City of Sebastopol

CITY COUNCIL MEETING MINUTES
Regular Meeting of Tuesday, September 15, 2026
6:00 pm Start Time

As Approved by the City Council at their regular meeting of October 6, 2026.

CALL TO ORDER: Mayor McLewis called the meeting to order 6:15 p.m.

ROLL CALL:

Present:	Mayor Jill McLewis
	Vice Mayor Sandra Maurer
	Councilmember Phill Carter
	Councilmember Neysa Hinton
	Councilmember Stephen Zollman
Absent:	
Staff:	Mary Gourley, City Manager
	Alex Mog, City Attorney, Redwood Public Law
	Administrative Services Director Ana Kwong
	Public Works Director Oriana Hart

REMOTE PARTICIPATION: None
SALUTE TO THE FLAG Mayor McLewis led the salute to the flag.
LAND ACKNOWLEDGEMENT: The City of Sebastopol acknowledges that we live and work within the unceded ancestral homelands of the Southern Pomo and the Coast Miwok people. We pay our respect to the past, present, and future generations of these peoples, including the Federated Indians of Graton Rancheria.

REMEMBERING THE HISTORY OF SEBASTOPOL: None
PROCLAMATIONS/PRESENTATIONS/INTRODUCTIONS:
The following were presented:

- Creek Week and Pollution Prevention Week Proclamation
- Proclamation Honoring Jim Corbett (Mr. Music)
- Proclamation Proclaiming September 2026 Latino Heritage Month
- Proclamation – September as Childhood Cancer Awareness Month

Reference Order Number: 2026-237

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. **NONE**

Mayor McLewis announced that Item Number 11 was pulled from the agenda and will be heard at a future City Council Meeting.

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 member(s) of the public spoke during public comment for items not on the agenda:

Ian Hoff	Candidate
Sunny G.	Week without driving challenge
Mike	SRJC Bond
Mary	Three Minute Comment
Kate	Consultants listed on agenda reports; rate payers
James	Commissions/committees

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.

Mayor McLewis read the consent calendar.
Mayor McLewis asked if any Councilmember wanted to remove a consent calendar item.
Councilmember Zollman requested items number 4 and 5 be removed from the consent calendar.
Mayor McLewis requested item number 6 be removed from the consent calendar.

Mayor McLewis opened for public comment. The following member(s) of the public spoke during public comment:

Hunter	MOU
Kate	Budget at a Glance
Kyle	Appointments to Commission /Committees / Boards
Lee	Budget at a Glance

Mayor McLewis called for a motion.

MOTION:
Councilmember Hinton moved and Vice Mayor Maurer seconded the motion to approve consent calendar items 1, 2, 3, 7 and 8. Items 4, 5, and 6 were pulled.

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

VOTE:

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

1. **Approval of City Council Meeting Minutes for Regular Meeting of September 1, 2026**
   Responsible Department: City Manager

Fiscal Impact: Staff time required to prepare the minutes is covered within existing budgeted salaries.
Additional Fiscal Impact: None
City Council Action: Approved City Council Meeting Minutes for Regular Meeting of September 1, 2026
Minute Order Number: 2026-238

2. **Approval of Award of Contract/Memorandum of Understanding Between County of Sonoma and City of Sebastopol to establish the roles and responsibilities of the parties in the County's providing staff to engage individuals experiencing homelessness within the incorporated and unincorporated areas of City. County will assign one 50% FTE Senior Client Support Specialist (SCSS) from the Solving Obstacles for Unsheltered Lives (SOUL), formerly Homeless Encampment Assistance and Resource Team (HEART), to operate within the incorporated and unincorporated areas of City. Some overlap may occur with regular Joe Rodota Trail outreach activities.**
Responsible Department: Police/City Council Liaison
Fiscal Impact: Staff time required to prepare the agenda report is covered within existing budgeted salaries.
Additional Fiscal Impact: No payment shall be made to either party. The parties agrees that at all times and for all purposes relevant to this MOU, the County shall remain the sole and exclusive employer of the SCSS. County agrees to provide labor and employee costs associated with the SCSS. County also agrees to provide the SCSS with a vehicle, fuel, laptop, cellphone, and other work-related expenses at no expense to City.
Additional needs with associated costs may arise during the term of this MOU at the request of the City. When feasible, the SCSS shall first attempt to utilize existing homeless programs and resources to address these needs. If no existing program or resource is available, the County and City shall jointly evaluate the request, mutually agree to address the need, and share associated costs equally (50:50).
City Council Action: Approved Award of Contract/Memorandum of Understanding Between County of Sonoma and City of Sebastopol to establish the roles and responsibilities of the parties in the County's providing staff to engage individuals experiencing homelessness within the incorporated and unincorporated areas of City. County will assign one 50% FTE Senior Client Support Specialist (SCSS) from the Solving Obstacles for Unsheltered Lives (SOUL), formerly Homeless Encampment Assistance and Resource Team (HEART), to operate within the incorporated and unincorporated areas of City. Some overlap may occur with regular Joe Rodota Trail outreach activities.
Minute Order Number: 2026-239

3. **Award of Contract Corporation Yard Fuel Station Upgrade (CIP 1001-25.03)**
Responsible Department: Public Works
Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries.
Additional Fiscal Impact: This CIP is programmed in the CY26/27 CIP Budget $85,000.
City Council Action: Approved Award of Contract Corporation Yard Fuel Station Upgrade (CIP 1001-25.03)
Minute Order Number: 2026-240
Resolution Number: 2026-6796

7. **Approval of the Sewer System Management Plan 2026 Audit and Update. Item is to Accept the 2026 Sewer System Management Plan Audit Report and authorize the Public Works Director, as the City's Legally Responsible Official, to certify and submit the Audit Report to the State Water Resources Control Board through the California Integrated Water Quality System; and Adopt the 2026 Sewer System Management Plan by resolution and authorize the Public Works Director, as the City's Legally Responsible Official, to certify and submit the approved Plan to the State Water Resources Control Board through CIWQS. The 2026 SSMP Audit was conducted as part of the City's ongoing program review. The audit evaluates implementation of the SSMP, the effectiveness of the City's sewer management practices, regulatory compliance, and areas where improvements or modifications may be appropriate.**
Responsible Department: Public Works Director
Fiscal Impact: Staff time required to prepare the agenda report is covered within existing budgeted salaries.
Additional Fiscal Impact:. There is no direct fiscal impact associated with adoption of the 2026 Sewer System Management Plan or acceptance of the 2026 SSMP Audit Report. Approval of these documents does not authorize any new expenditures or appropriations. The activities documented in the SSMP, including routine sewer operations and maintenance, condition assessment, emergency response, asset management, and capital improvement planning, are funded through the City's Wastewater Enterprise Fund and existing budget appropriations. Any future costs associated with implementing recommendations identified through the SSMP

audit and update would be addressed through the City's normal budgeting and capital improvement planning processes

City Council Action: Approved Sewer System Management Plan 2026 Audit and Update. Item is to Accept the 2026 Sewer System Management Plan Audit Report and authorize the Public Works Director, as the City's Legally Responsible Official, to certify and submit the Audit Report to the State Water Resources Control Board through the California Integrated Water Quality System; and Adopt the 2026 Sewer System Management Plan by resolution and authorize the Public Works Director, as the City's Legally Responsible Official, to certify and submit the approved Plan to the State Water Resources Control Board through CIWQS. The 2026 SSMP Audit was conducted as part of the City's ongoing program review. The audit evaluates implementation of the SSMP, the effectiveness of the City's sewer management practices, regulatory compliance, and areas where improvements or modifications may be appropriate.
Minute Order Number: 2026-244
Resolution Number: 6797-2026

8. **Receipt of Upcoming Openings as follows: Receipt of Upcoming Openings / Vacancies as follows:**

Terms Ending December 31, 2026
Receipt of Upcoming Openings / Vacancies as follows:
Planning Commission:
1. **Joan Harper - Resident**

Design Review Board:
1. **Christian Macke - Category A**
2. **Lynn Deedler - Category B**
3. **Marshall Balfe (alternate) - Category D**

Climate Action:
1. **Lila Newton - Youth Rep**
2. **Emily Ocon - Local Climate Action Group Member**
3. **Steve Pierce - Local Climate Action Group Member, Energy Background**
4. **Sunny Galbraith - Zero Waste, Climate background**

Responsible Department: Planning
Fiscal Impact: Staff time required to prepare the agenda report is covered within existing budgeted salaries.
Additional Fiscal Impact:. The cost to publish one (1) vacancy notice in the *Press Democrat* ranges from $295.00 to $343.00 for a total of $885.00 to $1,029.00. This amount includes 1½ hours of staff time for preparing the notices and posting notices in all application locations. The expense is currently budgeted in the adopted FY 2026–2027 budget.

City Council Action: Received Upcoming Openings as follows: Receipt of Upcoming Openings / Vacancies as follows:
Terms Ending December 31, 2026
Receipt of Upcoming Openings / Vacancies as follows:
Planning Commission:
1. Joan Harper - Resident

Design Review Board:
1. Christian Macke - Category A
2. Lynn Deedler - Category B
3. Marshall Balfe (alternate) - Category D

Climate Action:
1. Lila Newton - Youth Rep
2. Emily Ocon - Local Climate Action Group Member
3. Steve Pierce - Local Climate Action Group Member, Energy Background
4. Sunny Galbraith - Zero Waste, Climate background

Reference Order Number: 2026-245

4. **Approval of Climate Action Committee Recommendation on Zero Waste Grant Stipend Funds ($6500) to City Council; funds must be used by October 15th; Recommendations for use are as follows: The Climate Action Committee's recommendation is to spend the $6,500 Zero Waste Grant stipend on an agreement with The Rahus Institute, a 501c3 non-profit and known community partner, to provide a public food waste education event. This agreement will be at no cost to the City and authorizes the City Manager to execute agreement.**
Responsible Department: Planning
Fiscal Impact: Staff time required to prepare the agenda report is covered within existing budgeted salaries.
Additional Fiscal Impact: None

Mayor McLewis opened for questions of staff. The Council asked various questions of City staff.

Mayor McLewis opened the public comment period. The following member(s) of the public spoke during the public comment period:

Kate

City Council Discussion/Deliberations/Comments:
Council continued discussion of the item.

Mayor McLewis called for a motion.

MOTION:
Councilmember Hinton moved and Mayor McLewis seconded the motion to approve Item 4 Climate Action Committee Recommendation on Zero Waste Grant Stipend Funds ($6500) to City Council; funds must be used by October 15th; Recommendations for use are as follows: The Climate Action Committee's recommendation is to spend the $6,500 Zero Waste Grant stipend on an agreement with The Rahus Institute, a 501c3 non-profit and known community partner, to provide a public food waste education event. This agreement will be at no cost to the City and authorizes the City Manager to execute agreement.

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

VOTE:

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

City Council Action: Approved Climate Action Committee Recommendation on Zero Waste Grant Stipend Funds ($6500) to City Council; funds must be used by October 15th; Recommendations for use are as follows: The Climate Action Committee's recommendation is to spend the $6,500 Zero Waste Grant stipend on an agreement with The Rahus Institute, a 501c3 non-profit and known community partner, to provide a public food waste education event. This agreement will be at no cost to the City and authorizes the City Manager to execute agreement.
Minute Order Number: 2026-241

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): NONE

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

9. **Consideration of Request for Waiver of Fees:**
   a. **Peacetown Special Event Fee Waiver: Peacetown is requesting $5,000 to be waived**
   b. **Many Moons Special Event Fee Waiver: Many Moons letter requests "a waiver for any City fees associated". Fees requested for waiver $750.**

Responsible Department: Public Works Director
Fiscal Impact: Staff time required to prepare the agenda report is covered within existing budgeted salaries.
Additional Fiscal Impact: Waiving the event fees will result in lost fee revenue and may result in additional park maintenance costs associated with the events.

Public Works Director Hart presented the Agenda item.

Mayor McLewis opened for questions of staff. The Council asked various questions of City staff.

Mayor McLewis opened the public comment period. The following member(s) of the public spoke during the public comment period:

Kyle	Policy
Lee	Structure Policy (types/meets requirements)

City Council Discussion/Deliberations/Comments:
Council continued discussion of the item.

Mayor McLewis called for a motion.

MOTION:
Vice Mayor Maurer moved and Councilmember Zollman seconded the motion to approve the waiver of Special Event Permit fees for the 2026 Many Moons Festival, to be held at Ives Park on Saturday, October 3, 2026, in the amount of $750, and to approved the waiver for Special Event Permit fees for the Peacetown Concert Series held at Ives Park, from June 3rd, to September 9th, in the amount of $5,000.

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

VOTE:

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

City Council Action: Approved waiver of Special Event Permit fees for the 2026 Many Moons Festival, to be held at Ives Park on Saturday, October 3, 2026, in the amount of $750, and to approved the waiver for Special Event Permit fees for the Peacetown Concert Series held at Ives Park, from June 3rd, to September 9th, in the amount of $5,000.
Minute Order Number: 2026-246

10. **Consideration for Approval the Citywide Paving Improvement Multi-Year Paving Plan**

Responsible Department: Public Works Director
Fiscal Impact: Staff time required to prepare the agenda report is covered within existing budgeted salaries.
Additional Fiscal Impact: Funding for the paving improvements is included in the City's approved FY 26/27 CIP Program.

Public Works Director Hart presented the Agenda item.

Mayor McLewis opened for questions of staff. The Council asked various questions of City staff.

Mayor McLewis opened the public comment period. The following member(s) of the public spoke during the public comment period:

Lee
Kate

City Council Discussion/Deliberations/Comments:
Council continued discussion of the item.

Mayor McLewis called for a motion.

MOTION:
Vice Mayor Maurer moved and Councilmember Zollman seconded the motion to approve the proposed multi-year paving strategy and direct staff to proceed with the FY 2026-27 reconstruction of Eastside Avenue and South Avenue, begin design and project preparation for the FY 2027-28 overlay projects on Palm Avenue, Maytum Avenue, and Wallace Street, and continue the PMP-based slurry seal program, subject to available funding and final project development.

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

VOTE:

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

City Council Action: Approved the proposed multi-year paving strategy and direct staff to proceed with the FY 2026-27 reconstruction of Eastside Avenue and South Avenue, begin design and project preparation for the FY 2027-28 overlay projects on Palm Avenue, Maytum Avenue, and Wallace Street, and continue the PMP-based slurry seal program, subject to available funding and final project development.
Minute Order Number: 2026-247

11. Consideration and Approval of Library Reconstruction Work
Responsible Department: Public Works Director
Fiscal Impact: Staff time required to prepare the agenda report is covered within existing budgeted salaries.
Additional Fiscal Impact: The reconstruction cost of up to $89,100 would be funded through the City's Building, Facilities and Infrastructures Reserve Fund (Fund 103)

Public Works Director Hart presented the Agenda item.

Mayor McLewis opened for questions of staff. The Council asked various questions of City staff.

Mayor McLewis opened the public comment period. The following member(s) of the public spoke during the public comment period:

Oliver

City Council Discussion/Deliberations/Comments:
Council continued discussion of the item.

Mayor McLewis called for a motion.

MOTION:

Councilmember Zollman moved and Vice Mayor Maurer seconded the motion to adopt a resolution authorizing the City Manager to execute a construction contract with DMR Builders for the Sebastopol Library Rehabilitation Project in the amount of $74,250, and authorize the City Manager to approve change orders up to 20% of the contract award, or $14,850, if needed for unforeseen field conditions, quantity adjustments, and other necessary work associated with completing the Project.

Mayor McLewis concern
Councilmember Hinton concern

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

VOTE:

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

City Council Action: Approved resolution authorizing the City Manager to execute a construction contract with DMR Builders for the Sebastopol Library Rehabilitation Project in the amount of $74,250, and authorize the City Manager to approve change orders up to 20% of the contract award, or $14,850, if needed for unforeseen field conditions, quantity adjustments, and other necessary work associated with completing the Project.
Minute Order Number: 2026-248
Resolution Number: 6798-2026

~~*12.* **Commission and Committee Work Plans. Review and Consideration of the 26/27 Work Plans for the Planning Commission, Design Review Board/Tree Board, Climate Action Committee, and Public Arts Committee (This item was scheduled for the July 21st City Council Meeting; but was not heard due to adjournment of the meeting per Council protocols). Note: In conjunction with the proposed Work Plans, the Public Arts Committee has requested a return to a monthly meeting schedule. The Committee currently meets for two hours on the fourth Thursday of every other month and has determined that monthly meetings would improve their ability to advance projects and accomplish Work Plan objectives in a timely manner. The Design Review/Tree Board has requested a return to meeting twice per month. The Board currently meets once a month for two hours on the fourth Tuesday. Under the proposed schedule, the Board would continue its regular monthly meeting for project and permit review and hold a second monthly meeting for 90 minutes dedicated solely to Work Plan implementation and long-range planning efforts.~~**

~~*Responsible Department: Planning*~~
~~*Fiscal Impact: Staff time required to prepare the agenda report is covered within existing budgeted salaries.*~~
~~*Additional Fiscal Impact: If approved by Council, the estimated fiscal impact of adding an additional PAC meeting would be $5,376 to $8,064, and the estimated total annual fiscal impact of adding an additional DRB meeting would be $7,152 to $11,448.*~~

City Council Action: Item 12 was pulled from the Agenda to be rescheduled to a future City Council meeting.
Reference Order Number: 2026-249

13. Direction to Voting Delegate (Mayor McLewis) Attending the 2026 Annual Conference and Expo, Sept. 23-25, on Resolution submitted for consideration at the General Assembly Meeting to be held on Friday, Sept. 25, at 8:30 a.m. Cal Cities received one resolution: A RESOLUTION OF THE GENERAL ASSEMBLY OF THE LEAGUE OF CALIFORNIA CITIES CALLING FOR A WORKING GROUP TO CONSIDER A STATE CONSTITUTIONAL AMENDMENT OR OTHER FORM OF INITIATIVE TO ENSURE FINAL LOCAL AUTHORITY OVER HOUSING AND LAND USE DECISION.

Responsible Department: Mayor/City Manager
Fiscal Impact: Staff time required to prepare the agenda report is covered within existing budgeted salaries.
Additional Fiscal Impact: None.

City Manager Gourley presented the Agenda item.

Mayor McLewis opened for questions of staff. The Council asked various questions of City staff.

Mayor McLewis opened the public comment period. The following member(s) of the public spoke during the public comment period:

Lee
Kyle

City Council Discussion/Deliberations/Comments:
Council continued discussion of the item.

Mayor McLewis called for a motion.

MOTION:
Councilmember Hinton moved and Councilmember Zollman seconded the motion to provide direction to the voting delegate to oppose the proposed resolution unless amended, to ensure that the State retains power to penalize cities who try to circumvent State housing goals.

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

VOTE:

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

City Council Action: Approved direction to the voting delegate to oppose the proposed resolution unless amended, to ensure that the State retains power to penalize cities who try to circumvent State housing goals.
Minute Order Number: 2026-250

14. **Sebastopol Commons: Building the Commons Final Report Out & Recommendations.**
Responsible Department: Public Works Director
Fiscal Impact: Staff time required to prepare the agenda report is covered within existing budgeted salaries. Additional Fiscal Impact: Additional staff time is requested to evaluate the financial and operational needs associated with the option chosen. An estimated cost of $40,000 - $50,000 for the fiscal analysis of the O'Reily Building option.

Public Works Director presented the Agenda item and introduced the committee who provided a presentation.

Mayor McLewis opened for questions of staff. The Council asked various questions of City staff.

Mayor McLewis opened the public comment period. The following member(s) of the public spoke during the public comment period:

Christine	Support
Kate	Have others pay for due diligence
Robert	Why District 5 not involved; most West County
Martin	Real Estate Team Barlow/Tool Library; support thorough look; offered experience no charge
Craig	Proposal not right one; City should not be landlord
Lisa	Not right decision
Oliver	County should fund
Mary	EIFD; Compared to Davis; discussed senior center

Brian	Senior Center
Steve	Loss of vitality for downtown/walkability/finances of City
Lawrence	Transitional moment; find out answer; then ask people
Linda	Depends on what edge of town live in; bus route could be changed
Kate	Senior Center; Support; move to next step
Vaughn	What not going to be able to do during due diligence; vote of citizens; ballot measure
Gary	Senior Center; space is a challenge
Lee	Three key issues; is this legal; finances $10M funding gap; City to pay rent (civic partners) $900K; may require new taxes
Paul	Not think Oreilly is solution; belong downtown
Michael	Not support; climate change impact; not waste more time
Jen	Foot traffic downtown; not support
Linda	Not enough room at senior center
Diane	Volunteer at senior center; no place downtown for senior center or library to expand
Caroline	Husband worked on committee; time/effort; have open mind
Craig	Support due diligence
Dena	Long time
Phileña	Community Center; need space

City Council Discussion/Deliberations/Comments:
Council continued discussion of the item.

Mayor McLewis called for a motion.

MOTION:
Councilmember Hinton moved and Vice Mayor Maurer seconded the motion to:

- Consider a new Ad Hoc Committee at the second meeting in December
- Downtown space/location to be considered in the evaluation
- Ad Hoc to be considered in preparation for mid year budget review

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

VOTE:

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

City Council Action: Approved:

- Consider a new Ad Hoc Committee at the second meeting in December
- Downtown space/location to be considered in the evaluation
- Ad Hoc to be considered in preparation for mid year budget review

Minute Order Number: 2026-251

5. **Receipt of Informational Report from Chief of Police on exigent use of surveillance cameras. This report is provided pursuant to SMC 8.80.040, to advise the Sebastopol City Council about the temporary exigent use of surveillance technology, which occurred on Thursday, July 30, 2026. Ordinance SMC 8.80.040 requires a report to the City Council within 60 days of any exigent use of certain surveillance technologies, including Automated License Plate Readers (ALPRs).**
Responsible Department: Police
Fiscal Impact: Staff time required to prepare the agenda report is covered within existing budgeted salaries.
Additional Fiscal Impact: None

City Council Action: None. Item pulled from consent calendar, continued to next meeting due to adjournment of meeting.
Minute Order Number: 2026-242

6. **Receipt of Budget at a Glance Format and Authorize Staff to Post Such Document on the City Website**
Responsible Department: Administrative Services
Fiscal Impact: Staff time required to prepare the agenda report is covered within existing budgeted salaries.
Additional Fiscal Impact: None
City Council Action: None. Item pulled from consent calendar, continued to next meeting due to adjournment of meeting.
Minute Order Number: 2026-243

~~**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: None**~~

~~**CITY COUNCIL/CITY STAFF REPORTS/COMMUNICATIONS/ANNOUNCEMENTS/FUTURE MEETINGS:**~~
~~7. 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)~~
~~a. August 2026 Departmental Reports~~
Reference Order Number: 2026-252
~~8. 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). Councilmembers provided reports.~~
~~9. Council Communications Received (Information/Meetings/Correspondence Received from the General Public to Councilmembers)~~

CLOSED SESSION: NONE

ADJOURNMENT OF CITY COUNCIL MEETING

September 15, 2026 City Council Regular Meeting was adjourned by Mayor McLewis at 10:30pm. The next Regular City Council Meeting is Tuesday, October 6, 2026 at **6:00 pm**, Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA.

Respectfully submitted:

Mary C. Gourley
City Manager

Attachment 1: ZOOM Raw Minutes
Attachment 2: VITAC Real Time Transcription Minutes

WEBVTT

1
00:00:00.000 --> 00:00:12.789
Sebastopol Community Cultural Center: other stuff, and hopefully in that time, they might figure that out, and then we can keep moving, but rather than pausing and making all of you wait here. So, give me one second, just get my agenda here, and Mary, you can tell me when you're…

2
00:00:13.020 --> 00:00:26.190
Sebastopol Community Cultural Center: You ready? We're good. Okay, all right. All right, thank you all for your patience. Apologies, technology's great till it's not. So, let's see, so we're gonna call this to order, and Mary's going to do a roll call.

3
00:00:27.370 --> 00:00:29.710
Sebastopol Community Cultural Center: Thank you, Mayor. Councilmember Carter?

4
00:00:30.810 --> 00:00:46.840
Sebastopol Community Cultural Center: Here. Councilmember Hinton? Here. Councilmember Zolman? Present. Vice Mayor Maurer? Here. Mayor McLewis? Here. Please note, all Councilmembers are in attendance. Thank you. Let's see, let me move through this here. We are going to now do the salute to the flag, if y'all stand with me.

5
00:00:52.750 --> 00:01:03.200
Sebastopol Community Cultural Center: States of America, and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

6
00:01:04.840 --> 00:01:06.520
Sebastopol Community Cultural Center: Okay.

7
00:01:07.170 --> 00:01:23.970
Sebastopol Community Cultural Center: All right, we do a land acknowledgement at every meeting, and so I'm going to go ahead and read that. The City of Sebastopol acknowledges that we live and work within the unceded ancestral homelands of the southern Pomo and Coast Miwok people. We pay our respect to the past, present, and future generations

8
00:01:23.970 --> 00:01:28.570
Sebastopol Community Cultural Center: generations of these peoples, including the Federated Indians of Grayton Rancheria.

9
00:01:28.570 --> 00:01:43.320

Sebastopol Community Cultural Center: And typically after this, I do a brief history of Sebastopol, but since we can't pull anything up or any photos, I'm gonna go ahead and skip that, and we're gonna move right on to the proclamations. So the first proclamation that we have is Creek Week, Impleusion Prevention Week.

10
00:01:43.320 --> 00:01:53.700
Sebastopol Community Cultural Center: Proclamation, and our, Vice Mayor, Sandy Maurer, is gonna read that for us. And before we do that, is there anyone here who's… are you receiving that, Oriana? Okay.

11
00:01:54.060 --> 00:02:08.910
Sebastopol Community Cultural Center: Creek Week and Pollution Prevention Week, whereas the third Saturday in September is recognized worldwide as International Coastal Cleanup Day, bringing millions of volunteers together to remove litter from beaches, rivers, creeks, and shorelines.

12
00:02:08.949 --> 00:02:14.600
Sebastopol Community Cultural Center: Demonstrating that protecting inland waterways is essential to the health of our oceans.

13
00:02:14.790 --> 00:02:22.999
Sebastopol Community Cultural Center: Whereas throughout the United States, the week starting on the third Monday of September is recognized as National Pollution Prevention Week.

14
00:02:23.230 --> 00:02:35.970
Sebastopol Community Cultural Center: Whereas throughout much of California, including the Russian River Watershed, cities, counties, and other stewardship organizations are recognizing the fourth week of September as Creek Week.

15
00:02:36.440 --> 00:02:43.979
Sebastopol Community Cultural Center: And whereas our pollution prevention practices are intrinsically linked to the health of our watershed lands and waterways.

16
00:02:43.980 --> 00:02:58.189
Sebastopol Community Cultural Center: Whereas the Russian River Watershed Association supports programs to reduce pollution, increase the environmental quality of our watershed, and provide our communities with the knowledge to be effective stewards of the Russian River Watershed lands and waterways.

17
00:02:58.190 --> 00:03:12.790

Sebastopol Community Cultural Center: Whereas the nearly 1,500 square miles of lands, 150 creeks, and approximately 360,000 residents of the Russian River Watershed are connected and mutually support each other

18
00:03:12.880 --> 00:03:22.440
Sebastopol Community Cultural Center: Whereas the Russian River, along with its tributaries and associated features, are important resources to the people of Sonoma and Mendocino counties.

19
00:03:22.440 --> 00:03:39.730
Sebastopol Community Cultural Center: Whereas pollution in the form of trash and debris, chemicals from industry and everyday living, and sediment from construction and many land uses and activities all have the potential to degrade the quality of life and the quality of resources within the Russian River watershed.

20
00:03:39.790 --> 00:03:54.009
Sebastopol Community Cultural Center: And whereas the Russian River Watershed Association strives to protect our land and waterways through ongoing pollution prevention outreach, which aims to raise awareness of the harmful effects of the pollutants to our natural systems.

21
00:03:54.160 --> 00:04:14.130
Sebastopol Community Cultural Center: And whereas during Pollution Prevention Week and Creek Week, river and ocean cleanup campaigns will take place throughout Sonoma and Mendocino counties. And we're going to have a Creek Week cleanup here. Councilmember Carter, do you have a date on that? It'll be in the Laguna. This Saturday?

22
00:04:14.480 --> 00:04:19.000
Sebastopol Community Cultural Center: Almost in this parking lot beside the baseball fields at 9am.

23
00:04:20.820 --> 00:04:26.209
Sebastopol Community Cultural Center: But actually, it's all signed up and all full, so you can come and join, but we've got it going.

24
00:04:27.830 --> 00:04:28.770
Sebastopol Community Cultural Center: All right.

25
00:04:29.100 --> 00:04:33.829
Sebastopol Community Cultural Center: This is our Public Works Director, Arianna Hart. Thank you. Thank you.

26
00:04:35.440 --> 00:04:46.309

Sebastopol Community Cultural Center: All right, let's get to the second proclamation, and that would be a proclamation proclaiming September 2026 Latino Heritage Month, and we have Councilmember Steven Zolman doing that one.

27
00:04:47.960 --> 00:05:01.759
Sebastopol Community Cultural Center: Thank you, Manor Manor. This is a proclamation recognizing Latino Heritage Month, whereas the City of Sebastopol joins the State of California and communities across the nation in observing Latino Heritage Month.

28
00:05:01.840 --> 00:05:11.509
Sebastopol Community Cultural Center: from September 15th through October 15th, honoring histories, cultures, and contributions of the Latino and Hispanic Americans

29
00:05:11.660 --> 00:05:28.439
Sebastopol Community Cultural Center: Whereas Sonoma County's Latino community is an integral part of our region's identity, contributing to our local economy through agriculture, hospitality, and small business ownership, and enriching our communities through art, music, food, and family traditions celebrated each year.

30
00:05:28.960 --> 00:05:45.920
Sebastopol Community Cultural Center: at events such as Fiesta de Independencia and other regional gatherings. Whereas Latino residents of Sebastopol contribute daily to the vitality of our schools, businesses, farms, and civil organizations, and their leadership and strength.

31
00:05:45.970 --> 00:05:49.799
Sebastopol Community Cultural Center: Service strengthen the social fabric of our entire community.

32
00:05:49.820 --> 00:06:07.630
Sebastopol Community Cultural Center: And whereas the observation offers an opportunity for all Sebastopol residents to learn about and celebrate and support the achievements and ongoing contributions of Latino and Hispanic Americans, and to acknowledge and to advance a community that is welcoming and inclusive of all.

33
00:06:07.950 --> 00:06:18.600
Sebastopol Community Cultural Center: Now, therefore, be it resolved that our Mayor, Jill McLewis, on behalf of the entire City Council of Sebastopol, thus proclaim September 15th, 2026,

34
00:06:19.270 --> 00:06:22.590

Sebastopol Community Cultural Center: There is a misstatement here,

35
00:06:22.650 --> 00:06:31.720
Sebastopol Community Cultural Center: to be mayor, I think we're gonna need to refix this, to be Latino Heritage Month. And the executive director, Margaret Flores McCabe.

36
00:06:31.720 --> 00:06:43.619
Sebastopol Community Cultural Center: from Secure Families Collaboration Collaborative, was on her way. I don't know if she made it or not, but they do wonderful work on behalf of our immigrant community. So I'm going to give this back to

37
00:06:43.660 --> 00:06:48.059
Sebastopol Community Cultural Center: our wonderful city manager to have this corrected, and then I'll make sure that I give it to her.

38
00:06:49.790 --> 00:07:07.889
Sebastopol Community Cultural Center: All right, thank you. And then, our next proclamation, we're going to do, and just… I forgot to mention, after we do the proclamations, then, we can take public comment. We do that up to 20 minutes, so anything related to any of the proclamations, we will do that right after.

39
00:07:07.890 --> 00:07:16.590
Sebastopol Community Cultural Center: So the next one is Proclamation September as Childhood Cancer Awareness Month, and our Councilmember, Phil Carter, is gonna do that one.

40
00:07:19.280 --> 00:07:32.399
Sebastopol Community Cultural Center: Okay, Childhood Cancer Awareness Month. Whereas childhood cancer is the leading cause of death by disease in children, and whereas 1 in 285 children in the United States will be diagnosed by the 20th birthday.

41
00:07:32.400 --> 00:07:40.860
Sebastopol Community Cultural Center: Whereas 46 children per day, or 16,790 children per year, are diagnosed with cancer in the United States.

42
00:07:41.070 --> 00:07:44.779
Sebastopol Community Cultural Center: And the average age of diagnosis is 6 years old.

43
00:07:45.010 --> 00:07:51.049

Sebastopol Community Cultural Center: Whereas 80% of the childhood Keys Center patients are diagnosed late with metastatic disease.

44
00:07:51.530 --> 00:08:02.929
Sebastopol Community Cultural Center: Whereas approximately one-half of childhood cancer families rate the associated financial toxicity due to out-of-pocket expenses are considerable to severe.

45
00:08:03.120 --> 00:08:13.130
Sebastopol Community Cultural Center: And whereas researchers and healthcare professionals work diligently, dedicating their expertise to treat and cure childhood with cancer.

46
00:08:13.480 --> 00:08:20.849
Sebastopol Community Cultural Center: Now, therefore, be it resolved, the City of Sebastopol does hereby proclaim September as Childhood Cancer Awareness Month.

47
00:08:21.030 --> 00:08:27.900
Sebastopol Community Cultural Center: And support this cause that so deeply impacts families in every community across our country.

48
00:08:31.090 --> 00:08:35.610
Sebastopol Community Cultural Center: And I don't know, I don't… do we have anyone here to accept that proclamation?

49
00:08:36.640 --> 00:08:38.190
Sebastopol Community Cultural Center: Okay, alright.

50
00:08:39.340 --> 00:08:48.930
Sebastopol Community Cultural Center: Okay, alright, no problem. Alright, so the last one we're gonna do is Proclamation Honoring Jim Corbett, aka Mr. Music.

51
00:08:53.840 --> 00:08:55.110
Sebastopol Community Cultural Center: Alright.

52
00:08:56.480 --> 00:09:11.940
Sebastopol Community Cultural Center: All right, recognizing Jim Corbett, Mr. Music Day in Sebastopol, September 15th, 2026, whereas the sharing of music and message of peace contribute to a deeper sense of community and compassion in all places, including here in Sebastopol.

53
00:09:12.150 --> 00:09:26.380

Sebastopol Community Cultural Center: Whereas the sources of shared music and messages of peace should be cherished and honored, whereas one of those… one of those enduring sources has been the musicianship, teaching, and inspirations from Sebastopol's own Jim Corbett, also known as Mr. Music.

54
00:09:26.400 --> 00:09:45.630
Sebastopol Community Cultural Center: Whereas Mr. Music has taught thousands of local young students to sing and love music, whereas Mr. Music has led his love choir in song and harmony at numerous events in our Sebastopol Town Plaza and elsewhere in our community. Whereas Mr. Jim Corbett has been honored as a Sebastopol Citizen of the Year and has lent his leadership and efforts

55
00:09:45.630 --> 00:09:57.419
Sebastopol Community Cultural Center: of community building to our Sebastopol Cultural and Community Center. The Sebastopol Chamber of Commerce, the Kiwanis annual fireworks shows, and the numerous local Rotary Club events.

56
00:09:57.450 --> 00:10:12.079
Sebastopol Community Cultural Center: Whereas foremost, Mr. Music is the founder of the Peacetown USA Summer Concerts and Gatherings in 2012, and established Sebastopol as the undisputed home zip code 95472 of Peacetime, USA.

57
00:10:12.240 --> 00:10:18.900
Sebastopol Community Cultural Center: Whereas Sebastopol's Peac Town is a beautiful place to be, and the door is always open, Mr. Corbett.

58
00:10:19.120 --> 00:10:29.800
Sebastopol Community Cultural Center: Mr. Corbett in Peacetown promotes the principles of peace as the most powerful source of energy in the universe, and is an infinite source as it flows among all people in total abundance.

59
00:10:29.850 --> 00:10:44.770
Sebastopol Community Cultural Center: Whereas Peacetime celebrates the way of being in Peacetown to include be kind, be happy, be grateful, create beauty, build community, love your neighbor, choose love over fear, laugh, sing, dance, and play.

60
00:10:44.770 --> 00:10:51.699
Sebastopol Community Cultural Center: Meditate and or pray every day. Love yourself as a divine being, and see others as divine beings.

61

00:10:51.820 --> 00:11:08.669
Sebastopol Community Cultural Center: Now, therefore, be it resolved that I, Joe McLewis, on behalf of the entire City Council of Sebastopol, do hereby proclaim September 15th, 2026 to be Jim Corbett, Mr. Music Day in the City of Sebastopol. In honor of Mr. Corbett's many, many years of bringing music.

62
00:12:27.070 --> 00:12:34.730
Sebastopol Community Cultural Center: my artist's brain and, allowing and showing me how to jump through the proper hoops, too.

63
00:12:34.730 --> 00:12:49.369
Sebastopol Community Cultural Center: I'd also like to thank the former councils that declared Sebastopol, Peacetime, USA. That was supposedly, from talking to Larry Robinson, he said he thought it was about 2008, and maybe we can figure that, but…

64
00:12:49.370 --> 00:13:02.810
Sebastopol Community Cultural Center: It is a special place that we have that piece down, and for me personally, as I say, getting to bring music to kids, Les Crawford was one of the guys that gave me one of my early jobs and got to…

65
00:13:03.020 --> 00:13:13.019
Sebastopol Community Cultural Center: I got to… my job was I took a guitar, a keyboard, and a puppet to schools, and hung out with little kids.

66
00:13:13.390 --> 00:13:24.770
Sebastopol Community Cultural Center: So, like I say, I haven't started working yet, so… and, and then 30 years we've had, Kids with Wrinkles, which is the love choir,

67
00:13:25.240 --> 00:13:26.780
Sebastopol Community Cultural Center: And,

68
00:13:27.010 --> 00:13:36.170
Sebastopol Community Cultural Center: And we sing, and there's something very holy about people singing together, and it in itself brings community.

69
00:13:36.220 --> 00:13:49.800
Sebastopol Community Cultural Center: And then, the Peace Down Summer Concert Series just kind of started on a whim. We started with 4 concerts at the park, and we just kind of took over from the Arts Center, because they had just moved into the

70
00:13:49.800 --> 00:13:59.990
Sebastopol Community Cultural Center: the vet's building, and they had done the concerts in the plaza, and it was so wonderful doing it in Ives Park, and it kind of filled that

71
00:14:00.030 --> 00:14:11.229
Sebastopol Community Cultural Center: that front little part, and I said, I'm not going to be happy until the whole place is full, and if you were there this year at all, you saw we actually had probably 2,000 people in the park, and…

72
00:14:11.280 --> 00:14:16.480
Sebastopol Community Cultural Center: And people, I think, calling it peacetime, people show up with their good vibe.

73
00:14:16.480 --> 00:14:32.569
Sebastopol Community Cultural Center: And then that love vibe is absolutely contagious, so everybody's feeling really good about, you know, so, I don't know, it's a… it really is a love fest, and it feels really, really good, and it just shows how…

74
00:14:32.570 --> 00:14:37.560
Sebastopol Community Cultural Center: If we concentrate on the positive stuff that's happening, and

75
00:14:37.560 --> 00:14:51.309
Sebastopol Community Cultural Center: And do those first things. Be, you know, be kind, be happy, and be grateful. Life can be really, really sweet, and this is a beautiful place to be, and all we have to do is kind of keep embracing each other.

76
00:14:51.310 --> 00:14:59.599
Sebastopol Community Cultural Center: And, building our community on what we want, and quit waving our fists at things we don't want, because that adds…

77
00:14:59.600 --> 00:15:18.350
Sebastopol Community Cultural Center: energy to that, so… and I appreciate the Council, because you guys are… you have an opportunity. You can do peacetime here, you can… you should start with a moment of silence, you know, so… but, it's… And I have your proclamation for you here, so… Yeah, so anyway, so thank you so much, and the Council, you are all…

78

00:15:18.450 --> 00:15:20.849
Sebastopol Community Cultural Center: Caretakers have peace down now, so…

79
00:15:53.170 --> 00:15:57.300
Sebastopol Community Cultural Center: Okay.

80
00:16:00.480 --> 00:16:04.240
Sebastopol Community Cultural Center: And Sandra got the art going, at P-Stown this year.

81
00:16:04.380 --> 00:16:08.939
Sebastopol Community Cultural Center: And that's… I have another piece of music in our, either.

82
00:16:09.100 --> 00:16:12.719
Sebastopol Community Cultural Center: That's how we create beauty, so… So, thank you all for…

83
00:16:13.430 --> 00:16:15.260
Sebastopol Community Cultural Center: This is a huge honor, and I'm…

84
00:16:19.090 --> 00:16:20.240
Sebastopol Community Cultural Center: Pretty cool.

85
00:16:23.150 --> 00:16:24.250
Sebastopol Community Cultural Center: Okay.

86
00:16:25.570 --> 00:16:26.970
Sebastopol Community Cultural Center: Alright, Joel.

87
00:16:26.970 --> 00:16:49.879
Sebastopol Community Cultural Center: The good news is we have our technology going, and for those of you who are on Zoom and hearing this, we've had IT issues for the last half hour, so we are good to go, and what we're gonna do is we're gonna go right into public comment, right, Mary? So if anyone has any… Oh, I'm sorry. I would like to just say one thing to Jim, and that is, I'm remembering your wonderful toolbox project.

88
00:16:50.110 --> 00:16:52.679
Sebastopol Community Cultural Center: That you brought to kids in the schools.

89

00:16:52.800 --> 00:16:55.679
Sebastopol Community Cultural Center: And I want to thank you for that, and for everything you've done.

90
00:16:56.270 --> 00:16:58.890
Sebastopol Community Cultural Center: Yeah. Wonderful. Yay.

91
00:17:00.020 --> 00:17:01.110
Sebastopol Community Cultural Center: Oh, you like that.

92
00:17:04.540 --> 00:17:19.899
Sebastopol Community Cultural Center: So I… I have to say something as well. The Toolbox Project, my kids did it. Liz took care of my kids at Castle. I've known Jim throughout growing up in this town, so thank you for everything you do, and thanks for helping the city host

93
00:17:19.900 --> 00:17:28.140
Sebastopol Community Cultural Center: a beautiful music event through the summer, like the other cities have, and I don't think we could do it without you. So, thank you.

94
00:17:32.040 --> 00:17:33.120
Sebastopol Community Cultural Center: Mr. Coup.

95
00:17:35.440 --> 00:17:44.040
Sebastopol Community Cultural Center: All right, so anyone here who's wishing to say anything, we do public comment, and Mary will take it over here in just a second. It's 2 minutes,

96
00:17:44.040 --> 00:18:05.050
Sebastopol Community Cultural Center: And there's a time limit on that in total, so I'm gonna hand that over to Mary, and again, for those who are on Zoom who are listening to this, we had IT issues. That's why you kind of came in midstream here with, the sounds, so I just wanted to let you know that that's what's been going on. And now we're gonna go into our official public comment for the meeting. And Alex, is there anything else I need to do?

97
00:18:08.770 --> 00:18:15.749
Sebastopol Community Cultural Center: Did you want to, make… Oh, yes, thank you, that's why I'm… everything's a little off. I wanted to mention…

98
00:18:16.860 --> 00:18:20.750

Sebastopol Community Cultural Center: Let's see… I have… I have… let me see here…

99
00:18:21.180 --> 00:18:23.389
Sebastopol Community Cultural Center: See, Alex, I should have made these notes.

100
00:18:23.800 --> 00:18:29.660
Sebastopol Community Cultural Center: Hold on one second, go ahead. I think staff has,

101
00:18:30.380 --> 00:18:36.840
Sebastopol Community Cultural Center: Is pushing to a later date the item that is,

102
00:18:37.320 --> 00:18:41.679
Sebastopol Community Cultural Center: It is item number, for those that are looking.

103
00:18:41.830 --> 00:18:53.109
Sebastopol Community Cultural Center: Sorry. 12, 12. Commission and committee work plans is going to be, continued to a different date? Correct, yes. So I know 12. Yeah, scheduled.

104
00:18:53.480 --> 00:19:12.770
Sebastopol Community Cultural Center: Yeah, so I wanted to make sure everyone knows that that is happening. And before we go on, I know there were requests to move things around a bit, but what we did was we tried… we have a few items on this agenda that actually have, lines in the next week or so that we have to get to before we can do other items. Otherwise.

105
00:19:12.770 --> 00:19:28.610
Sebastopol Community Cultural Center: We can't keep moving forward with items such as, you know, with these items. You'll see what we're going through, but they have, like, definite deadlines in the next week that we have to do before anything else. So, all of that, I'm gonna go ahead and let Mary start with public comment.

106
00:19:29.890 --> 00:19:43.000
Sebastopol Community Cultural Center: Thank you, Mayor. So, as you stated, this is public comment. It is a 20-minute time limit. It is about 2 minutes per speaker. We go into council chambers first, and then go out to Zoom for those that can hear us.

107

00:19:43.740 --> 00:19:46.899
Sebastopol Community Cultural Center: Can I just do a soundcheck IT?

108
00:19:55.320 --> 00:19:59.770
Sebastopol Community Cultural Center: Right.

109
00:20:00.480 --> 00:20:06.559
Sebastopol Community Cultural Center: It is, but we have to wait, we have to have… yeah, yeah, items that are not on the agenda, sorry, yeah.

110
00:21:30.870 --> 00:21:32.790
Sebastopol Community Cultural Center: 1, 2, 3, 4, 5…

111
00:21:54.890 --> 00:21:55.820
Sebastopol Community Cultural Center: Hi, I'm careful.

112
00:22:02.670 --> 00:22:07.459
Sebastopol Community Cultural Center: Everyone, we are ready whenever we get our two council members back, so…

113
00:22:15.650 --> 00:22:18.390
Sebastopol Community Cultural Center: I don't know where Sandy went to.

114
00:22:18.660 --> 00:22:20.010
Sebastopol Community Cultural Center: Vice Mayor?

115
00:22:22.270 --> 00:22:23.799
Sebastopol Community Cultural Center: Okay, for a moment.

116
00:22:25.710 --> 00:22:26.640
Sebastopol Community Cultural Center: God.

117
00:22:28.560 --> 00:22:29.980
Sebastopol Community Cultural Center: What a wonky night.

118
00:23:01.190 --> 00:23:01.980
Sebastopol Community Cultural Center: Hey.

119
00:23:02.320 --> 00:23:05.089
Sebastopol Community Cultural Center: Should we just get… I don't know.

120

00:23:06.810 --> 00:23:08.719
Sebastopol Community Cultural Center: Vice Mayor Mountain? Sandy's.

121
00:23:10.060 --> 00:23:12.890
Sebastopol Community Cultural Center: Last call for Sandy. Last call.

122
00:23:14.090 --> 00:23:14.980
Sebastopol Community Cultural Center: Okay.

123
00:23:15.970 --> 00:23:16.900
Sebastopol Community Cultural Center: Alright.

124
00:23:17.350 --> 00:23:19.810
Sebastopol Community Cultural Center: Is it okay if we… I don't know what to…

125
00:23:21.520 --> 00:23:39.750
Sebastopol Community Cultural Center: We have… we have a quorum. Okay, let's go. So, I'm just going to restate that… first, I meant to ask everyone, do you have… does anyone have a conflict of interest… any conflicts of interest before we do this? So, just to verify. Okay, for those who are online, we are going to get back. We had a tech issue again.

126
00:23:39.860 --> 00:23:48.290
Sebastopol Community Cultural Center: We are going into public comment. I'm gonna hand that over to Mary to… this is for items that are not on the agenda currently.

127
00:23:50.410 --> 00:24:10.719
Sebastopol Community Cultural Center: Thank you, Mayor. So, as we just stated, it is a 20-minute time limit. We go into… into Council Chambers first, and then go out to Zoom, come back and go out. Once we hit that 20-minute time limit, public comment stops. There is a second public comment period at the end of the meeting. If you'd like to talk at that period, and you did not… were not able to do it in the beginning of the meeting, there's that opportunity.

128
00:24:10.720 --> 00:24:20.840
Sebastopol Community Cultural Center: So, again, this is for items that are not on tonight's agenda, so I'll come into chambers first, if there's anyone that would like to make a public comment for an item not on tonight's agenda.

129
00:24:29.500 --> 00:24:47.569

Sebastopol Community Cultural Center: I just wanted to take a minute and introduce myself. I'm Ian Hoff, I'm running for City Council. I'm just here to observe and listen. I appreciate all your work that you do, and hopefully I'll be joining you soon. Thank you. Thank you for your public comment. I will go out to Zoom. Sunny, can you unmute yourself, please?

130
00:24:48.510 --> 00:24:49.270
sunny: Yes.

131
00:24:49.270 --> 00:24:52.260
Sebastopol Community Cultural Center: Thank you. Can you see the, 2-minute timer?

132
00:24:52.260 --> 00:24:53.219
sunny: Yes, I can.

133
00:24:53.220 --> 00:24:55.129
Sebastopol Community Cultural Center: Great, go ahead with your public comment, please.

134
00:24:55.130 --> 00:25:10.280
sunny: Okay, my name is Sunny Galbraith, and I'm a member of the Sebastopol Climate Action Committee. I'm here to invite and urge council members and city staff to participate in the Week Without Driving Challenge this October 1st through 8th.

