSE, CLEANED EVERYTHING UP WITHIN THREE MINUTES. 10:00, THE -- WENT OFF AND AT 10:03, IT WAS DONE. THROATS WERE THROWING CANDY, WIRELESS -- THERE WAS ALSO SOME EXCITING TWIST THIS YEAR. WE DID HAVE THE EASTER BUNNY, OF COURSE, LIKE USUAL. BUT THERE WERE CARROTS IN THE GROUND THAT SOME THE KIDS FOUND. ACTUAL CARROTS THAT WERE RIGHT IN THE GROUND. ONE OF THOSE CARROTS WAS GIVEN TO THE EASTER BUNNY AND I HEARD THE LITTLE KIDS SAY I JUST LOVE YOU SO MUCH. IT IS ONE OF THE SWEETEST THINGS I'VE SEEN. I'M COPRESIDENT AND I AM HONORED THAT WE THROW THIS EVENT EVERY YEAR. I DIDN'T EVEN KNOW THAT THEY DID IT, EVEN THOUGH I WAS HUNTING AS A KID IN THIS TOWN. I ALSO DIDN'T KNOW THAT THEY THROWS THE THIRD OF JULY FIREWORKS SHOW EVERY YEAR, WHICH IS OUR MAJOR FUNDRAISER THAT WE ARE GOING TO BE HAVING HERE ONCE AGAIN. AGAIN, SEBASTOPOL, THANK YOU FOR WORKING WITH US TO HELP ON THE EVERYTHING. FROM THE POLICING IN THE FIRE AND THE OVERSIGHT. IT'S A LOT OF WORK THAT GOES INTO THAT FAMILY EVENT. IT'S A PARTNERSHIP. 50 ODD YEARS NOW THAT THEY'VE BEEN DOING THIS WITH THE CITY AND THE HIGH SCHOOL WHO HOST IT. SO IT'S THREE DIFFERENT GROUPS COMING TOGETHER. ON TOP OF THAT, IT'S AN ALCOHOL FREE EVENT. JUST A WONDERFUL EXPERIENCE AND AGAIN, YOU KNOW, JUST FOR SOME LEVITY AND APPRECIATION, WE THANK YOU DEEPLY.

THANK YOU, CRAIG, FOR YOUR PUBLIC COMMENT. NEXT, I HAVE ONE MORE SPEAKER FOR ZOOM, AND THEN AFTER THAT, PUBLIC COMMENT WILL BE CLOSED FOR ITEMS NOT ON THE AGENDA. I HOPE I AM PRONOUNCING THIS NAME CORRECTLY. MORDECAI? I'M SORRY. MORDECAI, CAN YOU UNMUTE YOURSELF, PLEASE?

FORGIVE ME, COUNCIL, JUST HITTING THE UNMUTE BUTTON THERE, OH GOD, JUST ONE SECOND HERE. OKAY. GOOD EVENING, COUNCIL, HOW ARE YOU?

SIR, YOU GO AHEAD WITH YOUR PUBLIC COMMENTS, PLEASE.

OR A -- AS YOU ARE AWARE, MY PEOPLE HAVE BEEN KICKED OUT OF 109 NATIONS BECAUSE WE HAVE BEEN ACCUSED OF POISONING THE WELL, COIN CLIPPING, HAVING SEX WITH CHILDREN, LENDING MONEY WITH OBSCENE INTEREST, MONOPOLIZING THE MEDIA, AND EATING -- AND I'M SO SICK OF BEING ACCUSED OF THESE CRIMES. JEW AFTER JEW AFTER JEW HAVE TO DEAL WITH THESE HATE SPEECH. I WOULD LIKE YOU TO DEAL -- BECAUSE -- WITHOUT HIM COMPLAINING AND CALLING ME A DIRTY JEW. THEY SHOULDN'T EVEN BE ALLOWED TO SAY THE WORD JEW. CLEARLY STATES THAT I CAN -- WITHOUT BEING INTERRUPTED BY A FILTHY GOY.

THIS IS DISRUPTIVE CONDUCT AND I WILL REMIND EVERYONE IN THE ROOM THAT OUR POLICY HERE IS TO GIVE INDIVIDUALS A WARNING WHEN THEIR SPEECH CROSSES THE LINE FROM FREE SPEECH, WHICH IS OPINIONS INTO DISRUPTIVE SPEECH. ALSO, ASK ALL OF YOU TO BE PATIENT AND QUIET AND RECEPTIVE AS PEOPLE EXPRESS THEIR OPINIONS, WHETHER WE AGREE WITH THEM OR NOT. I WILL KEEP A TRACK ON WHAT IS HAPPENING HERE. SO MARY, IF YOU COULD PLEASE WARN THE INDIVIDUAL AND MORDECAI, WE WILL BE GIVING YOU A WARNING AND THEN YOU WILL BE ALLOWED TO COMPLETE YOUR REMAINING TIME AND CUT YOU OFF IF FOR ANY REASON YOU ARE NOT ABLE TO COMPLY WITH OUR RULES OF DECORUM HERE IN THE COUNCIL CHAMBERS. THANK YOU, MAYOR. THANK YOU, MAYOR.

WELL, YOU CAN CUT ME OFF, BUT LISTEN, I'M GOING TO READ FROM MY -- AND IF YOU CUT ME OFF, YOU ARE CRITICIZING RELIGIOUS SPEECH. SPECIFICALLY STATES A MAN WHO ENGAGED IN INTERCOURSE WITH A GIRL LESS THAN THREE YEARS OF AGE HAS DONE NOTHING WRONG. THIS IS WHAT MY JEWISH -- IT SAYS. IT ALSO SAYS THAT, YOU KNOW, I'M GOING TO HAVE 2800 SLAVES WHEN THE MESSIAH COMES. AND IT SAYS THAT THE NON-27, THEY ARE NOT HUMAN. THEY ARE BEASTS. SO, YOU KNOW, YOU MAY FIND THIS OFFENSIVE BUT THIS IS MY ONLY LAW.

MORDECAI, THAT IS TWO MINUTES FOR PUBLIC COMMENT. ACCUSED, MARY.

THANK YOU. AND, AGAIN. FREE SPEECH CAN BE UNCOMFORTABLE IF WE RESPECT FREE SPEECH RIGHTS AND THAT IS WHAT WE HAVE IN THE UNITED STATES. WE NEED TO JUST LET PEOPLE SPEAK THEIR TRUTH, SO LONG AS THEY ARE NOT VIOLATING OUR RULES AND GOING INTO DISRUPTIVE CONDUCT. THANK YOU, EVERYONE ON ZOOM AND HERE IN THE ROOM FOR BEING PATIENT AND FOR ALLOWING US TO NOW GET ON WITH OUR REGULAR BUSINESS OF THE CALENDAR. THANK YOU, MARY. IN TERMS OF OUR, -- PUBLIC.,

WE ARE DONE WITH PUBLIC COMMENT IN TERMS OF ITEMS NOT IN THE PUBLIC ON THE AGENDA.

CAN YOU LET PEOPLE KNOW WHEN THE NEXT OPPORTUNITY FOR THE PUBLIC,?

SO WE HAVE THE NEXT, IT COMES AFTER THE DISCUSSION AND ACTION ITEMS TOWARDS THE END OF THE MEETING.

THANK YOU VERY MUCH. WE ARE NOW GOING INTO OUR REGULAR AGENDA. I NOTICED THAT IT SEEMS TO BE A LITTLE WARM IN THE ROOM. IS THERE A WAY THAT WE CAN ADJUST THE TEMPERATURE TO COOL IT DOWN JUST A LITTLE BIT? WE HAVE ONE LADY WHO IS LIKE WAVING A A LOT HAPPENING. SORRY. NO, PLEASE. DO NOT APOLOGIZE. WE ARE GOOD. THANK YOU. WE ARE GOING TO TRY AND COOL THINGS DOWN. THIS NEXT ITEM IS AN ITEM ON THE CANOPY PROJECT AND I THINK KNOW?

WE HAVE CONSENT CALENDAR ITEMS.

ALL RIGHT. LET ME, THANK YOU VERY MUCH. GIVE ME A MINUTE THERE. THERE IT IS. THE NEXT TOPIC ON OUR AGENDA IS THE CONSENT CALENDAR. WE HAVE TWO ITEMS ON THE CONSENT CALENDAR. ONE IS APPROVAL OF THE CITY COUNCIL MEETING MINUTES OF MARCH 19th AND THE OTHER IS A RESOLUTION STATING THE CITY'S OPERATIVES AND TO AT&T'S APPLICANTS A, WHICH IS THE CARRIER OF -- DESIGNATION. WOULD ANYONE ON THE COUNCIL LIKE TO PULL EITHER OF THESE ITEMS? OKAY. SEEING NONE, I THINK WE GO OUT TO PUBLIC COMMENT ON THIS ITEM, PLEASE, THE PUBLIC COMMENT IS SOLELY ON THESE TWO ITEMS.

THANK YOU, MAYOR. FOR CLARIFYING THAT. THIS IS PUBLIC COMMENT FOR THE CONSENT CALENDAR ITEMS ONLY. IF YOU LIKE TO MAKE A PUBLIC COMMENT ON CONSENT CALENDAR ITEM NUMBER ONE OR NUMBER TWO, AGAIN, I'LL GO UP IN

CHAMBERS FIRST. PUBLIC COMMENT IS TWO MINUTES AND THEN I WILL GO OUT TO ZOOM. IS THERE ANYONE IN THE PUBLIC CHAMBERS THAT WOULD LIKE TO MAKE A PUBLIC COMMENT ON CONSENT CALENDAR ITEMS? SEEING NONE, I WILL GO OUT TO ZOOM.

YES, I HAD MY HAND RAISED FOR NONPUBLIC AGENDA ITEMS. I WILL PUT THAT DOWN. MY APOLOGIES.

NEXT WE WILL GO TO LINDA. LINDA, YOU CAN UNMUTE, PLEASE. THERE YOU GO, LINDA, CAN YOU GO AHEAD WITH YOUR PUBLIC COMMENT, PLEASE?

I JUST LIKE TO -- I APPRECIATE YOU. MY APPRECIATION FOR THE CITY COUNCIL TO THEIR OPPOSITION TO THE AT&T APPLICATION. TO TRY AND GET RID OF COPPER WIRES. I AM RELIANT ON A LANDLINE PHONE AND ALTHOUGH, YOU KNOW, I'M VERY FORTUNATE HERE, MANY OF US ARE BECAUSE WE HAVE FIBER OPTICS -- AND SONIC.NET, WHICH IS JUST THE BEST SERVICE PROVIDER THAT I'VE EVER HAD. YOU KNOW, REAL PERSON SPEAKS ENGLISH. ANSWERS THE PHONE MOST OF THE TIME WHEN YOU CALL WITH AN ISSUE. SO ANYWAY. THAT'S ABOUT IT. WE NEED TO OPPOSE AT&T, TG ANY, A LOT OF THESE BIG TELECOMS THAT ARE TRYING TO DO US IN. -- CRITICAL THAT WE -- ABILITY, IN THE INSTANCE OF EMERGENCIES AND ALL OF THE TIME SO I THINK THE COUNCIL FOR DOING WHAT THEY ARE DOING.

IS THAT YOUR PUBLIC COMMENT, LINDA?

THAT'S IT.

ALL RIGHT. THANK YOU. I WILL COME BACK TO IN CHAMBERS. IF THERE'S ANYONE IN CHAMBERS WOULD LIKE TO MAKE A PUBLIC COMMENT? SEEING NONE, I WILL GO BACK TO SOON. IS THERE ANYONE I WOULD LIKE TO MAKE A PUBLIC COMMENT ON THE CONSENT CALENDAR ITEMS. THE NONE, PUBLIC COMMENT IS CLOSE.

THE BRANCH. WE WILL BRING IT BACK TO THE COUNCIL TABLE. ANY DISCUSSION REGARDING THESE ITEMS? THESE CONSENT ITEMS? THEN I AM LOOKING FOR A MOTION TO APPROVE THESE ITEMS.

I MOVED TO APPROVE THE CONSENT CALENDAR ITEMS.

I WILL SECOND.

ALL RIGHT. WE HAVE A MOTION AND A SECOND.

SO MOVED TO APPROVE THE CONSENT CALENDAR ITEMS. COUNCILMEMBER HINTON?

CAN I MAKE A POINT. I LIKE TO TAKE THESE ITEMS SEPARATELY, PLEASE.

THAT'S FINE. SO, MARY GOURLEY, COULD YOU CALL THEM SEPARATELY?

OKAY, SO THE FIRST, SO HE IS -- SORRY. VICE MAYOR ZOLLMAN AND COUNCILMEMBER MAURER, WOULD YOU LIKE TO AMEND YOUR MOTION TO DO ITEM NUMBER ONE FIRST AND THEN ITEM NUMBER TWO SECOND?

SURE.

SO MOVED BY VICE MAYOR ZOLLMAN AND SECONDED BY COUNCILMEMBER MAURER TO APPROVE THE CONSENT CALENDAR ITEM NUMBER ONE, THE MEETING MINUTES FROM MARCH 19th. COUNCILMEMBER HINTON?

AYE .

COUNCILMEMBER MAURER?

AYE.

COUNCILMEMBER McLEWIS?

AYE.

VICE MAYOR ZOLLMAN?

AYE .

MAYOR RICH?

AYE.

OPPOSITION TO -- CARRIER OF LAST REPORT AND ELIGIBLE TELECOMMUNICATION CARRIER DESIGNATION. COUNCILMEMBER HINTON?

I WILL ABSTAIN ON THIS ONE. THANKS .

COUNCILMEMBER MAURER?

YES.

COUNCILMEMBER McLEWIS?

YES.

VICE MAYOR ZOLLMAN?

YES.

MAYOR RICH?

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YES.

MOTION PASSES, 4-1, WITH COUNCILMEMBER HINTON ABSTAINING.

THANK YOU VERY MUCH TO MARY GOURLEY. WE ARE NOW MOVING INTO THE PUBLIC HEARING. WE HAVE ONE THIS EVENING, AND THEN WE WILL MOVE ON TO OUR REGULAR CALENDAR AGENDA ITEMS. OUR PUBLIC HEARING, I THINK WILL LIKELY BE PRESENTED BY THE STELLAR JOHN J FROM OUR PLANNING DEPARTMENT. THE PUBLIC HEARING IS ON THE CANOPY RESIDENTIAL PROJECT. TO CONSIDER A PUBLIC HEARING OR AN APPLICATION IS LEAVING. PUBLIC APPLICATION FROM SAMANTHA HAUSER, FOR A CONDITIONAL USE PERMIT TO ALLOW 100% RESIDENTIAL PROJECT WITH AN OFFICE LIGHT INDUSTRIAL -- MAJOR TENTATIVE MAP TO DECEPTIVE SIDE -- SUBDIVIDE, DENSITY BONUS UNDER STATE LAW AND CITY ORDINANCE FOR INCREASED BUILDING HEIGHT AND CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT I'M SPEAKING SLOWLY BECAUSE OUR PRESENTER HAS NOT YET RETURNED.

SO -- WHAT SHE START US OFF, AS WELL.

OKAY. UNDER THE QUALITY ACT REQUIREMENTS. WE WILL HAVE KARI SVANSTROM PRESENTING ON ZOOM. ONE MOMENT, KARI.

FOR PURPOSES OF TIMING, IS THIS GOING TO BE TIME, AND IF SO, FOR HOW MANY MINUTES?

SO, KARI SVANSTROM, DO WE HAVE AN ESTIMATE OF THE AMOUNT?

SURE. SO I THINK JOHN'S PRESENTATION IS ABOUT FIVE MINUTES AND WE HAVE ASKED THE APPLICANT TO ADHERE TO THE COUNCIL POLICY. OF, I BELIEVE IT'S 10 MINUTES OR LESS. THIS IS A FAIRLY COMPLEX PROJECT SO I DID JUST WANT TO DO A QUICK OVERVIEW. WERE THERE ANY QUESTIONS ABOUT THAT, MAYOR RICH?

NO, THAT'S FINE. PLEASE MOVE AHEAD.

OKAY, GREAT. JUST TO KICK US OFF, I WANTED TO GIVE A LITTLE BIT OF BACKGROUND BECAUSE THERE'S SIGNIFICANT STATE LAW RELATED TO HOUSING DEVELOPMENT PROJECTS. INCLUDING THIS ONE. WE HAVE GOTTEN SOME QUESTIONS FROM COUNCIL ALREADY, AS WELL AS WITH OUR PLANNING COMMISSION WHEN WE HAVE THE HEARING FOR THIS PROJECT THERE. THIS PROJECT IS A PROJECT THAT IS INCLUDED IN OUR ADOPTED GENERAL PLAN HOUSING ELEMENT. IT IS ADOPTED IN THE SITE INVENTORY, AS A SITE APPROPRIATE FOR AN 80 UNIT PROJECT. THAT WAS REVIEWED BY BOTH PLANNING COMMISSION AND ADOPTED BY THE CITY COUNCIL ON JANUARY 3rd. GIVEN THAT, THIS IS NOW THE PROJECT DETAILS AND THE ACTUAL, YOU KNOW, HAT TRICK DESCRIPTION THAT'S IN FRONT OF YOU FOR REVIEW OF THE ENTITLEMENTS. THOSE ENTITLEMENTS, AS MAYOR RICH NOTED, HAVE BEEN REVIEWED BY THE PLANNING COMMISSION. AND WE DO HAVE OUR PLANNING COMMISSION CHAIR, PAUL FRITZ HERE TONIGHT. IF HE'S NOT IN THE ROOM ALREADY, HE IS CLOSE BY ON HIS WAY DOWN ON HIS BICYCLE. AND I HAVE ASKED HIM TO SAY A COUPLE OF WORDS, JUST ABOUT THE DELIBERATIONS.

KARI SVANSTROM, I'M SORRY TO INTERRUPT, BUT HE IS PRESENT IN THE ROOM, WHEN YOU ARE READY TO HAVE PUBLIC COMMENT.

PERFECT. THANK YOU. SO THAT PROJECT ENTITLEMENTS, AGAIN, MOST OF THEM WOULD ACTUALLY BE REVIEWED BY THE PLANNING COMMISSION. A SUBDIVISION DOES REQUIRE CITY COUNCIL REVIEW, WHICH IS WHY IT'S COMING TO YOU. BUT THE PLANNING COMMISSION DID ADOPT A RESOLUTION IN SUPPORTING THE PROJECT AND RECOMMENDING IT TO YOU. I DO WANT TO PUT ALL THE OPTIONS BEFORE THE COUNCIL ARE DESCRIBED AS SUCH. I KNOW OUR CITY ATTORNEY IS HERE, AS WELL, IF YOU HAVE ANY QUESTIONS. AS THE HOUSING PROJECT, THAT IN THE ADOPTED PLAN. THE OPTION TO DENY THE PROJECT WOULD NEED TO HAVE A -- OF EVIDENCE THAT THERE WERE SIGNIFICANT HEALTH AND SAFETY ISSUES. IF THAT SOMETHING THE COUNCIL DELIBERATE ON, WE WILL MOVE INDEFINITE WITH THE STAFF COUNCIL ON THAT. HOWEVER, AS NOTED, THE PLANNING COMMISSION UNANIMOUSLY SUPPORTED THIS. SO, WITH THAT, I WILL TURN THE PROJECT DESCRIPTION AND REPORT OVER TO JOHN J, FOLLOWED BY THE APPLICANT, THEN OUR PLANNING COMMISSION TO SAY A FEW WORDS ABOUT THE COMMISSION'S DELIBERATIONS.

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THANK YOU VERY MUCH. I JUST WANTED TO INTERRUPT FOR A MOMENT. GENERALLY, WE WOULD TURN TO THE CITY MANAGER. IS THERE ANYTHING ON THIS TOPIC THAT YOU NEED TO SAY BEFORE WE MOVE ON?

THANK YOU.

THANK YOU. OFF TO YOU, JOHN J.

THANK YOU, MADAM MAYOR. I WANT TO BRING UP MY PRESENTATION HERO QUICK. ALL RIGHT, SO THIS IS THE CANOPY PROJECT, WHICH IS AN 80 UNIT TOWNHOME -- AT THE NORTH END OF TOWN AT -- HIGHWAY NORTH. THE -- I WANTED TO GO OVER THE REQUIREMENTS THAT ARE REQUIRED FOR THIS PROJECT. SO SORRY. AS NOTED, THE PROJECT ENTITLEMENTS INCLUDE A CONDITIONAL USE PERMIT FOR 100% RESIDENTIAL IN THE OFFICE AND LIGHT INDUSTRIAL ZONE. A SUBDIVISION OF LAND, A DENSITY BONUS FOR INCREASED BUILDING HEIGHT FROM THREE STORIES AND UP TO 40 FEET. THE PROJECT ALSO INCLUDES A CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT OR EIR, PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES. SO WHAT IS AN EIR AND IT'S SCOPE? IT STUDIES THE IMPACTS A PROJECT MAY HAVE ON ITS ENVIRONMENT, AND IF NEEDED, PROVIDES MITIGATIONS TO REDUCE THE LEVEL OF IMPACT FROM SIGNIFICANT TO LESS THAN SIGNIFICANT. I WILL READ THROUGH ALL OF THESE, -- PUBLIC UTILITY SYSTEMS. BEFORE A FORMAL APPLICATION WAS SUBMITTED. I DON'T REALLY NOTE THAT OUT OF THOSE, THE APPLICANT HEARD A LOT OF FEEDBACK FROM THE NEIGHBORHOOD FROM BOTH OF THOSE BOARDS, WHICH WAS ON SOME OF THE PARCELS THERE. THEY DID ADDRESS THE NUMBER OF TREES BEING REMOVED, ENHANCING THE PROPERTY LINES, INCLUDING MORE 88 UNITS, AND POTENTIALLY HAVING A.D.A. ACCESSORY DWELLING UNITS TO ADD INCREASE FLEX ABILITY. THERE WAS THE FORMAL APPLICATION WAS SUBMITTED ON NOVEMBER 9th, 22 -- MARCH 6 OF 23, WHICH IS HELD WITH THE PUBLIC TO GATHER INPUT ON WHAT CRITERIA THE EIR SHOULD LOOK AT THAT WAS HELD ON JULY 19th. ON DECEMBER 7th OF 2023, THE DRAFT ENVIRONMENTAL REPORT WAS MADE PUBLIC FOR A 45 DAY COMMENT PERIOD, AND DURING THAT COMMENT PERIOD, IT WAS HELD IT IS AT A REGULARLY SCHEDULED DISCUSSION MEETING ON JUNE THE 23rd. MARCH 12th OF 24, THE FINAL EIR WAS PRESENTED TO THE PLANNING COMMISSION, WHERE THEY APPROVED THE RESOLUTION TO RECOMMEND THE CITY COUNCIL CERTIFIED BIT EIR. SO THE FINAL EIR AND THE CITY COUNCIL RESPONSIBILITIES. THE FINAL CONSIST OF RESPONSES TO COMMENTS FROM THE JANUARY 23rd MEETING AND MAILED IN OR EMAILED COMMENTS. EITHER REPORTS WERE MADE AND ALSO INCLUDES A MITIGATION MONITORING REPORTING PROGRAM AND THAT TASK CERTAIN APARTMENTS IN THE CITY ON IMPLEMENTING THOSE MITIGATION MEASURES. THE CITY COUNCIL AUTHORITY -- ATTACHES A RESOLUTION TONIGHT THAT WOULD BE IN COMPLIANCE WITH CEQA GUIDELINES. SO STAFF IS RECOMMENDING THIS PROJECT BE APPROVED FOR THAT CITY COUNCIL, THEY MUST FIND IT'S CONSISTENT WITH THE GENERAL PLAN, ZONING ORDINANCE, AND CEQA GUIDELINES FOR EIR. AS KERRY MENTIONED, -- AS KARI MENTIONED, -- AS ATTACHED IN THE STAFF REPORT, OR DIRECT STAFF TO MAKE REASONS FOR DENIAL AND CONTINUED THE MEETING TO A DATE CERTAIN. I WILL CONCLUDE MY STAFF REPORT. I DID WANT TO MENTION THAT KATIE GREEN FROM -- CONSULTANTS, WHO DEVELOPED THE EIR IS HERE TO ANSWER ANY QUESTIONS, AS WELL AS STEVE WEINBERGER, IF THERE ARE ANY TRAFFIC RELATED QUESTIONS.

THANK YOU VERY MUCH. YOU SAID THAT THE APPLICANT WAS PRESENT AND WAS HOPING TO DO A PRESENTATION ALSO?

CORRECT.

OKAY. LET'S CHECK WITH THE COUNCIL. ANY QUESTIONS AT THE MOMENT? COUNCILMEMBER McLEWIS? NO? OKAY, THEN LET'S MOVE ON. ONCE HIS PRESENTATION IS GOING ON, WILL GO OUT TO THE PUBLIC FOR PUBLIC COMMENT. SO PLEASE, JOHN, IF YOU COULD PROCEED WITH THE APPLICANT'S PRESENTATION.

THANK YOU. SHOULD BE COMING UP TO THE DAIS RIGHT NOW. CAN WE MAKE SAMANTHA HAUSER A CO-HOST SO SHE CAN SHARE HER PRESENTATION?

[CAPTIONERS TRANSITIONING]

THIS CITY COUNCIL TEND TO LIKE TO ASK QUESTIONS OF THE PRESENTATION IS GOING OUT TO DO NOT BE SURPRISED IF YOU ARE QUESTIONS FROM US

GOOD EVENING, HONORABLE MAYOR AND CITY COUNCIL CREDIBLY HONORED TO BE BEFORE YOU TONIGHT TO TALK ABOUT THE CANOPY PROJECT. LITTLE CONTEXT ABOUT WHO WE ARE. WE ARE SUSTAINABLE DEVELOPERS. UNSUSTAINABLE FRONT, WE DO SOME OF THE TYPICAL THINGS WITH EXPECT LIKE SOLAR, ELECTRIC, EV CHARGING. APPLIANCES. WE ALSO REALLY FOCUS ON CREATIVE SOLUTIONS AS WELL. DESIGNING CREATIVELY TO USE THE -- CREATIVE WATER PLANNING LIKE USING COLLECTORS ON THIS PROJECT. I'M HAPPY TO ANSWER ANY QUESTIONS IN THAT REGARD BUT IN THE CONTEXT OF OUR CURRENT CLIMATE IT IS IMPORTANT TO THINK CREATIVELY. AS DEVELOPERS, ALL OF OUR PROJECTS LOOK A LITTLE DIFFERENT ORGANIZING A PLEA, SCALE, STRUCTURALLY PRETTY THINK IT IS IMPORTANT TO RECOGNIZE WE ARE NOT THE FIRST ONES IN THE NEIGHBORHOOD AND THAT CONTEXT IS IMPORTANT.

I WILL ASK YOU TO SPEAK A LITTLE LOUDER. THANK YOU PRINCIPAL YES. WE HAVE BEEN LOOKING AT THIS PROJECT FOR A LONG TIME. WE STARTED WORKING WITH THE CITY IN 2018 AND WE SPENT A LOT OF TIME WITH THE LAND-USE. THIS ALLOWS 153 HOMES. AN ORIGINAL APPLICATION FOR 103 HOMES. IN 2019, WE DID A LOT OF WORK AT THE COMMUNITY. DESIGNED THE STUDY SESSION. ALL OF THE STAFF MEETINGS. WE HEARD A LETTER -- A LOT OF DIFFERENT POINTS OF FEEDBACK AND HER THINGS START TO EMERGE. THE ONE THING WE HEARD IN THE NEIGHBORHOOD IS THAT 103 HOMES WERE TOO MANY FOR THIS SITE. THEY WANTED US TO MOVE THE BUILDINGS FOR LENGTH OF THE PROPERTY LINE. WE ALSO HEARD THAT SEBASTOPOL HAS A SENIOR POPULATION. THAT IS A POPULATION WE WANTED TO CONSIDER ON THIS PROJECT. WE HEARD A LOT ABOUT THE NEED FOR ENTRY-LEVEL HOUSING AND ABOUT SCHOOL AGE CHILDREN. WE TOOK THOSE THEMES AND A LOT OF THE OTHER PIECES OF FEEDBACK, BECAUSE THERE WAS A LOT. WE WERE TO COALESCE

. RECKLESS STAFF WITH THE SITE PLAN. WE FOLLOWED THE HOUSING ELEMENT PROCESS AND PARTICIPATED IN THAT. I'M REALLY PLEASED TO BE HERE TONIGHT CLOSING 80 HOMES ONE THIRD OF WHICH ARE ADA ACCESSIBLE TO SENIORS WITH VERY LOW MAINTENANCE OBLIGATIONS. THE EARLIEST, IT IS OVER 80% A.D.A. ACCESSIBLE. WE DESIGN IS WITH FIRST-TIME HOMEBUYERS AND FAMILIES IN MIND. THOSE ARE GROUPS THAT DESERVE TO ENTER THE HOUSING MARKET. WE WERE VERY GRATEFUL FOR THE PLANNING RECOMMENDATION PLANNING LAST MONTH. WE APPRECIATE ALL THE WORK THAT STAFF, PARTICULARLY JOHN AND KARI HAVE DONE OVER THE PAST SIX YEARS. RESPECTFULLY ASK CITY COUNCIL FOR APPROVAL. I THINK WE'RE ALL FAMILIAR WITH THE SITE CONTEXTUALLY SO I WILL NOT GO TOO DEEPLY INTO THAT BUT WHAT I REALLY LIKE ABOUT THIS SITE IS HOW ACCESSIBLE IT IS FOR THERE ARE A FEW BUST LINE THAT SERVES THE SITE. ACCESSING NOW WITH AN WALKING DISTANCE FROM TWO LOCKING PARKS AND FROM DOWNTOWN. IT IS ADJACENT TO THE WEST COUNTY TRAIL. AND IT IS LESS THAN A QUARTER MILE TWO -- SERVICES. AND THE WALK ABILITY REALLY KIND OF INSPIRED HOW WE LOOKED AT THE SITE. FROM HIGHWAY 116, YOU CANNOT SEE THE SITE VERY MUCH BECAUSE THERE ARE A LOT OF TREES. THERE ARE COUPLE OF SPACES WHERE THE TREES ARE NOT AS THICK. I WANTED TO HIGHLIGHT THOSE ON THE BOTTOM OF THE SCREEN. ON THE TOP LEFT, YOU WILL SEE WHAT THE SITE LOOKS LIKE CURRENTLY. THIS IS A SITE FOR AGRICULTURAL PURPOSES FROM THE 1940s THROUGH WINTER RILEY DID THEIR EIR FOR OUR OFFICE AND WAREHOUSES. AND IT WAS MOSTLY UNDERUTILIZED SINCE THEN. THAT BRINGS ME TO THE SITE PLAN. WE SPENT A LOT OF TIME ON ORIENTING HOMES IN AREAS WITHOUT WOULD BE RESPECTFUL OF THE PROPERTY LINES THAT I WILL HIGHLIGHT THOSE KNOW SO WE CAN KIND OF SEE WHERE THOSE EXIST. WE WANTED TO MAKE SURE THAT IN AS MANY PLACES AS POSSIBLE, WE COULD DECIDE ALONG THOSE PROPERTY LINES AND PULL BACK THE BUILDINGS TO BE EXCEEDING TWO AND THREE TIMES IN EXCEEDANCES OF THE SETBACKS. THAT LED TO SOMETHING REALLY COOL HAPPENING HERE. THAT WAS A LOT OF OPEN SPACE. THIS IS A SITE THAT ALLOWS FOR 40% LOT COVERAGE WHICH IS KIND OF WHERE WE STARTED IN 29 TEAM. WE WILL ABLE TO REDUCE THAT DOWN TO 26%. WE WERE ABLE TO INCLUDE THE OPEN SPACE HERE. THERE IS A 4000 SQUARE FOOT REQUIREMENT AND THERE AT 2.9 ACRES. THAT IS IN EXCEEDANCES OF 40 TIMES THE AMOUNT OF USABLE GROUND OF WHAT THE CITY REQUIRES BUT THAT IS NOT INCLUDE DECKS ON THE SECOND FLOOR OF HOMES. THAT IS ANOTHER -- FEET OF OPEN SPACE BEEN AND THIS WAS REALLY FOCUSED IN ON KEEPING TREES WITH PRESERVATION AND BUFFERING PURPOSES. WANTED TO

CREATE A SENSE OF PLACE, A SENSE OF HOMECOMING. SO WE REALLY FOCUSED A LOT OF ATTENTION ON THESE AMENITIES. THERE IS REALLY BEAUTIFUL OAK WHEN WE ENTER THE SITE COULD WE PUT A LOT OF AMENITY SIZES IN AND AROUND THIS AREA. EARLIER THIS YEAR, AT THE PLANNING COMMISSION, THEIR RECOMMENDATION. AND WE HAD A SECOND OPEN SPACE WHICH I THINK IS PRETTY COOL. IT IS A GARDEN UNDERNEATH THE TREES. THERE IS A CHILTON'S PLAY AREA. WE HAVE THINGS LIKE CLIMBING -- WE WANTED TO KEEP THE ORGANIC FEEL OF THE SITE. AND THEN WE WERE HOPING TO, WHAT WAS PROPOSED IS PUBLIC PROPERTIES THROUGH THE SITE. SO PLANTING TREES ALONG AND OPENING THOSE UP TO THE PUBLIC. THAT KIND OF URBAN AGRICULTURAL FIELDS THAT EXIST TODAY IS CARRIED THROUGH AND KIND OF HONORED. WE ALSO WANTED TO BOLSTER AND CREATE NEW CONNECTIONS TO THE RIGHTS-OF-WAY. WITH THE WEST TRAIL AND -- ON THE WEST COUNTY TRAIL ASIDE, WE ARE WIDENING THE TRAIL SO THAT BICYCLES CAN ACTUALLY USE THE SITE TO GO THROUGH IT. WE HAVE PUT A STATION JUST ADJACENT TO THE TRAIL ON THE PROPERTY. THAT WAY, IT IS OPEN TO THE PUBLIC WE ARE ALSO PROPOSING CONNECTIONS FROM THAT ACCESS IN THE WEST COUNTY TRAIL OUT TO 16 TO FORMALIZE A PACT THAT DOES NOT EXIST TODAY BECAUSE PEOPLE ARE WALKING TO THE PARKING LOT. AND THEN I KNOW THAT THE ARCHITECTURE IS REALLY A DIB AREA. BUT I WANTED TO TOUCH A LITTLE BIT ON SOME OF THE IMAGERY THAT INSPIRED THE WAY THE PROJECT IS DESIGN. SO SOME OF THOSE TRADITIONAL CLEAN LINES HAVE A LOT OF ARTICULATION. THE ROOFS. AND REALLY TRYING TO BE OFF OF THE ORGANIC AND NATURAL FUSE. THE THING THAT REALLY SPEAK TO YOU WHEN YOU COME TO THE SITE IS A LANDSCAPING. THE EXISTING TREES WE ARE PLANTING 140 NEW TREES IN ADDITION. POLLINATOR GARDENS. THOSE ARE THINGS THAT I THINK WILL REALLY BE THE HIGHLIGHT OF THIS PROJECT. AND THAT I WANTED TO HIGHLIGHT THE THREE ELEVATIONS YOU SEE ON THE BOTTOM. THERE IS A LOT OF TREE BUFFER ON THIS SITE. ONE THING WE DID AND I MENTIONED WAS HOME SO THEY ARE CITING ALONG PROPERTY LINES BUT ON THE THIRD FLOOR, WHICH INCLUDED HIGH WINDOWS SO LIGHT CAN COME IN, BUT WE CANNOT SEE OUT FROM THE WINDOWS. I WILL END ON THE LANDSCAPING SITE BUT I MENTIONED HAVE A LOT OF ACTIVE AND PASSIVE SPACES BUT WE TRY TO DO THINGS ACROSS DIFFERENT AGE GROUPS. I'M REALLY EXCITED ABOUT THE COLLECTORS BUT I'M HAPPY TO ANSWER QUESTIONS ABOUT THOSE. WITH THAT, WE ARE GRATEFUL FOR YOUR TIME AND VERY HONORED FOR THE OPPORTUNITY TO BE THE FABRIC OF YOUR STUDY. THANK YOU VERY MUCH FOR THE CONSIDERATION.

THANK YOU VERY MUCH BUT WE WILL KEEP YOU UP THERE FOR A FEW MINUTES. JOHN J., TO HAVE A PRESENTATION FROM OUR PLANNING COMMISSION OR SHOULD WE GO TO QUESTIONS NEXT?

I THINK WE HAVE QUESTIONS FOR THE APPLICANT AND THAT IS FINE.

GREAT. THANK YOU VERY MUCH. LOOKING AT THE COUNCIL, ANY QUESTIONS? I SEE COUNCILMEMBER MAURER WITH HAND RAISED.

THANK YOU. YOU HAVE A VISUAL IMPACT DRAWING OF WHAT THE ENTIRE PROJECT WILL LOOK LIKE, FOR EXAMPLE, FROM THE -- I KNOW YOU HAVE SHOWN A FEW INDIVIDUAL, BUT I WOULD LIKE TO SEE WHAT IT LOOKS LIKE WITHIN THE NEIGHBORHOOD.

YES, I CAN PROVIDE THAT.

NOT JUST FROM THE BACK.

ABSOLUTELY. THIS IS FENCING. I HAVE A COUPLE OF SLIDES. THERE WE GO. SO THIS IS THE VIEW FROM THIS SITE. THERE WAS NOT A SIDEWALK. THERE ARE SOME PEOPLE SO YOU GET CONTEXT ON SCALE BUT I THINK WHEN IT IS LOADING, IT IS KIND OF HARD TO SEE WHAT THAT LOOKS LIKE. YOU ALSO HAVE, I AM GOING TO NAVIGATE. I'M GOING TO ASK THAT PEOPLE IN THE CHAMBER, PLEASE SIT DOWN SO WE CAN SEE THE SCREEN. WE WOULD APPRECIATE THAT. THANK YOU. THANK YOU, DENNIS. YES, I UNDERSTAND.

OH, GO AHEAD.

I WANTED TO CLARIFY THAT THERE WERE BUILDINGS -- JUST TWO?

SO THERE ARE TWO BUILDINGS IF WE ARE TAKING A VIEWPOINT FROM THE RIGHT-OF-WAY, YOU'RE SEEING NOTHING 15 AND 16. YEAH. AND AGAIN, THIS IS KIND OF A FALSE VIEW. THERE A LOT OF TREES ON HIGHWAY 116. THIS IS AS IF YOU'RE STANDING ON 116 AND THERE ARE NO TREES YOU CAN SEE THIS IS THE PROJECT HERE. THIS IS THE EXISTING

BUILDING. THIS IS NOT A NEW BUILDING. THIS IS ONE OF THE AUXILIARY BUILDINGS. AS ONE IS ONE OF THE 40 FOOT HIGH BUILDINGS. IF YOU CONTINUE GOING SOUTH, THE BUILDINGS GO UP TO 50 FEET IN HEIGHT. 49 POINTS TWO INCHES.

DOES THAT ANSWER YOUR QUESTION, COUNCILMEMBER MAURER?
BECAUSE I THOUGHT ALL OF THESE WERE 37 1/2 FEET.

OUR BUILDINGS ARE 37 1/2 FEET IN THE BUILDING ON THE RIGHT SIDE OF YOUR SCREEN IS 40 FEET. AND IF YOU CONTINUE GOING FURTHER SOUTH, OTHER BUILDINGS GO UP TO 49.2. ALL RIGHT. THANK YOU. ADDITIONAL QUESTIONS? GO AHEAD, VICE MAYOR ZOLLMAN?

THANK YOU, MADAME MAYOR. WE HAVE SEEN AN EMAIL FROM WHO IS CONCERNED ABOUT THE HEIGHT. ESPECIALLY IN THE AREA.

VICE MAYOR, ACTUALLY ALL OF THIS, WE REALLY NEED TO JUST SPEAK UP AND YELL IN. OKAY. SPEAK REALLY LOUDLY, PLEASE.

