

City Council

Mayor Stephen Zollman
Vice Mayor Jill McLewis
Phill Carter
Neysa Hinton
Sandra Maurer



Acting City Manager
**Assistant City Manager/
City Clerk, MMC**

Mary Gourley
mgourley@cityofsebastopol.gov

City of Sebastopol

CITY COUNCIL MEETING AGENDA

Meeting of Tuesday, May 6, 2025

Meeting Start Time: 6:00 pm

Meeting to be held in Person and Virtual /Remote Participation

In Person: 425 Morris Street, Sebastopol, CA 95472

Zoom Link Below: Zoom Link can be used for providing public comment/ Vimeo) is utilized for viewing only of meeting

Topic: City Council Meeting - May 6, 2025

Time: May 6, 2025 06:00 PM Pacific Time (US and Canada)

Vimeo Link: <https://vimeo.com/event/4788684>

Join Zoom Meeting

<https://us02web.zoom.us/j/84342368708>

Meeting ID: 843 4236 8708

Passcode: 218948

One tap mobile

+16694449171,,84342368708#,,,,*218948# US

+16699006833,,84342368708#,,,,*218948# US (San Jose)

Dial by your location

• +1 669 444 9171 US

• +1 669 900 6833 US (San Jose)

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

• +1 346 248 7799 US (Houston)

• +1 719 359 4580 US

• +1 564 217 2000 US

Meeting ID: 843 4236 8708

Passcode: 218948

Find your local number: <https://us02web.zoom.us/j/84342368708>

COUNCIL PROTOCOLS FOR MEETING:

This in person and virtual/remote meeting is compliant with the Governor's Executive Order allowing for a deviation of teleconference rules required by the Brown Act. Traditional Brown Act and AB 2449 requirements can be utilized for all City Council meetings as long as required notice and posting is conducted per the Brown Act.

MEETINGS ARE HELD AT 425 MORRIS STREET, SEBASTOPOL, CA 95472

(SEBASTOPOL YOUTH ANNEX) UNLESS OTHERWISE NOTICED

Please Note the presiding member of the legislative body conducting a meeting or their designee may remove, or cause the removal of, an individual for disrupting the meeting. "Disrupting" means engaging in behavior during a meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting.

PUBLIC COMMENT

Due to the length of recent City Council Meetings, it is strongly encouraged that written comments be submitted to the City Council by sending them by email to: citycouncil@cityofsebastopol.gov with either General Public Comment Written in the Subject Line or the Specific Agenda Item Number or Title Written in the Subject Line. Emails are distributed to the City Council as well as posted to the City Council meeting as public comment. Public Comment questions may be directed to City staff for a response at a later time.

CALL TO ORDER

ROLL CALL

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)). Assembly Bill 2302 (2024) ("AB 2302") revises rules for when members of local legislative bodies may participate in meetings remotely. Specifically, it amends the number of meetings that may be attended remotely for just cause and under emergency circumstances and clarifies the definition of the term "meeting," for purposes of remote attendance. AB 2302 caps the number of remote meetings a member can attend each year based on the frequency of a legislative body's meetings: Five meetings per year for those meeting twice a month.

PROCLAMATIONS/PRESENTATIONS/INTRODUCTIONS:

- Proclamation Proclaiming Municipal Clerks Week May 4-10, 2025
- Proclamation Proclaiming National Police Week, May 11 – 17, 2025
- Proclamation Proclaiming May 2025 as Bike Month and May 15, 2025 as Bike to Work Day in Sebastopol
- Proclamation Proclaiming National Public Works Week May 18-24, 2025

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.

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.

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 aloud the title of each consent item (either full agenda title or a simplified version of the agenda title), and 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 two (2) minutes on the entire consent calendar and request at that time that an item or items 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. Council Members 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.

1. Approval of City Council Meeting Minutes – Closed Session Meeting of April 14, 2025
(Responsible Department: Assistant City Manager/City Clerk)
There is no fiscal impact associated with approval of this item
2. Approval of City Council Meeting Minutes - Regular Meeting Minutes of April 15, 2025
(Responsible Department: Assistant City Manager/City Clerk)
There is no fiscal impact associated with approval of this item
3. Approval of purchase of replacement patrol vehicle using endowment funds and approval of Resolution for Budget Amendment
(Responsible Department: Police)
There is no fiscal impact to the City budget with approval of this item as the funding in the amount of \$90,000 will be from the Police Endowment Fund
4. Approval of Revisions to the City's Publicly Available Pay Schedule -Captain Positions Hourly Rate
(Responsible Department: Administrative Services)
There is no fiscal impact associated with approval of this item.
5. Approval of Resolution: Resolution of the City Council of the City of Sebastopol, authorizing submittal of application(s) for all Cal recycle grant and payment programs for which the City of Sebastopol is eligible.
(Responsible Department: Assistant City Manager/City Clerk)
There is no fiscal impact associated with approval of this item
6. Second Reading and Adoption of Ordinance for the Barlow Hotel Development Agreement
(Responsible Department: Community Development)
There is no fiscal impact associated with approval of this item

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).