135
00:25:10.420 --> 00:25:16.650
sunny: And I also want to thank Council Members Carter and Maurer, who have already signed up for this challenge.

136
00:25:16.710 --> 00:25:37.640
sunny: The Week Without Driving Challenge is a national annual event highlighting the barriers faced by those who can't or don't drive. The challenge invites elected leaders, municipal staff, and community members to go about their daily lives, commuting, shopping, attending meetings without driving themselves. Public transit, walking, biking, and carpooling are all encouraged.

137
00:25:37.640 --> 00:26:02.459
sunny: Elected leaders shape the systems that either include or exclude. By experiencing a week without driving, leaders can identify gaps, build empathy, and make informed, inclusive transportation decisions. And I wanted to add that it's okay if you have a few trips during the week that you just can't make work without driving. You can still participate! Your experience of not having public transit options to make these trips is really valuable.

138
00:26:02.460 --> 00:26:25.589
sunny: As a high school teacher myself, of teens, as a parent, and a daughter and sister of blind and disabled adults, I really see the gaps in our public transit, and I urge you all to join this Week Without Driving Challenge. I'll be joining myself, and I will send again the email invite, to council members, and then also to Mary, so you can share with staff.

139
00:26:25.590 --> 00:26:30.030
sunny: staff that wants to participate. And the public! Just look it up, week without driving.

140
00:26:30.120 --> 00:26:31.010
sunny: Thank you.

141
00:26:31.710 --> 00:26:39.900
Sebastopol Community Cultural Center: Thank you, Sandy, for your public comment. Next, I will come into Chambers, if there's anyone in chambers that would like to make a public comment for an item not on the agenda.

142
00:26:41.360 --> 00:26:45.019
Sebastopol Community Cultural Center: Seeing none, I will go back onto Zoom. Mike, can you unmute yourself, please?

143
00:26:45.970 --> 00:26:56.500
Mike Von der Porten: Yes, hello. My name's Mike Von der Porten, and I just… I did send you a written communication, but I just wanted to follow up for a minute here online, or with you in person.

144
00:26:56.540 --> 00:27:09.969
Mike Von der Porten: And that is when government works, it works across our community. So success in Sebastopol, success with our schools, success in the county, state, federal level, when we see that success, we all benefit.

145
00:27:10.110 --> 00:27:23.899
Mike Von der Porten: I want to draw your attention to issues related to Santa Rosa Junior College and the bond that's on the budget… on the ballot this year. This is a huge bond issue. It's $800 million plus, but the issue is

146
00:27:23.900 --> 00:27:36.150

Mike Von der Porten: that the way it's structured is going to be terribly expensive. That is, for every dollar the taxpayer pays, only 48 cents actually goes to projects. 52 cents

147
00:27:36.150 --> 00:27:44.739
Mike Von der Porten: goes into, interest. And I'll contrast that with the current bond that we passed, that we're still working on, where for every dollar

148
00:27:44.740 --> 00:28:00.070
Mike Von der Porten: you pay in taxes, 75 cents goes to projects, and only 25 cents goes to interest. So this is a really bad construction of that bond, and it really will paint all of government in Sonoma County in bad shape.

149
00:28:00.070 --> 00:28:08.329
Mike Von der Porten: Ultimately, they expect to collect about $1.8 billion from the Sonoma County taxpayers over the next 35 years.

150
00:28:08.350 --> 00:28:15.359
Mike Von der Porten: And only $800 million of it goes into projects. About $1 billion actually goes to interest.

151
00:28:15.400 --> 00:28:18.699
Mike Von der Porten: So I'm going to invite you to take a good, close look at Measure A, B,

152
00:28:18.710 --> 00:28:37.070
Mike Von der Porten: And I would encourage people to vote no on AB, send it back to the junior college board, have them restructure that bond, and when they bring it forward, it is possible to increase the amount of money that will actually do good by 50%. So, please take a look at Measure AB. Thank you.

153
00:28:37.440 --> 00:28:45.180
Sebastopol Community Cultural Center: Thank you, Mike, for your public comment. Next, I will come back into chambers, if there's anyone in chambers that would like to make a public comment for an item not on the agenda.

154
00:28:45.820 --> 00:28:49.490
Sebastopol Community Cultural Center: Seeing none, I'll go out to Zoom. Mary, can you unmute yourself, please?

155
00:28:50.460 --> 00:28:51.620

mary cone: Yes.

156
00:28:51.810 --> 00:28:53.550
Sebastopol Community Cultural Center: Thank you. Can you see the timer?

157
00:28:53.550 --> 00:28:54.350
mary cone: Yep, great.

158
00:28:54.350 --> 00:28:55.359
Sebastopol Community Cultural Center: Go ahead, please.

159
00:28:55.580 --> 00:29:08.419
mary cone: I'd like to reiterate what I said at the last meeting. I think we should go back to 3-minute comments, so people can actually have time to get their points across. Most people are interrupted.

160
00:29:09.270 --> 00:29:13.969
mary cone: If the council could do something about that, that would be fabulous. Thanks.

161
00:29:14.540 --> 00:29:21.890
Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will come back into chambers, if there's anyone on chambers that would like to make a public comment for an item not on the agenda.

162
00:29:22.130 --> 00:29:26.580
Sebastopol Community Cultural Center: Seeing none, I will go back out to Zoom. If there's anyone on Zoom. Kate, can you unmute yourself, please?

163
00:29:27.550 --> 00:29:28.530
kate: Thank you.

164
00:29:28.530 --> 00:29:30.130
Sebastopol Community Cultural Center: Thank you. Can you see the timer?

165
00:29:30.130 --> 00:29:31.380
kate: I can thank you.

166
00:29:31.380 --> 00:29:32.420
Sebastopol Community Cultural Center: Alright, go ahead, please.

167
00:29:32.560 --> 00:29:44.890

kate: One comment I have is that I've been asking for a while that when consultants are on staff reports, that they'd be identified as consultants, so there's clarity between

168
00:29:44.890 --> 00:29:57.090
kate: who are actual employees of the cities, and who are consultants, so I just wanted to bring that up again. And I also want to just note that,

169
00:29:58.630 --> 00:30:16.619
kate: Ratepayers are paying for, I think, 50% of this meeting, although the number percentages keep being fluid by the staff, and if 50% of the time is not spent on water and sewer, then it is a Prop 218 violation. Thank you.

170
00:30:17.650 --> 00:30:25.470
Sebastopol Community Cultural Center: Thank you, Kate, for your public comment. Next, I'll come back into chambers, if there's anyone in chambers that would like to make a public comment for an item not on the agenda.

171
00:30:25.630 --> 00:30:31.940
Sebastopol Community Cultural Center: Seeing none, I will go back out to Zoom, if there's anyone on Zoom that would like to make a public comment for an item not on the agenda.

172
00:30:32.320 --> 00:30:33.510
Sebastopol Community Cultural Center: Seeing none?

173
00:30:34.780 --> 00:30:36.230
Sebastopol Community Cultural Center: Do I have one more speaker?

174
00:30:36.900 --> 00:30:38.310
Sebastopol Community Cultural Center: Okay, go ahead, please.

175
00:30:39.060 --> 00:30:42.439
Sebastopol Community Cultural Center: Good evening, my name is James Woodruff, a Sebastopol resident.

176
00:30:43.000 --> 00:30:50.459
Sebastopol Community Cultural Center: I was gonna speak on the issue that got pulled tonight, so I'm just gonna read my comment real quick.

177
00:30:50.790 --> 00:31:04.150

Sebastopol Community Cultural Center: And, I strongly believe that community goes… grows through engagement, and I encourage everyone to join in helping to steward our shared home into the future. A way for Sebastopol's many diverse voices to participate is through these commissions and committees.

178
00:31:04.280 --> 00:31:12.940
Sebastopol Community Cultural Center: These are where passionate volunteers transform ideas and care for the community into tangible action, and serve as an essential connection between our residents.

179
00:31:13.160 --> 00:31:14.639
Sebastopol Community Cultural Center: and the City Council.

180
00:31:14.780 --> 00:31:24.670
Sebastopol Community Cultural Center: While equipping these committees with the resources they need makes a strong statement that our city values the contributions of its residents, we also get a good return on investment.

181
00:31:24.880 --> 00:31:34.690
Sebastopol Community Cultural Center: The City receives the benefit of many skilled volunteer hours being contributed to help the City function. For example, I note the consent calendar.

182
00:31:35.050 --> 00:31:37.920
Sebastopol Community Cultural Center: item… That you're going to be voting on.

183
00:31:38.150 --> 00:31:41.869
Sebastopol Community Cultural Center: The $6,500 zero-waste, grant stipend.

184
00:31:41.990 --> 00:31:45.490
Sebastopol Community Cultural Center: That would not have happened if that committee had not secured

185
00:31:45.830 --> 00:31:48.050
Sebastopol Community Cultural Center: The stipend funds in the first place.

186
00:31:48.600 --> 00:31:53.819
Sebastopol Community Cultural Center: True civic health thrives when engagement is not just praised, but tangibly supported.

187
00:31:53.940 --> 00:31:58.329
Sebastopol Community Cultural Center: Investing in these groups is a direct investment in Sebastopol's social capital.

188
00:31:58.750 --> 00:32:03.989
Sebastopol Community Cultural Center: And I urge the City Council to support a collaborative, connected, and flourishing Sebastopol.

189
00:32:04.490 --> 00:32:05.280
Sebastopol Community Cultural Center: Thank you.

190
00:32:05.790 --> 00:32:12.279
Sebastopol Community Cultural Center: Thank you for your public comment. Next, I'll go back out to Zoom. If there's anyone on Zoom that would like to make a public comment, please raise your hand.

191
00:32:12.730 --> 00:32:18.819
Sebastopol Community Cultural Center: Seeing none, I'll come back into chambers. If there's anyone in chambers that would like to make a public comment for an item not on the agenda.

192
00:32:19.320 --> 00:32:21.389
Sebastopol Community Cultural Center: CNN public comment is closed.

193
00:32:22.440 --> 00:32:32.659
Sebastopol Community Cultural Center: All right, thank you very much, Mary. We are going to move into the consent calendar. I'm going to read all of these items, and then I'll see if anyone wants to pull anything.

194
00:32:33.590 --> 00:32:51.160
Sebastopol Community Cultural Center: Number one, approval of City Council meeting minutes for regular Meeting of September 1, 2026. Number two, approval of word of contract memorandum of Understanding between County of Snowman, City of Sebastopol to establish the roles and responsibilities of the parties in the counties

195
00:32:51.160 --> 00:32:58.820
Sebastopol Community Cultural Center: Providing staff to engage individuals experiencing homelessness within the incorporated and uncorporated areas of the city.

196
00:32:59.300 --> 00:33:02.979
Sebastopol Community Cultural Center: Number 3. Award of contract corporation yard.

197
00:33:03.290 --> 00:33:09.950
Sebastopol Community Cultural Center: Yard Fuel Station Upgrade, CIP1001-25.03.

198
00:33:09.970 --> 00:33:18.959
Sebastopol Community Cultural Center: Number 4. Approval of Climate Action Committee recommendation on Zero Waste Grant Stipends $6,500 to City Council.

199
00:33:18.960 --> 00:33:32.869
Sebastopol Community Cultural Center: Funds must be used by October 15th. Recommendations, for use are as follows, and they're listed on there. Number 5, receipt of informational report from Chief of Police on Exigent use of surveillance cameras.

200
00:33:32.870 --> 00:33:47.430
Sebastopol Community Cultural Center: This report is provided pursuant to SMC 8.80.040 to advise the Sebastopol City Council about the temporary exigent use of surveillance technology, which occurred on Thursday, July 30th, 2026.

201
00:33:47.630 --> 00:33:54.850
Sebastopol Community Cultural Center: Number 6. Receipt of budget at a glance form… at a glance format, and authorize staff to post such document on City website.

202
00:33:55.110 --> 00:34:00.200
Sebastopol Community Cultural Center: Number 7, Approval of Sewer System Management Plan 2026 Audit and Update.

203
00:34:00.600 --> 00:34:17.720
Sebastopol Community Cultural Center: Item is to accept the 2026 Sewer System Management Plan Audit Report and authorize the Public Works Director as the City's legally responsible official, to certify and submit the audit report to the State Water Resources Control Board through the California Integrated Water Quality System.

204
00:34:18.929 --> 00:34:32.660
Sebastopol Community Cultural Center: Number 8, receipt of upcoming openings as follows. Pardon me, receipt of upcoming openings, let's see, terms ending December 31st, 2026. And we have,

205
00:34:32.659 --> 00:34:44.370

Sebastopol Community Cultural Center: Vacancies for, one vacancy for Planning Commission, Joan Harper Resident, Design Review Board, we have, Christian Mackey, Category A, Lynn Deedler, Category B, and Marshall Valve.

206
00:34:44.429 --> 00:34:50.709
Sebastopol Community Cultural Center: Our alternate for Category D, and then Climate Action. We have Lila Newton, the youth rep, Emily

207
00:34:50.909 --> 00:35:10.620
Sebastopol Community Cultural Center: Oh, Ackon? Local Climate Action Group member, Steve Pierce Local Climate Action Group member, Energy Background, and Sunny Galbraith, Zero Waste Climate Background. So, would anyone like to pull any items? Go ahead, Councilmember Zolman. Yes, I'm requesting to pull items number 4 and 5. Let me see what those are.

208
00:35:14.920 --> 00:35:17.320
Sebastopol Community Cultural Center: Number 4 and number 5?

209
00:35:18.330 --> 00:35:19.380
Sebastopol Community Cultural Center: Okay.

210
00:35:20.160 --> 00:35:22.309
Sebastopol Community Cultural Center: And anyone else over here?

211
00:35:22.800 --> 00:35:23.810
Sebastopol Community Cultural Center: Okay.

212
00:35:24.080 --> 00:35:33.420
Sebastopol Community Cultural Center: All right. I'm sorry, did someone say something? I did. Can I just inter… interject really quick? Number 5, if we pull it, we should put it at the end.

213
00:35:33.580 --> 00:35:44.080
Sebastopol Community Cultural Center: The chief is out on a accident right now that… involved in, so not sure when he's going to be able to make it to the meeting, so if we don't have him here, we may want to push that item.

214
00:35:44.400 --> 00:35:47.269
Sebastopol Community Cultural Center: And may I ask with number 4?

215
00:35:47.350 --> 00:36:02.070

Sebastopol Community Cultural Center: Is that… it says by October 15th, if we don't get to it tonight, if we put it at the end? That is from Zero Waste, that is their deadline to use the funds. So, otherwise, we'd… I mean, there's a grand… great possibility if it's at the end, then it's going.

216
00:36:02.070 --> 00:36:18.430
Sebastopol Community Cultural Center: to the next meeting. Then you would shorten the time frame to be able to use the funds. So typically, so everyone knows, what we typically do is, whenever anything is pulled, it goes to the end of the agenda. But, given the information that we have here, I'm gonna…

217
00:36:18.640 --> 00:36:22.690
Sebastopol Community Cultural Center: I mean, we need to go to public… do you want me to go to public comment and then reorder, or do you want me to…

218
00:36:23.940 --> 00:36:30.750
Sebastopol Community Cultural Center: If we… so those have been requested to be pulled, so we can either take… usually take them at the end of the meeting.

219
00:36:30.910 --> 00:36:40.570
Sebastopol Community Cultural Center: But we can re… we can reorder at that point, but we need to take public comment on the remainder of the, yeah. Yeah, okay. So, go ahead, we're gonna go to public comment, and then we'll come back.

220
00:36:41.080 --> 00:36:45.479
Sebastopol Community Cultural Center: Okay, thank you, Mayor. So this is for public comment on consent calendar items.

221
00:36:45.630 --> 00:36:57.919
Sebastopol Community Cultural Center: Minus number 4 and number 5, which have been pooled. If you'd like to make a public comment on the remaining items, please come to the podium, and then it is a 2-minute time limit, and then we will go out to Zoom after that.

222
00:36:59.030 --> 00:37:12.220
Sebastopol Community Cultural Center: Hey y'all, I'm Hunter Scott, Deputy Director for Homelessness for Department of Health Services. I just wanted to thank you for your presumed vote for the MOU between our organizations. I think we've started a really amazing project together, and I look forward to continuing it. Thank you.

223

00:37:14.110 --> 00:37:20.749
Sebastopol Community Cultural Center: Thank you for your public comment. Next, I'll go out to Zoom. If there's anyone on Zoom that would like to make… kate, can you unmute yourself, please?

224
00:37:24.870 --> 00:37:25.869
Sebastopol Community Cultural Center: Am I on… There you go.

225
00:37:25.870 --> 00:37:26.930
kate: Can you hear.

226
00:37:27.140 --> 00:37:28.590
Sebastopol Community Cultural Center: Yes, can you see the timer?

227
00:37:28.590 --> 00:37:29.930
kate: Yes, thank you, Mary.

228
00:37:31.050 --> 00:37:37.439
kate: My public comment is the budget, at a glance is terrifically flawed.

229
00:37:37.560 --> 00:37:56.299
kate: The city receives money in two forms. One, it receives money from taxes that fund the general fund and cover general fund expenses. Two, it receives money for fee-for-service to provide water and sewer service.

230
00:37:56.300 --> 00:38:10.390
kate: These monies are completely different and need to be recognized as such. Therefore, they should not be conflated and combined as what we see on the first page of a budget at a glance.

231
00:38:10.490 --> 00:38:29.679
kate: The first page should only be related to the general fund, including revenue to the general fund and expenses to the general fund, including capital projects related to the general fund. The second page should only be related to water funds and sewer funds.

232
00:38:30.110 --> 00:38:31.070
kate: And…

233
00:38:31.160 --> 00:38:42.339
kate: Capital projects related to water and sewer coming out of water and sewer funds should be denoted as such on the second page. When the city staff

234
00:38:42.340 --> 00:38:52.150
kate: inflates the two, it creates confusion for the Council and the general public, which might be why the Council and the general public have a

235
00:38:52.590 --> 00:39:00.549
kate: a hard time understanding the finances for our water and sewer fund versus the finances for our general fund. I ask.

236
00:39:00.550 --> 00:39:14.709
kate: that the budget be corrected to reflect these different, completely, legally different pools of money. In addition, there are pie charts for water and wastewater that are unintelligible.

237
00:39:14.710 --> 00:39:28.040
kate: You should not combine revenue and expenses into a single pie chart, because you can't tell what proportion of either source is going towards either, or towards expenses.

238
00:39:28.150 --> 00:39:32.139
kate: that's my final comment. Thank you.

239
00:39:32.320 --> 00:39:36.089
Sebastopol Community Cultural Center: Thank you, Kate, for your public comment. Next, I will come into chambers.

240
00:39:36.320 --> 00:39:50.240
Sebastopol Community Cultural Center: Please? Hi, my name is, Christine Koenig, and I'm a resident here. I'm here to follow up on my email and, in support of Agenda Item 14, in support of the Commons concept.

241
00:39:50.410 --> 00:39:58.869
Sebastopol Community Cultural Center: This is for items that are not… Yeah, so that'll… this is just for the consent calendar items. Number 14 will be coming up in a little bit.

242
00:39:59.830 --> 00:40:19.159
Sebastopol Community Cultural Center: I apologize. No, no, no, good. No, it's okay, I just wanted to make sure. Continue this, or… No, no, we'll call you up when… Come back to me. Okay. When that item… when we're discussing that item, then you can talk about it. This is just for items on the consent calendar. Gotcha, thank you. Thank you. So, next, I will go out to Zoom. Kyle, can you unmute yourself, please?

243
00:40:19.460 --> 00:40:20.370
Kyle Falbo: Yes, I can.

244
00:40:20.550 --> 00:40:22.319
Sebastopol Community Cultural Center: Thank you. Can you see the timer?

245
00:40:22.570 --> 00:40:24.230
Kyle Falbo: No, but you can let me know.

246
00:40:24.230 --> 00:40:25.330
Sebastopol Community Cultural Center: Okay, go ahead, please.

247
00:40:25.650 --> 00:40:38.470
Kyle Falbo: So, I wanted to speak primarily on the commission appointments and say thank you. I'm very glad to see the City bringing these upcoming Commission and committee vacancies forward in September, with enough time to recruit.

248
00:40:38.620 --> 00:40:43.340
Kyle Falbo: By recruit, I mean active recruitment. I hope we've got some good marketing behind us.

249
00:40:43.390 --> 00:41:01.149
Kyle Falbo: interview and hopefully make appointments before the existing terms expire on December 31st. I think it's important to recognize this as an improvement, because that has not been our experience over the last two years. In 2024, the City identified four Climate Action Committee terms expiring December 31st.

250
00:41:01.150 --> 00:41:19.639
Kyle Falbo: On October 15th, Council chose to delay the recruitment. While questions about the committee's composition were resolved. Recruitment subsequently opened in November with applications due December 26th. Then last year, the recruitment item for several terms expiring December 31st didn't come before Council until October 21st.

251
00:41:19.730 --> 00:41:31.990
Kyle Falbo: For the Climate Action Committee, recruitment wasn't posted until October 30th, the deadline ultimately extended to December 25th, and interviews and appointments didn't occur until February 3rd of this year.

252
00:41:31.990 --> 00:41:43.720

Kyle Falbo: And the problem wasn't limited to climate action. In 2025, Planning Commission vacancies persisted long enough that Council was still conducting interviews and making appointments far after the deadline.

253
00:41:43.860 --> 00:42:03.570
Kyle Falbo: That's why I appreciate what's happening tonight. This year, staff is starting in September, providing approximately 6 weeks of applications, identifying exist… explicitly identifying the goal of having a smooth transition into the first meetings in January. Our boards and commissions and committees depend on volunteers giving their time to the city.

254
00:42:03.570 --> 00:42:04.999
Sebastopol Community Cultural Center: Kyle, you have about 25 seconds.

255
00:42:05.000 --> 00:42:16.080
Kyle Falbo: A predictable recruitment calendar respects their time, prevents vacancies from lingering, and gives these bodies the continuity they need to do their work. I encourage whoever is

256
00:42:16.090 --> 00:42:28.269
Kyle Falbo: responsible for agenda Review, that rather than what I saw this year at Agenda Review, where work schedules and an unwillingness to hold interviews earlier in the day

257
00:42:28.350 --> 00:42:30.340
Kyle Falbo: Be understood that these are.

258
00:42:30.340 --> 00:42:31.729
Sebastopol Community Cultural Center: Kyle, that's 2 minutes.

259
00:42:31.730 --> 00:42:33.150
Kyle Falbo: Volunteering their time.

260
00:42:33.780 --> 00:42:38.780
Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will come into chambers, if there's anyone in chambers?

261
00:42:39.420 --> 00:42:43.510
Sebastopol Community Cultural Center: Seeing none, I will go back out to Zoom. Lee, can you unmute yourself, please?

262
00:42:47.620 --> 00:42:48.719

Lee: Yes, can you hear me?

263
00:42:48.720 --> 00:42:50.060
Sebastopol Community Cultural Center: Thank you. Can you see the timer?

264
00:42:50.060 --> 00:42:50.720
Lee: I can.

265
00:42:50.720 --> 00:42:52.010
Sebastopol Community Cultural Center: Great, go ahead, please.

266
00:42:52.010 --> 00:42:53.679
Lee: Yeah, I just wanted to,

267
00:42:53.870 --> 00:43:12.220
Lee: add to Kate's comment, it's… it's bad formed, obviously, to mix the water and sewer revenues with general fund revenues into a single financial report, since the water and sewer revenues are not fungible. They cannot be used for general fund purposes.

268
00:43:12.420 --> 00:43:14.410
Lee: the part that…

269
00:43:14.610 --> 00:43:29.769
Lee: really irritated me was the first line of this thing is the combination total revenue 31, total expenses 31, beginning balance 18, ending balance 17.999. That makes it look like the city's financials are in great shape, and they're really not.

270
00:43:29.960 --> 00:43:37.530
Lee: And that is part of the problem of mixing and matching things that shouldn't be mixed and matched. Thank you.

271
00:43:38.830 --> 00:43:43.320
Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will come back into chambers, if there's anyone in chambers.

272
00:43:44.110 --> 00:43:49.710
Sebastopol Community Cultural Center: Seeing none, I'll go back out to Zoom. If there's anyone on Zoom that would like to make a public comment, please raise your hand.

273
00:43:50.290 --> 00:43:52.269

Sebastopol Community Cultural Center: Seeing none, public comment is closed.

274
00:43:53.460 --> 00:43:58.980
Sebastopol Community Cultural Center: Alright, thank you. So, we had two items pulled.

275
00:43:59.690 --> 00:44:00.980
Sebastopol Community Cultural Center: thus far.

276
00:44:01.200 --> 00:44:10.240
Sebastopol Community Cultural Center: I'm questioning about, whether or not we need to reevaluate, number 6, so given the public comments and everything that's going on.

277
00:44:10.530 --> 00:44:15.000
Sebastopol Community Cultural Center: So, I'm gonna go ahead and…

278
00:44:15.250 --> 00:44:17.829
Sebastopol Community Cultural Center: I'm gonna pull that and put it at the end.

279
00:44:18.090 --> 00:44:21.880
Sebastopol Community Cultural Center: So… So I'd just like some more clarity on that.

280
00:44:22.690 --> 00:44:26.879
Sebastopol Community Cultural Center: So, given the situation that we're in with timing,

281
00:44:27.510 --> 00:44:44.889
Sebastopol Community Cultural Center: Number 4, I'm gonna reorder, and we're gonna put that, actually as the next item that we do. We're on number 9, if you all are. I'm hoping everyone's okay with that, because of the time frame. We need to get that done very quickly. So I'm gonna make that the next one that we discuss, and then I'm gonna put 5 at the end.

282
00:44:44.890 --> 00:44:51.000
Sebastopol Community Cultural Center: Of the, of the day, and then number 6 as well, so… Hmm.

283
00:44:51.150 --> 00:45:07.149

Sebastopol Community Cultural Center: Are we all okay with that, everyone? Okay, so that's… that's the order we're gonna go in. And did you have something to say, Alex? Oh, I thought you were, doing that. So, I guess we just need a motion here for, items 1, 2, 3,

284
00:45:07.310 --> 00:45:13.559
Sebastopol Community Cultural Center: 7, 8, 7, and 8, right? As you just listed, so moved. A second.

285
00:45:16.390 --> 00:45:27.599
Sebastopol Community Cultural Center: So moved by Councilmember Hinton, and seconded by Vice Mayor Maurer to approve Consent Calendar Items 1, 2, 3, 7, and 8, with items 4, 5, and 6 removed. Councilmember Carter?

286
00:45:28.110 --> 00:45:37.079
Sebastopol Community Cultural Center: Yeah. Councilmember Hinton? Aye. Councilmember Zolman? Yes. Vice Mayor Maurer? Yes. Mayor McLewis? Yes. Motion passes unanimously. All right, thank you.

287
00:45:37.520 --> 00:45:47.089
Sebastopol Community Cultural Center: So, moving on, we do not have any… let's see, we do not have any informational items tonight, nor public hearings, but we're going to go right into our

288
00:45:47.090 --> 00:45:58.840
Sebastopol Community Cultural Center: agenda items that, require discussion and interaction, and given what I just said, we're going to open up with the number 4 item that was, just on the con… on the,

289
00:45:58.960 --> 00:46:07.640
Sebastopol Community Cultural Center: Consent calendar, approval of Climate Action Committee recommendations on Zero Waste Grant Stipend funds, $6,500 to City Council.

290
00:46:07.810 --> 00:46:26.299
Sebastopol Community Cultural Center: Funds must be used by October 15th. Recommendations for use are as follows. The Climate Action Committee's recommendation is to spend the $6,500 Zero Waste Grant Stipend on an agreement with the Rawhaus Institute, a 501c3 nonprofit and known community partner to provide a public food waste education event

291
00:46:26.300 --> 00:46:41.639
Sebastopol Community Cultural Center: This agreement will be at no cost to the City, and authorizes the City Manager to execute agreement. Mary, I don't know, do we have Jane? I thought… We have plenty of staff, but if

it's a quick question, I can try to address it. Otherwise, we can have staff give the presentation.

292
00:46:41.640 --> 00:46:50.829
Sebastopol Community Cultural Center: Yeah, I pulled it, and as soon as I saw it, I sent an email to Mary that my concerns, largely, are due process concerns.

293
00:46:50.830 --> 00:47:03.570
Sebastopol Community Cultural Center: And, Mary, correct me if I'm wrong, the email you sent confirms the fact that the proposal and what's being recommended by this committee and also staff, was just brought up.

294
00:47:03.570 --> 00:47:13.420
Sebastopol Community Cultural Center: For the first time when there was a vote called on it, correct? So, my understanding was City staff received notification through this from Zero Waste in

295
00:47:13.520 --> 00:47:31.899
Sebastopol Community Cultural Center: mid-July, but it was too late to put it on the July Climate Action Committee agenda, so they discussed it at the August 11th, meeting, and then at the Climate Action Committee on August 11th, but there were certain items that did not fall under the grant, so they brought it back to September 8th.

296
00:47:32.070 --> 00:47:45.800
Sebastopol Community Cultural Center: to… for recommendation for the use of those funds. Okay. My other… one is noticing, as far as what gets placed on agendas to give, again, our volunteers that take time out of their lives to come.

297
00:47:45.800 --> 00:47:53.840
Sebastopol Community Cultural Center: to know what's on agendas. My other question is also opportunity to respond. So, what materials were sent out?

298
00:47:53.930 --> 00:48:04.459
Sebastopol Community Cultural Center: to help these committee members prepare for a vote when they showed up on September 8th. So they had the zero-waste,

299
00:48:06.060 --> 00:48:16.730
Sebastopol Community Cultural Center: the information from Zero Waste was submitted, is what the grant was. They had a… they had a packet from August 11th, and then September 9th, they had,

300
00:48:16.850 --> 00:48:28.170
Sebastopol Community Cultural Center: recommendations from one of the members of the community that had some ideas for the use of this. They discussed it during public comment, and they agreed for this,

301
00:48:28.740 --> 00:48:40.469
Sebastopol Community Cultural Center: the outreach and the education. So there was 2 months that they had the materials. Right, but my ultimate question is, did they notice who was coming to pitch this concept before they showed up on September 8th?

302
00:48:40.680 --> 00:48:53.189
Sebastopol Community Cultural Center: That I'm not aware of. I do have planning staff on, so we can check with them. Yes, I would like that. So either Jane or Eli, can you guys unmute yourself to answer the question, please?

303
00:48:57.560 --> 00:49:04.179
Sebastopol Community Cultural Center: Steven, can you make Eli, Arreola, and Jane Riley, co-host, please, so they can unmute themselves and respond to the question?

304
00:49:12.280 --> 00:49:17.529
Eli Arreola: Hi, Eli Arreola here. Can you repeat the question for me one time? Apologies.

305
00:49:17.530 --> 00:49:19.669
Sebastopol Community Cultural Center: Sure, my question was.

306
00:49:19.870 --> 00:49:32.549
Sebastopol Community Cultural Center: When did the committee members have knowledge of who was going to come and pitch a recommendation for them? Did they have any notice prior to their arrival on September 8th?

307
00:49:38.470 --> 00:49:41.179
Eli Arreola: They did. I don't have the exact date.

308
00:49:41.660 --> 00:49:48.150
Eli Arreola: That… That staff received, the…

309
00:49:48.560 --> 00:49:51.999
Eli Arreola: The pitch that ended up being the recommendation, but…

310

00:49:52.350 --> 00:49:58.489
Eli Arreola: the Climate Action Committee members did have an advance notice that… that we had received a…

311
00:49:59.090 --> 00:50:03.619
Eli Arreola: An additional offer for, a way to spend those funds.

312
00:50:04.130 --> 00:50:11.640
Sebastopol Community Cultural Center: And that was specifically from the person the recommendation is in favor of, the Rahalas Institute.

313
00:50:12.730 --> 00:50:13.810
Eli Arreola: That is correct.

314
00:50:13.810 --> 00:50:14.999
Sebastopol Community Cultural Center: Okay, thank you.

315
00:50:18.160 --> 00:50:20.910
Sebastopol Community Cultural Center: I don't have anything else. Okay.

316
00:50:22.060 --> 00:50:24.320
Sebastopol Community Cultural Center: Anyone else have anything?

317
00:50:24.730 --> 00:50:37.610
Sebastopol Community Cultural Center: All right then, Mary, you want to do public comment? Thank you. So this is for public comment on Agenda item number 4, which is the use of the zero waste funds. If you would like to make, a public comment, I will come to Chambers first.

318
00:50:38.020 --> 00:50:41.360
Sebastopol Community Cultural Center: Seeing none, I'll go out to Zoom. Kate, can you unmute yourself, please?

319
00:50:43.600 --> 00:50:44.820
kate: Thank you.

320
00:50:44.820 --> 00:50:46.770
Sebastopol Community Cultural Center: Thank you. Can you see the timer still?

321
00:50:46.770 --> 00:50:47.430
kate: I can't.

322
00:50:47.430 --> 00:50:48.650
Sebastopol Community Cultural Center: Great, go ahead, please.

323
00:50:48.650 --> 00:50:56.970
kate: I think this grant is great, and I totally respect the work that the committee is doing, but I…

324
00:50:56.970 --> 00:51:09.169
kate: I am wondering how much it costs to distribute the $6,500, if there was two meetings, now a council meeting, and the planning consultants are involved.

325
00:51:09.170 --> 00:51:28.679
kate: Because it seems to me that it's probably cost over $2,000 to bring the grant to this point, so that's probably, you know, around a third of the total granting amount. And I'm wondering if there's a way to expedite these types of processes so that the cost to administer something, doesn't…

326
00:51:28.980 --> 00:51:34.759
kate: outweigh, kind of, the benefit that the community is receiving. Thank you. Bye-bye.

327
00:51:36.500 --> 00:51:49.400
Sebastopol Community Cultural Center: Thank you, Kate, for your public comment. Next, I will come back into chambers. If there's anyone in chambers that would like to make a public comment, seeing none, I will go back out to Zoom. If there's anyone on Zoom that would like to make a public comment, please raise your hand virtually.

328
00:51:49.630 --> 00:51:52.060
Sebastopol Community Cultural Center: Seeing none, public comment is closed on this item.

329
00:51:53.160 --> 00:51:54.890
Sebastopol Community Cultural Center: Alright, thank you very much.

330
00:51:55.590 --> 00:51:57.080
Sebastopol Community Cultural Center: So, we're back here.

331
00:51:57.240 --> 00:52:00.019
Sebastopol Community Cultural Center: Dias, do we have a motion?

332

00:52:00.640 --> 00:52:01.920
Sebastopol Community Cultural Center: Anyone have any?

333
00:52:02.110 --> 00:52:03.180
Sebastopol Community Cultural Center: Comments?

334
00:52:03.310 --> 00:52:04.390
Sebastopol Community Cultural Center: A motion?

335
00:52:07.050 --> 00:52:25.919
Sebastopol Community Cultural Center: I'll go ahead and make a motion to approve the recommendation by the Climate Action Committee to spend the $6,500 zero-waste Grant Stipend on an agreement with the Rajas Institute, which is a 5013C nonprofit. And I'll second that.

336
00:52:27.720 --> 00:52:46.169
Sebastopol Community Cultural Center: So moved by Councilmember Hinton and seconded by Mayor McLewis to approve the Climate Action Committee's recommendation on the Zero Waste Grant Stipend funds of $6,500. Councilmember Carter? Yes. Councilmember Hinton? Aye. Councilmember Zolman? Yes. Vice Mayor Maurer? Yes. Mayor McLewis? Yes. Motion passes unanimously.

337
00:52:46.730 --> 00:52:56.609
Sebastopol Community Cultural Center: Thank you very much. Now, let's see, we are going… sorry, I'm getting my papers in order here. We are going to move on to number 9, consideration of request for a waiver of fees.

338
00:52:56.610 --> 00:53:10.509
Sebastopol Community Cultural Center: Peacetime Special Event Waiver, Peac Town is requesting $5,000 to be waived. Mini Moons Special Event Waiver, Mini Moons letter requests a waiver for any city fees associated. Fees requested for waiver are $750.

339
00:53:10.510 --> 00:53:14.070
Sebastopol Community Cultural Center: And I believe we have our Public Works Director, Oriana.

340
00:53:14.170 --> 00:53:19.740
Sebastopol Community Cultural Center: Yes, thank you, Mayor and City Council. These are two requests that were brought to us at Public Works.

341
00:53:19.740 --> 00:53:38.709

Sebastopol Community Cultural Center: to waive special event fees for events that are in the parks, Ives Park, the first being for the city to contribute $5,000 to the summer concert series of Peacetime, and their total fee this year was $6,400, because we charged them a daily fee, and they have some amplified music associated with their event.

342
00:53:38.710 --> 00:53:53.009
Sebastopol Community Cultural Center: And then the second request was for the Many Moons Festival that is going to be in October. This is their second year, and they're just a one-day event, and they're $750, and so they've asked for the Council to waive their entire fee.

343
00:53:53.010 --> 00:54:05.610
Sebastopol Community Cultural Center: I'm not sure if there's anyone here from either organizations to say anything. I think Mr. Corbett is outside. So, with that, I'll pass it to the Council for consideration. Okay, thank you. Does anyone have any questions?

344
00:54:05.850 --> 00:54:17.240
Sebastopol Community Cultural Center: Oh, go ahead. How much, since this is a second year event for the Mini Moons Festival, we probably did, I'm thinking of fee waiver last year. Do we have a record of how much it was?

345
00:54:17.630 --> 00:54:22.260
Sebastopol Community Cultural Center: Maybe I'm missing it. It's in the staff report. Oh, sorry, I'm glancing through.

346
00:54:25.280 --> 00:54:28.400
Sebastopol Community Cultural Center: It looks like it was $1,200 last year. Okay, thank you.

347
00:54:28.980 --> 00:54:40.869
Sebastopol Community Cultural Center: Okay, any other questions? If not, we'll go to public comment. Thank you, Mayor. So this is for public comment on the request for waivers of fees. If you would like to make a public comment, again, there's a 2-minute time limit. I will go to Chambers first.

348
00:54:41.250 --> 00:54:44.940
Sebastopol Community Cultural Center: Seeing none, I'll go out to Zoom. Kyle, can you mute yourself, please?

349
00:54:45.560 --> 00:54:46.400
Kyle Falbo: I can.

350

00:54:46.400 --> 00:54:49.040
Sebastopol Community Cultural Center: Thank you. Can you see the timer yet?

351
00:54:49.220 --> 00:54:50.000
Kyle Falbo: I can.

352
00:54:50.000 --> 00:54:51.579
Sebastopol Community Cultural Center: Okay, great, go ahead, please.

353
00:54:52.050 --> 00:54:56.060
Kyle Falbo: For the number of times that I have seen over the last few years.

354
00:54:56.500 --> 00:55:10.970
Kyle Falbo: Council approve the wavering of… the waiving of fees for special events, I would propose that we just go ahead and be done with it. Let's go ahead and eliminate fees for events in our city.

355
00:55:11.170 --> 00:55:21.789
Kyle Falbo: Because every event is going to come for this council and ask for a waiving of those fees. And every single time, you go ahead and you waive those fees.

356
00:55:22.000 --> 00:55:31.660
Kyle Falbo: And I understand that there's a lot of really great community events that are happening, but what I think that we fail to realize is that these are true economic costs to

357
00:55:31.820 --> 00:55:32.700
Kyle Falbo: the city.

358
00:55:33.110 --> 00:55:44.899
Kyle Falbo: Right? Oftentimes, they're included in these fee waivers are time, commitments, labor by police, Which are typically overtime.

359
00:55:45.030 --> 00:55:47.110
Kyle Falbo: And these things add up.

360
00:55:47.330 --> 00:56:00.289
Kyle Falbo: But, hey, if we go ahead and stretch them out, and just we have our fee waivers, right, this is a fee waiver for an event that's already passed, right? Coming in after the fact and asking for a reimbursement of the fees that were paid.

361
00:56:00.470 --> 00:56:09.170
Kyle Falbo: So, let's go ahead and just call it quits, let's eliminate fees on events in our city, and just have it be a free-for-all. Sound good?

362
00:56:11.880 --> 00:56:16.949
Sebastopol Community Cultural Center: Thank you, Kyle, for your public comments. Next, I will come back into chambers, if there's anyone in chambers.

363
00:56:17.200 --> 00:56:20.719
Sebastopol Community Cultural Center: Seeing none, I will go back out. Lee, can you unmute yourself, please?

364
00:56:20.960 --> 00:56:21.560
Lee: Yeah.

365
00:56:21.910 --> 00:56:26.830
Sebastopol Community Cultural Center: Thank you. Can you go… see… Sorry, can you still see the timer? Okay, go ahead, please.

366
00:56:27.200 --> 00:56:29.830
Lee: Kyle is prone to be a little dramatic.

367
00:56:30.280 --> 00:56:31.980
Lee: But he has a point.

368
00:56:32.210 --> 00:56:36.920
Lee: You could, in fact, structure a policy that says that

369
00:56:36.920 --> 00:56:53.379
Lee: fees for certain types of project… of events that are well known and common, for example, could be waived by policy. You could also structure it that certain types of events that meet certain requirements could be,

370
00:56:53.420 --> 00:57:09.120
Lee: waived in terms of fees, and then you cut this whole thing out, and you save a shitload of money. I mean, you're… you're putting staff reports together for these things, and, you know, doing all the research, and it's just not worth the money that you're spending on it. Thank you.

371
00:57:10.130 --> 00:57:15.960

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will come back into chambers, if there's anyone in chambers that would like to make a public comment.

372
00:57:16.790 --> 00:57:23.509
Sebastopol Community Cultural Center: Seeing none, I will go back out to Zoom. If there's anyone on Zoom that would like to make a public comment on this item, to please raise your hand virtually.

373
00:57:23.810 --> 00:57:26.219
Sebastopol Community Cultural Center: Seeing none, public comment is closed on this item.

374
00:57:26.450 --> 00:57:43.189
Sebastopol Community Cultural Center: All right, thanks, we're back at the dais. So, we have comments. Councilmember Zolman? Yeah, I just want to thank, both, parties for, all the great work. Well, the both entities for all the good work that they did, and, the time and effort to go through the application process. I will differ with

375
00:57:43.190 --> 00:57:54.920
Sebastopol Community Cultural Center: at least one public commenter, and the fact that if we default to a policy of just those that are common, I think is the word that I used, I'm not entirely sure we would have ever considered many moons.

376
00:57:54.920 --> 00:58:03.370
Sebastopol Community Cultural Center: which I will speak in their favor. The event was really great, and I'm not shocked by the number, that's reported in the staff report.

377
00:58:03.370 --> 00:58:17.429
Sebastopol Community Cultural Center: the number of people who turned out was a great event, and it does contribute to, specifically, to the diversity and representing and uplifting the diverse voices within our community. So I just wanted to say that, and say that I'll be supporting it.

378
00:58:17.690 --> 00:58:37.549
Sebastopol Community Cultural Center: Okay, any other comments? Oh, go ahead, Councilmember Hayton. I wanted to ask staff, now, why Peacetown is such a difference from what we waived last year to what we waived this year? Was the fees different? Did they hold more concerts? It, you know, it looks like it's a big difference, so I was curious about that.

379
00:58:40.870 --> 00:58:46.840

Sebastopol Community Cultural Center: Unless I'm reading it wrong, but last year we waived $1550, and this year they're asking for a waiver of $5,000.

380
00:58:50.670 --> 00:58:58.610
Sebastopol Community Cultural Center: Not positive I have the correct answer, but I believe that Council did not waive everything they asked for last year, is my understanding.

381
00:59:00.020 --> 00:59:09.409
Sebastopol Community Cultural Center: Yeah, it would be nice to have seen that in the staff report, because I do question whether we should waive the whole thing again this time, although,

382
00:59:10.150 --> 00:59:16.640
Sebastopol Community Cultural Center: Completely supportive, and they do do a number of concerts, so it seems like a pretty good deal for the city, but…

383
00:59:21.700 --> 00:59:35.080
Sebastopol Community Cultural Center: Yeah, I'm sorry, I was reading that. I just wanted to contribute that I feel like Peacown just simply respected the city's budget and asked for a lesser amount, and this year I've requested a more full amount of their costs.

384
00:59:35.850 --> 00:59:37.550
Sebastopol Community Cultural Center: That's… that's my thought.

385
00:59:40.180 --> 00:59:50.709
Sebastopol Community Cultural Center: Can I ask one more? Oh yeah, sorry, go ahead. I mean, we brought it up before, I think, with the Easter egg hunt, about these coming after the events have happened.

386
00:59:51.080 --> 00:59:57.470
Sebastopol Community Cultural Center: I do believe maybe we should look at some sort of policy so that we somehow get them to us.

387
00:59:57.590 --> 01:00:11.340
Sebastopol Community Cultural Center: before events happen, and I brought it up before, so… So, we received this request at the end of June, and per the policy that we discussed when we had this conversation in the spring, they need to go to the Budget Committee.

388
01:00:11.340 --> 01:00:21.080

Sebastopol Community Cultural Center: There was a hearing in early July right after the budget, but I didn't have the staff package together to bring it to that budget committee, and there was not another opportunity until last week for it to go to budget.

389
01:00:21.950 --> 01:00:30.800
Sebastopol Community Cultural Center: it seems like we talked about that before, too, and that we don't hold things necessarily to go to budget first. I can't recall the actual…

390
01:00:31.480 --> 01:00:37.909
Sebastopol Community Cultural Center: discussion points, but I know that we talked about it being timely and not getting held up.

391
01:00:38.410 --> 01:00:47.509
Sebastopol Community Cultural Center: So, maybe we need to bring something forth about that, but thank you. May I ask a clarification? I'm looking at this chart again, and it says 2024

392
01:00:47.770 --> 01:00:58.189
Sebastopol Community Cultural Center: 1550… 2024, 2025, $15.50, and then 2025, 2026. Am I missing it there? I don't see an amount for Peacetown there.

393
01:01:01.870 --> 01:01:05.460
Sebastopol Community Cultural Center: I'm just asking for… Is it…

394
01:01:08.480 --> 01:01:09.920
Sebastopol Community Cultural Center: Your mic's off.

395
01:01:12.900 --> 01:01:28.410
Sebastopol Community Cultural Center: I'll go to that question in just a second, but back to your question, Councilmember Hinton. So, last year, they were… their total fees were $5,050, so it looks like they did have an extra event for this year, and the Council did waive just the $15.50.

396
01:01:29.230 --> 01:01:36.379
Sebastopol Community Cultural Center: For… for Peacetown. For 24-25? For 20… for last year, for sure. So May of last year, 2025?

397
01:01:38.520 --> 01:01:39.740
Sebastopol Community Cultural Center: Oh, okay.

398
01:01:40.780 --> 01:01:46.210

Sebastopol Community Cultural Center: I just thought these were in the fiscal years, because 2025, 26… 2020… anyway.

399
01:01:46.460 --> 01:01:47.670
Sebastopol Community Cultural Center: Am I?

400
01:01:48.530 --> 01:01:49.390
Sebastopol Community Cultural Center: Off.

401
01:01:49.710 --> 01:02:07.139
Sebastopol Community Cultural Center: So you're saying last… it was last year's that was the 15… So, in May of 2025, when the Council approved this, it… it would have been the 24-25, it was $15.50, and that is the last one that I see, but let me go back and just verify that with…

402
01:02:07.490 --> 01:02:08.750
Sebastopol Community Cultural Center: another report.

403
01:03:11.930 --> 01:03:14.430
Sebastopol Community Cultural Center: I'm gonna have to use Ana's computer, mine just froze.

404
01:03:14.970 --> 01:03:17.740
Sebastopol Community Cultural Center: Can you pull up on the share drive, the minute orders?

405
01:03:18.530 --> 01:03:19.310
Sebastopol Community Cultural Center: Please.

406
01:03:31.390 --> 01:03:32.939
Sebastopol Community Cultural Center: Can you find admitted orders?

407
01:03:33.310 --> 01:03:35.009
Sebastopol Community Cultural Center: Or, Houston.

408
01:04:00.300 --> 01:04:06.280
Sebastopol Community Cultural Center: Excuse me, I'm just wondering if this information is critical to making a decision, because I'd be really happy to make a motion.

409
01:04:06.500 --> 01:04:09.419
Sebastopol Community Cultural Center: I think the person who asked it wants an answer.

410
01:04:12.650 --> 01:04:13.670
Sebastopol Community Cultural Center: So you can…

411
01:04:14.470 --> 01:04:26.409
Sebastopol Community Cultural Center: If somebody wants to… So the last one I have is May of 2025, was a request. The 1550. Okay. That is correct. Before the concert started. Okay, go ahead. Thank you. That's it.

412
01:04:26.410 --> 01:04:35.309
Sebastopol Community Cultural Center: So I'd like to make a motion to approve the many moons waiver in the amount of $750,000 and the Peacetown fee waiver in the amount of $5,000. I seconded.