OKAY, THAT IS WHERE I WAS BEFORE. YES, GOING OFF WHAT COUNCILMEMBER MAURER SAID, WE DID ALL RECEIVE AN EMAIL FROM CONCERNED PEOPLE THAT HAVE EXISTING HOMES -- THEY HAVE CONCERNS ABOUT THE HEIGHT OF THE BUILDINGS THEY ARE GOING TO HAVE TO SCALE OF EXISTING HOMES. MY QUESTION IS, ONE, ARE YOU AWARE OF THOSE? AND THEN THE REQUEST IS TO SPECIFICALLY SCALE THEM IN ORDER TO REDUCE THE HEIGHT YOU DO HAVE COMMENTS ABOUT THAT?

YES. THESE ARE QUESTIONS THAT CAME UP PRIOR TO ENTERING THE PLANNING COMMISSION PROCESS. WE WERE ABLE TO CREATE SOME IMAGERY THAT HELPED EXPLAIN THIS BUT I WILL ASK CAROL OR JOHN TO WEIGH IN AS WELL. AND WE WANTED TO, SO ONE OF THE THINGS WE REALLY WORK TO DO AND IT MAY NOT BE CLEAR BECAUSE I AM NOT ZOOMING INTO THE SITE PLAN, BUT WE REALLY INCREASED THE SETBACKS THAT ARE REQUIRED ON THE SITE. FOR EXAMPLE, THE REAR SETBACK IS 20 FEET. THE SITE SETBACKS ARE NINE FEET. AND IF YOU LOOK AT SOME OF THE POINTS, RIGHT? I WILL SHOW YOU THREE OF THE PINCH POINTS. YOU CAN SEE THAT IN THIS CASE, 57 FOOT SETTING. SO MUCH BIGGER THAN THE 20 FEET REQUIRED. THE SETBACK FROM THE PROPERTY LINE. AND 70 FOOT SETBACK FROM THE ADJACENT STRUCTURE. THE LINE IS HERE. SO PART OF WHAT PLANNING STAFF AND THE D.O.B. AT THE STUDY SESSION ENCOURAGED US TO DO WAS TO REALLY WORK ON KEEPING THE TREES BETWEEN THE BUILDINGS AND THE PROPERTY LINES. BECAUSE THEY ARE EVERGREEN TREES, AND THE OTHER THING YOU'LL SEE HERE IS THIS DASHED LINE. THIS DASHED LINE REPRESENTS THE SIZE AND PROXIMITY THAT IT WAS PRIOR TO THIS PROJECT ON THE O'REILLY PROJECT. VICE MAYOR, I'M GOING TO KEEP GOING THROUGH THESE TO SHOW YOU THE OTHER PINCH POINTS. SO THIS ONE IS PROBABLY THE CLOSEST ONE. THIS IS 20.5 FOOT AWAY. THERE IS A LOT OF LANDSCAPING IN HERE. SO MOST OF US ALONG THIS SIDE OF THE PROPERTY OR BETWEEN 50-70 FEET AWAY FROM THE PROPERTY LINE. EVEN THOUGH THIS PINCH POINT, 20 FOOT FIVE. IN YOUR OVER 100 FEET, YOU ARE -- FROM EXISTING RESIDENTS.

CAN YOU SHOW US?

YES. LET ME GO BACK TO THE FIRST ONE. THIS IS A SECTION ON THE FIRST ONE THAT IS TAKEN THROUGH THIS AREA IN HERE. YOU ARE LOOKING AT, YOUR COMING THROUGH THE STREET AT THE BACK OF THIS BUILDING.

IT IS ON, WE CANNOT, WE DO NOT SEE A PERSON. OH. THANK YOU. OKAY.

THE NEXT ONE. SO YOU CAN SEE THE FOOT WIDE ONE AT THE BOTTOM. THAT IS WHERE I'M KIND OF TALKING ABOUT THIS PINCH POINT. THERE IS ONE POINT OF THE BUILDING THAT IS 28 FOOT FIVE. YOU CAN SEE THE AMOUNT OF EXISTING TREES. EVEN JUST THE BUILDINGS, YOU HAVE A BLOCK OF 116 .5 FROM THE NEAREST RESIDENTIAL STRUCTURE. THERE IS ONE MORE, I WILL CALL THIS THE -- SITE. WHERE -- USED TO BE. THERE IS A SINGLE-FAMILY HOME FOR THIS ONE AS WELL IS 28 FOOT FIVE AWAY FROM THE PROPERTY LINES. AND ALSO THE BUILDINGS HERE, THEY ARE 30, 40, AND 50 FEET AWAY FOR THESE BUILDINGS. YOU CAN ALSO SEE, AS YOU LOOK AT THE, AT OUR PROJECT, THE BUILDING STEPS BACK ON THE SECOND AND THIRD FLOOR. THE 20 FOOT FIVE IS ON GROUND LEVEL. THERE IS A SIX FOOT PROPERTY LINE AS WELL AS THE EVERGREEN TREES. STEPS BACK FURTHER WAY TO GREATER THAN 30 FEET. FOR THE REMAINING SETBACK REQUIRED. AGAIN, THE SETBACK IN THIS AREA REQUIRED IS NINE FEET. THIS IS ALSO A GOOD EXAMPLE OF WHERE THERE WOULD BE HIGH WINDOWS ON THE THIRD FLOOR. CLERESTORY LEVEL. ONE WOULD BE ABLE TO SEE OUT THE THIRD FLOOR.

LOOKING IN AT THAT SINGLE-FAMILY HOME. THAT IS KIND OF USUALLY THE THREE THINGS WE LOOKED AT WITH THE PLANNING COMMISSION.

THANK YOU. ANY OTHER QUESTIONS, VICE MAYOR ZOLLMAN?

THANK YOU, MADAME MAYOR.

THANK YOU. I SEE YOU, COUNCILMEMBER MAURER, BUT I WILL LOOK OVER HERE. COUNCILMEMBER McLEWIS?

I'VE A COUPLE GENERAL QUESTIONS. IN GENERAL, ARE THESE BUILDINGS SIMILAR TO, YOU KNOW, NOT AS TALL AS THE OLD AND ALREADY THERE THAT WE HAVE BEEN LOOKING AT FOR YEARS?

YES, THAT IS CORRECT. THEY ARE 37 FEET HIGH TO THE TOP OF THE CABLE. AND BELOW, THAT IS BETWEEN 40 AND 50 FEET. AND THERE WAS A SLIGHT DOWNGRADE. THIS CAME UP WAS THE QUESTION OF THE PLANNING COMMISSION. AS YOU GET CLOSER TO HIGHER THAN 116, THE ELEVATION GETS LOWER. SO IT ACTUALLY WILL FEEL COMPARATIVELY LOWER THAN THE ADJACENT NEIGHBORHOOD.

ANOTHER QUESTION. ARE WE TRYING TO COME AFTER REACHING ALL OF THIS, ARE THERE CHARGING STATIONS FOR CARS? HOW MANY?

YES. I BELIEVE WE HAVE 10, BUT I WOULD ASK JOHN J. TO CHECK ME ON THAT. EVERY SINGLE GARAGE IS PREWIRED FOR TWO EV CHARGING VEHICLES. WE ARE A SOLAR ELECTRIC BUILDER. THAT IS NOT EVEN A QUESTION ANY MARKET IN 2010, IT REALLY WAS. SO EVERYTHING WE DO IS KIND OF PUSHING THE NO GAS.

I HAVE APPRECIATION FOR THAT. I KNOW HOW EXPENSIVE IT IS TO PUT THAT IN A GARAGE.

THANK YOU.

I'M TRYING TO THINK WHAT ELSE I HAVE THAT IS ALL HAVE FOR NOW. OH, I DO HAVE A QUESTION FOR YOU. JOHN, NOW? DO YOU WANT ME -- IT SOUNDS LIKE COUNCILMEMBER, DID YOU HAVE A QUESTION? CAN YOU WAIT, COUNCILMEMBER McLEWIS, FOR JUST A MINUTE ?

I LOOK AT YOUR PROJECT BEFORE AND I REMEMBER MEETING YOU. SO CAN YOU JUST SPEAK TO PRICING? -- I AM JUST CURIOUS. AND AT THE EDU OPPORTUNITY. IS THAT AN OPPORTUNITY FOR EXISTING PEOPLE THAT WOULD BUY A UNIT TO GET THAT LICENSE, RIGHT?

YEAH.

IF YOU COULD CLARIFY LITTLE BIT?

ABSOLUTELY. YEAH, THAT IS A GREAT QUESTION. SO WE STARTED WITH 103 HOMES. WE HAVE GONE TO 80 HOMES WHICH IS ON THE LOW END OF THE DENSITY RANGE. 16 OF THE HOMES HAVE AN OPTIONAL EDU. WHEN I SAY THAT, IT IS MORE LIKE THE CITY OPTION. THIS IS ONE THING THAT KARI AND I TALKED ABOUT. IF COUNCIL LIKE THAT, WE WILL KEEP A BIT OF THE COUNCIL DOES NOT LIKE IT, WE DO NOT HAVE TO KEEP IT. WHAT I LIKED ABOUT IT WAS IT IS AN ADDITIONAL ADAPTABLE UNIT. HIS ORGANICALLY AFFORDABLE HOUSING. IT ALSO HELPS OFFSET THE MORTGAGES FOR THE PEOPLE THAT LIVE IN THE HOMES WITH THE EDU. SO THE GRAVENSTEIN IS PART OF A PROPOSAL AS LONG AS YOU LIKE IT. THERE A LOT OF THINGS THAT FACTOR INTO THIS. ANTICIPATE THE 1300 AND 1500 SQUARE FOOT BEING AT THE HIGH 600,000 AND THE REST OF THE HOMES BEING IN THE \$700,000 RANGE.

THANK YOU. OKAY. COUNCILMEMBER MAURER, DID YOU HAVE A FOLLOW-UP QUESTION ? COUNCILMEMBER McLEWIS? OKAY.

TWO QUESTIONS. ONE IS COULD YOU TALK ABOUT THE FIRE DEPARTMENT. WAS THERE A FIRE DEPARTMENT REVIEW? THE SECOND THING IS, CAN YOU SHOW US THE ENTRANCES AND EXITS FOR THIS?

YES. MULTIPLE REVIEWS. AND THEY FINALLY GOT IT RIGHT. AT THE TIME. WE WANTED TO MAKE SURE WE GOT IT RIGHT. MY CURSOR IS NOT WORKING SO BEAR WITH ME. THERE ARE TWO ENTRIES. ONE IS AWFUL VILIFICATION. AND, LIKE, THE EXISTING ALLEY ACCESS IS THE SECOND. THAT WAS NOT SUFFICIENT FOR THE FIRE DEPARTMENT. THE REQUIRED A STRAIGHT SHOUTOUT ON THE -- SIDE OF THE PROPERTY. YET, THAT WOULD BE GREAT. SO ON THE SOUTHWEST PORTION, THERE IS A NEW REDUCTION TO THE RIGHT. DOWN, DOWN, DOWN. THERE WE GO!

I'M SORRY. FOR PURPOSES OF THOSE GROUNDS, WE ARE LOOKING AT THE LOWER RIGHT CORNER OF IMAGE, CORRECT?

EXACTLY.
THANK YOU.

THAT IS A STRAIGHT SHOT IN AND THAT WAS A REQUIREMENT FROM THE FIRE DEPARTMENT. THE ROADS ARE ALSO MOSTLY 26 FEET WIDE BECAUSE THERE ARE REQUIREMENTS AND REQUIRE WE COMPLY WITH -- THERE IS ALSO -- AT THE BACK OF THE SITE BECAUSE IT IS A RESTRICTION FOR WHERE VEHICLES COME OUT.

OKAY. THANK YOU. LET'S GO TO COUNCILMEMBER McLEWIS. I DID THINK OF THERE ANY QUESTIONS FOR THE APPLICANT, THAT WOULD BE FINE

CAN YOU SHOW US WHERE THE EDU WOULD BE LOCATED?

YES BUT THERE ARE 16 THAT ARE SPREAD THROUGHOUT THE PROJECT. SO , LIKE, I WILL WALK OVER IF YOU DO NOT MIND?

YES.

[INAUDIBLE - LOW VOLUME]

I'M GOING TO REPEAT, THE EDU HAPPEN ON QUARTER UNITS AND THAT NEEDS TO BE APPROPRIATE. GO AHEAD. WE ARE LOOKING AT THE UPPER RIGHT-HAND SECTION OF THE DEVELOPMENT.

[INAUDIBLE - LOW VOLUME]

OKAY, SO JUST, SAMANTHA IS THINK THEY ARE REALLY SPREAD THROUGHOUT. EYESIGHT YOU, SAMANTHA, IDENTIFY APPROXIMATELY EIGHT ON THE RIGHT NINE SECTION. IT LOOKED LIKE THE REMAINING EIGHT WERE JUST ON THE LEFT-HAND, THE LOWER SECTION OF THE IMAGE.

CORRECT. THOSE ARE THE HOMES THAT HAVE THE EDU OPTION.

I WAS WONDERING IF THESE 28 WOULD [INAUDIBLE - LOW VOLUME]

NO. THOSE ARE NOT SUBJECT TO IMPACT FEES.

OKAY. ANOTHER QUESTION I HAD ABOUT THE LOCATION WITH THIS. THE BOUNDARY FOR SEBASTOPOL CITY VERSUS THE COUNTY. IS THIS, THAT IS RIGHT ON THE --

YES. THIS PROJECT IS THE BOUNDARY OF THE CITY OF SEBASTOPOL. CORRECT.

SO SOME OF THE HOUSES ON THE OTHER SIDE ARE ACTUALLY PART OF THE COUNTY?

CORRECT. THOSE ARE COUNTY PROPERTY.

I THOUGHT SO. THANK YOU.

I THINK WE HAVE ANOTHER QUESTION FROM COUNCILMEMBER MAURER.

DOES THIS PROJECT MAKE INCLUSIONARY HOUSING NEEDS FOR SEBASTOPOL? OR DOES IT USE THE STATE LAW TO GET AROUND THIS ?

NO.

A CERTAIN AMOUNT OF AFFORDABLE HOUSING.

NO, WE HAVE TO MEET THE VISIBLE AFFORDABLE HOUSING REQUIREMENTS. YES, WE HAVE THAT BUT IT IS ALSO CONSISTENT WITH HOUSING ELEMENT SO THERE IS NO LOSS.

ALL RIGHT. I CAN ACTUALLY JUST COME IN TERMS OF THE NUMBER. WHEN I WAS NOTING THE PRICING, OH, TOLD OF THE UNITS WILL BE RESTRICTED TO MODERATE LEVEL INCOMES. SO OF THOSE 80 UNITS, 12 B, AND OUR CODE IS NOT ACTUALLY INTERPRETATIVE. IT DOES NOT GO AWAY AFTER 50 YEARS, 30 YEARS, LIKE IT DID BEFORE. THE EDUS, YES, THEY WOULD BE LESS THAN 750 STATE FEE. AS NOTED BY JOHN, WE DO NOT IMPLY IMPACT FEES TO THE STATE LAW. HOWEVER, IF PEOPLE CHOOSE TO DO THEM, THEY COUNT TOWARD THE HOUSING NEEDS ALLOCATION COUNTS. THE MODERATE AND -

THANK YOU. SO WE STILL HAVE TO GET PUBLIC COMMENT. WE HAVE A HEAVY AGENDA TONIGHT. ANY REMAINING QUESTIONS? GO AHEAD, COUNCILMEMBER HINTON.

YES, TO THAT POINT, WHEN YOU TALK ABOUT THE DEED RESTRICTION IT IS SOMEWHAT WERE TO SELL, CARRY, CAN YOU CLARIFY HOW MUCH CAN SOMEONE MAKE WITH THE DEED RESTRICTION IF THEY WERE TO BUY IT AND THEN SELL IT DOWN THE ROAD? SURE. AT THE MODERATE INCOME IS 120% OF MEDIAN INCOME. AND THAT IS BASED ON THE SIZE OF THE FAMILY. THE THREE BEDROOM YOU WOULD NORMALLY ASSUME THAT IS EITHER FOUR OR FIVE PEOPLE. IT COULD BE, DEPENDING ON THE FAMILY SIZE, THERE ARE CHARTS THAT GET KIND OF CALCULATED UP, BASED ON, YOU KNOW, THIS WOULD VARY BETWEEN THE SIZE OF THE UNITS WHICH RANGE FROM 1300 TO 1700 SQUARE FEET. AND THE NUMBER OF BEDROOMS. OUR INCLUSIONARY ORDINANCE INCLUDES THAT THE DEED RESTRICTED UNITS HAVE THE SAME DISTRIBUTION AS THE OVERALL. IT CANNOT JUST BE THE SMALL ONES BUT THEY HAVE TO BE JUST AS MANY OF THE SAME PERCENTAGE

THROUGHOUT. IT IS A LITTLE HARD TO SAY WHAT IT IS. IT IS 100 - 120% AS THE MAXIMUM. Agenda Item Number: 1

CAN YOU GIVE US AN EXAMPLE? I AM SURE EVERYONE IS CURIOUS. LET'S SAY YOU HAVE, I DON'T KNOW. FOUR ADULTS, TWO KIDS BUT WHAT WOULD 120% B FOR THAT FAMILY?

YES, HOLD ON. I SHOULD HAVE THIS OR THIS HAPPENS EVERY SINGLE TIME. [LAUGHTER] IN THE INTERIM, I THINK WE ARE GOING TO -- NO ACTUALLY, I DO HAVE A GOOD NUMBER HERE. SO FOR A THREE-PERSON HOUSEHOLD, THE INCOME LIMIT WOULD BE 138,000. FOR FOUR PERSON, 153, FOR A FIVE PERSON, 166,000

OKAY, THANK YOU VERY MUCH. THANK YOU, SAMANTHA. I THINK WE ARE GOING TO SIT DOWN AND WE WILL -- I THINK WE HAVE SOME QUESTIONS. THANK YOU VERY MUCH, SAMANTHA. DOES ANYONE HAVE QUESTIONS HERE? I KNOW THE VICE MAYOR HAS OF FUEL. LET'S START THERE.

THANK YOU, MADAME MAYOR. YES, THE QUESTIONS I ASKED APPLING, I WILL ASK YOU AS WELL. I WANT TO HEAR FROM YOU THAT YOU ACKNOWLEDGE AND HAVE DISCUSSED THE CONCERNS WITH THE INCREASED HEIGHT.

WE DID TALK ABOUT THAT. AS SAM MENTIONED, THE HEIGHTS ARE, YOU KNOW, WITH THE EXISTING STRUCTURES OF THE ALLOWABLE PROJECT BUT I THINK THE CONSENSUS OF THE PLANNING COMMISSION WAS THAT, YOU KNOW, WHILE THEY ARE STILL HOLDING MAYFIELD OUT OF CONTEXT NEXT TO A ONE-STORY HOUSE, THE OTHER BUILDINGS ARE MUCH TALLER AND MUCH MORE MASSIVE THAN THE BIG BUILDINGS. YOU KNOW, WE CANNOT JUST SELECTIVELY -- WITH THE NEIGHBORHOOD IS. THAT IS A FACTOR. A FACTOR WE TALKED ABOUT. AND THE FACT THAT, IF YOU HAVE NOT BEEN TO THE SITE, THE EXISTING TREE COVER IS QUITE DENSE. THE LIVE OAKS AND THE FACT THAT THEY ARE FAIRLY SIGNIFICANT SETBACKS. MUCH BETTER THAN THE ZONING CODE REQUIRES. I THINK THE DISCUSSION WAS WE APPRECIATE THE NEIGHBOR CONCERNS. THE FACT THAT THEY ARE SO FAR AWAY AND A LOT OF TREES IN BETWEEN. THE IMPACT AT THE END OF THE ROAD WILL NOT BE AS SCARY AS IT SOUNDS WHEN YOU THINK OF A TWO STORY SPECTRA.

I HAVE ONE.

GO AHEAD.

IT SEEMS LIKE IT WAS A CONSENSUS OF THE PLANNING COMMISSION. THERE WAS NO NEED TO TAKE THEIR CONCERNS TO THE LEVEL OF ASKING THIS APPLICANT TO SCALE DOWN FOR SIZE OF THOSE PARTS OF THE BUILDING. IS THAT CORRECT?

CORRECT. AND WHEN THEY HAD THE APPLICATION WITH THE PLANNING COMMISSION AND WHAT THEY SORT OF CAME BACK WITH AT THE SUSPECT WAS INCREASED TREMENDOUSLY. THEY DROPPED THE NUMBER OF UNITS. THEY ARE, I THINK IT IS BEEN SAID ALREADY, KIND OF UP NEAR THE BOTTOM OF WHAT THE DENSITY WOULD REQUIRE FOR THAT PROPERTY. YOU KNOW, KIND OF REDUCING THE NUMBER OF UNITS ANY FURTHER IS NOT REALLY MUCH OF AN OPTION. THERE IS KIND OF A DENSITY TO MEET THERE.

OKAY. THANK YOU VERY MUCH. COUNCILMEMBER McLEWIS ?

JUST A QUICK QUESTION AND FOR CLARIFICATION FOR ME. THE SETBACK FOR THE EDUS IN THIS PROJECT. IS IT IN LINE WITH WHAT THE REST OF THE EXISTING NEIGHBORHOODS HAVE?

YES. SO THESE ARE ALL TOWNHOUSE UNITS. AND THESE ARE FOR THE UNITS THAT HAVE THAT OPTION. THAT IS AT THE GROUND FLOOR OF THE TOWNHOUSE. SO IT IS NOT THAT SOMEONE IN THE FUTURE IS GOING TO BUILD AN ADU OUTSIDE OF THE STRUCTURES. THE ADU IS ALREADY BUILT INTO THE STRUCTURES. IF YOU DO NOT TAKE THE ADU OPTION, IS ANOTHER ROOM IN THE HOUSE BUT YOU'RE BASICALLY SACRIFICING ROOM IN YOUR HOUSE FOR AN ADU. IT IS NOT IN THE FUTURE THERE WILL BE AN ADU FOR A PROPERTY LINE. WHATEVER THEY ARE PROPOSING IS THE FOOTPRINT THAT IS GOING TO BE THERE FOREVER.

ANOTHER QUESTION?

NO THANK YOU. GO AHEAD, COUNCILMEMBER MAURER.

AND OCTOBER OF 2019 , THERE ARE TWO LOTS. I WILL CALL IT THE NORTH AND SOUTH LOT. THEY WERE PROPOSED VARIETY OF BUILDING SIZES FOR THE ORIGINAL PROPOSAL. EVERYTHING FROM ONE BEDROOMS, 830 SQUARE FEET, TWO BEDROOM AT 1100 SQUARE FEET. TWO BEDROOM AT 1250. A ONE BEDROOM AT 860. AND THEN A THREE BEDROOM AT Agenda Item Number: 1
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1620. AND WHEN IT WAS REDUCED TO, AND IT WAS A COMBINATION OF TWO STRAIGHT AND THREE-STORY BUILDINGS. IT WAS NOT JUST ALL THREE STORIES. SO THEN IT WAS REDUCED TO 80 ON ALL THREE STORIES. AND NOTHING, AND ALL THREE BEDROOMS PLUS. SO CAN YOU HELP ME UNDERSTAND HOW THAT CHANGED AND WHY THAT CHANGED? AND HOW MUCH WAS THE PLANNING COMMISSION A PART OF THAT CHANGE IN DISCUSSION IN TERMS OF HEIGHT AND VARIETY OF TYPES OF HOMES?

I WOULD SAY AT THE VARIETY OF TYPES OF HOMES WAS NOT REALLY DISCUSSED AS PART OF THE COMMISSION. AGAIN, WE DID HAVE CONVERSATIONS ABOUT THE HEIGHT. THE CONSENSUS WAS THE HEIGHT IS -- BUT WE DID NOT REALLY TALK ABOUT THE VARIETY. THERE ARE A LOT OF DIFFERENT UNIT TYPES. I DO NOT KNOW EXACTLY WHAT CHANGED. -- CAN PROBABLY SPEAK TO THAT BETTER THAN I CAN. IN TERMS OF SIZE AND NUMBER OF BEDROOMS. THAT WAS NOT SPECIFICALLY DISCUSSED AS PART OF THE PLANNING COMMISSION DELIBERATIONS.

THANK YOU.

ALL RIGHT. UNLESS THERE ARE OTHER QUESTIONS, IT LOOKS LIKE NOT. LET'S GO OUT WITH QUESTIONS FROM THE PUBLIC. PUBLIC, THANK YOU. -- IS ONE OF OUR PLANNING COMMISSIONERS. GO AHEAD

THANK YOU, MADAME MAYOR. THIS IS THE PUBLIC HEARING OF THE CANOPY RESIDENTIAL PROJECT BUT IF YOU LIKE TO MAKE A PUBLIC COMMENT, THE PROTOCOL IS YOU GO TO IN CHAMBERS FIRST AND THEN WE GO OUT TO THEM IN. IF YOU WOULD LIKE TO MAKE A PUBLIC COMMENT ON THIS RESIDENTIAL PROJECT, PUBLIC CANOPY, GO AHEAD.

. REALLY QUICKLY. REALLY ENCOURAGING. THAT IS IT. THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT.. NEXT, I WILL GO OUT TO ZOOM. LAUREN, CAN YOU UNMUTE YOURSELF, PLEASE?

CAN YOU HEAR ME?

YES. CAN YOU SEE THE TIMER?

NO. I CANNOT.

OKAY, I WILL JUMP IN WHEN YOU HAVE ABOUT 30 SECONDS LEFT. GO AHEAD WITH YOUR PUBLIC COMMENT, PLEASE..

PERFECT. MY NAME IS LAUREN RIZZO AND I AM A MANAGING LITIGATION ATTORNEY AT THE EVICTION DEFENSE CENTER. AS A SMALL NONPROFIT WITH EXTRAORDINARY IMPACT. MY 10 YEAR AT MY ORGANIZATION, LITIGATED OVER 2000 CASES TO HELP THOSE INDIVIDUALS STAY IN THEIR HOME OR TRANSITION TO NEW AND SAFE HOUSING. IF THERE'S ANYTHING I HAVE LEARNED DURING MY 10 YEAR IS WORKING TO PROTECT THE RIGHTS TO HOUSING IT IS THAT WE NEED MORE HOUSING AND WE NEED MORE THOUGHTFUL HOUSING. THAT IS WHY I AM CALLING TO EXPRESS MY SUPPORT FOR THIS VERY IMPORTANT PROJECT READ THESE ARE THE EXACT TYPES OF HOMES WE NEED TO BE APPROVING. FOR THE SAKE OF PEOPLE LOOKING TO BUY THE FIRST HOMES. IT HAS BECOME EXCEEDINGLY HARD FOR FIRST-TIME BUYERS TO ENTER THE HOUSING MARKET. I'M ALSO PLEASED TO SEE THAT THIS PROJECT HAS THREE TIMES MORE A.D.A.

ACCESSIBLE HOUSING THAT REQUIRED WHICH ALSO ALLOWS SENIORS AND PEOPLE WITH DISABILITIES TO PARTICIPATE IN HOMES THAT WOULD TYPICALLY TARGET SOLELY A YOUNGER MARKET. THE CITY RECOGNIZED IN THE HOUSING ELEMENT THAT THIS SITE, IT WAS THE RIGHT PLACE. I AGREE THAT THE SITE IN THE CITY COURT IS EXACTLY WHERE WE SHOULD BE BUILDING HOUSING. I ALSO THINK IT IS RESPECTFUL THAT THE DEVELOPER WOULD REDUCE THE PROPOSAL TO 80 HOMES ON A SITE THAT ALLOWS FOR 1503 HOMES. IN ORDER TO BE CONSISTENT WITH WHAT THE CITY HAS APPROVED IN THE HOUSING ELEMENT. DENYING THIS PROJECT OR CONDITIONING A REDUCTION IN DENSITY WOULD BE A VIOLATION OF THE HOUSING CAPABILITY ACT FINANCIAL SUPPORT THE 16 1029 SHOWN ON THE PLAN WHICH ALLOWS THE AFFORDABLE UNIT HERE WHICH ALLOWS FOR DIFFERENT FAMILY TYPES WITHIN A SINGLE PROJECT.

LAUREN, YOU HAVE 30 SECONDS ANCHORAGE THE CITY COUNCIL TO RECOMMEND APPROVAL FOR THIS PROJECT. THANK YOU.

THANK YOU, LAUREN, FOR YOUR PUBLIC COMMENT. I WILL COME BACK IN CHAMBERS.

HELLO AND GOOD EVENING. HER NAME IS ALEX. I LIVE WITH MY LIFE, OUR CHILDREN, AND TWO DOGS IN SEBASTOPOL. MY WIFE WAS BORN IN PETALUMA I SPENT ALMOST MY ENTIRE LIFE IN SEBASTOPOL. -- HIGH SCHOOLS. I'M HERE TODAY TO SAY THAT HOUSING

IN THIS TOWN IS PROHIBITIVELY EXPENSIVE AND UNAVAILABLE. ~~UNAVAILABLE.~~ *Agenda Item Number: 1* I BELIEVE THE CANOPY PROJECT IS ONE STEP TO RECTIFY THIS BUT I WOULD LIKE TO SHARE A QUICK BUDGET EXERCISE WHICH I DO REGULARLY. ACCORDING TO STATE EXPERTS, ONE WHO ATTENDED THE LEFT PLANNING COMMISSION MEETING, THE AVERAGE HOME PRICE IN CITY OF SEBASTOPOL IS ONE \$.6 MILLION. I AM SURE THERE ARE PEOPLE IN THIS ROOM THAT HAS A HOME LIKE THAT BUT I TIP MY CAP TO YOU. PROTECTING THIS TYPE OF HOME, A 20% DOWN PAYMENT AND A 30 YEAR MORTGAGE, WILL REQUIRE A \$320,000 DOWN PAYMENT AND THEN PAYING NEARLY \$11,000 PER MONTH IN THE POOL, INTEREST, TAX AND INSURANCE, FOR 30 YEARS. I TALKED TO A COUPLE PERSONAL FINANCIAL ADVISERS BUT THEY SAID THE HOUSE OUTS IT'S BEEN NO MORE THAN 30% OF THEIR GROSS INCOME ON THEIR HOME MORTGAGE. THEY SHOULD BE BRINGING IN APPROXIMATELY 432,000 PER YEAR TO SERVICE THE \$11,000 PER MONTH PAYMENT FOR THE AVERAGE SEBASTOPOL HOME. ACCORDING TO THE U.S. CENSUS, THE MEDIAN HOUSEHOLD INCOME IN SEBASTOPOL FROM 2018-22 AND THOSE DOLLARS IS \$98,185.

YOU HAVE ABOUT 25 SECONDS.

A COMMUNITY WITH A AVERAGE HOME BUYER NEEDS TO EARN -- INCREASES THE AVERAGE HOME IS NOT SUSTAINABLE OR AN ACCESSIBLE COMMUNITY WITH SUCH A COMMUNITY OWNING A HOME IS WAY TOO EXPENSIVE. [INAUDIBLE - LOW VOLUME] THIS TOWN, THIS COMMUNITY IS NOT AFFORDABLE FOR YOUNG FAMILIES. I AM SCARED FOR THE FUTURE OF OUR COMMUNITY AND THE OTHER SERVICES AND EVENTS. WE DO NOT HAVE A GAME ANYMORE. THE APPLE BLOSSOM FESTIVAL. I ENCOURAGE CITY COUNCIL TO TAKE STAFF'S RECOMMENDATION AND TO TAKE THEIR PLANNING COMMISSION RESOLUTION -- THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT.. NEXT, I WILL GO OUT TO ZOOM. KATE, CAN YOU UNMUTE YOURSELF, PLEASE?

I WANT TO SAY I AM SPEAKING IN CONCERT WITH THE PREVIOUS SPEAKERS. THE CANOPY PROJECT PROVIDES NEXT NEEDED HOLLY -- POSING IN A LOCATION CLOSE TO SCHOOL, BIKE TRAIL, AND A TRANSPORTATION CORRIDOR. THE BUILDING PLANS ARE THOUGHTFUL AND THEY HAVE EV HOOKUPS WHICH ARE KEY FOR MANY WORKING FAMILIES. THERE IS AN EXCELLENT INTEGRATION WITH THE TRAIL AND EXISTING SIDEWALKS OF 116. I URGE YOU TO SUPPORT THIS DENSITY DESIGN PROJECT. THESE PROJECTS ARE DESIGNED WITH SAFETY, PRIVACY, AND NOISE ACCOUNTED FOR AND THOUGHTFULLY INTEGRATED INTO THE PLANS. IF COUNCIL SUPPORTS BUILDING ADUs WITHIN EXISTING RESIDENTIAL NEIGHBORHOODS WITH SETBACKS THAT ARE LESS THAN FIVE FEET, THEN PEOPLE SHOULD BE THRILLED FOR 20 FEET AND 28 FEET SETBACKS BUT IMAGINE YOU BUY HOUSE NOTE WALTER LIBBY AND YOUR NEIGHBOR CAN PUT IN AN ADU WITH VERY LITTLE PERMITTING AND HAVE LESS THAN FIVE FEET OF A SETBACK BETWEEN YOUR FANS AND THEIR FANS. DENSITY BY DESIGN IS THE WAY HOMES ARE NOW BUILT IN CALIFORNIA. I REQUIRES MORE DENSITY. ECONOMICS AND ENVIRONMENTAL CONCERNS WILL HIRE MORE DENSITY. IT IS UNLIKELY THAT WE WILL EVER SEE ANY NEW DEVELOPMENTS WITHIN SEBASTOPOL CITY LIMITS THAT LOOK LIKE SINGLE-STORY RANCH HOUSES ON LARGE LOTS. THIS IS AN OLD SILO BUILDING THAT IS NOT ECONOMICALLY VIABLE NOR ENVIRONMENTALLY PREFERABLE. THE CANOPY REPRESENTS A DEVELOPMENT THAT PROVIDES SIGNIFICANT AMOUNT OF HOUSING WITH REDUCED FOOTPRINTS. THIS IS NOT ONLY SUPPORTED BY STATE REGULATION, AND IS A GOOD WAY TO BRING MORE DENSITY INTO A SMALL TOWN LIKE SEBASTOPOL THAT ONLY HAS TWO SQUARE MILES.

THAT IS TWO MINUTES.

OKAY. THANK YOU SO MUCH. THANK YOU FOR YOUR PUBLIC COMMENT. I WILL NOW COME BACK IN CHAMBERS.

HELLO, GOOD EVENING. I NAME IS EMILY. THE ONE HOUSE SHAPED LIKE A CAPITAL ASSET. SEEING THAT AS A PINCH POINT IN THE PROJECT. THE PROJECT SITE ON THE SOUTH SIDE. I'M HERE TONIGHT JUST TO SHOW PERSPECTIVE. I LOVE THIS NEIGHBORHOOD. IT HAS CHARMING. [INAUDIBLE - LOW VOLUME] THAT IS WHERE THE PROPERTY IS. THE PROPERTY -- THERE ARE SEVERAL PROPERTIES ALONG THE FENCE LINE. WE'LL HAVE LOTS OF CARS, POLLUTION, AND CONGESTION. IT IS NOT LOST ON ME OR MY FAMILY. WE HAVE TWO LITTLE KIDS. LIVING NEXT TO A CONSTRUCTION ZONE SINCE THE DEVELOPERS

BROKE GROWN. [INAUDIBLE - MUFFLED] THE DEVELOPMENT PROJECT IS COMPLIANT WITH THE CITY GENERAL PLAN. THIS POLICY THAT IS SENSITIVE TO THE SIZE OF DIFFERENT DWELLINGS. WITH ALL DUE RESPECT, EXCUSE ME, MAYOR, I WILL ASK THE PERSON IN THE FRONT TO KEEP THEIR SIGN BELOW EYE LEVEL. THANK YOU. THE PROPOSED STRUCTURE NEEDS TO BE -- ALLOWING HUNDREDS OF FEET FROM THE PROPERTY LINE. SO THAT DISTANCE IS QUITE SIGNIFICANT. THANK YOU HAVE ABOUT 30 SECONDS.

SO THE DENSITY IS JUST CHALLENGING TO SAY THE LEAST. IN CLOSING, HAVING A PROPOSAL WITH -- THE GENERAL PLAN. THE CITY COUNCIL TO PLEASE STAY IN TOUCH WITH THE CONSTITUENTS AND CONSIDER THE [INAUDIBLE - MUFFLED] THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT NEXT, I WILL GO OUT TO HIM. ROBERT, CAN YOU UNMUTE YOURSELF, PLEASE?

CAN YOU HEAR ME?

YES. CAN YOU SEE THE TIMER?

YES. A COUPLE OF THOUGHTS. [INAUDIBLE - MUFFLED] SO THE REAL ISSUE IS THE HEIGHT OF THESE BUILDINGS AND THE PROXIMITY TO THE NEIGHBORS. I THINK WE INVEST A LOT OF MONEY IN OUR PROPERTY. WE SORT OF TRUST THAT THE CITY PROMISES THINGS LIKE NO ONE IS GOING TO BUILD RIGHT BEHIND YOUR HOUSE, A CHAINLIKE FENCE, BECAUSE IT IS NOT ALLOWED, BUT IT IS. THAT IS NOT A FAIR THING TO THE PEOPLE THAT LIVE THERE. MY WAY OF LOOKING AT IT, THE HEIGHT OF BUILDINGS IS ONE THING. IF YOU GO IN SOMEBODY'S BACKYARD, THAT IS ANOTHER THING. AND THE ADU, CAN THESE BE USED AS AIRBNB'S? THAT WOULD CREATE PROBLEMS FOR US IN THE CITY MOVING FORWARD. SOMETHING TO TALK TO HER. MAYBE IT HAS? MOST OF THESE DEVELOPMENTS IN SANTA ROSA HAVE REALLY CROWDED STREETS FOR CARS PARKED WHEN PEOPLE USE THEIR GARAGES FOR STORAGE. THINGS LIKE FIRE TRUCKS HAVE NOT BEEN ABLE TO GET IN AND OUT OF THIS PLACE. AND THEN A PET . IT IS THE STATE. AND SEBASTOPOL. IT IS NOT THE DEVELOPER'S FAULT. HAVING AN ENVIRONMENTAL IMPACT. THERE IS NO CONCERN ABOUT WATER. EVERY SUMMER , OUR PLANTS DIE. WE ARE NOT CONCERNED ABOUT TRAFFIC. WE ALL KNOW TRAFFIC IS THE NUMBER ONE ISSUE IN THIS CITY. WE HAVE NO PROMISE OF EVACUATION PLANS. WE KNOW THAT A FEW YEARS AGO WE TRIED TO EVACUATE AND IT WAS A DISASTER. IT TOOK HOURS TO GET OUT OF THE CITY. NONE OF THESE THINGS WILL BE HELD BY A NEW DEVELOPMENT. THESE ALL ISSUES WE NEED AS A CITY TO STEP UP AND ADDRESS MOVING FORWARD. THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT . NEXT, WE WILL COME BACK TO THE CHAMBERS.

