

Resolution Number: 6640-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL
APPROVING A REIMBURSEMENT AGREEMENT WITH ALDRIDGE DEVELOPMENT FOR THE BARLOW HOTEL
FOR FUNDS TO BE USED FOR CITY STAFFING AND CONTRACT CONSULTING SERVICES TO COVER CITY
COSTS FOR PROJECT PROCESSING AND AUTHORIZE THE CITY MANAGER TO ENTER INTO A NOT-TO-
EXCEED CONTRACT FOR \$20,520 WITH 4LEAF INC. FOR PLANNING CONSULTING SERVICES.

(Employer Hiring Authority: City Council)

WHEREAS, in order to make development pay for itself, best management practices call for working with the development community to provide advance payment on anticipated City staffing and consultant services prior to expenditure of related costs; and

WHEREAS Aldrige Development has submitted a proposal for a hotel which is currently being considered for a development agreement and planning entitlements; and

WHEREAS a Reimbursement Agreement will provide a framework to ensure the City is appropriately compensated for costs associated with the development proposal and that development entitlement and related negotiation expenses are clear for the project proponent and the public; and

WHEREAS, a new contract with 4Leaf will focus primarily on the planning entitlements and benefit the City in that the consultant's history with the community and related institutional knowledge of the hotel proposal will ensure existing and new City staff can focus on the financial terms and related public infrastructure needs analysis and overall project processing; and

WHEREAS the project applicant, Aldrige Development, submitted a deposit of \$50,000 and the Reimbursement Agreement and any new contracts will be required to stay within the funding provided through the agreement and maintained in a separate account; and

WHEREAS, any changes to the Reimbursement Agreement shall be approved by the City Council; and

WHEREAS, it is the desire of the City Council of the City of Sebastopol ("City") to establish a cost accounting process through a Reimbursement Agreement, attached hereto as Exhibit "A;" and

WHEREAS it is also the desire of the City Council of the City to utilize the existing knowledge of the project and entitlement process of consultant/adjunct staff through a contract with 4Leaf, attached hereto along with an agreed upon Scope of Work and Budget as "Exhibit B" including a not-to-exceed Budget of \$20,520 thereby allowing the Community Development Director to focus on the project Development Agreement and other larger scope of Community Development work for the City; and

WHEREAS the proposed 4Leaf contract budget for the specified scope of work would fall within the City Manager's signature authority, but together with prior scopes of work for general planning services performed by 4Leaf this fiscal year requires Council consideration of the additional expense; and

WHEREAS, the Reimbursement Agreement will ensure the 4Leaf contract and other anticipated consultant support will have a net zero effect on the FY25 budget using the existing deposit account number 100-21-02-4210; and

WHEREAS this item was duly noticed to the public following public notice requirements in advance of the regular January 7, 2025 City of Sebastopol City Council; and

WHEREAS on January 7, 2025, the City Council of the City of Sebastopol considered the aforementioned Reimbursement Agreement and 4 Leaf Inc consultant contract following a report by Staff and public comment.

NOW THEREFORE BE IT RESOLVED, for and in consideration of the covenants and mutual promises therein, the Parties agree to the Reimbursement Agreement as listed in Exhibit A; and

NOW THEREFORE BE IT FURTHER RESOLVED, that the CITY COUNCIL of the CITY OF SEBASTOPOL authorizes the City Manager to enter into a consultant agreement with 4Leaf Inc. and to make minor amendments to the contract.

PASSED AND ADOPTED, by the CITY COUNCIL of THE CITY OF SEBASTOPOL, COUNTY OF SONOMA, of the STATE OF CALIFORNIA on this 7th day of January 2025.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by City of Sebastopol City Council following a roll call vote:

VOTE:

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

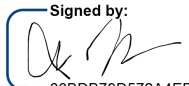
Noes: None

Absent: None

Abstain: None

APPROVED:  Signed by: Stephen Zollman
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Mayor Stephen Zollman

ATTEST:  Signed by: Mary Gourley
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Mary Gourley, Assistant City Manager/City Clerk, MMC

APPROVED AS TO FORM:  Signed by: Alex Mog
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Alex Mog, City Attorney