413
01:04:37.520 --> 01:04:54.099
Sebastopol Community Cultural Center: Thank you. So moved by Vice Mayor Maurer, seconded by Councilmember Zolman to approve the waiver of permit fees for the special event for the Many Moons, as well as Peacetown Concert Series in the amount of $750 and $5,000, respectively. Councilmember Carter? Yes. Councilmember Hinton?

414
01:04:54.440 --> 01:05:01.569
Sebastopol Community Cultural Center: Aye. Councilmember Zolman? Yes. Vice Mayor Maurer? Yes. Mayor McLewis? Yes. Motion passes unanimously. Okay, thank you.

415
01:05:03.190 --> 01:05:12.290
Sebastopol Community Cultural Center: Moving on to item number 10, consideration for approval, the Citywide Paving Improvement Multi-Year Paving Plan. Again, Public Works Director, Oriana?

416
01:05:14.080 --> 01:05:15.409
Sebastopol Community Cultural Center: Good evening again.

417
01:05:15.920 --> 01:05:24.940
Sebastopol Community Cultural Center: So, this item is to look at which roads we're going to include in our SFY27 pavement Improvement CIP project.

418
01:05:27.650 --> 01:05:47.189
Sebastopol Community Cultural Center: We are recommending, just as a recap here, that we do a reconstruction on east side and south, and then do a design using some of our money from this fiscal year to do a big

slurry seal project, and to do an overlay on Palm, Meetingham, and Wallace. And I'll get into how I got to that decision.

419
01:05:47.890 --> 01:05:57.809
Sebastopol Community Cultural Center: And just to start with, I just want to touch again on what a pavement management plan is, and last time we talked about this, there was a lot of discussion about what PCI is, Pavement Condition Index.

420
01:05:57.850 --> 01:06:13.529
Sebastopol Community Cultural Center: So this is sort of just a rough outline of where roads fall on a 0 to 100 scale. For PCI, 0 to 40 is very poor. You know, 40 to 70 is reasonably good, and over 70 is

421
01:06:13.530 --> 01:06:31.940
Sebastopol Community Cultural Center: in fair shape. And so, when we traditionally put together pavement management plans, we're looking to do kind of surface treatment on roads that are on that 70 number, because we want to catch them with something like a slurry seal or a microsurface before they kind of go over the pavement edge and start to deteriorate.

422
01:06:31.940 --> 01:06:38.990
Sebastopol Community Cultural Center: And that's kind of the philosophy behind a traditional pavement management plan, which the city has one that was approved in 2025.

423
01:06:39.040 --> 01:06:50.629
Sebastopol Community Cultural Center: And they're generally meant to look at the most economical way to spread money, and that money is usually gas tax money or Measure M money. So, just real quick, these are kind of, go…

424
01:06:50.640 --> 01:07:05.350
Sebastopol Community Cultural Center: for the roads that are in those brackets. So, east side that we're recommending, is very poor. Morris, right outside here, is a road that's in fair condition. The top is starting to come off, but it could certainly do an overlay.

425
01:07:05.410 --> 01:07:11.069
Sebastopol Community Cultural Center: And then Bodega, the road that we just completed, is in great condition, has a very high PCI.

426
01:07:12.680 --> 01:07:26.489
Sebastopol Community Cultural Center: And you guys know this, but this is kind of the money numbers that came out of our current pavement management plan. 40% of our roads are not in great shape, and the capital cost to fix those is over $20 million.

427
01:07:26.510 --> 01:07:37.619
Sebastopol Community Cultural Center: And so when they put together the pavement management plan we have, they were… did not have Measure U yet, and they were only looking at, kind of, the federal and state funding that we had, and recommended some service treatments.

428
01:07:37.750 --> 01:07:47.979
Sebastopol Community Cultural Center: In the interim of that, we did pass Measure U, and we have some money that the voters have indicated we want to use for public improvements, specifically roads.

429
01:07:47.980 --> 01:08:01.169
Sebastopol Community Cultural Center: And other things but roads. And so, the question that came up when we talked about this in the spring is kind of, how do we decide which roads are the ones that we should elevate to be repaired first?

430
01:08:01.170 --> 01:08:07.980
Sebastopol Community Cultural Center: Is it really just, you know, their bad payment condition index, or is there another way to kind of look at that from a scientific level?

431
01:08:08.160 --> 01:08:20.030
Sebastopol Community Cultural Center: And so this is kind of what I tried to get as, like, a dual path of, we need to do this pavement management plan, we need to do service treatment on roads that are recommended so that we don't, you know, up that $20.8 million.

432
01:08:20.029 --> 01:08:32.260
Sebastopol Community Cultural Center: But we also need to figure out, how to prioritize our very, very bad roads, neighborhood streets, and roads that would never, ever reach the recommendation of a traditional pavement management plan to be repaired.

433
01:08:33.899 --> 01:08:53.120
Sebastopol Community Cultural Center: So what I did is I took the payment condition index at 0 to 100, and then I went through all of our other planning documents that we currently have, the active transportation plan, our Safe Routes to school, I looked at which roads are on major traveled thoroughfares, which ones are near schools, hospitals.

434
01:08:53.120 --> 01:09:04.899
Sebastopol Community Cultural Center: How many parcels they serve, and whether or not we have, you know, priority infrastructure projects under

the road, so we definitely want to, you know, do a pavement and infrastructure project as a combined.

435
01:09:04.939 --> 01:09:13.439
Sebastopol Community Cultural Center: And I gave, kind of, a score elevator to those roads that had any of these indicators. And that analysis

436
01:09:13.479 --> 01:09:28.760
Sebastopol Community Cultural Center: is in this big spreadsheet, which you can't see, but they're the roads that are… you have it in your council packet, and you'll see that the PCIs kind of get deflated a bit in those roads that have any of those indicators that they're other community values.

437
01:09:28.850 --> 01:09:49.659
Sebastopol Community Cultural Center: And so this is ranked by what fiscal year I'm proposing to do the pavement treatment, and so it combines our total budget, looking at both reconstruction projects for roads that have those poor PCI scores, and just the package of treatment projects that was proposed in our current pavement management plan.

438
01:09:49.660 --> 01:09:57.460
Sebastopol Community Cultural Center: I didn't do anything with those recommendations. MTC does a good job of kind of picking those rows, and we need to run both of those

439
01:09:57.460 --> 01:09:58.680
Sebastopol Community Cultural Center: Paths in parallel.

440
01:10:00.190 --> 01:10:19.469
Sebastopol Community Cultural Center: So, my recommendation for this current fiscal year is that we do a reconstruct on east side and south. Those are two of our worst streets after Strout, and they're, near major thoroughfares, they're on school routes, and we have some sewer, infrastructure

441
01:10:19.470 --> 01:10:21.980
Sebastopol Community Cultural Center: Projects in there that have already been identified.

442
01:10:21.980 --> 01:10:36.140
Sebastopol Community Cultural Center: But you'll see that I also have a design pre-build amount that I'd like to use some of this year's capital money to do. So, when we had this discussion in the spring, and the Council recommended that we move forward with Strout.

443
01:10:36.170 --> 01:10:52.809
Sebastopol Community Cultural Center: We did, but we had to put out an RFP for design, and then we had to make that contract happen, and we are in design. It's near completion, but we've substantially lost, kind of, the pavement window for reconstructing. By the time we put it out to bid right now, it would be the middle of winter.

444
01:10:52.810 --> 01:11:12.139
Sebastopol Community Cultural Center: So to prevent that from happening, next year, if we can get approval for both the recommended streets for 2627 and 27-28, I could put those streets into design and have them pretty much ready to issue a notice of award once we have budget approval July 1st of next year.

445
01:11:13.450 --> 01:11:29.300
Sebastopol Community Cultural Center: So these are the streets that I'm recommending for the 2728 program. That's Palm, Maiden, and Wallace that have overlay projects on them, and then that package coming out of our current pavement management plan for us slurry seals throughout the city.

446
01:11:32.610 --> 01:11:37.900
Sebastopol Community Cultural Center: And these are the ones that are in the pavement management plan of just, slurry seal streets.

447
01:11:41.040 --> 01:11:45.109
Sebastopol Community Cultural Center: So this is kind of what this looks like across the city. The dark…

448
01:11:45.720 --> 01:11:58.709
Sebastopol Community Cultural Center: solid lines are the ones that are bigger construction projects, where we actually have to either redo the street or do a substantial grind and overlay, and the dotted streets are ones that are being recommended for a service treatment.

449
01:11:58.970 --> 01:12:11.420
Sebastopol Community Cultural Center: So this is through 29, but the 2829 streets, we will certainly revisit. We are going to redo our pavement management plan next year. The city gets a biannual

450
01:12:11.420 --> 01:12:34.509
Sebastopol Community Cultural Center: grant from NTC to evaluate all of the streets and see how they're doing, and then put together, kind of, recommendations. And they will work with cities and kind of look at how I put this together and add their input, so they'll look at, kind of, our bad streets and the surface streets and make some recommendations

themselves, and we can reevaluate anything into the future. But this would get us through this fiscal year and into next fiscal year.

451
01:12:37.340 --> 01:12:56.399
Sebastopol Community Cultural Center: So what I tried to do here is kind of do two complimentary ways. There's just traditional MTC pavement management, most economical way to spend your paving dollars, and a way to choose kind of our worst streets and start picking away at those. They're expensive, but they need to happen, and we have some funding that we can leverage there.

452
01:12:58.420 --> 01:13:12.010
Sebastopol Community Cultural Center: So that's what I have. I'm asking Council for approval for, the reconstruction of Eastside and South, and the design of my 2728 streets tonight, and then continuing into 28 to re-look at the pavement management plan.

453
01:13:12.810 --> 01:13:16.080
Sebastopol Community Cultural Center: All right, thank you. So, questions here at the dais?

454
01:13:17.860 --> 01:13:18.680
Sebastopol Community Cultural Center: Nope.

455
01:13:19.100 --> 01:13:19.900
Sebastopol Community Cultural Center: Go ahead.

456
01:13:20.050 --> 01:13:25.519
Sebastopol Community Cultural Center: Oh, I don't really have a question, but it's kind of a thank you for the map and getting it organized.

457
01:13:27.150 --> 01:13:30.680
Sebastopol Community Cultural Center: Okay, so public comment, if we don't have any questions?

458
01:13:32.540 --> 01:13:47.929
Sebastopol Community Cultural Center: Thank you, Mayor. So this is for public comment on the Pave Me the Streets, agenda item. If you'd like to make a public comment, again, I will come into chambers first, and then go out to Zoom, if there's anyone in chambers that would like to make a public comment on this item.

459
01:13:49.050 --> 01:13:53.609
Sebastopol Community Cultural Center: Seeing none, I will go out into Zoom. Lee, can you… whoops, Lee, can you unmute yourself, please?

460
01:13:54.620 --> 01:13:55.310
Lee: Yes.

461
01:13:55.490 --> 01:13:57.260
Sebastopol Community Cultural Center: Thank you. Can you still see the timer?

462
01:13:57.260 --> 01:13:58.210
Lee: Yeah, I do.

463
01:13:58.210 --> 01:13:59.129
Sebastopol Community Cultural Center: Go ahead, please.

464
01:13:59.480 --> 01:14:07.610
Lee: Yeah, you guys probably figured out that a lot of times I really don't care what you do, and I'm not a world… the world's leading expert on streets.

465
01:14:07.610 --> 01:14:25.319
Lee: But I do care that it's done in a responsible and business-like way. The Council received this street study in April of 2025, 18 months ago. It was approved on a consent calendar, even though the staff report asked Council to consider and vote on one of three different investment strategies.

466
01:14:25.550 --> 01:14:30.200
Lee: That is not… business-like.

467
01:14:32.380 --> 01:14:40.149
Lee: I am pleased now that 18 months after the study was completed, we actually have a street plan, that, kudos to Director Hart.

468
01:14:40.150 --> 01:14:52.960
Lee: for anticipating and trying to get things going ahead of time to streamline and shorten timelines to get these projects actually implemented. Obviously, it's critical in their business because

469
01:14:52.960 --> 01:14:58.159
Lee: weather makes a difference. So anyway, kudos to Director Hart, thank you.

470
01:14:59.140 --> 01:15:05.469

Sebastopol Community Cultural Center: Thank you, Lee, for your public comments. Next, I will come back into chambers. If there's anyone in chambers, I can make a public comment on this item.

471
01:15:06.440 --> 01:15:09.290
Sebastopol Community Cultural Center: Seeing none to go out to Zoom. Kate, can you mute yourself, please?

472
01:15:11.670 --> 01:15:12.699
kate: Can you hear me?

473
01:15:12.700 --> 01:15:14.649
Sebastopol Community Cultural Center: I can hear you. Can you still see the timer?

474
01:15:14.650 --> 01:15:15.680
kate: I can, thank you, Mary.

475
01:15:15.680 --> 01:15:16.670
Sebastopol Community Cultural Center: Go ahead, please.

476
01:15:16.670 --> 01:15:25.230
kate: Yeah, I want to echo Lee's, comment. I think this has been, Director Hart's, presentation.

477
01:15:25.230 --> 01:15:48.379
kate: has been one of the most thoughtful and clear that we've seen in many, many moons, and I just want to thank her for her work, and as we know, infrastructure is capital intensive, and it requires a lot of follow-through and planning, and you're planning over many, many years.

478
01:15:48.380 --> 01:16:08.090
kate: And as we've seen with water and sewer, capital and projects often get forgotten and left undone, like the Pleasant Hill Loop that still is not done. It was identified in 2005. So I think we should all, count our lucky stars that Director Hart is working for

479
01:16:08.090 --> 01:16:11.020
kate: The city, and on behalf of the citizens.

480
01:16:11.340 --> 01:16:30.599
kate: Because I feel that under her leadership, that we will actually start to see capital improvements happening, because she has the skills

and the, ability to structure and to plan ahead, so that we can actually accomplish some things. Thank you.

481
01:16:31.780 --> 01:16:37.400
Sebastopol Community Cultural Center: Thank you, Kate, for your public comment. Next, I will come back into chambers, if there's anyone in chambers.

482
01:16:38.320 --> 01:16:45.440
Sebastopol Community Cultural Center: Seeing none, I'll go back out to Zoom. If there's anyone on Zoom that would like to make a public comment on this item, to please raise your hand virtually.

483
01:16:45.750 --> 01:16:56.590
Sebastopol Community Cultural Center: Seeing none, public comment is closed on this item. All right, thank you. We're back here for comments. Go ahead, Councilmember Zolan. Yeah, I just want to second the, public's comment, and thank you to Ariana.

484
01:16:56.600 --> 01:17:05.799
Sebastopol Community Cultural Center: Director Hart, for a very clear presentation. Thank you for dealing with all the pushback from the last one, where I just wanted some scientific something to just…

485
01:17:06.110 --> 01:17:09.149
Sebastopol Community Cultural Center: Be able to identify why we're funding.

486
01:17:09.340 --> 01:17:16.959
Sebastopol Community Cultural Center: what we're funding, and it was very clear, and thanks for, the staff report. It, too, was clear, and the slide deck was clear, so thanks.

487
01:17:17.620 --> 01:17:29.349
Sebastopol Community Cultural Center: Go ahead. Yeah, I wanted to wait to the comments section, but thanks very much. The map is super helpful, and we can see it with the color codes for the next 3 years, so really helpful. Thank you.

488
01:17:29.750 --> 01:17:33.020
Sebastopol Community Cultural Center: Any other comments before I make mine? Go ahead.

489
01:17:33.190 --> 01:17:34.680
Sebastopol Community Cultural Center: Did you have one?

490
01:17:34.890 --> 01:17:45.069
Sebastopol Community Cultural Center: Vice Mayor, you look like you were going to. Yeah, it's really nice to hear the public, comments, of appreciation for our Public Works Director.

491
01:17:45.150 --> 01:17:55.090
Sebastopol Community Cultural Center: And I'm glad to hear that, and also to thank you for the work on this. I'm really excited about getting our roads, at least getting a start on our roads getting repaired.

492
01:17:55.480 --> 01:18:10.210
Sebastopol Community Cultural Center: So I would like to make a motion to… I'd like to make my comments, too, so go ahead, and then, okay, well, you can still make your comments. I'll make a motion to approve the citywide pavement management and multi-year paving strategy.

493
01:18:11.250 --> 01:18:29.269
Sebastopol Community Cultural Center: And then I'd like to make my comment. First of all, thank you. Really happy that you have put forethought into this and put it together, but I also just have, just a humorous comment, because I don't know if it was maybe a month or two ago, I called the city because it looked like a…

494
01:18:29.330 --> 01:18:37.890
Sebastopol Community Cultural Center: some type of tank or something was going down the street, and it was extremely loud, and some neighbors were asking me, and I didn't know what it was, and I called the city, and they said.

495
01:18:37.890 --> 01:18:57.400
Sebastopol Community Cultural Center: that's the sound of progress. They're repairing the roads, and I said, it's been so long since that's happened that we just don't even know what that, you know, it was… so I was super excited after that, but I had people asking me as well, so I just, just want to express my gratitude for thinking ahead and planning this, so that we can get things done sooner, so thank you.

496
01:18:57.410 --> 01:18:59.819
Sebastopol Community Cultural Center: And I'll go ahead and second the motion on the table.

497
01:19:01.020 --> 01:19:09.560
Sebastopol Community Cultural Center: Oh, go ahead. I just want to add, I already thanked you, I'm super grateful you exist, and, you know, we're getting this on, but,

498
01:19:10.110 --> 01:19:28.399
Sebastopol Community Cultural Center: You know, there's a little bit of a lag effect in all this, and there's a lot of government processes that you guys might not see that kind of, like, made it a little bit longer of a, you know, process than we needed, so this was very, actually, business-like, and we are very grateful to have this.

499
01:19:28.860 --> 01:19:29.820
Sebastopol Community Cultural Center: Progress.

500
01:19:30.100 --> 01:19:44.749
Sebastopol Community Cultural Center: Okay, so we have a first. Do we have… did you second already? Okay, so go ahead. So, so moved by Vice Mayor Maurer and seconded by Councilmember Zolman to approve the proposed multi-year paving strategy and directing staff to proceed with the reconstruction of Eastside and South.

501
01:19:44.750 --> 01:19:51.109
Sebastopol Community Cultural Center: And then to be… design the project preparation for 2020 overlay projects on Paul, Mayton, and Wallace.

502
01:19:51.110 --> 01:19:59.009
Sebastopol Community Cultural Center: Councilmember… Carter? Yes. Councilmember Hinton? Aye. Councilmember Zolman? Yes. Vice Mayor Maurer?

503
01:19:59.010 --> 01:20:14.589
Sebastopol Community Cultural Center: Yes. Mayor McLewis? Yes. Motion passes unanimously. All right, thank you very much. We are moving on to the next item, consideration and approval of library reconstruction work, and that, again, is our Public Works Director. You are a busy lady tonight.

504
01:20:14.620 --> 01:20:34.529
Sebastopol Community Cultural Center: Back to me. Good evening. This is the next phase of our library repair. So, as everyone knows, we had an emergency closure in June when some mold was found. And in July 7th, Council approved the contract to do the mold remediation of the interior of the library.

505
01:20:34.530 --> 01:20:49.080
Sebastopol Community Cultural Center: That work started in the middle of July, and it finished towards the end of August, so the mold has been removed, the building has been tested, and it is currently clean, but the walls are now, studs.

506
01:20:49.080 --> 01:21:02.620
Sebastopol Community Cultural Center: So, right around when we tested the building for mold, we opened a brief solicitation for informal bids with some contractors to put the library back together. And we…

507
01:21:02.620 --> 01:21:27.319
Sebastopol Community Cultural Center: decided to exclude, kind of, exterior moisture repairs. The… what it's looking like from what we can see on the walls is that the moisture is coming through the brick veneer, and the waterproofing, the moisture barrier behind the brick veneer has failed. So there's going to be… need to be a CIP project to do the exterior siding of the library at some point, to do the drainage around the library.

508
01:21:27.420 --> 01:21:37.120
Sebastopol Community Cultural Center: But engineering all of that would take some time as a government agency, and getting it right so that this doesn't happen again will take some time.

509
01:21:37.120 --> 01:21:50.910
Sebastopol Community Cultural Center: And with the goal to reopen the library as soon as possible, this contract is just to put the insulation and sheetrock back on the interior walls and paint them so that the library can reopen, because we can do the exterior work while they're open.

510
01:21:50.970 --> 01:22:15.769
Sebastopol Community Cultural Center: So we got 6 different contractors who came and looked at the project, and we received bids on the 8th of September, and we're recommending award to DMR builders. They've done some work for us at the Youth Annex before, so they're a known quantity, and we respect their work, and they do feel it's going to take them about 2 months to do the interior reconstruction.

511
01:22:15.770 --> 01:22:22.599
Sebastopol Community Cultural Center: to do the two spots that have some dry rot issues, that actually will go through the brick veneer, and there's

512
01:22:22.760 --> 01:22:31.570
Sebastopol Community Cultural Center: structural repair that needs to happen, but they're hoping to be done if we can move quickly with an award by the end of November.

513
01:22:32.720 --> 01:22:34.499
Sebastopol Community Cultural Center: All right, thank you. Questions?

514
01:22:36.030 --> 01:22:46.099
Sebastopol Community Cultural Center: Thank you for, the report. Thank you for all the ongoing work. Thank you for responding to Q&A. I think, through you and Mary, there's…

515
01:22:46.140 --> 01:22:58.499
Sebastopol Community Cultural Center: Q&A, FAQ? Is there an FAQ somewhere? It's on our website, right? Okay, so, because I'm not sure, I'm sure I'm not the only one that's gotten a lot, a lot of email about what are we doing with El Nino.

516
01:22:58.500 --> 01:23:07.920
Sebastopol Community Cultural Center: And are we spending money that's just going to get washed out with this huge, heavy rain? So can you just sort of dial that in and allay concerns?

517
01:23:07.920 --> 01:23:25.650
Sebastopol Community Cultural Center: that there's reason for what it is you're recommending, and that if El Nino comes, everything will still be okay, and there's a plan. So, a couple of pieces. One of the comments that keeps coming up is that somehow the solar on the roof has caused the roof to leak.

518
01:23:25.680 --> 01:23:36.390
Sebastopol Community Cultural Center: the solar on the roof of the library does not penetrate the roof. There's not a roof leak. And we've been in the attic, so that's not where the moisture is coming from. It really looks like it's coming up from the bottom.

519
01:23:36.400 --> 01:23:54.630
Sebastopol Community Cultural Center: So we are going to ask the contractor while they're there to work on some, you know, drainage solutions that'll get us through this winter. Before we start putting anything back, we're also doing moisture testing to see if there's any really obvious spots where we can see water coming through. There just… there wasn't a very smoking gun, but

520
01:23:54.630 --> 01:24:07.319
Sebastopol Community Cultural Center: the original assessment, I think, is still true. The wallpaper that was on the interior of the library was kind of holding the moisture there. So that was a driver of why there was mold there, and we're not putting that back.

521
01:24:07.320 --> 01:24:20.770

Sebastopol Community Cultural Center: So we can see if moisture does start to come in, and we can monitor it through the winter, and we will work on some interim solutions to get us through El Nino, and then a bigger project next summer. Okay, thank you.

522
01:24:21.360 --> 01:24:22.620
Sebastopol Community Cultural Center: Question?

523
01:24:22.730 --> 01:24:29.450
Sebastopol Community Cultural Center: Vice Mayor. What side of the building is the… are the drainage problems on, or is it the whole building?

524
01:24:30.950 --> 01:24:35.989
Sebastopol Community Cultural Center: It… at this point, without doing more of the engineering that we need to do to…

525
01:24:36.030 --> 01:24:53.319
Sebastopol Community Cultural Center: make that analysis, which is what would be part of setting up that CIP. I would say it's just because the kind of dirt is all around the building, and, you know, the building's a little bit sunken into the landscaping, so the water just kind of sheet flows there, and it hits the foundation, and it's even kind of built up a little bit over the foundation, so there's not

526
01:24:53.360 --> 01:25:00.090
Sebastopol Community Cultural Center: That usual elevation that you see on the footing around a building. So that's our current assessment. Okay, thank you.

527
01:25:00.910 --> 01:25:01.889
Sebastopol Community Cultural Center: Go ahead.

528
01:25:03.370 --> 01:25:08.260
Sebastopol Community Cultural Center: Yeah, I mean, I hesitate to go ahead and authorize when…

529
01:25:08.930 --> 01:25:20.140
Sebastopol Community Cultural Center: we know there's other problems that still need to be analyzed, and I really don't want us to have egg on our face and go ahead and spend this money, and then all of a sudden, we've got a problem because we've rushed to it.

530
01:25:20.910 --> 01:25:22.400
Sebastopol Community Cultural Center: You're the expert.

531
01:25:22.560 --> 01:25:35.279
Sebastopol Community Cultural Center: So, this is your recommendation, you're standing by it tonight. It is, and we're gonna monitor it, but I feel the library is such an important piece of this community, and it's been so missing that holding out for a full

532
01:25:35.280 --> 01:25:43.379
Sebastopol Community Cultural Center: drainage design, to fully evaluate how we can repair those pieces. We keep the library closed through next summer.

533
01:25:43.380 --> 01:25:53.049
Sebastopol Community Cultural Center: So this is an interim solution, it's not the final solution. We do have more work to do. So it's either this or next summer. That's… there's no in-between?

534
01:25:53.300 --> 01:26:07.090
Sebastopol Community Cultural Center: if we have to do a full engineering look at how the drainage works, and what the recommendations are for the exterior repair, then I'm going to need to get an engineer and do an RFP for that engineer to do it, you know, to fully do it right and make sure this doesn't happen again.

535
01:26:09.570 --> 01:26:20.260
Sebastopol Community Cultural Center: And I understand some of the costs are being covered by others. For that extensive work, do we have offers of costs also covered by others?

536
01:26:20.500 --> 01:26:28.269
Sebastopol Community Cultural Center: We don't know what the cost of that is, but thank you, I did forget to mention that the library has authorized $75,000 towards this remediation work.

537
01:26:30.250 --> 01:26:46.040
Sebastopol Community Cultural Center: So I just want to, ask too, I just feel concerned about, given the predictions for weather that we have and all of that, I just don't want to, you know, have… we've been receiving the emails about concern and don't approve this tonight, and so, I mean, I just really need…

538
01:26:46.070 --> 01:26:50.909
Sebastopol Community Cultural Center: To feel comfortable that, you know, should we experience this,

539

01:26:51.120 --> 01:27:03.489
Sebastopol Community Cultural Center: the winter that they're predicting, I mean, how frequently are you monitoring this? Who's monitoring? I just… I just need to understand, like, who's staying on top of this so we don't get into this situation where we have mold again.

540
01:27:03.510 --> 01:27:18.269
Sebastopol Community Cultural Center: We will keep tabs on the moisture of the interior walls. I know it's a concern, and we are moving nimbly to get the library put back together as quickly as we can. So this is an interim step.

541
01:27:18.330 --> 01:27:28.910
Sebastopol Community Cultural Center: But we can certainly do kind of the moisture testing that our building official has, and that we did on City Hall with our internal meters, and just make sure that we're not seeing anything.

542
01:27:28.910 --> 01:27:41.600
Sebastopol Community Cultural Center: That is also why we're kind of going to do some of that moisture testing when we have the building… builder there, because it really does not seem obvious. There could have been a leak from a couple years ago that maybe the roof fixed.

543
01:27:41.600 --> 01:27:56.109
Sebastopol Community Cultural Center: probably… there's no obvious reason why we were getting mold. The drainage is an assumption. And just one other question. Is it safe to assume this will be a mid-year budget type thing? I mean, will you have any idea what the project's gonna end up costing?

544
01:27:56.130 --> 01:28:02.839
Sebastopol Community Cultural Center: Anytime in the next… Months? It will be a mid-year budget thing, yes. Okay, alright.

545
01:28:03.060 --> 01:28:04.140
Sebastopol Community Cultural Center: Thank you.

546
01:28:04.960 --> 01:28:06.450
Sebastopol Community Cultural Center: No other questions?

547
01:28:07.820 --> 01:28:14.290
Sebastopol Community Cultural Center: So, just to confirm, There were, there were, there were, there were,

548

01:28:14.350 --> 01:28:22.920
Sebastopol Community Cultural Center: proposals between $75,000 and, like, maybe $200,000. We were very fortunate to get this one through an expedited process. Again, thank you.

549
01:28:22.930 --> 01:28:35.460
Sebastopol Community Cultural Center: And we're able to do this for $79-ish, and get a $75,000 possible reimbursement from the library. I think that's… that's fair to say. Yeah, okay, cool.

550
01:28:38.150 --> 01:28:41.400
Sebastopol Community Cultural Center: Sorry, if there are no other questions, Mary, we'll go ahead.

551
01:28:41.530 --> 01:28:52.870
Sebastopol Community Cultural Center: Thank you, Mayor. So this is for public comment on the consideration of the approval of the library reconstruction work. If you would like to make a public comment, I come into chambers first, and then go out to Zoom. If there's anyone in chambers.

552
01:28:53.280 --> 01:28:54.100
Sebastopol Community Cultural Center: Alvin?

553
01:28:58.700 --> 01:29:00.420
Sebastopol Community Cultural Center: Patty should be fine for this.

554
01:29:00.910 --> 01:29:02.940
Sebastopol Community Cultural Center: I thought I'd make a sign for a change.

555
01:29:03.050 --> 01:29:11.080
Sebastopol Community Cultural Center: I mean, seriously, I mean, it's a county library, and we're talking about, we have no idea how much this is going to cost.

556
01:29:11.410 --> 01:29:19.279
Sebastopol Community Cultural Center: With… what is… we're leasing the library building for a dollar a year, I think, to the county. We're scrabbling around for money in the city.

557
01:29:19.320 --> 01:29:34.230
Sebastopol Community Cultural Center: And this is like an open-ended thing, where we, you know, the roof may leak this winter, and it may be a quarter of a million dollars, or whatever, and the county's saying they

can chip in $75,000. The county should be paying for the whole thing, and the county should be paying a proper rent as well.

558
01:29:34.510 --> 01:29:36.189
Sebastopol Community Cultural Center: So that's my opinion, thank you.

559
01:29:37.830 --> 01:29:46.020
Sebastopol Community Cultural Center: Thank you, Oliver, for your public comment. I will go out to Zoom. If there's anyone on Zoom that would like to make a public comment on this item, to please raise your hand virtually.

560
01:29:47.690 --> 01:29:51.049
Sebastopol Community Cultural Center: Seeing none, I will come back into chambers, if there's anyone in chambers.

561
01:29:52.230 --> 01:29:56.679
Sebastopol Community Cultural Center: Seeing none, public comment is closed. Okay, we're back here at the dais for any comments.

562
01:29:58.760 --> 01:30:02.929
Sebastopol Community Cultural Center: Go ahead. No comments, I'll just go ahead and move staff's recommendation.

563
01:30:03.220 --> 01:30:04.350
Sebastopol Community Cultural Center: I'll second.

564
01:30:04.600 --> 01:30:24.400
Sebastopol Community Cultural Center: And I'm just gonna comment that I am commenting that I am concerned about doing this. I publicly want to put that out there. I understand the need and all of that, but it really is very concerning for me. And I'm going to second that, follow the Mayor's concern. I hear, get the library back. It sounds like the move is too quick.

565
01:30:24.400 --> 01:30:30.990
Sebastopol Community Cultural Center: I'm not a move-quick person, I'd rather move a little more slowly and make sure we have our ducks in a row, but…

566
01:30:31.110 --> 01:30:34.939
Sebastopol Community Cultural Center: If you're telling me it's okay, I'm gonna support it tonight.

567

01:30:37.240 --> 01:30:52.690
Sebastopol Community Cultural Center: And I'm just gonna say, well done, because this did happen fast because of fast work, but not because of, you know, overly hasty work, and because the… it's, like, 4 or 5K over what the county's gonna contribute, you know, I think that's a great thing.

568
01:30:54.090 --> 01:31:06.130
Sebastopol Community Cultural Center: Go ahead, Mary. So moved by Councilmember Zolman and seconded by Vice Mayor Maurer to adopt the resolution authorizing the award of the contract to DM and Builders for the library rehab. Councilmember Carter?

569
01:31:06.130 --> 01:31:25.270
Sebastopol Community Cultural Center: Yeah. Councilmember Hinton? Aye. Councilmember Zolman? Yes. Vice Mayor Maurer? Yes. Mayor McLewis? Yes. Motion passes unanimously. Okay. So we're going to move on to this next item, and just for all of you, let's go through this item, and then after that, I'm hoping you all will be good for a 5-minute break, because I'm going to need it after this, before we get into the next topic, so…

570
01:31:25.270 --> 01:31:26.920
Sebastopol Community Cultural Center: So…

571
01:31:26.920 --> 01:31:42.400
Sebastopol Community Cultural Center: Direction to the voting delegate, Mayor McLewis, myself, attending the 2026 Annual Conference and Expo, September 23rd to the 25th, on resolution submitted for consideration at the General Assembly Meeting to be held on Fridays.

572
01:31:42.460 --> 01:32:03.270
Sebastopol Community Cultural Center: September 25th at 8.30 a.m, Cal Cities received one resolution, a resolution of the General Assembly of the League of California Cities, calling for a working group to consider a state constitutional amendment or other form of initiative to ensure final local authority over housing and land use decision. So, I don't know, Mary, if you'd like to say anything before?

573
01:32:03.560 --> 01:32:17.469
Sebastopol Community Cultural Center: Mary, you just gave the entire report, so… I just, you know… Yeah, so the city received the resolution. This is from a Southern California city, city of Murrieta is bringing this resolution forward.

574
01:32:17.470 --> 01:32:23.770
Sebastopol Community Cultural Center: This will be discussed at the General Assembly Meeting at the Cal City's annual conference, and so…

575
01:32:23.770 --> 01:32:33.620
Sebastopol Community Cultural Center: The Council's being asked to provide direction to the voting delegate whether to support the resolution, oppose the resolution, or abstain from voting. If this…

576
01:32:33.620 --> 01:32:47.070
Sebastopol Community Cultural Center: A resolution is adopted by Cal Cities. Cal Cities would be directed to, support the development and advancement of amendment of legislative policy or ballots that restores, strengthens local authority over housing and land manners.

577
01:32:47.070 --> 01:33:02.670
Sebastopol Community Cultural Center: And then it also establishes a statewide working group or other committee to evaluate proposed constitutional amendments or other policies based on land use matters. The city staff did reach out, we reached out to ABAG, we also… and they…

578
01:33:02.670 --> 01:33:09.230
Sebastopol Community Cultural Center: Their staff stated that they're not aware of any Bay Area cities formally supporting this, but individual politicians have.

579
01:33:09.310 --> 01:33:21.839
Sebastopol Community Cultural Center: We also reached out to our local cities. City of Roanoke Park and Hillsburg have not… are not having any attendings. City of Sonoma took this last night, and I reached out, but I have not received what they're…

580
01:33:21.840 --> 01:33:33.580
Sebastopol Community Cultural Center: action was last night, and Catati gave direction to oppose it unless it's amended, to ensure that the state retains power to penalize cities who circumvent any state housing goals.

581
01:33:33.580 --> 01:33:50.750
Sebastopol Community Cultural Center: So, for the Council tonight, it's to provide direction, whether to support, oppose, or abstain. City staff does not have enough information on this proposal based upon the resolutions that were presented, other than to, discuss that there is a statewide committee to dis…

582
01:33:50.920 --> 01:33:55.039
Sebastopol Community Cultural Center: I'm sorry, did you want to say something? Oh, Willie and you're done. That's okay.

583

01:33:55.040 --> 01:34:19.429
Sebastopol Community Cultural Center: to, you know, provide a statewide working group to review the local authority for housing. And the other option was, I mean, I did a lot of work on this, due diligence, contacting a lot of different people, and I know some people are going to the conference and waiting to see if they could hear more about it. I mean, I've spoken to many people at Cal Cities, I've spoken to the lobbyists, I've spoken to numerous council members

584
01:34:19.430 --> 01:34:29.420
Sebastopol Community Cultural Center: throughout, and there are some people who are just going and have, you know, the ability to learn more about it and then vote. So that's another option if you want to

585
01:34:29.420 --> 01:34:31.889
Sebastopol Community Cultural Center: You know, do that, but anyway,

586
01:34:32.000 --> 01:34:55.469
Sebastopol Community Cultural Center: I didn't mean to interrupt you if I did. No, no, no, you were correct. That is one of the options in the staff report, is to provide no formal direction, but to leave it up to the voting to delegate to see if any information comes through at the General Assembly meeting. And I will say, based on my experience in going to these things, I have yet, honestly, to see where they have a quorum there. So, that's the biggest challenge, is getting a quorum at these,

587
01:34:55.500 --> 01:35:10.630
Sebastopol Community Cultural Center: At these events. I will say, though, that this is the largest, they have the most attendance they've ever had at a conference next week. It's the highest ever for Cal City, so they said that this… if it's going to be possible, it'll be possible this year to have a quorum, but we'll see.

588
01:35:11.130 --> 01:35:17.670
Sebastopol Community Cultural Center: So, just a little bit of information for you all. So, I don't know if anyone has any questions.

589
01:35:20.750 --> 01:35:27.000
Sebastopol Community Cultural Center: I don't think I fully understand the ramifications of this. Do you want to, explain the pluses and minuses quickly?

590
01:35:27.550 --> 01:35:37.069
Sebastopol Community Cultural Center: I'm gonna tell you, I don't… I don't… there's not enough details. I mean, a lot of cities, I don't know, Alex, if you are more versed on this, based on, you know.

591
01:35:37.250 --> 01:35:45.430
Sebastopol Community Cultural Center: Yeah, well, I would say, just to be clear, at a high level, this is just a resolution of support. It doesn't have any binding impact or anything like that.

592
01:35:45.600 --> 01:35:53.819
Sebastopol Community Cultural Center: I would say at a high level, the general concept, as the Council knows, the state has created a lot of housing mandates.

593
01:35:53.820 --> 01:36:09.279
Sebastopol Community Cultural Center: both in goals and also limiting the Council's authority to say no to certain projects. And I think the general sentiment from the cities who are supporting this resolution is that that has gone too far.

594
01:36:09.290 --> 01:36:14.430
Sebastopol Community Cultural Center: And we should limit the legislature's ability to take away

595
01:36:14.510 --> 01:36:32.810
Sebastopol Community Cultural Center: that local control to some extent by having a constitutional amendment. And that's why they want a working group, and I will say, in my opinion, you know, we have a lot of Southern California cities that put the letters in, and in my opinion, you know, we need balance on… if this passes, we need balance from Northern California.

596
01:36:32.810 --> 01:36:42.929
Sebastopol Community Cultural Center: and Southern California, because we, you know, we are very different, according to many different people, and how we… and how we govern. So, you know…

597
01:36:43.140 --> 01:36:48.810
Sebastopol Community Cultural Center: I would say that it would behoove us, just given the number of people that are not even attending from here.

598
01:36:48.950 --> 01:36:53.230
Sebastopol Community Cultural Center: To create balance, if it did come through, it would be good for us to have some, you know.

599
01:36:53.570 --> 01:36:56.050
Sebastopol Community Cultural Center: Some sort of representation there, so…

600
01:36:58.420 --> 01:37:03.390
Sebastopol Community Cultural Center: I don't know if anyone else has questions. Those are just some of the things that I've discussed, and go ahead.

601
01:37:03.570 --> 01:37:10.989
Sebastopol Community Cultural Center: Are we just voting to support you doing this, or… To vote whether… to vote yes or no, or… yeah, oh yeah.

602
01:37:11.260 --> 01:37:12.120
Sebastopol Community Cultural Center: Okay.

603
01:37:12.960 --> 01:37:21.060
Sebastopol Community Cultural Center: So, I have a question for you. And so, where do you stand on local control over housing versus state control over housing?

604
01:37:21.140 --> 01:37:43.510
Sebastopol Community Cultural Center: Well, I think, in my opinion, I mean, there are some times where I do feel that the state, you know, they're really mandating, and I, in talking with a lot of different, cities, you know, every city, we're all unique in some of our own ways, and some of these mandates create, a heavy burden on some cities, so I don't know where this group is going with that. I will just state that plainly. I don't know.

605
01:37:43.510 --> 01:37:48.000
Sebastopol Community Cultural Center: you know, spend as much time as I could trying to find that out.

606
01:37:48.000 --> 01:37:59.060
Sebastopol Community Cultural Center: the only way I can find that out, I guess, is to find some of the people there at the conference to see what, you know, if they have different intentions than are in the letters. But,

607
01:37:59.060 --> 01:38:14.459
Sebastopol Community Cultural Center: for me, it's just a working group, so I don't know, you know, I don't… I'm assuming… and maybe, Alex, you could weigh in on that. I mean, it's a working group to have discussions over this, and then… and then bring things back, right? Recommendations back. I don't know what the time frame is.

608
01:38:15.530 --> 01:38:22.870

Sebastopol Community Cultural Center: Is that… I don't know what the time frame is. Well, I don't either. That would… I imagine they would then seek,

609
01:38:23.180 --> 01:38:27.230
Sebastopol Community Cultural Center: Cal City's support for a proposed ballot initiative.

610
01:38:27.700 --> 01:38:31.009
Sebastopol Community Cultural Center: Yeah, and generally, you know, Cow Cities has,

611
01:38:31.310 --> 01:38:43.769
Sebastopol Community Cultural Center: you know, we have all the different, policy committees. Like, I'm chair of the governance, Transparency, and labor relations for the state, and, you know, they have a housing, policy committee, so

612
01:38:43.890 --> 01:39:04.370
Sebastopol Community Cultural Center: I could be wrong, but I'm assuming that would probably come back to that committee and be a part of that discussion, which usually those committees consist of, like, 60 to 80 people from across the state, electeds to staff to, you know, a variety of people who work within the city to create that balance in that discussion, so that's just how some of that works, and for the public to know how that works.

613
01:39:04.890 --> 01:39:08.019
Sebastopol Community Cultural Center: So… Thank you. Yep.

614
01:39:09.860 --> 01:39:27.360
Sebastopol Community Cultural Center: I think if we're done with questions… Thank you. So this is for public comment on providing direction to the voting delegate for the Cal cities for the resolution, related to a working group to consider the state constitutional amendments or other form of initiatives to ensure final local authority over housing and land decisions.

615
01:39:27.390 --> 01:39:31.660
Sebastopol Community Cultural Center: If you'd like to make a public comment, I do in chambers first.

616
01:39:32.710 --> 01:39:36.220
Sebastopol Community Cultural Center: Seeing none, I'll go out to Zoom. Lee, can you unmute yourself, please?

617
01:39:36.450 --> 01:39:37.070
Lee: Yeah.

618
01:39:38.000 --> 01:39:38.890
Lee: Oh.

619
01:39:38.890 --> 01:39:40.510
Sebastopol Community Cultural Center: You go ahead.

620
01:39:40.510 --> 01:39:45.510
Lee: Yeah. I'm surprised at Phil's question.

621
01:39:45.670 --> 01:39:49.979
Lee: I've been watching this for a while, and it's very frustrating to me

622
01:39:49.980 --> 01:40:14.520
Lee: The city spends hours collecting data, doing reports to the state to prove that our growth in housing stock and low-income housing stock meets whatever arbitrary requirement that they establish. It's particularly… and we do that under threat that if we don't meet those requirements, then the state takes over, and we have no say in anything that a developer does in the city, which, in my mind, opens us up to

623
01:40:16.880 --> 01:40:40.050
Lee: what do I want to say? Developers who might take advantage of that situation and try to create a situation where Sebastopol doesn't meet those requirements so that they can have a free will here. It's particularly challenging for Sebastopol because we're a small town, we don't have a lot of undeveloped land, and we don't have a lot of money to increase infrastructure to incorporate more people. So we're going to hit a wall here in the future.

624
01:40:41.710 --> 01:40:52.579
Lee: things like the ADUs. If you put an ADU on your property, if I'm not mistaken, that… that means you don't have to do CEQA for your development. And that…

625
01:40:52.760 --> 01:41:13.270
Lee: seems like a problem, because I think CEQA is where we find out whether or not there's going to be issues with drainage, whether there's going to be issues with storm drains, whether there's going to be sewer and water capacity. So I think there's probably hundreds of these things. These are just the things I've noticed watching meetings that need to be addressed by somebody, and hopefully that this committee is going to do that. Thank you.

626
01:41:14.460 --> 01:41:20.649
Sebastopol Community Cultural Center: Thank you, Lee, for your public comment. Next, I will come into chambers, if there's anyone in chambers that would like to make a public comment on this item.

627
01:41:20.960 --> 01:41:24.319
Sebastopol Community Cultural Center: Seeing none, I'll go back out to Zoom. Kyle, can you mute yourself, please?

628
01:41:25.520 --> 01:41:26.369
Kyle Falbo: I can.

629
01:41:26.970 --> 01:41:28.539
Sebastopol Community Cultural Center: Please go ahead with your public comment.

630
01:41:28.960 --> 01:41:37.389
Kyle Falbo: So I want to encourage Council to look very carefully at the resolution before you tonight, because I think there's an important distinction between supporting reasonable local control.

631
01:41:37.390 --> 01:42:00.780
Kyle Falbo: and supporting what could become a constitutionally protected local veto over housing. The resolution does not simply ask the state to give cities more flexibility in how they meet housing goals. It calls for exploring a constitutional amendment, legislation, or ballot measure that would restore or strengthen local authority over housing and land use decisions, including zoning, density, project siting.

632
01:42:00.780 --> 01:42:06.300
Kyle Falbo: And even the approval or denial of individual housing developments. That's a very broad proposal.

633
01:42:06.720 --> 01:42:29.529
Kyle Falbo: California's recent housing laws have in large part been a response to the reality that when every city has final authority to say no, the collective result can be that the state simply does not build enough housing. So I think the important question here is not whether local control is good or bad, the question is whether cities should have final authority, even when local decisions frustrate statewide housing goals.

634
01:42:29.610 --> 01:42:32.259
Kyle Falbo: Kattati appears to identify that distinction.

635
01:42:32.260 --> 01:42:55.119
Kyle Falbo: Their council directed its delegate to oppose the resolution, unless it was amended, to preserve the state's ability to penalize cities that attempt to circumvent state housing goals. I think it's a much more balanced approach. Sebastopol should absolutely have meaningful authority about how we grow, how development fits into our infrastructure, and how we preserve the character and livability of our community. But I'd be very cautious about supporting language.

636
01:42:55.120 --> 01:43:10.399
Kyle Falbo: that could remove the state's ability to intervene when local land use authority is used to prevent housing from being built. I'd encourage the Council either to oppose this resolution in its current form, or at a minimum, to support the kind of safeguard Cotati has proposed.

637
01:43:12.200 --> 01:43:18.250
Sebastopol Community Cultural Center: Thank you, Kyle, for your public comment. Next, I'll come back into Chambers, if there's anyone in chambers that would like to make a public comment.

638
01:43:18.350 --> 01:43:24.480
Sebastopol Community Cultural Center: Seeing none, I will go back out to Zoom. If there's anyone on Zoom that would like to make a public comment, please raise your hand virtually.

639
01:43:24.990 --> 01:43:29.519
Sebastopol Community Cultural Center: Seeing none, public comment is closed. All right, thank you. Back here for comments.

640
01:43:29.520 --> 01:43:49.450
Sebastopol Community Cultural Center: Councilmember Smith? Yes, I just want to thank Mary for doing her research and finding what Katati did. I was like, wow, somebody's really on task there. And I'm not surprised, because as the Mayor had said, there is a lot of shifting of views politically between Northern California and Southern California.

641
01:43:49.450 --> 01:43:50.959
Sebastopol Community Cultural Center: So, I can't…

642
01:43:51.210 --> 01:43:58.689
Sebastopol Community Cultural Center: predict, but I think that they were in anticipation of what some of the southern cities would do, and

643

01:43:58.690 --> 01:44:14.160
Sebastopol Community Cultural Center: in anticipation of what they're likely to do, they came up with their own recommendation of not to support unless there's this built-in part of punishment. So my… where I'm at is to support Katati's recommendation and have that be the direction.

644
01:44:16.040 --> 01:44:17.350
Sebastopol Community Cultural Center: Councilmember Hinton?

645
01:44:17.600 --> 01:44:31.410
Sebastopol Community Cultural Center: I'm with, Councilmember Zolman. I don't think we have an issue, of course, here in Sebastopol, at least for this period of RHNA numbers, we're building… we have a number of projects in the works, but

646
01:44:31.410 --> 01:44:36.020
Sebastopol Community Cultural Center: I am familiar with other jurisdictions. I worked in Marin County for

647
01:44:36.020 --> 01:44:52.660
Sebastopol Community Cultural Center: at least 12 or 13 years, and I do see in other jurisdictions where it can be a problem, which is why the state stepped in. So I would agree to follow Katati's recommendation, or a recommendation where we just do not participate in this vote. It's too broad.

648
01:44:55.760 --> 01:44:57.760
Sebastopol Community Cultural Center: Oh, Councilmember McCargo?

649
01:44:58.440 --> 01:44:59.540
Sebastopol Community Cultural Center: So…

650
01:44:59.750 --> 01:45:15.879
Sebastopol Community Cultural Center: both things are an issue. Housing is an issue, and state overbearing on a city is also an issue, and my preference would be to participate in the process, and I don't know that a constitutional amendment is the right way to address it.