GOOD EVENING. MAYOR RICH AND COUNCILMEMBERS. I AM A POLICY DIRECTOR AT GENERATION HOUSING. WE SUBMITTED -- I'M HOPING YOU WILL READ IT. I WOULD LIKE TO PULL ONE STATISTIC AND DATA POINT FROM THERE. I THINK IT IS IMPORTANT TO REALLY -- IN THIS PUBLIC SETTING. THAT IS SINCE THE YEAR 2000, AND UP TO 2019, OUR STATE HAS REPORTED THAT THERE'S BEEN A 30% REDUCTION IN HOMES IN THE CITY OF SEBASTOPOL THAT HAVE CHILDREN. THAT IS A PROBLEM. I CAN ONLY IMAGINE SINCE THE 2019, YOU KNOW, THE CENSUS DATA. WE HEARD IT HAS GOTTEN WORSE. IT IS NOT GOING TO GET BETTER. HOW CAN WE GUARANTEE THAT? JUST TRANSITIONING HERE, YOU KNOW, I JUST JOINED THE HIGH SCHOOL COALITION. I'VE BEEN HERE FOR ABOUT SEVEN YEARS NOW. I'M ALSO THE CHAIR AND I HAVE BEEN A LONG TIME MEMBER OF THE COMMUNITY ADVISORY BOARD AND A PROUD SEBASTOPOL RESIDENT. I HAVE BEEN HERE A LONG TIME. EVERYTHING ELSE RELATED TO FIRES. AND I AM WONDERING WHETHER OR NOT I CAN STAY HERE. THAT IS EMOTIONAL FOR ME. BECAUSE I -- AND HERE WE ARE. SOMEONE LIKE MYSELF WHO IS PRETTY SUCCESSFUL AND YET I AM ON THE BRIDGE OF HAVING TO MAKE A HARD CHOICE. AND NO ONE WANTS TO LIVE IN SACRAMENTO BUT EVERYONE WAS TO SACRAMENTO BECAUSE THERE IS NO BETTER OPTION.

YOU HAVE ABOUT 30 SECONDS.

YOU KNOW, THERE IS SOME STARK REALITIES THAT PEOPLE NEED TO FACE. WE WANT TO SUPPORT IN THE URBAN GROWTH BOUNDARY AS IT IS. AND IF WE DO NOT -- IF WE BUILD UP, WE WILL ACHIEVE NOTHING WE WANT TO ACHIEVE AND OUR COMMUNITIES WILL GRIND TO A HALT. THAT IS COMING TO MY FINAL POINT. PLEASE SUPPORT THIS PROJECT

WE NEED IS HOUSING. EVERY OTHER JURISDICTION WOULD KILL FOR AN AMAZING PROJECT LIKE THIS. I URGE YOUR APPROVAL. THANK YOU VERY MUCH FOR HEARING ME. THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I WILL GO OUT TO ZOOM. LINDA, CAN YOU UNMUTE YOURSELF, PLEASE? THANK YOU. GO AHEAD FOR PUBLIC COMMENT, LINDA.

HELLO. I LIKE TO SAY HAVING SOME DIFFICULTY IN HEARING PEOPLE TONIGHT. ANYWAY, I WANT TO APPLAUD ROBERT FOR HIS COMMENTS. I LIKE TO SAY, I HAVE LIVED HERE FOR 22 YEARS JUST DOWN THE ROAD. 116. FROM THIS CANOPY PROJECT THAT I PASS IT EVERY DAY AND I PASS IT ON MY BIKE AND WHEN I'M WALKING. ON THAT TRAIL EVERY DAY. I KNOW MANY OF THE PEOPLE HAVE SIGNED THE PETITION, MYSELF INCLUDED. TO HAVE A LOWER HEIGHT. BUT ANYWAY, OVERALL, THIS PROJECT IS AN ENVIRONMENTAL DISASTER. THE ENVIRONMENTAL IMPACT REPORT. I WOULD LIKE TO LET YOU KNOW, WHAT THAT IMPACT SAYS. FOR INSTANCE, THE WATER DEMAND APPROXIMATELY 10.3 MILLION GALLONS PER YEAR. WITH 18,100 GALLONS OF WASTE WATER AND SEWAGE TODAY. AND THEY EXPECT THIS PROJECT TO REDUCE APPROXIMATELY 214 TONS OF SOLID WASTE PER YEAR, MANY GARBAGE FOR THAT MEANS THAT MANY MORE TRUCKS AND STUFF ON THE ROADS THAT ARE ALREADY IN VERY POOR CONDITION. ACCORDING TO LAST BUDGET REPORT AT THE LAST COUNCIL MEETING, THEY REQUIRE \$7 MILLION. THANKS LINDA, YOU HAVE ABOUT 25 SECONDS.

ANYWAY, I AM SUGGESTING THAT YOU TAKE ANOTHER LOOK AT THIS. STANBACK AND LOOK AT THE ENVIRONMENTAL IMPACT. THE TRAFFIC, YOU FAILED TO TAKE INTO CONSIDERATION THE IMPACT ON 12 AND 16, THAT INTERSECTION. THAT ITSELF REQUIRES, YOU KNOW, LOOKING AT IT. I'M ASKING YOU TO TAKE ANOTHER LOOK.

LINDA, THAT IS TWO MINUTES.

OKAY, THANK YOU, MAYOR.

THANK YOU FOR YOUR PUBLIC COMMENT . I WILL NOW COME BACK TO CHAMBERS. IT IS NICE TO HAVE SOMETHING I CAN ADDRESS. I LISTEN CAREFULLY AND I HAVE A QUESTION. THAT IS, HOW IS A PRIORITY TO SENIORS? I THOUGHT ABOUT THAT AND IT DID NOT TAKE LONG. THE THREE-STORY BUILDING IS GOING TO BE DIFFICULT FOR MOST SENIORS OVER, YOU KNOW, A CERTAIN AGE TO NAVIGATE TO THE GET TO THE THIRD FLOOR GETTING UP AND DOWN. SO I THINK THAT IS A LITTLE DISINGENUOUS. THE FACT I DO NOT THINK MANY OF OUR SENIORS ARE LOOKING FOR THREE-STORY HIGH HOMES TO MOVE TO. AND TO THE COUNCIL AND PLANNING. WE ARE IN DIRE NEED OF AFFORDABLE SENIOR HOUSING IN THIS CITY. AND IF WE COULD OFFER AN ALTERNATIVE, MAYBE THAT WOULD FREE UP SOME HOMES FOR THE PEOPLE WHO HAVE LIVED HERE THEIR LIVES AND SUPPORTED THIS TOWN. PERSONALLY, I KNOW MANY PEOPLE THAT I KNOW WOULD LOVE TO DOWNSIZE AND FIND SOMETHING IN TOWN. IT IS EXTREMELY DIFFICULT. I BRING THAT TO YOUR ATTENTION. THE OTHER THING IS THE TRAFFIC AT THE EXIT WHERE O'REILLY IS. YOU LOOK AT 80 HOMES. THAT IS NICE YOU DOWNSIZE TO THAT. BUT I THINK IT IS REALLY IMPORTANT TO LOOK AT THAT INTERSECTION. WILL THERE BE LIGHT NECESSARY? I HAVE NOT HEARD ANY COMMENT ON A TRAFFIC STUDY. ENTERING AND EXITING THAT LOCATION. AND THEN --

YOU HAVE ABOUT 25 SECONDS.

OKAY, I WILL TRY TO BE QUICK. I HEAR THE GENERAL PLAN BEING TALKED ABOUT. I THINK IT IS IMPORTANT WE HAVE DUE DILIGENCE ON HOW WE FIT IN THIS AFFORDABLE HOUSING. I SEE ACROSS THE STREET FROM ME, ALL OF THIS HIGH DENSITY. MAXIMIZING PROFITS AND GETTING AS MANY HOMES INTO ONE LOCATION. SO I WILL JUST LEAVE YOU WITH THIS. WE WILL NEVER BE ABLE TO BUILD OURSELVES OUT OF AFFORDABLE HOUSING THE SITUATION WE ARE IN GOOD

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I WILL GO OUT TO ZOOM . JIM, CAN YOU UNMUTE YOURSELF, PLEASE? JIM, CAN YOU UNMUTE YOURSELF, PLEASE?

JIM, WE CANNOT HEAR YOU.

I WILL COME BACK TO JIM. I WILL GO ON TO KYLE. CAN YOU UNMUTE YOURSELF, PLEASE?

YES, I CAN. I CANNOT SEE THE TIMER BUT YOU CAN LET ME KNOW. SO MANY TIMES IN THE PAST, I AM ALL FOR HIGH DENSITY, LOW INCOME, NON-AUTOMOBILE CENTRIC HOUSING. ONE THING I WANT TO SEE IS WHEN WE ARE LOOKING AT DEVELOPMENTS SUCH AS THIS ONE, IN WHICH THEY ARE GIVEN VARIANCES BASED ON A NUMBER OF

STORIES THAT ALLOWS THEM TO INCREASE THE DENSITY BUT YET WE ARE NOT REALLY ADDRESSING THE INFRASTRUCTURE NEEDS OF THAT AREA, RIGHT? PEOPLE MENTIONED TRAFFIC. I THINK A LARGER SCALE, OUR CITY FAILS TO REALLY ADDRESS THE INFRASTRUCTURE NEEDS OF THE CITY WHEN IT GOES THROUGH AND DOES CHANGES TO THE GENERAL PLAN. YOU KNOW, WE SEE SOME OTHER BIG DEVELOPMENT IN THE AREA WHERE THERE ARE SERIOUS ISSUES WITH SIDEWALK APPS. JUST LACK OF INFRASTRUCTURE IN GENERAL. SO WHILE OUR CITY CAN GO AHEAD AND MAKE DECISIONS ABOUT INCREASING DENSITY IN LOCATIONS, THE OTHER THING TO THINK ABOUT IS THIS IS NOT EVEN ZONED RESIDENTIAL CURRENTLY. THIS IS OWNED IN A COMMERCIAL DISTRICT. SO CHANGING THE ZONING OF A FORMAL GENERAL PLAN. THERE IS NO REAL KIND OF PLAN IN PLACE TO GENERATE THE INFRASTRUCTURE NEEDED TO SUPPORT THIS INCREASE IN THE NUMBER OF RESIDENCES AND TRAFFIC IN THAT AREA. THIS IS A PATTERN WITH OUR CITY. WE WENT THROUGH IN THE LAST GENERAL PLAN, RADICALLY INCREASING THE DENSITY OF THE RESIDENTIAL ZONING ACROSS THE CITY. WE HAVE NOT SEEN ANY SORT OF CITY-BASED INFRASTRUCTURE OR EVEN PUTTING THINGS IN PLACE TO MAKE SURE THE DEVELOPERS ARE ACTUALLY PROVIDING INFRASTRUCTURE NEEDED FOR THAT TYPE OF BILL.

YOU HAVE ABOUT 30 SECONDS.

BY ALL MEANS, I SUPPORT HIGH DENSITY AND LOW INCOME HOUSING. THE CITY HAS GOT TO DO ITS PART IN MAKING SURE THAT EITHER DEVELOPERS ARE PROVIDING INFRASTRUCTURE NEEDED TO SUPPORT THAT TYPE OF DENSITY, OR THE CITY HAS GOT TO KICK IN AND ACTUALLY MAKE THE INFRASTRUCTURE THAT IS NEEDED. IN PARTICULAR HERE, WE KNOW WE ARE TRYING TO BLAME THE TRAFFIC ISSUE ON CALTRANS BUT THAT IS NOT REALLY A FAIR THING TO SAY. THANK YOU SO MUCH FOR CONSIDERING THIS PROJECT. THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I WILL COME BACK IN CHAMBERS. JIM? YEAH. THIS PROPOSAL IS TRYING TO FIX THE CHARACTER OF SEBASTOPOL. BUT THERE IS SOME OTHER THINGS NEEDED TO HELP IT ALONG. TO MAKE THIS, TO REDUCE THE DENSITY IS -- THAT WILL ALLOW A LITTLE FLEXIBILITY IN THE DESIGN. RIGHT NOW, IT REMINDS ME OF [INAUDIBLE - MUFFLED] IN FORT CAMPBELL , KENTUCKY, THAT I SPENT SOME TIME IN. IT WAS VERY BLOCKY. IT HAD NO GRACE AS FAR AS HOW IT IS LAID OUT. I AM SEEING THIS AS AN EXAMPLE OF -- IT IS TOO TIGHT. IT IS A BLOCK OF BUILDINGS. AGAINST THE O'REILLY BUILDINGS. ONE THING IN THIS PROJECT, THERE ARE A LOT OF REALLY NICE TREES ARE BEING REMOVED. AND IT WOULD TAKE JUST A LITTLE BIT OF WORK TO MOVE THINGS AROUND TO KEEP SOME REALLY BEAUTIFUL ONES. AND ONE OF THE EXAMPLES I AM PASSING ALONG IS JUST A GORGEOUS TREE THAT IS LOCATED -- CAN YOU MAKE SURE -- WHAT IS THE PROTOCOL, IF YOU COULD HELP ME IN TERMS OF THE DOCUMENTS BEING PASSED AROUND? IS THAT APPROPRIATE?

I WOULD NOT BE DISCUSSING THEM. THEY WILL PASS THEM OUT.

OKAY, WE CAN GO AHEAD AND DO THAT OR WOULD YOU LIKE US TO REFER BACK TO YOU?

TYPICALLY, IF WE HAVE DOCUMENTS, GO AHEAD AND SUBMIT THEM TO ME AND I WILL GO AHEAD AND GET THEM OUT THERE.

YES, PLEASE.

I AM SORRY. LANE, YOU'RE TALKING AS AN INDIVIDUAL AND NOT AS A MEMBER OF --, CORRECT? YOU'RE NOT REPRESENTING THE DESIGNER BOARD IN THIS?

CORRECT

I JUST WANTED TO SAY THANK YOU TO YOU AS A MEMBER OF THE DESIGN REVIEW BOARD BUT I WANTED TO MAKE SURE YOU ARE SEEKING AS A MEMBER OF THE COMMUNITY, NOT REPRESENTING THE DESIGN BOARD IS AN THANK YOU, MARY GOURLEY, FOR CLARIFYING THAT. THANK YOU.

SO THERE IS AN EXCEPTIONAL TREE. IT IS RIGHT IN THE MIDDLE OF THE PARK AREA THEY ARE. THEY WANT TO TAKE THAT TREE OUT. IT WOULD BE JUST FUN FOR KIDS TO CLIMB IN. PEOPLE CAN SIT ON THE BRANCHES OR LIEN AGAINST THAT TREE. IT IS ELEGANT. BUT IT IS GOING TO BE REPLACED.

THAT IS TWO MINUTES. THAT IS TWO MINUTES FOR PUBLIC COMMENT.

I AM UP?

YOU ARE UP. [LAUGHTER] THANK YOU. THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I WILL GO OUT TO ZOOM . JIM, IF YOU CAN HEAR US, UNMUTE YOURSELF, PLEASE? THERE WE GO. I WILL BE QUICK. SO I GUESS I AM, I HAVE NOT FOLLOWED THIS PROJECT IN TOO MUCH DETAIL. I WAS ON A COMMITTEE 10 YEARS AGO OR WHATEVER IT WAS. I'M IN FAVOR OF THE PROJECT. IT IS ALWAYS A COMPROMISE. I THINK HOUSING IS INCREDIBLY IMPORTANT. THE TOTALITY OF OUR TOWN CANNOT SURVIVE WITHOUT ATTRACTING PEOPLE THAT CAN MOVE HERE. AND MY PHILOSOPHY, EVEN THE WINMARK APARTMENTS COMING IN, 80 UNITS PER THAT IS IN MY NEIGHBORHOOD. I DECIDED EVEN THOUGH IT IMPACTS ME, I AM JUST GOING TO DEAL WITH WHATEVER THE IMPACTS ARE. I THINK DEALING WITH INFRASTRUCTURE AND TRAFFIC AND EVACUATION PLANS IS A TOPIC THAT YOU CAN TALK ABOUT HOW TO EFFECTIVELY MITIGATE PROBLEMS WHEN YOU HAVE A LOT OF PEOPLE COME TO GET OUT OF A PLACE IN A HURRY. I WOULD RATHER HAVE VARIOUS PROBLEMS BE ADDRESSED THEN HAVE THE TOWN JUST BE SORT OF AN AGING SET AT ONE \$.6 MILLION HOMES WITH NO AVAILABILITY TRUCK TRACK PEOPLE UNLESS THEY ARE YOUR KIDS MOVING IN AS THEY GET OLDER OR SOMETHING. SO IT IS ALWAYS A COMPROMISE. THERE IS ALWAYS A CONSTRUCTION COST. THESE GO DOWN AND I HAVE JUST LEARNED OVER TIME THAT SOMETIMES, YOU KNOW, YOU PUT UP WITH STUFF FOR A WHILE AND YOU GET USED TO IT AND IT IS REALLY NOT AS BAD AS WE FEARED. I AM IN FAVOR OF IT. THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I WILL COME BACK IN CHAMBERS. HELLO. CITY COUNCIL, THANK YOU FOR ALLOWING ME TO SPEAK. I LOVE THAT -- AVENUE. I CAN SEE THERE ARE GOOD NEWS ABOUT THIS PROJECT. BUT I DO NOT AGREE WITH IT. I DO NOT AGREE WITH IT BEING BUILT YET HERE IT IS. AS IT IS, AS PLANNED. -- AFFORDABLE HOUSING. THIS PROJECT SIMPLY DOES NOT PUT IN. IT DOES NOT. [INAUDIBLE - MUFFLED] IT DOES NOT FIT INTO OUR NEIGHBORHOOD . AND IT WAS CLEARLY NOT COMPLIANT WITH THE GENERAL PLAN. I DON'T KNOW WHY, IT IS A REALLY SIMPLE THING. -- 1-2 SAYS, THE CITY IS ENSURING THAT NO DEVELOPMENTS WILL BE SENSITIVE TO THE SIZE OF NEW HOMES. TO SCALE RENDERING OF THE PROJECT. IS IT HEIGHT SENSITIVE TO THIS HOME IN OUR NEIGHBORHOOD? I KNOW IT IS NOT. IS IT BEING SENSITIVE TO THE HEIGHT? I MEAN, REALLY? LOOK AT THAT. THIS IS TO SCALE. TWO WEEKS AGO, THE PLANNING COMMISSION QUICKLY VOTED FOR THE PROJECT WITHOUT FIRST DISCUSSING THE CONCERN ABOUT THE HUGE SIZE. AND FOR THE AGENDA TONIGHT, THE STAFF REPORT, IT SAYS THE PROJECT MUST COMPLY BECAUSE THE PROJECT HEIGHT WAS LESS THAN -- I HAVE A COMPLAINT. THE CLEARLY STATED POINT OF THE PROJECT HEIGHT IN RELATIONSHIP TO THE HIGHEST. THAT IS THE ELEPHANT IN THE ROOM HERE. WHY ARE WE DOING THIS? INSTEAD, THERE WILL BE SIGNIFICANCE -- THAT IS TWO MINUTES.

OKAY. A PROPOSAL TO REDUCE THE SIZE SO THAT IT ACTUALLY IS COMPLIANT. THANK YOU FOR YOUR PUBLIC COMMENT . NEXT, I WILL GO OUT TO ZOOM . SEAN, CAN YOU ADMIT YOURSELF, PLEASE? CAN YOU SEE THE TIMER?

I CANNOT THAT I WILL BE VERY QUICK. OKAY. I DO NOT THINK VERY MUCH HAS BEEN MENTIONED ABOUT THE, HOW PEOPLE WILL GET IN AND OUT OF THIS DEVELOPMENT. THEY MENTIONED THERE IS GOING TO BE AN ADDITIONAL DRIVEWAY ON THE SOUTH ENTRANCE OF O'REILLY. THERE ARE NO LIGHTS THERE. AT EITHER OF THE O'REILLY EXITS. THERE IS A LIGHT AT THE EXIT OF THE SCHOOL. MY CONCERN IS HOW THAT IS GOING TO IMPACT, I MEAN, YOU CAN PROBABLY GUESS WHERE MY CHILDREN GO TO SCHOOL. THE 180 UNITS, PROBABLY 160 CARS. THE DROP OFF HER SCHOOL, THERE IS A LOOP. YOU GO IN THAT LITTLE DRIVEWAY AND AROUND THE SCHOOL PROPERTY. AND THEN YOU COME BACK OUT. IF THERE IS ANY SORT OF BACKUP IN THAT NARROW SECTION BETWEEN WHERE YOU EXIT TO O'REILLY, HOPEFULLY, YOU REMEMBER THE MAP AT THE MILL STATION. THE PARKING LOT NORTHBOUND. YOU GET TO THE INTERSECTION AND YOU CAN ONLY FIT A COUPLE CARS AT A TIME BETWEEN THAT AND THE LIGHT. I'M REALLY CONCERNED THERE IS GOING TO BE A SIGNIFICANT IMPACT AT THAT LOCATION. AND MY FINAL POINT IS WE WANT TO TALK ABOUT AFFORDABLE HOUSING. BUT 68 OF THESE 80 HOMES CAN BE SOLD TO ANYBODY. IT CAN BE SOLD TO INVESTORS. YOU HAVE ABOUT 20 SECONDS.

OKAY. I WILL STOP THERE THEN. THANK YOU VERY MUCH.

THANK YOU FOR YOUR PUBLIC COMMENT. I WILL NOW COME BACK IN CHAMBERS. I BEEN HERE SINCE -- RESTORATION. I WILL PIGGYBACK ON WHAT FOLKS HAVE BEEN SAYING ABOUT THE INFRASTRUCTURE. THE INFRASTRUCTURE YOU DO NOT HAVE. I DO NOT KNOW WHERE THIS MAJOR HOUSING DEVELOPMENT IS IN WEST COUNTY. BUT NOW, SOMETIMES 116 IS BACKED UP TO ANDY'S. OR IT IS BACKED UP COMING UP ON ACCIDENTAL. AND SOMETIMES IT HAS BEEN BACKED UP ALL THE WAY TO -- AND SO IT IS NICE WE HAVE A BUS ROUTE. NOBODY USES THE BUS ROUTE. HOW MANY BICYCLES DO YOU SEE GOING INTO TOWN, EVEN THOUGH IT IS CLOSE? IT IS NOT HAPPENING. WE DO NOT USE BICYCLES. THESE FOLKS, IT WOULD BE GREAT IF WE ALL STARTED USING BICYCLES BUT IT IS NOT GOING TO HAPPEN. SO WHERE IS THE INFRASTRUCTURE THAT IS GOING TO, WE ARE ALL THESE VEHICLES? I MEAN, IT IS GOING TO BE PRETTY CRAZY ON THESE ROADS. COMING INTO SEBASTOPOL AND LEAVING SEBASTOPOL. AND I DO NOT KNOW WHAT ANSWERS YOU GUYS HAVE. THAT IS A LOT OF CARS. THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I WILL GO OUT TO ZOOM . SARAH, CAN YOU ADMIT YOURSELF, PLEASE? CAN YOU SEE THE TIMER? OKAY, GO AHEAD, PLEASE PRINT

HELLO. MY NAME IS SARAH JAY AND I LIVE IN THE COUNTY BUT I SPOKE AT THE LAST MEETING I'M HERE AGAIN TONIGHT BECAUSE I FEEL THE NEED TO VOICE MY SUPPORT FOR THIS PROJECT FOR THIS PROJECT CAME TO MY ATTENTION THROUGH A POST ON NEXT DOOR BUT I'VE LOOKED AT THE PROJECT PLANS A LOT AND I THINK THE 37 FEET THE DEVELOPER IS PROPOSING IS SHORTER THAN THE O'REILLY AND MOST OF THE PROPERTY LINE OF TREES. THIS, THEY COULD PROPOSED 153 HOMES AND INSTEAD, THE PROPOSED 80. WE NEED THE HOUSING AND WE NEED ENTRY-LEVEL HOUSING. IN SENIOR-LEVEL HOUSING WHICH THIS IS. THEY'RE NOT ENOUGH PLACES TO LIVE HERE. THE ONES THAT ARE AVAILABLE CERTAINLY ARE NOT GOING TO BE EASY FOR YOUNG PEOPLE TO BUY. ALSO GLAD TO SEE HOUSING PROPOSED HERE. I WANT TO READ SOME OF THE RESPONSES ON THE NEXT HER POST THAT PEAKED MY INTEREST BECAUSE THEIR OVERALL IN A POSITIVE AND NOT EVERYONE HAS TIME TO SHOP FOR TUESDAY NIGHT MEETING. REALLY NEED MORE AFFORDABLE HOUSING. THIS WOULD BE A GOOD TIME TO SUPPORT THIS. MORE STUDENTS PER SCHOOLS IS A GOOD THING. WE NEED FAMILIES WITH CHILDREN, OTHERWISE ANY SCHOOLS WILL BE IN DANGER OF CLOSING. HOW MANY YOUNG FAMILIES CAN AFFORD TO LIVE IN SEBASTOPOL OR ANYWHERE IN THIS COUNTY? 100% IN FAVOR OF ADDITIONAL HIGHER DENSITY HOUSING IN AND AROUND SEBASTOPOL. I CANNOT WAIT TO SEE THIS COMPLETED, ESPECIALLY AROUND THE BIKE PATH. HOPEFULLY THIS WILL ATTRACT YOUNGER FAMILIES SO SEBASTOPOL CAN STAY VIBRANT. THE HEIGHT AND DENSITY IS EXACTLY WHAT WILL MAKE IT MORE AFFORDABLE FOR MORE SEBASTOPOL HOUSING BUT I HOPE COUNCIL WILL SUPPORT A PROJECT THAT IS CONSISTENT WITH THE GENERAL PLAN HOUSING OUTLINE. LOGIC SHOULD NOT TAKE THIS LONG TO GO THROUGH THE CITY PROCESS. THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I WILL COME BACK IN CHAMBERS. GOOD EVENING, MAYOR AND CITY COUNCIL BEARS. I THINK WE WILL GO BACK AND I WILL SPEAK TO THE DESIGN COMPONENTS THAT ARE A PART OF THIS PROPOSAL WITH THE GENERAL PLAN. I THINK THERE ARE POLICIES THAT ARE BEING IGNORED WITH THE ADEQUACY OF THE EXISTING COMMUNITIES. YOU DO NOT NECESSARILY SEE IT. I THINK THERE WOULD BE SOME CONCERN ABOUT THE SCALING OF SOME OF THESE BUILDINGS AS OPPOSED TOWARD THE EAST OF HILLIARD AVENUE. I THINK WITH THE PLAT HOUSING, THE LAND-USE THAT IS BEING PROPOSED MAKES SENSE BUT I THINK EVERYONE CAN AGREE WITH THAT FOR THE DESIGN AND THE FUNCTION TAKING PLACE HERE I DO NOT BELIEVE IS ADEQUATE. AS IT HEADS TOWARD THE EAST. I THINK THERE ARE BETTER DESIGN OPTIONS BEING IGNORED AND BEEN BROUGHT UP TO THE PLANNING COMMISSION. USING THE GENERAL PLAN AS LEVERAGE FOR THAT IS THE DOCUMENT FOR GROWTH IN THE CITY. AND AUTHOR OF THE GENERAL PLAN, THE POLICIES ARE BEING IGNORED WITH THIS DESIGN OR COMPLIANCE INTO THE EXISTING COMMUNITY. 37 FOOT STRUCTURE SITTING AT MY HOME WHICH IS 20 FEET LOOKS A LITTLE RIDICULOUS. THERE IS A TREE THAT IS IMPLANTED AS PART OF THE BUFFERING OF THE ORIGINAL PROJECT THAT IS BEING PROPOSED FOR REMOVAL. WE REPLACED A 37 FOOT STRUCTURE THAT WOULD BE LOOKING INTO MY BEDROOM AND BATHROOM. THAT IS A LITTLE BIT CONCERNING. THE BUFFERING OF THE TREES THAT ARE ALONG THE NORTHERN BORDER,

THEY ARE THERE FOR A REASON. TO PREVENT THAT TYPE OF OBSTRUCTION FROM MOVING. THAT IS BEEN SOMEWHAT IGNORED BECAUSE THAT IS SOME OF THE TREES THAT ARE BEING REMOVED. I AM STRETCHING AHEAD A LITTLE BIT. WHY ARE SOME OF THESE TREES -- AN YOU HAVE ABOUT 20 SECONDS.

WHY ARE THESE TREES BEING REMOVED? IT IS NOT ENTIRELY IN LINE WITH THE DESIGNS I HAD TO GO THROUGH DURING THE ORIGINAL O'REILLY DEVELOPMENT. THOSE NEED TO BE COMPREHENSIVE. IT IS A CONCERN AND IT SEEMS TO BE IT YARD A LITTLE BIT SIMPLY WITH THE OFFERING OF THE OVERALL DENSITY THAT IS OVER 100 UNITS. YOU CANNOT SET THAT BECAUSE OF THE TREES. IS A NICE POLITE OFFERING BUT IT WOULD NEVER BE BUILT. THE HEIGHT NEEDS TO BE ADDRESSED.

THANK YOU FOR YOUR PUBLIC COMMENT. BUT I FIGURE I HAVE IS ONLINE. CAN YOU UNMUTE YOURSELF, PLEASE?

THAT EVENING AND THANK YOU. THIS IS HUCK HENSLEY. I LIVE ABOUT TWO BLOCKS FROM THE PROPOSED CANOPY DEVELOPMENT. I AM IN FAVOR OF IT. THEY COULD HAVE PROPOSED ALMOST TWICE AS MUCH HOUSING THERE. TWICE AS MANY UNITS. I THINK IT IS A GOOD-LOOKING DEVELOPMENT. I THINK IT IS IN KEEPING WITH THE NEIGHBORHOOD BACK THERE BEHIND THE O'REILLY. I THINK IT IS MUCH BETTER THAN MORE OFFICE BUILDINGS WHICH WERE ORIGINALLY PROPOSED FOR THAT SITE. THAT WOULD HAVE BEEN REALLY DENSE AND MUCH BIGGER. PROBABLY TALLER THAN WHAT IS PROPOSED. I'M KIND OF AFRAID OF THE CHANGE. I LIVE CLOSE TO IT. IT WILL HAVE AN IMPACT ON ME BUT I THINK I CAN DEAL WITH IT BUT I'M HAPPY TO HAVE MORE HOUSING AVAILABLE IN THE CITY. THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT . NEXT, I WILL GO BACK IN CHAMBERS .

THANK YOU, LADIES AND GENTLEMEN MEN. MY NAME IS CASEY AND OLIVIA -- AVENUE. I LIVE EARLY CLOSE TO THIS PROJECT AND NOT IN FAVOR OF IT AS PLAN. I'M WILLING TO COMPROMISE TYPICALLY. THE COST FOR TALL BUILDINGS WITH THE GENERAL PLAN -- ENSURES THAT NEW DEVELOPMENT WILL BE SENSITIVE TO THE HEIGHTS OF SURROUNDING HOMES. THIS PROJECT IS CLEARLY WAY OUT OF COMPLIANCE. PLANNING CHAIR SET AT THE LAST MEETING, I HAVE A LOT OF CONCERNS WITH THE DIFFERENT IMPACTS, INCLUDING HEIGHT. HE ALSO SAID I FIND IT IMPOSSIBLE TO ACCEPT THIS PROPOSED USE IS CONSISTENT WITH THE GENERAL PLAN. THE PLANNING COMMISSIONER DEBORAH BURNS AND SAID, I DO THINK IT DOES NOT FIT WITHIN OUR GENERAL PLAN. JACOB HAS SHOWED US SCALED RENDITIONS OF WHAT IT IS GOING TO LOOK LIKE, THE BEFORE AND AFTER. THIS ONE HERE I HAVE FOR YOU TODAY, EXCUSE ME. IT SHOWS MY NEIGHBORS BACKYARD. AND THIS LOOMING EDIFICE IN THEIR NEIGHBOR'S BACKYARD. THIS EDIFICE. THIS IS EVEN WITH THE AMENDED 25 FEET SETBACKS BUT IF ANY OF YOU LIVED HERE, WOULD YOU BE WILLING TO GIVE UP SUCH A VIEW AND HAVE SUCH AN EDIFICE BLOCK IT? TWO WEEKS AGO, THEY WERE LISTENING TO THE HEIGHT CONCERNS AND NOT EVEN ADDRESSING THIS POINT TO IMPROVE IT. WAS THE DECISION LIKELY MADE PRIOR TO THE MEETING? WE HOPE THE CITY COUNCIL CAREFULLY CONSIDERS OUR MAIN POINT REGARDING THE HEIGHT AND COMPLIANCE BEFORE MAKING A DECISION. HAVE A MODIFIED PLAN WE THINK IS FAIR.

YOU HAVE ABOUT 20 SECONDS.

WE ARE HAPPY TO PRESENT THIS PROPOSAL TO YOU AT YOUR CONVENIENCE. THANK YOU FOR HEARING ME.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I WILL GO OUT TO ZOOM . IF YOU WOULD LIKE TO MAKE A PUBLIC COMMENT ON THE CANOPY PROJECT, THIS IS YOUR OPPORTUNITY. THING DONE, -- SEEING NONE, I WILL GO BACK IN CHAMBERS. SEEING NONE, I WILL GO BACK TO SOME SECRET

HELLO. THIS IS SETH HANLEY. I AM NOT SPEAKING ON BEHALF OF THE PLANNING COMMISSION THIS EVENING. I'M SPEAKING SIMPLY AS A RESIDENT OF SEBASTOPOL. AS A LICENSED ARCHITECT AND DESIGNER WITH 25 YEARS EXPERIENCE, I HAVE SPENT MUCH TIME STUDYING THE DRAWINGS THAT WERE PRESENTED. IT IS MY OPINION THAT DESPITE THE THREE STORIES PROPOSED, THE DESIGN IS SENSITIVE TO THE LOCATION, TO THE NEIGHBORS. IT HAS BEEN WELL STUDIED AND THOROUGHLY VETTED WITH MULTIPLE HUNDRED PAGES OF EIR THAT DETERMINE ISSUES ASSOCIATED WITH THIS PROJECT EITHER WERE MINIMAL OR COULD BE EASILY MITIGATED. SO I THINK IN TERMS OF THE

AMOUNT OF HOUSING WE NEED AND THE ISSUES WE HAVE ASSOCIATED WITH THAT, I AM IN FULL SUPPORT OF THE PROJECT AS A CITIZEN OF THE COMMUNITY.

I AM ALYSSA HANLEY. I ADVISED HER OF THE DESIGN REVIEW BOARD IN SEBASTOPOL. I AM A LICENSED ARCHITECT AND I COME TO YOU AS A CITIZEN, NOT AS VICE CHAIR. I'M ALSO IN SUPPORT OF THIS PROJECT. I WOULD ENCOURAGE EVERYONE TO TAKE A CAREFUL LOOK AT THE DRAWINGS FOR THE NEAREST RESIDENCE IS OVER 90 FEET AWAY FROM THE BUILDINGS. THE IDEA THAT SOMEBODY IS LOOKING INTO YOUR YARD, I VALUE THEIR EYESIGHT. I WISH I HAD A BIT WE NEED ENTRY-LEVEL HOUSING AND WE NEED FOLKS WHO ARE ABLE TO AFFORD TO LIVE IN THIS WONDERFUL TOWN. WE NEED TO MAKE SPACE FOR THAT. WE ARE IN SUPPORT OF IT AND WE HOPE THE COUNCIL WILL APPROVE IT.

THANK YOU TO YOUR BOTH FOR YOUR PUBLIC COMMENT. NEXT, I WILL GO BACK IN CHAMBERS .

I HAVE A DAUGHTER WHO IS GOING TO GRADUATE FROM COLLEGE IN THE YEAR AND ANOTHER ONE GRADUATING NEXT MONTH. I THINK ABOUT THEM MOVING BACK HERE. I APPRECIATE COUNCILMEMBERS AND THE QUESTIONS ABOUT INCOME LEVELS. DENSITY DOES NOT MEAN AFFORDABILITY. AND THE NUMBER OF -- THAT DOES NOT MEAN AFFORDABILITY EITHER. SO MY QUESTION IS, THIS IS A PROJECT THAT I THINK IS REALLY GOING TO BE PART OF YOUR LEGACY IN THIS TOWN. SO HAVE YOU THOUGHT OF EVERYTHING POSSIBLE TO MAKE SURE THESE DEED RESTRICTIONS ARE THERE AND ARE PROTECTING AFFORDABILITY? AND HOW ARE WE THINKING ABOUT MAKING SURE -- THANK YOU.

THANK YOU, STEVE, THANK YOU FOR YOUR PUBLIC COMMENT. I WILL NEXT, I WILL GO OUT TO ZOOM . I CAN HEAR YOU. CAN YOU SEE THE TIMER?

NO, BUT THAT'S OKAY.

GO AHEAD AND MAKE YOUR PUBLIC COMMENT PLEASE.

MARGARET SPEAKING ON BEHALF OF -- I JUST WANTED TO -- I THINK THAT IT IS [INAUDIBLE - MUFFLED] THAT HAS SO MUCH POTENTIAL. I'VE HEARD OTHER PEOPLE SAY IT. YOU KNOW, AND TO THE PURPOSE. YOU KNOW, COMPLAINING THAT THE HOUSING ELEMENT IS SIMPLY NOT, EVERYONE HAS TO IN EVERY MUNICIPALITY. I THINK SEBASTOPOL STANDS OUT FROM THERE. AND THERE ASSUMPTION TO COMPLY WITH THE HOUSING ELEMENT. I WOULD URGE THAT THE CITY APPROVED THIS PROJECT AND START AS SOON AS POSSIBLE. THE LAST THING I WANT TO SAY IS THAT WE HAVE A LOT OF FAMILIES -- I HAVE TO SAY, ALMOST ALL OF THE FOLKS COME FROM OUTSIDE OF TOWN. I KNOW THEY ARE SITTING COURTSIDE. [INAUDIBLE - MUFFLED] UP IN SEBASTOPOL. THEY CANNOT AFFORD TO DO ANYTHING, EVEN TO RENT. ANYTHING TO MAKE THIS A FAMILY COMMUNITY, I APPRECIATE IT FOR THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I WILL GO BACK IN CHAMBERS . IF ANYBODY WOULD LIKE TO MAKE A PUBLIC COMMENT ON THIS RESIDENTIAL PROJECT, SEEING NONE, I WILL GO BACK OUT TO ZOOM. IF THERE'S ANYBODY ONLINE THAT WOULD LIKE TO MAKE A PUBLIC COMMENT, ON THE CANOPY RESIDENTIAL PROJECT, THIS IS YOUR OPPORTUNITY. PLEASE RAISE YOUR HAND VIRTUALLY OR PLEASE GET MY ATTENTION. SEEING NONE, PUBLIC HEARING IS CLOSED ON THIS ITEM.

THANK YOU VERY MUCH BUT WILL COME BACK TO THE COUNCIL FOR DISCUSSION AND DECISION. I SEE COUNCILMEMBER HINTON YOU HAVE YOUR HAND READY THERE. GO AHEAD .