7. Informational Presentation from Sebastopol World Friends on Takeo City visit
(Requestor: Vice Mayor McLewis/Responsible Department: Assistant City Manager/City Clerk)
There is no fiscal impact with receipt of this presentation.
8. Q3 Financial Update – Enterprise Fund
(Responsible Department: Administrative Services)
There is no fiscal impact with receipt of this report.
9. Q3 Financial Update – General Fund
(Responsible Department: Administrative Services)
There is no fiscal impact with receipt of this report.

PUBLIC HEARING(s): NONE

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

10. Discussion of Topics of City and Regional Interest (3) for Submittal to the Sonoma County Mayors and Councilmembers Board (Special Meeting to take place May 2025). On April 10th at the Board

of Directors meeting, the topic of public relations and messaging in order to reinforce City priorities at various levels of our local government was discussed. The City is asked to identify and prioritize three key issues within their jurisdiction that require attention or action.

(Requestor/Mayor Zollman/Responsible Department: Assistant City Manager/City Clerk)

There is no fiscal impact associated with approval of this item

11. Consider of City Co Sponsorship and Fee Waiver for Police Staff Time for Gravenstein Apple fair in the amount of \$2957.64. The planners for this event, Pamela Davis & Aubrey Doherty, Operations Managers, for the Gravenstein Apple Fair, have requested policing services for this event and requests the City waive the fee for staff time for two (2) officers and one (1) sergeant per day, for two days, totaling 36 hours of overtime for all officers.

(Responsible Department: Police)

Fiscal Impact: There would be a loss of revenue of \$2957.64 with approval of waiver of fees.

12. Discussion and Consideration of Request from CAL Cities for Letters of Opposition and Support for the following bills:

OPPOSE - AB 647 (González, M.) Housing Development Approvals: Residential Units.

(As amended 03/28/25)

What the Bill Does: Forces cities to allow up to eight housing units — only one of which is required to be affordable — on lots with an existing single-family home or in an area zoned for eight units or less, without any environmental review or public input.

Why this is Important to Cal Cities Members: AB 647 would empower developers to bulldoze nearly any home and replace it with eight new units. Once those units are constructed, Government Code Section 66323(a)(4) requires local jurisdictions to allow up to an additional eight ADUs on the same lot, bringing the total allowable units to sixteen, while simultaneously ignoring existing height limits, density requirements, and parking standards.

SUPPORT - AB 1 (Connolly) Residential property insurance: wildfire risk.

What the bill does: This measure would require the Department of Insurance to include wildfire mitigation in the next draft of the Catastrophe Modeling regulations.

Why this is important to Cal Cities Members: This bill requires the California Department of Insurance (CDI) to review the Safer from Wildfires regulations every five years, and consider if additional building hardening measures and community level wildfire mitigation programs should be included in the program. Currently, there is no requirement for the CDI to open up the regulations for evaluation.

OPPOSE - SB 634 (Pérez) Homelessness: civil and criminal penalties.(As amended 03/26/25)

What the Bill Does: SB 634 severely limits cities' ability to respond to the growing homelessness crisis in communities across California by prohibiting local governments from adopting any regulation, policy, or guidance that imposes civil or criminal penalties on a person experiencing homelessness.

Why this is Important to Cal Cities Members: Cities are implementing balanced approaches that protect both the rights of individuals experiencing homelessness and the broader community's needs for clean, safe, and accessible public spaces. Cities recognize the importance of connecting unhoused residents to housing and services, but without the ability to use civil or criminal enforcement remedies, cities have no meaningful way to respond to urgent health and safety concerns and protect public spaces.

OPPOSE - SB 79 (Wiener) Transit-oriented development.

What the bill does: Requires cities to ministerially approve higher-density residential projects — up to 7 stories — near public transit stops (including Ferry and Train), regardless of zoning codes. SB 79 limits the use of local development standards and allows transit agencies full land-use

authority over residential and commercial development on property they own or lease, without any requirement that developers build housing, let alone affordable housing.

Why this is important to Cal Cities members: SB 79 overrides the state's own mandated local housing elements by forcing cities to approve transit-oriented development projects near specified transit stops — up to seven stories high and a density of 120 homes per acre — without regard to the community's needs, environmental review, or public input.

SB 79 provides transit agencies:

- Unlimited land use authority on property they own or have a permanent easement, regardless of the distance from a transit stop.
- Power to determine all aspects of residential and commercial development including height, density, and design, without any regard to local zoning or planning.
- Ability to develop 100% commercial projects, even at transit stops, and not provide a single new home.

(Requestor: Vice Mayor McLewis/Legislative Representative)

Fiscal Impact: There is no fiscal impact with support or opposition of letters.