651
01:45:15.880 --> 01:45:24.729
Sebastopol Community Cultural Center: But I'm not really sure, so I can't support that, but I would love to support some kind of remedy, you know, to protect the city's ability to…

652
01:45:24.910 --> 01:45:35.720

Sebastopol Community Cultural Center: do some things in its housing process. But, you know, the state also, you know, I can see both, so I'd prefer not to make a strong one-way or another statement.

653
01:45:38.120 --> 01:45:57.210
Sebastopol Community Cultural Center: So, you will be participating, you will be at the conference, and you will be gathering information while you're there. Yeah, and how this works, it's on the last day, everyone gets in this big conference room, and it's a very long process where they verify every city and its hours.

654
01:45:57.210 --> 01:46:04.780
Sebastopol Community Cultural Center: of going through all of that, and then comment and everything, and I will be gathering more information, because I've asked

655
01:46:04.780 --> 01:46:19.539
Sebastopol Community Cultural Center: so many people. I've spent a great deal of time trying to suss this out, and you know, because it has been the majority of Southern California, my knowledge, you know, my ability to find out, you know, where

656
01:46:19.830 --> 01:46:24.809
Sebastopol Community Cultural Center: not the intent, but basically that, like, you know, it's just been hard to gather information.

657
01:46:25.060 --> 01:46:48.730
Sebastopol Community Cultural Center: So, I'm not a fan of the builder's remedy. That's where, if you don't, that's a punishment for a city. So, we could end up with a 7-story apartment building if we didn't meet our arena numbers, right in the middle, or wherever anybody wanted to put it, and that's called the Builder's remedy, and we voted as a goal to avoid that last year. We voted to avoid the builder's remedy, so…

658
01:46:49.840 --> 01:47:00.780
Sebastopol Community Cultural Center: I… I think I would put my faith in you, knowing you also want to avoid the builder's remedy, and would support local control.

659
01:47:00.980 --> 01:47:07.909
Sebastopol Community Cultural Center: That… and you're there gathering the information to just have you make that decision while you're there.

660
01:47:08.110 --> 01:47:11.020
Sebastopol Community Cultural Center: Got it. That would be my preference.

661
01:47:11.420 --> 01:47:33.640
Sebastopol Community Cultural Center: And that's just… that's my preference, just because I have spent so much time on this and trying to find out. I mean, I spend… you know, I serve on… for those who don't know, I serve on committees, with Cal Cities in a variety of ways, trying to understand our legislation. Just two weeks ago, I was in Sacramento, working with our senators and assembly members to understand some things, but I haven't been able to obtain, you know.

662
01:47:33.640 --> 01:47:41.279
Sebastopol Community Cultural Center: the information I want, so I'm hoping I can there. So that's where I'm at as well. I mean… Is it possible that they may even amend it while you're there?

663
01:47:41.960 --> 01:47:53.249
Sebastopol Community Cultural Center: I believe… Alex, am I wrong? I thought that it could be amended, but I may be wrong. I don't know. Whatever Cal City's bylaws, I don't know if that's allowed or not.

664
01:47:53.740 --> 01:47:58.070
Sebastopol Community Cultural Center: Yeah, so, I mean, I could… I could find that out later, but not right now.

665
01:48:03.370 --> 01:48:15.440
Sebastopol Community Cultural Center: So, so I'd like to… I apologize. So I'd like to support you going and finding out, but I'm not sure that I support a citywide, statement one way or the other. I think it's early.

666
01:48:17.730 --> 01:48:19.610
Sebastopol Community Cultural Center: Oh, I'm sorry, Councilmember Hinton.

667
01:48:20.850 --> 01:48:39.170
Sebastopol Community Cultural Center: Since I'm uncomfortable leaving it open, I'm going to go ahead and move the motion that we give direction to our mayor, who would be our voting delegate, to oppose the proposed resolution, unless amended, to ensure that the state does retain power to penalize cities who try to circumvent their state housing goals. I'll second that.

668
01:48:44.380 --> 01:49:00.569
Sebastopol Community Cultural Center: So moved by Councilmember Hinton and seconded by Councilmember Zolman to provide the voting direct delegate to oppose the proposed resolution unless amended to ensure that

the state retains power to penalize cities who circumvent state housing regulations. Councilmember Carter?

669
01:49:01.060 --> 01:49:07.280
Sebastopol Community Cultural Center: Yes. Councilmember Hinton? Aye. Councilmember Zolman? Yes. Vice Mayor Maurer? No. Mayor McLewis?

670
01:49:07.990 --> 01:49:08.880
Sebastopol Community Cultural Center: No.

671
01:49:09.030 --> 01:49:19.630
Sebastopol Community Cultural Center: The motion passes 3-2, with Council Members Carter, Hinton, and Zolman in support, and Vice Mayor Mary and Mayor McLewis in opposition. Okay.

672
01:49:19.840 --> 01:49:38.469
Sebastopol Community Cultural Center: All right, thank you very much. So we're gonna… the next item we're gonna do is the, Sebastopol Commons, but before we do that, we're gonna take a quick break, just because I know it's gonna be a long, item, and I don't want to break in the middle of it. So, let's see, if we could be back at 8.10, it's 8.02, so that gives us…

673
01:49:38.650 --> 01:49:39.810
Sebastopol Community Cultural Center: A few minutes.

674
01:49:44.370 --> 01:49:49.509
Sebastopol Community Cultural Center: Okay, everyone, we're gonna go ahead and get started here. If you could take your seats.

675
01:50:01.630 --> 01:50:08.190
Sebastopol Community Cultural Center: Okay, we're gonna go ahead and get started here, if we could… Bye.

676
01:50:18.890 --> 01:50:28.110
Sebastopol Community Cultural Center: All right, thank… thank you all. Mary, are you… are you okay with starting, or do you need any more time, or we're good? Okay.

677
01:50:28.420 --> 01:50:33.160
Sebastopol Community Cultural Center: All right, everyone, we're back here at the dais, just asking everyone if you could,

678
01:50:33.740 --> 01:50:37.379

Sebastopol Community Cultural Center: Quiet down for us so that everyone can hear.

679
01:50:40.830 --> 01:50:55.000
Sebastopol Community Cultural Center: All right, we are at the next item, which is the Sebastopol Commons, Building the Commons Final Report Out and Recommendations, and our Public Works Director, Oriana.

680
01:50:55.160 --> 01:51:05.570
Sebastopol Community Cultural Center: Are you kicking this off? Yes, I am just starting us off, and then I will pass it to members of the committee. So this is… tonight is the final report of the Building and the Commons Committee.

681
01:51:05.570 --> 01:51:15.400
Sebastopol Community Cultural Center: That was tasked with, looking at, you know, the long-term civic facility needs of the city and potential options for a future commons concept.

682
01:51:15.540 --> 01:51:32.630
Sebastopol Community Cultural Center: And I'm going to pass it to RN, and Dr. Before we do that, I just want to make a… just for a point of procedure, typically these… it looks like we have a lot of people there, and I know typically our presentations, we limit them to 10 minutes, and I'm recognizing that

683
01:51:32.680 --> 01:51:38.459
Sebastopol Community Cultural Center: It's gonna be challenging with this many people, but I think we need to try to keep… keep to…

684
01:51:38.600 --> 01:51:45.480
Sebastopol Community Cultural Center: to that, so I just wanted to mention that so I don't have to interrupt anyone, but that's generally our expectation, but, you know.

685
01:51:45.990 --> 01:51:49.240
Sebastopol Community Cultural Center: Let's see where we go with that. So, take it away.

686
01:51:51.130 --> 01:51:59.279
Sebastopol Community Cultural Center: Thank you so much. It will be easy for us, I will be the only person speaking, so hopefully we can move through this. We will move through this on time.

687
01:52:00.050 --> 01:52:06.519

Sebastopol Community Cultural Center: As Director Hart pointed out, we were charged with coming up with a long-term solution that would

688
01:52:06.710 --> 01:52:20.900
Sebastopol Community Cultural Center: give us an opportunity to find a viable solution for several different problems that we're facing in our city. While this grew out of a library commission, it quickly turned to looking at a commons solution.

689
01:52:21.520 --> 01:52:36.970
Sebastopol Community Cultural Center: And the reason that the common solution became immediately interesting is it offers us an opportunity to diversify the funding sources so that there is no continued negative impact or adverse impact to the, to the general fund, but also it means that it opens it up for possible partnerships outside of the city

690
01:52:36.970 --> 01:52:44.930
Sebastopol Community Cultural Center: to grow and actually somehow make it more affordable. So that's what we started looking through. That was the starting point for our process.

691
01:52:45.250 --> 01:52:56.200
Sebastopol Community Cultural Center: we have done a preliminary examination of this, and so to be really clear, the decision that we're making today as a committee is a recommendation to the Council

692
01:52:56.300 --> 01:52:57.990
Sebastopol Community Cultural Center: to investigate further.

693
01:52:58.450 --> 01:53:08.839
Sebastopol Community Cultural Center: It is not a decision to buy, it is not a decision to act immediately, it is not a decision with any haste, it is a decision, rather, to conduct a due diligence examination

694
01:53:10.920 --> 01:53:14.860
Sebastopol Community Cultural Center: We've spent one year working on this.

695
01:53:15.000 --> 01:53:28.219
Sebastopol Community Cultural Center: As a committee. As a committee of volunteers, we represent the nonprofit sectors, we represent the business district, the library, senior center, and various parts of our community, and so our charge was taken very seriously.

696
01:53:29.070 --> 01:53:35.360

Sebastopol Community Cultural Center: The situation that we're facing, It's looking at… the library.

697
01:53:35.910 --> 01:53:40.909
Sebastopol Community Cultural Center: Looking at the Senior Center, City staff for City Hall.

698
01:53:41.310 --> 01:53:42.780
Sebastopol Community Cultural Center: And the Culture Center.

699
01:53:43.650 --> 01:53:46.049
Sebastopol Community Cultural Center: As we start looking at just the library alone.

700
01:53:46.170 --> 01:53:53.010
Sebastopol Community Cultural Center: We're looking at a rough rebuild, or a rough build, if it's 10,000 square feet that's being added to the library.

701
01:53:54.110 --> 01:54:00.900
Sebastopol Community Cultural Center: The library was built in 1976, and according to the 1970 census, the city of Sebastopol had 3,700

702
01:54:00.900 --> 01:54:14.709
Sebastopol Community Cultural Center: ish citizens at the time. So we know that the library was a central part to Sebastopol all the way back to the 70s, and it just doesn't fit for what its needs are now, based on the heat map. We know how many people come to visit. We know that building it just by itself

703
01:54:15.090 --> 01:54:18.080
Sebastopol Community Cultural Center: It's going to cost a substantial amount of money.

704
01:54:18.440 --> 01:54:28.619
Sebastopol Community Cultural Center: Getting back to my earlier point, diversifying who we're bringing into a potential commons means we can diversify the way we fund doing so, and we can get more for the same amount of money, or even potentially less.

705
01:54:32.190 --> 01:54:35.530
Sebastopol Community Cultural Center: So, starting in 2016 with the Lantern Research Project.

706

01:54:35.740 --> 01:54:37.700
Sebastopol Community Cultural Center: That's really where this grew from.

707
01:54:39.000 --> 01:54:52.760
Sebastopol Community Cultural Center: If we look at the 2019 solution in Alameda, 2019, to build a 21,000 square foot library would cost $25 million in 2019, so adjusted for inflation, it's about $36 million today.

708
01:54:52.970 --> 01:55:05.269
Sebastopol Community Cultural Center: And that project will take between 6 and 10 years, so when that's being paid for at the end of this, we're looking at a construction cost probably closer to $41 million for just 21,000 square feet.

709
01:55:12.000 --> 01:55:15.860
Sebastopol Community Cultural Center: The County Facilities Master Plan recommends 20,000 square feet for the library.

710
01:55:16.220 --> 01:55:20.890
Sebastopol Community Cultural Center: So if we're taking this into account, we know a rough ballpark figure of what that could potentially cost.

711
01:55:23.550 --> 01:55:26.900
Sebastopol Community Cultural Center: Throughout 2026, we've evaluated several sites.

712
01:55:27.220 --> 01:55:31.800
Sebastopol Community Cultural Center: For all… for a solution that would solve all of the needs from the previous slide.

713
01:55:33.150 --> 01:55:39.020
Sebastopol Community Cultural Center: And our committee came to the unanimous decision that the ones that we're presenting today are the ones that we can stand behind.

714
01:55:47.210 --> 01:55:50.370
Sebastopol Community Cultural Center: Two independent data sets in the same picture here.

715
01:55:50.530 --> 01:55:57.550
Sebastopol Community Cultural Center: Represent a reference to how many people drive to to these locations.

716

01:55:58.990 --> 01:56:00.440
Sebastopol Community Cultural Center: As you can see here.

717
01:56:01.220 --> 01:56:10.930
Sebastopol Community Cultural Center: I know that there's a concern about walkability, and we know from this map that the majority of people actually do drive to the library and to the senior center.

718
01:56:16.440 --> 01:56:22.399
Sebastopol Community Cultural Center: In trying to find an opportunity, in trying to find a location where we could house these various

719
01:56:22.680 --> 01:56:24.470
Sebastopol Community Cultural Center: Entities in the same place.

720
01:56:26.200 --> 01:56:34.010
Sebastopol Community Cultural Center: We looked at these buildings, among others. We ruled in, through our analysis, and ruled out what might work

721
01:56:34.140 --> 01:56:39.069
Sebastopol Community Cultural Center: For our needs. The Rite Aid building has come up many times, but it's simply not available to us.

722
01:56:40.190 --> 01:56:42.230
Sebastopol Community Cultural Center: The Calder Creek Civic Commons has come up.

723
01:56:46.590 --> 01:56:48.020
Sebastopol Community Cultural Center: The problem with that?

724
01:56:49.410 --> 01:56:52.609
Sebastopol Community Cultural Center: Sorry about that. My vision is getting worse through the night.

725
01:56:54.010 --> 01:56:57.940
Sebastopol Community Cultural Center: The problem with that is we're looking at a roughly $60 million build to make that viable.

726
01:56:58.820 --> 01:57:02.129
Sebastopol Community Cultural Center: The railroad forest. We're looking at $25 million.

727
01:57:02.560 --> 01:57:07.280

Sebastopol Community Cultural Center: And that's not even certain if we're going to be able to handle the flooding concerns.

728
01:57:08.240 --> 01:57:11.879
Sebastopol Community Cultural Center: So we looked at the tow site. It's only 3,700 square feet.

729
01:57:13.950 --> 01:57:17.120
Sebastopol Community Cultural Center: We looked at expanding the site of the current library.

730
01:57:19.120 --> 01:57:22.680
Sebastopol Community Cultural Center: Now, there's a structural cost to that. There's a very, very significant

731
01:57:23.550 --> 01:57:33.969
Sebastopol Community Cultural Center: a building cost of that. And as we've talked about before, referencing from the Lantern Project, building right now is roughly costing, for commercial building, about $1,700 a square foot.

732
01:57:34.770 --> 01:57:36.040
Sebastopol Community Cultural Center: So, if we're adding

733
01:57:36.610 --> 01:57:46.039
Sebastopol Community Cultural Center: 10,000 square feet just to the library, you can extrapolate how much that could cost, and again, if that takes years to do, that cost only goes up through the cost… through the course of the project.

734
01:57:48.100 --> 01:57:50.649
Sebastopol Community Cultural Center: Looking at the youth annex. Of course, it's city-owned.

735
01:57:53.870 --> 01:57:56.210
Sebastopol Community Cultural Center: But it wouldn't also solve that problem.

736
01:57:57.950 --> 01:58:03.100
Sebastopol Community Cultural Center: So the downtown rebuild, building 21,600 square feet on a two-story library.

737
01:58:03.460 --> 01:58:20.249

Sebastopol Community Cultural Center: Again, in 2019, that would have cost about $25 million, so today we're looking at $36 million to do that, and it doesn't actually solve the problem. It gives us a library, it doesn't fix the parking, it doesn't fix the traffic, it doesn't address the needs for the senior center, it doesn't address the needs for a commons where we can actually

738
01:58:20.680 --> 01:58:25.110
Sebastopol Community Cultural Center: Reduce the cost of operations for several of these entities, which we're trying to accomplish.

739
01:58:27.990 --> 01:58:32.649
Sebastopol Community Cultural Center: So over the course of the year, we ruled it… we narrowed things down to 3 options that we can stand behind.

740
01:58:33.210 --> 01:58:42.579
Sebastopol Community Cultural Center: And this is what you're… this is what we're asking you to examine. What we're asking you today is to make a decision about doing a due diligence to examine these options. The first of which…

741
01:58:42.990 --> 01:58:46.189
Sebastopol Community Cultural Center: Is that if we did nothing, and we left the status quo.

742
01:58:46.340 --> 01:58:57.030
Sebastopol Community Cultural Center: In the next 6 to 10 years, we're looking at spending $3.6 million to maintain what we have, with no increased value, no increased, availability for the needs as we see.

743
01:58:57.290 --> 01:59:01.119
Sebastopol Community Cultural Center: And no real improvement on the offerings that the city can provide.

744
01:59:03.290 --> 01:59:06.960
Sebastopol Community Cultural Center: It is possible that we could look into doing a downtown complete rebuild.

745
01:59:07.180 --> 01:59:12.479
Sebastopol Community Cultural Center: Again, if we did that right now, we're looking at about $36 million in today's revenue to do that.

746
01:59:13.510 --> 01:59:14.859
Sebastopol Community Cultural Center: Which brings us to…

747
01:59:15.100 --> 01:59:21.540
Sebastopol Community Cultural Center: the recommendation that we believe in the most, that you should be examining, which is purchasing the O'Reilly campus.

748
01:59:21.960 --> 01:59:24.050
Sebastopol Community Cultural Center: For roughly $18 million.

749
01:59:25.590 --> 01:59:33.049
Sebastopol Community Cultural Center: The reason that we say purchasing the O'Reilly building for $18 million is somehow less expensive than maintaining the status quo.

750
01:59:33.050 --> 01:59:55.590
Sebastopol Community Cultural Center: is because you're able to diversify the funding sources to do so, using EIFD funds, using partnerships with deep pocket donors in West County that want to contribute to this. You can share the costs through all of these various entities, and the way we can contribute and come together and collaborate to make it work a lot easier than you can fund a single library, or a single senior center, or a single city hall building.

751
01:59:55.860 --> 01:59:58.699
Sebastopol Community Cultural Center: So putting them in the same place reduces overall costs.

752
02:00:00.560 --> 02:00:02.770
Sebastopol Community Cultural Center: And I want to be clear, it is a very good library.

753
02:00:03.090 --> 02:00:22.650
Sebastopol Community Cultural Center: We saw the heat map. We know that it is a very good library. It has done its job, and it is a tremendous asset to our community. It cannot continue to do so based on 1970 census of 3,700 people visiting it, and we now have almost, you know, 7,500 people living in Sebastopol, and we know that, based on the heat map, it's serving all of West County.

754
02:00:25.000 --> 02:00:26.180
Sebastopol Community Cultural Center: Am I down to one minute?

755
02:00:27.470 --> 02:00:29.949
Sebastopol Community Cultural Center: I am down to 1 minute, I'm gonna bring it home.

756
02:00:32.610 --> 02:00:43.439
Sebastopol Community Cultural Center: The thing you might find hard to believe is that the Walnut Park, the Walnut Park Library in Davis is going to open in 6 weeks, and it is 12,000 square feet, and it came in at a cost of $21 million.

757
02:00:45.560 --> 02:01:04.569
Sebastopol Community Cultural Center: The way that the O'Reilly Building would solve all of our options is it provides for a library, a senior center, a city hall, a community cultural center, and a capital cost of about $18 million, which can be funded through long-term investments through EIFD funds, through partnerships, through solicitation of donors for all of… throughout West County.

758
02:01:06.420 --> 02:01:10.799
Sebastopol Community Cultural Center: And so, therefore, it is our unanimous agreement As this committee.

759
02:01:11.820 --> 02:01:17.980
Sebastopol Community Cultural Center: that the City Council perform a due diligence examination. And what we're asking for you to look at

760
02:01:18.100 --> 02:01:19.570
Sebastopol Community Cultural Center: Are the legal?

761
02:01:20.470 --> 02:01:21.620
Sebastopol Community Cultural Center: Financial.

762
02:01:22.880 --> 02:01:25.089
Sebastopol Community Cultural Center: I'm gonna look at my next page, sorry.

763
02:01:25.880 --> 02:01:26.950
Sebastopol Community Cultural Center: The legal?

764
02:01:28.620 --> 02:01:33.699
Sebastopol Community Cultural Center: The financial, the building, and the community and library partner options that can come with doing this.

765
02:01:35.830 --> 02:01:39.340
Sebastopol Community Cultural Center: So those 6 questions, we believe, can be answered by doing the following.

766

02:01:40.190 --> 02:01:43.349
Sebastopol Community Cultural Center: Authorized staff to conduct the due diligence on the O'Reilly site.

767
02:01:43.850 --> 02:01:47.330
Sebastopol Community Cultural Center: Appropriate funds from the Budget Committee with Budget Committee review.

768
02:01:47.470 --> 02:01:55.850
Sebastopol Community Cultural Center: for legal review, bond counsel, financial analysis, and public outreach, direct staff to send a formal outreach letter to the Sonoma County Library Director.

769
02:01:55.970 --> 02:02:02.040
Sebastopol Community Cultural Center: and returned to Council in November with their due diligence result and recommendation on the library relocation.

770
02:02:04.520 --> 02:02:05.939
Sebastopol Community Cultural Center: The choice is right here.

771
02:02:06.540 --> 02:02:13.550
Sebastopol Community Cultural Center: We can… we can do nothing and spend $3.6 million. We can investigate the potential to build something that's really great for the city.

772
02:02:15.040 --> 02:02:18.569
Sebastopol Community Cultural Center: We can keep waiting, and hoping that prices are gonna go down.

773
02:02:18.760 --> 02:02:21.299
Sebastopol Community Cultural Center: Based on historical trends, we just know that they're not.

774
02:02:22.330 --> 02:02:24.220
Sebastopol Community Cultural Center: I'm here to take questions if you have any.

775
02:02:25.360 --> 02:02:28.440
Sebastopol Community Cultural Center: Alright, we're back here at the dais,

776
02:02:28.730 --> 02:02:36.490

Sebastopol Community Cultural Center: Questions? Go ahead, Vice Mayor. Yes, could you, help me understand… Okay, hold on one second, I'm sorry, he's not able to…

777
02:02:36.610 --> 02:02:40.870
Sebastopol Community Cultural Center: He needs to have his interpreter.

778
02:02:41.260 --> 02:02:43.060
Sebastopol Community Cultural Center: You ready? Okay.

779
02:02:43.530 --> 02:03:00.139
Sebastopol Community Cultural Center: So, can you help me understand if we do nothing, it costs $3.6 million? Can you break that down for me, so I understand, you're talking about 10… in 10 years? Because we don't spend $3.6 million every year, so…

780
02:03:00.470 --> 02:03:06.249
Sebastopol Community Cultural Center: Help me to understand what that means. Absolutely, absolutely. So, based on…

781
02:03:07.190 --> 02:03:11.899
Sebastopol Community Cultural Center: 10 minutes goes a lot quicker than you think it does. I know it does. You were right, I am sorry.

782
02:03:12.280 --> 02:03:13.469
Sebastopol Community Cultural Center: It's okay.

783
02:03:17.970 --> 02:03:22.280
Sebastopol Community Cultural Center: So, the maintenance is going to continue to come up, and I can defer to…

784
02:03:22.450 --> 02:03:30.330
Sebastopol Community Cultural Center: Director Hart for some of the specifics. But the maintenance over the next 6 to 10 years, just for maintaining the building.

785
02:03:30.650 --> 02:03:38.420
Sebastopol Community Cultural Center: is roughly $3.6 million based on projections that we've received from staff. So if I could turn that question over to Director Hart, I believe that that can be answered.

786
02:03:40.950 --> 02:04:00.399
Sebastopol Community Cultural Center: Yes, I believe the number that they pulled together there is looking at what we have approved in our current

operational budgets for the senior center, the community center, and the library, and then some of the capital improvement projects that we have for those spaces as well, like the flood mitigation at the community center, and then for the operational budgets.

787
02:04:00.400 --> 02:04:03.069
Sebastopol Community Cultural Center: Assuming that for 10 years was some escalation?

788
02:04:03.250 --> 02:04:05.099
Sebastopol Community Cultural Center: And that's how they got to the number.

789
02:04:05.360 --> 02:04:06.970
Sebastopol Community Cultural Center: Okay,

790
02:04:09.040 --> 02:04:28.259
Sebastopol Community Cultural Center: So, we did do about $500,000 on the community center building, I think, but that was really just a one-time project. We haven't spent that money yet. There's an approved CIP for it, but it's planned, but that's part of the financial guess about doing nothing, what it would cost.

791
02:04:28.500 --> 02:04:31.309
Sebastopol Community Cultural Center: So, my second question is then.

792
02:04:31.700 --> 02:04:36.689
Sebastopol Community Cultural Center: What does it cost to bring the O'Reilly building

793
02:04:36.860 --> 02:04:42.880
Sebastopol Community Cultural Center: into a move-in condition, because I've heard it needs a new roof.

794
02:04:43.010 --> 02:04:54.880
Sebastopol Community Cultural Center: I was there, I walked around, it definitely needs new carpet, it needs new paint, it probably needs new electrical work. I mean, there were some kind of funky electrical stuff going on while we were there.

795
02:04:54.940 --> 02:05:14.629
Sebastopol Community Cultural Center: So, I mean, I can't assume that even though it's a beautiful building with lovely parking, I can't assume that it has no needs for when you need to move in there. There's going to

be a cost that's going to be over the 18, so have… has your group done an analysis of how much these things will cost?

796
02:05:16.840 --> 02:05:36.170
Sebastopol Community Cultural Center: Thank you. Yes, I think that's actually part of what we're asking of the Council, is to do that due diligence, to examine those things. I'm not aware that the roof needs replacing, so that would be something we would want you to examine. Those would be all… those would be parts of the ask, is to… is to explore that more deeply before making a decision. We can say that we're looking at roughly about

797
02:05:36.780 --> 02:05:42.660
Sebastopol Community Cultural Center: I think… I think we talked about roughly $2 million on average for an additional build-out, which is part of the cost.

798
02:05:42.770 --> 02:05:44.160
Sebastopol Community Cultural Center: As we projected it.

799
02:05:45.240 --> 02:05:47.989
Sebastopol Community Cultural Center: Can I ask a question regarding that? But I can also… I'm sorry.

800
02:05:49.240 --> 02:05:54.849
Sebastopol Community Cultural Center: To our Director of Public Works, you do this all the time. Does that roof need replaced?

801
02:05:56.630 --> 02:06:16.420
Sebastopol Community Cultural Center: I can't say that I've looked at the roof. I'm sorry? I can't say that I've looked at the roof, so I don't have an opinion. I've just had a lot of people ask me about that, so I just assumed, since you all have been there a lot, so… I asked that because I heard Councilmember Carter say it. I watched your July 14th meeting, and he said that maybe the roof needed a new roof, so…

802
02:06:16.740 --> 02:06:23.000
Sebastopol Community Cultural Center: That's a pretty giant building for the cost of a new roof. Could be quite a lot, so…

803
02:06:24.040 --> 02:06:35.719
Sebastopol Community Cultural Center: Other questions for anyone? I do… oh, sorry, I do appreciate the concern, and that's something that I think the due diligence process would be able to examine more fully, as we've

804

02:06:35.720 --> 02:06:45.650
Sebastopol Community Cultural Center: as we've sort of done the preliminary work of ruling this in based on all the parameters that we found, there are going to be certain factors that the expertise of city staff and, you know, outside

805
02:06:45.650 --> 02:06:58.050
Sebastopol Community Cultural Center: partners are going to be able to identify for you before you make a final decision in the long term. I will also say some of the features of the building that might offset some of those costs are the fact that it's out of the floodplain, and that it is,

806
02:06:58.050 --> 02:07:14.130
Sebastopol Community Cultural Center: It is, the entire building has a high-speed fiber wire internet throughout it, which makes it a really great communication spot for his needs, and those are things that are very, very expensive to add to a building after the fact, because we're talking about tearing out walls and having experts come in to add things, or, you know.

807
02:07:14.240 --> 02:07:15.970
Sebastopol Community Cultural Center: Adding things that…

808
02:07:16.200 --> 02:07:22.619
Sebastopol Community Cultural Center: that are currently already there. So some of those offsetting costs, I think, would be there, and that's part of the due diligence I think you'll find.

809
02:07:22.650 --> 02:07:40.189
Sebastopol Community Cultural Center: And are you considering the due diligence under due diligence, like, even the cost for remodeling in there? Because, I mean, it's just a bunch of offices, so, you know, when I hear her talking about library and all of that, I mean, everything is so siloed. Was… has any of that cost been discussed?

810
02:07:41.500 --> 02:07:44.720
Sebastopol Community Cultural Center: Okay, I'm not sure I understand. They are? Absolutely.

811
02:07:44.720 --> 02:07:49.039
Sebastopol Community Cultural Center: Can you repeat the question? I'm not sure I answered it. Oh, I'm sorry, I just wondered if…

812
02:07:49.040 --> 02:08:08.750

Sebastopol Community Cultural Center: if any of the… if there's been any discussion about the cost to… if you, you know, remodeling in there, because I, too, walked around, and there's a lot of offices, there's talk about using it for a library and various things, and, you know, so a lot of areas are very siloed. Obviously, construction would need to be done. I'm just wondering, were any of those costs factored into

813
02:08:08.850 --> 02:08:22.550
Sebastopol Community Cultural Center: these numbers that you're talking about? There are absolutely remodel costs involved. Well, I know, that's why I'm asking if you guys have talked about what those actually cost. What I wanted to bring up was we need to discuss magnitude.

814
02:08:22.550 --> 02:08:34.460
Sebastopol Community Cultural Center: So, it is a large project. Building may be around $18 million, we haven't… we don't have a firm… I understand that. I just wanted to answer that question, I mean. So, I mean, compare… I,

815
02:08:38.110 --> 02:08:46.400
Sebastopol Community Cultural Center: I get that. We've budgeted probably 20% or 10%, 10% to 20% for remodel costs for the existing structure.

816
02:08:46.700 --> 02:08:50.419
Sebastopol Community Cultural Center: Which brings it somewhere between 18 and 20 million total cost.

817
02:08:50.600 --> 02:09:02.150
Sebastopol Community Cultural Center: Versus 36 for an extra 10,000 square feet at the current site, versus probably somewhere in the neighborhood of 60 to 100 million to build a whole new structure in some downtown site.

818
02:09:02.430 --> 02:09:21.940
Sebastopol Community Cultural Center: So each of those have unknown costs. Absolutely have unknown costs. Okay, thank you. So part of what we're asking for here is, we don't have the authority… No, I understand. We're just kind of in the questions, so we don't need… I don't want another presentation. I just… I have a council member that wants to ask some questions, so if you want to go ahead.

819
02:09:23.070 --> 02:09:29.460
Sebastopol Community Cultural Center: I mean, I don't want to cut anybody off, but one question I wanted to ask the group

820
02:09:29.560 --> 02:09:40.900

Sebastopol Community Cultural Center: is, we asked some attorney questions, and I think the response to that was that if the city paid cash

821
02:09:41.160 --> 02:09:45.619
Sebastopol Community Cultural Center: For the building, we could rent it at market rate.

822
02:09:45.740 --> 02:10:04.659
Sebastopol Community Cultural Center: But if we got financing, we could not rent it as a city entity at market rate, and maybe our council can address that. But this was reported to us as we've gone through our due diligence of question answering, and I'm not sure your group has heard that.

823
02:10:04.660 --> 02:10:16.370
Sebastopol Community Cultural Center: So I bring it up right here so that it could be addressed. Alex, could you answer that question? Yes, so the issue is not the renting at a market rate. If we obtain tax-exempt financing.

824
02:10:16.620 --> 02:10:22.220
Sebastopol Community Cultural Center: Which many types of financing we might… obtain are…

825
02:10:22.760 --> 02:10:34.850
Sebastopol Community Cultural Center: you know, like the iBank, for example. Not to say that that's what the proposal is, but that sort of stuff is tax-exempt financing. The IRS has rules about that, about how much private activity can be involved.

826
02:10:35.320 --> 02:10:41.310
Sebastopol Community Cultural Center: And so there are caps on that. It doesn't mean there can't be any, but there are low caps of, you know.

827
02:10:41.600 --> 02:10:45.770
Sebastopol Community Cultural Center: Depending on what… how it gets classified, maybe 5 or 10%.

828
02:10:46.350 --> 02:10:47.420
Sebastopol Community Cultural Center: So…

829
02:10:47.590 --> 02:10:54.150
Sebastopol Community Cultural Center: Generally, you would think maybe 5-10% of the square footage overall. So you could have some private…

830
02:10:54.460 --> 02:11:03.239
Sebastopol Community Cultural Center: parties being leased to, and still comply with that, but there are limits. And individual programs may have stricter requirements as well.

831
02:11:04.990 --> 02:11:16.480
Sebastopol Community Cultural Center: Can I ask what that means in individual… or other… what did you say, other programs? So, those are the IRS regulations. Individual funding that we might get might have separate

832
02:11:16.950 --> 02:11:20.509
Sebastopol Community Cultural Center: Okay, alright, go ahead, Councilor McCarter.

833
02:11:20.810 --> 02:11:34.030
Sebastopol Community Cultural Center: So I just want to add that if we wanted to get, like, a conventional loan from a commercial bank, which is totally available, we would just have to go out to a vote to get it, but we would be able to rent the other space out, because it's not,

834
02:11:34.130 --> 02:11:37.789
Sebastopol Community Cultural Center: That's tax-free loan. So, so, the…

835
02:11:38.390 --> 02:11:49.750
Sebastopol Community Cultural Center: Yes, the city can't, to answer sort of the first half, the city can't take out any debt that is secured by the general fund without a vote.

836
02:11:49.980 --> 02:11:50.750
Sebastopol Community Cultural Center: of…

837
02:11:51.050 --> 02:12:03.780
Sebastopol Community Cultural Center: approval of the voters. So, if we aren't getting tax-exempt financing, we're getting it from our general fund, from, you know, our reserve, from whatever, those restrictions don't apply.

838
02:12:06.660 --> 02:12:07.380
Sebastopol Community Cultural Center: Oh.

839
02:12:08.690 --> 02:12:16.499

Sebastopol Community Cultural Center: questions over here? I'm just trying to go back and forth. Go ahead. I got another question, to the city staff.

840
02:12:16.620 --> 02:12:22.450
Sebastopol Community Cultural Center: So, Councilmember, I know, I think the response was sent to all of us, asked.

841
02:12:22.720 --> 02:12:31.950
Sebastopol Community Cultural Center: to date, how many hours has the subcommittee spent of staff time on this? And there was both an hour amount.

842
02:12:32.230 --> 02:12:49.169
Sebastopol Community Cultural Center: of 148 hours, and then an estimated staff hour value. When I divide those two numbers, it comes to a staff rate per hour of $75, and staff rates came up in a previous agenda item on a previous date.

843
02:12:49.170 --> 02:12:57.300
Sebastopol Community Cultural Center: And it was nowhere near $75, typically, for staff rate. That was the lowest range for, like, an admin assistant, but…

844
02:12:57.470 --> 02:13:10.819
Sebastopol Community Cultural Center: somebody higher, like our head of public works, would cost a lot more. So, I'm not sure how that amount was calculated against the hours, and I had a question to who gave that amount, and if that's accurate.

845
02:13:13.700 --> 02:13:25.340
Sebastopol Community Cultural Center: We just did a quick hourly. It was a last-minute question. We didn't go in and do… build in all the… the overhead yet. So… so those are just the strict hourly rates, but there is different… we didn't have time to…

846
02:13:25.340 --> 02:13:36.859
Sebastopol Community Cultural Center: to add, like, the incentives and the overhead costs and things like that, so that is just an hourly rate right now, an average. Right, so we'd add another approximate $30 to the rate of pay?

847
02:13:37.510 --> 02:13:40.970
Sebastopol Community Cultural Center: Okay, thank you. May I ask, are you referring to the…

848
02:13:41.100 --> 02:14:00.609
Sebastopol Community Cultural Center: to the information we received around 5 o'clock, is that what you're referring to? Yeah, yeah, it has to do with the answer to two questions that were asked about staff time. Okay, I just want to make sure I was following through the same thing that you were asking. Exactly, that's what I'm talking about. Okay, go ahead, Vice Mayor.

849
02:14:02.130 --> 02:14:05.800
Sebastopol Community Cultural Center: Kind of want to look at… look at you all here this way.

850
02:14:06.320 --> 02:14:21.209
Sebastopol Community Cultural Center: So, in 2031, the cell tower lease is up, and that frees up all the space right next to the library, as it is. And that's probably about 4,000 square feet, roughly? Not sure.

851
02:14:21.860 --> 02:14:28.809
Sebastopol Community Cultural Center: And I know what you looked at. I got some of the paperwork, I watched your July 14th Commons Committee meeting.

852
02:14:28.850 --> 02:14:42.839
Sebastopol Community Cultural Center: And it seems like you never investigated doing an addition. Instead, you looked at doing a second story on top of the existing building, and so if… if there could be

853
02:14:43.370 --> 02:14:52.629
Sebastopol Community Cultural Center: So what I want to know is, did you look at the idea of a second… of an edition, not a second-story edition, but one adjacent?

854
02:14:55.410 --> 02:15:11.179
Sebastopol Community Cultural Center: I think the way we addressed it was calculating the cost per square foot, so whether it was addition on top or with addition on the side, I think that the only complication for that would be that we're adding time, and time costs more. So, like I said, we were looking at about $1,000 a square foot in 2020,

855
02:15:11.340 --> 02:15:28.079
Sebastopol Community Cultural Center: in 2016, it's now $1,700 a square foot on average. So if you can extrapolate from that, in 2031, that same addition might… might cost even more. And I don't… I don't know that there's an issue about whether it's up or… or out. That wasn't… I… clearly, there's going to be a difference in cost

856
02:15:28.280 --> 02:15:40.099
Sebastopol Community Cultural Center: But roughly, we're looking at cost per square foot of adding that, and so if we're talking 4,000 square feet versus the 20,000 square feet that the, that the expansion needs for the library, it still wouldn't actually solve the concerns for the senior center

857
02:15:40.960 --> 02:15:42.840
Sebastopol Community Cultural Center: Or the other entities that we're addressing.

858
02:15:43.110 --> 02:15:57.770
Sebastopol Community Cultural Center: So, but if you did a couple stories, then… then you could get that, space that you need. And, I'm not going to go too far into that. It's not… not what we're here to talk about. I just had wanted to know if you had thought about that.

859
02:15:57.950 --> 02:16:09.619
Sebastopol Community Cultural Center: Because I do believe it's less expensive to build an edition rather than a second-story edition, meaning building an edition on top of the existing library.

860
02:16:10.320 --> 02:16:12.109
Sebastopol Community Cultural Center: Yeah, so…

861
02:16:12.190 --> 02:16:24.000
Sebastopol Community Cultural Center: I have a question, too. Go ahead, and then I… I can respond, considering I sat on the lantern Board, and the Alameda study is what RM referenced, and

862
02:16:24.050 --> 02:16:39.019
Sebastopol Community Cultural Center: my recollection of that is the fact that, structurally, there was no way to build a second floor on the top of the library. Like, architecturally, it was not… it would not be worth firming up the base of the existing

863
02:16:39.150 --> 02:16:50.939
Sebastopol Community Cultural Center: library in order to build off of that, and that's my understanding. You guys might have more recently read the Alameda report, the architectural report, and came up with that, but that was my understanding.

864
02:16:53.080 --> 02:17:09.140
Sebastopol Community Cultural Center: Okay, I have a question, can I ask? So this is a direct response, and… Yes. Well, I mean, if it's… Oh, you're

gonna respond to the question? I thought you were asking the question. Oh, okay. So, yeah, I don't have questions, because…

865
02:17:09.230 --> 02:17:22.810
Sebastopol Community Cultural Center: I'm kind of the problem. So, anyway, yeah, we looked at an addition, and I really want everybody to know that I'm grateful for all the responses and the interactions that we've had up to this point.

866
02:17:22.850 --> 02:17:40.480
Sebastopol Community Cultural Center: In two meetings ago, we might have had, like, Lisa Pierce, I think, put in a request for looking at an addition to the library, so I spent some time looking at the cost of just adding an addition, and it is still very much, as RM said.

867
02:17:40.480 --> 02:17:45.809
Sebastopol Community Cultural Center: That particular cost, so just adding an addition in any kind of way would cost about $7 million.

868
02:17:46.490 --> 02:17:48.049
Sebastopol Community Cultural Center: And…

869
02:17:48.889 --> 02:17:57.130
Sebastopol Community Cultural Center: It looked like about $7 million for just… for just a little bit of space. And where did that number come from, that data?

870
02:17:57.280 --> 02:18:20.179
Sebastopol Community Cultural Center: the average cost of building in California. So, I have a question, and this is for Alex, our attorney. I just want to say, I was a little surprised to hear talk about selling our buildings, because, like, when we… generally, all of that stuff is discussed in closed session before we actually come out to the public and say that. That's how… kind of how we handled fire department, but I heard…

871
02:18:20.180 --> 02:18:22.729
Sebastopol Community Cultural Center: And correct me if I'm wrong, that there are, like.

872
02:18:22.730 --> 02:18:32.720
Sebastopol Community Cultural Center: there's a lot of stipulations about when you're selling city… or city properties, that there are a lot of hoops to jump through and processes. Can you help us to better understand? Yeah, so the… the…

873
02:18:33.059 --> 02:18:40.239
Sebastopol Community Cultural Center: Surplus Land Act, Has requirements for city disposition of property.

874
02:18:40.490 --> 02:18:47.970
Sebastopol Community Cultural Center: There are exemptions, don't think none appear like they would apply, here necessarily, but…

875
02:18:48.129 --> 02:19:03.410
Sebastopol Community Cultural Center: what… that law… excuse me, I'm jumbling my words. That law imposes mostly procedural requirements. So the… the requirement is that, the city first make the property available to housing developers.

876
02:19:03.940 --> 02:19:08.029
Sebastopol Community Cultural Center: As well as certain other, eligible entities.

877
02:19:08.209 --> 02:19:14.889
Sebastopol Community Cultural Center: That's a notice that goes out. It also gets sent to HCD. There's a 60-day period to respond.

878
02:19:15.070 --> 02:19:23.469
Sebastopol Community Cultural Center: The city then, if there are interested parties, the city then has to negotiate in good faith with those parties for a minimum of 90 days.

879
02:19:25.139 --> 02:19:29.829
Sebastopol Community Cultural Center: And then there are priorities for, you know, who gets selected.

880
02:19:30.010 --> 02:19:34.960
Sebastopol Community Cultural Center: It doesn't require that the city rezone property in any way, or…

881
02:19:36.850 --> 02:19:46.319
Sebastopol Community Cultural Center: You know, sell a property for less than fair market value, but it does require it to go through this, you know, procedural step, and, you know, to the extent there's a…

882
02:19:46.530 --> 02:19:53.149
Sebastopol Community Cultural Center: housing provider who is offering fair market value, the city might be obligated to sell it there.

883
02:19:53.250 --> 02:19:56.430
Sebastopol Community Cultural Center: When a city sells property.

884
02:19:57.200 --> 02:20:01.459
Sebastopol Community Cultural Center: If it's selling it to someone who has responded through this process.

885
02:20:01.860 --> 02:20:18.429
Sebastopol Community Cultural Center: There's a requirement, housing is not required to be built on the site, but there is a requirement that if any housing is built, 25% of it has to be affordable. And then, for any property that the city sells, 15% would have to be, affordable.

886
02:20:19.890 --> 02:20:26.390
Sebastopol Community Cultural Center: under this… act if it's subject to the Act, and, you know, that could impact

887
02:20:26.590 --> 02:20:34.119
Sebastopol Community Cultural Center: the appraised value of it, you know. I don't know what it is, I don't know if housing is the highest and best use of that site.

888
02:20:34.360 --> 02:20:38.370
Sebastopol Community Cultural Center: There are appraisals for small properties.

889
02:20:38.940 --> 02:20:50.750
Sebastopol Community Cultural Center: that are less than a half acre in size. I don't believe that that, you know, unless you divided those sites up, that it would be less than a half acre.

890
02:20:51.960 --> 02:20:53.399
Sebastopol Community Cultural Center: Okay, thank you.

891
02:20:54.430 --> 02:20:56.589
Sebastopol Community Cultural Center: Other questions?

892
02:20:57.720 --> 02:21:01.480
Sebastopol Community Cultural Center: Let's… let's see… Oh, go ahead.

893
02:21:03.320 --> 02:21:10.890

Sebastopol Community Cultural Center: Madam Mayor, may I speak as a committee member, please? Well, she… our council member has a question first, so go ahead.

894
02:21:11.970 --> 02:21:22.880
Sebastopol Community Cultural Center: was, did city staff within the last 4 years investigate any other properties

895
02:21:24.220 --> 02:21:28.589
Sebastopol Community Cultural Center: For possible purchase to… for relocating either,

896
02:21:28.720 --> 02:21:31.210
Sebastopol Community Cultural Center: Some of our city entities, or City Hall.

897
02:21:33.000 --> 02:21:34.480
Sebastopol Community Cultural Center: Okay, thank you.

898
02:21:36.230 --> 02:21:41.860
Sebastopol Community Cultural Center: So… Another ques… okay, thought there was more.

899
02:21:42.200 --> 02:21:58.470
Sebastopol Community Cultural Center: Go ahead. I have two questions. Sure. Okay. Okay, so my first question is, have you all, read the comments that the City has received in response to your recommendation to have a commons at the O'Reilly Building?

900
02:21:58.530 --> 02:22:04.799
Sebastopol Community Cultural Center: there's a lot of comments that we've received, so I just want to make sure that you're getting the feedback from the public.

901
02:22:05.070 --> 02:22:10.070
Sebastopol Community Cultural Center: And, so… Sonoma County Library has

902
02:22:10.660 --> 02:22:16.249
Sebastopol Community Cultural Center: paid money towards improving, modernizing other libraries, so…

903
02:22:17.020 --> 02:22:28.110

Sebastopol Community Cultural Center: It's at least $10 million or more. They just bought… I think they just bought a $12 million building in Petaluma for their offices. They just gave Occidental a million dollars.

904
02:22:28.580 --> 02:22:32.909
Sebastopol Community Cultural Center: to move… their library in Occidental, so…

905
02:22:33.050 --> 02:22:49.489
Sebastopol Community Cultural Center: Why do you think it is that the Sonoma County Library, who has stated you need at least 5,000 to 10,000 more space, why haven't… and you've been at this for years, why haven't they helped Sebastopol?

906
02:22:49.650 --> 02:22:52.990
Sebastopol Community Cultural Center: This was a question that was asked me, so I'm asking you.

907
02:22:56.780 --> 02:23:05.739
Sebastopol Community Cultural Center: I have a direct answer for that from my experience, with the Executive Director over the years from Lantern forward to today.

908
02:23:06.920 --> 02:23:16.219
Sebastopol Community Cultural Center: The library system is waiting for the City Council to commit to wanting a bigger, new library. They're not going to move before you move.

909
02:23:16.860 --> 02:23:20.249
Sebastopol Community Cultural Center: It's really that simple. You have to mean that you want one.

910
02:23:20.850 --> 02:23:23.299
Sebastopol Community Cultural Center: They're your tenant, then you negotiate with them.

911
02:23:24.790 --> 02:23:28.759
Sebastopol Community Cultural Center: They have money. That's why I'm on the committee, because I know they have money.

912
02:23:28.900 --> 02:23:38.780
Sebastopol Community Cultural Center: And the office building is an example of that. That's a very recent expense. Their dedication of money to Occidental is a recent expense. So if you want them.

913
02:23:39.580 --> 02:23:45.460
Sebastopol Community Cultural Center: To put money in our library, because you want our community to have a newer, grander library.

914
02:23:46.020 --> 02:23:53.930
Sebastopol Community Cultural Center: a library that could reach its modern potential, then you have to commit to that and tell the library commission and the executive director.

915
02:23:57.350 --> 02:24:00.580
Sebastopol Community Cultural Center: I have a question for, Phil.

916
02:24:01.050 --> 02:24:08.420
Sebastopol Community Cultural Center: I watched your presentation, your finance presentation, and I just found myself wondering, where did all that data come from?

917
02:24:10.120 --> 02:24:10.970
Sebastopol Community Cultural Center: Ana.

918
02:24:13.730 --> 02:24:33.019
Sebastopol Community Cultural Center: No, she supplied some of the city information, but the owner of O'Reilly gave me how much they spend in CAM, so I used that. I used averages, you know, like, if there's a building average or some of this stuff, I used actuals, where they were available.

919
02:24:33.020 --> 02:24:41.249
Sebastopol Community Cultural Center: And I can… in any… Because it's too immense to actually explain one, one general answer, it just…

920
02:24:41.250 --> 02:25:02.000
Sebastopol Community Cultural Center: let me know, and I'll be glad to itemize. I was just trying to identify where assumptions were made and where, like, hard data was, because… Okay, so any assumptions, like, like, square foot rental, that came from a canvassing of the current owner of the building, or other building rental owners? So I… that… that $1.75 figure could be low.