I WILL GO EARLY ON THIS ONE. I JUST HAVE TO SAY I AM LUCKY ENOUGH TO HAVE BOUGHT MY HOUSE 30 YEARS AGO IN THIS TOWN. I RAISED MY TWO CHILDREN THERE WHEN I WAS -- ONE WILL BE 30 THIS YEAR AND THE OTHER WILL BE 26 THIS YEAR. THEY WENT THROUGH ALL THREE SEBASTOPOL SCHOOLS. THEY ALL WANT TO LIVE IN THIS TOWN. IT IS HER DREAM TO BUY A PLACE. I ALSO WILL TAKE CARE OF MY MOTHER. SHE IS 80 AND SHE JUST FELL AND BROKE HER WRIST AND SHE LIVES WITH MY SISTER. SO THE THINGS I LOVE THIS PROJECT ARE 80 UNITS, SOLAR ALL ELECTRIC WITH CAR CHARGERS. THE ADU, FOR THOSE OF YOU WHO DON'T KNOW, THERE IS AN ORDINANCE WHO DOES NOT ALLOW YOU TO PUT AIRBNB'S IN ADUs. SO THAT WOULD LOCK THOSE IF PEOPLE TAKE THOSE ACTIONS. WE PASSED THAT MANY YEARS AGO. I WAS PROUD TO HELP PASS THAT ORDINANCE. WE ARE SAVING 111 TREES AND THAT HAS BEEN WORKED ON SINCE 2019. AND I JUST DID A LITTLE LOOK WHILE I WAS LISTENING TO EVERYBODY BECAUSE

MY AUNTIE NORA GREW UP ON -- IN OUR HOUSE RIGHT NOW, PROBABLY SOMEBODY ELSE OWNS IT, IS WORTH ONE .7 MILLION. I AM SORRY. I JUST FEEL LIKE I WAS HERE IN OPPOSITION TO THE CHARTER SCHOOL COMING FORTH. AND WE ALLOW THAT PROJECT TO MOVE FORWARD. MANY PEOPLE HAVE CHILDREN GOING THERE. THE TRAILS, I LOVE TO WALK THAT TRAIL 2116. AND I AM THRILLED WITH THIS PROJECT. I AM JUST GOING TO GO EARLY AND ON RECORD THAT I FEEL LIKE THIS IS THE KIND OF PROJECT THAT SEBASTOPOL NEEDS. AND WE HAVE GOT OUR LOW INCOME. I HOPE ONE OF MY KIDS QUALIFIES. THAT WOULD BE WONDERFUL. AND I JUST HAVE TO SAY THAT. IT MAKES ME REALLY HAPPY TO HAVE SOMETHING LIKE THIS GOING TO OUR CITY. I'M SORRY THAT SOME NEIGHBORS FEEL LIKE THEY MIGHT HAVE PEOPLE LOOKING THROUGH THEIR WINDOWS. I DO NOT BELIEVE THAT IS AN ISSUE. I KNOW THERE ARE CONCERNS ABOUT THAT. BUT I REALLY HAD TO SPEAK FROM MY HEART ON THIS ONE. I HAVE WATCHED THIS PROJECT THAT I'VE NOT BEEN TO IT IN A LONG TIME. OH, BY THE WAY, THEY LET -- FOR THOSE OF US THAT ARE QUITE SERIOUS IN THIS TOWN, I DID DELIVER MEALS DURING COVID. THAT WAS VERY GRACIOUS. MAYBE THIS IS BECAUSE COVID HIT AND I'M GIVING THEM TOO MUCH CREDIT. I GUESS I HAVE TO SAY THAT, YOU KNOW, THAT IS ANOTHER THING. THANK YOU.

THANK YOU VERY MUCH. COUNCILMEMBER MAURER, GO AHEAD.

I PULL TOGETHER MY THOUGHTS. I CANNOT IN GOOD CONSCIENCE SAY THIS COMPLIES WITH OUR GENERAL PLAN. SPECIFICALLY DUE TO THE SCALE. AND I BELIEVE THE COMMUNITY DESIGN POLICY 1 POINT TO TO ENSURE THAT NEW RESIDENTIAL AND COMMERCIAL DEVELOPMENT IS SENSITIVE TO THE SURROUNDING ARCHITECTURE TYPOGRAPHY, LANDSCAPING, CHARACTER, SCALE. AND AMBIENCE OF THE SURROUNDING NEIGHBORHOOD. THESE ARE ALL ONE-STORY HOMES. AND I CONTACTED THE COUNTY TODAY TO FIND OUT IF ANYBODY IN THAT AREA IN THE COUNTY AREA COULD BUILD A THREE-STORY HOME. AND THEY COULD NOT. I MEAN, THEY COULD BUILD THREE STORIES IF THEY HAD A FLAT ROOF. THEY ARE RESTRICTED TO 30 FEET. SO I WANT TO SAY I THINK THERE IS A LOT TO LIKE ABOUT THIS PROJECT. I THINK IT NEEDS TO BE JUST, I REALLY DID HEAR A LOT OF DISCUSSION ABOUT, I HEARD NO ATTEMPTS AT ATTEMPTING TO MITIGATE THE HEIGHT FOR THE NEIGHBOR'S COMPLAINT. AND I THINK THEY WOULD PROBABLY BE AMENABLE TO JUST A FEW OF THE HOUSES WITHIN THEIR BEING MOVED DOWN TO TWO STORY PRESENTS THE ORIGINAL PROPOSAL INCLUDED TWO STRAIGHT BUILDINGS, I DO NOT UNDERSTAND WHY IT CANNOT GO BACK TO PLANNING AND HAVE A DISCUSSION ABOUT HOW YOU CAN MAKE THESE TWO STORY. I DO APPRECIATE THE AMOUNT OF WORK THAT WENT INTO THIS. I APPRECIATE THE TREES THAT WERE PRESERVED. I LIKE THE PROPERTY. I AM GLAD THAT PROPERTY, IF I UNDERSTAND CORRECTLY, IT IS GOING TO BE OPEN TO THE PUBLIC. IT IS NOT JUST RESTRICTED TO THE NEIGHBORHOOD. I WOULD JUST LIKE TO SEE IT SLIGHTLY MITIGATED. I DO THINK THERE IS A LOT TO LIKE THERE. I DO NOT THINK IT WAS DISCUSSED ADEQUATELY BY THE PLANNING COMMISSION IN TERMS OF THE HEIGHT CONCERNS.

I THINK WHAT I WOULD LIKE TO DO IS SEE IF WE CAN GET AN ANSWER WITH THE GENERAL PLAN QUESTION. IS THERE A BRIEF ANSWER THAT CORRESPONDS THAT JOHN J. CAN GIVE US? WE'RE HEARING A CONCERN THAT THIS PLAN IS OUT OF COMPLIANCE WITH THE GENERAL PLAN.

I WILL FIELD THIS ONE. AND ACTUALLY, OUR PLANNING COMMISSION CHAIRS, THE CHAIR OF THE PLANNING COMMISSION, IF HE WANTS TO JOIN IN ON THIS IN TERMS OF THE PLANNING COMMISSION PERSPECTIVE. I WOULD LIKE TO SAY, IN REGARDS TO THIS PARTICULAR, THE COMMUNITY DESIGN SECTION. THIS IS SOMETHING THAT THE PLANNING COMMISSION DISCUSSED, THE QUESTION WAS RAISED. HOW DO WE ASSESS THIS? WE TALKED ABOUT IT. THERE IS A LARGER CONTEXT. A COUPLE OF THINGS THAT CAME UP IN COMMENT FROM AN HISTORICAL PERSPECTIVE. THAT IS IN THE CONSIDERATION BY THE PLANNING COMMISSION. WHEN THIS CAME TO PRELIMINARY REVIEW, IT WAS MOSTLY TWO STORY. IT WAS A LOT CLOSER TO THE PROPERTY LINES AND THE BIG THING WE HEARD FROM EVERYBODY WAS, BIGGER SETBACKS. THE REALITY IS IF YOU HAVE BIGGER SETBACKS AND THEY ARE STILL TRYING TO, AND ALSO THE OTHER THING WAS TO RETAIN MORE OF THE TREES, BECAUSE THEY ARE IMMENSE TREES WITH A LOT OF SCREENING AND SHADING POTENTIAL. SO WE HAVE BEEN WORKING WITH

THE DEVELOPER. I DO WANT TO SAY, THEY COULD'VE GONE THROUGH THE SB 45 PROCESS INSTEAD OF WORKING WITH THE CITY ON THIS. THEY ARE NOT THAT KIND OF DEVELOPER. SO THEY HAVE BEEN WORKING VERY CLOSELY WITH JOHN FOR THE LAST YEAR PLUS. AND BEFORE THAT, WHAT THEY DID IT FROM THE PRELIMINARY REVIEW WAS TO PULL THOSE AND CREATE SIGNIFICANT SETBACKS. I KNOW, FOR EXAMPLE, THAT THEY HAVE GONE THROUGH AND LOOKED AT WHETHER OR NOT THE APPROXIMATE HOUSE IS A GARAGE VERSUS A HOUSE IN TERMS OF HOW THEY ARE RESETTING THE BUILDINGS. SO FROM MY PERSPECTIVE, YOU KNOW, THEY HAVE CONSIDERED THAT. WE DO NOT HAVE DESIGN GUIDELINES THAT SAY YOU DO NOT HAVE TO SEE BUILDINGS, RIGHT? WE LIVE IN A TOWN. YOU'RE GOING TO SEE BUILDINGS. THE GENERAL PLAN COMPONENT OF THE COMMUNITY DESIGN, YOU KNOW, THERE WAS THE RESPONSE OF WE ARE GOING TO BACK AWAY AND GIVE BIGGER SETBACKS. THAT DOES RESULT IN WE ARE SAVING MORE TREES. TWO THIRDS OF THIS SITE IS OPEN SPACE. IF YOU WENT BACK TO TWO STORY, YOU WOULD HAVE ONE THIRD OF OPEN SPACE AND GO BACK TO -- AN KARI, I AM GOING TO INTERRUPT YOU FOR A MINUTE . THE REAL QUESTION, WHICH I THINK IS RELEVANT TO ALL OF US IS WHETHER WE HAVE A PROJECT THAT VIOLATES OUR GENERAL PLAN. YES OR NO? WE JUST NEED TO KNOW.

OKAY, THE ANSWER TO THAT IS NO. THE PLANNING COMMISSION AS NOTED DID TALK ABOUT, SO IT IS CONSISTENT WITH THE HOUSING ELEMENT THAT IS ADOPTED. TWO. LESS THAN 80 UNITS. WHEN YOU DO SIGNIFICANT FINDINGS FOR HEALTH AND SAFETY THAT YOU COULD NOT POSSIBLY HAVE ADU UNITS ON PRINT THAT IS CONSISTENT WITH BOTH THE ZONING AND THE GENERAL PLAN. IN TERMS OF THE QUESTION, WHICH I THINK IS THE MAIN QUESTION WITH THE CONSISTENCY RAISED TONIGHT. IT WAS THE QUESTION ABOUT THE COMMUNITY DESIGN. THAT IS ONE THAT THE PLANNING COMMISSION DISCUSSED AT LENGTH AT THEIR MEETING. AND WHAT THAT MEANT AND HOW THAT SHOULD BE INTERPRETED. THEY DID ADD A FINDING TO, I WILL READ THAT -- WHAT THAT WAS BUT IT IS IN THE RESOLUTION FOR YOU TONIGHT. IT IS IN THE RESOLUTION THE PLANNING COMMISSION ADOPTED REGARDING RECEIVING 1. 2. SENSITIVE TO THE SURROUNDING ARCHITECTURE, TYPOGRAPHY, AND THIS RUNNING NEIGHBORHOOD. THE FINDING MADE WAS THAT IT IS THE SAME SCALE AND LOWER THAN THE ADJACENT OFFICE BUILDINGS BID AT A SIGNIFICANT SETBACKS FROM ADJOINING RESIDENTIAL STRUCTURES, IT BREAKS DOWN THE MASSING BY PRESENTING 20 SEPARATE STRUCTURES FOR THE UNITS BUT IT RETAINS THE MAJORITY OF TREES BETWEEN THE SITE OF ADJOINING RESIDENTIAL PROPERTIES AND MAINTAINS TWO THIRDS OF THE SITE IS OPEN SPACE AND WILL BE PLANTING ADDITIONAL TREES. THEY DID FIND IT WITH CONSISTENT WITH THE GENERAL PLAN.

THANK YOU BUT I THINK THAT ANSWERS THE QUESTION I WANTED ANSWERED. LET'S BRING IT BACK TO THE COUNCIL TABLE. ANY OTHER COMMENTS OR DISCUSSION? ANYONE? COUNCILMEMBER McLEWIS?

I JUST WANTED TO SAY, I MEAN, I FEEL FOR EVERYONE COMMENTING HERE. CITY LINES TO COUNTY LINES, RURAL AREA. AT THE END OF MY STREET HERE IN TOWN, MY TOWN WAS BUILT RECENTLY IN THE LAST COUPLE OF YEARS. THREE STORIES TOURING OVER A ONE STORY. MY NEIGHBORS LOST ALL OF THEIR -- I TOTALLY UNDERSTAND THAT BUT IT IS SO COMPLICATED AND IT FEELS LIKE NO MATTER WHAT DECISION WE MAKE, THERE'S ALWAYS SOMEONE THAT IS IMPACTED NEGATIVELY. ON THE OTHER HAND, YOU KNOW, I MEAN, THE BENEFITS OF THIS PROJECT WE HAVE NEEDED FOR SO LONG. I KNOW FOR SOME, THAT MAY NOT MATTER. AT THE END OF THE DAY, I FEEL LIKE THE DEVELOPERS HAVE BEEN, THEY HAVE BEEN CONSIDERATE ANYTHING'S BUT I UNDERSTAND EVERYONE DOES NOT AGREE WITH THAT BUT BUT AT THE END OF THE DAY, WE NEED HOUSING. AND I ALSO HAVE A SON THAT IS NEARING THE AGE OF MOVING OUT. WE THINK ABOUT THAT ALL THE TIME. HOW WILL WE EVER KEEP THEM HERE BECAUSE IT IS SO NOT AFFORDABLE. AND I JUST WANTED TO SAY, AT THE END OF THE DAY, I SUPPORT THIS PROJECT JUST BECAUSE WE NEED IT. THE CITIZENS HERE NEEDED. WE HAVE LIVED OUT OF STATE FOR 10 YEARS SAVING OUR MONEY JUST TO BUY A HOME HERE. THAT IS HOW BADLY WE WANTED TO LIVE YOUR. WE LIVED IN A STATE WE NEVER WANT TO LIVE INTO SO WE COULD AFFORD TO SAVE OUR MONEY TO BE HERE. THE IDEA WE COULD HAVE HOUSING AT THE COST THEY ARE SAYING. I UNDERSTAND THE AVERAGE PRICE AT THE

END OF THE DAY, -- BENEFIT I AM SORRY, I KNOW THAT IS NOT WHAT YOU ALL WANT TO HEAR. I SUPPORT IT. Agenda Item Number: 1

ALL RIGHT. THANK YOU. I AM SORRY. I SEE YOU, COUNCILMEMBER MAURER . VICE MAYOR ZOLLMAN , WAS THERE ANYTHING YOU WANTED TO SAY? AND THEN I WILL MOVE FORWARD. THANK YOU.

YES, THE GENTLEMAN LIVING ADJACENT TO THE PROPERTY. HIS NAME IS TROY. HE MENTIONED THERE IS A TREE THAT WAS PLANTED A WHILE AGO. IT IS A REDWOOD TREE. THIS TREE WAS PLANTED AS A DEDICATION FOR THE SHED OF THE O'REILLY BUILDING. THIS PROJECT IS REMOVING THAT TREE AND PUTTING A THREE-STORY BUILDING THERE. I TALKED TO THE DEVELOPER ABOUT MITIGATION FOR THAT. THAT TREE WILL REMAIN AND IT WILL BE MOOT. I AM SEEING THE DEVELOPERS THINK, YES. THAT CAN BE MITIGATED. THANK YOU VERY MUCH FOR THAT.

OKAY. THANK YOU, COUNCILMEMBER MAURER. THERE WAS AN INTERACTION AND SAMANTHA. CITY VENTURES. AND OF COURSE, IF THEY ARE GOING TO THAT PARTICULAR MODIFICATION. I AM GOING TO WEIGH IN AT THIS POINT. I AM ALWAYS STRUGGLING WITH THESE QUESTIONS WHEN THEY AFFECT HOMEOWNERS AND INDIVIDUALS WHO ARE EXISTING MEMBERS OF OUR COMMUNITY. I UNDERSTAND THOSE CONCERNS. WE HAVE ENCOUNTERED THEM A LOT AND MANY, MANY DIFFERENT ARENAS AND WE WILL CONTINUE TO ENCOUNTER THEM. FROM MY PERSPECTIVE, IT IS BALANCING THE INTERESTS. AND WHEN I LOOK AT ALL OF THE INTEREST WE HAVE TO BALANCE WITH CITY DECISION-MAKERS HAVING TO MAKE A DECISION FOR OUR TOWN, FOR OUR ENTIRE COMMUNITY, NOT INDIVIDUAL HOMEOWNERS, I HAVE TO WEIGH IN IN FAVOR OF THIS PARTICULAR PROJECT. THAT IS THE DIRECTION I HAVE TO GO DESPITE THE FACT THAT I UNDERSTAND THAT IS GOING TO HAVE A NEGATIVE IMPACT FROM THE PERSPECTIVE OF A NUMBER OF HOMEOWNERS IN OUR TOWN. I WANT TO POINT OUT THAT IN TERMS OF THE CITY HOUSING ELEMENT, THERE ARE ELEVATORS PLANNED. I KNOW THAT WAS A QUESTION THAT WAS RAISED. THAT IS MY PERSPECTIVE. AND COMMENTARY BEFORE WE TAKE A VOTE HERE FROM THE CITY COUNCIL?

I HAVE ONE MORE QUESTION. SO WITH INFORMATION HE PASSED AROUND, WITH CONSIDERATION FOR THAT TREE. I KNOW TREES ARE SO SENSITIVE. IT IS IN A PLAY AREA. I AM WONDERING IF IT IS IN A PLAY AREA, SO WE ARE GOING TO HAVE --

I WANT TO REMIND ALL OF US WE HAVE A HUGE AGENDA. I UNDERSTAND THIS IS SUPER IMPORTANT AND THANK YOU FOR YOUR QUESTION GETS BACK I ACTUALLY DO NOT KNOW WHICH TREE IT IS THAT I DO NOT SEE IT. WE ARE GOING TO THE DESIGN REVIEW BOARD IF THIS WAS FOR. TO LOOK AT THAT TREE IN PARTICULAR AND WORK WITH PLANNING STAFF TO SEE IF WE CAN MAKE IT WORK.

I WILL ASK IF IT IS IN A PLAY AREA, THAT IS WHY DOES NOT SEEM LIKE THERE MIGHT BE SOME FLEXIBILITY WITH THAT BUT IF WE COULD CONSIDER THAT, I THINK THAT WOULD BE -- AN ABSOLUTELY.

DOES THE PLANNING STAFF KNOW WHICH TREE IT IS?
I AM SURE THEY CAN POINTED OUT.

COMMAND -- SAMANTHA, IF YOU CAN STAY FOR JUST A MINUTE. IF THERE IS OTHER INPUT FROM COUNCILMEMBERS, DO THEY HAVE A METHOD? WOULD THAT BE THROUGH YOU, JOHN J.? OKAY, THANK YOU VERY MUCH .

I WILL REQUEST WE GET THE SLIDE PRESENTATION.

WE DID NOT RECEIVE IT BUT THERE WERE SOME ADDITIONAL SLIDES THAT SAMANTHA WENT OVER.

OKAY, ANY OTHER QUESTIONS OR DISCUSSION?

I WANT TO MAKE MY POSITION CLEAR. GOING TO THREE STORIES. I WILL BE VOTING AGAINST THIS BECAUSE I DO NOT BELIEVE IT COMPLIES WITH THE GENERAL PLAN.

THANK YOU VERY MUCH. ANY OTHER COMMENTS BEFORE WE TAKE A VOTE ON THIS PROJECT? I AM LOOKING FOR A MOTION. MARY GOURLEY, WITH THE MOTION TO BE -- I'M SORRY?

THERE IS A CORRECTION TO THE RESOLUTION.

OKAY.

YES, THANK YOU. THERE ARE TWO TEXT CORRECTIONS, ON PAGE NINE OF THE DOCUMENT, IT READS APRIL 21 OF 2023. THAT SHOULD READ NOVEMBER Agenda Item Number: 1 City Council Meeting Packet for Meeting of: April 16, 2024 Page 35 of 69 NINE OF 2022.

I AM SORRY. PAGE NINE?

THE ENTIRE STAFF --

THE RESOLUTION? THAT IS PART OF THE RESOLUTION?

YES.

THERE'S A DATE THERE THAT NEEDS TO BE CORRECTED?

RECORD IT IS NOTED OF APRIL 21, 2023. SHOULD BE NOVEMBER 9, 2022.

OKAY, I DO NOT SEE THE REFERENCE, BUT I WILL ASK MARY GOURLEY TO MAKE THAT CHANGE . ANY OTHER CHANGE?

YES, THE ONE ADDITIONAL ONE. PAGE 15, IT IS NOVEMBER NINE, 2023. THIS WOULD ALSO REFLECT NOVEMBER 9, 2022.

ALL RIGHT. MARY GOURLEY, ARE YOU FOLLOWING THAT? OKAY. ANY QUESTIONS ABOUT THOSE TWO CHANGES? OKAY. I THINK I'M LOOKING FOR A MOTION. IS THAT SIMPLY TO APPROVE THE RESOLUTIONS AS PROPOSED?

THE MOTION WOULD BE TO APPROVE AND ADOPT THE RESOLUTION CERTIFYING THE ENVIRONMENTAL IMPACT OF THE SEQUEL AND ADOPTING THE RESOLUTION FOR THE ENTITLEMENT FOR THE CONDITIONAL USE PERMIT THAT WAS OBTAINED IN THAT. THE 80 CONDOMINIUM UNITS IN THE COMMON AREA AND THIS INCLUDES THE BUILDING HEIGHT. AS AMENDED, THE RESOLUTION BY STAFF WITH CORRECTING THE DATES TO NOVEMBER 9, 2022.

SO MOVED.

I WILL SECOND AUNT.

. HAVE A MOTION BY VICE MAYOR ZOLLMAN AND SECONDED BY COUNCILMEMBER McLEWIS.

THE MOTION AS JUST STATED.

I AM SORRY, WITH THE DATE CHANGES IDENTIFIED.

CORRECT. THE NUMBERS I JUST READ, CORRECT. COUNCILMEMBER HINTON -- COUNCILMEMBER MAURER. NO. COUNCILMEMBER McLEWIS. YES. VICE MAYOR ZOLLMAN . YES. COUNCILMEMBER HINTON . YES.

THE MOTION PASSES WITH ONE MEMBER BEING IN OPPOSITION. THE TAKE A REALLY BRIEF 10 MINUTE BREAK. THANK YOU.

[THE EVENT IS ON A RECESS. THE SESSION WILL RECONVENE IN 10 MINUTES. CAPTIONER ON STANDBY.]

RECORDING STOPPED.

LET'S SETTLE IN SO WE CAN FINISH OUR MEETING.

RECORDING IN PROGRESS.

THANK YOU. HELLO, EVERYONE. LET'S SETTLE IN HERE. WE CAN RECONVENE THE MEETING AND MOVE FORWARD. FOR THIS VERY SUBSTANTIAL AGENDA. THANK YOU VERY MUCH. SO ONCE STAFF IS SEATED, I WILL WAIT FOR THE OKAY FROM I.T. WE WILL THEN GET THIS MEETING BACK IN ORDER. ALL RIGHT GOOD I GOT THE THUMBS-UP FROM I.T. GREAT. ALL RIGHT, FOLKS. WE ARE RECONVENING THE MEETING AFTER TAKING A BRIEF RAKE. IT IS ABOUT 8:50. THE NEXT ITEM ON OUR AGENDA IS THE FEE REQUEST FROM THE SEBASTOPOL CHAMBER OF COMMERCE BUT THIS IS AN ITEM THAT HAS BEEN PUT FORWARD FROM A PLANNING MEETING. MARY GOURLEY, WAS THERE SOMETHING YOU WANTED TO SAY IN THE AGENDA PACKET? THERE WAS A REFERENCE FOR THE CONTINUATION OF THIS ITEM. I WILL REMIND EVERYONE THE FIRST STAFF REPORT IS AVAILABLE IN THE MARCH 19 AGENDA PACKET. THIS IS THE ITEM WE ARE LOOKING AT TODAY BUT IT SHOWS CITY ADMINISTRATION AS THE MOVING INDIVIDUALS. WITH THAT BE MARY GOURLEY OR THE CITY MANAGER?

VERY WILL TAKE THE LEAD ON THIS ONE.

THANK YOU VERY MUCH.

THANK YOU, MADAME MAYOR, AND CITY MANAGER. THE CHAMBER OF COMMERCE HAVE REQUESTED -- TYPICALLY, WE HAD SUPPORTED IN THE PAST, THE BENEFIT GRANTS. SINCE WE ARE NOT DOING THE COMMUNITY BENEFIT GRANTS, THE CHAMBER HAS, FOR THIS YEAR, THE APPLE BLOSSOM FESTIVAL FIRST STAFF TIME AND PUBLIC WORKS WITH OVERTIME, POLICE DEPARTMENT, OVER TIME. IN THE EVENT FEES THAT WOULD NEVER BE CHARGED IS \$14,781. THEY HAVE REQUESTED A WAIVER OF THAT. AT THE WRITING OF THE STAFF REPORT, STAFF REACHED OUT TO CITY STAFF TO SEE IF THIS IS SOMETHING THEY WOULD BE ABLE TO ACCOMMODATE THE BUDGET. AT THAT TIME, THAT INDICATED

THEY COULD NOT. SINCE THE WRITING OF THIS REPORT, WE HAVE REACHED OUT TO THE DEPARTMENT AGAIN. BOTH DEPARTMENTS HAVE INDICATED, DUE TO SOME COST SAVINGS IN THEIR STAFFING AS WELL AS SOME MATERIALS, THAT THEY BELIEVE THEY WOULD BE ABLE TO ACCOMMODATE IT WITHIN THEIR BUDGET BUT IT WOULD NOT REQUIRE A BUNCH OF AMENDED RESOLUTION AT THIS TIME. SO BASED UPON THAT, THE COUNCIL CAN EITHER DENY THE REQUEST THAT WAS ORIGINALLY STATED, APPROVE THE ENTIRE WAIVER OF THE PERMIT FEES, OR APPROVE WAIVER OF A PORTION OF THE PERMIT FEES. THAT IS THE ACTION FOR THE COUNCIL TONIGHT. TO DETERMINE WHAT YOU WOULD LIKE TO REQUEST WITH THE WAIVER OF FEES.

SO JUST TO BE CLEAR, I HEARD YOU HEARD FROM DEPARTMENTS THEY WOULD BE ABLE TO ACCOMMODATE THESE REQUESTS WITH THE MORE CURRENT BUDGETS. I AM LOOKING AT THE ITEM HERE. ARE THERE PORTIONS OF THIS THAT ARE ACTUALLY OUT-OF-POCKET FOR EXPENSES THAT WOULD NOT BE INCLUDED?

SO THE STAFF TIME IS THE BIGGEST COST TO THIS BID WOULD BE OUT-OF-POCKET FOR STAFF TIME WHICH IS ABOUT 3800. AND THE POLICE TIME IS ABOUT 5600. DUE TO SALARY SAVINGS, THAT IS BEEN STATED IT WOULD BE ABLE TO BE RECOVERED WITHIN THE BUDGET BASED ON THE D SALARIES.

SO THEN THAT WOULD, THE REMAINING AMOUNT IN THIS 14,781 -- THIS REQUEST, I SEE IT AS A MATERIALS ITEM?

IT WOULD BE MATERIALS AS WELL AS PERMIT FEES DID NOT OUT-OF-POCKET. THE PERMIT FEES, BUT THE CITY WOULD BE SAVING FOR THAT. IT WILL BE OUT-OF-POCKET FOR \$4500 OR THE COUNCIL HAS THE OPTION TO CONSIDER THAT IN THE CHAMBER PAINT THE MATERIAL FEES AND RECOVER THE STAFF TIME. THAT COULD BE ONE OF THE ACTIONS.

OKAY. SO THE ONLY OUT-OF-POCKET ELEMENT IN THIS TOTAL MOBILE REQUEST WAS THE \$3500 FOR MATERIALS?

THAT IS THE ONLY OUT-OF-POCKET.

I'M GOING TO LOOK AT OTHER COUNCILMEMBERS HERE. YOU HAVE ANY OTHER QUESTIONS FOR STAFF ON THIS ITEM? YES, VICE MAYOR ZOLLMAN?

THANK YOU, MADAME MAYOR. NOT FOR STAFF, BUT DEFINITELY WITH THE CHAMBER REPRESENTATIVES HERE. TO MAKE ANY QUESTIONS FOR STAFF AT THE MOMENT?

I WILL ALSO, I WILL ASK THAT THE BUDGET IN THIS PACKET, SINCE IT IS A MONEY ITEM. MAYBE WE'LL HAVE MARIAH COME TO THE PODIUM SO WE CAN HEAR FROM HER. THANK YOU.

IS IT ON? OKAY. YEAH, SHE IS WITH THE CHAMBER BOARD PRESIDENT. THIS IS REALLY NICE TO HEAR. HOPEFULLY, THIS WILL PASS. I THINK I'VE WRITTEN YOU LETTERS AND I AM SPOKEN ABOUT HOW MUCH GROWTH THIS CHAMBER HAS UNDERGONE IN THE LAST 18 MONTHS SINCE I STARTED WITH 65% INCREASE IN MEMBERSHIP. THAT MEANS OUR BUSINESS COMMUNITY IS SEEKING SUPPORT IN COMMUNITY. THAT IS WHAT THE CHAMBER WANT TO PROVIDE. OUR JOB IS A CHAMBER OF COMMERCE IS TO SUPPORT COMMERCE AND BUSINESS AND TOURISM. IF SO STOCK REVENUE IS YOUR NUMBER ONE SOURCE OF INCOME IS THE CITY, SUPPORTING US IN SUPPORTING EVERYONE AND YOURSELVES BECAUSE IT COMES RIGHT BACK TO YOU. THE MORE INCOME WE RECEIVE FROM THE APPLE BLOSSOM FESTIVAL, WHICH IS OUR ONLY ANNUAL FUNDRAISER, THAT MONEY GOES TOWARD TARGETING OFFENSE, BRINGING PEOPLE TO TOWN. AGAIN, IN THE PAST 18 MONTHS, WE HAVE ADDED, THE CHAMBER HAS HOSTED TWO WITH THE NIGHT, TWO SIDEWALK SALES, IN ADDITION TO THE CHRISTMAS TREE LIGHTING AND THE COMMUNITY AWARD. I PLAN TO CONTINUE TO DO MORE WORK TO BRING PEOPLE TO TOWN. IT IS THE TOURISM PIECE AS WELL. WHEN THE GENTLEMAN SPOKE ON YOUR BUDGET AT THE LAST MEETING, AT THE END OF HIS COMMENTS, HE SAID, I THINK YOUR BEST BET IS TO GO FOCUS ON THE VISITORS. WE ARE NOT JUST A CHAMBER, WE ARE A VISITOR CENTER TOO. AND I THINK IF WE CAN FIND CREATIVE WAYS IN SEBASTOPOL, THAT IS WHAT THE CHAMBER IS WORKING ON. APPLE BLOSSOM FESTIVAL IS NOT JUST ABOUT THE WEEKEND . IT IS ABOUT THE VALUE THAT THAT FESTIVAL, 78 YEARS OF ITS HISTORY. IT BRINGS PEOPLE TO TOWN. THAT IS PART OF THE BRANDING OF SEBASTOPOL. SO YOUR SUPPORT IS VERY MUCH APPRECIATED. IT WILL COME BACK TO Y'ALL I BELIEVE. THANK YOU. ANY QUESTIONS? GO AHEAD. COUNCIL MEMBER HINTON

SO WE FOR TONIGHT WE HAVE A TOTAL OF 3500. AND I HAVE ALWAYS SUPPORTED THE CHAMBER AND THE APPLE BLOSSOM FESTIVAL. I WOULD LIKE TO THROW A PROPOSITION OUT THERE TO THE CHAMBER BOARD. IF WE WAIVE THE FEES TONIGHT AND OF THE APPLE BLOSSOM FESTIVAL IS SUCCESSFUL , LET THIS HAPPEN.

YEAH, MAYBE THE CHAMBER BOARD WOULD CONSIDER AFTER-THE-FACT, WHEN THEY ADD EVERYTHING UP, THEY CAME BACK TO THE CITY WITH A HARD PASSIVE 3500. JUST THROWING IT OUT THERE. I DON'T YOU CANNOT SPEAK FOR THE FULL BOARD. [INAUDIBLE - OVERLAPPING SPEAKERS]

FOR WHAT THE CITY STANDS FOR. I'M KIND OF THROWING THAT OUT THERE.

THANK YOU. ANY OTHER QUESTIONS?

YES, THANK YOU, MADAME MAYOR. SOME OF THESE OTHER QUESTIONS I'VE ASKED TO LEAVE FOR OUR PRESENTATION. I WANT EVERYONE TO UNDERSTAND BUT I DEFINITELY SUPPORT THE CHAMBER. ULTIMATELY, I AM UP THIS IS OWNER AND A MEMBER. THE PROBLEMS YOU'RE GOING TO HAVE IS YOU ALL KIND OF NEW, GIVEN WHERE WE WERE AT THE END OF THE LAST FISCAL YEAR WHAT THE PRESSING CONCERNS AND MONEY PROBLEMS THAT WE WOULD BE FACING RFID YOU ARE -- CORRECT?

CORRECT.

SO YOU ARE IN CHARGE OF HELPING OTHER BUSINESSES BECOME SUCCESSFUL, RIGHT? INSERTING -- INCLUDING YOUR OWN. HOW DOES THAT STACK UP WITH HOW WE WILL HAD TO REDUCE OUR 501(C)3? I'M NOT UNDERSTANDING THAT.

I DO NOT SEE THE PROBLEMS AS COMPETITION FOR FUNDING BUT I THINK WE ARE ALL EQUALLY IMPORTANT TO THE COMMUNITY. EACH OF THE NONPROFITS PROVIDE A VALUABLE SERVICE TO OUR COMMITTEE. THE PIECE OF THE PUZZLE PILLAR PIECE OF THE PUZZLE IS THE JOB TO SUPPORT THE BUSINESS COMMUNITY. IT IS APPLES AND ORANGES, REALLY. WE ARE ALL A PART OF THE TEAM IS HOW I SEE IT. I DO NOT SEE THAT AS A COMPETITION TYPE ELEMENT.

OKAY. I'VE A COUPLE OF OTHER QUESTIONS.

ANY OTHER QUESTIONS? OKAY. GO AHEAD.

AS FAR AS THE AMOUNT OF WHAT ACTUALLY COMES BACK TO THE BUSINESSES FROM THE PROCEEDS OF THIS PARTICULAR EVENT, WHAT IS THAT DOLLAR AMOUNT? I HAVE NEVER COME ACROSS IT

IT IS NOT A DOLLAR AMOUNT, SO TO SPEAK. THE VALUE IN, WHEN I STATED THAT SUPPORTING APPLE BLOSSOM FESTIVAL AND INCOME RECEIVED FROM THE FESTIVAL, THAT MONEY GOES BACK INTO SUPPORTING THE BUSINESS COMMUNITY, I AM THING THAT MONEY GOES TOWARD MARKETING EVENTS THAT ULTIMATELY BRING THE BUSINESS TO RESTAURANTS, MORE INCOME FOR THAT IS THE SALES TAX REVENUE THAT GOES TO THE CITY. I CANNOT PLACE A DOLLAR AMOUNT ON THAT. I THINK THAT IS AN OVERARCHING VALUE.

OKAY. TWO OTHER QUESTIONS.

OKAY.

SO GIVEN THE CURRENT SITUATION WE ARE IN FINANCIALLY, AND KNOWING THE FACT THIS WILL BE A HEAVY ASK FOR WHERE WE ARE PHYSICALLY, WHAT EFFORTS HAVE YOU MADE TO REDUCE YOUR COST FOR THIS PARTICULAR FESTIVAL?

I REACHED OUT TO SANITATION HER REPLACED SEVEN DOLLARS FOR PORT-A-POTTIES. AS OF LAST YEAR, THERE WAS NEVER A LINE AT THE PORT-A-POTTIES AND I THOUGHT WE HAD TOO MANY. LINDA CULLITON MADE A DECISION TO NOT OPEN UP THE PUBLIC RESTROOMS. SHE DID NOT WANT TO CLEAN THEM AFTER THE FESTIVAL. SO WHEN I REACHED OUT TO PACIFIC SANITATION, I TOLD THEM, LISTEN. WE WANT LESS PORT-A-POTTIES BECAUSE WE NEED TO SAVE MONEY. WILL OPEN THE PUBLIC RESTROOMS. AND I SAID, YOU KNOW, WE ARE CUTTING, WE ARE ON A TIGHT BUDGET AND WE WILL NOT SUPPORT THEM IN THE CITY THIS YEAR BECAUSE THEY ARE IN A FINANCIAL CRISIS. I'M TRY TO FIND EVERY WAY I CAN TO REDUCE OUR COSTS. IN TURN, HE SAID, YOU KNOW WHAT? I LOVE THIS FESTIVAL. I LOVE SEBASTOPOL. I NEED TO GIVE YOU THE EXACT AMOUNT OF PORT-A-POTTIES YOU HAD LAST YEAR. DO NOT OPEN THE PUBLIC RESTROOMS. IF THERE'S A SWITCH PROBLEM OR PARKING PROBLEM, IT WILL COST YOU MARKET AND I WILL TAKE \$2000 OFF YOUR BILL. THAT IS ONE EXAMPLE

ON THE LAST QUESTION IS, IT WAS RAISED BY A MEMBER OF THE PUBLIC ABOUT WHY WE NEED -- SO WE HAVE VOLUNTEERS. I KNOW YOU HAD QUITE A FEW VOLUNTEERS. WHY

CANNOT THE VOLUNTEERS BE POSITIONED WHERE YOU CAN ADDRESS SAFETY CONCERNS? IF ANY OF THEM HAVE PROBLEMS, YOU JUST CALL THE LOCAL NUMBER. I'M SURE OUR POLICE WILL RESPOND APPROPRIATELY.

I PERSONALLY DO NOT BELIEVE THAT, THE VOLUNTEERS, SOME OF THEM ARE SENIORS AND SUMMER STUDENTS. THEY CANNOT TAKE THE PLACE OF LAW ENFORCEMENT. THIS IS A FESTIVAL THAT IT IS UP TO 10,000 PEOPLE. SAFETY IS THE MOST IMPORTANT THING. AND I BELIEVE THAT IS BECAUSE WE HAVE HAD SECURITY PRESENT.

[CAPTIONERS TRANSITIONING]

> I WAS IN YOUR ROLE AT ONE TIME SO I HAVE AN UNDERSTANDING OF WHAT IT TAKES TO PLAN WITH THE POLICE ASPECT. AREN'T THEY ALSO INVOLVED WITH DOING THE BIDIRECTIONAL -- UPGRADE?

FOR ALL OF THAT.

THEY ARE.

THAT IS NOT SOMETHING VOLUNTEERS --

THERE ARE CERTAIN THINGS VOLUNTEERS CANNOT DO.

THEY ARE MAKING SURE EVERYTHING IS HAPPENING APPROPRIATELY, SO THAT IS ONE THING.

THERE IS A SAFETY CONCERN AND THE TRAFFIC, MOVING AS MUCH AS IT CAN ON THAT DAY. THEY DO A GREAT JOB OF THAT.

HAD WAS, IF WE DID NOT APPROVE ANY OF THIS, AND YOU HAD TO TAKE A HIT FOR WHATEVER THE FULL DOLLAR AMOUNT IS. IF YOU HAD TO PAY THE CITY, 14,000, TAKE A LOOK AT THAT INCOME AND THAT WOULD PRETTY MUCH ZERO IT OUT. CAN YOU SPEAK TO THE IMPACT IT WOULD HAVE OTHER THAN WHAT I HAVE LOOKED AT IF WE DID NOT HAVE THIS?

THERE ARE SEVERAL ASPECTS OF OUR WORK THAT -- CAN BE AFFECTED. WE WOULD HAVE LESS MONEY TO APPROVE AND MARKET EVENTS FOR DOWNTOWN. THE MORE FUNDING WE HAVE THE MORE WE CAN DO TO BRING PEOPLE TO THE COMMUNITY TO SPEND MONEY, SHOP, EAT, ENJOY OUR RESTAURANTS. THE CHAMBER OF COMMERCE IS WORKING WITH, I HAVE A 17 HOUR WEEK, THAT'S IT. IT'S ME AND HER. SHE CALLED IN SICK TODAY. THAT CHAMBER OFFICE WAS A LOT TO DO. IF WE HAVE A SUCCESSFUL CROSSING AND PEOPLE CAN AFFORD A FULL-TIME ADMIN THAT WILL ALLOW US TO DO MORE IN THE COMMUNITY. IT COULD GET ME OUT OF THE OFFICE SO I COULD BE IN THE COMMUNITY, IN PERSON, DOING MUCH MORE WORK.

OKAY, THANK YOU. VICE MAYOR ZOLLMAN?