13. Discussion and Consideration of City Council Declaration of a Summer Recess and Authorize the Cancellation of the July 15, 2025 and August 5, 2025 City Council Regular Meetings and Schedule an August 19, 2025 City Council Regular Meeting. Special Meetings can be called to replace a canceled meeting/meetings, depending upon workload and items requiring City Council action.
(Requestor: Agenda Review Committee/Responsible Department: Assistant City Manager/City Clerk)

Fiscal Impact: Cancellation of a regularly scheduled Council meeting reduces the cost of staff's time in Agenda preparation; agenda items; cost of copying reports, uploading to the City website, savings from consultants time if they need to be at the meeting, and distribution and posting of the Agenda.

There is also savings from IT (audio/visual) in the estimated amount of \$2,850.

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.

COUNCILMEMBER(S) REQUESTS FOR FUTURE CITY COUNCIL AGENDA ITEMS

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

14. 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)
15. 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)
16. Council Communications Received (Information/Meetings/Correspondence Received from the General Public to Councilmembers)

CLOSED SESSION: NONE

ADJOURNMENT OF CITY COUNCIL MEETING

May 6, 2025 City Council Regular Meeting will be adjourned to the next Regular City Council Meeting of Tuesday, May 20, 2025 at **6:00 pm**, Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA.

American Disability Act Accommodations/Accessibility: A request can be made orally or in writing, and submitted to the ADA Coordinator by email: building@cityofsebastopol.org or to the City Clerk's Office so as to avoid delay in reviewing and processing the request. Requests can be made by contacting the ADA Coordinator's Office at (707) 823-8597, via email at building@cityofsebastopol.org or by mailing such a request to the ADA Coordinator's Office located at 7425 Bodega Avenue, Sebastopol, CA. Note that if you contact the ADA Coordinators Office, via mail, you need to make the request early enough that a response can be timely provided.

NOTICE: All Resolutions and Ordinances introduced and/or adopted under this agenda are waived of all reading of entire resolution(s) and ordinance(s). The City of Sebastopol is a general law city formed under the laws of the State of California. With respect to adoption of ordinances and resolutions, the City adheres to the requirements set forth in the Government Code. Unless otherwise required, the full reading of the text of standard ordinances and resolutions is waived.

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

If you have any questions regarding this meeting, please contact the City at Email: info@cityofsebastopol.org or citycouncil@cityofsebastopol.org or please call: 707-823-1153. The public is advised that pursuant to Government Code section 54957.5 all writings submitted to the City Council are public records and will be made available for review at City Hall during normal business hours. The Sebastopol City Council welcomes you in person or remotely to its meetings that are generally scheduled for the 1st and 3rd Tuesday of every month. Your interest and participation are encouraged and appreciated.

Government Code Section 54953.

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

(b)

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

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

There are times that the City Council open meetings may not be live streamed due to technical issues; if that is the case, the meeting will be video-taped and uploaded as soon as possible to the City Web Site. In the event of a disruption that prevents the legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-

based service option is restored. Actions taken on agenda items during a disruption that prevents the legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

COUNCIL PROTOCOLS FOR MEETING RESTATED:

This in person and virtual/remote meeting is compliant with the Governor's Executive Order allowing for a deviation of teleconference rules required by the Brown Act. Traditional Brown Act and AB 2449 requirements can be utilized for all City Council meetings as long as required notice and posting is conducted per the Brown Act.

Please Note the presiding member of the legislative body conducting a meeting or their designee may remove, or cause the removal of, an individual for disrupting the meeting.

Prior to removing an individual, the presiding member or their designee shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. The presiding member or their designee may then remove the individual if they do not promptly cease their disruptive behavior. This paragraph does not apply to any behavior described in subparagraph (B) of paragraph (1) of subdivision (b).

(b) As used in this section:

(1) "Disrupting" means engaging in behavior during a meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting and includes, but is not limited to, one of the following:

(A) A failure to comply with reasonable and lawful regulations adopted by a legislative body pursuant to Section 54954.3 or any other law.

(B) Engaging in behavior that constitutes use of force or a true threat of force.

(2) "True threat of force" means a threat that has sufficient indicia of intent and seriousness, that a reasonable observer would perceive it to be an actual threat to use force by the person making the threat.

How can I provide Public Comment on Zoom?

The Mayor will request public comment during the Public Comment period on the agenda and during each Public Hearing and Regular Calendar Item. Once the Mayor has announced the public comment period, please do one of the following.

USING A COMPUTER OR SMART PHONE:

- Click on the "Raise Hand" feature in the webinar controls. This will notify City staff that you have raised your hand and you would like to speak.*
- City staff will unmute your microphone when it is your turn to provide public comment.*
- A prompt will appear to confirm you would like to be unmuted. Once you accept the prompt, you will have two minutes to provide public comment.*
- Once your public comment has ended, you will be muted again.*

USING A REGULAR PHONE:

- Dial *9 (star 9), this will notify City staff that you have "raised your hand" for public comment.*
- City staff will unmute your microphone when it is your turn to provide public comment. *6 (star 6) is used to mute/unmute.*

- You will hear "you are unmuted" and then you will have two minutes to provide public comment.*
- Once your public comment has ended, you will be muted again*