921
02:25:02.020 --> 02:25:11.290
Sebastopol Community Cultural Center: because I… I got a spread that was, you know, about 160 to 210, and then some… some were, you know, like.

922
02:25:12.910 --> 02:25:26.630

Sebastopol Community Cultural Center: like, $6 a square foot if they were small, but if they were big, you know, that seemed to be a very reasonable answer, you know, common number. So that's how I got that number, was, like, a lot of professionals gave me that.

923
02:25:27.680 --> 02:25:29.580
Sebastopol Community Cultural Center: Okay. Thank you.

924
02:25:30.470 --> 02:25:33.119
Sebastopol Community Cultural Center: Other questions?

925
02:25:33.600 --> 02:25:37.800
Sebastopol Community Cultural Center: Looking here to see, going through mine real quick.

926
02:25:41.260 --> 02:25:57.890
Sebastopol Community Cultural Center: Sorry, I have them highlighted here somewhere in my notes, here it is. I do have a question. Oh, okay, go ahead, because I have… So, if you read all the comments, you'll see that there is quite a lot of upset that this, recommendation is causing in the community.

927
02:25:58.250 --> 02:26:02.350
Sebastopol Community Cultural Center: And I'm wondering what your response is to the

928
02:26:03.120 --> 02:26:07.330
Sebastopol Community Cultural Center: To those people who don't want to move to the O'Reilly building.

929
02:26:15.460 --> 02:26:21.150
Sebastopol Community Cultural Center: I'm gonna… I'm gonna let… I'd prefer not… Who's answering? Who are you asking, Sandy?

930
02:26:22.140 --> 02:26:39.059
Sebastopol Community Cultural Center: Someone? I'm asking the committee, because the committee has put forth this recommendation, they put it forth before it even came to Council for a decision, and they did that because they wanted to get buy-in from the public to promote this idea.

931
02:26:39.170 --> 02:26:40.810
Sebastopol Community Cultural Center: And yet, the public

932
02:26:41.090 --> 02:26:47.280

Sebastopol Community Cultural Center: is divided. It's actually caused a lot of division in the community, and people are upset.

933
02:26:47.720 --> 02:26:53.990
Sebastopol Community Cultural Center: So, I'm… I'd like to hear from the committee, what do you say to about that.

934
02:26:54.940 --> 02:27:10.940
Sebastopol Community Cultural Center: Well, first, thank you for naming the elephant in the room. I don't want to speculate as to what may or may not work politically to encourage people to change their minds. In fact, our intention for opening up the O'Reilly Building for an open house wasn't to convince them of our recommendation.

935
02:27:10.940 --> 02:27:26.990
Sebastopol Community Cultural Center: It was to share them… share with them our process and why we were working toward that recommendation. It was also to solicit community engagement, which is, again, if you look at our recommendation, our recommendation is for you to take on that task and do more of it in order to find a way

936
02:27:27.050 --> 02:27:36.299
Sebastopol Community Cultural Center: for you to bridge the gap between them. So I… I don't want to speculate as to what could work, but our recommendation is that we make… we make time

937
02:27:36.390 --> 02:27:45.599
Sebastopol Community Cultural Center: to do that. We… we don't have that capacity, as Kent started to say, we don't have the capacity to speak on behalf of the city or behalf of the Council, so we weren't…

938
02:27:46.640 --> 02:27:51.379
Sebastopol Community Cultural Center: I don't think we're in the position to make that type of change and commitment on your behalf.

939
02:27:51.770 --> 02:27:53.210
Sebastopol Community Cultural Center: It's more of…

940
02:27:53.390 --> 02:28:09.710
Sebastopol Community Cultural Center: soliciting where the energy is. So we had two different subcommittees. We had a finance committee and analysis… the finance analysis committee, but the other one, it was a community needs assessment committee. So part of that work was outreach to figure out what some of the needs are, which brought us to the bigger picture.

941
02:28:10.260 --> 02:28:19.939
Sebastopol Community Cultural Center: if there is contention to be solved, if there is work to be done to mend that, I think that that is actually part of the next stage of what we're recommending.

942
02:28:20.330 --> 02:28:22.049
Sebastopol Community Cultural Center: Does that answer your question?

943
02:28:23.100 --> 02:28:32.019
Sebastopol Community Cultural Center: I… oh, everyone's hand's up, but I have a question, too, so I… Councilmember Hinton had her hand up first, and then… and then Councilmember Carter.

944
02:28:33.960 --> 02:28:37.909
Sebastopol Community Cultural Center: So, we got some numbers.

945
02:28:38.160 --> 02:28:56.979
Sebastopol Community Cultural Center: that show the city buildings, and our commitment, at least in the current budget, for those city buildings and organizations, and it included the Senior Center, the museum, the community center, Sebastopol Little League Bathrooms, Village Park.

946
02:28:57.300 --> 02:29:17.060
Sebastopol Community Cultural Center: or, the library, the swimming pool in the Ives Park shed, to the tune of $561,000 that the city lays out for those buildings that we currently own. My question is, how much rent are we getting

947
02:29:17.190 --> 02:29:27.860
Sebastopol Community Cultural Center: On the… on the other side, to help support these outlays that are our current obligations, and they return each and every year to us.

948
02:29:28.440 --> 02:29:38.170
Sebastopol Community Cultural Center: maybe Ana could answer that. I… it wasn't clear in the report, and I'm curious on the revenue side what kind of rent we're getting. Part of the plan we've heard

949
02:29:38.170 --> 02:29:48.920
Sebastopol Community Cultural Center: Is that rent will be coming in to support the project, but these are current things that we're doing right now, so are we… are we collecting rent from any of these organizations?

950
02:29:53.230 --> 02:29:59.370

Sebastopol Community Cultural Center: Well, based on my review of all the current leases, we are not charging any rent that I'm aware of.

951
02:29:59.610 --> 02:30:00.490
Sebastopol Community Cultural Center: Okay.

952
02:30:00.770 --> 02:30:01.770
Sebastopol Community Cultural Center: Thank you.

953
02:30:02.370 --> 02:30:04.510
Sebastopol Community Cultural Center: And I have a question, too, if you…

954
02:30:04.840 --> 02:30:26.569
Sebastopol Community Cultural Center: That's regarding… Oh, I just wanted to make one quick, statement about the process. We were charged to, you know, come up with some solutions, and this is what our end was saying. So, like, the community divide, we haven't gotten there yet, and this is the point where we engage the community to figure out,

955
02:30:26.660 --> 02:30:29.219
Sebastopol Community Cultural Center: What the… what the buy-in could be.

956
02:30:30.120 --> 02:30:40.940
Sebastopol Community Cultural Center: I had a question today, and I think it, wasn't able to find it, and I thought we received it in one of our emails, one of the public comments, but one of the questions that was nagging at me is.

957
02:30:40.940 --> 02:30:52.170
Sebastopol Community Cultural Center: If… if we were to purchase a building, then we're not receiving tax revenue on that, so how much is O'Reilly Building actually paying in taxes? Do we have any property tax? Do we have any idea?

958
02:30:52.170 --> 02:30:53.769
Sebastopol Community Cultural Center: Because we would lose that.

959
02:30:55.980 --> 02:31:10.340
Sebastopol Community Cultural Center: No, I just… I know we got it in some public comment somewhere, and I just… I tried and tried to search through the emails, you know how many emails we get, so I was trying to find that out in there. And then another question I had, just more of a practical, question about

960

02:31:10.340 --> 02:31:21.400
Sebastopol Community Cultural Center: So, Alex, if we… if we had these buildings, and we had private renters in there, say we had a cafe, or we had something, and they're not able to pay their rent.

961
02:31:21.940 --> 02:31:25.200
Sebastopol Community Cultural Center: Where does that leave us as a city? Because eventually you're…

962
02:31:25.520 --> 02:31:38.899
Sebastopol Community Cultural Center: trying to evict someone, I mean, and it puts us in a really precarious position as a government entity now, having this type of dealing with private entities, and so I'm just curious from a practical perspective. Yeah,

963
02:31:38.920 --> 02:31:46.269
Sebastopol Community Cultural Center: I mean, ideally, we would have written lease agreements with them, and we would have all the same rights as any other land.

964
02:31:46.590 --> 02:31:48.229
Sebastopol Community Cultural Center: Property owner to a vet.

965
02:31:48.430 --> 02:31:59.210
Sebastopol Community Cultural Center: a tenant who doesn't pay rent, you know, that can sometimes be a lengthy and difficult process, but we would have those, you know, same abilities as any other property owner.

966
02:32:00.150 --> 02:32:00.980
Sebastopol Community Cultural Center: Okay.

967
02:32:06.520 --> 02:32:16.810
Sebastopol Community Cultural Center: If anyone ever comes up with that tax number, I appreciate… and I just… I can't find it anywhere, but I wanted to understand… The tax value is $13 million based on his sales, so it would be a percentage of that.

968
02:32:17.110 --> 02:32:25.529
Sebastopol Community Cultural Center: well, I understand that. I know what we pay… everyone pays in taxes. I just wondered, you know, I'm not going to do math right now, but anyway, that was my question.

969
02:32:25.760 --> 02:32:28.499
Sebastopol Community Cultural Center: Can I… can I follow that up? Sure, go ahead.

970
02:32:28.800 --> 02:32:47.129
Sebastopol Community Cultural Center: the city is a… doesn't pay property taxes, isn't that correct? If they buy a building, they don't pay property taxes? Correct. Property owned by the city is exempt, and so I think the question is, right now, if it's 13… assessed value is $13 million, we're probably getting around $26,000. That's very rough math.

971
02:32:47.670 --> 02:33:03.779
Sebastopol Community Cultural Center: 1% property tax, 20% of that would be about… So we would not… Losing that 26%. We would be owning an expensive thing. Yeah, when we own property, we don't pay taxes. Oh, property tax. Do they pay property taxes right now?

972
02:33:04.700 --> 02:33:06.170
Sebastopol Community Cultural Center: For an empty building.

973
02:33:06.290 --> 02:33:17.730
Sebastopol Community Cultural Center: Yes, yes. Wow. That building has been sitting empty since… for 8 years. Yeah. I mean, if they are, I assume they are. If they don't, eventually the county forecloses on the property, and…

974
02:33:17.990 --> 02:33:24.730
Sebastopol Community Cultural Center: Isn't it within the city limits? But the county is the administers tax, property taxes.

975
02:33:24.910 --> 02:33:27.950
Sebastopol Community Cultural Center: I think they're also paying a fire tax to Goldridge.

976
02:33:28.400 --> 02:33:29.640
Sebastopol Community Cultural Center: About 12.

977
02:33:29.880 --> 02:33:37.769
Sebastopol Community Cultural Center: $1,000 a year. I'm sorry? They're paying property taxes to Goldridge for the Fire District, too? Yes, yeah, so they would lose,

978
02:33:37.970 --> 02:33:40.440
Sebastopol Community Cultural Center: Revenue as well from there, so… okay.

979
02:33:44.630 --> 02:34:01.830

Sebastopol Community Cultural Center: Any other questions? I'm sorry, we refer those who don't know, we receive lots of documents and questions for all of this, so I was just trying to go through and understand, because I think some of the ones that were put in under due diligence didn't seem like they really went under due diligence, but they are things that… assumptions that I heard in the

980
02:34:01.830 --> 02:34:06.119
Sebastopol Community Cultural Center: Meeting that seemed like they could have been answered, so,

981
02:34:06.910 --> 02:34:20.500
Sebastopol Community Cultural Center: One of the things that wasn't clear to me in the presentation is when you were looking at all of this, and it's in these questions here, in these assumptions that you made, was that for all three buildings, or one of the buildings? That wasn't clear to me.

982
02:34:20.650 --> 02:34:38.370
Sebastopol Community Cultural Center: I actually, the… the finance… the finance committee did, one building and three buildings. So, like, if it were to take one building, that would be, like, an $8 million, expense, and if all three… Is that, like, the warehouse, or, like, the two… which…

983
02:34:38.610 --> 02:34:54.770
Sebastopol Community Cultural Center: So the $8 million would be one of the twin buildings, and you know, they can be sold, as I understand, individually, or as a package, and the package, you know, I think is listed somewhere near $18 million.

984
02:34:55.240 --> 02:34:56.659
Sebastopol Community Cultural Center: I see. Thank you.

985
02:34:57.720 --> 02:35:00.190
Sebastopol Community Cultural Center: Does anyone else have questions?

986
02:35:00.630 --> 02:35:03.459
Sebastopol Community Cultural Center: I don't wanna occupy all this, but…

987
02:35:04.400 --> 02:35:06.360
Sebastopol Community Cultural Center: Vice Mayor, did you have any?

988
02:35:07.240 --> 02:35:08.750
Sebastopol Community Cultural Center: Any other questions?

989
02:35:10.750 --> 02:35:12.570
Sebastopol Community Cultural Center: I'm sorry, Mary, hi.

990
02:35:13.230 --> 02:35:14.020
Sebastopol Community Cultural Center: Okay.

991
02:35:14.550 --> 02:35:15.770
Sebastopol Community Cultural Center: Yep,

992
02:35:17.010 --> 02:35:23.889
Sebastopol Community Cultural Center: So, if I might, could I… could I reiterate what the due diligence is that we're… that we're asking, that we're recommending?

993
02:35:26.310 --> 02:35:45.189
Sebastopol Community Cultural Center: Sure. That'd be appropriate? What we're recommending in terms of the due diligence is to examine the legal implications of the library JPA bylaws. We're asking you to do a bond council analysis, looking at what ruling on private businesses, use of tax-exempt debt, etc, which was mentioned. We're asking you to look at the financing.

994
02:35:45.200 --> 02:35:57.210
Sebastopol Community Cultural Center: So some of the questions that you've raised are the very questions we're asking you to raise, so if that makes sense, we're asking you to examine the building condition, some of the concerns you have about the actual building condition before making any further…

995
02:35:57.270 --> 02:36:13.439
Sebastopol Community Cultural Center: further progress toward it. We're asking you to continue to do community outreach, and the very concern that you just brought up about the division between a community, that's one of the things that we would like to recommend that you continue to incorporate in the due diligence process, and that you connect with the library to

996
02:36:13.440 --> 02:36:27.950
Sebastopol Community Cultural Center: work on developing the library partnership in this build, which was also mentioned in terms of the library's contribution to making this. So I hope… I apologize that I… I stammered a bit when I got started, but those were the things that we're really recommending for this council to take action on.

997
02:36:28.020 --> 02:36:32.169

Sebastopol Community Cultural Center: Go ahead, and then I have a question, too. Can you repeat the first one, please?

998
02:36:32.360 --> 02:36:35.400
Sebastopol Community Cultural Center: The first one is to examine the legal implications.

999
02:36:36.070 --> 02:36:44.200
Sebastopol Community Cultural Center: The library JPA bylaws, the no-cost lease obligation versus civic occupancy payment surplus land act review by City Attorney.

1000
02:36:44.320 --> 02:36:52.509
Sebastopol Community Cultural Center: A question I had is, when you've been working with the real estate agent, I mean, generally, they can give you an idea of what the utilities cost for those… to run those places?

1001
02:36:52.850 --> 02:36:55.650
Sebastopol Community Cultural Center: I didn't see that number anywhere. Does anyone?

1002
02:36:56.510 --> 02:37:08.430
Sebastopol Community Cultural Center: Yeah, it was, like, $240,000 or so. I have a spreadsheet, and I don't want to say the exact number, too, physically. For a year? Like, what time?

1003
02:37:08.580 --> 02:37:16.590
Sebastopol Community Cultural Center: Yeah, I think it's… I think it's for a year, but please let me, let me check in on that, but they… they were kind enough to send me what they pay.

1004
02:37:16.930 --> 02:37:18.540
Sebastopol Community Cultural Center: And so I do have that.

1005
02:37:19.120 --> 02:37:23.610
Sebastopol Community Cultural Center: Okay, all right. If there are no other questions, we can go out to public comment, Mary.

1006
02:37:23.970 --> 02:37:33.860
Sebastopol Community Cultural Center: Oh, yeah. Yeah, I was going to ask the committee members to go ahead and, if you want to have a seat, what will do public comments, so you don't have to stand there. Thank you so much, sorry about that.

1007

02:37:41.710 --> 02:37:45.590
Sebastopol Community Cultural Center: Do we want to wait until she, yeah, she gets settled?

1008
02:37:50.790 --> 02:38:07.279
Sebastopol Community Cultural Center: Okay, so this is for public comment for the discussion of building the commons recommendations from the Standing Committee. If you would like to make a public comment, it is a 2-minute time limit, and we do chambers first, out to Zoom chambers, so here's your opportunity for public comment.

1009
02:38:08.230 --> 02:38:24.179
Sebastopol Community Cultural Center: Thank you, and again, my apologies for speaking out of order previously. My name is Christine Koenig, and I am coming here in support of this. I did send to the Council a number of pages of research that I pulled together.

1010
02:38:24.230 --> 02:38:28.570
Sebastopol Community Cultural Center: About other cities who have done this, big and small, and…

1011
02:38:28.660 --> 02:38:36.260
Sebastopol Community Cultural Center: as a… I have a background as a journalist and a communications expert, especially in the mental health and wellness, and I found that

1012
02:38:36.360 --> 02:38:45.409
Sebastopol Community Cultural Center: even an hour away, Middletown in Lake County has created a combined library senior center. Not only have they found it to be highly successful for public engagement.

1013
02:38:45.410 --> 02:38:59.369
Sebastopol Community Cultural Center: but also for critical emergency resilience. Nationally, the data packs up what the committee has found as far as libraries and community hubs that routinely return $2 to $10 for every dollar invested in the communities

1014
02:38:59.370 --> 02:39:08.420
Sebastopol Community Cultural Center: With social… social… with stronger social ties, also see a measurable, measurably less crime.

1015
02:39:09.800 --> 02:39:19.409
Sebastopol Community Cultural Center: Additionally, I had, information specifically about murders and the drop in vehicle theft connected to higher social connectedness.

1016
02:39:19.440 --> 02:39:42.400
Sebastopol Community Cultural Center: As someone who created the loneliness Toolkit for Cura Link Healthcare, it's loneliness.tools if you wish to look that up, I'm acutely aware of the loneliness epidemic as a public health across this nation. I know that the concept of having a multi-generational community space is one that helps, not only

1017
02:39:42.400 --> 02:39:46.369
Sebastopol Community Cultural Center: Reduce barriers between people, but also helps

1018
02:39:46.370 --> 02:39:59.829
Sebastopol Community Cultural Center: reduce loneliness, especially with generations… Chris, can you have about 25 seconds? I come from Chicago, where they, ping pong was, they put 200 to 500 tables across the, city that,

1019
02:39:59.830 --> 02:40:16.719
Sebastopol Community Cultural Center: increased engagement with people who didn't know each other. I'd like to quickly address two things. One, adding on to a building that already has water damage, and you can't under… you don't know where it's coming from, that's putting a band-aid on a huge gash.

1020
02:40:16.720 --> 02:40:20.909
Sebastopol Community Cultural Center: Christine, that's 2 minutes. All right, thank you. Thank you for your public comment.

1021
02:40:20.970 --> 02:40:24.369
Sebastopol Community Cultural Center: Next, I'll go out to Zoom. Kate, can you unmute yourself, please?

1022
02:40:25.260 --> 02:40:26.650
kate: I am unmuted, thank you.

1023
02:40:26.650 --> 02:40:27.330
Sebastopol Community Cultural Center: Thank you.

1024
02:40:28.120 --> 02:40:30.210
kate: If there are a lot of West…

1025
02:40:30.240 --> 02:40:46.400
kate: county people with deep pockets that want to see this project go, let them pay for the due diligence. Specifically, the landlord who's

trying to unload their building that they can't sell or rent, and haven't been able to do so for the last 5 years.

1026
02:40:46.400 --> 02:41:04.209
kate: As we've seen tonight, the city cannot even prepare a budget at a glance without mixing up its accounts and fiscal obligations. As we've seen tonight, the city takes a long time to fix its infrastructures. We're all applauding that finally the roads are being fixed.

1027
02:41:04.390 --> 02:41:15.530
kate: This city has water infrastructure that is unstable and vulnerable. It has unsecured water towers and a water line that does not have any redundancy.

1028
02:41:15.530 --> 02:41:28.240
kate: The city has been charged by a civil grand jury as owing the enterprise $5.5 million due to a misallocation of ratepayer funds.

1029
02:41:28.240 --> 02:41:48.220
kate: There is no way the city can handle a project of this magnitude. It simply does not have the resources. It has an obligation to ratepayers to pay back the money identified by the grand jury so we can repair our infrastructure. You can't have a resiliency center without water.

1030
02:41:48.240 --> 02:42:00.400
kate: The library is loved, and it works. The Senior Center is so successful that they need to expand. These are social services that work where they are without additional cost.

1031
02:42:00.400 --> 02:42:07.139
kate: I think we've seen this before, when the county purchased the Sebastopol Inn for 6 times its appraised

1032
02:42:07.140 --> 02:42:27.800
kate: amount, and removed a hotel from downtown Sebastopol, which has had ongoing negative ramifications for the city, and of course, was a champagne moment for the commercial real estate dudes who sold the building and unloaded a hotel for six times its value during a pandemic. That was a coup for them.

1033
02:42:27.860 --> 02:42:33.630
kate: We do not need to give other commercial real estate guys more money. Thank you.

1034
02:42:33.910 --> 02:42:41.980

Sebastopol Community Cultural Center: Thank you, Kate, for your public comment. Next, I will come back into chambers. If there's anyone in chambers that would like to make a public comment on this item, please step up to the podium.

1035
02:42:44.650 --> 02:42:54.050
Sebastopol Community Cultural Center: Well, most of what I… oh, my name is Robert Store, and first I want to say I don't live in Sebastopol, but I do live in the West County, and

1036
02:42:54.240 --> 02:43:08.450
Sebastopol Community Cultural Center: the West County, District 5 has 10 times the population of Sebastopol, and we contrib… even though we don't pay taxes in Sebastopol, we do use the services, the restaurants, support the business in Sebastopol, and I think

1037
02:43:09.100 --> 02:43:13.439
Sebastopol Community Cultural Center: our input should be considered, and I am also

1038
02:43:14.140 --> 02:43:22.590
Sebastopol Community Cultural Center: have a question about District 5 and Linda Hopkins and why they're not involved in this at all, because all of these people in the West County

1039
02:43:23.250 --> 02:43:37.019
Sebastopol Community Cultural Center: are actually involved. As you saw from the two charts up there, most of the people who come to the Senior Center and the Library drive there from way out in the West County. In terms of the question that was asked about

1040
02:43:37.370 --> 02:43:47.529
Sebastopol Community Cultural Center: the, negative comments that have been submitted, and I have not seen, and they're not available to me particularly, but I have heard, just in discussing.

1041
02:43:47.910 --> 02:44:02.570
Sebastopol Community Cultural Center: you know, in the general discussion that's been going on now for months, basically, that the, the merchants on Main Street and around are concerned that businesses will… business will be lost there. The…

1042
02:44:02.780 --> 02:44:12.380
Sebastopol Community Cultural Center: The library is a place where children go after school and use, and it would be nice for them to be able to walk there.

1043
02:44:12.730 --> 02:44:14.480
Sebastopol Community Cultural Center: but…

1044
02:44:15.440 --> 02:44:25.209
Sebastopol Community Cultural Center: And of course, it's the fact that it's not in the Main Street area, and it's another part of Sebastopol. Well, that part of Sebastopol could use some help.

1045
02:44:25.900 --> 02:44:32.860
Sebastopol Community Cultural Center: we've all been there, and we've seen that it's… Robert, you have about 20 seconds. Okay, well,

1046
02:44:33.870 --> 02:44:36.429
Sebastopol Community Cultural Center: I guess that's what I have to say. I think,

1047
02:44:36.790 --> 02:44:39.879
Sebastopol Community Cultural Center: I think the fact that it's out there is manageable.

1048
02:44:40.080 --> 02:44:56.730
Sebastopol Community Cultural Center: with shuttles, and it is walkable from Annalee, and it's walkable from town if you want to do it, but you can drive there, and a shuttle can be provided to get people there for the kids and for anybody who wants to go there. Thank you. Thank you, Robert, for your public comment. Next, I'll go out to Zoom. Martin, can you unmute yourself, please?

1049
02:44:59.860 --> 02:45:01.310
Sebastopol Community Cultural Center: Thank you, can you hear us?

1050
02:45:01.890 --> 02:45:02.580
Martin Reed: Yes.

1051
02:45:02.630 --> 02:45:04.240
Sebastopol Community Cultural Center: Can you see the timer?

1052
02:45:04.490 --> 02:45:05.469
Martin Reed: Yes, thank you.

1053
02:45:05.470 --> 02:45:06.280
Sebastopol Community Cultural Center: Great, go ahead.

1054
02:45:06.680 --> 02:45:11.710
Martin Reed: Good evening, Mayor and Councilmembers. I'm Martin Reed, a Sebastopol resident.

1055
02:45:11.850 --> 02:45:20.379
Martin Reed: I run the Reed Group Real Estate Team at the Barlow, and serve as the Executive Director of the Sonoma County Tool Library.

1056
02:45:20.740 --> 02:45:38.150
Martin Reed: I'll be upfront, the Tua Library would love to call a Future Commons home, so I'm not neutral, but I'd support a thorough look at this opportunity either way. I rented office space in the O'Reilly Building in 2018, and saw firsthand its potential as a community asset.

1057
02:45:38.580 --> 02:45:53.770
Martin Reed: Tonight has surfaced important questions about building condition, renovation, financing, tax impacts, and community support. These aren't reasons to reject the idea before examining it. They're exactly what due diligence is for.

1058
02:45:54.100 --> 02:46:06.850
Martin Reed: That comparison should be complete and public, weighing acquisition, repairs, and operating costs against rental income and the cost of fixing or expanding what we have now.

1059
02:46:07.200 --> 02:46:18.760
Martin Reed: And the scale matters. The committee's estimate for new civic construction is around 1,700 a square foot. This campus is listed under 200 a foot, already built.

1060
02:46:19.100 --> 02:46:21.990
Martin Reed: With parking and infrastructure in place.

1061
02:46:22.650 --> 02:46:27.680
Martin Reed: Even with meaningful repairs, that's a comparison worth making carefully.

1062
02:46:28.640 --> 02:46:43.040
Martin Reed: As this moves forward, I'd be glad to offer my real estate experience to the city at no charge, property review, market context, or any practical support that helps create a clear and credible analysis.

1063
02:46:43.630 --> 02:46:47.409

Martin Reed: Thank you. I'm rooting for a careful process, and I'm here to help.

1064
02:46:48.970 --> 02:46:52.690
Sebastopol Community Cultural Center: Thank you, Martin, for your public comment. Next, I will come back into chambers.

1065
02:46:54.480 --> 02:47:07.420
Sebastopol Community Cultural Center: Greg Boblett, I know most people in the room, and I really… my heart is here. I hope that we can make a commons that's workable. I don't think this proposal is the right one.

1066
02:47:07.540 --> 02:47:24.490
Sebastopol Community Cultural Center: It needs a lot more work. If the building's so cheap, why has it been on the market for so long? I own real estate here in town. I own an office building in town, and office space is difficult to manage, and the city's not… should not be a landlord.

1067
02:47:24.840 --> 02:47:35.060
Sebastopol Community Cultural Center: There are other buildings that are available, or will be available soon, including the West America Bank, will be available probably within the next year and a half or so.

1068
02:47:35.270 --> 02:47:39.580
Sebastopol Community Cultural Center: And one thing… a couple things I want to point out.

1069
02:47:39.960 --> 02:47:43.850
Sebastopol Community Cultural Center: We call it the Commons, and we left out the community center.

1070
02:47:44.650 --> 02:47:48.539
Sebastopol Community Cultural Center: What happened there? The most vulnerable building of all.

1071
02:47:49.080 --> 02:48:01.290
Sebastopol Community Cultural Center: No solutions there. And the whole project has been presented as 90,000 feet, when the need was 45,000 feet, from what I heard and what I read.

1072
02:48:01.650 --> 02:48:04.610
Sebastopol Community Cultural Center: Why wasn't it addressed at that level?

1073
02:48:04.820 --> 02:48:16.880
Sebastopol Community Cultural Center: And financing, as we heard from our legalese over there, is tricky as a city

1074
02:48:17.050 --> 02:48:21.380
Sebastopol Community Cultural Center: group to… to be a landlord. It's… it's very tricky.

1075
02:48:21.940 --> 02:48:30.229
Sebastopol Community Cultural Center: The library could operate as an annex. It doesn't have to have 20,000 square feet in one place. It could be…

1076
02:48:30.330 --> 02:48:36.369
Sebastopol Community Cultural Center: served better by having regional areas, another building somewhere else in town that worked.

1077
02:48:36.930 --> 02:48:45.680
Sebastopol Community Cultural Center: And that's about it. I'm happy to work for a solution for some sort of commons, but this one's wrong.

1078
02:48:46.670 --> 02:48:51.750
Sebastopol Community Cultural Center: Thank you, Craig, for your public comment. Next, I'll go out to Zoom. Lisa, can you unmute yourself, please?

1079
02:48:52.230 --> 02:48:53.519
Lisa Pierce: Yes, can you hear me?

1080
02:48:53.520 --> 02:48:55.420
Sebastopol Community Cultural Center: I can hear you. Can you see the timer?

1081
02:48:55.420 --> 02:48:56.569
Lisa Pierce: Yes, I can, thank you.

1082
02:48:56.570 --> 02:48:57.720
Sebastopol Community Cultural Center: Go ahead, please.

1083
02:48:57.720 --> 02:49:06.130
Lisa Pierce: I want to mention that assuming we would do major flood mitigation for the community center would be kind of nuts, in my opinion.

1084
02:49:06.450 --> 02:49:24.289
Lisa Pierce: While I appreciate all the work that the Commons Committee put into this process, I'm sorry that the only options were… that were considered were ones that had the Senior Center, the Community Center, City Hall, and the Library all under one roof. As far as I know, this was the Committee's mandate.

1085
02:49:24.330 --> 02:49:33.640
Lisa Pierce: However, the library and community center have very different needs. I feel that the library should be in the heart of town, surrounded by residential neighborhoods.

1086
02:49:33.640 --> 02:49:44.369
Lisa Pierce: The community center, on the other hand, should, because of noise issues, be far away from residential neighborhoods, including the housing right next to the O'Reilly building.

1087
02:49:44.370 --> 02:49:50.390
Lisa Pierce: The community center requires ample and available parking for the hundreds of people attending events.

1088
02:49:50.680 --> 02:50:01.610
Lisa Pierce: The three options being presented are not our only options. I think we can do better if we don't limit ourselves to keeping all these organizations under one roof.

1089
02:50:01.790 --> 02:50:08.830
Lisa Pierce: The Senior Center will likely move to a larger space, no matter how the Council votes on this decision. Thank you.

1090
02:50:10.530 --> 02:50:15.940
Sebastopol Community Cultural Center: Thank you, Lisa, for your public comment. Next, I'll come back into chambers. Oliver? Here's my sign again.

1091
02:50:16.290 --> 02:50:35.000
Sebastopol Community Cultural Center: So, fundamentally, I'm not opposed to this project, wherever the building is, and it's very… I'm sure those bank buildings are all going to be coming on the market very, very soon, right in the, you know, in the center of town. My problem is what the science says, which is… and what this gentleman here said, which is…

1092
02:50:35.380 --> 02:50:52.329
Sebastopol Community Cultural Center: My wife drives for the Senior Center. Most of the people who use the Senior Center don't live in the

city of Sebastopol. The library, loads of people drive in to use the library, and that's great. I'm a big fan of it. A lot of people come to the community center from West County and around.

1093
02:50:52.590 --> 02:51:05.680
Sebastopol Community Cultural Center: The fundamental problem we have here is the city of Sebastopol doesn't have very many taxpayers, we don't have very good sales tax revenue, and we can't keep paying for county projects. It's really simple. So, here's the sign again.

1094
02:51:05.760 --> 02:51:07.290
Sebastopol Community Cultural Center: So, what…

1095
02:51:07.340 --> 02:51:17.790
Sebastopol Community Cultural Center: this next… this specific ask tonight is for the city to contribute money to research whether this is feasible or not. So, for example.

1096
02:51:17.790 --> 02:51:28.240
Sebastopol Community Cultural Center: That's a… we're talking about specifically buying a 25-year-old building, therefore the roof is obsolete. Most commercial building roofs last about 25 years.

1097
02:51:28.240 --> 02:51:41.700
Sebastopol Community Cultural Center: You're talking probably half a million to replace that straight away. You've got… because it's going to be a city building, the city is now going to be a commercial landlord, as previously been discussed. The city can't do that. I mean, we can't…

1098
02:51:41.970 --> 02:52:00.460
Sebastopol Community Cultural Center: the city can barely… the staff we have can barely run the city without trying to manage a commercial building, with people not paying their rent, and having to chase them, and so on and so forth. The energy costs are going to be complicated in terms of HVAC and so on, because the building's 25 years old. Everything will have to be in compliance.

1099
02:52:00.620 --> 02:52:08.709
Sebastopol Community Cultural Center: So, the county should definitely be asked to contribute to look at the feasibility of future

1100
02:52:08.820 --> 02:52:18.710
Sebastopol Community Cultural Center: Commons buildings, but I don't think the city should be spending any money on this at all, in terms of researching it. Thank you. Thank you, Oliver, for your public comments.

1101
02:52:19.030 --> 02:52:22.749
Sebastopol Community Cultural Center: Next, I'll go out to Zoom. Mary, can you unmute yourself, please?

1102
02:52:25.770 --> 02:52:26.350
mary cone: Yep.

1103
02:52:26.660 --> 02:52:28.490
Sebastopol Community Cultural Center: Thank you. Can you still see the timer?

1104
02:52:28.710 --> 02:52:29.480
mary cone: I can.

1105
02:52:29.480 --> 02:52:30.469
Sebastopol Community Cultural Center: Thank you, go ahead.

1106
02:52:30.860 --> 02:52:36.669
mary cone: So, in listening to all of this, I've come up with little certain things.

1107
02:52:37.050 --> 02:52:51.670
mary cone: In the Sebastopol Times, Kent said if they're… whoever it is, the library or, senior center, if they're not paying rent now, they won't have to pay rent at O'Reilly. I don't know if that's true.

1108
02:52:52.380 --> 02:52:58.959
mary cone: You are comparing Sebastopol with Davis. I don't really think that's a comparison.

1109
02:52:59.120 --> 02:53:06.110
mary cone: And, so this really is about the EIFD.

1110
02:53:06.630 --> 02:53:15.899
mary cone: I've asked Phil about it, and he said he's in touch with Linda constantly, but that sentence is meaningless to…

1111
02:53:16.110 --> 02:53:24.799
mary cone: The citizens, because we need to know that the county is 100% behind this, legal papers signed, all of that.

1112
02:53:25.460 --> 02:53:40.270

mary cone: I mean, basically, I think this is a great idea. However, I don't think we should be paying for it as taxpayers. I pay a lot of money in tax… property taxes, and I… I don't want

1113
02:53:40.880 --> 02:53:51.020
mary cone: my taxes going to pay for all this due diligence. I don't understand why this group can't raise some money and do it themselves. Thanks.

1114
02:53:52.180 --> 02:53:55.760
Sebastopol Community Cultural Center: Thank you, Mary, for your public comment. Next, I'll come back into chambers.

1115
02:53:57.410 --> 02:54:02.489
Sebastopol Community Cultural Center: Hi, my name's Brian Ledig, I'm a realtor. I'm also on the board of the Sebastopol Senior Center.

1116
02:54:03.980 --> 02:54:12.860
Sebastopol Community Cultural Center: what we're looking at here is whether or not we're interested in starting to do our due diligence. No decisions are being made tonight.

1117
02:54:14.280 --> 02:54:20.599
Sebastopol Community Cultural Center: I've read a bunch of the comments on this, and most of it was that we can't afford it.

1118
02:54:20.990 --> 02:54:28.659
Sebastopol Community Cultural Center: We don't know that we can't afford it. We can't know that until we actually start doing due diligence. We don't know if the roof is shot.

1119
02:54:28.920 --> 02:54:36.270
Sebastopol Community Cultural Center: We need to do… we need to investigate that. I'm a realtor, and these are all inspections that happen in escrow.

1120
02:54:36.530 --> 02:54:40.020
Sebastopol Community Cultural Center: And we would do the same thing here, that…

1121
02:54:40.810 --> 02:54:49.659
Sebastopol Community Cultural Center: What we have is an opportunity to move everyone under one roof. The Senior Center has… has… most of their classes have wait lists.

1122
02:54:50.010 --> 02:54:56.129
Sebastopol Community Cultural Center: And because it's not large enough, we definitely need to expand and double our size.

1123
02:54:56.800 --> 02:54:58.649
Sebastopol Community Cultural Center: There's no way we can do that.

1124
02:54:58.950 --> 02:55:07.620
Sebastopol Community Cultural Center: You know, we can't afford to build a new facility, we can't afford to buy a facility. So, in doing something like this, we would certainly be able to do that.

1125
02:55:07.660 --> 02:55:23.350
Sebastopol Community Cultural Center: So anyway, but this is just a start, and everyone's saying, well, wait, we can't afford it. We don't know those answers. We don't know what the shape of the building is. We don't know what the remodel costs would be. We don't know any of this until we start doing our due diligence. Thank you.

1126
02:55:23.540 --> 02:55:28.509
Sebastopol Community Cultural Center: Thank you for your public comment. Next, I'll go out to Zoom. Steve, can you unmute yourself, please?

1127
02:55:29.400 --> 02:55:30.820
Steve Pierce: Yes, thank you.

1128
02:55:30.870 --> 02:55:32.769
Sebastopol Community Cultural Center: Thank you. Can you see the timer?

1129
02:55:33.460 --> 02:55:44.650
Steve Pierce: Yes, thank you. I'm mainly concerned about the loss of vitality for our downtown, and the walkability if the library moves to the edge of the city.

1130
02:55:45.020 --> 02:55:48.019
Steve Pierce: And I'm concerned about the financial risk to our city.

1131
02:55:48.170 --> 02:55:51.390
Steve Pierce: Speaking of roofs, that 25-year-old roof.

1132
02:55:51.530 --> 02:55:53.749
Steve Pierce: I just looked it up on…

1133
02:55:53.990 --> 02:56:02.799
Steve Pierce: the cost for the entire campus replacing the roof, according to AI, is $240,000 to over $480,000.

1134
02:56:02.970 --> 02:56:06.879
Steve Pierce: And I've heard it said, well, the tenants will pay for the…

1135
02:56:07.170 --> 02:56:16.060
Steve Pierce: these costs. Well, it's not really realistic to expect the tenants will be able to pay all these maintenance costs when most don't pay rent now.

1136
02:56:16.450 --> 02:56:30.449
Steve Pierce: Moving the community center in its entirety is really not feasible because of the noise issue with the housing directly next door. So, the city is still left with the maintenance costs of the existing community center.

1137
02:56:30.710 --> 02:56:41.160
Steve Pierce: The hope that if the existing city properties are sold, that there will be an increase, excuse me, tax roll will feed the commons.

1138
02:56:41.160 --> 02:56:51.409
Steve Pierce: But that doesn't take into account that the new property rented to nonprofit and government entities takes away from the tax rolls. Overall, it's most likely a wash.

1139
02:56:51.590 --> 02:57:01.729
Steve Pierce: It was stated in the staff report that the next decade of maintenance on the library could exceed 20% of their replacement value, which would be around $2 million.

1140
02:57:01.940 --> 02:57:16.700
Steve Pierce: Where does that estimate come from? The city recently replaced the roof and the HVAC system. Under any scenario, for the different options, the city would still most likely be on the hook for the drainage and the exterior wall repair.

1141
02:57:16.780 --> 02:57:29.329
Steve Pierce: It's good news that the library system committed to investing $1 million into the Occidental branch. We need them to do the same in Grayton, in Forestville, and maybe Bodega.

1142

02:57:29.370 --> 02:57:36.889
Steve Pierce: We need some of the pressure relieved from Sebastopol for carrying the financial responsibility for expansion.

1143
02:57:36.950 --> 02:57:47.400
Steve Pierce: Before voting to spend money and more staff time, the city needs to clear commitment from the library and the senior center that they'll be paying a substantial rent or cash.

1144
02:57:47.400 --> 02:57:48.749
Sebastopol Community Cultural Center: Steven, that's 2 minutes.

1145
02:57:48.750 --> 02:57:49.340
Steve Pierce: Thank you.

1146
02:57:49.720 --> 02:57:53.050
Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will come back into chambers.

1147
02:57:53.880 --> 02:58:05.440
Sebastopol Community Cultural Center: Thank you, City Council members. What a great night of civic debate. I'm Lawrence Jaffe, associated with the Grange, with the Kiwanis, with SW100, speaking for myself.

1148
02:58:06.020 --> 02:58:12.579
Sebastopol Community Cultural Center: Henry Ford said, if I'd asked people what they wanted, they would have told me that they want faster horses.

1149
02:58:14.120 --> 02:58:27.299
Sebastopol Community Cultural Center: This is a transformational moment. This is as big as putting the train into Sebastopol and taking the train out. This is as big as adding Regal Park or adding this whole section where we are, which used to be the sewage treatment plant.

1150
02:58:27.600 --> 02:58:40.750
Sebastopol Community Cultural Center: The City of Sebastopol is in the same situation as the County of Sonoma, and the City of Santa Rosa, and the City of Runner Park. All are actively looking at moving out of their dilapidated infrastructure.

1151
02:58:41.050 --> 02:58:54.200
Sebastopol Community Cultural Center: We are not meeting in the city council chambers because it is outmoded. We are meeting at an adjunct

place that was always meant to be temporary. Your city council chambers can't house us.

1152
02:58:54.230 --> 02:59:03.650
Sebastopol Community Cultural Center: we are at a transitional moment. Should we do the due diligence to find out that we can move and transform Sebastopol? Well, if it only costs

1153
02:59:04.110 --> 02:59:21.579
Sebastopol Community Cultural Center: $45,000? $100,000 to find out if we can move up there and transform the town? We should find out the answer. And then we should ask the people. You are our representatives, I know each of you has bold vision, and I know each of you are charged with evaluating

1154
02:59:22.460 --> 02:59:29.980
Sebastopol Community Cultural Center: And then deciding whether or not the risk is worth the reward. We don't yet have enough information to know

1155
02:59:30.200 --> 02:59:34.279
Sebastopol Community Cultural Center: if we… if the risk is worth the reward. But I do know you have vision.

1156
02:59:34.500 --> 02:59:44.729
Sebastopol Community Cultural Center: And I think, again, Henry Ford said, if I asked people what they want, they would have asked for faster horses. And I sure heard a lot of faster horses comments tonight.

1157
02:59:45.140 --> 02:59:46.020
Sebastopol Community Cultural Center: Thank you.

1158
02:59:46.170 --> 02:59:51.100
Sebastopol Community Cultural Center: Thank you for your public comment. Next, I'll go out to Zoom. Linda, can you unmute yourself, please?

1159
02:59:55.430 --> 02:59:56.690
Linda Robinett: Yes.

1160
02:59:56.940 --> 02:59:58.860
Sebastopol Community Cultural Center: Thank you. Can you see the timer?

1161
02:59:58.860 --> 02:59:59.710
Linda Robinett: Yes, I can.

1162
02:59:59.710 --> 03:00:00.919
Sebastopol Community Cultural Center: Great, go ahead, please.

1163
03:00:01.360 --> 03:00:07.719
Linda Robinett: Yeah, my comment is probably more emotional, I don't know all these details on this stuff.

1164
03:00:08.060 --> 03:00:13.810
Linda Robinett: Is, number one, Whether the library's close or not depends on where you live.

1165
03:00:14.080 --> 03:00:27.299
Linda Robinett: O'reilly Building is an easy walk for me. It's in front of… it's essentially in front of the, Lucky's and all that, and I can walk there. So it depends on what edge of town you live in. I live behind Pacific,

1166
03:00:27.470 --> 03:00:32.809
Linda Robinett: Market, which has a lot of people, a lot of different condos and other buildings behind it.

1167
03:00:32.930 --> 03:00:46.289
Linda Robinett: So, walkability, and also the bus route could be changed. The bus route now goes to, stops in front of the Senior Center. It certainly could be changed to stop in front of O'Reilly, so that, that's that free bus we have.

1168
03:00:46.650 --> 03:01:01.599
Linda Robinett: But also, the Riley Building has the virtue of it's got this external structure. I asked about, well, how could you, make new offices? And they said, all the load bearing is on the outside, essentially, so…

1169
03:01:01.600 --> 03:01:06.870
Linda Robinett: You can make new offices, you can tear stuff out, you can reduce stuff down, and I can see

1170
03:01:07.990 --> 03:01:20.570
Linda Robinett: you know, the senior center, the joke there is we… if we had all the space in the world, it'd all be just taken up by the Mahjong group, so the senior center definitely does not have enough room. In the library.

1171

03:01:20.580 --> 03:01:32.349
Linda Robinett: is, I think, the most heavily used per capita branch in the whole system. So keep that in mind. Not only the West County uses it, but Sebastopol and probably some other people.

1172
03:01:36.380 --> 03:01:39.359
Sebastopol Community Cultural Center: Thank you, Linda, for your public comment. Next, I will come back into chambers.

1173
03:01:41.990 --> 03:01:43.180
Sebastopol Community Cultural Center: Thank you, Mary.

1174
03:01:43.190 --> 03:01:50.649
Sebastopol Community Cultural Center: Hi, I'm Katie Davis with the Senior Center. I first wanted to start with some gratitude for this committee. It's been…

1175
03:01:50.660 --> 03:02:00.779
Sebastopol Community Cultural Center: It's a group of volunteers that have dedicated, over a year of their time. I've seen secondhand the love, compassion, passion.

1176
03:02:00.780 --> 03:02:12.199
Sebastopol Community Cultural Center: care that they've put into this project, and whether we agree or disagree, I just want to share that gratitude, particularly for Kent Jenkins, who's the Senior Center Representative.

1177
03:02:14.350 --> 03:02:27.070
Sebastopol Community Cultural Center: Of course, I'm here as an advocate for the Senior Center, and for those of you who are not familiar, maybe haven't gone, I just want to paint the picture for you of what is happening at the Senior Center right now. We're cramming

1178
03:02:27.070 --> 03:02:35.139
Sebastopol Community Cultural Center: Senior centers and their caregivers into the tiny rooms of this 100-year-old house.

1179
03:02:35.270 --> 03:02:49.410
Sebastopol Community Cultural Center: We're cramming them into hallways, as classes are waiting to get in and out of other classrooms. We're putting them with volunteers in the hallways to learn how to use their smartphones to stay connected to the world and their grandkids.

1180
03:02:50.090 --> 03:02:58.590

Sebastopol Community Cultural Center: It's… I know. The Senior Center gets a lot of incredible accolades. The staff

1181
03:02:58.590 --> 03:03:14.910
Sebastopol Community Cultural Center: are regularly commended for the work that they do. And I think about if we had dignified working conditions, where we're not crammed 3 and 4 into a, you know, a 20-square-foot office, what else we could do for this community?

1182
03:03:15.980 --> 03:03:40.920
Sebastopol Community Cultural Center: there, like Brian said, you know, we've got 30 to 40 seniors a week on wait lists. I'm having regular conversations with seniors who cannot access services because they can't find parking, or they can't make it up the hill. And it's just not acceptable, and so… Katie, you have about 15 seconds. Thank you. So I implore the City Council to… let's move to the next step, let's do some due diligence, let's

1183
03:03:40.920 --> 03:03:43.769
Sebastopol Community Cultural Center: invest in this idea and have a vision. Thank you.

1184
03:03:44.450 --> 03:03:47.820
Sebastopol Community Cultural Center: Thank you for your public comment. Next, I'll go out to Zoom.

1185
03:03:48.560 --> 03:03:51.370
Sebastopol Community Cultural Center: Google PixCA, can you unmute yourself, please?

1186
03:04:00.180 --> 03:04:03.510
Sebastopol Community Cultural Center: There's someone on Zoom for… there you go. Can you hear us okay?

1187
03:04:03.510 --> 03:04:07.180
Google Pixel 6a: Hi, my name is Von Whalen, and just a couple of points.

1188
03:04:07.380 --> 03:04:16.450
Google Pixel 6a: If the city staff takes on this project, what aren't they going to be able to do? What are the consequences of projects that aren't going to be addressed

1189
03:04:17.260 --> 03:04:20.439
Google Pixel 6a: In this period of their doing diligence.

1190
03:04:20.690 --> 03:04:31.750
Google Pixel 6a: This is a really important decision. I understand the need for transformation, but there's a lot of financial issues. If we looked at the fire department, we're still paying for the hospital.

1191
03:04:31.910 --> 03:04:44.389
Google Pixel 6a: Even though that's gone. I would like to see this put out to a vote of the citizens. I don't know what that would be involved, but at the end of the day, if this doesn't work out.