[INDISCERNIBLE - MUFFLED]

SO, REPEAT OCCURRENCE, THE REASON WE ARE HERE IS BECAUSE WE HAVE BEEN FUNDED, ACCORDING TO LINDA, WITH THE COMMUNITY GRANT PROGRAM SAFETY FOR DECADES, PERHAPS. THIS IS THE FIRST TIME THE CHAMBER IS COMING WITH THIS SORT OF ASK, SO IT'S A UNIQUE SITUATION.

I'M SORRY, I HATE TO INTERRUPT, BUT WE NEED TO TAKE IMMEDIATE BREAK IN ORDER TO CREATE AN AISLE DOWN THE MIDDLE. I'M GOING TO ADD, PLEASE STAY THERE, I THINK WHAT I WILL DO IF THE MAYOR IS OKAY, JUST ASK PEOPLE TO PUSH THEIR CHAIRS ASIDE. WE NEED AN AISLE DOWN THE MIDDLE SO THAT IF THERE'S AN EMERGENCY, JUST PUSH YOUR CHAIRS TO THE SIDE. LET'S CREATE THAT. PERFECT. THAT'S GREAT. IT HAS TO BE WIDE ENOUGH FOR PEOPLE TO WALK THROUGH. THANK YOU. THAT'S AWESOME. ALL RIGHT. HOLD ON A MINUTE. IS THAT SUFFICIENT FOR OUR NEEDS?

AS LONG AS THERE IS A WALKWAY ENCASED OF EVACUATION AND THEN I WILL DO ACCOUNTING TO MAKE SURE WE ARE UNDER OCCUPANCY.

THANK YOU FOR YOUR PROACTIVE, IT'S A VILLAGE, IT TAKES A VILLAGE. THANK YOU. IF YOU COULD PLEASE CONTINUE.

I THINK I FINISHED THAT QUESTION.

FOLLOW-UP, THIS ISN'T, EACH YEAR, BEFORE WE DECIDED TO CUT OFF THE BENEFIT GRANT AS FAR AS WHAT I REMEMBER FROM LAST YEAR, THERE HAVE BEEN REPEATED REQUESTS FROM THE CITY TO SUBSIDIZE, BUT THAT'S NOT YOUR UNDERSTANDING.

THIS IS THE FIRST REQUEST I HAVE MADE GOOD

AS FAR AS GETTING THE TOURIST OFFICE OPEN TO PUBLIC ON THE WEEKENDS. WHEN IS THAT? Agenda Item Number: 1

WHEN WE HAVE ENOUGH FUNDING TO HAVE AN EMPLOYEE ON THE WEEKENDS AND IF THE APPLE BLOSSOM FESTIVAL IS SUCCESSFUL, IT WILL BE OPEN ON THE WEEKENDS.

THANK YOU. I THINK THOSE WERE THE QUESTIONS. CAN WE PLEASE GO OUT TO PUBLIC COMMENT? IT SOUNDS LIKE THERE IS A CONCERN ABOUT FIRE ACCESS.

I WAS TRYING TO DO ACCOUNT, BECAUSE EVEN THOUGH THE OCCUPANCY IS 80, THAT'S 80 STANDING PIVOT TABLES AND CHAIRS IT THE, SO I WAS TRYING TO MAKE SURE WE WERE UNDER. THAT COULD YOU PLEASE, COUNT THE NUMBER OF PEOPLE? YOU CAN DO IT.

SO, I WILL GO TO PUBLIC COMMENT FOR THE WAIVER OF THE FEES FOR APPLE BLOSSOM. WE WILL GO TO IN CHAMBER FIRST IF THERE'S ANYONE THAT WOULD LIKE TO MAKE A PUBLIC COMMENT ON THE REQUEST FOR THE WAIVER OF FEES FOR APPLE BLOSSOM. THING DONE, I WILL GO OUT TO ZOOM AND THE FIRST SPEAKER I HAVE, CAN YOU UNMUTE YOURSELF, PLEASE?

CAN YOU SEE THE TIMER?

YES.

GO AHEAD.

I AM A MEMBER OF THE GRASSY LIONS AND A MEMBER OF THE CHAMBER OF COMMERCE. ONE OF THE THINGS THAT REALLY HAS NOT BEEN MENTIONED IS THAT MOST TOWNS WHO HAVE PARADES ARE PUT ON BY THE CITY. THE CHAMBER HAS BEEN PUTTING ON THIS PARADE FOR QUITE A WHILE AND MOST OF OUR COST THAT WE ARE ASKED TO COME BACK TO IS TO PUT ON THE PARADE. THAT IS THE BIG THING. IT'S USING THE POLICE, THE DIRECTIONAL TRAFFIC, ALL THOSE KINDS OF THINGS IS BECAUSE THE OVERTIME THAT COMES IN. AS A CHAMBER, IF WE CANNOT GET SUPPORT BACK FROM THE CITY, CAN WE AFFORD TO HAVE THE PARADE AS WELL AS THE APPLE BLOSSOM FESTIVAL? THAT'S MY COMMENT.

WE ARE HEARING, THANK YOU IT MARY, I'M SORRY, NUMBERS IN THE ROOM?

I UNDERSTAND THE OCCUPANCY IS 74.

WE HAVE HOW MANY?

OCCUPANCY STANDING IS 80, TABLES AND CHAIRS, IT IS 60 IS MY UNDERSTANDING FROM THE BUILDING OFFICIAL. SO WHILE -- YES, IF WE COULD JUST KEEP GOING WITH PUBLIC COMMENT AND THEN IF WE COULD CONTACT THE FIRE CHIEF.

I WILL STEP IN, AND WE WILL GO TO PUBLIC COMMENT IN THE COUNCIL.

WE GO BACK INTO CHAMBERS. MAC I HAVE BEEN COMING TO THIS SINCE THE TRAIN ON MAIN AND I ENCOURAGE YOU AND COUNCILMEMBER HINTON, THAT YOU GO WITH SOMETHING, YOU GIVE THEM THE MONEY BECAUSE IF YOU HAVE TO GO FOR A TAX INCREASE YOU MIGHT NEED THESE PEOPLE, SO IS A SECONDARY THOUGHT YOU MIGHT WANT TO WORK AROUND IT.

THANK YOU. NEXT, BACK TO CHAMBERS.

I'M SORRY, YOU ARE WELCOME TO SIT DOWN. THANK YOU.

CAN YOU SEE THE TIMER? GO AHEAD.

I JUST WANT TO ENCOURAGE COUNCIL TO SUPPORT THE APPLE BLOSSOM FESTIVAL. I THINK WE'VE HEARD OVER AND OVER AGAIN THAT SALES TAX ARE KEY TO HELPING OUR CITY MAKE THE FINANCIAL RECOVERY AND BRING IN ENOUGH MONEY TO FULLY FUND OUR VARIOUS, FUNDAMENTAL AND FOUNDATIONAL CITY SERVICES. IN THE PAST, COUNCIL HAS APPROVED HUNDRED AND \$20,000 AND MUCH MORE IN THE HUNDREDS OF THOUSANDS OF DOLLARS FOR PAID CONSULTANTS. I THINK THE CHAMBER IS NOW DOING THAT WORK AND OBVIOUSLY, AT MUCH LESS COST. I WOULD ENCOURAGE YOU TO SUPPORT THE CHAMBER AND SUPPORT OUR LOCAL BUSINESSES AND SUPPORT THE WORK THEY ARE DOING ON BEHALF OF OUR SMALL BUSINESS COMMUNITY. THANK YOU. CONNECT THANK YOU. I WILL COME BACK TO IN CHAMBER IF ANYONE WOULD LIKE TO MAKE A PUBLIC COMMENT ON THE REQUEST FOR THE WAIVER OF FEES FOR APPLE BLOSSOM. SEEING MEN, I WILL GO BACK OUT TO ZOOM LINDA, CAN YOU UNMUTE, PLEASE?

THANK YOU. CAN YOU GO AHEAD?

SO, YOU KNOW, THIS IS A WORTHY CAUSE AND I AM THINKING YOU WOULD HAVE PLENTY OF MONEY FOR THIS AND THE MANY OTHER, OTHER THINGS IN THIS TOWN HAD Agenda Item Number: 1
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YOU NOT, IN THE PAST, HAD A BUNCH OF USELESS CONSULTANTS, ON ONE FLOOR OF THE AUDIT FOR EXEMPLARY COMPS. WE GOT 13. YET, THAT DIDN'T STOP DIANA RICH FROM BULLYING THEM AND AUDITING THEM, THINKING, YOU GOT HER MIXED UP WITH MINNEAPOLIS AND GEORGE FLOYD, YOU KNOW AND OUR COPS ARE NOT EXACTLY LIKE THEM AND NOT EVEN TO MENTION THE \$5 MILLION IN THE LOAN THAT DIANA RICH AND LISA STILL WILL NOT ACKNOWLEDGE THAT THEY OKAYED BECAUSE THEY DID NOT KNOW THEY WERE VOTING ON BECAUSE IT WAS WRITTEN IN SUCH A WAY WITH SUSTAINABILITY AND ENERGY EFFICIENT IN SOMETHING LIKE THAT, THAT INCLUDED A \$2.2 MILLION, THAT WERE USELESS AND HAZARDOUS TO OUR HEALTH, BUT WE ARE GOING TO BE PAYING ON THAT.

YOU HAVE 36.

FOR THE 13 YEARS. I WOULD LIKE TO REMIND YOU THAT THE REMAINING DEBT ON THAT IS \$374,000. THAT DOES NOT INCLUDE THE REST OF IT. THANK YOU DID THANK YOU. NEXT I GO BACK TO IN CHAMBERS, IF THERE'S ANYONE.

I AM A CITIZEN, HERE IN SEBASTOPOL. IT SEEMS TO ME THAT IF 35 PEOPLE GIVE HUNDRED DOLLARS, IT WOULD BE COVERED, SO THAT THE CONSIDERATION FOR PUBLIC FUNDING.

LET'S COMPLETE PUBLIC COMMENT AND WE WILL COME BACK TO IT. THANK YOU.

NEXT, GO BACK OUT TO ZOOM. IF ANYONE WOULD LIKE TO MAKE A PUBLIC COMMENT, PLEASE RAISE YOUR HAND OR WAIT TO GET MY ATTENTION. ONE LAST TIME, TO CHAMBERS. SEE NONE, PUBLIC COMMENT IS CLOSED. MAC I AM GOING TO BASICALLY JUST SAY THAT I AM CERTAIN THE CHAMBER HAS DONE FUNDRAISING, CORRECT? OKAY. THAT IS A WONDERFUL QUESTION AND WONDERFUL SUGGESTION. WHY DON'T YOU JUST BRIEFLY COME UP TO THE PODIUM AND CONFIRM THAT FOR US, IF YOU COULD. I A DO HERE AT TAXPAYER TOWN SAYING HEY, I'M COMING TO THE CITY.

I GET THAT. FAIR QUESTION. I SPENT PART OF TODAY COLD CALLING LOCAL BUSINESSES ASKED THEM TO CONTRIBUTE. EMAILS OF GONE OUT TO, OVER 100 OF OUR BUSINESSES DID THE THING IS, A LOT OF OUR LOCAL SMALL BUSINESSES DO NOT HAVE THE FUNDING RIGHT NOW. IT'S DIFFICULT, BUT THOSE WHO SEE THE VALUE AND DO CONSIDER IT SOMETHING OF AN INVESTMENT, TO CONTRIBUTE TO APPLE BLOSSOM, HAVE STEPPED UP AND ARE SUPPORTING AND HELPING TO FUND OFF -- FUND APPLE BLOSSOM. I'M EXHAUSTING EVERY RESOURCE I CAN TO MAKE THIS A GREAT EVENT.

THANK YOU. WE ARE NOW BACK AT THE COUNCIL TABLE FOR DISCUSSION. WOULD ANYONE LIKE TO WEIGH IN?

WELL, I WANT TO SAY THANK YOU , FOR EVERYTHING YOU'VE DONE TO MAKE THIS HAPPEN THIS YEAR. I THINK IT'S SUCH A SMALL, SMALL INVESTMENT AND I'M SORRY THAT YOU HAVE COME HERE AND PUBLICLY ASK. I WOULD LIKE TO SUPPORT, THE FULL ASK OF WHAT YOU NEED AND AT THE SAME TIME, I AM ON THE BUDGET COMMITTEE. SO, YOU KNOW, WE ARE FACING IN NEARLY \$2 MILLION DEFICIT STARTING IN THE NEXT FISCAL YEAR AND MOVING FORWARD, A \$3 MILLION PROJECTED DEFICIT. THINGS CHANGE, YOU NEVER KNOW. I WOULD LIKE TO SUPPORT YOU FOR THIS YEAR, BUT I CAUTION YOU TO PROBABLY LOOK FORWARD TO BUDGET FOR PERHAPS THE NEXT COUPLE YEARS, BECAUSE WE DID LOOK AT SUSPENDING THE COMMUNITY GRANTS. IF YOU WOULD CONSIDER THAT AS A POSSIBILITY, I DON'T THINK YOU NEED THIS OR KNEW THAT THERE MIGHT NOT BE FUNDS FOR THE PURPOSE -- FOR THE PARADE. JUSTINO, FOR THE NEXT COUPLE YEARS, IT WOULD BE PRUDENT TO BE MINDFUL OF THAT BUDGET AND TO SEE WHAT YOU CAN DO TO FUND RAISE FOR THAT.

ANY OTHER COMMENTS FROM COUNCILMEMBERS? COUNCILMEMBER HINTON?

YES, TO CLARIFY, I DO THINK YOU'VE BEEN AWESOME, YEAR AFTER YEAR, I'VE VOTED FOR FUNDING. IT'S WORTH IT, THOUGH WE ARE IN A DIFFERENT SITUATION. I WANTED TO ADDRESS THE BOARD MEMBER WHO SPOKE, THAT THE CITY DOES NOT HAVE A PARKS AND REC DEPARTMENT LIKE MANY CITIES DO. REALLY, THE COMMUNITY MAKES IT HAPPEN, AS WE KNOW, COMMUNITY CENTER, SENIOR CENTER, ART ENTER, CHAMBER. THAT'S DIFFERENT THAN LIKE, THE CITIES THAT HAVE BIGGER BUDGETS BECAUSE THEY HAVE A PARKS AND REC DEPARTMENT WHICH WE DO NOT. I WOULD SAY THAT, BY T-SHIRT. YOUR T-SHIRTS ARE THE BEST, THE MOST CREATIVE I'VE SEEN IN. I CAN'T EVEN REMEMBER. I TALKED TO MARIAH ABOUT IT SO HOPEFULLY WE HAVE MONEY ON T-

SHIRTS AND I CHALLENGE YOU ON THE COST REPORT. IF YOU MAKE A PROFIT THIS YEAR AND CAN HELP THE CITY WITH OUR HARD COSTS, ERNIE'S GOT MONEY OUT, THAT IS, GIVE IT TO THE CHAMBER BECAUSE IF THEY MAKE MONEY THIS YEAR. I JUST WANTED TO SAY I AM IN SUPPORT OF WHAT YOU NEED AND IT SOUNDS LIKE WE ARE GOING TO, WITHIN OUR OWN BUDGET, HELP FIGURE IT OUT.

AND FOR THOSE ON ZOOM, YEAH, THERE'S BEEN A DONATION COLLECTION ON BEHALF OF THE CHAMBER THAT HAS BEEN INITIATED BY WAYNE STANFIELD AND ERNIE CARPENTER AND IT LOOKS LIKE THERE'S A SUBSTANTIAL AMOUNT OF MONEY AND RIGHT, OKAY. MICHAEL. OKAY. ANYWAY. MOVING ON, WHAT OTHER COUNCIL -- WE NEED TO FIGURE OUT WHAT WE ARE DOING. THANK YOU.

I JUST WANTED TO COMMENT AS EXECUTIVE DIRECTOR OF A 501(C) SIX CHAMBER FOR NORTHBAY BUSINESSES, I FEEL FOR THE CHAMBER RIGHT NOW AND WHAT YOU ARE DOING. I'M GOING TO THE SAME THING WITH MY EVENT AND ASKING LOCAL BUSINESSES. I HAVE A LOT OF EMPATHY FOR THAT AND I ALSO THINK THAT KNOWING THE BUDGET CHALLENGES WE HAVE, I CONCUR THAT HOPEFULLY NEXT YEAR YOU MIGHT BE ABLE TO DO THAT. WITH ALL OF OUR COST ISSUES, BUDGET ISSUES, I THINK THAT THE CHAMBER IS, WE ARE LOOKING AT THE NEED FOR ECONOMIC DEVELOPMENT AND WORK IN RETURN, WE NEED TO TURN TO THE CHAMBER TO HELP WITH THAT AND RIGHT NOW, I THINK IT'S AN INVESTMENT IN THE CHAMBER WHO WILL INVEST IN US AND AS WE WORK WITH CITY MANAGER AND OUR BUDGET COMMITTEE TO FIGURE OUT HOW TO REDUCE COST, WE ARE ALSO GOING TO FIGURE OUT HOW TO BRING THAT REVENUE. I'M HOPING THAT BY US SUPPORTING THIS, I SUPPORT THIS TONIGHT, TRYING TO FIGURE OUT IN THE FUTURE HOW WE CAN HAVE MORE. I KNOW I EMAILED YOU ABOUT DIFFERENT IDEAS SO I SEE THIS AS AN INVESTMENT AND I UNDERSTAND THE BUDGET ISSUES THAT I'M NOT IGNORING, BUT I THINK SOMETIMES WE HAVE TO PUT MONEY INTO THINGS THAT WE NEED TO GROW. I JUST WANTED TO EXPRESS THAT SUPPORT AND THE EMPATHY THAT WE ARE IN THE SAME BOAT.

GO AHEAD, VICE MAYOR ZOLLMAN.

THANK YOU. YES. MY ACTIONS MIGHT HAVE BEEN PROCESSED AS HARSH AND I SENSE A LEVEL OF DEFENSIVENESS. I PREFACED WITH THE FACT THAT I AM A MEMBER OF YOUR ORGANIZATION, I SUPPORT YOU, I AM A LIAISON POSITION TO YOU, BUT AS YOU POINT OUT, I AM IN THE BUDGET COMMITTEE. I TOO, AM FINE. I DISAGREE WITH THE STATEMENT OF, YOU DIDN'T KNOW, LIKE WE WOULD END UP IN THIS BECAUSE WE WENT THROUGH THIS THE PAST BUDGET CYCLE. YOU HAVE HAD NOTICE OF THIS. I AM FINE WITH GIVING MONEY THIS YEAR, BUT I AM EXPECT AND THAT NEXT YEAR, WE WILL HAVE A LOT LESS REQUESTS, IF ANY AT ALL.

OKAY. I THINK, I AM UNCERTAIN IN TERMS OF THE NOTICE TO THE CHAMBER, BUT I'M NOT SURE, LET ME JUST, MY OPINION. THIS AMOUNT OF MONEY IS NOT A SMALL AMOUNT. IT IS ALMOST \$15,000 AND YES, STAFF HAS MANAGED TO FIGURE OUT A WAY TO MAKE IT WORK WITHIN THE BUDGET THEY'VE ALLOCATED, BUT WE ALL KNOW THAT THAT BUDGETARY AMOUNT FOR STAFF COULD HAVE GONE FOR OTHER PURPOSES OR EXPENSES IN THE CITY. SO, I AM IN SUPPORT OF THIS REQUEST, I OFFER THAT SUPPORT WITH SOME MAJOR CONCERNS AND REMINDERS THAT IN THE FUTURE, AS YOU HAVE HEARD, IT'S GOING TO BE VERY DIFFICULT FOR THIS CITY COUNCIL TO SUPPORT REQUEST OF THIS KIND. THAT'S MY FIRST OBSERVATION. THE OTHER POINT IS, I LOVED COUNCILMEMBER NICHOLAS'S POINT WHICH IS OKAY, WE ARE, IN ESSENCE, SUPPORTING \$50,000 WORTH OF MONEY TOWARD THE CHAMBER. THAT'S A SUBSTANTIAL SUM, LET'S BE SURE WE PARTNER IN THE FUTURE AS WE ARE TRYING TO ALL GET TOGETHER AND MAKE THIS TOWN, KEEP IT AFLOAT AND HELP THEM THRIVE. SO, YES, BUT WE WANT YOU TO KNOW THAT IT'S A BIG ASK FOR US RIGHT NOW AND THAT WE HOPE THIS IS CONFIRMATION OF A PARTNERSHIP AND THAT YOU WILL KNOW IN THE FUTURE, IT'S GOING TO GET EVEN TIGHTER, FOLKS. THAT'S MY GENERAL COMMENT. ANYONE ELSE WANT TO MAKE SOME COMMENTS BEFORE WE TAKE A VOTE?

I WOULD JUST LIKE TO MOVE TO GRANT, AS REQUESTED, BY THE CHAMBER.

I'M SORRY, WE LOST TRACK OF THIS IDEA OF THE 3500, THE CHAMBER, CONSIDERING A RETURN OF THE 3500. AND SEEING NOT, THAT IS SOMETHING THE CHAMBER WILL CONSIDER.

OKAY. THANK YOU FOR THAT REMINDER. WE ARE LOOKING FOR A SECOND FOR THAT MOTION. IF SO, WE WILL THEN VOTE ON IT.

I WILL SECOND IT, I'M SORRY.

WE DO HAVE A SECOND AND NOW WE ARE AT THE POINT WHERE THERE IS DISCUSSION AND TO THE EXTENT THAT ANYONE ON THE COUNCIL WOULD LIKE TO INTRODUCE THE CONCEPT OF THE \$3500 BEING CONSIDERED BY THE COUNCIL, NOW WOULD BE THE TIME. I WOULD LIKE TO CONSIDER AN AMENDMENT OF THE MOTION, THAT THEY WOULD BRING IT OFFICIALLY TO THE BOARD AND NOT THAT THERE IS A GUARANTEE, BUT I REALLY WOULD LIKE THAT TO BE PART OF OUR ASK, THAT THEY AT LEAST CONSIDER THAT IF THEY HAVE A SUCCESSFUL EVENT. BUT NOW WE HAVE BASICALLY TWO MOTIONS. IS THERE A SECOND TO THAT SECOND MOTION? THE FIRST, THAT GOT A SECOND WAS TO SIMPLY APPROVE THE REQUEST FOR A WAIVER. WE NOW IN EFFECT HAVE A SECOND MOTION ON THE FLOOR WHICH IS TO APPROVE THE WAIVER WITH THE \$3500 CONDITION. THE MAYOR IS LOOKING AT ME, PLEASE LET ME OUT.

YOU NEED TO TAKE THE FIRST MOTION SINCE YOU HAVE A SECOND TO PUT IT ON THAT TO SEE IF THAT PASSES. THEN, COUNCILMEMBER HINTON CAN ASK IF THE MOVER WOULD LIKE TO AMEND THE MOTION TO CONSIDER THAT AS PART OF THE MOTION.

THAT THE REQUEST TO YOU, AND SHE HAS DECLINED SO NOW WE SHOULD TAKE A VOTE. YOU MAY TAKE A VOTE ON THE FIRST MOTION AND THEN IF THAT DOES NOT PASS YOU CAN GO TO THE SECOND MOTION TO CONSIDER THE REQUEST TO THE CHAMBER.

WHAT WOULD WE DO? YES. I THINK WE NEED TO TAKE A VOTE ON THE FIRST MOTION, PLEASE. FOR COUNCILMEMBERS, IF THAT FAILS, WE LOOK TO THE SECOND MOTION, CORRECT?

CORRECT. YOU DON'T HAVE A SECOND ON THE MOTION BUT IF THIS DOES NOT PASS THERE IS A STANDING REQUEST ON THE FLOOR. MOVED AND SECONDED, TO APPROVE THE WAIVER OF FEES FOR TIME AND MATERIALS FOR THE 2024 FESTIVAL, AS AMENDED BY THE CHAMBER OF COMMERCE, AS STAFF IS INDICATED THE FEES CAN BE ABSORBED IN THE BUDGET THEREFORE A BUDGET RESOLUTION IS NOT REQUIRED.

CAN I ASK A CLARIFYING QUESTION? I DO NOT WANT TO VOTE AGAINST THIS. MY UNDERSTANDING IN THE PAST IS THAT IT CAN GO THROUGH AND THEN WE CAN DO A RECONSIDERATION.

IT WOULD HAVE TO BE A SEPARATE MOTION.

IT WOULD HAVE TO BE A SEPARATE MOTION.

I'M GOING TO SAY YES AND I JUST, THROUGHOUT MY THOUGHT, SO I'M IN SUPPORT OF THE CHAMBER AND THE EVENT.

MOTION PASSES UNANIMOUSLY. BEFORE WE GO FURTHER, WE ARE OVER OCCUPANCY LOAD. WE WILL NEED TO OPEN THE DOORS TO HAVE AT LEAST 15 PEOPLE BE OUT IN THE HALLWAY. THERE CAN ONLY BE 60 IN THIS ROOM WITH TABLES AND CHAIRS.

15 PEOPLE --

IF 74 TOTAL, AS WAS DISCUSSED, THEN WE NEED 14 PEOPLE BE ABLE, AND KEEP THE ALLEYWAY, IT WOULD HAVE TO BE IN THE PERIMETER.

OKAY, SO WE ARE GOING TO ASK 15 PEOPLE TO SELF SELECT. LET'S MAKE SURE WE CAN OPEN THE ROOM FOR ANYONE WHO IS PRESENTING ON ANY ITEMS THAT WE HAVE A COMING ON THE AGENDA AND OTHERWISE, LET'S ASK THOSE PEOPLE WHO ARE WILLING TO STAND OUTSIDE AND LISTEN FROM THERE TO --

I HEAR A REQUEST, WE WILL CONSIDER THAT IN A MOMENT, BUT FOR THE MOMENT LET'S MAKE SURE WE HAVE ABOUT 15 PEOPLE OUT OF THE ROOM. IT LOOKS LIKE WE ARE THERE.

HAVING A SIDEBAR CONVERSATION, IF THE COUNCILMEMBER WOULD LIKE TO MAKE A SEPARATE MOTION TO REQUEST THE CHAMBER CONSIDER THAT, YOU CAN MAKE A SEPARATE MOTION. IT WOULD JUST NOT BE CONSIDERED PART OF THE FIRST MOTION SAID

I SEE. THANK YOU FOR THOSE , TO CLOSE AT THIS DISCUSSION, WHO REMOVED THEMSELVES. IT LOOKS LIKE, WE HAVE CLEARED THE ROOM SUFFICIENTLY. I WILL BRING THE DISCUSSION BACK TO THE COUNCIL TABLE , REGARDING THE CHAMBER ITEM. I SEE THE CHAMBER REPRESENTATIVES ARE STILL IN THE ROOM. BRIEFLY, WE WILL OFFER THE OPPORTUNITY TO MAKE ANOTHER MOTION THAT WOULD REQUEST THE CHAMBER CONSIDER THE RETURN OF SOME AMOUNT OF MONEY.

I WILL MAKE THAT MOTION THAT THE CHAMBER ASK THEIR BOARD, IF THEY HAVE A SUCCESSFUL EVENT, APPROVE THE POSSIBLE RETURN OF \$3500 IN HARD COST TO THE CITY SO THAT WE CAN BE IN PARTNERSHIP AND EVEN UP SECOND.

FIRST AND SECOND. ANY DISCUSSION?

YEAH, I JUST WANT TO FREELY GIVE IT TO THE CHAMBER. I DON'T WANT TO HAVE THEM HAVE TO GO BACK, I WOULD LIKE TO GIVE IT FREELY THIS YEAR AND THEN NEXT YEAR, THINGS WILL BE DIFFERENT.

UNDERSTOOD. ANY OTHER DISCUSSION BEFORE WE TAKE A VOTE? COULD YOU PLEASE TAKE THE VOTE?

MOTION AND SECONDED TO ASK THAT IF THERE IS A SUCCESSFUL EVENT THAT THEY WOULD CONSIDER RETURNING THE HARD COST OF \$3500 TO THE CITY.

MOTION PASSES, 4-1.

OKAY, THANK YOU. WE HAVE CLOSE AT THAT ITEM, THANK YOU TO THE CHAMBER REPRESENTATIVES WHO ARE HERE AND TO EVERYONE WHO PARTICIPATED IN THIS TOPIC. THERE'S BEEN A REQUEST MADE TO MOVE THE CEASE-FIRE ITEM AHEAD OF OUR OTHER ITEMS ON THE AGENDA. UNFORTUNATELY, I'M NOT COME DOING THAT, I'M NOT SEEING ANYTHING FROM OTHER COUNCILMEMBERS THAT WOULD CHANGE MY OPINION. WE DO NEED TO PRIORITIZE THE ITEMS THAT ARE ALREADY ON THE AGENDA. UNFORTUNATELY, THAT IS WHERE WE ARE AT. NEXT, THIS ITEM WAS PRESENTED BY CITY MANAGER, ON SOLID WASTE COLLECTION, CORRECT? MIKE I WILL TRY TO MAKE THIS SHORT AND SWEET. THIS IS NOT THE RELEASE OF THE RFP, IT'S JUST THE EVALUATION CRITERIA OR THE REQUEST FOR PROPOSALS FOR THE NEW RESIDENTIAL SOLID WASTE COLLECTION IN SWEEPING SERVICES. AS YOU HEARD ANY PREVIOUS COUNCIL MEETING, THE COUNCIL DECIDED TO GO OUT FOR REQUEST FOR PROPOSALS AND ASK THE EVALUATION CRITERIA BE RETURNED, CONSIDERING WHAT THEY WOULD LIKE TO SEE IN THE RFP FOR THE CRITERIA. I HAVE INCLUDED THE MILESTONES IN THE REPORT AS FAR AS WHEN THE ITEMS WOULD BE COMING BACK, AS WELL AS THE EVALUATION CRITERIA IN THE REPORT. I CAN PULL THAT UP ON THE SCREEN AND WE CAN TALK FOR EACH, THE QUALITY OF SERVICES, OTHERWISE IT'S IN THE REPORT. IF THERE ARE COMMENTS, QUESTIONS, I DO HAVE GUARDS FROM OUR THREE CONSULTING AND MARION FROM OUR THREE CONSULTING IF THERE ARE QUESTIONS.

I THINK I WILL MAKE THIS A COMPRESSED DISCUSSION. WE HAVE ALL RECEIVED THE AGENDA ITEM, THE STAFF REPORT IN OUR PACKET. LET'S JUST CHECK AND SEE IF THERE ARE ANY QUESTIONS FOR COUNCILMEMBERS. I'M NOT SEEING ANY. AT THE SAME TIME, I WILL ASK COUNCILMEMBERS THAT YOU HAVE A NEED TO PROVIDE US ADDITIONAL INFORMATION AT THIS TIME.

I JUST WANTED TO ASK UNDERWEAR IT IS PROPOSED SINGLE FAMILY RESIDENTIAL RATES, BEING ON THAT COMMITTEE, ONE OF THE THINGS THAT WE LEARNED IS THAT SOME OF THE CANS WERE, THE PRICING WAS MUCH LOWER BASED ON AN INITIATIVE TO ENCOURAGE PEOPLE TO USE THE SMALLER CANS. I'M WONDERING WHAT THAT --

I WILL ASK THE CONSULTANT TO ANSWER THAT QUESTION IF THAT'S OKAY. GUARDS?

GARTH SCHULTZ, HERE, COUNCILMEMBERS, PRESENT WITH OUR THREE AND PROJECT MANAGER FOR DEVELOPMENT OF THE RFP EFFORT ALONG WITH MY COLLEAGUES. IT'S NOT AROUND THE INDIVIDUAL RATE RELATIONSHIPS BETWEEN CONTAINER SIZES FOR RESIDENTIAL CUSTOMERS, IT'S AROUND THE COMPARISON TO OTHER PROPOSALS. IT WOULD BE THE WEIGHTING OF POINTS, GIVEN A TOTAL SHOWN IN THE TABLE, WITH THE BEST OVERALL RESIDENTIAL RATE WOULD RECEIVE ALL THE POINTS AND THOSE HAVE HIGHER OVERALL RESIDENTIAL RATE IN COMPARISON TO THAT PROPOSAL, WOULD HAVE PROPORTIONATELY DECREASED POINTS FOR THE CATEGORY. IT'S A COMPARATIVE WEIGHTING OF THE OVERALL RESIDENTIAL SERVICE RATES AND THE WAY WE DO THAT IS TO LOOK AT APPROXIMATE ANNUAL REVENUES THAT WOULD BE RECEIVED, GIVEN SUBSCRIPTIONS TO THE VARIOUS CONTAINERS. WE LOOK AT AN ESTIMATED REVENUE CALCULATION FOR THAT.

DOES THAT ANSWER YOUR QUESTION?

IT DOES, THANK YOU.

THANK YOU. ANY OTHER QUESTIONS ? YEAH. PLEASE, LET'S KEEP IT QUIET IN THE COUNCIL CHAMBERS. COUNCILMEMBER, YOU ARE ON THE AD HOC COMMITTEE. WERE THERE SPECIFIC QUESTIONS YOU HAD?

I GUESS MY QUESTION WOULD BE, ARE THESE, WE HAVE THESE DIFFERENT CATEGORIES, IN TERMS OF POINTS. IS THERE FLEXIBILITY IN TERMS OF MOVING AROUND SOME OF THESE POINTS? FOR EXAMPLE, I THINK SERVICE RATES AND VALUES SHOULD BE HIGHER THAN 20. SO --

THE QUESTION IS WHETHER THERE IS FLEXIBILITY IF THERE IS A HIGHER OR LOWER NUMBER IN ONE CATEGORY, TO RECOGNIZE THAT IN OTHER CATEGORIES.

WHAT IS PUT OUT HERE IS A DRAFT FOR COUNCIL COMMENT AND POTENTIAL ADJUSTMENT . UPON APPROVAL OF THESE POINT, THAT WOULD BE THE POINTS BY CATEGORY THAT WE USE FOR THE EVALUATION PROCESS GOING FORWARD. IT'S YOUR DISCRETION TO MODIFY IT BY CATEGORY.

I THINK THAT ANSWERS THOSE QUESTIONS. THOSE NUMBERS MIGHT BE DISTRIBUTED, BUT PLEASE, COUNCILMEMBER Mc LEWIS.

IF YOU WERE TO CHANGE THESE POINTS, ARE YOU EXPECTING US TO LOOK AT ALL OF THESE DIFFERENT OPTIONS AND FIGURE OUT WHERE WE WOULD BE WILLING TO SACRIFICE? IS THAT HOW YOU FORESEE THIS WORKING?

IDEALLY, WE WANT THE TOTAL POINTS TO BE 100 --

BUT YOU WANT US TO FIGURE OUT WHERE WE ARE WILLING TO SACRIFICE, RIGHT HERE, RIGHT NOW.

CORRECT, IN ORDER TO PROCEED ON SCHEDULE, IF YOU HAVE DIFFERENT WEIGHTINGS IN MIND, WE WOULD WANT TO HEAR THAT DIRECTION SO WE CAN MAKE THOSE ADJUSTMENTS AND INCLUDE THEM IN THE RFP THAT WILL BE FINALIZED OVER THE COMING WEEKS AND THEN WE STILL RETURN TO COUNCIL.

I HAVE AN OPINION BUT --

LET'S GO TO PUBLIC COMMENT IF WE COULD AND THEN WE WILL BRING IT BACK FOR DISCUSSION, BUT I WANT TO RECOGNIZE THAT I DO HAVE COUNCILMEMBER Mc LEWIS AND COUNCILMEMBER MAUER WHO HAVE DEEP UNDERSTANDING OF THIS TOPIC. WE WILL GET SOME DISCUSSION ON THAT WHEN WE COME BACK. COULD YOU HANDLE PUBLIC COMMENT?

THIS IS PUBLIC COMMENT ON THE EVALUATION CRITERIA FOR THE REQUEST FOR PROPOSALS. IF YOU'D LIKE A PUBLIC COMMENT, I WILL GO TO IN CHAMBERS. IF ANYONE WOULD LIKE TO MAKE IT PUBLIC COMMENT. SEE NINE, I WILL GO OUT TO ZOOM IF THERE'S ANYONE THAT WOULD LIKE TO MAKE A PUBLIC COMMENT ON EVALUATION CRITERIA. ROBERT, CAN YOU UNMUTE, PLEASE?

JUST QUICKLY, IT SEEMS LIKE WE ARE WAITING EQUAL SUSTAINABILITY AND SERVICE RATES, IT DOESN'T MAKE A LOT OF SENSE. MAYBE SERVICE RATES SHOULD BE THE HIGHEST, AND OR QUALITY OF SERVICE. THANK YOU.

THANK YOU. NEXT, BACKED IN CHAMBERS IF ANYONE WOULD LIKE TO MAKE A PUBLIC COMMENT. SEEING NINE, TO ZOOM, LINDA? GO AHEAD, PLEASE. MET WHILE WE ARE TALKING ABOUT RECYCLING AND SO FORTH, I WANT TO REMIND YOU AGAIN, THIS IS JUST ONE OF 10 PROJECTS THAT ARE IN THE PIPELINE TO BE BUILT.

LINDA, WE WOULD LIKE TO HEAR YOUR COMMENTS ON RFP, THE FACTORS BEING CONSIDERED --

WILL YOU LET ME DO THAT?

PLEASE.

OKAY. WE ARE TALKING ABOUT WASTE AND SO FORTH. SO ONCE AGAIN, THE COUNTY PROJECT PRODUCED 214 TONS OF SOLID WASTE A YEAR BY ITSELF, SO THAT MEANS IT'S A LOT MORE TRUCKS ON THE ROADS. IT

LINDA, I'M SORRY, WE HAVE TO BRING YOU BACK ON TOPIC. THE QUESTION HERE IS WHAT FACTORS SHOULD BE CONSIDERED WHEN WE GO OUT TO SELECT A GARBAGE HAULER, WHAT ARE THE FACTORS THAT WOULD BE HELPFUL, TO HAVE YOUR OPINION ON THAT.

OH. I THINK THAT WE OUGHT TO REDUCE OUR GARBAGE. THEN WE CAN DO THAT, BY LESSENING OUR BUILDINGS. THAT IS WHAT I THINK. ALSO, LESSENING WEAR AND TEAR ON THE ROADS, REQUIRING MAINTENANCE EVERY YEAR. THAT'S WHAT I THINK.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, BACKED IN CHAMBERS, IF YOU'D LIKE TO MAKE A PUBLIC COMMENT.

HELLO. I READ THE DOCUMENTS AND I REALLY APPRECIATED THAT AT THE PREVIOUS MEETING ABOUT QUALITY OF SERVICE AND A NUMBER OF FACTORS AND I THOUGHT, EVERY ASPECT OF IT IS MAYBE NOT PERFECT. WE WANT BALANCE IN THIS PROPOSAL AND KEEPING THE SCORING AS IT IS IN THE DOCUMENT I THOUGHT IT WAS A GOOD JOB, I APPRECIATE THAT WORK. THANK YOU.

THANK YOU. BACK OUT TO ZOOM, IF YOU LIKE TO MAKE A PUBLIC COMMENT ON EVALUATION CRITERIA FOR THE INVESTMENT PROPOSALS, PLEASE RAISE YOUR HAND VIRTUALLY OR GET MY ATTENTION. SEEING NINE, BACK INTO CHAMBERS ONE LAST TIME FOR PUBLIC COMMENT. IF YOU WOULD LIKE, WOULD YOU LIKE TO MAKE A PUBLIC COMMENT ON THIS I AM?

THIS IS ABOUT GARBAGE, RIGHT?

THIS IS ON THE EVALUATION CRITERIA FOR THE REQUEST FOR PROPOSALS FOR THE GARBAGE CONTRACT.