1192
03:04:44.630 --> 03:04:48.519
Google Pixel 6a: We're all gonna be… it's all gonna be on our… our property tax bill.

1193
03:04:49.240 --> 03:04:54.010
Google Pixel 6a: you know, like I said, we're still paying for the hospital, we're paying for the fire department.

1194
03:04:54.660 --> 03:04:59.649
Google Pixel 6a: And that's what happens when the city, takes on projects

1195
03:05:00.150 --> 03:05:12.199
Google Pixel 6a: and, you know, who, at the end of the day, that's who the citizens end up paying for things. So, I'm not sure what it takes to get a ballot measure going, but,

1196
03:05:12.450 --> 03:05:18.459
Google Pixel 6a: I would like to see that, because I think the debt will fall upon the citizens of the city. Thank you.

1197
03:05:19.150 --> 03:05:22.590
Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will come back into chambers.

1198
03:05:23.010 --> 03:05:29.969
Sebastopol Community Cultural Center: Hi, my name's Gary Batchelor. I'm on the board of the Senior Center, past president of the board.

1199
03:05:30.770 --> 03:05:39.650
Sebastopol Community Cultural Center: The challenge that we have at the Senior Center is… is the space, is, as Katie stated, as Brian stated.

1200
03:05:39.650 --> 03:05:51.700

Sebastopol Community Cultural Center: We're just running out of room. To keep in… keep in mind that the Sebastopol Area Senior Center is the largest independent senior center north of San Francisco.

1201
03:05:51.800 --> 03:05:53.210
Sebastopol Community Cultural Center: Last year.

1202
03:05:53.310 --> 03:06:05.949
Sebastopol Community Cultural Center: Last fiscal year, 40,000, check-ins at the Senior Center. We… our membership continues to grow and grow. The Riley Building seemed like a godsend for us, because

1203
03:06:06.140 --> 03:06:09.649
Sebastopol Community Cultural Center: Knowing Tim O'Reilly, that building was built

1204
03:06:10.530 --> 03:06:14.149
Sebastopol Community Cultural Center: To his standards, and his standards were incredible.

1205
03:06:14.270 --> 03:06:17.860
Sebastopol Community Cultural Center: So, as Brian said.

1206
03:06:18.100 --> 03:06:26.480
Sebastopol Community Cultural Center: take a good look at this building, at these buildings, because I think they offer a lot for the city of Sebastopol, and

1207
03:06:27.070 --> 03:06:37.029
Sebastopol Community Cultural Center: For the senior centers, considering that, over a third of the population, just looking around this room in Sebastopolar Sr, so…

1208
03:06:37.580 --> 03:06:38.650
Sebastopol Community Cultural Center: Thank you.

1209
03:06:39.720 --> 03:06:44.089
Sebastopol Community Cultural Center: Thank you, Gary, for your public comment. I will go out to Zoom. Lee, can you unmute yourself, please?

1210
03:06:46.550 --> 03:06:51.299
Lee: Yes, I just bit into a cracker. Bad planning.

1211

03:06:51.530 --> 03:06:52.840
Lee: Go ahead, I've got it.

1212
03:06:55.060 --> 03:06:57.350
Sebastopol Community Cultural Center: Lee, do you want to provide public comment?

1213
03:06:57.580 --> 03:06:58.500
Lee: Yes, go ahead.

1214
03:06:58.670 --> 03:06:59.760
Lee: I mean, I'll go ahead.

1215
03:07:00.900 --> 03:07:04.280
Lee: I've seen Councilmember Carter's famous spreadsheet.

1216
03:07:04.540 --> 03:07:09.179
Lee: The financials could work based on the preliminary assumptions that the committees created.

1217
03:07:09.730 --> 03:07:23.350
Lee: There are three key issues, however, that can't be avoided by hiring a consultant. The council should understand each and be okay with them. If the majority of the council would not be comfortable with one, the others don't matter. The project would not… should not move ahead.

1218
03:07:23.610 --> 03:07:35.100
Lee: Number one is, is this legal? There have been lawsuits on the issue of using tax dollars to fund the purchase of a building with commercial space. The primary measure by courts has been the proportion of civic and commercial spaces.

1219
03:07:35.990 --> 03:07:40.689
Lee: this… Small spaces, commercial spaces, are generally acceptable.

1220
03:07:40.930 --> 03:07:46.150
Lee: This project has 40% of the space and 67% of the revenue from commercial tenants, so…

1221
03:07:46.460 --> 03:07:52.760
Lee: Big question for Alex. Don't need a consultant. The finances as they exist now have a $10 million funding gap.

1222

03:07:53.100 --> 03:08:10.920
Lee: The revenues don't support $10 million more debt. The project feasibility depends on raising $10 million in donations. $4 million? Right now, they're thinking $4 million in gifts and donations, $5 million from the county, and a million from state and federal grants. Is the City Council comfortable that that could be done?

1223
03:08:11.630 --> 03:08:26.490
Lee: The third is the plan, budget requires the city to pay rent. Now, it's not rent, ask Phil, he'll explain it, but it's like rent. For the space that's occupied by city staff, the senior center, the community center, whatever civic

1224
03:08:26.500 --> 03:08:41.090
Lee: partners are there. It's about $900,000 a year in the current model, probably isn't going to change a lot. You already pay some costs for existing buildings, so it's going to be about maybe $450,000 to $500,000 in new spending annually.

1225
03:08:41.350 --> 03:08:49.100
Lee: But, you do have a def… $500,000 deficit running right now, so this would probably require new taxes. Are you okay with that?

1226
03:08:49.240 --> 03:09:02.569
Lee: Like I said, you don't need a consultant to answer the legal question. If you're comfortable going after 10 million grants and donations, that hurdle's passed. If you're okay with raising taxes, that hurdle's passed, and this could work.

1227
03:09:02.980 --> 03:09:12.370
Lee: If it's not, you could send them back and ask them to look at a scaled-down project. Go back to assessing the library, or maybe just buy one of the buildings.

1228
03:09:12.370 --> 03:09:13.620
Sebastopol Community Cultural Center: Lee, that's 2 minutes.

1229
03:09:13.620 --> 03:09:14.579
Lee: Yeah, I know, thank you.

1230
03:09:14.800 --> 03:09:18.469
Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will come back into chambers.

1231
03:09:19.200 --> 03:09:21.959

Sebastopol Community Cultural Center: Hi, my name is Paul Fritz.

1232
03:09:22.200 --> 03:09:30.870
Sebastopol Community Cultural Center: I'd first like to say I do appreciate the look into this. I think the Commons is a great idea. However, I don't think that the O'Reilly Building is the solution.

1233
03:09:31.050 --> 03:09:41.680
Sebastopol Community Cultural Center: These civic functions belong downtown. They contribute to the vitality of our community. They are the heart of our community, both figuratively at the heart, but they're also… they should be literally the heart of our community.

1234
03:09:41.900 --> 03:09:44.959
Sebastopol Community Cultural Center: Downtown will miss these organizations if they leave.

1235
03:09:45.590 --> 03:09:50.689
Sebastopol Community Cultural Center: We're a community that understands the climate crisis we are facing. We need to get real about it.

1236
03:09:51.070 --> 03:09:57.810
Sebastopol Community Cultural Center: This location is a drive-to location, as evidenced by the enormous parking lot. It's probably the biggest parking lot in the city.

1237
03:09:58.180 --> 03:10:00.549
Sebastopol Community Cultural Center: And I know some people are super excited about that.

1238
03:10:00.810 --> 03:10:09.879
Sebastopol Community Cultural Center: This is a drive-to location. The locations where these community facilities are now are walk-to locations. I get some people drive, a lot of people drive.

1239
03:10:10.050 --> 03:10:20.029
Sebastopol Community Cultural Center: But you're now saying all the people that can walk to those places are now going to be driving. We're adding to the driving and the congestion and the pollution in town.

1240
03:10:20.140 --> 03:10:24.499
Sebastopol Community Cultural Center: We need to get out of our cars, and this location no way supports that.

1241

03:10:27.980 --> 03:10:42.690
Sebastopol Community Cultural Center: I understand the space needs of these community organizations, but this is simply not the right solution for the long-term health of our community. There's a concept called the 15-minute city. We have a 15-minute city because these things are located at the center of our city. Most people can walk and bike.

1242
03:10:42.830 --> 03:10:48.659
Sebastopol Community Cultural Center: to these community facilities in 15 minutes. This new location, that's not going to be the case.

1243
03:10:48.860 --> 03:11:08.220
Sebastopol Community Cultural Center: more people that live in, you know, the neighborhood behind Lucky, and they'll be able to walk now, but a great portion of the people that are already walking will not be able to, and those are just going to add more cars to our city streets, which you already… I know we have a lot of complaints about congestion already. This is not going to solve that problem. Thank you.

1244
03:11:08.390 --> 03:11:13.440
Sebastopol Community Cultural Center: Thank you, Falp for your public comment. Next, I will go out to Zoom. Michael, can you unmute yourself, please?

1245
03:11:14.580 --> 03:11:21.259
Michael Carnacchi: I can, I'm trying to find the timer. Hang on one second… where is the timer?

1246
03:11:24.270 --> 03:11:26.499
Michael Carnacchi: There it is. Okay, I got the timer.

1247
03:11:26.870 --> 03:11:35.110
Michael Carnacchi: My name is Michael Carnacchi, and I am a sole proprietor. I've owned a small business on Main Street for 33 years now.

1248
03:11:35.470 --> 03:11:44.019
Michael Carnacchi: If the… Current City Hall, Library, and Senior Center property is bought by a housing developer.

1249
03:11:44.840 --> 03:11:50.529
Michael Carnacchi: Okay, that's gonna be a substantial loss Of parking for retail businesses.

1250
03:11:50.870 --> 03:11:54.179
Michael Carnacchi: Which means a loss of sales tax revenue.

1251
03:11:54.870 --> 03:11:57.610
Michael Carnacchi: And there is no job infrastructure.

1252
03:11:57.820 --> 03:12:00.110
Michael Carnacchi: To employ those new residents.

1253
03:12:00.770 --> 03:12:07.479
Michael Carnacchi: So, that would be more commute traffic, and additional climate change impact.

1254
03:12:08.760 --> 03:12:25.329
Michael Carnacchi: You know, and the… you know, I heard one of the committee members say that there was business outreach, or that they were representing the business community, and I just don't see that. It kind of… this reminds me, eerily.

1255
03:12:25.520 --> 03:12:35.840
Michael Carnacchi: of… The next to non-existent business outreach… For the mixed-use housing project.

1256
03:12:35.950 --> 03:12:40.259
Michael Carnacchi: on the Burnett Street Municipal parking lot.

1257
03:12:40.500 --> 03:12:43.810
Michael Carnacchi: that came to Council when I was on the council.

1258
03:12:44.110 --> 03:12:51.509
Michael Carnacchi: So, I think, honestly, you should not waste any more time of staff, and

1259
03:12:52.130 --> 03:12:56.560
Michael Carnacchi: And or the taxpayer's money, and denied this request.

1260
03:12:56.970 --> 03:12:57.850
Michael Carnacchi: Thank you.

1261
03:12:58.920 --> 03:13:00.180
Sebastopol Community Cultural Center: Thank you, Michael, for your public comment.

1262
03:13:00.180 --> 03:13:00.960

Michael Carnacchi: Your public comment?

1263
03:13:04.320 --> 03:13:06.340
Sebastopol Community Cultural Center: Okay, next I'll come back to Ninja Chambers.

1264
03:13:07.670 --> 03:13:14.579
Sebastopol Community Cultural Center: Hi, my name is Jen Kulamayer, and I'm one of the owners of a business in downtown. And what makes

1265
03:13:14.730 --> 03:13:20.090
Sebastopol Community Cultural Center: a downtown feel alive is foot traffic, the steady flow of people with a reason to be there.

1266
03:13:20.240 --> 03:13:33.129
Sebastopol Community Cultural Center: The same residents who come to renew a library book, visit the senior center, or take care of something at City Hall are the ones that fill our sidewalks, and walk into our shops and give the city a sense of vibrancy.

1267
03:13:33.450 --> 03:13:39.770
Sebastopol Community Cultural Center: Take those everyday reasons to be here away, and you pull the energy and the people out of the heart of our community.

1268
03:13:40.340 --> 03:13:46.879
Sebastopol Community Cultural Center: You also make these services harder to reach. The O'Reilly site is a place for most of us to get to only by car.

1269
03:13:47.610 --> 03:13:59.400
Sebastopol Community Cultural Center: For seniors, for students, for anyone without dependable transportation, moving essential services to the edge of town means longer trips and real barriers. That cuts directly against the walkable downtown we've all talked about.

1270
03:13:59.750 --> 03:14:12.399
Sebastopol Community Cultural Center: It also cuts against our own general plan. General Plan Policy LU72 calls for maintaining downtown as the focal point for West County commercial, civic, and cultural uses.

1271
03:14:12.420 --> 03:14:26.219
Sebastopol Community Cultural Center: Also, goal CIR2 commits us to a network that connects people to key destinations without a car. Moving

our civic services to a car-dependent site does the opposite of what our plan asks us to do.

1272
03:14:26.860 --> 03:14:39.539
Sebastopol Community Cultural Center: Creating the Commons is a great idea, but I'm opposed to moving City Hall, the Library and Senior Services, and other core services out of the downtown to the O'Reilly building, and I encourage you to try to find alternatives.

1273
03:14:40.710 --> 03:14:45.790
Sebastopol Community Cultural Center: Thank you, Jen, for your public comment. Next, I'll go out to Zoom. Diane, can you unmute yourself, please?

1274
03:14:52.550 --> 03:14:54.559
Sebastopol Community Cultural Center: Diane, can you unmute yourself, please?

1275
03:15:01.450 --> 03:15:06.569
Sebastopol Community Cultural Center: We'll come back into chambers and go back out. Is there anyone else in chambers that would like to make a public comment on this item?

1276
03:15:10.630 --> 03:15:22.850
Sebastopol Community Cultural Center: Hi, my name is Linda Williams, and I'm a member of the Sebastopol Senior Center, which has a thriving senior program. For the past year, I've been participating in Tai Chi at the Senior Center, a very popular program.

1277
03:15:23.040 --> 03:15:35.540
Sebastopol Community Cultural Center: The classes at the Senior Center do not have enough room for the very many people to move together. There are so many students we have to meet in this very room for everyone to fit, and this room is crowded.

1278
03:15:35.700 --> 03:15:44.749
Sebastopol Community Cultural Center: But the Youth Annex is not the Senior Center. There's no staff here to monitor or assist in case of emergency. There's no security here.

1279
03:15:44.840 --> 03:15:59.850
Sebastopol Community Cultural Center: The Senior Center's success has caused it to outgrow its facilities, and I would encourage the Town Council to formally explore the Commons project to address the growth of the Senior Center, as well as a library solution, parking, and the City Hall.

1280
03:15:59.850 --> 03:16:13.340
Sebastopol Community Cultural Center: All of these community programs deserve additional space and better facilities, and all the questions that the council members have tonight would be answered during the process of moving forward in your exploration of this potential solution.

1281
03:16:13.540 --> 03:16:17.310
Sebastopol Community Cultural Center: This community deserves this exploration. Thank you.

1282
03:16:18.110 --> 03:16:23.399
Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will go back out to Zoom. Diane, can you unmute yourself, please?

1283
03:16:25.110 --> 03:16:25.830
Sebastopol Community Cultural Center: Thank you.

1284
03:16:25.830 --> 03:16:26.220
diane: Yes.

1285
03:16:26.220 --> 03:16:27.369
Sebastopol Community Cultural Center: Can you see it? Can you hear it too?

1286
03:16:27.370 --> 03:16:28.259
diane: How to do it, thank you.

1287
03:16:28.260 --> 03:16:30.819
Sebastopol Community Cultural Center: You're welcome. Can you see the timer?

1288
03:16:31.270 --> 03:16:33.430
diane: I can't, but I'm gonna be very brief.

1289
03:16:33.430 --> 03:16:34.830
Sebastopol Community Cultural Center: Okay, go ahead, please.

1290
03:16:34.830 --> 03:16:53.329
diane: I live in Sebastopol, have lived here for 26 years now, and I am… I volunteer at the Senior Center, and I also was using the library before they closed down. I can walk downtown, I can also walk to the O'Reilly Building.

1291
03:16:53.450 --> 03:17:09.930
diane: And I think right now, there is no place downtown, no potential for the Senior Center or the library to expand in the reasonable future, foreseeable future. And so we have to look at all different possibilities.

1292
03:17:09.930 --> 03:17:25.980
diane: And I really think the committee has done a great job of trying to find a space for all these entities to grow, and I think growing together at O'Reilly would be a good option, and we should pursue that option.

1293
03:17:26.650 --> 03:17:27.640
diane: Thank you.

1294
03:17:28.140 --> 03:17:34.299
Sebastopol Community Cultural Center: Thank you, Diane, for your public comment. Next, I will come back into chambers. If there's anyone in chambers that would like to make a public comment?

1295
03:17:41.960 --> 03:17:48.699
Sebastopol Community Cultural Center: I'll make this quick. My name is Caroline. My husband, Kent, worked on the committee for the Commons.

1296
03:17:48.780 --> 03:18:06.510
Sebastopol Community Cultural Center: And I had a chance to observe some of the methods and how much time and effort they… the entire committee put in to put this together. So, I do wish people who like to be, what do you call, armchair quarterbacks would

1297
03:18:06.720 --> 03:18:17.000
Sebastopol Community Cultural Center: ask questions with an open mind. It's really frustrating to see that people already have a decision in their head, and they just want to say no to it.

1298
03:18:17.110 --> 03:18:20.249
Sebastopol Community Cultural Center: And that is very frustrating to watch.

1299
03:18:20.420 --> 03:18:29.059
Sebastopol Community Cultural Center: So, just to answer a couple of the questions that came up, research shows that 1% of the people who go to the Sebastopol Library walk. 1%.

1300

03:18:29.860 --> 03:18:44.880
Sebastopol Community Cultural Center: So, there are numbers, in case you want to know where that came from. I think somebody can give you the source for that. And also, the 24… number 24 shuttle bus, it already stops at the O'Reilly Media. So, just get on the bus, and go another mile or two.

1301
03:18:45.690 --> 03:18:51.320
Sebastopol Community Cultural Center: The town is changing, the area is changing, Lawrence talked about

1302
03:18:51.420 --> 03:18:59.869
Sebastopol Community Cultural Center: People wanting a faster horse, the best time… you know that saying? The best time to plan a tree is 20 years ago, and the next best time is now?

1303
03:19:00.040 --> 03:19:03.580
Sebastopol Community Cultural Center: So, it's time to grow. It's time to take a little risk.

1304
03:19:04.030 --> 03:19:15.859
Sebastopol Community Cultural Center: I know it means money, and I know people are afraid of money, spending more money, because of how things have been, but are you gonna let the whole city be held down for that, or are you gonna keep growing?

1305
03:19:18.480 --> 03:19:23.360
Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will go out to Chambers. Craig, can you unmute yourself, please?

1306
03:19:25.150 --> 03:19:26.479
Craig N Litwin: Hello, can you hear me?

1307
03:19:26.480 --> 03:19:27.929
Sebastopol Community Cultural Center: I can hear you, can you see the timer?

1308
03:19:27.930 --> 03:19:31.219
Craig N Litwin: I cannot, but I should be less than the time. Thank you.

1309
03:19:31.790 --> 03:19:44.029
Craig N Litwin: So, first off, thank you everybody, really, for the due diligence. I mean, we're spending money now, right? We're spending city money, we've had the committee, we spent money and invested our time and effort on that.

1310
03:19:44.180 --> 03:19:51.659
Craig N Litwin: I think it's worth continuing the due diligence. I really do. When I think about the land use issues.

1311
03:19:52.020 --> 03:20:10.300
Craig N Litwin: you know, there are land use considerations, there's also, you know, kind of the use of what's going to happen, like who's going to be there, and then there's the actual due diligence. So, I mean, we're already having this meeting on the edge of town, right? City Hall, effectively, is on the edge of town, so…

1312
03:20:10.350 --> 03:20:27.429
Craig N Litwin: It would be nice to figure out if this works out, and I think it's worth a little bit more investment, after all of the effort we've put in it, to see. Because if it doesn't pencil out, if we do that work, and it doesn't make sense, well then, that's it. It's done. We don't have to worry about this, and we can move on.

1313
03:20:27.530 --> 03:20:35.910
Craig N Litwin: But if it does look like it pencils out, and I suspect when we do the due diligence, we'll find things such as, what we think we could actually

1314
03:20:35.910 --> 03:20:50.369
Craig N Litwin: rent it out for, what sorts of improvements need to be made. We probably would figure out some better negotiating tactics, what the actual bottom line value of the facility is. It should put us in a much stronger negotiating position to then go to the seller.

1315
03:20:50.370 --> 03:21:04.350
Craig N Litwin: If we decide that we want to move forward. At that point, when we see that it pencils out, perhaps that would be when we really look at these land use considerations a little bit more. We know that the community center is going to have to move. It just will, right? It will flood again.

1316
03:21:04.380 --> 03:21:12.740
Craig N Litwin: We also know that there's a lot of traffic in town, and we know that the library and the senior center are regional uses, and on the edge of town.

1317
03:21:13.110 --> 03:21:21.799
Craig N Litwin: there are a lot of people outside of town that come right there, so it's an interesting consideration, but I think before we worry too much about all of the land uses and

1318
03:21:21.860 --> 03:21:39.540
Craig N Litwin: considerations and who's going to be where, we really just look at what's the bottom line? Spend a little bit more, figure that out, get ourselves in a better negotiating position. And I do agree, this is a pivotal moment and an opportunity, and I'd hate to see us throw it out at the very end after such hard work. Thank you.

1319
03:21:39.540 --> 03:21:45.670
Sebastopol Community Cultural Center: Thank you, Craig, for your public comment. Next, I will come back into chambers, if there's anyone in chambers that would like to make a public comment.

1320
03:21:46.230 --> 03:21:49.799
Sebastopol Community Cultural Center: Seeing none, I'll go back out to Zoom. Dena, can you unmute yourself, please?

1321
03:21:49.800 --> 03:21:50.730
Dena Bliss: I can.

1322
03:21:51.080 --> 03:21:52.129
Sebastopol Community Cultural Center: Can you see the timer?

1323
03:21:52.130 --> 03:21:54.539
Dena Bliss: I can't see the timer, but I won't be long.

1324
03:21:54.540 --> 03:21:55.359
Sebastopol Community Cultural Center: Go ahead, please.

1325
03:21:55.360 --> 03:22:09.919
Dena Bliss: First I want to express appreciation to the committee that's worked so hard on this. Some of you have been doing this for over 5 years. I know Steven has really been working like a slave on this one. And what I want to say is that at this point.

1326
03:22:10.400 --> 03:22:27.050
Dena Bliss: it seems to me that all this work has gone forward, and they've looked at all kinds of opportunities downtown, found that there really weren't great opportunities downtown, have found something that might be workable, and I agree with the speakers that have said, let's move forward.

1327
03:22:27.050 --> 03:22:37.989

Dena Bliss: and check out the last pieces of this to see if we can make this work in our own lifetime. So, I really want to support the committee, and I hope we will go forward. Thank you very much.

1328
03:22:38.760 --> 03:22:44.460
Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will come back into chambers, if there's anyone in chambers that would like to make a public comment.

1329
03:22:45.180 --> 03:22:51.519
Sebastopol Community Cultural Center: Seeing none, I will go back out to Zoom. If there's anyone on Zoom that would like to make a public comment, to please raise your hand virtually.

1330
03:22:52.050 --> 03:22:54.509
Sebastopol Community Cultural Center: Seeing none, public comment is closed on this item.

1331
03:22:57.050 --> 03:22:58.950
Sebastopol Community Cultural Center: Alright, thank you, we're back here.

1332
03:22:59.150 --> 03:23:12.600
Sebastopol Community Cultural Center: I had Councilmember Solman first, and then Vice Stanley. Thank you, Madam Mayor, and when we were discussing the presentation, we definitely wanted to highlight all of the people who have spent so much time, blood, sweat, and energy.

1333
03:23:12.600 --> 03:23:23.119
Sebastopol Community Cultural Center: which were your presenters here tonight, but I just definitely wanted to, like, not forget to really thank those members. They are your fellow residents.

1334
03:23:23.120 --> 03:23:39.310
Sebastopol Community Cultural Center: they didn't have to do it, and it was a lot of work, so I just want to thank them, all the members of the committee, and also staff for their patience as we work through all this. So, just want to say that. I'm looking forward to the discussions.

1335
03:23:39.700 --> 03:23:41.369
Sebastopol Community Cultural Center: Go ahead, placement here.

1336
03:23:43.040 --> 03:23:47.409
Sebastopol Community Cultural Center: So, we heard from a lot of members of the Senior Center.

1337
03:23:47.520 --> 03:23:58.030
Sebastopol Community Cultural Center: I don't think we heard from anybody at the library. We've heard from Craig Litwin, he's representing some of the social service groups, and we didn't hear from the,

1338
03:23:58.110 --> 03:24:08.590
Sebastopol Community Cultural Center: Community Center, and I'm wondering if the community center spokesperson would like to make some comments. I know you did send a letter, but I'm just wondering if you want to make some comments, if that was alright with you.

1339
03:24:09.210 --> 03:24:10.050
Sebastopol Community Cultural Center: Maybe not.

1340
03:24:11.380 --> 03:24:12.420
Sebastopol Community Cultural Center: Sure.

1341
03:24:22.490 --> 03:24:37.110
Sebastopol Community Cultural Center: Hello, I am Felina Chanta with the Sebastopol Community Center, and we support further investigation, as we know that we will not survive much longer in our current location.

1342
03:24:37.230 --> 03:24:38.969
Sebastopol Community Cultural Center: And I think that's all I have to say.

1343
03:24:41.040 --> 03:24:44.549
Sebastopol Community Cultural Center: Thank you. Did anyone have questions?

1344
03:24:44.910 --> 03:24:45.580
Sebastopol Community Cultural Center: Okay.

1345
03:24:48.380 --> 03:25:01.759
Sebastopol Community Cultural Center: Other thoughts? Yeah, it was a question that somebody asked. They said, to the staff, so, if we commit to the $40,000 or $50,000 in staff time, what aren't

1346
03:25:01.940 --> 03:25:06.350
Sebastopol Community Cultural Center: that's… what aren't the staff going to be able to do? So what are we trading for that?

1347

03:25:08.950 --> 03:25:13.999
Sebastopol Community Cultural Center: So, the $40,000 to $50,000 is for a consultant to come in and help with the due diligence.

1348
03:25:14.740 --> 03:25:27.319
Sebastopol Community Cultural Center: So we would be doing a scope of work, and we will be sending that out depending on which way… if it gets approved, we'll send a scope of work out to get proposals back to see if that estimate is a good estimate.

1349
03:25:27.570 --> 03:25:45.399
Sebastopol Community Cultural Center: And won't that have to come before the Budget Committee before it's approved? I mean, even if we approved it tonight, wouldn't that have to come before the Budget Committee to have… The Council can make a decision tonight to bypass that if they wanted to, if they're approving authorization to go out for a scope of work for that amount?

1350
03:25:46.220 --> 03:25:49.110
Sebastopol Community Cultural Center: That was part of the agenda report.

1351
03:25:49.400 --> 03:26:02.929
Sebastopol Community Cultural Center: And who would the consultant be? We don't know. We would have to send out… send it out like we do with any other consultants. We do an informal scope of work, we send it out to, you know, consultants that we think may be

1352
03:26:03.570 --> 03:26:10.229
Sebastopol Community Cultural Center: would want to apply for the work, and we want to apply for the contract, we review those contracts, and then we would bring it back to the City Council.

1353
03:26:10.590 --> 03:26:17.740
Sebastopol Community Cultural Center: what kind of consultant would you be sending out an RFP for? Because there's so many… there's a lot of complexity.

1354
03:26:17.740 --> 03:26:33.610
Sebastopol Community Cultural Center: you know, the building, the finance, etc. So, what kind of consultant would you be looking for? Our understanding is that the scope of work for the due diligence is the financial consultant. There's a small percentage in there as far as the preliminary layout of the building.

1355
03:26:33.610 --> 03:26:41.780

Sebastopol Community Cultural Center: City staff would be looking at some of the exterior, like the roofing and things like that, based on some of our city staff expertise, but the financials was what

1356
03:26:42.050 --> 03:26:47.170
Sebastopol Community Cultural Center: And it's in the Agent Report. The financial consultant would be the one that would review the numbers.

1357
03:26:47.560 --> 03:26:51.380
Sebastopol Community Cultural Center: I have a question, follow up with that. Having been on the FHIRE committee.

1358
03:26:51.780 --> 03:26:59.769
Sebastopol Community Cultural Center: When we initially looked at the building, there were a lot of… there was a lot of talk about, oh, it's only going to cost this, and when we actually hired the expert to come in.

1359
03:27:00.030 --> 03:27:03.350
Sebastopol Community Cultural Center: We learned the cost was exponential.

1360
03:27:03.520 --> 03:27:18.499
Sebastopol Community Cultural Center: Where do… I mean, so we're just gonna settle for someone… a financial person looking at the buildings? Is that what you're saying? No, I'm saying the scope… the due diligence, there's… there's multiple aspects, but the scope of work that is key right now is the financial part of it.

1361
03:27:18.520 --> 03:27:26.339
Sebastopol Community Cultural Center: So the scope of work would look at the numbers, the estimates that had been provided, they would do… they would do their due diligence and come back

1362
03:27:26.340 --> 03:27:39.329
Sebastopol Community Cultural Center: with what the… if the financials work or don't work. Estimates, but not appraisals of the building, basically, right? No. Right. No, we would… we have not been authorized to do any appraisals. No, no, I'm aware of that. I'm just saying that's… I'm just saying publicly that's not…

1363
03:27:39.430 --> 03:27:46.009
Sebastopol Community Cultural Center: that's not gonna be in there. I just know, based on our experience with the fire… the fire, house.

1364

03:27:46.280 --> 03:27:48.640
Sebastopol Community Cultural Center: You know… I think it's to review…

1365
03:27:48.690 --> 03:27:59.000
Sebastopol Community Cultural Center: The committee can correct me if I'm wrong, but is to review the numbers that have been presented, is to review the options, is to have staff time, the city attorney time, to review any of the legal issues that are coming up.

1366
03:27:59.050 --> 03:28:18.399
Sebastopol Community Cultural Center: The, you know, the lease structures, revenue structures, what the city can and cannot do. And then the financial consultant, again, will be reviewing, is it $1.75? Is it more? Is it less for a square foot? I see. What are the options for financing? So, it's doing that due diligence that way. Okay, thank you.

1367
03:28:19.960 --> 03:28:39.680
Sebastopol Community Cultural Center: Go ahead. Well, I'm looking at the staff report, and it says the due diligence is to authorize 40 hours of staff time, to authorize 10 hours of the attorney time, and then authorize staff to solicit proposals. So, my question was, what are… what are those 40 out… what would you… what are we losing here?

1368
03:28:39.690 --> 03:28:42.790
Sebastopol Community Cultural Center: If 40 hours of staff time is going

1369
03:28:42.960 --> 03:28:45.799
Sebastopol Community Cultural Center: To this, what is it not going to?

1370
03:28:46.300 --> 03:29:01.689
Sebastopol Community Cultural Center: So you could have… so for the Public Works Director, she would be working with her construction employee, who could go up and evaluate the buildings, so you could… and I don't have… I'm going to have to direct you, I don't know what his workload is right now, so if you want to…

1371
03:29:02.010 --> 03:29:06.509
Sebastopol Community Cultural Center: determine what, I think it's Kevin, as to what he may not be doing.

1372
03:29:15.230 --> 03:29:24.009
Sebastopol Community Cultural Center: I don't know that I've thought through an estimate of exactly his time in that 40 hours. We have, you know, a number of…

1373

03:29:24.200 --> 03:29:34.939
Sebastopol Community Cultural Center: CIP projects he helps with, and encroachment inspections, but I don't think that it would be… it would delay anything. It's just a balancing work.

1374
03:29:37.400 --> 03:29:38.710
Sebastopol Community Cultural Center: Okay, thank you.

1375
03:29:39.270 --> 03:29:41.120
Sebastopol Community Cultural Center: Hey, other comments?

1376
03:29:44.810 --> 03:29:46.420
Sebastopol Community Cultural Center: No other comments?

1377
03:29:47.600 --> 03:29:54.009
Sebastopol Community Cultural Center: I'm sorry, gotta put my glasses back on, sorry. I didn't know. We're in comments at this point.

1378
03:29:55.760 --> 03:30:01.560
Sebastopol Community Cultural Center: So, question. What would be a smaller commitment, rather than giving

1379
03:30:01.820 --> 03:30:10.520
Sebastopol Community Cultural Center: you know, all 40, 50 hours of staff time and 40 to 50,000 for a consultant. What would be a smaller step that this council could take?

1380
03:30:20.050 --> 03:30:27.290
Sebastopol Community Cultural Center: So I… I don't know there is a smaller step. I think the staff time, we do need that amount of staff time to really evaluate this.

1381
03:30:27.440 --> 03:30:38.930
Sebastopol Community Cultural Center: We definitely would need a financial consultant. We do not have that expertise on staff to review what those finances, what the lease options would be. We have the legal on staff, but…

1382
03:30:39.130 --> 03:30:51.829
Sebastopol Community Cultural Center: I think it is going to take 40 hours of staff time to review this, so I'm not sure. Smaller ask. If you're looking just at the financials and nothing else, I'm not sure. I mean, because… But that's still… I do still think that

1383

03:30:52.040 --> 03:30:57.940
Sebastopol Community Cultural Center: and I'll go back to your previous, like, the Fire Ad Hoc Committee, it was a $50,000 contract just to review the financials.

1384
03:30:58.580 --> 03:31:10.119
Sebastopol Community Cultural Center: So, again, without knowing what those numbers are going to be, I can't sit here and tell you that it is going to be a $50,000. I can tell you that we will go out and do our due diligence, do the scope of work, and bring that back to the Council.

1385
03:31:10.530 --> 03:31:26.210
Sebastopol Community Cultural Center: So my thought is that the proposal that I saw the other night, we didn't see a financial proposal here, but the one I saw the other night at the O'Reilly building, it was that the city becomes a landlord and is renting out at market rate

1386
03:31:26.440 --> 03:31:31.800
Sebastopol Community Cultural Center: To tenants, and… but that… what… if I understand the attorney correctly.

1387
03:31:31.800 --> 03:31:36.480
Sebastopol Community Cultural Center: We'd have to pay outright for that building and own it before we could do that, so…

1388
03:31:36.480 --> 03:31:56.019
Sebastopol Community Cultural Center: to me, the financials don't make sense. So if we just said, okay, let's look just at the financial piece to make sure that it's actually feasible, then what's that… if you just did that small step? Because if you can't do the finances, you're not going to be able to fix any building, etc, etc, so…

1389
03:31:56.840 --> 03:32:08.099
Sebastopol Community Cultural Center: The financial piece… if you just did the financial piece, looking at how can the city actually afford this, considering all the other costs, et cetera, we need, what would that cost us to look at

1390
03:32:08.100 --> 03:32:16.860
Sebastopol Community Cultural Center: getting an accurate evaluation of the financial proposal that was presented to the Commons at the O'Reilly Building.

1391
03:32:19.890 --> 03:32:27.259

Sebastopol Community Cultural Center: I want to make sure I understand your question, because what I'm hearing… are you asking, is this $40,000 to $50,000

1392
03:32:28.920 --> 03:32:36.920
Sebastopol Community Cultural Center: what… is that too much for a financial, or is that not enough? If we… if you're… is the question we are focusing just directly on the financials? Yeah.

1393
03:32:37.570 --> 03:32:52.060
Sebastopol Community Cultural Center: I'm going to assume it's $40,000 to $50,000, because I'm going back on just recently, again, when we did a fire one, just for financial, it was 5… it was $50,000. My understanding, if an ad hoc was approved from this, they would be doing a lot of the outreach.

1394
03:32:52.060 --> 03:33:10.559
Sebastopol Community Cultural Center: you know, working on their due diligence, doing more community outreach, work… looking to see who would be tenants and things like that. But a financial analysis, this $40,000 to $50,000, was to do the financial illness, and then there was a little bit in there, like a few thousand for preliminary… what a preliminary layout could look like on the interior of the building.

1395
03:33:12.330 --> 03:33:16.209
Sebastopol Community Cultural Center: Can you remind me what we paid for the appraisal? It was also…

1396
03:33:16.860 --> 03:33:20.629
Sebastopol Community Cultural Center: If after that, then… I, I do not, I don't have that information.

1397
03:33:20.730 --> 03:33:22.590
Sebastopol Community Cultural Center: It was pretty high.

1398
03:33:23.800 --> 03:33:26.170
Sebastopol Community Cultural Center: We did have that offered for free.

1399
03:33:27.070 --> 03:33:28.120
Sebastopol Community Cultural Center: I'm sorry?

1400
03:33:29.210 --> 03:33:48.830
Sebastopol Community Cultural Center: we have citizens that would… Oh, we did that too, but once we actually hired an expert and discovered what we discovered, we realized the importance of having experts do it. There was

a lot of retrofitting, and yeah, it ended up being much more than we… any of us thought it would be, based on friends who were looking at it. So, just saying.

1401
03:33:49.580 --> 03:33:57.309
Sebastopol Community Cultural Center: Councilmember Hinton? Yeah, I have a lot of comments. I'm just gonna kind of…

1402
03:33:57.520 --> 03:34:03.790
Sebastopol Community Cultural Center: roll a few of them out here. First of all, I want to clarify the EIFD. I've worked on that for…

1403
03:34:03.960 --> 03:34:17.750
Sebastopol Community Cultural Center: many years, maybe 4 or 5. The EIFD is a long range. We would have to have it implemented at least 10 years before we could borrow against it. So the EIFD

1404
03:34:17.750 --> 03:34:25.310
Sebastopol Community Cultural Center: is not in our immediate future. So if somebody brought it up, I want to clarify that that's a reality of the EIFD, okay?

1405
03:34:25.570 --> 03:34:29.040
Sebastopol Community Cultural Center: I also…

1406
03:34:29.570 --> 03:34:38.180
Sebastopol Community Cultural Center: one of the first questions I said was, where is our supervisor? A lot of times, supervisors can give their districts project money.

1407
03:34:38.620 --> 03:34:53.749
Sebastopol Community Cultural Center: And I think that we need all the stakeholders at the table. It's… it's a little frustrating to have an ask of $40 to $50K when we're still in a fiscal emergency, and it's not currently budgeted, and the city's expected to pony up the whole amount.

1408
03:34:53.980 --> 03:34:56.930
Sebastopol Community Cultural Center: So, we don't have a budget for it right now.

1409
03:34:57.200 --> 03:35:00.190
Sebastopol Community Cultural Center: So, to skip that process.

1410
03:35:00.720 --> 03:35:10.530

Sebastopol Community Cultural Center: Doesn't feel responsible right now when we don't even know if we're gonna get our hotel built, and this city's gonna be broke in 3 years if that hotel doesn't come into play.

1411
03:35:12.130 --> 03:35:23.009
Sebastopol Community Cultural Center: I'm like a money person. I'm fiscally responsible, and I've lived here a long time. I plan my kids to live here a long time. I'm hoping that they say.

1412
03:35:23.200 --> 03:35:37.529
Sebastopol Community Cultural Center: I'm looking at 50 years down the road, 30 years down the road, I'm not looking to tomorrow or writing a check. If I had an open pocketbook, it would be different. If the city was in a great financial position.

1413
03:35:37.760 --> 03:35:49.630
Sebastopol Community Cultural Center: it all sounds great and super exciting, and as pointed out tonight, lots of cities are in the same boat. We just saw City Santa Rosa making a deal, right, to try to move into a building, and

1414
03:35:49.870 --> 03:35:56.200
Sebastopol Community Cultural Center: blah blah blah. I also, and maybe it's because I've sat here for 10 years on the dais, but…

1415
03:35:57.620 --> 03:36:07.079
Sebastopol Community Cultural Center: we're in a… I need to point out that we may have a change… changing of the guard coming up. We know we're in an election cycle.

1416
03:36:07.350 --> 03:36:13.649
Sebastopol Community Cultural Center: And I'll just say that a previous council in 2017 purchased a park, which is Village

1417
03:36:13.860 --> 03:36:25.529
Sebastopol Community Cultural Center: Village Park now, and they purchased it with interest for $1,006,000, which we own today. We've owned it for 19 years, and we've spent about $85,000 to $100,000 to maintain that park.

1418
03:36:25.820 --> 03:36:33.380
Sebastopol Community Cultural Center: And that's another million six, okay? That was a decision made by the council at the time that put us in the landlord business.

1419

03:36:34.250 --> 03:36:52.310
Sebastopol Community Cultural Center: We also, when I got elected in 16, had invested a hundred, and I believe the number is $12,000, and it was referred to by a former council member tonight in the public, Michael Carnacchi, and that was Pine Grove Square. We spent, in consultant fees, $115,000.

1420
03:36:52.470 --> 03:36:59.969
Sebastopol Community Cultural Center: And when the council changed, the will of the Council changed on that project, and those consultant fees are out the door, and that project was never built.

1421
03:37:00.300 --> 03:37:08.210
Sebastopol Community Cultural Center: So I feel really like I want to pump this decision to the mid-year review, which is our policy.

1422
03:37:08.490 --> 03:37:16.100
Sebastopol Community Cultural Center: And have the Budget Committee review it to see if we've, you know, have enough money to fund this additional ask.

1423
03:37:16.240 --> 03:37:26.700
Sebastopol Community Cultural Center: So that's not saying… No, but it's also not saying right now. That's where I'm…

1424
03:37:27.240 --> 03:37:37.560
Sebastopol Community Cultural Center: coming from, and it's just a combination of the past and the things that the city has paid for that we've paid on consultant fees, and I hate projects that we pay for that just go on the shelf.

1425
03:37:37.920 --> 03:37:44.159
Sebastopol Community Cultural Center: And I'm really that I'm not sure we can afford it, and I… and I don't know…

1426
03:37:45.000 --> 03:37:58.720
Sebastopol Community Cultural Center: I mean, it all sounds great, yeah, let's just write a check and vet it out. And I appreciate all the work that's been done, but I think that writing the check should be pushed out to the mid-year budget review, which is our practice.

1427
03:37:58.880 --> 03:38:08.299
Sebastopol Community Cultural Center: It's not like that's a surprise decision. We always look at that mid-year review, and as previous council members know.

1428
03:38:08.440 --> 03:38:22.760
Sebastopol Community Cultural Center: Sitting on the dais and in the room, that that's when then we decide, oh, okay, we've… we've collected more money than we thought, or we've saved some money, and we feel like we can add extra projects at that time, extra positions, etc.

1429
03:38:22.930 --> 03:38:23.950
Sebastopol Community Cultural Center: So…

1430
03:38:24.580 --> 03:38:34.380
Sebastopol Community Cultural Center: That's a direction to staff that I would support tonight, and I have no idea where my colleagues are on this, but, that's my comments.

1431
03:38:34.800 --> 03:38:36.680
Sebastopol Community Cultural Center: Okay, well, I'll weigh in.

1432
03:38:36.960 --> 03:38:40.070
Sebastopol Community Cultural Center: I just… a couple, just a couple points.

1433
03:38:40.200 --> 03:38:48.230
Sebastopol Community Cultural Center: Davis has a $95.1 million budget. In Middletown's, facility, it was paid by the county.

1434
03:38:48.420 --> 03:38:56.250
Sebastopol Community Cultural Center: And by the Indian gaming and state and federal grants. You know, so I was just curious, because I've been trying to figure out how to get to yes.

1435
03:38:56.450 --> 03:39:03.169
Sebastopol Community Cultural Center: Especially when we sit here and we talk about being in a fiscal emergency. And I just walked this weekend.

1436
03:39:03.330 --> 03:39:14.090
Sebastopol Community Cultural Center: And I can tell you that all the doors I knocked on, not one person was supportive of this. They asked me, what the hell are you doing? We're in a fiscal emergency, we passed this tax measure.

1437
03:39:14.090 --> 03:39:24.949
Sebastopol Community Cultural Center: analogy of this pie-in-the-sky idea. That's… those are the things that I heard from citizens. I did not

have one person that actually supported it. I'm just saying, I'm not… those are the facts.

1438
03:39:25.150 --> 03:39:32.329
Sebastopol Community Cultural Center: as I talk to people, more people are worried about what's happening with our water, and the lack of funding for that, and also our bumpy roads.

1439
03:39:32.770 --> 03:39:49.789
Sebastopol Community Cultural Center: So those are the things, just in my, you know, anecdotal, but in my discussions, this weekend. And I did attend the town hall, the most recent one, and it's a lovely building. I mean, it's a really great idea. It's, you know, it's beautiful. I mean, who wouldn't want that?

1440
03:39:49.860 --> 03:40:02.029
Sebastopol Community Cultural Center: But I do have concerns, and I've put a great deal of time in all of this, researching it, and asking lots of questions, and I mean, I have put a lot of time in this. It's not just…

1441
03:40:02.420 --> 03:40:14.799
Sebastopol Community Cultural Center: You know, on a whim here. And I actually made a long list of thoughts because I wanted to be very clear and communicate to people the concerns I have so that you understand where I'm coming from. You know…

1442
03:40:14.860 --> 03:40:29.280
Sebastopol Community Cultural Center: I just… I grapple with the idea that it's the responsibility of the city and our taxpayers, you know, we have 7,500 people here, to provide facilities, you know, provide, you know, these facilities for our nonprofits and the library.

1443
03:40:29.450 --> 03:40:41.799
Sebastopol Community Cultural Center: you know, where's the funding from the county? I mean, I saw the heat map, and I've suspected that many of the people who go to the Senior Center are from the county, and that's a question that some of the people ask me.

1444
03:40:41.800 --> 03:40:50.150
Sebastopol Community Cultural Center: It's not an us and them, but it's just the fact that there's only 7,500 people here in total, 3,300 homes paying taxes here.

1445
03:40:50.150 --> 03:40:56.039

Sebastopol Community Cultural Center: And should the citizens living here within this city be responsible for paying

1446
03:40:56.040 --> 03:41:11.489
Sebastopol Community Cultural Center: for all the services for people who are not actually paying into that. I mean, it's just a fact. It's just, you know, there's only so much to go around, and people are feeling, you know, they passed the tax measure for us, and I know everyone here is paying that, because if you shop here, you're paying it.

1447
03:41:11.490 --> 03:41:18.699
Sebastopol Community Cultural Center: But it's still, you know, I had… I listen to people talk to me about the fire. Some people are very happy about… most of the people, I would say.

1448
03:41:18.940 --> 03:41:23.999
Sebastopol Community Cultural Center: I had one person who wasn't happy about paying $265 a year, but that's another…

1449
03:41:24.220 --> 03:41:26.359
Sebastopol Community Cultural Center: You know, costs that people have been paying.

1450
03:41:26.580 --> 03:41:29.910
Sebastopol Community Cultural Center: I personally am very risk…

1451
03:41:30.030 --> 03:41:44.410
Sebastopol Community Cultural Center: are very concerned about the risk of destabilizing our city finances, even spending this money. I mean, we're getting grief for approving a, you know, credit for, you know, not charging $5,000. We've been up here at the dais for the last couple years.

1452
03:41:45.060 --> 03:41:54.320
Sebastopol Community Cultural Center: arguing over whether we should spend 500… or allow $500 or $1,000 here and there for nonprofits, we actually had to cut back on supporting nonprofits in every way.

1453
03:41:54.400 --> 03:42:09.190
Sebastopol Community Cultural Center: And just to get us where we are, I mean, we finally have gotten ourselves to a place, but we do still have another risky project, which is St. Vincent de Paul that this city is, you know, on the hook for if it's not successful. And again, we're in a fiscal emergency.

1454

03:42:09.190 --> 03:42:20.530
Sebastopol Community Cultural Center: I'm concerned with moving it from downtown. That is something that I had, you know, I had some people communicating to me, too. Again, isn't… isn't one of the priorities of the city that we all

1455
03:42:20.590 --> 03:42:33.459
Sebastopol Community Cultural Center: you know, we all agreed to in our goals, and the, and the feedback that we got in our surveys was the vitality of downtown as a priority. And so now we're talking about moving it from downtown, so

1456
03:42:33.990 --> 03:42:46.749
Sebastopol Community Cultural Center: some people that I heard from said it's very hypocritical. Like, how can we say we were concerned about the downtown, but yet we want to move it out to O'Reilly? And I hear, you know, when I was at the presentation, I heard a lot about

1457
03:42:47.300 --> 03:42:52.850
Sebastopol Community Cultural Center: you know, it's okay, because West County… people who live in West County, they're all driving here, they're driving here, and I just felt a little bit…

1458
03:42:53.360 --> 03:43:09.220
Sebastopol Community Cultural Center: like, you know, we're all elected to represent 7,500 people here, and all I heard was about, like, everyone who's coming from outside of our city here, and that's what we should be concerned with. I just didn't hear a lot of concern with our city folks in that presentation. I felt a little disappointed with that.

1459
03:43:09.450 --> 03:43:14.320
Sebastopol Community Cultural Center: Let's see, I'm sorry, I'm gonna… lost my place here.