I WAS WONDERING, BECAUSE I LIVE IN AN AREA, WHERE I WAS WORKING AS A NURSE, BUT WHEN I NOTICED IS THAT THE GARBAGE SERVICE THEY PROVIDED WAS VERY NICE AND THAT YOU COULD CALL THEM UP, BECAUSE WE LIVE IN A FIRE AREA, WE HAVE A LOT OF DEBRIS AND STUFF, YOU COULD CALL THEM AND TRIM YOUR DEBRIS, PUT IN A PILE AND THEY WOULD COME WITH A BIG, WHAT IS IT CALLED, THEY COULD COME AND COLLECT IT WITH A BIG THING AND TAKE IT AWAY AND IT WAS A LOT SAFER BECAUSE WE DID A LOT OF TREE TRIMMING AND STUFF. I THOUGHT IT WAS REALLY GOOD AND THEN THE GROUND IT DOWN DOWN THE STREET AND YOU COULD PICK UP MULCH THAT THEY HAD MORE SERVICES AS FAR AS RECYCLING AND GETTING RID OF THE STUFF THAT CAN BURN. I DON'T KNOW IF THAT MAKES ANY SENSE. ANYWAY. THAT'S MY TWO CENTS. THE MAC THANK YOU. I WILL GO ONE LAST TIME TO ZOOM IF YOU'D LIKE TO MAKE A PUBLIC COMMENT, PLEASE RAISE YOUR HAND VIRTUALLY.

I WAS JUST CURIOUS SINCE YOU TALKED ABOUT YOUR SERVICE AND ADDRESS, DO YOU LIVE IN THE CITY LIMITS? WOULD YOU MIND?

YOU ARE ASKING THE SPEAKER?

YEAH. I JUST WAS CURIOUS.

SHE DIDN'T HEAR YOU.

THANK YOU.

I WILL GO BACK OUT TO ZOOM., ONE MORE TIME FOR THE EVALUATION CRITERIA ON THE REQUEST FOR PROPOSALS FOR GARBAGE SERVICES. SEEING NONE, I'LL COME BACK INTO CHAMBERS ONE LAST TIME IF THERE'S ANY PUBLIC COMMENT ON EVALUATION CRITERIA. PUBLIC COMMENT IS CLOSED.

THANK YOU . COUNCILMEMBER Mc LEWIS?

AS ONE OF THE COMMITTEE MEMBERS, LOOKING AT ALL OF THIS, I PERSONALLY WOULD LIKE TO SEE THE RATE HAVE A LITTLE BIT OF A HIGHER RANKING OR WEIGHT AS FAR AS THAT BECAUSE WHEN WE WENT THROUGH THIS, WE WENT THROUGH THIS OVER AND OVER AGAIN AND THE BIGGEST CHALLENGE WE HAD WAS THE RATES AND NOW WE ARE WAITING THAT EQUALLY WITH THESE OTHER ITEMS AND THAT IS WHAT PUT US OVER THE TOP TO WHERE WE FELT WE NEEDED TO GO OUT. TO WAIT THAT EQUALLY IS NOT LIKE, HONORING THE REASON WE ARE GOING OUT IN THE FIRST PLACE BECAUSE THE RATES WERE THE CHALLENGE FOR US. IT WAS SO IMPORTANT FOR US TO GO OUTSIDE FEEL LIKE THAT SHOULD BE PRIORITIZED, IN MY OPINION.

OKAY. ANY OTHER, I GUESS, IF I COULD JUST, MY QUESTION SINCE WE DO HAVE TWO MEMBERS OF OUR COUNCIL WHO WERE ON AN AD HOC COMMITTEE LOOKING AT THE ECOLOGY CONTRACT, SO THEY HAVE THE LEVEL OF EXPERTISE THE REST OF US MAY NOT HAVE. MY QUESTION TO YOU, IS, IF WE WERE GOING TO MAKE THAT MODIFICATION, WHERE WOULD BE THE PROPOSAL, HOW MUCH WOULD YOU WANT IT INCREASED?

I'VE BEEN LOOKING AT IT FOR A WHILE AND I GUESS I WOULD LIKE TO FIND OUT FROM GARTH, I KNOW THAT THIS IS KIND OF A STANDARD TEMPLATE BUT AT THE SAME TIME, ARE THERE ANY, THE ALTERNATIVE FUELS, AND ALL OF THAT, IS SOMETHING THAT EVERYONE DOES OR ARE THERE ANY RECOMMENDATIONS THAT YOU SEE WHERE PEOPLE, BEFORE, WHERE WE COULD EASILY ALTER BASED ON KNOWING HOW WE FUNCTION AND WHAT WE HAVE PRIORITIZED AND TALK ABOUT?

MY RESPONSE THERE IS THAT ACTUALLY, THIS IS BASED ON A TEMPLATE WE PUT IN THOUGHT AND CARE, GIVEN WHAT WE HEARD AT THE COUNCIL WHEN WE WERE SELECTED TO MOVE FORWARD WITH THIS PROCESS, SO WE LISTENED TO WHAT YOU HAD TO SAY, AND THOSE FACTORS ARE INCLUDED. THESE ARE ALL ELEMENTS THAT WE RECOMMEND, AND I DON'T SEE ANYTHING THAT'S IMMEDIATELY RIPE FOR STRIKING, BUT IT WOULD SUGGEST, IN LOOKING AT SERVICE RATES AND VALUE BEING HIGHER, A COUPLE THINGS THAT YOU HAVE A TRADE-OFF, WHERE WOULD THOSE POINTS COME FROM, DO SERVICE RATES AND VALUE REMAIN ABOVE SUSTAINABILITY AND QUALITY OF SERVICE REFERENCES AND DO THOSE REFERENCES, SHOULD THEY HAVE EQUAL VALUE? IT'S A BIT OF A BALANCING ACT FOR YOU AND IN MOVING SERVICE RATES AND VALUE OF, I DO NOT RECOMMEND GOING ANOTHER FIVE POINTS HIGHER. AT THAT POINT, THIS PROCESS PANS OUT, TO HEAVILY FAVOR RATE AND VALUE AND YOU MAY NOT A PROMINENCE AMONG OTHER I ALREADY AREAS. MY SUGGESTION IS ADDING FIVE POINTS AND THE QUESTION BACK TO THE COUNCIL IS SHOULD THAT COME FROM A BALANCE OF QUALITY AND SERVICE AND REFERENCES IN SUSTAINABILITY, OR ONE OF THE OTHER CATEGORIES FOR PROPOSED SERVICES AND PRUDENCE AND TECHNOLOGY. I THINK IT'S AROUND WHICH OF THOSE MIGHT BE PRIORITIZED TO ELEVATE SERVICE RATES AND VALUE IS A WEIGHTED CATEGORY.

THANK YOU. I WILL REMIND EVERYONE ON THE COUNCIL THAT WE ARE NOW AT 9:45 AND WE HAVE OTHER ITEMS TO GET TO BUT WE WANT TO MAKE A DECISION ON THIS ONE. I SAW HER EARLIER, WAS THERE SOMETHING YOU WANTED TO CONTRIBUTE, COUNCILMEMBER?

JUST, TO AGREE WITH COUNCILMEMBER Mc LEWIS ON THE COMMENTS SHE MADE IN TERMS OF RATES. IN TERMS OF SUSTAINABILITY, THERE IS QUALITY AND REFERENCES WHICH INCLUDE SUSTAINABILITY IN TERMS OF RECYCLABLE ORGANIC WASTE PROGRAMS. I WOULD LIKE TO SEE RATE AND VALUE AT 30, AND TAKE AT LEAST FIVE FROM SUSTAINABILITY BUT I'M NOT SURE WHERE WE ARE GOING TO GET THE OTHER FIVE.

OKAY, COUNCILMEMBER HINTON. I DON'T THINK YOU HAVE WEIGHED IN.

SUSTAINABILITY IS IMPORTANT AND QUALITY OF SERVICE. WHAT I WAS THINKING OF IS MAYBE SERVICE RATES AND VALUE, AND WE THINK IN ROUND NUMBERS. INSTEAD OF ENGAGING IN ROUND NUMBERS WE COULD THINK IN ANY PERCENTAGE WE WANT SO WE COULD DROP THE OTHERS DOWN TO 17.5, AND THEN WE STILL KIND OF HAVE THOSE INTACT. THOSE ARE IMPORTANT THINGS AND I KNOW THEY HAVE TO DO WITH CLIMATE ACTION FRAMEWORK AND THEY HAVE TO DO WITH ORGANICS AND SO, WE CAN'T REALLY THROW IT OUT. I AGREE THAT THAT IS WHAT GOT US HERE. IT SHOULD BE AT LEAST 25. WE JUST HEARD 30 FROM ANOTHER COMMITTEE MEMBER. I AM WILLING, BUT AGAIN, WE CAN TAKE FROM OTHER THINGS AND IT DOES NOT HAVE TO BE BY FIVE, IT COULD BE ANY PERCENTAGE WE WANT. THAT IN MIND, WHAT WOULD THE COMMITTEE MEMBERS SAY? I AGREE THAT RATES ARE WHY WE ARE EVEN HERE.

YEAH, LET'S GO TO COUNCILMEMBER Mc LEWIS AND THEN WE CAN GO TO VICE MAYOR ZOLLMAN.

IT HAS TO DO WITH WHAT WAS JUST SAID. WE ARE LOOKING AT QUALITY OF SERVICE AND REFERENCES. IT HAS THREE ITEMS. DO YOU HAVE ANY INTERNAL WAY YOU RATE THOSE ITEMS AS IT BREAKS DOWN? ARE THEY ALL EQUALLY RATED AND NOT? I'M TRYING TO THINK ABOUT GETTING INTO THE MINUTIA BECAUSE THERE ARE CERTAIN ITEMS THAT DO NOT MEAN AS MUCH IN THAT 20 CATEGORY.

TYPICALLY WE BREAK IT DOWN ROUGHLY EVENLY. AGAIN, IF THERE ARE ELEMENTS OF THAT CATEGORY THAT ARE MORE IMPORTANT TO THE COUNCIL, IT'S A GREAT TIME TO PROVIDE THAT PROTECTION TO US IN TERMS OF WHAT YOU WANT TO SEE. WITH RESPECT TO IF WE ARE LOOKING AT CATEGORY ONE, I DON'T KNOW THAT, UNLESS YOU FEEL THE NEED, TO SPECIFY THE EXACT POINTS BY THAT SUBCATEGORY, BUT YOU COULD PROVIDE A MORE BROAD DIRECTION OF SAYING OH, THOSE ITEMS, THAT SEEMS LIKE IT'S MOST IMPORTANT TO US AND WE WOULD LIKE IT TO HAVE ROUGHLY TWICE THE GRAVITY OF THE OTHER ITEMS IN THAT CATEGORY.

THANK YOU. VICE MAYOR ZOLLMAN?

THANK YOU. I DO LIKE COUNCILMEMBER HINTON'S SUGGESTION OF. HOWEVER, WE PUT THE ONES WE PRIORITIZE, WE DO BY FIVE AND WHATEVER THE OTHER CATEGORIES ARE, WE JUST DIVIDE IT.

ALL RIGHT. I'M SORRY, WE CAN'T HEAR YOU.

I ALSO APPRECIATE COUNCILMEMBER HINTON'S SUGGESTION. IF WE TAKE OFF TWO POINT 45 ITEMS, THAT WOULD GIVE US 30 FOR THE RATES, AND TAKEDOWN QUALITY OF SERVICES TO 18, SUSTAINABILITY TO 18, SERVICE AND RATES AND VALUE TO 30, PROPOSED SERVICES, IMPROVEMENTS IN TECHNOLOGY 13, COMMUNITY EMPLOYMENT PARTNERSHIP EIGHT, COMMUNICATION OUTREACH AND CUSTOMER SERVICE EIGHT, AND FINANCIAL ABILITY AND INTEGRITY, LEAVE AT FIVE. THAT WOULD BE BUMPING THE RATE UP TO 30.

OKAY, SO I SEE SOME NODDING HEAD. I WILL GO TO OUR CONSULTANT BECAUSE IF YOU COULD WEIGH IN ON THIS SUGGESTION BECAUSE YOU WERE PRETTY CLEAR THAT YOU WOULD NOT, YOU RECOMMENDED WE NOT GO OVER 25 PERCENT ON THE SERVICE RATES AND VALUE, SO WHAT WOULD BE YOUR PER SPEC ON THE IDEA OF GOING TO 30?

IF IT'S THE WILL OF THE COUNCIL, THAT IS SOMETHING WE CAN IMPLEMENT. I THINK THAT WHAT YOU WILL FIND THE RESULT ARE THAT VARIANCES IN PROPOSALS ON SOME OF THOSE CATEGORIES WITH LOWER WEIGHTS WILL NOT, MAY HAVE A PROVIDER WHO PROPOSES SUPERIOR SUSTAINABILITY SERVICES TO ANOTHER PROPOSER WHO MIGHT NOT SUCCEED ON THE RIGHT FRONT. IT JUST MEANS THAT YOU SHOULD EXPECT IS THE POSSIBILITY AND THE EVALUATION OUTCOMES OF TRADE-OFFS THAT FAVOR RATES VERY HIGHLY IN COMPARISON TO OTHER VALUES. THAT'S PERFECTLY APPROPRIATE, WE WANT TO MAKE SURE YOU ARE AWARE THAT WITH PROVIDING DIRECTION.

THANK YOU. I'M GOING TO TAKE A MINUTE TO WEIGH IN. I LIKE THE IDEA OF INCREASING THE PERCENTAGE, GIVEN THE PROPOSED SERVICE RATES AND VALUE. I'M CONCERNED, IT GIVEN WHAT I'VE SEEN OUR COMMUNITY VALUE IN OUR CURRENT, I'M CONCERNED ABOUT REDUCING SOME OF THESE BELOW WHAT THEY ARE CURRENTLY, COMMUNICATION OUTREACH AND CUSTOMER SERVICE. REDUCING THAT BELOW 10 SEEMS LIKE A POTENTIAL MISTAKE, TO ME. I WOULD BE INTERESTED IN 25% FOR SERVICE RATES AND VALUE AND QUALITY OF SERVANTS AND REFERENCES AND THEN SUSTAINABILITY IN EQUAL AMOUNTS TO CAPTURE THAT 5% INCREASE. HAVING SAID THAT, I'M CURIOUS ABOUT HONORING AD HOC COMMITTEE MEMBERS. WE SHOULD DO THE PRICE, FOR THE PRESENT. THEN, I PERSONALLY HAVE TO GIVE RECOGNITION TO OUR AD HOC COMMITTEE MEMBERS WHO LOOKED INTO THIS AND I SUPPORT THEIR PROPOSAL, PERSONALLY. ANY, VICE MAYOR?

IT WOULD BE, THE 30, I GET THAT. ON THE OTHER CATEGORIES WOULD BE ADJUSTED? OKAY. GOOD.

SO WE WOULD HAVE FINANCIAL ABILITY, INTEGRITY WOULD MEAN AT FIVE, COMMUNICATION OUTREACH AND CUSTOMER SERVICE ARE REDUCED TO EIGHT. COMMUNITY EMPLOYMENT PARTNERSHIP TO EIGHT, AND THEN PROPOSED SERVICES, IMPROVEMENTS IN TECHNOLOGY TO 13, SERVICE RATES AND VALUE TO 30, SUSTAINABILITY AND REFERENCES TO 18. THAT WORKS? YEAH. I THINK THAT WE ARE LOOKING FOR A MOTION. A MOTION.

SO MOVED.

SECOND.

WAS THAT A SUFFICIENT MOTION?

I SECOND.

OKAY.

HOLD ON. OKAY. SO MOVED BY COUNCILMEMBER MAUER AND SECONDED BY COUNCILMEMBER McLEWIS TO APPROVE THE EVALUATION CRITERIA INCLUDED IN THE REQUEST FOR PROPOSALS, DOCUMENT FOR THE NEW RESIDENTIAL COLLECTION, AS STATED, LET ME MAKE SURE I HAVE THESE CORRECT. THE EQUALITY OF SERVICES AND REFERENCES, 18 POINT, SUSTAINABILITY, 18 POINT, SERVICE RATES AND VALUE, 30 POINTS, PROPOSED SERVICE IMPROVEMENTS IN TECHNOLOGY 13 POINT, COMMUNITY EMPLOYMENT AND PARTNERSHIP EIGHT, FINANCIAL ABILITY AND INTEGRITY, FIVE.

CLINIC

MOTION PASSES, UNANIMOUSLY.

WE ARE DONE WITH THAT ITEM. I HAVE TO SAY TO ALL OF YOU WHO ARE HERE FOR THE CEASE-FIRE, ITEM, IT WILL NOT BE HEARD TONIGHT. I'M LOOKING AT THE CLOCK, IT'S ALMOST 10:00, AND I JUST CANNOT IMAGINE WE ARE GOING TO REACH IT. I AM GOING TO US THAT EVERYONE REMAINED QUIET IN THE ROOM, PLEASE DO NOT BE DISRUPTIVE. I WILL HAVE TO ASK YOU TO LEAVE, THAT WAS A WARNING. WE WILL HAVE TO REMOVE YOU IF YOU CANNOT COMPLY WITH OUR REQUEST. ALL RIGHT. LET'S MOVE ON. OKAY. SOMEONE REALLY NEEDS TO MOVE. THANK YOU EVERYONE WHO IS HERE FOR OTHER ITEMS, LET'S STAY CALM IN THE ROOM. THIS IS A PASSIONATE ISSUE AND WE CANNOT BLAME THEM. THANK YOU . IF WE COULD, PLEASE, WE WILL GIVE US A FEW MINUTES TO SETTLE DOWN. THANK YOU. THANK YOU. LET'S TAKE A BREAK. LET'S TAKE A FIVE MINUTE RECESS, BUT NO, WELL, NO, I THINK WE CAN CALM DOWN. WE DO NEED TO MOVE FORWARD WITH THE AGENDA SO PLEASE LET'S COME BACK TO THE CITY COUNCIL AND WE ARE STILL IN SESSION. WE ARE STILL IN SESSION. OKAY. WE ARE GOING TO TAKE A RECESS FOR FIVE MINUTES AND NO LONGER. THANK YOU , EVERYONE, THANK YOU FOR YOUR PATIENCE.

[THE EVENT IS ON A RECESS. THE SESSION WILL RECONVENE AT 10:00. CAPTIONER ON STANDBY.]

[CAPTIONER STANDING BY]

ALL RIGHT. LET'S GET THIS MEETING MOVING.

I BELIEVE I GOT THE THUMBS-UP FROM I.T. YES, I DID. WE ARE GOING TO CALL THIS MEETING TO ORDER, ONCE AGAIN. I APPRECIATE THOSE OF YOU WHO ARE STILL HERE AND HAVE BEEN PATIENT THROUGH THIS PROCESS. PEOPLE ARE VERY PASSIONATE ABOUT ISSUES AND -- I'M SORRY? PEOPLE BECOME VERY PASSIONATE ABOUT ISSUES AND THAT'S ONE OF THE STRENGTHS OF THIS COMMUNITY. OUR PASSION ABOUT ISSUES DID WE NEED TO EMBRACE THAT AND OCCASIONALLY A GETS A LITTLE CRAZY. WE ARE GOING FORWARD ON OUR AGENDA, TO OUR NEXT AGENDA ITEM, WHICH IS THE CONSIDERATION OF APPROVAL OF RESOLUTION AND CONTRACT WITH ST. VINCENT DePAUL, REGARDING CONSTRUCTION AND OPERATION OF THE COMMONS, LOCATED AT 850 GRAM STAIN HIGHWAY, BY AND BETWEEN THE CITY OF SEBASTOPOL AND SOCIETY OF ST. VINCENT DePAUL DISTRICT COUNCIL OF SONOMA. BEFORE WE TURN IT OVER TO CITY MANAGER TO PRESENT THIS ITEMS, PLEASE REMIND US OF OUR POLICY REGARDING AND OF MEETING.

CITY COUNCIL PROTOCOL IS THAT A MEETING ENDS AT 10:30 UNLESS THERE'S A UNANIMOUS VOTE OF THE ENTIRE CITY COUNCIL TO GO BEYOND THE LATEST WE CAN GO IS 11:30.

THANK YOU. AS A REMINDER TO OUR CITY MANAGER, AND I THINK WE HAVE A REPRESENTATIVE FROM ST. VINCENT DePAUL, WHO IS MAKING A BRIEF PRESENTATION, WE NEED TO BE AS EFFICIENT AS WE CAN IN THIS PROCESS. IF WE INTERRUPT THIS ITEM IN THE MIDDLE, WHAT HAPPENS, DO WE CONTINUE IT OR DO WE HAVE TO RESTART?

IF YOU COME TO 10:30 AND THERE'S NOT A UNANIMOUS VOTE AND YOU ARE IN THE MIDDLE OF THE SITE AND YOU WOULD CONTINUE IT TO ANOTHER MEETING. YOU WOULD NOT HAVE TO START OVER FROM THE BEGINNING, JUST CONTINUE THE CONVERSATION.

THIS IS JUST AN ALERT TO OUR CITY COUNCILMEMBERS THAT THAT IS WHAT WE ARE GOING TO DO AT 10:30. AT THIS POINT, I THINK WE TURN IT OVER TO CITY MANAGER TO PRESENT HIS PORTION OF THE ITEM.

THANK YOU. I WILL SHARE MY SCREEN. I WILL PROCEED WITH THE PRESENTATION. IN ADDITION TO MY PRESENTATION, WE --

I'M SORRY, TO THE EXTENT THERE'S ANYONE IN HERE HERE FOR THE NEXT ITEM ON THE AGENDA, WHICH IS THE ZOOM CONSIDERATION OF DISCONTINUATION OF THE ZOOM PLATFORM, THAT WILL ALSO NOT BE HEARD TONIGHT SO PLEASE DO NOT FEEL THAT YOU NEED TO REMAIN. GO AHEAD, I'M SORRY.

I ALSO JOINED BY MARGARET, THE CONSULTANT HIRED TO CONDUCT THE RISK ASSESSMENT AS PART OF THE PACKAGE. ON, CAN I GET THIS TO MOVE FORWARD? SORRY. YEAH. I'M NOT SURE WHY THIS ISN'T DOING --

SO YOU ARE FIGURING OUT TECHNICAL ISSUES.

YOU GOT IT? SO, MY QUESTION -- WHETHER WE FEEL THE SINGING OUT THERE IS DISRUPTIVE IN ANY WAY, IF YOU DO, PLEASE RAISE YOUR HAND. THE ANSWER IS YES. PERHAPS THEY COULD MOVE ON TO THE DECK, THAT WOULD PROBABLY BE GOOD. I

KNOW. OKAY. WE ARE GOING TO GO FORWARD AS SOON AS OUR CITY MANAGER. IT LOOKS LIKE YOU HAVE THE SLIDE UNDER CONTROL, LET'S GO AHEAD AND PROCEED.

OKAY, THANK YOU. PERMANENT SUPPORTIVE HOUSING, THE FORM OF HOUSING WE ARE TALKING ABOUT IS AN ESSENTIAL SUPPORT OF THE SOLUTION TO HOMELESSNESS AND I HAVE BEEN STRONGLY ADVOCATING FOR THIS FUNDING THROUGH MY 5+ YEARS ON THE CARE BOARD, INCLUDING SUPPORTING THE ST. VINCENT DePAUL PROJECT. WE WILL NOT SOLVE HOMELESSNESS WITHOUT PERMANENT SUPPORTIVE HOUSING AND THAT SIMPLE. I'M SORRY, COULD YOU JUST PUT THAT MICROPHONE RIGHT UP AND SPEAK UP, THANK YOU.

QUALIFYING COMMENTS TO KICK OFF THIS ITEM, I CONSIDER MYSELF EXPERIENCED IN HOMELESSNESS ISSUES. I AM ANYTHING BUT AN EXPERT ON THIS PROJECT AND IT INCLUDES COMPLEX REQUIREMENTS AND I'VE CONDUCTED A FAIRLY TIME-CONSUMING ANALYSIS AND REVIEW BUT I AM FIRST TO ADMIT THAT I STILL DON'T FULLY UNDERSTAND THE PROJECT REQUIREMENTS OF CITY AND STATE AND I HAVE A HARD TIME UNDERSTANDING EVERYTHING IN PART BECAUSE OF THE NUMBERS CONTINUING TO CHANGE WITH SOME FREQUENCY. I WILL GIVE YOU MY BEST UNDERSTANDING AS OF THIS EVENING. SO, THERE ARE THREE AREAS OF RISK TO THE PROJECT AS I SEE IT IN THE FIRST IS IN CAPITAL FUNDING. \$5.8 MILLION FOR CAPITAL FUNDING IN THE APPLICATION THAT WE SUBMITTED WITH ST. VINCENT DePAUL, YESTERDAY, I RECEIVED AN EMAIL SAYING THAT \$10.7 MILLION WAS A REASONABLE TARGET FOR CAPITAL EXPENSES SO YOU CAN SEE THERE'S A SIGNIFICANT GAP AND THE RISK ASSESSMENT INDICATED A \$5 MILLION GAP AND THAT THERE SHOULD BE A THOROUGH REVIEW OF THE CAPITAL BUDGET BEFORE PROCEEDING WITH THE PROJECT. MY CURRENT UNDERSTANDING OF THAT WAS RIGHT AROUND THAT BY MILLION DOLLAR NUMBER AND THEN SUBTRACT FROM THAT ANY ST. VINCENT DePAUL COMMITMENT. AS OF THIS MOMENT, I'M NOT SURE WHAT THAT AMOUNT IS. THERE ARE NUMEROUS SOURCES THAT COULD FILL THAT GAP. WE HAVE NOTICE FROM THE COUNTY HEALTH DIRECTOR THAT SHE HAS SET ASIDE \$3 MILLION IN COUNTY FUNDS TO BE USED AS NEEDED. THOSE FUNDS DO REQUIRE A PROJECT BEFORE THEY WOULD BE COMMITTED AND AN ACCURATE THING WE FEEL THE SAME IN THAT, DON'T COUNT ON THEM UNTIL YOU ACTUALLY HAVE THE APPROVAL AND THAT WAS IN THE RECOMMENDATION. GENERALLY, YOU DON'T COUNT ON ANY GOVERNING BODIES ACTIONS IN ADVANCE OF THOSE ACTIONS BECAUSE YOU DON'T REALLY KNOW WHAT'S GOING TO HAPPEN. WE UNDERSTAND IS A \$2.5 MILLION LETTER OF CREDIT OPEN. THERE WOULD BE PAYMENT PLAN REQUIRED TO PAY THAT BACK. THERE'S A POTENTIAL TO SHIFT \$671,000 IN OPERATING COST BUDGET TO THE CAPITAL COST AND THAT SEEMS TO BE A GOOD LIKELIHOOD THAT MAY HAPPEN BUT IT DOES REQUIRE STATE APPROVAL. I PUT A QUESTION ABOUT THE 1.5 MILLION, THAT'S MY BEST UNDERSTANDING OF WHAT VINCENT DePAUL WOULD PUT AGAINST THE FUNDING CAP THAT AGAIN, THE CONFIDENCE WE HAVE IN THESE NUMBERS IS SIMILAR BECAUSE WE HAVE NOT DONE THE ASSESSMENT RECOMMENDED ON THE CAPITAL BUDGET, THAT IT BE LOOKED AT MORE CLOSELY INCLUDING THE BUILDING PLAN AND THE SITE ANYMORE DETAILED FASHION. ON THE OPERATING FUNDING SIDE WHICH IS WHERE WE THOUGHT THIS WOULD BE WHEN WE STARTED ON THIS ADVENTURE, OUR CONFIDENCE IN RECEIVING VOUCHERS IS HIGH. THIS IS A 15 YEAR PROJECT SO THERE ARE QUESTIONS THAT COME ABOUT HOW CONFIDENT ARE WE THE BADGERS WILL CONTINUE FOR 15 YEARS AND I TALKED TO DAVE KISS, THE COUNTY HOMELESSNESS LIAISON ABOUT THIS AND SAID THAT HE HAS THINGS THAT ARE WELL PROTECTED AT THE FEDERAL LEVEL, AT LEAST AT THE LEVEL IT TAKES TO SUSTAIN THIS PROJECT. THERE IS SOME RISK AND I WANT TO DISMISS THAT. THERE'S NO RISK IN A PROJECT LIKE THIS BUT WE HAVE A HIGH DEGREE OF CONFIDENCE THAT THE FEDERAL VOUCHERS WILL BE THERE IN THE LONG RUN. THIS IS FINANCIALLY REQUIRED IN YEAR SIX, BASED ON THEIR CURRENT FUNDRAISING RECORD AND SO THE QUESTION BECOMES, IS THIS GOING TO CONTINUE TO BE A PRIORITY OF THEIRS FOR 15 YEARS. THAT'S A LONG TIME FOR ANY ORGANIZATION TO BE SURE THAT THAT'S CLEARLY ONE OF THEIR PRIORITIES, THAT IS SOMETHING THE COUNCIL NEEDS TO CONSIDER WHEN MAKING YOUR DECISION. OVERALL, THIS SEEMS LOWER THAN THE RISK ON THE CAPITAL SIDE. THERE'S ANOTHER CATEGORY OF RISK OR CONCERN THAT HAS COME UP AND I THINK ABOUT IT AS ORGANIZATIONAL CAPACITY AND THEN CITY CAPACITY AND TIMING. EVERY CITY I KNOW OF THAT HAS A HOME KEY PROJECT HAS FULL-TIME STAFF WHO

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HAVE HOUSING EXPERTISE. WE DO NOT HAVE THAT. I THINK THE CLOSEST PERSON TO UNDERSTANDING HOMELESSNESS, I DON'T UNDERSTAND A FORMAL HOUSING AS HE SAID, I CERTAINLY DON'T UNDERSTAND THESE REPORTS WELL SO TO ME, WHAT I BELIEVE, FROM TALKING TO COLLEAGUES IN OTHER CITIES, THERE'S A DON'T TRY THIS AT HOME IF YOU DON'T KNOW WHAT YOU ARE DOING AND WE DON'T HAVE THAT CAPACITY. IT TAKES A LOT OF TIME IN THE INITIAL PHASE. WE ARE OBLIGATED FOR COMPLIANCE, MEETING STATE REQUIREMENTS, MEETING THE REPORT FROM LAST MAY THAT THIS IS SOMETHING WE WOULD HAND OFF TO ST. VINCENT DePAUL AND LET THEM RUN FINANCE AND WE CANNOT DO THAT. WE ARE PRIORITIZING STATE SIZE. WE WOULD NEED IT THIRD-PARTY EXPERT WITH HUNKY EXPERIENCE TO MANAGE OUR INTEREST AND KEEP ON TOP OF THAT. IF WE ARE ABLE TO FIND ONE, THERE IS A CONSIDERABLE AMOUNT OF WORK THAT NEEDS TO BE DONE ON NEGOTIATING AGREEMENTS WITH THEM, CHECKING STATE REQUIREMENTS TO MAKE SURE WE ARE IN COMPLIANCE. THE PROBLEM IS THAT, STATE DEADLINES, THEY EXPECT AN AGREEMENT BY THE MIDDLE OR END OF MAY BUT THOSE DEADLINES MAY BE FLEXIBLE. IT'S A LITTLE AMBIGUOUS, BUT THEY SEEM TO BE DIRECTLY INVOLVED IN OTHER PROJECTS AND MAKING THESE CHANGES IS TYPICAL OF THEM WILLING TO BE FLEXIBLE. I'M NOT ENTIRELY SURE WHAT THEIR FLEXIBILITY IS AND IF WE DO PROCEED BECAUSE OF THE TIME COMMITMENT, WE WILL ASK THE COUNCIL TO ADJUST PRIORITIES AND FEEL THIS TO BE AT THE TOP OF THE LIST, SOMETHING WILL HAVE TO DROP, THIS CANNOT DO EVERYTHING ON THE PLATE AND THE TIME REQUIRED TO ATTEND THIS PROJECT WHICH IS IMPORTANT THAT IT GETS ATTENTION BECAUSE OF FINANCIAL RISKS TO THE CITY IF THINGS GO WRONG. YOU'VE HEARD TONIGHT, OBVIOUSLY YOU ARE AWARE OF IT, WE ARE IN A SERIOUS EMERGENCY. THERE IS A RISK OF NOT PROCEEDING BUT I WOULD PUT A CAVEAT. ST. VINCENT DE PAUL INTENDS TO RETURN OCCUPANTS TO THE GRAVENSTEIN COMMONS. THE NOTION IS THAT WOULD REDUCE THE RISK OF INHABITANTS IN SEBASTOPOL , BEING MOVED FROM WHERE THEY ARE NOW WHICH IS I BELIEVE, THE FAIRGROUNDS, TO THE ST. VINCENT PROJECT IN SANTA ROSA. OUR PROJECT IS BUILT AND THEN THEY WOULD BE ABLE TO RETURN HERE. THAT IS ONLY GOING TO WORK IF OUR PROJECT MOVES FORWARD. IT'S NOT CLEAR IF THE STATE WILL ALLOW THIS TO HAPPEN. I BELIEVE IT'S INCONSISTENT BUT I'M NOT AN EXPERT WITH THE INITIAL PLAN SUBMITTED. WE'VE ASKED THE STATE TO PUT OUT A LINE ON THAT AND I RECEIVED AN EMAIL THAT SUGGESTS THEY ARE WORKING AT THAT BUT I'M NOT SURE THEY ARE. WE ASKED THEM TO GET BACK TO US TODAY AND HAVE NOT HEARD BACK. THERE ARE COUNTY FOLKS THAT MAY BE ABLE TO GIVE US A DEFINITIVE ANSWER ON THAT, AS WELL BUT WE DO NOT HAVE A DEFINITIVE ANSWER AS TO WHETHER OR NOT THAT IS APPLICABLE IN THIS CASE OR NOT. SO TO SUMMARIZE THE KEY ISSUES, WE ARE IN A FISCAL EMERGENCY. WE HAVE TO BE VERY DILIGENT ABOUT TAKING ON RISKS. THERE SEEMS TO BE A GAP IN CAPITAL FINANCING WITH NUMEROUS POSSIBLE, BUT NO CONFIRMED SOURCES TO FILL THAT GAP. THE COST ESTIMATES ARE UNCERTAIN BECAUSE THERE IS SOME DUE DILIGENCE THAT HAS NOT BEEN DONE. POLICE AND FIRE, THERE WERE COMMENTS IN THE PRIOR MEETING ABOUT NO COST TO CITY. THERE IS NO DIRECT DELIBERATE COST BUT POLICE AND FIRE CHIEFS HAVE BOTH SAID THAT IF THIS PROJECT WAS THAT, IT WILL REQUIRE TIME AND USE. IT'S NOT DOLLAR COST, IT'S A TIME COST. I THOUGHT I WOULD MENTION THAT IN CASE THAT'S IMPORTANT TO YOU. ORGANIZATIONAL CAPACITY, I DON'T BELIEVE WE CAN PROCEED SOON WITHOUT REVISITING THE PRIORITIES AND I DON'T HONESTLY KNOW WHETHER TIMING WILL BE KEPT. IT WOULD BE NUMEROUS MONTHS OF SLOWER PROGRESS OR MINIMAL PROGRESS WHILE WE DEAL WITH THE OTHER ISSUES WE HAVE AND IN THE SUMMARY OF KEY ISSUES. THERE IS SOME RISK OF MORE ENCAMPMENTS WITH THE CAVEAT THAT WE ARE NOT SURE THE PLAN TO MINIMIZE THAT RISK IS VIABLE OR NOT BECAUSE WE DO NOT HAVE APPROVAL FROM THE STATE OR ANY OTHER AGENCY. I THINK THAT IS BASICALLY IT. IF WE DO PROCEED, THERE IS A REVISED RESOLUTION THAT THE STATE HAS ASKED US TO SUBMIT AND THAT IS CLEANUP FROM THE MAY MEETING. WE WANT TO GET AN ANSWER FROM THE STATE ON THE RETURN FOR RISE AND SHINE OCCUPANTS. WE WANT TO NOTIFY THE STATE THAT THE PROJECT IS SUBSTANTIALLY DIFFERENT FROM THE APPLICATION, BECAUSE I THINK THAT'S TRUE AND THEY'VE ASKED US TO RETURN SOMETHING CALLED A PROJECT REPORT BEFORE WE PROCEED FURTHER. I'M NOT COMFORTABLE SIGNING THAT BECAUSE THE PROJECT

REPORT IS SUPPOSED TO REFLECT THE DETAILS AS UNDERSTOOD AT THE TIME OF AWARD AND I THINK THAT MEANS THE CONDITIONAL AWARD LETTER AND THE PROJECT IS NOT THE SAME AS WHAT WE APPLIED FOR NOR WHAT WE SAW AT THE TIME OF THE AWARD. I WOULD NOTIFY THEM OF THAT AND NOT COMFORTABLE RETURNING THE PROJECT REPORT UNTIL WE DO MORE DUE DILIGENCE WHICH IS OUTLINED, IT COUNTS ON IDENTIFICATION AND US ACCEPTING THE PROJECT EXPERT, BUT THEY WOULD ESSENTIALLY WORK IN OUR DIRECTION BECAUSE WE HAVE TO NEGOTIATE WORK WITH THEM, IF THEY CAN FIND SOMEONE, AND WE FIND THEM ACCEPTABLE, NEGOTIATE SCOPE OF WORK, AND BRING THAT BACK TO THE COUNCIL FOR YOUR APPROVAL AND THEN DIRECT THE EXPERT TO REVIEW DOCUMENTS AND REQUIREMENTS REQUIRED BY THE STATE AND SUBMIT THOSE AND ASK THEM TO CONDUCT THE WORK RECOMMENDED, WOULD BE MY OTHER SUGGESTION BUT AGAIN, IF WE DECIDE TO GO DOWN THIS PATH, WE ASK YOU TO REVISIT THE PRIORITIES RECOGNIZE THE TIMING CONSTRAINTS AND THIS HAS TO WAIT UNTIL AUGUST AT THE EARLIEST. I HAVE THE PRIORITIES, THOSE ARE THE TOP THINGS ON MY PLATE AVAILABLE BUT I WILL STOP THERE AND LET YOU PROCEED AS YOU LIKE.

GREAT, THANK YOU . WE ALSO HAVE JACK TIBBETTS IN THE ROOM. I THINK IT WOULD BE WORTHWHILE TO GET HIS COMMENTS SO THAT WE CAN CONSIDER THEM AS WE LOOK AT THIS ITEM. BEFORE HE SPEAKS, DO WE HAVE ANY QUESTIONS FROM COUNCILMEMBERS BEFORE WE HEAR FROM JACK? NO? OKAY. LET'S GO AHEAD IF YOU COULD. DO YOU NEED TO SHARE A SCREEN WITH US?

IS IT POSSIBLE, THANK YOU. NEXT SLIDE, IF THAT'S ALL RIGHT. THANK YOU. I WILL TRY TO BE QUICK, I KNOW WE ALL WANT TO GO HOME BUT I WANT TO MAKE SURE WE GIVE THIS PROJECT A ROBUST WORK AND THE TIME IT DESERVES BECAUSE AT THE END OF THE DAY, IT'S NOT YOUR BENEFIT ST. VINCENT DePAUL OR THE CITY, IT'S TO BENEFIT UP TO 30 PEOPLE THAT GO THROUGH IMMENSE STRUGGLES EVERY SINGLE DAY. I DO WANT TO MAKE A COUPLE OF POINTS IN DIRECT RESPONSE TO THE CITY MANAGER'S COMMENTS. WE DO HAVE FULL CONFIDENCE IN OUR BUDGET. WE HAVE CONFIDENCE IN OUR NUMBER, \$6,038,000 AS COST OF CONSTRUCTION. I RECOGNIZE THAT DILIGENT REPORT, HE IDENTIFIED A \$5 MILLION GAP BASED ON WHAT WE TYPICALLY SEE AS THE COUNTY AVERAGE OF COST PER UNIT IN THIS COUNTY OF \$500-\$600,000 AND IN MY RESPONSE I WILL GO INTO DETAILS ABOUT WHY I HAVE THAT CONFIDENCE. SIMILARLY, WE DO HAVE, I RECEIVED INFORMATION TODAY, I WILL EMAIL YOU TOMORROW, I GOT IT LAST MINUTE FROM THE STATE. I DID IDENTIFY IN THE APPLICATION WERE DATES UP TO 49% OF PREVIOUSLY LOCATED TENANTS CAN RETURN TO THE NEW PROJECT. I HAD A QUICK CONVERSATION WITH TY HELTON VIA EMAIL WHERE HE STATED THAT THEIR BELIEF IS THAT AS LONG AS EACH CD IS NOT DEFINING WHAT WE DO WITH THE RELOCATED TENANTS, THEY WOULD HONOR ANYBODY WITH TENANTS RIGHTS AND ALLOW THEM TO RETURN AND TAKE PRIORITY. I ALSO WANT TO SAY THAT I THINK THAT, WHAT WE ARE REALLY TALKING ABOUT, THE QUESTION COMES DOWN TO MAKING SURE THE CITY OF SEBASTOPOL IS FINANCIALLY SECURE.

JACK, I WILL INTERRUPT WHAT YOU ARE SAYING IS, BECAUSE CES IS NOT A TERM ALL OF US UNDERSTAND, IS THAT THOSE PEOPLE FROM THE RISE AND SHINE VILLAGE WOULD HELP REPLACEMENT AT GRAVENSTEIN COMMONS, DESPITE OUR COUNTYWIDE COORDINATOR AT ENTRY PROCESS.

AS I UNDERSTAND IT. BEING A HOME KEY PROJECT, WE WANT TO TAKE NEW, CHRONICALLY HOMELESS PEOPLE OFF THE STREET AND HOUSE THEM. 49% OF 22, 21, OF WHAT?

22. THE 22 UNITS THAT WE ARE PROPOSING TO BUILD. I WOULD ALSO CONTEND THAT THE PROJECT IS THE SAME IN TERMS OF WHAT WE SUBMITTED IN THE STATE. THERE HAVE BEEN NO MAJOR DESIGN REVISIONS, NO CHANGE IN THE NUMBER OF UNITS SERVED, WHICH I THINK WOULD BE KEY MATERIAL DIFFERENCES THAT HOME KEY IS PROBABLY MOST CONCERNED ABOUT. WHAT WE ARE TALKING ABOUT IS SHORING UP THE CITY OF SEBASTOPOL BECAUSE WE RECOGNIZE THE FINANCIAL SITUATION . THE LAST THING IN THE WORLD ANYONE WANTS IS A PROJECT TO FAIL AND YOU POTENTIALLY HAVING TO RETURN \$6.5 MILLION. WHAT WE ARE REALLY TALKING ABOUT IS HOW WE ARE GOING TO SHORE UP THE CITY AND WHAT'S APPS WE ARE GOING TO TAKE. I'M GOING TO DIVE INTO THIS POWERPOINT PRESENTATION AND GO AS QUICKLY AS I CAN. THIS IS THE

GRAVENSTEIN COMMONS, A 22 UNIT PROJECT . NEXT SLIDE, PLEASE. THAT IS WITH THE DESIGN RENDERINGS ARE OF WHAT THE PROJECT WOULD LOOK LIKE SO WHEN YOU DRIVE BY ON GRAVENSTEIN HIGHWAY, THAT'S WHAT YOU WOULD BE. NEXT SLIDE, PLEASE. QUICKLY, THE GENESIS OF THE PROJECT, I WANT TO REMIND YOU I STAND BEFORE YOU NOT BECAUSE I ASKED SEBASTOPOL TO BUILD THE PROJECT BUT BECAUSE SEBASTOPOL ASKED ST. VINCENT DePAUL TO INTERVENE IN THE ISSUES. WE WERE ASKED BY THE CITY TO ASSIST AND WE ARE ASKED BY THE CITY TO PURCHASE THIS PROPERTY AND ASKED BY THE CITY TO MOVE FORWARD WITH SEEKING FUNDING TO BUILD PERMANENT HOUSING. I JUST WANT TO POINT THAT OUT. NEXT SLIDE, PLEASE. I WILL SKIP THE PROJECT DETAILS UNLESS THERE ARE QUESTIONS FROM THE COUNCIL ABOUT IT.

ANY QUESTIONS FROM THE COUNCIL ON PROJECT DETAILS? NO.

I WILL SAY THAT WE ARE PLANNING IN THE OPERATIONAL SIDE OF THE PROJECT A 24 SEVEN ON-SITE RESIDENT MANAGER TO MAKE SURE IF THERE'S SOMETHING THAT GOES ON BUT THE NIGHT, THERE IS SOMEONE CONTINUOUSLY ON-SITE TO ADDRESS ISSUES THAT COULD ARISE. RESIDENTS WILL ALSO BE SUPPORTED BY A 1.2 FULL TIME EQUIVALENT CASE MANAGEMENT TEAM WHO WORKS SEVEN DAYS A WEEK AT THE COMMUNITY. THIS IS A CASE MANAGEMENT RATIO OF 1 TO 14, EXCEEDING THE INDUSTRY STANDARD. NEXT SLIDE, PLEASE. SOME OF THE GRANT OBLIGATIONS WE ARE FACING, AS CO-APPLICANTS, WE AND CITY OF SEBASTOPOL ARE LIABLE FOR DEFAULT OR BREACH OF THE STANDARD AGREEMENT. WE HAVE 18 MONTHS TO CONSTRUCT THE PROJECT, THE TIMELINE BEGINS WHEN THE AWARD LETTER IS ISSUED AND ENDS WITH THE PROJECT IS 90% COMPLETE. EXTENSIONS ARE COMMONLY GRANTED WITHOUT ISSUE, THAT WAS OUR EXPERIENCE WITH HOME KEY TWO. THEY ALSO ASK FOR MILESTONES AND HAVE A HISTORY OF GETTING THEM CONTINUED. ONCE CONSTRUCTED, WE WILL MONITOR OPERATIONS FOR FIVE YEARS TO ENSURE OPERATIONAL STAFFING MINIMUMS ARE MAINTAINED ON THE PROPERTIES BEING USED FOR ITS INTENDED PURPOSE. THE OBLIGATIONS ARE RELEASED AFTER 15 YEARS. NEXT SLIDE, PLEASE. WE'VE BEEN WORKING WITH STAFF TO MITIGATE RISK TO THE FINANCIALLY STRAPPED CITY AND HERE ARE THINGS WE AGREED TO AND THESE ARE THINGS THAT AFTER CONVERSING WITH CITY MANAGER SHORT, WE KEEP TRYING TO COME TO THE TABLE TO DO ADDITIONAL THINGS TO MAKE THE CITY FEEL MORE COMFORTABLE AND MORE SECURE ABOUT THE PROJECT. ONE THING WE'VE DONE IS WE AGREED TO SIGN AN AFFIDAVIT THAT WOULD LEGALLY BIND THINGS IN THE DePAUL TO BE THE ENTITY IN FIRST POSITION TO REFUND ANY MONEY TO THE STATE IN THE EVENT OF DEFAULT OR BREACH OF CONTRACT.

JACK, I WILL STOP YOU FOR A MINUTE. I SEE 10:30 CREEPING UP ON US. I WANT TO CHECK WITH COUNCILMEMBERS, IS THERE ANYONE WHO WOULD LIKE TO MAKE SURE THAT WE ADJOURN AT 10:30 OR ARE WE GOING TO CONTINUE IT UNTIL THIS ITEM IS DONE OR INTEL, SORRY, 11:30, NO LATER? ANYONE? OKAY. GREAT. THANK YOU. IF YOU COULD PROCEED. I THINK IT WOULD BE USEFUL, I KNOW THIS CITY COUNCIL, I THINK MAYBE WHAT WE NEED IS TO JUST, THERE ARE QUESTIONS, SO PLEASE, LET'S JUST GET THE QUESTIONS GOING BECAUSE WE CAN GET TO THE POINT. GO AHEAD.

I JUST WANTED TO ASK OUR CITY ATTORNEY REGARDING, SIGNING AN AFFIDAVIT THAT MAKES THEM, IN FIRST POSITION, I WAS CURIOUS ABOUT THAT. IF WE ARE EQUALLY RESPONSIBLE, HOW BINDING IS THAT?

IN THE EYES OF THE STATE WE WOULD STILL BE EQUALLY RESPONSIBLE BETWEEN THE RELATIONSHIP BETWEEN THE CITY AND ST. VINCENT DePAUL. THEY WOULD BE IN THE FIRST POSITION BETWEEN THE TWO OF US.

MEANING -- WE COULD SUE THEM?

WE ARE TRYING TO PROCESS THAT.

BUT THE STATE, WHO WE ULTIMATELY WERE RESPONSIBLE FOR, SEES US AS EQUAL RESPONSIBILITY.

AND MANY DEVELOPMENTS, WE TALKED ABOUT THE PROJECT WHICH IS INTERESTING, BUT BASICALLY IT WAS CONFIRMED THAT WE ARE, IN THEIR EYES, IT DOESN'T MATTER WHAT WE SIGN, IN THEIR EYES, WE ARE WHO THEY LOOK TO.

THANK YOU.

THANK YOU. IT'S A QUESTION TO ANYBODY ON STAFF. GIVEN FINANCIALLY, HOW DOES THAT AFFECT OUR CURRENT PEOPLE THAT WE OWE MONEY TO? I ASSUME THAT WE OWE MONEY TO ANYONE TAKING ON RISK IS GOING TO CHANGE THEIR POSITION.

THAT'S A QUESTION THAT HAD NOT OCCURRED TO ME TO LOOK AT. I DON'T KNOW IF OUR EXISTING OBLIGATIONS PROHIBIT US FROM TAKING ON ANY ADDITIONAL RISK. WE ARE NOT ACTUALLY TAKING ON DEBT, PER SE, BUT THERE IS RISK WE ARE TAKING ON IT I DO NOT KNOW WHAT OUR PROVISIONS ARE.

I AM GOING TO, I'VE LOOKED THROUGH ALL OF THESE SLIDES, I LOOKED AT THESE MATERIALS. WE LISTENED TO THE CITY MANAGER. I KNOW YOU HAVE OTHER SLIDE THAT YOU NEED TO MOVE THROUGH, BUT IT STRIKES ME THAT WHAT WE ARE HEARING, SO FAR, IS THAT ON THE OPERATIONS SIDE, I HAVE MY REPORT, ON THE OPERATIONS SIDE, HE INDICATES THAT THE PROJECT IS EFFECTIVELY OKAY, ON THE MANAGEMENT APPROACH SIDE, AGAIN, HE SAYS THE PROJECT IS BASICALLY OKAY, UNCOORDINATED ENTRY, BASICALLY OKAY, AND ON OPERATIONS, HE SAYS YOU'VE UNDERESTIMATED YOUR RENTAL INCOME AND SO IN FACT, THERE'S ADDITIONAL MONEY THAT WOULD COME OUT OF THAT RENTAL INCOME ON OPERATIONS. WHAT I AM SEEING AND HEARING FROM OUR CITY MANAGER, AS A MAJOR QUESTION MARK, ON THE MONEY SIDE, IS THE CAPITAL BUDGET. I LOOK AT THE CAPITAL BUDGET AND I SEE THAT IT LOOKS LIKE IT IS ACTUALLY, \$2 MILLION OR SO. YOU HAVE ON THAT BUDGET \$7 MILLION. THAT IS I THINK THE \$5 MILLION GAP THAT WE HEARD OUR CITY MANAGER TALK ABOUT MY QUESTION REALLY BOILS DOWN TO, HOW IS THAT, IS THAT ACCURATE, AND FROM YOUR PERSPECTIVE, IS THAT ACCURATE AND HOW WILL THAT BE FILLED?

AGAIN, AS THE DEVELOPER, I HAVE TO HAVE CONFIDENCE IN MY ARCHITECT, AND I DO. SHE'S A WOMAN WHO SPECIALIZES IN AFFORDABLE HOUSING THROUGHOUT THE STATES, PRIMARILY IN THE COUNTY OF SAN FRANCISCO AND SHE RATIONALIZES IN SEATAC, WHICH ARE NOT EASY APPLICATIONS, THOSE ARE COMPLICATED, COMPLEX PROJECTS. I CONSIDER HER A SKILLED ARCHITECT. THE \$6 MILLION BUDGET IS HER BUDGET THAT SHE IS CREATED IN CONJUNCTION WITH 14ERS CONSTRUCTION, OUR GENERAL CONTRACTOR. HOWEVER, I RECOGNIZE THAT YOU HAVE A REPORT BEFORE YOU THAT SIGNALS A \$5 MILLION GAP SO I'VE BEEN WORKING MY BEHIND OFF FOR THE LAST COUPLE MONTHS TRYING TO COME UP WITH ADDITIONAL FUNDING TO SHORE UP ST. VINCENT DePAUL IN THIS PARTNERSHIP. WHAT I'VE DONE IS I'VE OPEN THE LINE OF CREDIT ON ONE OF OUR BUILDINGS, WE OWN OVER \$20 MILLION IN REAL PROPERTY ASSET IN ADDITION TO A CASH FLOW BUDGET EVERY YEAR OF \$2.2 MILLION. FINANCIALLY, WE ARE A WELL-HEELED CITY. OF THAT \$5 MILLION GAP, \$2.5 MILLION IS ACCOUNTED FOR.

ADDITIONALLY, THANKS TO SUPERVISOR HOPKINS, I EXPLAINED THE SITUATION AND SHE WORKED WITH DHS DIRECTOR, TINA RIVERA TO SET ASIDE \$3 MILLION IN NONCOMPETITIVE FUNDING. AS I UNDERSTAND IT, THE WAY THAT WORKS, THE MONEY IS AN ACCOUNT WITH DHS, THAT EARMARKS \$3 MILLION AND IF WE EXPERIENCE A CREDIBLE COST OVERRUN, WE WOULD BE ABLE TO REACH OUT TO THE COUNTY AND GO ON THE BOARD OF CONSENT CALENDAR APPROVALS BUT I DO NOT KNOW WHEN IS THE WITH US BUT PERHAPS SHE CAN SPEAK TO THAT AND SHE INTIMATED TO ME IN A TEXT MESSAGE EARLIER THAT WHAT THEY JUST NEED IS A CONTRACT TO BE DRAWN UP. AT THIS POINT, TO ANSWER YOUR QUESTION, I FEEL INCREDIBLY CONFIDENT IN THE PROJECT BUT I DO NOT SEE A DEVAULT -- A DEFAULT ON THE HORIZON AND THE LAST I'LL SAY, PULLING DIRECTLY FROM THE AIRPORT IS AT THE END OF THE DAY, HCD DOES NOT WANT US TO FAIL. THEY WANT THE HOUSING FINISHED, THEY WANT IT BROUGHT TO BEAR IN THE FIGHT AGAINST HOMELESSNESS AND THEY WANT TO MAKE SURE THAT THE FULFILL GAVIN NEWSOM'S PRIORITY WHEN HE SET UP THIS PROJECT. WHAT IS PROBABLY MORE LIKELY IS IF IN THE EVENT THAT ST. VINCENT DePAUL CATASTROPHICALLY SCREWS THIS UP, THEY WOULD PROBABLY LOOK TO THE COUNTY OF SONOMA TO TAKE POSSESSION AND TITLE OF THE PROPERTY, FINISH, OPERATE, OR ANOTHER OPERATOR. HOPEFULLY I PARAPHRASE OF THE LAST PAGE OF YOUR REPORT ACCURATELY, THAT I THINK IT'S A PRETTY SECURE PROJECT.

OKAY, THANK YOU. I'M SORRY, COUNCIL MEMBER?

I FEEL LIKE WE SKIPPED AROUND, FOR THE PUBLIC, WHO MAY NOT NECESSARILY BE READING THIS I FEEL FOR THE PUBLIC.

I FEEL LIKE WE JUMPED AHEAD AND WENT INTO COMMENT AND THEN A QUESTION AND NOW THE PUBLIC IS LIKE, WHERE ARE WE?

THANK YOU FOR THAT REMINDER AND GETTING A SETTLED BACK DOWN AGAIN. ANY QUESTIONS? OKAY. GO AHEAD.

I'M GOING.

WHO OWNS THE BUILDING AFTER 15 YEARS OR WHO OWNS THE BUILDING TO BEGIN WITH?

ST. VINCENT DePAUL PAID

AFTER 15, ST. VINCENT DePAUL STILL. THANK YOU DID

THANK YOU BID PLEASE, IF YOU COULD PROCEED.

THE OTHER THINGS WE'VE AGREED TO, IS AN ADDITIONAL 10% CONSTRUCTION CONTINGENCY ON TOP OF THE EXISTING 15% CONTINGENCY WHICH ADDS AN ADDITIONAL CAPITAL CUSHION OF \$644,000 TO THE PROJECT. WHAT WE'VE ALSO AGREED TO DEAL IS PULL MONEY OUT OF POCKET EVERY YEAR TO FUND THE OPERATIONAL ACCOUNT AND DO SO UP TO ONE YEAR IN ADVANCE HOPEFULLY MITIGATE CONCERNS THAT WE COULD HIT A FISCAL CLIFF DURING ONE OF THE 15 YEARS OF OPERATING THE FACILITY, AND THEN WE WOULD GIVE THE CITY OF SEBASTOPOL ACCESS , WITH THE ABILITY TO ASK US FOR STATEMENTS TO MAKE SURE WE HAVE MONEY AND ICON, THAT THINGS ARE OPERATING SMOOTHLY, COMPLETE AND UTTER TRANSPARENCY WHEN IT COMES TO FINANCIALS OF OPERATION. AGAIN, IT WOULD BE FUNDED EVERY YEAR, ONE YEAR IN ADVANCE SO YOU KNEW THAT WE WOULD HAVE A WHOLE YEAR TO WORK TOGETHER. NEXT SLIDE, PLEASE. ACTUALLY, BEFORE WE JUMP TO THAT, I SHOULD ADD A, THIS IS AT THE END OF THE SLIDE PRESENTATION, BUT TO ADDRESS ONE OF THE PREVAILING CONCERNS OF STAFF, WHICH I COMPLETELY UNDERSTAND, THE CITY OF SEBASTOPOL IS A RELATIVELY SMALLER CITY. WE DON'T HAVE A HOUSING AUTHORITY OR A ROBUST HOUSING EXPERTS, ST. VINCENT DePAUL REALLY WANTS TO DO THIS PROJECT FOR PEOPLE AND SO WHAT WE AGREED TO DO IS LEGAL SUPPORT, FOR ANYTHING RELATED TO THIS PROJECT AS WELL AS STAFF SUPPORT WITH THE HOUSING EXPERT. WE ARE HOPING THAT WE CAN LIGHTEN THE LOAD A LITTLE BIT FOR YOU.

AND I SPEAK TO THAT?

GO AHEAD.

I THINK THAT'S ABSOLUTELY ESSENTIAL, THAT WE HAVE THAT. I WANT TO POINT OUT AS AN EXAMPLE, I'M GOING TO WANDER BUT I THINK IT MAKES SENSE. TO THE MAYOR'S COMMENTS ABOUT THE ONGOING WORK ASSOCIATED WITH THIS, REPORT DID SAY THAT IT'S ESSENTIALLY MINOR ONCE THE PROJECT GETS UP AND RUNNING BUT IT'S MATERIAL AT THE BEGINNING OF THE PROJECT AND I CHECKED WITH COLLEAGUES FROM OTHER CITIES THAT WERE TALKING VERY MATERIAL, VERY SIGNIFICANT AMOUNTS OF STAFF TIME REQUIRED. THESE ARE PEOPLE WHO HAVE SIGNIFICANT HOUSING EXPERTISE AND EXPERIENCE AND DO THIS FULL-TIME. THAT'S, I DON'T WANT TO PROCEED UNTIL, BECAUSE WE HAVE TO NEGOTIATE THOSE AGREEMENTS SO THERE WILL BE A SIGNIFICANT EFFORT. ALSO, THE DATA HAS BEEN CHANGED AND THE COMMITMENTS HAVE BEEN CHANGING AND I WANT TO CALL THAT OUT BECAUSE I FEEL IT'S ILLUSTRATIVE OF THE TIME PUT INTO THIS AND WHAT I'M CONCERNED ABOUT. ST. VINCENT, AT ONE POINT, THAT WE WOULD GIVE YOU \$100,000 FOR MONITORING AND MANAGING THE PROJECT IN THE SECOND PHASE WAS TAKING DOLLARS OUT SO YOU DON'T GET THE \$400,000 IN THE THIRD WAS, OKAY, WE WILL COVER EVERYTHING INCLUDING YOUR LEGAL COST EXCEPT IF THEY ARE ONGOING IN THE FOURTH, OKAY, WE COVER ONGOING. THIS NEGOTIATION TAKES HOURS. TO WORK THROUGH AND UNDERSTAND. IT'S NOT THAT SIMPLE AND WE HAVE, THE MODEL REGULATORY AGREEMENT WE NEED TO COMPLETE IN THE SANTA ROSA MODEL IS A 90 PAGE DOCUMENT AND THAT IS NOT SOMETHING TO BE TAKEN LIGHTLY, IT'S NOT SOMETHING SOMEONE ELSE CAN NEGOTIATE OR SIGN OFF ON. THE CITY IS IN TOO MUCH FINANCIAL RISK TO SIMPLY HAND THIS OFF COMPLETELY TO SOMEONE ELSE. I WANT TO CALL THAT OUT AND INDICATE WHY I'M SAYING THAT IT I APPRECIATE THE ASSURANCES. THESE ARE NOT BEEN EASY TO GET TO, THESE HAVE NOT BEEN SNAPPILY DONE.

UNDERSTOOD, THANK YOU. COULD YOU PROCEED?

I WANT TO RESPOND TO THAT. I KNOW THIS IS NOT YOUR INTENTION BUT I DON'T WANT TO PAINT A PICTURE WE ARE HAGGLING WITH THE CITY. THE REASON WE GAVE \$200,000

CAP IS BECAUSE KNOWING WHAT I KNOW FROM THE FIRST HUNKY ROUND I PARTICIPATED IN, THAT WAS A MORE THAN REASONABLE AMOUNT AND I THINK THAT'S BOLSTERED BY THE REPORT, WHICH SIGNALLED OUT LAST NIGHT HUNDRED THOUSAND DOLLARS BUT I HEARD YOUR CONCERNS AND I SAID OKAY,. IT'S IMPORTANT THAT WE WANT YOU TO HAVE REPRESENTATION AND FEEL AGENCY IN THE PROJECT. I WILL MOVE TO OPERATIONAL INCOME SLIDE. THIS IS SOME OF THE SOURCES. ONE OF THE CONCERNS THAT CAME UP IN THE INITIAL CONVERSATIONS IS WHERE IS THE MONEY GOING TO COME FROM AND IS A HANDFUL OF SOURCES, ONE OF WHICH IS HOUSING CHOICE VOUCHER IS, WHICH CAN BE GUARANTEED TO A SPECIAL DISPENSATION FROM HUD. WE ACCOMPLISH THIS IN ROUND TWO AND WE HAVE NOT ASKED FOR THAT FOR THIS PROJECT YET MAINLY BECAUSE WE DO NOT HAVE A PROJECT. PROJECT-BASED VOUCHERS, THIS IS A GREAT ONE. I'M NOT SURE WHAT THE COST ARE AT YET BUT IT WAS WELL WORTH THE EXPENSE, BECAUSE WE LAND.

MAYOR, CAN I ASK A QUESTION? IN THE INTEREST OF TIME, WE HAVE TO HEAR FROM THE PUBLIC AND WE HAVE READ THIS, CAN WE JUST GO THROUGH THE SLIDES FOR THE PUBLIC TO ASK QUESTIONS ON EACH ONE IF WE HAVE ANY? BECAUSE -- SURE. THAT'S ACTUALLY --

I APPRECIATE IT WE WANT TO GO THROUGH IT.

MAYBE WHAT WE SHOULD DO IS SHIFT IT UP A LITTLE BIT, SO THE CONCEPT WOULD BE YOU WOULD TELL US THE TITLE OF THE SLIDE AND JUST SUMMARIZE THE OPERATIONAL INCOME IS NOT YOUR CONCLUSION, WE HAVE SUFFICIENT INCOME AND YOUR UNDERSTATED AND I AM MORE? OKAY. FOR INSTANCE, WOULD HAVE A QUESTION. LET'S SEE IF WE CAN PROCEED THAT WAY. LET'S LOOK AT THE OPERATIONAL INCOME PIECE AND VICE MAYOR ZOLLMAN, IT LOOKS LIKE YOU HAVE A QUESTION.

AND IN THE SLIDES WERE UPDATED, THEY ARE ACCESSIBLE TO THE PUBLIC. I WOULD JUST HIT THE HIGH POINTS AND LEAVE TIME FOR QUESTIONS FOR US AND FOR THE PUBLIC.

OKAY. HIT THE HIGH POINTS, PLEASE. THE MECH OKAY, HOUSING CHOICE VOUCHERS, PROJECT-BASED VOUCHERS, FUNDING WE HAVEN'T APPLIED BECAUSE THERE IS NO PROJECT, GET PAID PRIVATE PHILANTHROPY, WHICH ST. VINCENT DE PAUL IS WELL-VERSED IN, AND HERE'S WHAT I DO WANT TO GET TO. LET'S GET TO THE CONSTRUCTION BUDGET BREAKDOWN BECAUSE THAT THE COST OF WHY WE SEEM TO BE COMING IN SO MUCH CHEAPER THAN THE COUNTY AVERAGE. LET'S SEE. YES, HERE WE GO. THIS IS WHAT OUR CONTRACTOR AND ARCHITECT IS CURRENTLY PROJECTING. YOU CAN SEE IT, HERE. CALL -- TALK SECTION ARGOS, INCLUDING THE 15% CONTINGENCY AS A MENTIONED. TOTAL PER UNIT HARD COST, IF THIS COMES OUT TO BE MATERIALLY TRUE, \$274,000 PER UNIT AND IF WE COULD GO TO THE NEXT SLIDE, PLEASE. A COUPLE OF THE REASONS FOR THIS IS THE NUMBER I'M QUOTING DOES NOT INCLUDE SOME OF THE FUNDS ST. VINCENT DePAUL HAS EXPENDED THE COST OF ACQUIRING THE LAND, SOFT COST, WE SPENT MONEY ON ARCHITECTS, ENGINEERS, AND WE'VE DONE GRADING OF THE SITE AND ELECTRICAL UPGRADES ALREADY. IF YOU WERE TO ADD THAT, THAT WOULD CREATE A MORE APPLES TO APPLES COMPARISON. IT'S NOT AT 500+ THOUSAND DOLLARS PER UNIT BUT IT GETS IT MUCH HIGHER. OTHER FACTORS, ST. VINCENT DePAUL IS REALLY A CHEAP DEVELOPER. WHEN YOU LOOK AT COUNTY AVERAGE NUMBERS, DRIVEN BY LARGE AFFORDABLE HOUSING, THERE IS STAFF TIME AND OVERHEAD INVOLVED IN THOSE PROJECTS. THOSE COSTS ARE EMBEDDED INTO THE PER UNIT COST FOR EACH PROJECT. THE ONLY AMOUNT THAT WE WILL SPEND OF MY SALARY AND OF THE FISCAL MANAGERS SALARY IS HUNDRED AND \$10,000. IT'S REALLY DIMINISHED. SIZE MATTERS. WE ARE PROPOSING TO BUILD 408 SQUARE FOOT UNIT. IF WE COULD GO TO THE SIDE-BY-SIDE COMPARISON SLIDE, PLEASE, THAT'S IT. THIS WAS SORT OF THE SOURCE OF SOME OF ADMITTEDLY, MIKE AND VISION BECAUSE WHEN I READ THE, I HAVE TO BE HONEST, IT GAVE ME PAUSE BECAUSE AT THE END OF THE DAY, IF YOU VOTE DOWN TONIGHT, I'LL GO BACK TO WORK AND COLLECT MY CHRISTMAS BONUS AT THE END OF THE YEAR AND MY LIFE WILL GO ON IT IF I FAIL, I'LL PROBABLY NOT WORK FOR ST. VINCENT DePAUL ANYMORE BECAUSE I WILL HAVE CAUSED TREMENDOUS FINANCIAL HARDSHIP FOR THEM SO I DID A DEEP DIVE INTO THE PROJECT WE DID. IT WAS A RENOVATION PROJECT SO IT'S NOT A PERFECT COMPARISON TO NEW CONSTRUCTION BUT EVERYTHING WE DID WAS IDENTICAL TO WHAT WE WERE PROPOSING TO DO, HERE. THE UNIT SIZES WERE SIMILAR,

380 SQUARE FEET AND SANTA ROSA. THE ONLY DIFFERENCE I CAN SEE THAT IS SIGNIFICANT AND MATERIAL IS THAT WE LEFT THE FOUNDATION AND THE WALLS AT THE SANTA ROSA COMMONS AND THOSE WE WOULD BE BUILDING, HERE. WHEN YOU LOOK AT COST PER UNIT, WE CLOSED OUT THE PROJECT AT \$242,000 PER UNIT AND WHAT IS CURRENTLY PROPOSED BY OUR ARCHITECT AND GENERAL CONTRACTOR IS \$274,000 IN SEBASTOPOL. IF IT DOES GO HIGHER THAN WE HAVE THE FUNDING TO BE ABLE TO ABSORB THAT AND AVOID ANY KIND OF SIGNIFICANT HARDSHIP FOR THE CITY. NEXT SLIDE, PLEASE. NEXT SLIDE, PLEASE. I THINK THAT PRETTY MUCH IS THE HIGH POINTS FOR YOU.

OKAY. I KNOW WE DO HAVE LINDA HOPKINS ONLINE. CAN ASK A QUESTION?

I WANT TO MAKE SURE, I THINK WE HAVE LINDA HOPKINS, SO AT SOME POINT, AFTER WE GET QUESTIONS ANSWERED MAYBE WE CAN GET SOME INFORMATION ON THE CERTAINTY OF THAT AMOUNT BUT PLEASE.

WE HAD A CONVERSATION TODAY AND WE WERE TALKING ABOUT SCENARIOS IF IT DID GO THROUGH OR DID NOT AND I JUST, WHEN THE CITY MANAGER GAVE THIS PRESENTATION AND TALKED ABOUT ENCAMPMENTS AND SUCH, THE QUESTION I HAD, IN ONE OF YOUR REPORTS YOU SAID IT WOULD TURN INTO POSSIBLY A CAR LOT AND I JUST WANTED, I DON'T KNOW IF ANYONE ELSE KNEW THAT BUT I JUST WANTED TO POINT THAT OUT THAT THAT IS ONE OF THE ALTERNATE OPTIONS THAT YOU MENTIONED. IT WAS SURPRISING, TO ME, BUT I GUESS I AM ASKING YOU, AT THE SAME TIME, RECONFIRMING FOR EVERYONE.

IT DOESN'T SOUND SO, GOSH, SLEAZY, BUT WHAT WE PLAN TO DO IS PUT A CAR LOT THERE UNDER THE EXISTING ZONING AND THEN USE THE MONEY WE RAISED TO FUND OUR PROGRAMMING AND THINGS LIKE THAT AND SUPPORT ONGOING OPERATIONS TO COLLATERALIZE FUTURE LOANS FROM FUTURE HOUSING PROJECTS.

THERE ARE THREE, OR TWO GRANT MONEYMAKERS FOR CITIES, HOTELS, AND CAR DEALERSHIPS. THAT IS WHERE THE TAX DOLLARS ARE.

THANK YOU. YEAH. BUT WE ARE DESPERATE. I DO SEE LINDA HOPKINS WITH HER HAND RAISED. I THINK IT WOULD BE USEFUL TO KNOW, FROM LINDA, WHAT THE NATURE OF THIS COMMITMENT IS, FROM THE COUNTY. CAN WE INVITE LINDA TO SPEAK? GO AHEAD, IF YOU COULD, PLEASE.

THANK YOU. I WOULD BE THERE IN PERSON BUT I'M RECOVERING FROM A VERY SEVERE STOMACH AND I DON'T WISH MY LAST 24 HOURS ON ANYONE'S I FIGURED I WOULD KEEP MY GERMS AT HOME. THERE WERE QUESTIONS RAISED ABOUT WHETHER THE \$3 MILLION IS A FIRM COMMITMENT AND I WANT TO ASSURE YOU THE \$3 MILLION IS A FIRM COMMITMENT FROM THE DEPARTMENT OF HEALTH SERVICES AND I ENCOURAGE YOU TO TAKE DIRECTOR RIVERA AT HER WORD. SHE'S NEVER LET ME DOWN, SHE'S A WOMAN OF INTEGRITY, AND THIS IS A LETTER THAT IS A PUBLIC DOCUMENT WHICH IS VERY DIFFERENT FROM A CASUAL CONVERSATION OR OFFER IT IT'S A COMMITMENT ON THE PUBLIC RECORD BEING DISCUSSED AT A COUNCIL MEETING AND A FORMAL STATEMENT FROM THE DIRECTOR OF HEALTH SERVICES WHO OVERSEES A BUDGET, APPROACHING \$350 MILLION AT THIS POINT IN TIME. DIRECTOR RIVERA AND HER BUDGET TEAM IN HER OFFICE WORKED AROUND THE CLOCK TO COME UP WITH A SOLUTION TO IDENTIFY A FUNDING SOURCE THAT WOULD ALLOW YOU THE FINANCIAL SECURITY TO SUPPORT THIS PROJECT MOVING FORWARD AND I DO RECOGNIZE THE CHALLENGES THE CITY IS FACING. I WANTED TO SHARE A TEXT MESSAGE I RECEIVED FROM DIRECTOR RIVERA, WHICH CONFIRMS COMMITMENT DOES NOT REQUIRE BOARD APPROVAL, CONTRACT OR AMMO YOU WOULD, FOR PAYMENT OF THE FUNDING THAT WE CAN COMMIT THESE FUNDS TO THIS PROJECT AS IS PERMITTED BY THE FUNDING AWARD FOR THE COUNTY, SHOULD THESE BE NEEDED WE WOULD SECURE THE PAYMENT VIA BOARD ACTION AS APPROPRIATE. I WANT TO ASSURE YOU, THE BOARD OF SUPERVISORS HAS FULL FAITH IN TINA RIVERA NEVER SEEN THE BOARD ONCE OVERRIDE THE RECOMMENDATION OF OUR SUBJECT MATTER EXPERT ON THIS KIND OF RECOMMENDATION. EVEN IF ONE OF MY COLLEAGUES HAD ANOTHER GREAT PROJECT FOR GREAT IDEA, WE WOULD LOOK FOR OTHER ALTERNATIVE FUNDING SOURCE BECAUSE WE DO NOT STEAL FROM PETER TO PAY PAUL BECAUSE THAT LEADS TO A QUICK PATH DOWNWARD FOR A POOR DYNAMIC SO THAT'S NOT SOMETHING WE DO. I WANTED TO SHARE WHY THE COUNTY CARES ABOUT

THIS BECAUSE I KNOW IN THE PAST THERE HAVE BEEN QUESTIONS LIKE WHY WOULD THE COUNTY DO THIS, WHY WOULD THE COUNTY GIVE MONEY TO THE CITY OF SEBASTOPOL. WE HAVE ANOTHER HOME KEY PROJECT CALLED GEORGE'S HIDEAWAY WHICH BRINGS A SIMILAR NUMBER OF PERMANENT SUPPORTIVE HOUSING UNIT NINE. WE ARE ALSO DEDICATING \$3 MILLION OF COUNTY GENERAL FUNDS TO THAT PROJECT. THAT COMES FROM THE MENTAL HEALTH MEASURE. WHILE THE COST TO OVERRUN THE SITUATION IS UNFORTUNATE, WE SEE IT AS A GREAT DEAL FOR US BECAUSE THE STATE IS PICKING UP THE MAJORITY OF THE TAB. WHEN WE LOOK AT SOMETHING LIKE THIS PROJECT, ARE \$3 MILLION, IF VACUUMING THAT MANY PERMANENT SUPPORTIVE HOUSING UNITS ONLINE, THAT THE HUNDRED AND \$40,000 PER UNIT TO THE COUNTY WHICH IS A GREAT DEAL AND NOT SOMETHING WE COULD DO IF WE WERE TO GO OUT AND START OUR OWN PROJECT. I WANT TO ADD THAT WHILE I KNOW TECHNICALLY, IT'S 49% OF FOLKS WHO RETURN DIRECTLY PER TENANTS RATES AS JACK SHARED, WE HAVE CONSISTENTLY WORKED WITH WEST COUNTY COMMUNITY SERVICES TO PRIORITIZE REGIONAL CANDIDATES FOR HOUSING, RECOGNIZING WE WANT TO KEEP FOLKS IN OUR COMMUNITIES. I DO BELIEVE MOST OF THE FOLKS WHO MOVE IN TO THE SITE WILL BE FROM THE SEBASTOPOL AREA LIKE I BELIEVE THAT FOR GEORGE'S HIDEAWAY IT'S MOSTLY FOLKS IN THE LOWER RUSSIAN RIVER AREA. WE CANNOT SOLVE OUR HOMELESSNESS PROBLEM WITH THAT ALLUSIONS TO HOMELESSNESS AND I FEEL THIS IS A CRITICAL STEP FOR CITY OF SEBASTOPOL. ANOTHER THING I WANTED TO QUICKLY OFFER, I BECAME FAMILIAR WITH THE HOME KEY PROCESS. I KNOW VERY LITTLE COMPARED TO OUR WONDERFUL FOLKS, JACK MENTIONED TY HILTON. I'D BE HAPPY TO SET UP A MEETING TO PROVIDE TECHNICAL EXPERTISE FROM OUR DIRECTOR AND FROM TY WHO HAVE BEEN INVOLVED IN MOVING THE PROJECT FORWARD IF THAT WOULD BE OF ASSISTANCE TO THE CITY OF SEBASTOPOL.

THANK YOU. IF YOU COULD REMAIN WITH US FOR A LITTLE BIT, THAT WOULD BE GREAT. ANY QUESTIONS FOR LINDA HOPKINS FROM COUNCILMEMBERS? NOT SEEING ANY AT THE MOMENT. THANK YOU AND THANK YOU FOR STICKING AROUND . WHAT QUESTIONS, GO AHEAD.

I DON'T HAVE ANY MORE FOR FACT BUT I WANTED TO HEAR FROM, AND THE QUESTION I HAD IS, WE HIRED YOU AS THE EXPERT AND WE'VE HEARD A LOT OF DIFFERING OPINIONS AND THOUGHTS ON HOW THIS GOES SO I WANT TO HEAR FROM YOU DIRECTLY WHAT YOU THOUGHT, INC. ABOUT THE NUMBERS, THE REPORTS WE RECEIVED IN THE QUALITY OF IT, STRAIGHT FROM YOU.