1460
03:43:14.520 --> 03:43:24.059
Sebastopol Community Cultural Center: The other thing is, is I don't understand. We're talking about not driving, we're asking people not to drive for a week because we want to reduce driving, but yet.

1461
03:43:24.250 --> 03:43:30.370
Sebastopol Community Cultural Center: We're talking about moving something further outside of town, which everyone will have to drive more for, so it just…

1462
03:43:30.830 --> 03:43:39.530

Sebastopol Community Cultural Center: I don't understand that, actually, at all, so I'd like someone to explain that to me, especially people who are on the Climate Action Committee and all of that, so that's concerning to me.

1463
03:43:39.710 --> 03:43:42.720
Sebastopol Community Cultural Center: Again, people were saying it seemed hypocritical.

1464
03:43:43.170 --> 03:44:00.399
Sebastopol Community Cultural Center: And I personally am concerned about the city being in the business of, you know, a money-collecting landlord, and I have concerns about the rental limitations. You know, I've had a lot of conversations about that over the last couple days, and questions about how do we do this? You know, if there's all these different limitations, what happens with that?

1465
03:44:00.660 --> 03:44:14.079
Sebastopol Community Cultural Center: And I just have to say, I mean, I'm really impressed. The Senior Center, less than 10 years ago, the Senior Center was really having a hard time. I'm very aware of that. I was on the board for the Community Center. We all had conversations.

1466
03:44:14.080 --> 03:44:29.190
Sebastopol Community Cultural Center: And I looked at the $990 for you all last year. I'm… it's quite amazing what you've done in this amount of time for the, you know, as a nonprofit. I mean, your 990 shows that your revenue in 2025 was $1.12 million. That's amazing. It really is. So…

1467
03:44:29.810 --> 03:44:45.169
Sebastopol Community Cultural Center: I have to say, I have faith that regardless of what we decide here, you're successful in fundraising, and I truly believe you will find another space, and I just want to give you kudos for that, because as a nonprofit leader myself, I know how hard that is, so I was really…

1468
03:44:45.190 --> 03:44:51.930
Sebastopol Community Cultural Center: I mean, it's like, wow. And then, you know, I just can't figure out…

1469
03:44:51.930 --> 03:44:57.870
Sebastopol Community Cultural Center: You know, again, why 70… the 7,500 residents here, 3,300 houses.

1470
03:44:57.870 --> 03:45:15.210

Sebastopol Community Cultural Center: really need to shoulder all of this, and I just can't support moving, you know, out of downtown, and I know that, a colleague wants to push it. I personally am just not supportive of this in general at this point. It's a great idea, and I understand, I mean, of getting better facilities, and we all want that.

1471
03:45:15.210 --> 03:45:36.059
Sebastopol Community Cultural Center: But I just can't see how we can do that when we have been struggling with getting ourselves financially stable again. And I hear people saying, you know, oh, just write a check, or we can just do this and that. I didn't hear anything that was concrete enough for me. I'm a very responsible person when it comes to money, living within our means, that's how I've always been, and I just…

1472
03:45:36.650 --> 03:45:48.590
Sebastopol Community Cultural Center: I personally, I'm not even willing to push it. I just think that right now, looking at it at this point, and everything that we've asked our residents here already to fund so that we could actually just balance the budget, and look!

1473
03:45:48.800 --> 03:45:54.179
Sebastopol Community Cultural Center: Even a year… was it a year, a year and a half ago, we could not get a loan to replace our well.

1474
03:45:54.870 --> 03:46:14.569
Sebastopol Community Cultural Center: And, you know, we couldn't get approved for it because of our financial situation, so it just seems like it's a little early for us to be assuming that we can get these loans, you know, do all of these things when we couldn't even get a loan to replace a well that provides a large percentage of the water for our residents.

1475
03:46:14.570 --> 03:46:17.739
Sebastopol Community Cultural Center: That alone is concerning to me, so…

1476
03:46:17.740 --> 03:46:39.900
Sebastopol Community Cultural Center: I personally, right now, I mean, I know you all did a ton of work, and I respect it. I would love a new building, too. I would love the community center to be in a better place. I am tired of picking up that floor and moving it out of the way of the water, and you know, I've been there and done all of that. I was just there on… this weekend with the emergency preparedness group.

1477
03:46:39.900 --> 03:46:42.070
Sebastopol Community Cultural Center: Working with the seniors on that.

1478

03:46:42.100 --> 03:46:43.070
Sebastopol Community Cultural Center: So…

1479
03:46:43.150 --> 03:46:59.250
Sebastopol Community Cultural Center: I'm really sorry, I know you've put a ton of time in, I hope you can understand where I'm coming from with this, but at this time, it's just not the right time, in my opinion, and I just feel like it's my responsibility to be very financially responsible, and to me right now, that is us living within our means

1480
03:46:59.250 --> 03:47:04.189
Sebastopol Community Cultural Center: and dealing with what we have for now, until we can get to a better place. And…

1481
03:47:04.190 --> 03:47:16.569
Sebastopol Community Cultural Center: And mind you, I mean, I even went so far as to meet with an aide from Senator Schiff to see if they would write a letter for us recommending that we qualify for a federal loan. I mean, you know, I mean…

1482
03:47:17.330 --> 03:47:32.700
Sebastopol Community Cultural Center: they're gonna do that, but there's just no guarantees with all of these things. I mean, seriously, a year and a half ago, we couldn't even get one. So, anyway, that's where I'm at. I know that's long, I appreciate everyone listening, but I really take this seriously, and I just wanted to explain to everybody in a clear manner,

1483
03:47:32.830 --> 03:47:35.399
Sebastopol Community Cultural Center: where I'm at, and so that you could understand why.

1484
03:47:39.760 --> 03:47:49.009
Sebastopol Community Cultural Center: Okay, firstly, I'm super impressed with the work that everybody's been doing for the past year, and I'm grateful for…

1485
03:47:49.640 --> 03:47:56.080
Sebastopol Community Cultural Center: the grace that everybody's had as we've come out watching, you know… we were making the sausage

1486
03:47:56.400 --> 03:48:01.660
Sebastopol Community Cultural Center: it's not pretty when it's, you know, getting made. It's now out of the bag, and

1487

03:48:01.860 --> 03:48:23.090
Sebastopol Community Cultural Center: Now it's the time for the whole entire city to take a look at this, and so I'm super, grateful for all the people that are now taking a look at it, having an open mind and seeing what the possibilities of a library space could be. I've grown up, like, in other towns with beautiful libraries, even smaller places.

1488
03:48:23.100 --> 03:48:29.649
Sebastopol Community Cultural Center: This one's super well loved, and what I mentioned at the last, presentation was, like.

1489
03:48:29.770 --> 03:48:41.589
Sebastopol Community Cultural Center: The library is maxed out at, like, 98%, you know, it's like a fish in a fishbowl. If you get a bigger… bigger bowl, the fish is gonna fill it out, and it will be well-loved.

1490
03:48:41.930 --> 03:48:47.180
Sebastopol Community Cultural Center: One of the biggest concerns that I feel like I'm hearing you now is physical responsibility.

1491
03:48:47.320 --> 03:48:54.379
Sebastopol Community Cultural Center: And I would like to honor that, and what… what I think… that I think maybe the right next steps…

1492
03:48:54.380 --> 03:49:08.019
Sebastopol Community Cultural Center: are to form an ad hoc so that we can, you know, address the county money issue, what their contribution could be, we can address, like, who the tenants might be, and just have this ability to,

1493
03:49:08.020 --> 03:49:16.179
Sebastopol Community Cultural Center: Research further to make sure even more of the ducks are in a row, so that these questions are answered, so that we're going to the…

1494
03:49:16.310 --> 03:49:34.800
Sebastopol Community Cultural Center: you know, like, you know, I held a workshop at St. Stephen's and was able to hear more about the residences and, you know, with the kids like mine who… who live near the library, and what they would actually miss, and what kind of third places are really important to them.

1495
03:49:36.490 --> 03:49:56.619
Sebastopol Community Cultural Center: one of the major things that I'm concerned about are the businesses downtown, and one of the things that I thought about when we were overturning a bunch of rocks, and please know,

we tried to turn over every single rock there was, like, every single building in this entire town we looked at before we even got to the…

1496
03:49:56.620 --> 03:49:58.290
Sebastopol Community Cultural Center: O'Reilly Building, really.

1497
03:49:58.700 --> 03:50:07.430
Sebastopol Community Cultural Center: And I came to the conclusion almost nothing was available. If we're gonna get another library, if we're gonna, you know, improve it, if we're…

1498
03:50:07.540 --> 03:50:14.359
Sebastopol Community Cultural Center: gonna do anything. We're pretty much gonna have to move to a different building, and the only one available is the O'Reilly buildings.

1499
03:50:14.360 --> 03:50:28.440
Sebastopol Community Cultural Center: if we're gonna add on to this particular library that we have, and keep it in the city center, it may not ever happen. I'm almost sure that adding it on, or improving it, or even a remodel, which would cost $5 million.

1500
03:50:28.440 --> 03:50:36.340
Sebastopol Community Cultural Center: Because it would instantly, you know, cause, like, seismic, you know, review and engineering reviews.

1501
03:50:37.030 --> 03:50:41.740
Sebastopol Community Cultural Center: We know that we're gonna lose part of the commons immediately.

1502
03:50:42.050 --> 03:50:49.729
Sebastopol Community Cultural Center: when the Senior Center finds another place. You guys have to grow, and we'll figure that out one way or the other.

1503
03:50:49.890 --> 03:50:58.980
Sebastopol Community Cultural Center: But if we don't move together, then it's just a library on its own, and pretty much the downtown has lost a big chunk of its civic core that we're all missing anyway.

1504
03:50:59.170 --> 03:51:06.520
Sebastopol Community Cultural Center: So if we can move them all together, then we have the opportunity to create a different type of economy right downtown.

1505
03:51:06.870 --> 03:51:19.609
Sebastopol Community Cultural Center: And all of this goes with our green and our sustainability promises and our, you know, our vitality downtown. It could actually bring, you know, 100 or 200 more residents straight up

1506
03:51:19.710 --> 03:51:30.400
Sebastopol Community Cultural Center: downtown, who are there for 24 hours a day, and could go get coffee, could go get books, could go to restaurants. Whereas right now, and if you go to many other cities.

1507
03:51:30.440 --> 03:51:49.139
Sebastopol Community Cultural Center: The library and the business district are the ones that shut down. You know, they're only available a couple of few hours, and really, really, they're not contributing to the downtown like you… like they might be. Fortunately, you know, I have done some business outreach, and some of the businesses have said whether or not they've felt

1508
03:51:49.240 --> 03:52:02.310
Sebastopol Community Cultural Center: the impact of the library being closed. And this is an amazing, you know, a point for a case study, because we're isolating what the library's impact actually is on businesses. Super interesting.

1509
03:52:03.570 --> 03:52:10.990
Sebastopol Community Cultural Center: But taking that, so, like, to wind this all back, and quickly, so I don't just rehash the past.

1510
03:52:11.130 --> 03:52:12.359
Sebastopol Community Cultural Center: 3 months of…

1511
03:52:12.640 --> 03:52:27.790
Sebastopol Community Cultural Center: trying to explain how we got to the O'Reilly building, I just want to say, like, you know, having the opportunity to have an ad hoc, which cost the city nothing, you know, not nothing, maybe, like, 10 hours of staff time or something like that over the next couple of months.

1512
03:52:27.830 --> 03:52:39.160
Sebastopol Community Cultural Center: we could really get to the place where we have a better idea about what grants look like. We can still look at different possibilities if that's what the Council's will is.

1513
03:52:39.180 --> 03:52:48.939

Sebastopol Community Cultural Center: But we could definitely try to make sure we understand how the EFID impact, which I thought would be on, like, year 8 or year 10 in my financial model anyway.

1514
03:52:49.800 --> 03:52:57.700
Sebastopol Community Cultural Center: we could understand better about county contributions in a different way, or the JPA's contributions in a different way.

1515
03:52:57.750 --> 03:53:09.579
Sebastopol Community Cultural Center: But really, we need to show the commitment that we want a library. Otherwise, if we pass on this, if we kick the ball too hard, we're never gonna build another library. Like, that… this is the moment.

1516
03:53:09.600 --> 03:53:25.040
Sebastopol Community Cultural Center: when O'Reilly changes, like, if we kick this down and O'Reilly moves on, then we're forced into a place where we have to build on that one particular place of land, and then we're definitely into a $30 to $40 million project.

1517
03:53:25.240 --> 03:53:43.760
Sebastopol Community Cultural Center: even if we want to add on, it's gonna be $10 million minimum. You know, maybe, maybe 7, but if in a few more years with inflation as it is, it's definitely going to be $10 million, just to add on a small little portion, and you're still not beautifying that place, and you're still not making Sebastopol a want-to-be destination.

1518
03:53:43.810 --> 03:53:47.930
Sebastopol Community Cultural Center: Whereas, like, if you did come to the O'Reilly building.

1519
03:53:48.580 --> 03:54:08.120
Sebastopol Community Cultural Center: And I, you know, respectfully disagree that it's gonna cause a transportation crisis, because I think a lot of the people actually do live up there, and it's very bikeable on the West County line, but it does take away the heart, and that's not wanted. You know, nobody wants to take away the heart of the city and move it up there.

1520
03:54:10.560 --> 03:54:20.020
Sebastopol Community Cultural Center: So I just, I just want to, you know, propose that we, knock this back to, you know, an ad hoc for the moment.

1521

03:54:20.290 --> 03:54:21.720
Sebastopol Community Cultural Center: Councilmember Hinton.

1522
03:54:22.410 --> 03:54:42.059
Sebastopol Community Cultural Center: I'd be willing to give staff direction to consider an ad hoc in December, and then they would work towards, instead of this plan of $18 million, which is on slide… well, it looks like page 16, they would consider the one building option we heard about tonight of $8 million.

1523
03:54:42.060 --> 03:54:55.190
Sebastopol Community Cultural Center: And then they would bring it to, the budget mid-year subcommittee for consideration and recommendation. So, that's what I'm willing to propose tonight, and I don't know if I can do that in form of a motion.

1524
03:54:55.580 --> 03:55:13.410
Sebastopol Community Cultural Center: I haven't made any comments yet, so… Yeah, no, I want you to. No, I want you to, and then I have some comments, too, so… go ahead, we have time. I think this is really, challenging, because we have, you know, a blue ribbon committee here that has been wanting to put together this commons for…

1525
03:55:13.610 --> 03:55:21.050
Sebastopol Community Cultural Center: For our, senior center, and the library, and the community center, and you've worked on this for a full year.

1526
03:55:21.420 --> 03:55:27.880
Sebastopol Community Cultural Center: And you've landed on… the last time you were here was July 7th.

1527
03:55:28.040 --> 03:55:44.409
Sebastopol Community Cultural Center: And at that meeting, you had two possible locations. One was downtown, and the other was the O'Reilly building. And there wasn't a financial proposal, so, what we were told at that time is that you would come back in September with

1528
03:55:44.680 --> 03:55:55.330
Sebastopol Community Cultural Center: That's what the attorney said, the committee will come back in September to make a formal recommendation. But instead, what happened is the committee decided on July 14th

1529
03:55:55.840 --> 03:56:04.860
Sebastopol Community Cultural Center: To choose one location, and then start holding town halls to solicit support for that one location.

1530
03:56:05.090 --> 03:56:10.009
Sebastopol Community Cultural Center: And… For me, that was very upsetting.

1531
03:56:10.240 --> 03:56:14.199
Sebastopol Community Cultural Center: Because… It created a lot of…

1532
03:56:14.530 --> 03:56:18.739
Sebastopol Community Cultural Center: unnecessary division, I think, in the community.

1533
03:56:18.930 --> 03:56:22.909
Sebastopol Community Cultural Center: And… But I'm gonna, you know, set that aside.

1534
03:56:23.300 --> 03:56:30.240
Sebastopol Community Cultural Center: I also think that you didn't really look at the idea of an edition next to the library.

1535
03:56:30.430 --> 03:56:37.870
Sebastopol Community Cultural Center: And that could be a couple-story addition there that could serve the Senior Center, it could serve City Hall in some way.

1536
03:56:37.970 --> 03:56:56.039
Sebastopol Community Cultural Center: And that was never investigated, and alls we were told is, well, that's too expensive, so we can't do that. So I like to keep the two options still opened, and not land on anything. And I also feel really strongly about the downtown core, and to me, these…

1537
03:56:56.310 --> 03:57:08.559
Sebastopol Community Cultural Center: the buildings are beautiful, but they do need a lot of work, and they're way bigger than, I think, what we need. And I think it'd probably end up bifurcating our town, creating a north part of town, and the center of the town, and the…

1538
03:57:09.160 --> 03:57:11.149
Sebastopol Community Cultural Center: East part of town, and…

1539
03:57:12.210 --> 03:57:24.839
Sebastopol Community Cultural Center: I like the idea of keeping the heart of town, and the library is central to the heart of town, so is the

senior center, and I understand you're bursting at the seams, and that's wonderful, because you're so successful. And…

1540
03:57:24.840 --> 03:57:43.360
Sebastopol Community Cultural Center: I really appreciate the West County residents. I'm grateful… Sebastopol is amazing and wonderful because of the West County. We could never have as many restaurants as we do, or as great a services, as great of an art center, a senior center, a community center, all these…

1541
03:57:43.360 --> 03:57:55.770
Sebastopol Community Cultural Center: Services are great because we have so many people surround… 50,000 people surrounding us that are using it, so I have a lot of appreciation for the West County residents for that reason, because they make our town really great.

1542
03:57:56.300 --> 03:57:58.740
Sebastopol Community Cultural Center: So…

1543
03:57:59.700 --> 03:58:13.930
Sebastopol Community Cultural Center: But we have budget constraints. Right now, we're looking at an $850,000 deficit for this year. So the idea of saying, okay, well, we'll give you $50,000 and a bunch of more staff time.

1544
03:58:14.260 --> 03:58:26.660
Sebastopol Community Cultural Center: I… I just can't… I can't do that. Not… not now. I would consider maybe joining, Councilmember Hinton in the idea of taking it to a mid-year budget review.

1545
03:58:27.290 --> 03:58:33.510
Sebastopol Community Cultural Center: But I would like to see that the downtown property be back in the conversation.

1546
03:58:33.890 --> 03:58:48.499
Sebastopol Community Cultural Center: to see if anything could be feasible, if you could do… you could do parking underneath it, and then maybe 2 or 3 stories up, it could be a beautiful building as an annex to the… or a, you know, addition to the… to the main library there that could…

1547
03:58:48.760 --> 03:58:57.449
Sebastopol Community Cultural Center: include the needs of seniors, seniors, and I'm not sure it would work for the community center, but it could help with City Hall.

1548
03:58:57.780 --> 03:59:04.649
Sebastopol Community Cultural Center: But it also could offer a beautiful observation deck for the Laguna, because it would be up pretty high.

1549
03:59:04.840 --> 03:59:12.629
Sebastopol Community Cultural Center: So, that would be my request, is to include both properties in a mid-year review.

1550
03:59:13.120 --> 03:59:14.420
Sebastopol Community Cultural Center: And…

1551
03:59:14.630 --> 03:59:26.049
Sebastopol Community Cultural Center: I don't want to continue with an ad hoc at this time, and would like to just have that mid-year review to see if it's even financially possible.

1552
03:59:27.410 --> 03:59:34.779
Sebastopol Community Cultural Center: And I just… a couple things, point of order, and simply because of what I just heard, I just… I want to express

1553
03:59:36.660 --> 03:59:49.410
Sebastopol Community Cultural Center: the frustration that I felt when I listened to the presentation, because it… I'm just gonna say it, it felt like a sales job, not an informational type of thing. I mean, I had so many people come out of there chewing my ear off, saying.

1554
03:59:49.830 --> 04:00:01.760
Sebastopol Community Cultural Center: you know, you guys made a decision without actually talking about it at Council, because the impression was that the decision was made. And as a council member who sits here and has to go through all that, and was not part of all of that.

1555
04:00:02.050 --> 04:00:17.859
Sebastopol Community Cultural Center: it's… it's just disappointing, and it's frustrating to have to explain that the decision wasn't made, but the impression from many people is that the decision was made. And, you know, I had several people tell me that it was a sales job. They felt like they were at a,

1556
04:00:18.200 --> 04:00:26.580
Sebastopol Community Cultural Center: what's it called? A timeshare thing. That's what… that was the analogy they used. So, as a point of order.

1557
04:00:26.680 --> 04:00:39.830
Sebastopol Community Cultural Center: for me personally, I was like, okay, take note. When you're talking about committees and community outreach, now we need to define some of that, because it just felt like it kind of went beyond what, in my mind, I would have envisioned for that, so…

1558
04:00:39.830 --> 04:00:47.339
Sebastopol Community Cultural Center: I just have to say, I just want to share that with you all, and I'm not trying to… I know it sounds like a criticism, and it is, but I'm just sharing with you the,

1559
04:00:47.700 --> 04:01:04.259
Sebastopol Community Cultural Center: the discussions I've had to have, and it's not comfortable when you're having to have those conversations and tell people, no, a decision wasn't made, and they're like, well, it certainly sounds like it, and it doesn't seem like anyone actually discussed it at the council meeting. And, you know, people are disappointed in that, so I'm just sharing that with you all. I mean.

1560
04:01:04.330 --> 04:01:09.509
Sebastopol Community Cultural Center: But I personally am not supportive of having an ad hoc right now. I think that…

1561
04:01:10.100 --> 04:01:21.339
Sebastopol Community Cultural Center: It's the cart before the horse. We don't even know if we can afford it, and again, we've got the deficit, all the things I already said, but I just wanted to share, just because of what was said there, it didn't feel good to me sitting in there.

1562
04:01:21.460 --> 04:01:29.079
Sebastopol Community Cultural Center: and, you know, afterward, kind of being attacked by a few people, like, why is this decision made? So, anyway, that's my…

1563
04:01:31.370 --> 04:01:32.430
Sebastopol Community Cultural Center: Go ahead.

1564
04:01:33.230 --> 04:01:39.729
Sebastopol Community Cultural Center: I'm gonna come back and try to lobby, because I hear that

1565
04:01:40.320 --> 04:01:48.210
Sebastopol Community Cultural Center: Councilmember Maurer saying, yes, maybe budget can review it at mid-year, but without having…

1566
04:01:48.420 --> 04:02:01.529
Sebastopol Community Cultural Center: some of that information to be able to present to Budget Committee. I do think that we would need to pull together this Commons group that's worked really hard, and an ad hoc, at least in December.

1567
04:02:01.560 --> 04:02:17.039
Sebastopol Community Cultural Center: And that would give the stakeholders time to reach out to our supervisor, Linda Hopkins, to see if we've got any county support, or we can drum that up, to maybe, with, through our library commissioner, figure out if we can get the library

1568
04:02:17.040 --> 04:02:27.220
Sebastopol Community Cultural Center: To kind of state where they might be at, and so that we could go into that budget request mid-year with a little bit of information

1569
04:02:27.590 --> 04:02:40.040
Sebastopol Community Cultural Center: behind it to know that we're not just throwing $50,000 out. So, I'm… maybe we don't have to decide tonight, but I'm not for an ad hoc tonight, and extending the ad hocs

1570
04:02:40.940 --> 04:02:42.260
Sebastopol Community Cultural Center: scope of work.

1571
04:02:42.480 --> 04:02:57.740
Sebastopol Community Cultural Center: But I can… will continue to try to lobby, because I don't want all this work thrown out the window. And it would seem like a new ad hoc created in December to get ready for the budget presentation might make sense, so they're not coming in

1572
04:02:58.060 --> 04:03:13.090
Sebastopol Community Cultural Center: cold, because this information will be 3 months old or 4 months old by the time we get there. So… so I agree that I don't want to throw out their work, just… just to be clear. I mean, they don't want to throw it all out, you know, but…

1573
04:03:13.420 --> 04:03:24.760
Sebastopol Community Cultural Center: I've got to figure out… I would like to include the… I would like to put the downtown space back in there for a real evaluation, and so if that's part of the scope of the ad hoc.

1574
04:03:25.040 --> 04:03:28.210

Sebastopol Community Cultural Center: that meets in December, I'm okay with that.

1575
04:03:28.890 --> 04:03:40.179
Sebastopol Community Cultural Center: But can we really direct an ad hoc now that's for December? Isn't that… So you could create one now if you wanted, or you could wait till December. I'd like to wait till December.

1576
04:03:40.840 --> 04:03:51.749
Sebastopol Community Cultural Center: But can we just send that to staff, staff direction, that we want that to come back as an agenda item in December for an ad hoc to be created? Yes, we could…

1577
04:03:51.880 --> 04:03:53.770
Sebastopol Community Cultural Center: come back. I mean,

1578
04:03:54.420 --> 04:04:02.470
Sebastopol Community Cultural Center: On the first or second meeting in December, there's going to be a turnover on the Council… Which is pending in the second meeting.

1579
04:04:04.650 --> 04:04:18.100
Sebastopol Community Cultural Center: I think it's the first meeting, isn't it? The first meeting is when the turnover happens, but yeah, and then it really depends on how quickly the counting comes. Understood. Understood, but I think we've never missed the first meeting.

1580
04:04:18.460 --> 04:04:22.009
Sebastopol Community Cultural Center: So is that just staff direction, or do we have to move it?

1581
04:04:22.450 --> 04:04:24.830
Sebastopol Community Cultural Center: Okay, and I… I don't want to…

1582
04:04:25.050 --> 04:04:27.689
Sebastopol Community Cultural Center: I don't know if there's support for that, but…

1583
04:04:28.450 --> 04:04:40.489
Sebastopol Community Cultural Center: So what's your motion? I'd support that. It's not a motion, they said it's just staff direction. And what's the direction? The direction would be to come back the second week, meeting in December.

1584

04:04:40.690 --> 04:04:43.569
Sebastopol Community Cultural Center: With an agenda item to create an ad hoc.

1585
04:04:43.760 --> 04:04:59.779
Sebastopol Community Cultural Center: with a scope of work to be determined, but would bring both properties that we were discussing downtown and O'Reilly back in to get some information enough to submit, a proposal for this same financial scope of work to the mid-year budget review.

1586
04:04:59.930 --> 04:05:01.210
Sebastopol Community Cultural Center: I second that.

1587
04:05:02.020 --> 04:05:03.919
Sebastopol Community Cultural Center: Okay, so we'll do it as a motion.

1588
04:05:04.070 --> 04:05:07.889
Sebastopol Community Cultural Center: Thanks. And just to clarify something to make sure that…

1589
04:05:08.530 --> 04:05:24.969
Sebastopol Community Cultural Center: everyone's talking about the same thing. An ad hoc is comprised solely of two council members, so no… not the full community. Not community or anything, right? It's staff and two council members, correct? Yeah, we'll make sure that the scope of work, because

1590
04:05:25.200 --> 04:05:34.829
Sebastopol Community Cultural Center: I agree, the town halls were not typical in an ad hoc committee, so it might… we'll determine the scope of work at that time.

1591
04:05:35.440 --> 04:05:46.750
Sebastopol Community Cultural Center: I'm just gonna say I still just struggle with the whole money thing, so I don't want work thrown out either, but it's really… I'm not sure, you know, either way, financially is the issue for me right now, so anyway.

1592
04:05:50.370 --> 04:06:11.679
Sebastopol Community Cultural Center: So you just need direction? Well, we have a motion. We have a motion. Sorry. Can you read the motion back? So the motion that I'd heard was moved by Councilmember Hinton and seconded by Vice Mayor Maurer to direct staff to reading back at the second meeting in December an agenda item to consider creation of an ad hoc committee with the proposed scope of work to include

1593
04:06:11.680 --> 04:06:16.950
Sebastopol Community Cultural Center: for both locations, and to bring that back for Council consideration at that said meeting.

1594
04:06:17.510 --> 04:06:23.810
Sebastopol Community Cultural Center: And then, what… didn't you have… they would also go to budget review, in order… in preparation to go to budget review, right?

1595
04:06:23.970 --> 04:06:24.670
Sebastopol Community Cultural Center: Yep.

1596
04:06:25.430 --> 04:06:41.940
Sebastopol Community Cultural Center: Part of the scope of work would be in preparation for the mid-year budget review. Mid-year budget review. And I just want to make a statement before we vote, it's just that I can't support having something outside of our downtown, so I will be voting no, but I want people to understand why. I'm just not supportive of moving it out of the downtown.

1597
04:06:42.970 --> 04:06:44.710
Sebastopol Community Cultural Center: And having that as part of it.

1598
04:06:48.810 --> 04:06:54.709
Sebastopol Community Cultural Center: And we have to do this fast, because as a point of order, at 10.30, we all have to agree, otherwise…

1599
04:06:55.660 --> 04:07:04.210
Sebastopol Community Cultural Center: The meeting ends. Mayor? I'll say it as far… oh, sorry. Go ahead, you're gonna read it again. I'm gonna… yeah, so… Include the downtown. Yeah. I'm sorry?

1600
04:07:04.780 --> 04:07:06.859
Sebastopol Community Cultural Center: We included the downtown, right.

1601
04:07:06.860 --> 04:07:27.530
Sebastopol Community Cultural Center: So, so moved by Councilmember Hinton and seconded by Vice Mayor Maurer to direct staff to bring back to the second meeting in December, consideration of creation of an ad hoc committee, with the proposed scope of work to include staff time and definitions, and then to cons… for consideration of both locations in preparation for the mid-year budget review.

1602

04:07:28.270 --> 04:07:37.320
Sebastopol Community Cultural Center: If it wasn't seconded… It was, yes. Councilmember Carter? Yes. Councilmember Hinton? Aye. Councilmember Zolman? Yes.

1603
04:07:37.720 --> 04:07:47.809
Sebastopol Community Cultural Center: Vice Mayor Maurer? Yes. Mayor McLewis? At this time, no. Motion passes 4 to 1, with Council Members Carter, Hinton, Zolman, and Vice Mayor Maurer in support, and Mayor McLewis in opposition.

1604
04:07:48.150 --> 04:08:00.620
Sebastopol Community Cultural Center: So, I think, just reading body language, I can see we're not staying past 1030. Is that a correct assumption? So, just so you all know, we have to have a unanimous agreement in order to stay past 1030, so the meeting will be

1605
04:08:00.820 --> 04:08:02.659
Sebastopol Community Cultural Center: A journey. Thank you.

ALL RIGHT. I HAVE A SEMI-SOLUTION. WE ARE GOING TO START WITH THE PROCLAMATIONS. MARY, DO WE NEED TO CALL TO ORDER? OKAY. WE'RE GOING TO START AND MAKE IT SO THE PROCLAMATIONS BECAUSE I KNOW MANY OF YOU ARE HERE FOR THAT. SO WE ARE GOING TO GET THROUGH THAT WHILE THEY ARE STILL TRYING TO TROUBLESHOOT WITH THE OTHER STUFF. HOPEFULLY WITH THE TIME THEY MIGHT FIGURE THAT OUT AND THEN WE CAN KEEP MOVING. BUT RATHER THAN PAUSING AND MAKING ALL OF YOU WAIT HERE -- GIVE ME ONE SECOND. LET ME JUST GET MY AGENDA HERE. MARY, YOU CAN TELL ME.

WE ARE GOOD.

ALL RIGHT. THANK YOU FOR YOUR PATIENCE. APOLOGIES. TECHNOLOGY IS GREAT UNTIL IT IS NOT. SO WE ARE GOING TO CALL THIS TO ORDER AND MARY IS GOING TO DO THE ROLL CALL.

[ROLL BEING CALLED]

PLEASE NOTE ALL COUNCILMEMBERS ARE IN ATTENDANCE.

THANK YOU. LET ME MOVE THROUGH THIS HERE. WE'RE GOING TO NOW DO THE SALUTE TO THE FLAG IF YOU WILL STAND WITH ME.

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.

ALL RIGHT. WE DO A LAND ACKNOWLEDGMENT AT EVERY MEETING. GOING TO GO AHEAD AND READ THAT.

THE CITY OF SEBASTOPOL ACKNOWLEDGES THAT WE LIVE AND WORK WITHIN THE UNCEDED ANCESTRAL HOMELANDS OF THE SOUTHERN POMO AND THE COAST MIWOK PEOPLE. WE PAY OUR RESPECT TO THE PAST, PRESENT, AND FUTURE GENERATIONS OF THESE PEOPLES, INCLUDING THE FEDERATED INDIANS OF GRATON RANCHERIA.

AND TYPICALLY AFTER THIS I DO A BRIEF HISTORY OF SEBASTOPOL, BUT SINCE WE CAN'T PULL ANYTHING UP OR ANY PHOTOS, I'M GOING TO GO AHEAD AND SKIP THAT COMMAND WERE GOING TO MOVE ON TO THE PROCLAMATIONS. THE FIRST PROCLAMATION WE HAVE IS CREEK WEEK. OUR VICE MAYOR, SANDRA MAURER, IS GOING TO BRING THAT FOR US. ARE YOU RECEIVING THAT ? OKAY.

CREEK WEEK AND POLLUTION PREVENTION WEEK. WHEREAS, THE THIRD SATURDAY IN SEPTEMBER IS RECOGNIZED WORLDWIDE AS INTERNATIONAL CLEANUP DAY BRINGING MILLIONS OF VOLUNTEERS TOGETHER TO REMOVE LITTER FROM BEACHES, RIVERS, CREEKS, AND SHORELINES, DEMONSTRATING THAT PROTECTING INLAND WATERWAYS IS ESSENTIAL TO THE HEALTH OF OUR OCEANS. WHEREAS, THROUGHOUT THE UNITED STATES, THE WEEK STARTING ON THE THIRD MONDAY OF SEPTEMBER IS RECOGNIZED AS NATIONAL POLLUTION PREVENTION WEEK. WHEREAS THROUGHOUT MUCH OF CALIFORNIA, INCLUDING THE RUSSIAN RIVER WATERSHED, CITIES, COUNTIES, AND OTHER STEWARDSHIP ORGANIZATIONS ARE RECOGNIZING THE FOURTH WEEK OF SEPTEMBER AS CREEK WEEK. AND WHEREAS, OUR POLLUTION PREVENTION PRACTICES ARE INTRINSICALLY LINKED TO THE HEALTH OF OUR WATERSHED LANDS AND WATERWAYS. WHEREAS, THE RUSSIAN RIVER WATERSHED ASSOCIATION SUPPORTS PROGRAMS TO REDUCE POLLUTION, INCREASE THE ENVIRONMENTAL QUALITY OF OUR WATERSHED AND PROVIDE OUR COMMUNITIES WITH THE KNOWLEDGE TO BE EFFECTIVE STEWARDS OF THE RUSSIAN WATERSHED LANDS AND WATERWAYS. WHEREAS THE NEARLY SQUARE MILES OF LANDS, 150 CREEKS, AND APPROXIMATELY 360,000 RESIDENTS OF THE RUSSIAN RIVER WATERSHED ARE CONNECTED AND MUTUALLY SUPPORT EACH OTHER . WHEREAS, THE RUSSIAN RIVER ALONG WITH ITS TRIBUTARIES AND ASSOCIATED FEATURES ARE IMPORTANT RESOURCES TO THE PEOPLE OF SONOMA AND MENDOCINO COUNTIES. WHEREAS POLLUTION IN THE FORM OF TRASH AND DEBRIS, CHEMICALS FROM INDUSTRY AND EVERYDAY LIVING, AND SEDIMENT FROM CONSTRUCTION AND MANY LAND USES AND ACTIVITIES ALL HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF LIFE AND THE QUALITY OF RESOURCES WITHIN THE RUSSIAN RIVER WATERSHED, AND WHEREAS, THE RUSSIAN RIVER WATERSHED ASSOCIATION STRIVES TO PROTECT OUR LAND AND WATERWAYS THROUGH ONGOING POLLUTION PREVENTION OUTREACH WHICH

AIMS TO RAISE AWARENESS OF THE HARMFUL EFFECTS OF THE POLLUTANTS TO OUR NATURAL SYSTEMS. AND WHEREAS, DURING POLLUTION PREVENTION WEEK AND CREEK WEEK, RIVER AND OCEAN CLEANUP CAMPAIGNS WILL TAKE PLACE THROUGHOUT SONOMA AND MENDOCINO COUNTIES. AND WE ARE GOING TO HAVE A CREEK WEEK CLEANUP HERE. COUNCILMEMBER CARTER, DO YOU HAVE A DATE ON THAT? IT WILL BE IN THE LAGUNA.

THIS SATURDAY. ALMOST IN THIS PARKING LOT BESIDE THE BASEBALL FIELDS AT 9:00 A.M. BUT ACTUALLY IT IS ALL SIGNED UP AND ALL FULL. SO YOU CAN COME AND JOIN, BUT WE'VE GOT IT GOING.

ALL RIGHT. THIS IS OUR PUBLIC WORKS DIRECTOR, ARIANNA.

THANK YOU. ALL RIGHT. LET'S GET TO THE SECOND PROCLAMATION. AND THAT WOULD BE PROCLAMATION PROCLAIMING SEPTEMBER 2026 LATINO HERITAGE MONTH. WE HAVE COUNCILMEMBER STEPHEN ZOLLMAN DOING THAT ONE.

THANK YOU, MADAME MAYOR. THIS IS A PROCLAMATION RECOGNIZING LATINO HERITAGE MONTH. WHEREAS THE CITY OF SEBASTOPOL JOINS THE STATE OF CALIFORNIA AND COMMUNITIES ACROSS THE NATION IN OBSERVING LATINO HERITAGE MONTH FROM SEPTEMBER 15th THROUGH OCTOBER 15th HONORING HISTORIES, CULTURES, AND CONTRIBUTIONS OF THE LATINO AND HISPANIC AMERICANS. WHEREAS SONOMA COUNTY'S LATINO COMMUNITY IS AN INTEGRAL PART CONTRIBUTING TO OUR LOCAL ECONOMY THROUGH AGRICULTURE, HOSPITALITY, AND SMALL BUSINESS OWNERSHIP AND ENRICHING OUR COMMUNITIES THROUGH ART, MUSIC AND THE FOOD, AND FAMILY TRADITIONS CELEBRATED EACH YEAR AT EVENTS SUCH AS FIESTA DAY AND OTHER REGIONAL GATHERINGS. WHEREAS LATINO RESIDENTS OF SEBASTOPOL CONTRIBUTE DAILY TO THE VITALITY OF OUR SCHOOLS, BUSINESSES, FARMS, AND CIVIL ORGANIZATIONS, AND THEIR LEADERSHIP AND STRENGTH STRENGTHEN THE SOCIAL FABRIC OF OUR COMMUNITY, AND WHEREAS THE OBSERVATION ALLOWS AN OPPORTUNITY FOR ALL SEBASTOPOL RESIDENTS TO LEARN ABOUT , CELEBRATE, AND SUPPORT THE ACHIEVEMENTS AND ONGOING CONTRIBUTIONS OF LATINO AND HISPANIC AMERICANS, AND TO ACKNOWLEDGE AND ADVANCE A COMMUNITY THAT IS WELCOMING AND INCLUSIVE OF ALL. NOW, THEREFORE, BE IT RESOLVED THAT OUR MAYOR, JILL McLEWIS, ON BEHALF OF THE ENTIRE CITY COUNCIL OF SEBASTOPOL HAS PROCLAIMED SEPTEMBER 15, 2026, -- THERE IS A MISSTATEMENT HERE -- MAYOR, I THINK WE'RE GOING TO FIX THIS -- TO BE LATINO HERITAGE MONTH. AND THE EXECUTIVE DIRECTOR, MARGARET FLOREZ McCABE, FROM COLLABORATIVE WAS ON HER WAY. I DON'T KNOW IF SHE MADE IT OR NOT, BUT THEY DO WONDERFUL WORK ON BEHALF OF OUR IMMIGRANT COMMUNITY. SOME GOING TO GIVE THIS BACK TO OUR WONDERFUL CITY MANAGER TO HAVE THIS CORRECTED AND I WILL MAKE SURE I GIVE THIS TO HER.

ALL RIGHT. THANK YOU. AND THEN OUR NEXT PROCLAMATION -- AND JUST -- I FORGOT TO MENTION AFTER WE DO THE PROCLAMATIONS, THEN WE CAN TAKE PUBLIC COMMENT. WE DO THAT UP TO 20 MINUTES. ANYTHING RELATED TO THE PROCLAMATIONS -- WE WILL DO THAT RIGHT AFTER. SO THE NEXT ONE IS PROCLAMATION SEPTEMBER AS CHILDHOOD CANCER AWARENESS MONTH. AND OUR COUNCILMEMBER PHILL CARTER IS GOING TO DO THAT ONE.

OKAY. CHILDHOOD CANCER AWARENESS MONTH. WHEREAS CHILDHOOD CANCER IS THE LEADING CAUSE OF DEATH BY DISEASE IN CHILDREN AND WHEREAS 100 TO 185 -- 46 CHILDREN PER DAY OR 16,000 -- 16,790 PER YEAR ARE DIAGNOSED WITH CANCER IN THE UNITED STATES AND THE AVERAGE AGE OF DIAGNOSIS IS SIX YEARS OLD. WHEREAS 80% OF CHILDHOOD CANCER PATIENTS ARE DIAGNOSED LATE WITH META-TESTED DISEASE. WHERE IS APPROXIMATELY ONE HALF OF CHILDHOOD CANCER FAMILIES RATE THE ASSOCIATED FINANCIAL TOXICITY DUE TO OUT-OF-POCKET EXPENSES ARE CONSIDERABLE TO SEVERE, AND WHEREAS RESEARCHERS AND HEALTHCARE PROFESSIONALS WORK DILIGENTLY DEDICATING THEIR EXPERTISE TO TREAT AND CURE CHILDHOOD WITH CANCER. NOW THEREFORE BE IT RESOLVED CITY OF SEBASTOPOL DOES HEREBY PROCLAIM SEPTEMBER AS CHILDHOOD CANCER AWARENESS MONTH AND SUPPORT THIS CAUSE THAT SO DEEPLY IMPACTS FAMILIES IN EVERY COMMUNITY ACROSS OUR COUNTRY.

AND I DON'T KNOW -- DO WE HAVE ANYONE HERE TO ACCEPT THAT PROCLAMATION? OKAY. ALL RIGHT. OKAY. ALL RIGHT. NO PROBLEM. SO THE LAST ONE WE ARE GOING TO

DO IS RECLAMATION HONORING JIM CORBETT, A.K.A., MR. MUSIC . ALL RIGHT. ALL RIGHT. RECOGNIZING JIM CORBETT, MR. MUSIC DAY IN SEBASTOPOL, SEPTEMBER 15, 2026. WHEREAS THE SHARING OF MUSIC AND MESSAGE OF PEACE CONTRIBUTE TO A DEEPER SENSE OF COMMUNITY AND COMPASSION IN ALL PLACES, INCLUDING HERE IN SEBASTOPOL. WHEREAS THE SOURCES OF SHARED MUSIC AND MESSAGES OF PEACE SHOULD BE CHERISHED AND HONORED. WHEREAS ONE OF THOSE ENDURING SOURCES HAS BEEN THE MUSICIANSHIP, TEACHING, AND INSPIRATION FROM SEBASTOPOL'S OWN JIM CORBETT, ALSO KNOWN AS MR. MUSIC. WHEREAS MR. MUSIC HAS TAUGHT THOUSANDS OF LOCAL STUDENTS TO SING AND LOVE MUSIC, WHEREAS MR. MUSIC HAS LED CHOIR IN SONG AND HARMONY AT NUMEROUS EVENTS IN OUR SEBASTOPOL TOWN PLAZA AND ELSEWHERE IN OUR COMMUNITY. WHEREAS JIM CORBETT HAS BEEN HONORED AS SEBASTOPOL CITIZEN OF THE YEAR AND HAS LENT HIS LEADERSHIP AND EFFORTS OF COMMUNITY BUILDING TO OUR SEBASTOPOL CULTURE, CULTURAL AND COMMUNITY CENTER. THE SEBASTOPOL CHAMBER OF COMMERCE , THE ANNUAL FIREWORKS SHOWS, AND THE NUMEROUS LOCAL ROTARY CLUB EVENTS. WHEREAS, FOREMOST, MR. MUSIC IS THE FOUNDER OF THE PEACETOWN USA SUMMER CONCERTS AND GATHERINGS IN 2012 AND ESTABLISHED SEBASTOPOL AS THE UNDISPUTED HOME Z.I.P. CODE, 95472 OF PEACETOWN USA. WHEREAS SEBASTOPOL'S PEACETOWN IS A BEAUTIFUL PLACE TO BE AND THE DOOR IS ALWAYS OPEN. MR. CORBETT AND PEACETOWN PROMOTES THE PRINCIPLES OF PEACE IS THE MOST POWERFUL SOURCE OF ENERGY IN THE UNIVERSE AND AS AN INFINITE SOURCE AS IT FLOWS AMONG ALL PEOPLE IN TOTAL ABUNDANCE. WHEREAS PEACETOWN CELEBRATES THE WAY OF BEING, INCLUDE, BE KIND, BE HAPPY, BE GRATEFUL, CREATE UNITY, BUILD COMMUNITY, LOVE YOUR NEIGHBOR, CHOOSE LOVE OVER FEAR, LAUGH, SAYING, DANCE, AND PLAY, MEDITATE, AND/OR PRAY EVERY DAY, LOVE YOURSELF AS A DIVINE BEING, AND SEE OTHERS AS DIVINE BEINGS. NOW THEREFORE BE IT RESOLVED THAT I, JILL McLEWIS, ON BEHALF OF THE ENTIRE CITY COUNCIL OF SEBASTOPOL DO HEREBY PROCLAIM SEPTEMBER 15, 2026, TO BE JIM CORBETT MR. MUSIC DAY IN THE CITY OF SEBASTOPOL IN HONOR OF MR. CORBETT'S MANY YEARS OF BRINGING --

MY ARTIST BRAIN AND SHOWING ME HOW TO JUMP THROUGH THE PROPER HOOPS TOO. I'D ALSO LIKE TO THANK THE FORMAL COUNCIL THAT DECLARED SEBASTOPOL PEACETOWN, USA. THAT WAS SUPPOSEDLY FROM DR. LARRY ROBINSON. HE SAID IT WAS ABOUT 2008. AND WE CAN FIGURE THAT. IT IS A SPECIAL PLACE WE HAVE AT PEACETOWN. AND FOR ME PERSONALLY, AS I SAY, GETTING TO BRING MUSIC TO KIDS -- LES CRAWFORD WAS ONE OF THE GUYS THAT GAVE ME ONE OF MY EARLY JOBS. MY JOB WAS GUITAR, KEYBOARD, AND A PUPPET TO SCHOOLS. AND THE LITTLE KIDS. SO LIKE I SAY, I HAVEN'T STARTED WORKING YET. SO -- AND THEN 30 YEARS WE HAVE HAD KIDS WITH WRINKLES, WHICH IS THE LOVE CHOIR. AND WE SANG AND THERE IS SOMETHING VERY HOLY ABOUT PEOPLE SINGING TOGETHER. AND IT BRINGS COMMUNITY. AND THEN THE PEACETOWN SUMMER CONCERT SERIES JUST KIND OF STARTED ON A WHIM. WE STARTED WITH FOUR CONCERTS AT THE PARK. AND WE JUST KIND OF TOOK OVER FROM THE ARTS CENTER BECAUSE THEY HAD JUST MOVED INTO THE VETS BUILDING AND THEY HAD DONE CONCERTS IN THE PLAZA. AND IT WAS SO WONDERFUL DOING IT IN THE PARK AND IT KIND OF FILLED THAT FRONT LITTLE PART. I SAID, I'M NOT GOING TO BE HAPPY UNTIL THE WHOLE PLACE IS FULL. IF YOU WERE THERE THIS YEAR AT ALL, YOU SAW WE ACTUALLY HAVE ONLY 2000 PEOPLE IN THE PARK. AND PEOPLE -- CALLING IT PEACETOWN, PEOPLE WOULD SHOW UP WITH THEIR GOOD VIBE. LOVE VIBE IS ABSOLUTELY CONTAGIOUS. SO EVERYBODY IS FEELING REALLY GOOD ABOUT -- SO I DON'T KNOW. IT REALLY IS A LOVEFEST, AND IT FEELS REALLY, REALLY GOOD. AND IT JUST SHOWS HOW IF WE CONCENTRATE ON THE POSITIVE STUFF THAT IS HAPPENING AND DO THOSE FIRST THINGS -- YOU KNOW, BE KIND, BE HAPPY, BE GRATEFUL -- LIFE CAN BE REALLY, REALLY SWEET. AND THIS IS A BEAUTIFUL PLACE TO BE. AND ALL YOU HAVE TO DO IS KEEP EMBRACING EACH OTHER AND BUILDING OUR COMMUNITY ON WHAT WE WANT AND QUIT WAVING OUR FISTS AT THE THINGS WE DON'T WANT BECAUSE THAT ADDS ENERGY TO THAT. AND I APPRECIATE THE COUNCIL BECAUSE YOU GUYS -- YOU DO PEACETOWN HERE. YOU SHOULD START WITH A MOMENT OF SILENCE, YOU KNOW. BUT -- AND I HAVE YOUR PROCLAMATION FOR YOU.