WILL TRY TO BE BRIEF. THE THINGS THAT I SAW THAT SORT OF JUMPED OFF THE PAGE WAS THE DEVELOPMENT BUDGET SEEMED TO HAVE OMISSIONS AND LOW NUMBERS. YOU TALKED ABOUT THAT, WHETHER IT'S A \$5 MILLION GAP OR ANOTHER NUMBER, I CAN'T SAY WITH ANY CERTAINTY, I'M NOT AN ESTIMATOR. I WORK HALF-TIME FOR BURNING HOUSING AND DEVELOPMENT, NOT REVISITING BURBANK, MY EXPERIENCES WOULD RELY ON GENERAL CONTRACTORS FOR HARD COST NUMBERS THAT I DID NOTICE IN THE HOME KEY APPLICATION THERE WAS NOT A LINE ITEM FOR ARCHITECTURE OR ENGINEERING AND NOT A LINE ITEM FOR CITY FEES. THAT GAVE ME PAUSE. BURBANK, WE DO HAVE MORE EXPENSIVE BUDGET BECAUSE WE BUILD IN A DEVELOPERS FEE. THAT'S HOW WE PAY OURSELVES. JACK MENTIONED THEY WILL NOT DO THAT. THERE ARE DIFFERENCES IN THE COMPS I USE, BUT THE HARD COST IS CONTRACTORS AND IT STRUCK ME AS VERY LOW. THAT WAS THE MAIN TAKE AWAY. THE OPERATIONAL EXPENSES BUDGET, I THOUGHT WAS GREAT. THEY WERE IN LINE WITH WHAT WE SEE AND I WAS PLEASANTLY SURPRISED. BEFORE I OPENED UP ANY DOCUMENTS, I WAS EXPECTING OPERATIONAL EXPENSES BUDGET TO BE TOO LOW BECAUSE THAT'S USUALLY THE PROBLEM WITH PERMANENT SUPPORTIVE HOUSING, INADEQUATE BUDGETS FOR SERVICES AND SECURITY, MAINTENANCE RENTS HIGHER, LOTS OF THINGS RUN HIGHER, BUT THAT WAS NOT THE CASE. THE REVENUE SIDE, HOWEVER, JACK AND HIS TEAM DID NOT UNDERSTAND, EVIDENTLY, HOW PROJECT-BASED VOUCHERS WORK. IF YOU GET AN AWARD, WHICH ARE SECTION 8 VOUCHERS, TAKEN OUT OF CIRCULATION AND ATTACHED TO THE BUILDING RATHER THAN A PERSON. I KNOW IT'S CONFUSING, I TRIED TO EXPLAIN THAT IN MY REPORT AND I MIGHT HAVE MADE IT MORE CONFUSING BUT ANYWAY. IT'S LIKELY, IN THIS CASE, AND YOU CAN BASICALLY COLLECT MARKET RENT RIGHT NOW, FOR A STUDIO, SUBSIDIZED WITH A VOUCHER, YOU CAN GET \$1772 WHICH IS MORE OR

LESS THE MARKET. FOR MOST PROJECTS AROUND THE NATION, THEY RELY ON GETTING A PROJECT BASED VOUCHER BECAUSE YOU NEED THE MARKET RENT TO PAY FOR THE SECURITY AND THE SERVICES. ONCE THAT NUMBER WAS CORRECTED ON THE REVENUE SIDE, BECAUSE YOU CAN GET \$1772 PER UNIT AND NOT \$624 WHICH I THINK IS WHAT JACK HAD, IT MEANS THAT IN THE FIRST SEVERAL YEARS, THE PROJECT HAS SOME BLACK INK. ONE LAST NOTE ON THAT, I THINK I'LL PUT IN MY REPORT THAT YEAR FIVE IT STARTS TO TURN INTO A DEFICIT SITUATION AND I NEED TO EXPLAIN WHY SAY THAT. IT CAN MENTIONED IN THE INDUSTRY, EVERY LENDER, INKS, PUBLIC LENDERS, THEY ALL WANT YOU TO RUN OUT 15 OR 20 OR 30 YEARS ASSUMING THAT THE INCOME GOES UP YEARLY BY 2.5% AND EXPENSES GO UP BY 3.5%. THAT IS HOW THINGS ARE UNDERWRITTEN. WE DO IT SO MUCH THAT WE DON'T THINK TWICE ABOUT IT. IT'S BECAUSE OF THOSE DIFFERENT ESCALATORS, WHETHER THAT HAPPENS IN YOUR LIFE, PROBABLY NOT. I WOULD NOT READ TOO MUCH INTO THOSE LONG-TERM PROJECTIONS BECAUSE OF THAT CONSERVATIVE UNDERWRITING FROM BANKS AND SO FORTH. ANYWAY, I'M HAPPY TO ANSWER QUESTIONS. ON THE CAPITAL SIDE, YOUR NUMBERS, YOU TALKING BUT JUST GENERAL?

IT TOOK INTO ACCOUNT ALL OF THOSE THINGS. THE REASON I ASK IS WHAT WE HEARD FROM JACK, THEY HAVE ACQUIRED THE PROPERTY AND THAT IS THE COST TODAY INCLUDED. DOES THAT MAKE SENSE TO YOU THAT THERE COST WOULD BE LOWER AS A RESULT BECAUSE THEY ALREADY ACQUIRED THE LAND AND HAD DONE SOME DRAWINGS AND ENGINEERING?

WHAT WOULD BE MORE CONVENTIONAL IS TO SHARE THE COST BUT PUT THEM IN THE BUDGET SO IT IS A FAIR.

ON THE OPERATION SIDE, THEY UNDERESTIMATED THE RENTAL AMOUNT THAT THEY CAN EXPECT TO COLLECT? WE TALKED ABOUT THE REPORT, YOU WERE TALKING ABOUT THAT THAT AMOUNT THAT ST. VINCENT DePAUL COMMITTED WOULD BE USED TO COVER THE REMAINING. THAT'S WHAT I READ.

THAT WOULD GO INTO AN OPERATING RESERVE FOR THE LONG HAUL.

I THINK THAT'S THE ONLY QUESTION I HAD.

I JUST THOUGHT OF IT BECAUSE IT'S A REAL LIFE SITUATION THAT WE HAVE. WE HAVE SOMEONE LIVING ON OUR STREETS RIGHT NOW, HE HAD A VOUCHER TO LIVE, FOR HOUSING. HE, FOR WHATEVER REASON WAS KICKED OUT OF THAT HOUSING FOR WHATEVER REASON AND IS NOW LIVING ON OUR STREET AND IS NOT ABLE TO LIFT HIMSELF UP AGAIN AND THIS IS BEEN GOING ON FOR MONTHS. HOW DO YOU HANDLE THAT? THEY JUST PUT HIM OUT ON THE STREET AND THAT WAS IT. KNOWING THAT THE REAL LIFE SITUATION WE HAVE, WITH SO MANY PEOPLE TALKING ABOUT THE VOUCHERS, HOW DO YOU HANDLE THAT?

HOW DO WE HANDLE ADDICTION?

HE WAS PUSHED OUT OF HIS HOUSING AND IS NOW LIVING ON IT SEBASTOPOL STREETS AND CAME HERE BECAUSE OF THE COMMONS , WAS NOT A RESIDENT BEFORE, SO I'M THINKING ABOUT, THAT THE REAL LIFE SITUATION WE ARE DEALING WITH RIGHT NOW SO AS WE TALK ABOUT THIS IN THE NUMBER OF PEOPLE THAT WOULD BE IN THIS PLACE AND LIVING OFF VOUCHERS AND SUCH, IT JUST OCCURRED TO ME WHILE WE WERE TALKING ABOUT THIS.

I'M GLAD YOU ASKED BECAUSE WE JUST WENT THROUGH THAT THIS WEEK AT THE SANTA ROSA COMMONS. WE'VE BEEN WORKING WITH SOME FOLKS. THEY WERE ONE OF THE PRE-EXISTING TENANTS OF THE SANTA ROSA COMMONS, BUT THEY FAILED TO PAY RENT FOR THREE YEARS AND WE DID NOT AFFECT THEM BECAUSE THAT'S HOW AGAINST EVICTIONS WE TEND TO BE. NOW WE ARE TIGHTENING UP ON THAT AND WE LEARNED FROM SOME OF OUR MISTAKES ABOUT NOT BEING TOO GENEROUS, IN THE CASE OF THIS WOMAN, WOULD PUT HER ON A PARTIAL PAYMENT PLAN. I BELIEVE WE DID IT A SECOND TIME TO WORK WITH HER TO KEEP HER HOUSING AND THEN AFTER NOT PAYING FOR THAT LONG, WE FINALLY DID A VICTOR. WE DIDN'T JUST DO THAT, WE HATCHED OUT TO HER FAMILY IN ARIZONA AND I BELIEVE, THIS WEEK OR SOMETIME IN THE NEAR FUTURE, WE OFFERED HER A PLANE TICKET TO GO BACK TO FAMILY IN ARIZONA. WE DO NOT JUST KICK PEOPLE OUT AND SAY THERE'S THE DOOR, THERE'S THE STREET, GOODBYE. WE TRY TO FOLLOW UP AND GIVE THEM A SENSE OF HUMANITY.

I HAD QUESTIONS, WE HAD INFORMATION ABOUT THE CONSTRUCTION COSTS YOU OUTLINED SOME MONETARY SOURCES TO COVER THAT POTENTIAL \$5 MILLION GAP, ONE OF WHICH IS THE COUNTY COMMITMENT TO COME UP WITH \$3 MILLION IN INSURANCE AND THEN HE TALKED ABOUT IT, \$2.5 MILLION LINE OF CREDIT. WOULD I GO TO, THEN, WE HAVE CAPITAL BUDGET, YOUR MANAGEMENT APPROACH, THE OPERATING BUDGET. WHAT REMAINS, FOR ME, IS WHAT WE'VE HEARD FROM OUR CITY MANAGER WHICH I THINK BOILS DOWN TO, THAT OUR STAFF DOES NOT HAVE THE BANDWIDTH TO HANDLE THE INITIAL PROCESS THAT HAS TO DO WITH NEGOTIATING AGREEMENTS WITH ST. VINCENT DePAUL, LOOKING AT THE AGREEMENT THAT HAS TO BE SIGNED IN ORDER TO FIRM UP HIS FUNDS, AND THEN THE OPERATION OVERSIGHT. WE ARE HEARING VERY CLEARLY THAT FROM OUR CITY MANAGER. IS THERE, DO YOU HAVE SOME SOLUTION FOR THAT? THAT'S A REAL, WHEN WE ARE LOOKING AT A BUDGET CRISIS, THAT'S REAL. ANY SUGGESTIONS?

MY BEST FOOT FORWARD ON THAT IS TO OFFER STAFF SUPPORT THAT ST. VINCENT DePAUL PAYS FOR. WE DON'T WANT YOU TO BE BURDENED BY THIS PROJECT AND WE DON'T WANT THE FOCUS ON THIS. WORKING WITH SANTA ROSA, WE HAVE A HOUSING AUTHORITY. IT'S NOT APPLES TO APPLES BUT WE COULD PROVIDE SOMEONE WITH HOUSING AUTHORITY EXPERTISE THAT YOU CAN SELECT THAT WE CAN PAY FOR TO BE YOUR STANDING IN THE PROJECT MANAGEMENT -- MANAGEMENT ROOM, IF THAT PERSON IS ILL-EQUIPPED TO DO IT, WE WILL PROVIDE YOU WITH FUNDING TO USE AN ATTORNEY WHO IS WELL-VERSED IN THAT. I DON'T THINK IT WILL COST MORE THAN \$100,000 WHICH IS WHY I HAVE AGREED TO THE BUT IF WHAT MAKES YOU COMFORTABLE IS NO CAP, THEN WE ARE HERE FOR YOU BUT WE ARE HERE FROM THE PEOPLE WHO CAN BENEFIT.

AND I JUMP IN? I REALLY THINK WE NEED TO GO TO PUBLIC COMMENT. AND WATCHING THE CLOCK AND I'M GETTING TO MY STRETCH, TOO. WE'VE ASKED AND I'M --

I WANT LESS COMFORTABLE -- ONE LAST QUESTION BECAUSE I THINK THE STAFF QUESTION IS IMPORTANT. LINDA, YOU SAID SOMETHING ABOUT OFFERING TY HILTON OR MICHELLE WHITMAN, THEIR EXPERTISE, WHEN WE COME BACK FOR DISCUSSION MAYBE YOU CAN LET US KNOW WHAT LEVEL OF STAFF OFFER YOU MIGHT BE ABLE TO GIVE US TO SUPPLEMENT OUR LIMITED STAFF AVAILABILITY. LET'S GO TO PUBLIC COMMENT, IF YOU COULD, PLEASE. WE WILL WAIT A MINUTE. DO YOU HAVE AN ANSWER FOR THAT QUESTION WHILE WE ARE WAITING FOR PUBLIC COMMENT TO START?

I DO. AT THE VERY LEAST I CAN SET UP AN INITIAL MEETING WITH MICHELLE AND TY AND THE FOLKS WHO ARE WORKING ON THE HIGHWAY PROJECT TO BE ABLE TO SHARE THEIR EXPERTISE AND THEY WOULD BE ABLE TO SHARE WHAT THEY MIGHT BE ABLE TO PROVIDE ON AN ONGOING BASIS THAT I KNOW THAT THEY HAVE WONDERFUL CONTACTS IN THE STATE GOVERNMENT TO GET THOSE ANSWERS ABOUT TENANTS BEING ABLE TO COME BACK TO THE SITE.

OKAY, THANK YOU. PUBLIC COMMENT, PLEASE?

THIS IS FOR PUBLIC COMMENT ON THE GRAVENSTEIN COMMONS COMMENT PERIOD. I DON'T THINK THIS IS THE TIME TO GO FORWARD WITH THIS. WE ARE OVERSTRETCHED, THE STATE IS \$60 BILLION IN THE HOLE, SO THIS ABOUT THE COUNTY STEPPING IN, SO ON AND SO FORTH, I'M NOT SURE TINA RIVIERA WILL MEET THAT. THERE ARE A LOT OF LOOSE NUMBERS HERE. I AM NOT SEEING ANYTHING GOOD COMING OUT OF THIS. I DON'T THINK THIS IS GOING TO GO ON FOR MUCH LONGER, BECAUSE IT'S SO EXPENSIVE. IT HAS NOT GONE WELL. WE DON'T HAVE ANYTHING LIKE WHAT WE HAD BEFORE. FRANKLY, THE SALES TAX SOUNDS ATTRACTIVE. I JUST BOUGHT A NEW CAR AND I DID NOT REALIZE THAT YOU HAVE TO PAY SEBASTOPOL SALES TAX. THAT'S A SEPARATE ISSUE. THANK YOU.

I WILL GO TO ZOOM. ROBERT?

CAN YOU HEAR ME?

I CAN SEE THE TIMER.

GO AHEAD.

THERE ARE SO MANY THINGS ABOUT THIS. I WILL TALK AS FAST AS I CAN, BUT THE ISSUE IS CLEARLY THAT WE DO NOT HAVE THE EXPERTISE, AS YOU APPLY CRITICAL THINKING AND UNCOVERING WHAT WAS MISSED WHEN YOU AGREED TO GO FORWARD. THEY CAN CERTAINLY MANAGE THIS IF THAT IS WHAT CITY COUNCIL WANTS. BUT IF THEY DROP THE BALL ON THE BUDGET, YOU DON'T HAVE FUNDING FOR NEXT YEAR. IF YOU DON'T

HAVE THAT REVENUE, YOU COULD HAVE A REAL MESS BECAUSE YOU'VE ALREADY GOT A DEFICIT BURNING CASH LIKE CRAZY. I DO NOT KNOW WHAT HAPPENS IF THAT START TO GET DELAYED EVEN MORE, BUT CERTAINLY SOMEONE IN THE CITY KNOWS. CONSULTANTS ARE NOT THE ANSWER. I USE CONSULTANTS ALL-TIME TO THE PROJECT OF THIS SCOPE I WOULD HAVE A PERSON TO MANAGE THAT BECAUSE IT'S SO COMPLICATED AND THERE ARE SO MANY ELEMENTS. THE CONSULTANT IS NOT GOING TO TAKE THAT ON. WE HAVE 1000 OTHER THINGS, WHAT IS THE CONTRACT, WHAT COUNTS DUE TO BREACH OF CONTRACT AND THE STATE IS GOING TO PUT, THAT'S THE .5 TIMES MORE. THAT HALF YOUR OPERATING BUDGET. THERE'S A LOT OF PEOPLE THAT CAN DO THIS. WE CAN'T. THANK YOU.

THANK YOU. IF THERE IS ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE IT PUBLIC COMMENT ON THIS ITEM? SEEING THEM, I WILL GO BACK OUT TO ZOOM. STAFF, CAN YOU UNMUTE?

HELLO. THANK YOU. THIS IS MELISSA HANLEY, VICE CHAIR SPEAKING AS A CITIZEN AND GETTING FEEDBACK. WE HEARD ABOUT THIS PROJECT TODAY AND DESIGN REVIEW BOARD AND VOTED UNANIMOUSLY TO CONTINUE THE PROJECT BECAUSE HE FELT THE APPLICATION WAS INCOMPLETE. WE FELT LIKE THERE WAS NOT ENOUGH DETAIL TO APPROVE THIS PROJECT, SO I'M CONCERNED ABOUT HEARING THE BUDGET CONCERNS BECAUSE THE ANSWER TO SEVERAL OF OUR QUESTIONS, THIS IS A PENDING BUDGET. THE FACT THAT THERE IS A BUDGET AND A CONTRACTOR, THAT THIS WAS PLACED AT ISSUE. IT MAKES ME FEEL VERY CONCERNED. I OFFERED MY TIME, TO GET THAT SUBMISSION TO BE APPROPRIATE, SO I'M SURPRISED BY THAT. THIS IS CONTENTIOUS AND NOT REALLY SOLIDIFIED AND IT'S BEING PRESENTED AS IF IT IS AND IT WAS NOT, THIS APP IS RUNNING. THANK YOU.

THANK YOU. NEXT, BACK TO IN CHAMBERS IF THERE'S ANYONE IN CHAMBERS. WE ARE ON VIDEO SO IF YOU COULD GO TO THE PODIUM. THAT'S OKAY.

HELLO, I LIVE HERE, I WISH WE COULD GO BACK IN TIME BEFORE RISE AND SHINE AND ALL OF THAT AND THE MONEY THAT WENT OUT FOR THAT. I WAS SHOCKED THIS YEAR IS OVER AND EVERYBODY IS LOOKING ON THIS. I BELIEVE WE WOULD HAVE BEEN IN BETTER SHAPE. I JUST DON'T, I WOULD LIKE TO SCRAP THIS PROJECT. I UNDERSTAND THAT WE ARE SCREWED. IT'S TERRIBLE. IT WAS A TSUNAMI OF COMPASSION THAT CAUSED THIS. THAT'S ALL I HAVE TO SAY.

THANK YOU. LINDA, CAN YOU UNMUTE? GO AHEAD.

THAT LAST SPEAKER, THAT WAS GREAT. A SALAMI OF COMPASSION THAT COST AS DEARLY, THAT VERY ACCURATE. HERE I AM ONCE AGAIN TELLING YOU THAT I LIVE THREE PROPERTIES FROM RISE AND SHINE. I HAVE GOTTEN TO KNOW MANY OF THESE PEOPLE, MANY OF THEM. I'VE HEARD THEIR STORIES AND IT'S ALL VERY INTERESTING TO ME, BUT I'VE ALSO SEEN THE EFFECTS THEY'VE HAD ON THE NEIGHBORHOOD AND THE RETAILERS. AT MARY'S PIZZA PARLOR, THEY CLOSED AFTER THEIR SPACE IS BROKEN INTO. ANYWAY, THERE BACK DOOR WAS BROKEN INTO AND NOW THEY HAVE BARS, AND THERE'S JUST DRUG PARAPHERNALIA AROUND THE NEIGHBORHOOD. IT DOES NOT WORK, JACK. I'VE BEEN TRYING TO GET IN TOUCH WITH YOU TO TALK WITH YOU BUT ANYWAY, ALL OF THE GOODWILL AND THE MONEY AND THUS, THIS PARADIGM, THIS MODEL DOES NOT WORK. THESE PEOPLE ARE NOT GOING, THEY ARE NOT GOOD CANDIDATES FOR TENANTS.

YOU HAVE 25 SECONDS.

THEY ARE NOT CONVENTIONAL HOUSING. I AM LOOKING AT THAT CAR DEALERSHIP AND IT'S PRETTY ATTRACTIVE ALTERNATIVE.

THANK YOU. IF THERE'S ANYONE, GOING BACK TO ZOOM. CAN YOU SEE THE TIMER? I CAN. I WOULD LIKE TO THANK THE COUNCIL FOR EXTENDING THE DISCUSSION BEYOND 10:30. I KNOW IT'S LATE FOR EVERYBODY, BUT THE REAL QUESTION IS, DOES THE COUNCIL UNDERSTAND ITS RISK, ITS FUTURE RISK IN APPROVING THIS? I ASK, WHEN WAS THE CONSTRUCTION BUDGET ESTIMATED. I WORK IN PROJECTS THAT INVOLVE LARGE CONSTRUCTION PROJECTS THAT EXPERIENCE EXTREME INFLATION AND IT DOES NOT WANE, IT CONTINUES. THIS GREATLY IMPACTS THE ABILITY TO COMPLETE THIS PROJECT AND WHAT IS THE RISK TO THE CITY IN SIGNING ITS AGREEMENT A YEAR AGO. TO SUPPORT THIS PROJECT, TO FULFILL THE CONSTRUCTION COST? I JUST WONDER IF THE COUNCIL HAS CONSIDERED THAT. AS FAR AS FUNDS, COMING FROM THE COUNTY AND

OTHERS, I HEAR WHEN THEY SAY IT'S A SHORT, I WORK FOR A PUBLIC AGENCY. NOTHING IS ASSURED UNTIL THAT PUBLIC GOVERNING BODY APPROVES THOSE FUNDS, SO I THINK IT'S FOOLISH TO COUNT ON FUNDS THAT ARE NOT YET AUTHORIZED BY A PUBLIC AGENCY. AFFORDABLE HOUSING IS NECESSARY BUT I THINK THAT I AM CONCERNED ABOUT THE RISK, FOR CITY OF SEBASTOPOL AND ITS HASTE TO SUPPORT PROJECTS. ANYHOW, I REALLY WANT THE COUNCIL TO CONSIDER RISKS GOING FORWARD. THANK YOU.

THANK YOU. I WILL COME BACK TO CHAMBERS. KATE, CAN YOU UNMUTE, PLEASE? THE MAC I AM UNMUTE IT.

CAN YOU SEE THE TIMER?

I CAN, THANK YOU. COUNCIL, YOU HAVE A FIDUCIARY DUTY, WHICH SHOWED THAT SEBASTOPOL IS ON A CRASH COURSE TO BANKRUPTCY. IT'S A SOCIAL LIABILITY, WITH SIGNIFICANT RISK. THIS WILL REQUIRE SIGNIFICANT STAFF TIME WHICH THE COUNTY DOES NOT HAVE. THEY CAN SAY WHATEVER THEY WANT BECAUSE THE FUTURE IS UNKNOWN, JUST LIKE A JALOPY SAID THAT WHEN RISE AND SHINE CLOSED, PEOPLE WOULD JUST LEAVE AS WE KNOW THEY DID NOT LEAVE. THEY ARE ON OUR STREETS. LINDA HOPKINS, YOU FUNDED RISE AND SHINE, PLEASE GET THE RVUS AND GENERATORS OFF OUR STREETS. SUPERVISOR HOPKINS, STOP FUNDING THESE PROJECTS IN SEBASTOPOL. JACK TIBBETTS CAN SAY ANYTHING HE WANTS BUT AT THE END OF THE DAY HE DOES NOT LIVE IN PAY TAXES IN SEBASTOPOL, HE JUST NEEDS TO PUSH IT THROUGH TO KEEP HIS JOB. THE PRESS DEMOCRAT WROTE AN IN-DEPTH REPORT ABOUT ST. VINCENT NEGLIGENT MANAGEMENT OF THE GOLD COIN MOTEL. LOOK IT UP, READ IT. WE CAN SEE THERE ARE TERRIBLE MANAGERS. LOOK AT THE HORIZON SHINE SITE, WHY ARE PEOPLE STILL LIVING ON IT? SEBASTOPOL CITIZENS WILL BE LEFT HOLDING THE BAG JUST LIKE RISE AND SHINE. JACK TIBBETTS COULD LEAVE HIS JOB AND MOVE. THEY WILL BE DEPENDENT ON WHO MANAGES IT, HOW THEY WAS FOND, AND THE MONEY THEY HAVE TO SPEND. IT'S UNKNOWABLE.

THANK YOU. I'LL COME BACK TO CHAMBERS IF THERE'S ANYONE WOULD LIKE TO MAKE PUBLIC COMMENT. VANESSA, CAN YOU UNMUTE, PLEASE?

CAN YOU SEE THE TIMER?

I CAN, THANK YOU. THANK YOU FOR THIS INFORMATION, THE SLIDESHOW WAS INFORMATIVE. I LIVE CLOSE TO THE SITE, A COUPLE HUNDRED FEET AND I WILL SAY, THE LAST COUPLE OF YEARS, IT'S BEEN TUMULTUOUS FOR US. WE HAVE NEGATIVE EXPERIENCES. WE WERE EXCITED IT WAS CLOSING AND THAT A BRICK-AND-MORTAR AFFORDABLE HOUSING PROJECT WAS COMING UP. WE ARE IN FAVOR OF THIS AND IT SOUNDS LIKE THERE ARE MOVING PARTS THAT NEED TO BE ORGANIZED BUT WE WOULD LIKE TO SEE THIS GO UP. THERE ARE SEVERAL RVs NOW ON GRAVENSTEIN HIGHWAY NORTH. WILL THOSE BE GIVEN PRIORITY AT THE 49%? MY CONCERN IS IT SEEMS LIKE IT'S TOO MUCH FOR ONE NEIGHBORHOOD TO ABSORB, AND THEN WE HAVE AN ENCAMPMENT BY IN FRONT. THAT'S A CONCERN, THE RESPONSE I RECEIVED IS THAT THE CAMPERS ARE WORKING TO FIND HOUSING IN OUR UNDERSTANDING WAS THAT WAS WHAT WAS GOING ON FOR TWO YEARS, THAT THEY WERE RECEIVING WRAPAROUND SERVICES TO TRANSITION INTO HOUSING. THERE'S A LOT OF CONFUSION REGARDING THE ENCAMPMENT SO I POSE THIS IS A QUESTION AND INQUIRY INTO WHERE THAT STANDS. THANK YOU. THE MAC THANK YOU. AGAIN, I'LL COME BACK TO CHAMBERS TO SEE IF THERE'S ANYONE IN CHAMBERS. BACK TO ZOOM, IF THERE'S ANY PUBLIC COMMENT PLEASE RAISE YOUR HAND VIRTUALLY. SEEING NINE, PUBLIC COMMENT IS CLOSED.

THANK YOU. I'M LOOKING AT THE CLOCK, IT'S 11:17 AND WE NEED TO BE OUT BY 11:30. WE ARE NOW BACK FOR DISCUSSION.

I WAS JUST GOING TO SAY MY COMMENTS.

I THINK, JACK TIBBETTS, DO YOU HAVE ANYTHING, MARK, ANYTHING FINAL TO SAY? ANYTHING FINAL TO OFFER? WE WILL GET OUR CITY MANAGER. ANYTHING FINAL TO HAVE?

I'M NOT SURE WHERE YOU WANT TO GO.

WE WILL HAVE A DISCUSSION AND WE CAN ALWAYS COME BACK.

I JUST WANTED TO SAY THIS IS A HOME KEY PROJECT. MY BUSINESS IS IN THAT PARKING LOT AND I CAN GO ON AND ON ABOUT THE CHALLENGES THAT I HAVE. I UNDERSTAND THE IMPORTANCE OF HOUSING AND A GREAT IMPACT TO HAVE SUCH POPULATIONS

CLOSE TO HOUSING AND BUSINESS AND EVERYTHING ELSE, MORE IMPORTANTLY, I BELIEVE I NEED TO LISTEN TO THE CITY MANAGER. WE HIRED HIM, WE VOTED FOR HIM. I BELIEVE THAT HE HAS WHAT IT TAKES TO BRING US OUT OF THIS CATASTROPHIC FINANCIAL SITUATION. BEING ELECTED TO REPRESENT SEBASTOPOL AND PROTECT SEBASTOPOL AND WHEN I CAMPAIGNED IS ABOUT GETTING BACK TO BASIS -- BASICS. WATER AND SEWER IS IN TROUBLE, I'M ON FIRE AD HOC, WE HAD SO MANY ISSUES GOING ON AND WHILE I UNDERSTAND THE IMPORTANCE OF HOUSING, I ENJOYED MY CONVERSATION WITH JACK, I CANNOT VOTE TO LEVERAGE OUR CITY ANYMORE AT THIS POINT AND I MADE A STATEMENT TO SOMEONE, I'M ALSO A REAL ESTATE AGENT. WHEN WE LOOK AT MORTGAGES, PEOPLE TRYING TO FIND COSIGNERS AND EVERYTHING ELSE TO AFFORD THINGS, I WAS THINKING ABOUT HOW LUDICROUS IS IT THAT A CITY IN SUCH FINANCIAL STRAITS WOULD CONSIDER A -- WOULD BE CONSIDERED A VIABLE PARTNER TO BE RESPONSIBLE FOR A HIGH DOLLAR AMOUNT, WHEN WE ARE IN SO MUCH TROUBLE. NO ONE WOULD EVER LEND ANY INDIVIDUAL MONEY IF THEY ARE IN THE SAME SITUATION. GOOD LORD, OUR STATE IS WILLING TO SEE US AS AN EQUAL PARTNER AND BE RESPONSIBLE FOR A PROJECT, POSSIBLY FOR THAT MONEY. I CANNOT WRAP MY HEAD ABOUT IT. I NEED HIM TO RESPECT WITH THE CITY MANAGER RECOMMENDED AND I DON'T WANT HIS TIME TAKEN AWAY FROM THESE PROJECTS WE HAVE THAT WE NEED TO TAKE CARE OF FOR CURRENT RESIDENCE, NOT FUTURE, BUT CURRENT RESIDENCE SO I WILL NOT SUPPORT THIS PROJECT. I JUST CAN'T.

THANK YOU.

I'M NOT SURE WHO IS FIRST.

I DON'T -- GO AHEAD.

THANK YOU. WE AGREED TO THIS PROJECT BEFORE WE HIRED OUR NEW CITY MANAGER AND I THINK THAT WE DIDN'T REALIZE WE WERE COSIGNING ON THIS PROJECT AND THAT I APPRECIATE THE EFFORT THAT ST. VINCENT DePAUL, IN CREATING CONCESSIONS FOR THE CITY. WHEN WE HIRED OUR NEW CITY MANAGER, WE AGREED THAT WE WOULD HAVE HIS BACK. THE SITUATION OUR CITY IS IN RIGHT NOW, ON SEVERAL DIFFERENT FRONTS, THAT WE ARE LOSING OUR PLANNING DIRECTOR, LOSING PUBLIC WORKS DIRECTORY AND LOSING OUR CITY ATTORNEY HAS BEEN WITH US, AND BASICALLY IT'S A BAD TIME FOR SEBASTOPOL TO TAKE A PROJECT LIKE THIS ON , WHEN WE HAVE SO MANY COMPLEXITIES AND PROBLEMS. I ACTUALLY THINK THAT WE WOULD WELCOME, IF YOU REALLY ARE IS AREAS ABOUT PUTTING THE USED CAR LOT IN THERE, I THINK THE CITY WOULD WELCOME THAT, BECAUSE IT WOULD BE BENEFIT TO THE CITY AND I AM REALLY SORRY, BECAUSE THIS WAS, THIS IS A HUGE AMOUNT OF MONEY TO WALK AWAY FROM. IT'S A REALLY HARD DECISION. THANK YOU, JACK FOR ALL YOUR TIME AND EFFORT AND I WANT TO THANK OUR CITY MANAGER AND WE CAN EYES -- RECOGNIZE THIS IS A TOUGH SPOT WE ARE IN. I WOULD RECOMMEND TO OPPOSE.

COUNCILMEMBER HINTON ? GO AHEAD.

I TRY TO BE CHIVALROUS, BUT ORDER IS IMPORTANT. I ALSO SECOND COUNCILMEMBER McLEWIS AND THE COMMENTS THAT I WISH THINGS WERE DIFFERENT, I TRULY DO. THANK YOU FOR ALL THE EFFORTS YOU PUT FORTH , THANK YOU , MR. CITY MANAGER FOR PUTTING UP WITH THIS, WHAT SEEMS TO BE A LOT OF LAST-MINUTE PIECES TO FILL IN. HAVING SERVED ON THAT, I REALLY JUST AM NOT. ALONG THOSE LINES, I'M SURPRISED ANYONE WOULD ASK US TO DO THIS BECAUSE THERE WERE OTHER CITIES THAT WERE MORE FINANCIALLY SOLID THAN US AT THE BEGINNING OF THIS PROCESS, SO I AM STRUCK BY THE FACT THAT ANYONE WOULD ASK ANY MORE OF US. WE ARE DOING MORE FOR THE UNSHELTERED AND ANYONE IN THE COUNTY. I AM UPSET BY IT, OBVIOUSLY, BY THE TONE. THAT'S THE NUMBER ONE THING. NUMBER TWO, I HAVE AN ISSUE ON CONFLICT OF INTEREST. SORRY, I AM A LAWYER AND HAVING A MOTHER PARTY PAY FOR NEXT IT THAT WE ARE SUPPOSED TO RELY ON, I JUST, IT DOES NOT ADD UP FOR ME. I AM CONCERNED ABOUT TAKING ON MORE RISK FOR THE CITY WITHOUT AT PENDING DEBT. IN MY MIND, THEY ARE ALSO EQUALLY WORRIED. WHY WOULD A CITY IN FINANCIAL TROUBLE BE A SITUATION LIKE THIS? I DO NOT WANT OUR PRIORITIES TO BE JUGGLED AND I DO NOT WANT TO APPRECIATE THEM STATING, THIS IS WHAT I'M WORKING ON, AS IS WHAT I'M WORTH ON. IT GIVES US A CHANCE TO HAVE TRANSPARENCY AND EVERYTHING HE PUTS OUT I AGREE THEY WOULD HAVE TO RE-JUGGLE, I DO NOT WANT THAT TO HAPPEN SO I DO NOT REPORT THIS.

COUNCILMEMBER HINTON?

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IT'S ROUGH WHEN YOU GO FORWARD AND THREE PEOPLE ARE AGAINST IT BUT I WOULD GO AHEAD AND SAY THAT WHEN I GOT ON COUNCIL, I WAS PART OF THE PARK VILLAGE WITH THE HOMELESS APPLICANTS AND WE DO NOT KNOW HOW WE WOULD FIND THAT, EITHER. YET, WE DID. GRANTS COME THROUGH. I FEEL LIKE THE JUGGLING IS HAPPENING, BECAUSE PEOPLE ARE TRYING TO HELP US WITH PERMANENT SUPPORTIVE SHELTER, WHICH I DO SUPPORT. IT SUPPOSED TO BE A TEMPORARY FIX. SEMI-COMMUNITY, AND SUPPORT THEY NEEDED TO MOVE ON, THEY'VE INVESTED PERMANENT SUPPORTIVE SHELTER. IT SUCKS THAT OUR FINANCIAL SITUATION IS WHERE IT IS. WE HAVE A LOT GOING ON. I AM IN SUPPORT OF THAT, I FEEL LIKE, I KNOW THAT WE HAVE TO PUT OUR FAITH IN IT. I WOULD PUT MY FAITH IN IT. I WILL BE, EVEN ON THE SHORT SIDE OF THE STICK, WE DONE A LOT. IT'S A TOUGH BALANCE, YOU DON'T JUST HAND THEM A FISH, YOU GIVE THEM A FISHING POLE. I CAN'T HELP IT. THAT'S WHO I AM. THAT'S MY COMMENT.

I WILL WEIGH IN. YOU THINK IT'S HARD BEING THE FOURTH, SHE WAS MAYOR LAST YEAR, SHE KNOWS WHAT THAT'S LIKE. I AM IN SUPPORT OF THIS PROJECT. I WAS ON THE BUDGET COMMITTEE LAST YEAR AND I AM FULLY AWARE OF OUR CITY MANAGERS MANY BURDENS AND I AM A BIG SUPPORTER OF OUR CITY MANAGER. I UNDERSTAND OUR FINANCIAL CHALLENGES IN PROBABLY, A LOT MORE DEEPLY THAN A LOT OF OTHER PEOPLE IN THIS ROOM. I LOOK AT THIS PARTICULAR PROJECT AND THERE ARE TWO THINGS THAT CALL OUT TO ME. THERE ARE NUMBER OF THEM BUT FIRST, THIS IS AN AFFORDABLE HOUSING PROJECT AND SECOND, THIS IS A FINANCIALLY RESPONSIVE A BOWL, RELIABLE PARTNER, SUPPORTED BY THE COUNTY. WE ALL CONNECTED. WITH ALL OF THE MONEY, WITH \$3 MILLION, I AM CONFIDENT THAT THE CAPITAL EXPENSES WOULD BE COVERED, OPERATIONS WOULD BE COVERED, IT'S COMPELLING TO ME THAT THE CRITICISM OF THE OPERATIONS BUDGET WAS THAT THE UNDERVALUED THE AMOUNT OF MONEY THAT THEY WOULD EXPECT TO RECEIVE FROM THEIR RENTALS. THIS IS COMPELLING THAT AS RECOGNIZED, HE WAS IMPRESSED AT THE APPROACH THAT ADDRESSES A LOT OF THE CONCERNS WE'VE HEARD FROM HOW THIS OPERATION WILL BE MANAGED. THIS IS ST. VINCENT DePAUL. FOR ALL OF THOSE REASONS, I FEEL CONFIDENT THAT THIS PROJECT WOULD NOT BE A FINANCIAL BURDEN ON THE THE AND I SAY THAT, I HAVE TO EMPHASIZE, OUT OF DEEP EXPERTISE AND KNOWLEDGE, WITH CONCERN ABOUT THE FUTURE OF OUR BUDGET. I HAVE TO CALL OUT THE FACT THAT, THERE ARE FIVE I.V.S, LEGALLY OCCUPYING SPACES. THEY ARE READY TO MOVE TO ST. VINCENT DePAUL COMMONS AS A BRIDGING OPPORTUNITY, THEY OFFER PERMANENT SUPPORTIVE HOUSING. THAT'S FIVE. WHAT HAPPENS WITH THOSE THAT ARE CURRENTLY AT THE FAIRGROUNDS, LOOKING TO GO OVER, TO MOVE IN TO GRAVENSTEIN COMMONS BUT IF WE VOTE THIS DOWN, THEY ARE BACK ON THE STREETS. I HAVE TO SAY, A LOT OF PEOPLE HAVE CONNECTIONS TO SEBASTOPOL , SO THAT QUALIFIED THEM, ADDITIONAL TIME BEFORE THAT. WHERE ARE THEY GOING TO GO AND WHAT WILL THAT DO IN TERMS OF ENCAMPMENT POTENTIAL? THAT IS MEANINGFUL. IT'S IMPORTANT. I HOPEFULLY HAVE A FEW MINUTES TO CALL FOR QUESTIONS.

THAT IS IT. WE ARE --

OH, YOU GUYS, I'M REALLY SORRY.

YOU CAN CALL FOR THE QUESTION BUT WE HAVE TO WRAP IT UP.

OKAY. I THINK WE HAVE TO HAVE, I THINK WE HAVE TO CALL THE VOTE, HERE. I WOULD LIKE TO MAKE A MOTION TO APPROVE THIS ITEM THAT IS BEFORE US TO SUPPORT THE ST. VINCENT DePAUL COMMONS PROJECT, I WOULD ADD CAVEAT ON THE IDENTIFICATION OF STAFF TO PROVIDE APPROPRIATE SUPPORT FOR THIS PROJECT. THAT WOULD BE MY CONDITION.

I WILL SECOND THAT.

SO MOVED, AND SECONDED TO APPROVE THE MOTION -- THE MOTION FOR THE CONSTRUCTION OPERATION OF THE GRAVENSTEIN COMMONS WITH THE CAVEAT THAT THE AN INDICATION OF A STAFF MEMBER APPROVED FOR THE PROJECT.

THE MOTION DOES NOT PASS, 3-2 IN FAVOR OF THE OPPOSITION.

THANK YOU FOR STAYING TO THE AGENDA. APPRECIATE IT VERY MUCH. WE CAN CLOSE THE MEETING? THANK YOU.

FOR FOLLOW-UP WITH THE STATE, I WANT TO BE CLEAR I FEEL LIKE I NEED TO TAKE A PROACTIVE STEP TO TELL THE MAYOR WHAT IS WRONG WITH THE PROJECT

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CAN WE HAVE THIS DISCUSSION? WE ARE DONE WITH THE MEETING. I'M SORRY.
RECORDING STOPPED. [Event Concluded] *Agenda Item Number: 1*