YEAH. SO ANYWAY, THANK YOU SO MUCH. AND THE COUNCIL -- YOU ARE ALL CARETAKERS OF PEACETOWN NOW. SO.
OKAY.
[INAUDIBLE]
OKAY. ALL RIGHT. THE GOOD NEWS IS WE HAVE OUR TECHNOLOGY GOING. FOR THOSE OF YOU WHO ARE ON ZOOM AND HEARING THIS, WE HAVE HAD I.T. ISSUES FOR THE LAST HALF HOUR. SO WE ARE GOOD TO GO. WHAT WE ARE GOING TO DO IS GO RIGHT INTO PUBLIC COMMENT. IF ANYONE HAS ANY -- I'M SORRY.
I WOULD LIKE TO JUST SAY ONE THING TO JIM, AND THAT IS, I'M REMEMBERING YOUR WONDERFUL TOOLBOX PROJECT THAT YOU BROUGHT TO KIDS IN SCHOOLS AND I WANT TO THANK YOU FOR THAT AND FOR EVERYTHING. YEAH. WONDERFUL.
SO I HAVE TO SAY SOMETHING AS WELL. THE TOOLBOX PROJECT. MY KIDS DID IT. LIZ TOOK CARE OF MY KIDS' CASTLE. I HAVE KNOWN JIM THROUGHOUT GROWING UP IN THIS TOWN. THANK YOU FOR EVERYTHING YOU DO . AND THANKS FOR HELPING THE CITY HOST A BEAUTIFUL MUSIC EVENT THROUGH THE SUMMER LIKE THE OTHER CITIES HAVE IT AND I DON'T THINK WE COULD DO IT WITHOUT YOU. SO THANK YOU.
ALL RIGHT. SO ANYONE HERE WHO IS WISHING TO SAY ANYTHING, WE DO PUBLIC COMMENT, AND MARY WILL TAKE IT OVER HERE IN JUST A SECOND. IT IS TWO MINUTES AND THERE IS A TIME LIMIT ON THAT IN TOTAL. SOME GO TO HAND THAT OVER TO MARY. FOR THOSE ON ZOOM LISTENING TO THIS, WE HAD I.T. ISSUES. THAT IS WHY YOU KIND OF CAME IN MIDSTREAM HERE WITH THE SOUND. I JUST WANTED TO LET YOU KNOW THAT IS WHAT HAS BEEN GOING ON. AND NOW WE ARE GOING TO GO INTO OUR OFFICIAL PUBLIC COMMENT TO THE MEETING. ALEX, IS THERE ANYTHING ELSE I NEED TO DO?
DID YOU WANT TO --
OH, YES. THANK YOU. EVERYTHING IS A LITTLE OFF. I WANTED TO MENTION -- LET'S SEE. I HAVE -- LET ME SEE HERE. SEE, ALEX, I SHOULD HAVE MADE THESE NOTES.
I THINK STAFF HAS -- IS PUSHING TO A LATER DATE THE ITEM THAT IS --
IT IS ITEM NUMBER -- FOR THOSE THAT ARE LOOKING -- SORRY.
12. COMMISSION AND COMMITTEE WORK PLANS IS GOING TO BE CONTINUED TO A DIFFERENT DATE.
CORRECT. YES. SO ITEM 12. SO I WANTED TO MAKE SURE EVERYONE KNOWS THAT THAT IS HAPPENING. AND BEFORE WE GO ON, I KNOW THERE WERE REQUESTS TO MOVE THINGS AROUND A BIT. WE HAVE A FEW ITEMS ON THIS AGENDA THAT ACTUALLY HAVE LINES IN THE NEXT WEEK OR SO THAT WE HAVE TO GET TO BEFORE WE CAN DO OTHER ITEMS, OTHERWISE WE CAN'T KEEP MOVING FORWARD WITH ITEMS SUCH AS WITH THESE ITEMS YOU WILL SEE WHAT WE ARE GOING THROUGH. BUT THEY HAVE, LIKE THE DEFINITE DEADLINES IN THE NEXT WEEK THAT WE HAVE TO DO BEFORE ANYTHING ELSE. SO ALL OF THAT -- I'M GOING TO GO AHEAD AND LET MARY START WITH PUBLIC COMMENT.
THANK YOU, MAYOR. AS YOU STATED, THIS IS PUBLIC COMMENT. IT IS A 20 MINUTE TIME LIMIT. ABOUT TWO MINUTES PER SPEAKER. WE GO INTO COUNCIL CHAMBERS FIRST AND THEN GO OUT TO ZOOM FOR THOSE THAT CAN HEAR US. CAN I JUST DO A SOUND CHECK, I.T.?
IT IS. BUT WE HAVE TO WAIT. WE HAVE TO HAVE -- YEAH, ITEMS THAT ARE NOT ON THE AGENDA. SORRY.
ONE, TWO, THREE, FOUR, FIVE.
EVERYONE, WE ARE READY WHENEVER WE GET OUR TWO COUNCILMEMBERS BACK. SO. I DON'T KNOW WHERE SANDY WENT TO. VICE MAYOR? WE WILL GIVE HER A MOMENT.
WONKY NIGHT. OKAY. SHOULD WE JUST GET -- I DON'T KNOW. VICE MAYOR?
SANDY.
LAST CALL FOR SANDY.
LAST CALL.
OKAY. ALL RIGHT. IS IT OKAY IF -- I DON'T KNOW --
WE HAVE A QUORUM.
OKAY. LET'S GO. SO I'M JUST GOING TO RESTATE -- FIRST, I MEANT TO ASK EVERYONE, DOES ANYONE HAVE ANY CONFLICTS OF INTEREST BEFORE WE DO THIS? JUST TO VERIFY. OKAY. FOR THOSE WHO ARE ONLINE, WE ARE GOING TO GET BACK. WE HAD A TECH ISSUE AGAIN. WE ARE GOING INTO PUBLIC COMMENT. I'M GOING TO HAND IT OVER TO MARY. THIS IS FOR ITEMS THAT ARE NOT ON THE AGENDA CURRENTLY.

THANK YOU, MAYOR. AS WE JUST STATED, IT IS A 20-MINUTE TIME LIMIT. WE GO INTO COUNCIL CHAMBERS FIRST AND THEN GO OUT TO ZOOM , COME BACK, AND GO OUT. ONCE WE HAD THAT 20 MINUTE TIME LIMIT, PUBLIC COMMENT STOPS. THERE IS A SECOND PUBLIC COMMENT PERIOD AT THE END OF THE MEETING IF YOU WOULD LIKE TO TALK DURING THAT PERIOD AND WERE NOT ABLE TO, THERE IS THAT OPPORTUNITY. AGAIN, THIS IS FOR ITEMS NOT ON TONIGHT'S AGENDA. SO WE WILL, TO CHAMBERS FIRST. IF THERE'S ANYONE THAT WOULD LIKE TO MAKE A PUBLIC COMMENT FOR ITEMS NOT ON TONIGHT'S AGENDA. OKAY.

I JUST WANTED TO TAKE A MINUTE AND INTRODUCE MYSELF. I AM IAN HAWK. I'M RUNNING FOR CITY COUNCIL. I'M JUST HERE TO OBSERVE AND LISTEN. APPRECIATE ALL THE WORK THAT YOU DO. AND HOPEFULLY I WILL BE JOINING YOU SOON. THANK YOU.

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

YES.

CAN YOU SEE THE TWO-MINUTE TIMER?

YES, I CAN. MY NAME IS CINDY, AND I AM A MEMBER OF THE SEBASTOPOL CLIMATE ACTION COMMITTEE. I'M HERE TO INVITE AND URGE COUNCILMEMBERS AND CITY STAFF TO PARTICIPATE IN THE WEEK WITHOUT DRIVING CHALLENGE THIS OCTOBER 1st THROUGH 8th. AND I ALSO WANT TO THANK COUNCILMEMBERS CARTER AND MAURER, WHO HAVE ALREADY SIGNED UP FOR THIS CHALLENGE. THE WEEK WITHOUT DRIVING CHALLENGE IS A NATIONAL ANNUAL EVENT HIGHLIGHTING THE BARRIERS FACED BY THOSE WHO CAN'T OR DON'T DRIVE. THE CHALLENGE INVITES ELECTED LEADERS, MUNICIPAL STAFF, AND COMMUNITY MEMBERS TO GO ABOUT THEIR DAILY LIVES COMMUTING, SHOPPING, AND ATTENDING MEETINGS WITHOUT DRIVING THEMSELVES. PUBLIC TRANSIT, WALKING, BIKING, AND CARPOOLING ARE ALL ENCOURAGED. ELECTED LEADERS SHAPE THE SYSTEM THAT EITHER INCLUDE OR EXCLUDE. BY EXPERIENCING A WEEK WITHOUT DRIVING, LEADERS CAN IDENTIFY GAPS, BUILD EMPATHY, AND MAKE INFORMED, INCLUSIVE TRANSPORTATION DECISIONS. AND I WANTED TO ADD THAT IT IS OKAY IF YOU HAVE A FEW TRIPS DURING THE WEEK THAT YOU JUST CAN'T MAKE WORK WITHOUT DRIVING. YOU CAN STILL BE DISSIPATE. YOUR EXPERIENCE OF NOT HAVING PUBLIC TRANSIT OPTIONS TO MAKE THESE TRIPS IS REALLY VALUABLE. AS A HIGH SCHOOL TEACHER MYSELF OF TEENS, AS A PARENT, AND A DAUGHTER AND SISTER OF BLIND AND DISABLED ADULTS, I REALLY SEE THE GAPS IN OUR PUBLIC TRANSIT, AND I URGE YOU ALL TO JOIN THIS WEEK WITHOUT DRIVING CHALLENGE. I'LL BE JOINING MYSELF. AND I WILL SEND AGAIN THE EMAIL INVITE TO COUNCILMEMBERS AND ALSO TO MARY SO YOU CAN SHARE WITH STAFF THAT WANTS TO PARTICIPATE. AND THE PUBLIC. JUST LOOK IT UP. WEEK WITHOUT DRIVING.

THANK YOU, SANDY, FOR YOUR PUBLIC COMMENT. NEXT I WILL, TO CHAMBERS. IF THERE'S ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE A PUBLIC COMMENT FOR AN ITEM NOT ON THE AGENDA. SEEING NONE, I WILL GO BACK OUT TO ZOOM. MIKE , CAN YOU UNMUTE YOURSELF?

YES, HELLO. MY NAME IS MIKE. I DID SEND YOU A WRITTEN COMMUNICATION BUT I JUST WANTED TO FOLLOW-UP FOR A MINUTE ONLINE OR IN PERSON. AND THAT IS WHEN GOVERNMENT WORKS, IT WORKS ACROSS OUR COMMUNITY. SO SUCCESS IN SEBASTOPOL , SUCCESS WITH OUR SCHOOLS, SUCCESS IN THE COUNTY, STATE, FEDERAL LEVEL. WE SEE THAT SUCCESS, WE ALL BENEFIT. I WANT TO DRAW YOUR ATTENTION TO ISSUES RELATED TO SANTA ROSA JUNIOR COLLEGE AND THE BOND THAT IS ON THE BALLOT THIS YEAR. THIS IS A HUGE BOND ISSUE. IT IS $800 MILLION PLUS. BUT THE ISSUE IS THAT THE WAY IT IS STRUCTURED IS GOING TO BE TERRIBLY EXPENSIVE. THAT IS, FOR EVERY DOLLAR THE TAXPAYER PAYS, ONLY $.48 ACTUALLY GOES TO PROJECTS. $.52 GOES TO INTEREST. AND I WILL CONTRAST THAT WITH THE CURRENT BOND THAT WE PASSED THAT WE ARE STILL WORKING ON WHERE FOR EVERY DOLLAR YOU PAY IN TAXES, $.75 GOES TO PROJECTS AND ONLY $.25 GOES TO INTEREST. SO THIS IS A REALLY BAD CONSTRUCTION OF THAT BOND, AND IT REALLY WILL PUT ALL OF SONOMA COUNTY AND GOVERNMENT IN BAD SHAPE. $1.8 BILLION FROM THE SONOMA COUNTY TAXPAYERS OVER THE NEXT 35 YEARS. ONLY 800 MILLION OF IT GOES INTO PROJECTS. ABOUT $1 BILLION ACTUALLY GOES TO INTEREST. SO I'M GOING TO INVITE YOU TO TAKE A CLOSE LOOK AT MEASURE A.B., AND I WOULD ENCOURAGE PEOPLE TO VOTE NO ON A.B., SEND IT

BACK TO THE JUNIOR-COLLEGE BOARD, HAVE THEM RESTRUCTURE THAT BOND, AND WHEN THEY BRING IT FORWARD, IT IS POSSIBLE TO INCREASE THE AMOUNT OF MONEY THAT WILL ACTUALLY DO GOOD BY 50%. SO PLEASE TAKE A LOOK AT MEASURE A.B. THANK YOU.
THANK YOU, MIKE, FOR YOUR PUBLIC COMMENT. NEXT I WILL COME BACK INTO CHAMBERS IF THERE IS ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE A PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA. MARY, CAN YOU UNMUTE YOURSELF, PLEASE? CAN YOU SEE THE TIMER?
YEAH.
GO AHEAD, PLEASE.
I WOULD LIKE TO REITERATE WHAT I SAID AT THE LAST MEETING. I THINK WE SHOULD GO BACK TO THREE-MINUTE COMMENTS SO PEOPLE CAN ACTUALLY HAVE TIME TO GET THEIR POINTS ACROSS. MOST PEOPLE ARE INTERRUPTED. IF THE COUNCIL COULD DO SOMETHING ABOUT THAT, THAT WOULD BE FABULOUS . THANKS.
THANK YOU FOR YOUR PUBLIC COMMENT.
IF THERE IS ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE PUBLIC COMMENT FOR AN ITEM NOT ON THE AGENDA. SEEING NONE, I WILL GO BACK TO ZOOM. KATE, CAN YOU UNMUTE YOURSELF, PLEASE? CAN YOU SEE THE TIMER?
I CAN. THANK YOU.
GO AHEAD, PLEASE.
ONE, AND I HAVE HAD IS THAT I HAVE BEEN ASKING FOR A WHILE THAT WHEN CONSULTANTS ARE ON STAFF REPORTS THAT THEY BE IDENTIFIED AS CONSULTANTS SO THERE IS CLARITY BETWEEN WHO OUR ACTUAL EMPLOYEES OF THE CITIES AND WHO ARE CONSULTANTS. AND I ALSO WANT TO JUST NOTE THAT RATEPAYERS ARE PAYING FOR I THINK 50% OF THIS MEETING. ALTHOUGH THE NUMBER OF PERCENTAGES KEEP BEING FLUID BY THE STAFF. AND 50% OF THE TIME IS NOT SPENT ON WATER AND SEWER, THEN IT IS A PROP 218 VIOLATION. THANK YOU.
THANK YOU, KATE, FOR YOUR PUBLIC COMMENT. NEXT I WILL COME BACK INTO CHAMBERS. IF THERE IS ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE A PUBLIC COMMENT FOR AN ITEM NOT ON THE AGENDA. SEEING NONE, I WILL GO BACK OUT ON ZOOM. IF THERE IS ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT FOR AN ITEM NOT ON THE AGENDA -- SEEING NONE -- DO I HAVE ONE MORE SPEAKER? OKAY. GO AHEAD.
GOOD EVENING. MY NAME IS JAMES WOODRUFF. SEBASTOPOL RESIDENT. I WAS GOING TO SPEAK ON THE ISSUE THAT GOT PULLED TONIGHT. SO I'M JUST GOING TO READ MY COMMENT REAL QUICK. I STRONGLY BELIEVE THAT COMMUNITY GROWS THROUGH ENGAGEMENT. I ENCOURAGE EVERYONE TO JOIN IN HELPING STUART OUR SHARED HOME IN THE FUTURE. AWAY FOR SEBASTOPOL TO PULL AS MANY DIVERSE VOICES TO PARTICIPATE IS THROUGH COMMISSIONS AND COMMITTEES. THESE ARE WHERE PASSIONATE VOLUNTEERS TRANSFORM IDEAS AND CARE FOR THE COMMUNITY INTO TANGIBLE ACTION AND SERVE AN ESSENTIAL CONNECTION BETWEEN OUR RESIDENTS AND CITY COUNCIL. WHILE EQUIPPING THESE COMMITTEES WITH THE RESOURCES THEY NEED MAKES A STRONG STATEMENT THAT OUR CITY VALUES THE CONTRIBUTIONS OF ITS RESIDENTS, WE ALSO GET A GOOD RETURN ON INVESTMENT. THE CITY RECEIVES THE BENEFIT OF MANY SKILLED VOLUNTEER HOURS, BEING CONTRIBUTED TO HELP THE CITY FUNCTION. FOR EXAMPLE, I NOTE THE CONSENT CALENDAR THAT YOU'RE GOING TO BE VOTING ON, THE $6500 ZERO WASTE GRANT STIPEND -- THAT WOULD NOT HAVE HAPPENED IF THAT COMMITTEE HAD NOT SECURED THE STIPEND FUNDS IN THE FIRST PLACE. TRUE CIVIC HEALTH THRIVES WHEN ENGAGEMENT IS NOT JUST PRAISED BUT TANGIBLY SUPPORTED. INVESTING IN THESE GROUPS IS A DIRECT INVESTMENT INTO SEBASTOPOL'S SOCIAL CAPITAL. AND I URGE THE CITY COUNCIL TO SUPPORT A COLLABORATIVE CONNECTIVE AND FLOURISHING SEBASTOPOL. THANK YOU.
THANK YOU FOR YOUR PUBLIC COMMENT. NEXT I WILL GO BACK OUT TO RESUME. IF THERE'S ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT, PLEASE RAISE YOUR HAND. IF THERE IS ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE COMMENT FOR AN ITEM NOT ON THE AGENDA. SEEING NONE, PUBLIC COMMENT IS CLOSED.

ALL RIGHT. THANK YOU VERY MUCH, MARY. WE ARE GOING TO MOVE INTO THE CONSENT CALENDAR. I'M GOING TO READ ALL OF THESE ITEMS. AND THEN I WILL SEE IF ANYONE WANTS TO PULL ANYTHING. NUMBER ONE, APPROVAL OF CITY COUNCIL MEETING MINUTES FOR REGULAR MEETING OF SEPTEMBER 1, 2026. NUMBER TWO, APPROVAL OF AWARD OF CONTRACT MEMORANDUM OF UNDERSTANDING BETWEEN COUNTY OF SONOMA AND CITY OF SEBASTOPOL TO ESTABLISH THE ROLES AND RESPONSIBILITIES OF THE PARTIES AND COUNTIES PROVIDING STAFF TO ENGAGE INDIVIDUALS EXPERIENCING HOMELESSNESS WITHIN THE INCORPORATED AND UNINCORPORATED AREAS OF THE CITY. NUMBER THREE, AWARD OF CONTRACT CORPORATION YARD FUEL STATION UPGRADE. CIP 1001-25-03. NUMBER FOUR, APPROVAL OF CLIMATE ACTION COMMITTEE RECOMMENDATION ON ZERO WASTE GRANT STIPEND 6500 TO CITY COUNCIL. FUNDS MUST BE USED BY OCTOBER 15th. RECOMMENDATIONS FOR USE ARE AS FOLLOWS -- AND THEY ARE LISTED ON THERE. NUMBER FIVE, RECEIPT OF INFORMATIONAL REPORT FROM CHIEF OF POLICE ON EXIGENT USE OF SURVEILLANCE CAMERAS. THIS REPORT IS PROVIDED PURSUANT TO SMC 8.8 0.040 TO ADVISE THE SEBASTOPOL CITY COUNCIL ABOUT THE TEMPORARY EXIGENT USE OF SURVEILLANCE TECHNOLOGY, WHICH OCCURRED ON THURSDAY, JULY 30th, 2026. NUMBER SIX, RECEIPT OF BUDGET AT A GLANCE FORMAT AND AUTHORIZED STAFF TO POST SUCH DOCUMENT ON CITY WEBSITE. NUMBER SEVEN, APPROVAL OF SEWER SYSTEM MANAGEMENT PLAN 2026 AUDIT AND UPDATE. ITEM IS TO ACCEPT THE 2026 SEWER SYSTEM MANAGEMENT PLAN AUDIT REPORT AND AUTHORIZE THE PUBLIC WORKS DIRECTOR AS THE CITY'S LEGALLY RESPONSIBLE OFFICIAL TO CERTIFY AND SUBMIT THE AUDIT REPORT TO THE STATE WATER RESOURCES CONTROL BOARD THROUGH THE CALIFORNIA INTEGRATED WATER QUALITY SYSTEM. NUMBER EIGHT, RECEIPT OF UPCOMING OPENINGS AS FOLLOWS. PARDON ME. RECEIPT OF UPCOMING OPENINGS. LET'S SEE. TERMS ENDING DECEMBER 31st, 2026. AND WE HAVE VACANCIES FOR -- ONE VACANCY FOR PLANNING COMMISSION. JOAN HARPER , RESIDENT. DESIGN REVIEW BOARD. WE HAVE CHRISTIAN MACKE, CATEGORY A, LYNN DEEDLER, CATEGORY B, AND MARSHALL BALFE. OUR ALTERNATE FOR CATEGORY D. CLIMATE ACTION. WE HAVE LILA NEWTON, THE YOUTH REP . EMILY OCON, LOCAL CLIMATE ACTION GROUP MEMBER. STEVE PIERCE, LOCAL CLIMATE ACTION GROUP MEMBER, ENERGY BACKGROUND. AND SUNNY GALBRAITH , ZERO WASTE CLIMATE BACKGROUND. SO WOULD ANYONE LIKE TO PULL ANY ITEMS?

YES. I AM REQUESTING TO PULL ITEMS NUMBER FOUR AND FIVE.

LET ME SEE WHAT THOSE ARE.

NUMBER FOUR AND NUMBER FIVE? AND ANYONE ELSE OVERHEAR? I'M SORRY.

CAN I JUST INTERJECT REALLY QUICK? NUMBER FIVE, IF WE PULL IT, WE SHOULD PUT IT AT THE END. THE CHIEF IS OUT ON AN ACCIDENT RIGHT NOW INVOLVED IN. NOT SURE WHEN HE'S GOING TO BE ABLE TO MAKE IT TO THE MEETING. IF WE DON'T HAVE HIM HERE, WE MAY WANT TO PUSH THAT ITEM.

MAY I ASK WITH NUMBER FOUR, IS THAT -- IT SAYS BY OCTOBER 15th IF WE DON'T GET TO IT TONIGHT IF WE PUT IT AT THE END.

THAT IS FROM ZERO WASTE. THAT IS THEIR DEADLINE TO USE THE FUNDS.

SO OTHERWISE THERE IS A POSSIBILITY IF IT IS AT THE END IT IS GOING TO THE NEXT MEETING.

THE TIMEFRAME TO USE THE FUNDS.

TYPICALLY SO EVERYONE KNOWS WHAT WE TYPICALLY DO IS WHENEVER ANYTHING IS PULLED, IT GOES TO THE END OF THE AGENDA, BUT GIVEN THE INFORMATION THAT WE HAVE HERE, I'M GONNA -- I MEAN, DO YOU WANT ME TO GO TO PUBLIC COMMENT?

SO THOSE HAVE BEEN REQUESTED TO BE PULLED. SO WE CAN EITHER -- USUALLY TAKE THEM AT THE END OF THE MEETING. WE CAN REORDER AT THAT POINT, BUT WE NEED TO TAKE PUBLIC COMMENT ON THE REMAINDER OF THE ITEM.

SO GO AHEAD. WE'RE GOING TO GO TO PUBLIC COMMENT AND THEN WE WILL GO BACK.

THIS IS FOR PUBLIC COMMENT ON CONSENT CALENDAR ITEMS -4 AND FIVE, WHICH HAVE BEEN POLLED. IF YOU WOULD LIKE TO MAKE COMMENT ON THE REMAINING ITEMS, COME TO THE PODIUM. IT IS A TWO MINUTE TIME LIMIT. AND THEN WE WILL GO OUT TO ZOOM AFTER THAT.

I'M HUNTER SCOTT, DEPUTY DIRECTOR FOR HEALTH SERVICES. I WANTED TO THANK YOU FOR YOUR PRESUMED VOTE FOR THE MOU BETWEEN OUR ORGANIZATIONS. LOOK FORWARD TO CONTINUING. THANK YOU.
THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I WILL GO OUT TO ZOOM. KATE, CAN YOU UNMUTE YOURSELF, PLEASE? CAN YOU HEAR US?
YES.
SEE THE TIMER?
YES. THANK YOU, MARY. MY PUBLIC COMMENT IS THE BUDGET AT A GLANCE IS TERRIFICALLY FLAWED. THE CITY RECEIVES MONEY IN TWO FORMS. ONE, IT RECEIVES MONEY FROM TAXES THAT FUND THE GENERAL FUND AND COVER GENERAL FUND EXPENSES. TWO, IT RECEIVES MONEY FOR FEE FOR SERVICE. THESE MONIES ARE COMPLETELY DIFFERENT AND NEED TO BE RECOGNIZED AS SUCH. THEREFORE, THEY SHOULD NOT BE CONFLATED AND COMBINED AS WHAT WE SEE ON THE FIRST PAGE OF THE BUDGET AT A GLANCE. THE FIRST PAGE SHOULD ONLY BE RELATED TO THE GENERAL FUND, INCLUDING REVENUE TO THE GENERAL FUND AND EXPENSES TO THE GENERAL FUND, INCLUDING CAPITAL PROJECTS RELATED TO THE GENERAL FUND. THE SECOND PAGE SHOULD ONLY BE RELATED TO WATER FUNDS AND SEWER FUNDS. AND CAPITAL PROJECTS RELATED TO WATER AND SEWER COMING OUT OF WATER AND SEWER FUNDS SHOULD BE DENOTED AS SUCH ON THE SECOND PAGE. IT CREATES CONFUSION FOR THE COUNCIL AND THE GENERAL PUBLIC , WHICH MIGHT BE WHY THE COUNCIL AND THE GENERAL PUBLIC HAVE A HARD TIME UNDERSTANDING THE FINANCES FOR WATER AND SEWER FUND VERSUS THE FINANCES FOR OUR GENERAL FUND. I ASK THAT THE BUDGET BE CORRECTED TO REFLECT THESE DIFFERENT COMPLETELY LEGALLY DIFFERENT POOLS OF MONEY. IN ADDITION, THERE ARE PIE CHARTS FOR WATER AND WASTEWATER THAT ARE UNINTELLIGIBLE. YOU SHOULD NOT COMBINE REVENUE AND EXPENSES INTO A SINGLE PIE CHART BECAUSE YOU CAN'T TELL WHAT PROPORTION OF EITHER SOURCE IS GOING TOWARD EITHER OR TOWARD EXPENSES. THAT IS MY FINAL COMMENT. THANK YOU.
THANK YOU, KATE, FOR YOUR PUBLIC COMMENT. NEXT I WILL COME INTO CHAMBERS.
MY NAME IS CHRISTINE KENDRICK AND I'M A RESIDENT HERE. I AM HERE TO FOLLOW UP ON MY EMAIL IN SUPPORT OF AGENDA ITEM 14 IN SUPPORT OF THE COMMONS CONCEPT.
THIS IS FOR ITEMS THAT ARE NOT --
THIS IS JUST FOR THE CONSENT CALENDAR ITEMS. NUMBER 14 WILL BE COMING UP IN A LITTLE BIT.
I APOLOGIZE.
IT'S OKAY.
WE WILL CALL YOU UP. WHEN WE ARE DISCUSSING THAT ITEM, THEN YOU CAN TALK ABOUT IT. THIS IS JUST FOR ITEMS ON THE CONSENT CALENDAR.
THANK YOU. NEXT I WILL GO OUT TO ZOOM. CAN YOU SEE THE TIMER?
NO, BUT YOU CAN LET ME KNOW.
OKAY. GO AHEAD, PLEASE.
SO I WANTED TO SPEAK MERELY ON THE COMMISSION APPOINTMENTS AND SAY THANK YOU. I'M VERY GLAD TO SEE THE CITY BRINGING THESE UPCOMING COMMISSION AND COMMITTEE VACANCIES FORWARD IN SEPTEMBER WITH ENOUGH TIME TO RECRUIT -- BY RECRUIT, I MEAN ACTIVE RECRUITMENT. I HOPE WE'VE GOT SOME GOOD MARKETING BEHIND US. INTERVIEW AND HOPEFULLY MAKE APPOINTMENTS BEFORE THE EXISTING TERMS EXPIRE ON DECEMBER 31st. I THINK IT IS IMPORTANT TO RECOGNIZE THIS AS AN IMPROVEMENT BECAUSE THAT HAS NOT BEEN OUR EXPERIENCE OVER THE LAST TWO YEARS. IN 2024, THE CITY IDENTIFIED FOUR CLIMATE ACTION COMMITTEE TERMS EXPIRING IN DECEMBER 31st. ON OCTOBER 15th, COUNCIL CHOSE TO DELAY THE RECRUITMENT WHILE QUESTIONS ABOUT THE COMMITTEE'S COMPOSITION WERE RESOLVED. RECRUITMENTS SUBS FREQUENTLY OPENED IN NOVEMBER WITH APPLICATIONS TO DO DECEMBER 26. AND LAST YEAR, RECRUITMENT ITEM FOR SEVERAL ITEMS EXPIRING DECEMBER 31st DIDN'T COME BEFORE COUNCIL UNTIL OCTOBER 21st. FOR THE CLIMATE ACTION COMMITTEE, RECRUITMENT WASN'T POSTED UNTIL OCTOBER 30th. THE DEADLINE ULTIMATELY EXTENDED TO DECEMBER 25th. IN INTERVIEWS AND APPOINT INCIDENT IN THE CURRENT ON FEBRUARY 3rd OF THIS YEAR. THE PROBLEM WASN'T LIMITED TO CLIMATE ACTION. IN 2025, PLANNING COMMISSION VACANCIES PERSISTED

LONG ENOUGH THAT THE COUNCIL WAS STILL CONDUCTING INTERVIEWS AND MAKING APPOINTMENTS FOR AFTER THE DEADLINE. THAT IS WHY I HAVE APPRECIATED WHAT IS HAPPENING TONIGHT. THIS YEAR, STAFF IS STARTING IN SEPTEMBER, PROVIDING APPROXIMATELY SIX WEEKS OF APPLICATIONS, EXPLICITLY IDENTIFYING THE GOAL OF HAVING A SMOOTH TRANSITION INTO THE FIRST MEETINGS IN JANUARY. OUR BOARDS AND COMMISSIONS AND COMMITTEES DEPEND ON VOLUNTEERS GIVING THEIR TIME TO THE CITY.
YOU HAVE ABOUT 25 SECONDS.
A PREDICTABLE RECRUITMENT CALENDAR RESPECTS THEIR TIME, PREVENTS VACANCIES FROM LINGERING, AND GIVES THESE BODIES THE CONTINUITY THEY NEED TO DO THEIR WORK. I ENCOURAGE WHOEVER IS RESPONSIBLE FOR AGENDA REVIEW THAT WILL RATHER THAN WHAT I SAW THIS YEAR AT AGENDA REVIEW, WHERE WORK SCHEDULES AND AN UNWILLINGNESS TO HOLD INTERVIEWS EARLIER IN THE DAY --
KYLE, THAT IS TWO MINUTES.
VOLUNTEERING THEIR TIME.
THANK YOU FOR YOUR PUBLIC COMMENT. NEXT I WILL COME INTO CHAMBERS. IF THERE IS ANYONE IN CHAMBERS. SEEING DONE, I WILL GO BACK OUT TO ZOOM. LEE, CAN YOU UNMUTE YOURSELF, PLEASE?
YES.
THANK YOU. CAN YOU SEE THE TIMER?
I CAN.
I JUST WANTED TO ADD TO KATE'S COMMENTS. IT IS BAD FORM OBVIOUSLY TO MIX THE WATER AND SEWER REVENUES WITH GENERAL FUND REVENUES INTO A SINGLE FINANCIAL REPORT SINCE THE WATER AND SEWER REVENUES ARE NOT FUNGIBLE. THEY CANNOT BE USED FOR GENERAL FUND PURPOSES. THE PART THAT REALLY IRRITATED ME WAS FIRST LINE OF THIS THING WAS COMPETITION OF TOTAL REVENUE. 31. BEGINNING BALANCE, 18. ENDING BALANCE, 17.999. THAT MAKES IT LOOK LIKE THE CITY'S FINANCIAL IN GREAT SHAPE, AND THEY ARE REALLY NOT. AND THAT IS PART OF THE PROBLEM OF MIXING AND MATCHING THINGS THAT SHOULD NOT BE MIXED AND MATCHED. THANK YOU.
THANK YOU FOR YOUR PUBLIC COMMENT. NEXT I WILL COME BACK INTO CHAMBERS. IF THERE IS ANYONE IN CHAMBERS. SEEING NONE, I WILL GO BACK OUT TO ZOOM. IF THERE IS ANYONE ON ZOOM THAT WOULD LIKE TO MAKE IT PUBLIC, RAISE YOUR HAND. SEEING NONE, PUBLIC COMMENT IS CLOSED.
WE HAD TWO ITEMS PULLED THUS FAR. I AM QUESTIONING ABOUT WHETHER OR NOT WE NEED TO RE-EVALUATE NUMBER SIX GIVEN THE PUBLIC COMMENTS AND EVERYTHING THAT IS GOING ON. SO I'M GOING TO GO AHEAD AND I'M GOING TO PULL THAT AND PUT IT AT THE END. SO I WOULD JUST LIKE SOME MORE CLARITY ON THAT. SO GIVEN THE WHAT SITUATION WE ARE IN WITH TIMING, NUMBER FOUR I'M GOING TO REORDER AND WE ARE GOING TO PUT THAT ACTUALLY AS THE NEXT ITEM THAT WE DO. NUMBER NINE. I'M HOPING EVERYONE IS OKAY WITH THAT BECAUSE OF THE TIMEFRAME. WE NEED TO GET THAT DONE VERY QUICKLY. SO I'M GOING TO MAKE THAT THE NEXT ONE WE DISCUSSED. I'M GOING TO PUT FIVE AT THE END OF THE DAY. AND THEN NUMBER SIX AS WELL. SO ARE WE ALL OKAY WITH THAT? EVERYONE? OKAY. SO THAT IS THE ORDER WE ARE GOING TO GO IN. DID YOU HAVE SOMETHING TO SAY, ALEX? I THOUGHT YOU WERE DOING THAT. SO I GUESS WE JUST NEED A MOTION HERE FOR ITEMS ONE, TWO, THREE, SEVEN, AND EIGHT.
AS YOU JUST LISTED, SO MOVED.
SECOND.
SO MOVED BY COUNCILMEMBER HINTON AND SECONDED BY VICE MAYOR MAURER TO APPROVE ITEMS ONE, TWO , THREE, SEVEN, EIGHT, WITH ITEMS FOUR, FIVE, SIX REMOVED.
[ROLL BEING CALLED]
MOTION PASSES UNANIMOUSLY.
ALL RIGHT, THANK YOU. SO MOVING ON, WE DO NOT HAVE ANY -- WE DO NOT HAVE ANY INFORMATIONAL ITEMS TONIGHT, NOR PUBLIC HEARINGS. BUT WE'RE GOING TO GO RIGHT INTO OUR AGENDA ITEMS THAT REQUIRE DISCUSSION AND/OR ACTION. GIVEN WHAT I JUST SAID, WE'RE GOING TO OPEN UP WITH THE NUMBER FOUR ITEM THAT WAS JUST ON THE CONSENT CALENDAR. APPROVAL OF CLIMATE ACTION COMMITTEE

RECOMMENDATIONS ON ZERO WASTE GRANT STIPEND FUNDS, $6500, TO CITY COUNCIL. FUNDS MUST BE USED BY OCTOBER 15th. RECOMMENDATIONS FOR USE ARE AS FOLLOWS. THE CLIMATE ACTION COMMITTEE'S RECOMMENDATION IS TO SPEND THE $6500 ZERO WASTE GRANT STIPEND ON AN AGREEMENT WITH THE RAHUS INSTITUTE , A 501(C)(3) NONPROFIT AND KNOWN COMMUNITY PARTNER, TO PROVIDE PUBLIC FOOD WASTE EDUCATION EVENT. THIS AGREEMENT WILL BE AT NO COST TO THE CITY AND AUTHORIZES THE CITY MANAGER TO EXECUTE AGREEMENT.
WE HAVE PLENTY OF STAFF, BUT IF IT IS A QUICK QUESTION, I CAN TRY TO ADDRESS IT. OTHERWISE I CAN HAVE STAFF GIVE THE PRESENTATION.
YEAH, I PULLED IT, AND AS SOON AS I SAW IT, I SENT AN EMAIL TO MARY. MY CONCERNS LARGELY ARE DUE PROCESS CONCERNS. AND MARY, CORRECT ME IF I AM WRONG, THE EMAIL YOU SENT CONFIRMS THE FACT THAT THE PROPOSAL AND WHAT IS BEING RECOMMENDED BY THIS COMMITTEE AND ALSO STAFF WAS JUST BROUGHT UP FOR THE FIRST TIME WHEN THERE WAS A VOTE CALLED ON IT, CORRECT?
SO MY UNDERSTANDING WAS CITY STAFF RECEIVED NOTIFICATION THROUGH THE ZERO WASTE IN MID JULY, BUT IT WAS TOO LATE TO PUT IT ON THE JULY CLIMATE ACTION COMMITTEE AGENDA, SO THEY DISCUSS IT AT THE AUGUST 11th MEETING AND THEN AT THE CLIMATE ACTION COMMITTEE ON AUGUST 11th. THERE WERE CERTAIN ITEMS THAT DO NOT FALL UNDER THE GRANT, SO THEY BROUGHT IT BACK TO SEPTEMBER A FOCAL RECOMMENDATION FOR THE USE OF THOSE FUNDS.
OKAY. AS FAR AS WHAT GETS PLACED ON AGENDAS TO GIVE OUR VOLUNTEERS THAT TAKE TIME OUT OF THEIR LIVES TO COME TO KNOW WHAT IS ON AGENDAS. MY OTHER QUESTION IS ALSO OPPORTUNITY TO RESPOND. SO WHAT MATERIALS WERE SENT OUT TO HELP THESE COMMITTEE MEMBERS PREPARE FOR A VOTE WHEN THEY SHOWED UP ON SEPTEMBER 8th?
SO THEY HAD THE ZERO WASTE -- THE INFORMATION FROM ZERO WASTE WAS SUBMITTED. THEY HAD A PACKET FROM AUGUST 11. SEPTEMBER 9th, THEY HAD RECOMMENDATIONS FROM ONE OF THE MEMBERS OF THE COMMUNITY THAT HAD SOME IDEAS FOR THE USE OF THIS. THEY DISCUSS IT DURING PUBLIC COMMENT. THEY AGREED FOR THE OUTREACH IN THE EDUCATION. SO THERE WAS TWO MONTHS THEY HAD THE MATERIALS.
RIGHT. BUT MY ULTIMATE QUESTION IS, DID THEY NOTICE WHO WAS COMING TO PITCH THIS CONCEPT BEFORE THEY SHOWED UP ON SEPTEMBER 8th?
THAT I AM NOT AWARE OF. I DO HAVE -- SO YOU CAN CHECK WITH THEM. SO EITHER JANE OR ELI, CAN YOU GUYS UNMUTE YOURSELF TO ANSWER THE QUESTION, PLEASE?
CAN YOU MAKE ELI, AND JANE RILEY COAST, PLEASE, SO THEY CAN UNMUTE THEMSELVES AND RESPOND TO THE QUESTION?
ELI HERE. CAN YOU REPEAT THE QUESTION FOR ME ONE TIME? APOLOGIES.
SURE. MY QUESTION WAS, WHEN DID THE COMMITTEE MEMBERS HAVE KNOWLEDGE OF WHO WAS GOING TO COME AND PITCH A RECOMMENDATION FOR THEM? DID THEY HAVE ANY NOTICE PRIOR TO THEIR ARRIVAL ON SEPTEMBER 8th?
THEY DID. I DON'T HAVE THE EXACT DATE THAT STAFF RECEIVED THE PITCH THAT ENDED UP BEING THE RECOMMENDATION. THE CLIMATE ACTION COMMITTEE MEMBERS DID HAVE AN ADVANCED NOTICE THAT WE HAD RECEIVED AN ADDITIONAL OFFER FOR A WAY TO SPEND THOSE FUNDS.
AND THAT WAS SPECIFICALLY FROM THE PERSON THE RECOMMENDATION IS IN FAVOR OF, THE RAHUS INSTITUTE ?
THAT IS CORRECT.
OKAY. THANK YOU. I DON'T HAVE ANYTHING ELSE.
OKAY. ANYONE ELSE HAVE ANYTHING? ALL RIGHT, THEN MARY, PUBLIC COMMENT.
THIS IS FOR PUBLIC COMMENT ON THE AGENDA ITEM NUMBER FOUR, WHICH IS THE USE OF THE ZERO WASTE FUNDS. IF YOU WOULD LIKE TO MAKE A PUBLIC COMMENT, I WILL COME TO CHAMBERS FIRST. SEEING NONE, I WILL GO OUT TO ZOOM. KATE, CAN YOU UNMUTE YOURSELF , PLEASE? CAN YOU SEE THE TIMER STILL?
I CAN.
I THINK THIS GRANT IS GREAT AND I TOTALLY RESPECT THE WORK THAT THE COMMITTEE IS DOING, BUT I AM WONDERING HOW MUCH IT COSTS TO DISTRIBUTE THE $6500. IF THERE WAS TWO MEETINGS, NOW A COUNCIL MEETING, AND THE PLANNING

CONSULTANTS ARE INVOLVED . BECAUSE IT SEEMS TO ME THAT IT HAS PROBABLY COST OVER $2000 TO BRING THE GRANT TO THIS POINT, SO THAT IS PROBABLY A THIRD OF THE TOTAL GRANTEE AMOUNT. AND I'M WONDERING IF THERE IS A WAY TO EXPEDITE THESE TYPES OF PROCESSES SO THE COST TO ADMINISTER SOMETHING DOES NOT OUTWEIGH THE BENEFIT THAT THE COMMUNITY IS RECEIVING. THANK YOU.
THANK YOU, KATE, FOR YOUR PUBLIC COMMENT. NEXT I WILL COME BACK INTO CHAMBERS. IF THERE IS ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE A PUBLIC COMMENT. SEEING NONE, I WILL GO BACK TO ZUNE. ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT, RAISE YOUR HAND VIRTUALLY. SEEING NONE, PUBLIC COMMENT IS CLOSED ON THIS ITEM.
THANK YOU VERY MUCH. BACK HERE AT THE DAIS. DO WE HAVE A MOTION? ANYBODY HAVE ANY COMMENTS? MOTION?
I WILL GO AHEAD AND MAKE A MOTION TO APPROVE THE RECOMMENDATION BY THE CLIMATE ACTION COMMITTEE TO SPEND THE $6500 ZERO WASTE GRANT STIPEND ON THE AGREEMENT WITH THE RAHUS INSTITUTE, WHICH IS A 501(C)(3) NONPROFIT.
AND I WILL SECOND THAT.
SO MOVED BY COUNCILMEMBER HINTON AND SECONDED BY MAYOR McLEWIS TO APPROVE THE CLIMATE ACTION COMMITTEE'S RECOMMENDATION ON THE ZERO WASTE GRANT STIPEND FUNDS OF $6500.
[ROLL BEING CALLED]
MOTION PASSES UNANIMOUSLY.
THANK YOU VERY MUCH. NOW, LET'S SEE. WE ARE GOING TO MOVE ON TO NUMBER NINE, CONSIDERATION OF REQUEST FOR A WAIVER OF FEES. PEACETOWN SPECIAL EVENT WAIVER. PEACETOWN IS REQUESTING $5000 TO BE WAIVED. MANY MOONS A SPECIAL EVENT FEE WAIVER. MANY MOONS LETTER REQUEST A WAIVER FOR ANY CITY FEES ASSOCIATED. FEES REQUESTED FOR WAIVER $750. I BELIEVE WE HAVE OUR PUBLIC WORKS DIRECTOR.
THANK YOU, MAYOR AND CITY COUNCIL. TWO REQUESTS WERE BROUGHT TO US AT PUBLIC WORKS TO WAIVE SPECIAL EVENT FEES FOR EVENTS IN THE PARKS. IVES PARK BEING THE FIRST FOR THE CITY TO CONTRIBUTE $5000 TO THE SUMMER CONCERT SERIES OF PEACETOWN. AND THEIR TOTAL FEE THIS YEAR WAS 6400. THEY HAVE SOME AMPLIFIED MUSIC ASSOCIATED WITH THEIR EVENT. THE SECOND REQUEST WAS FOR THE MANY MOONS FESTIVAL THAT IS GOING TO BE IN OCTOBER. THIS IS THEIR SECOND YEAR, AND THEY ARE JUST A ONE-DAY EVENT. $750. SO THEY HAVE ASKED THE COUNCIL TO WAIVE THEIR ENTIRE FEE. I'M NOT SURE IF THERE'S ANYONE HEAR FROM EITHER ORGANIZATION TO SAY ANYTHING. I THINK MR. CORBETT IS OUTSIDE. WITH THAT, I WILL PASS IT TO THE COUNCIL FOR CONSIDERATION.
THANK YOU. ANYONE HAVE ANY QUESTIONS ?
HOW MUCH SINCE THIS IS A SECOND YEAR EVENT FOR THE MANY MOONS FESTIVAL. I'M THINKING OF FAVOR -- FEE WAIVER LAST YEAR.
IS IN THE STAFF REPORT.
SORRY.
LOOKS LIKE IT WAS $1200 LAST YEAR.
THANK YOU.
OKAY. ANY OTHER QUESTIONS? IF NOT, WE WILL GO TO PUBLIC COMMENT.
THIS IS FOR PUBLIC COMMENT ON THE REQUEST TO WAIVERS OF FEES. IF YOU WOULD LIKE TO MAKE A PUBLIC COMMENT, TWO MINUTE TIME LIMIT. CHAMBERS FIRST. SEEING NONE, I WILL GO TO ZOOM. KYLE, CAN YOU UNMUTE YOURSELF, PLEASE?
I CAN.
CAN YOU SEE THE TIMER YET?
I CAN.
GO AHEAD, PLEASE.
FOR THE NUMBER OF TIMES THAT I HAVE SEEN OVER THE LAST FEW YEARS COUNCIL APPROVED THE WAIVING OF FEES FOR SPECIAL EVENTS, I WOULD PROPOSE THAT WE JUST GO AHEAD AND BE DONE WITH IT. LET'S GO AHEAD AND ELIMINATE FEES FOR EVENTS IN OUR CITY BECAUSE EVERY EVENT IS GOING TO COME FOR THIS COUNCIL AND ASK FOR A WAIVING OF THOSE FEES. AND EVERY SINGLE TIME YOU GO AHEAD AND YOU WAIVE THOSE FEES. AND I UNDERSTAND THERE'S A LOT OF REALLY GREAT COMMUNITY

EVENTS THAT ARE HAPPENING . BUT WHAT I THINK THAT WE FAIL TO REALIZE IS THAT THESE ARE TRUE ECONOMIC COSTS TO THE CITY. RIGHT? OFTENTIMES THEY ARE INCLUDED IN THESE FEE WAIVERS ARE TIME, COMMITMENTS, LABOR BY POLICE, WHICH ARE TYPICALLY OVERTIME, AND OF THESE THINGS ADD UP. BUT HEY, IF WE GO AHEAD AND STRETCH THEM OUT AND WE HAVE OUR FEE WAIVERS, THIS IS A FEE WAIVER FOR AN EVENT THAT HAS ALREADY PASSED. RIGHT? COMING AFTER-THE-FACT AND ASKING FOR A REIMBURSEMENT OF FEES THAT WERE PAID. CELESTE SHOULD GO AHEAD AND JUST CALL IT QUITS. LET'S ELIMINATE FEES ON EVENTS IN OUR CITY AND JUST HAVE IT BE A FREE-FOR-ALL. SOUND GOOD?

THANK YOU, KYLE, FOR YOUR PUBLIC COMMENTS. NEXT I WILL COME BACK INTO CHAMBERS. IF THERE IS ANYONE IN CHAMBERS. SEEING NONE, I WILL GO BACK OUT. LEE, CAN YOU UNMUTE YOURSELF, PLEASE?

YEAH.

CAN YOU STILL SEE THE TIMER?

YEAH. KYLE IS PRONE TO BE A LITTLE DRAMATIC, BUT HE HAS A POINT. YOU COULD IN FACT STRUCTURE A POLICY THAT SAYS THAT FEES FOR CERTAIN TYPES OF EVENTS THAT ARE WELL KNOWN AND COMMON, FOR EXAMPLE, COULD BE WAIVED BY POLICY. YOU COULD STRUCTURE CERTAIN TYPES OF EVENTS THAT MEET CERTAIN REQUIREMENTS COULD BE WAIVED IN TERMS OF FEES. AND THEN YOU CUT THIS WHOLE THING OUT AND YOU SAVE A SHITLOAD OF MONEY. YOU ARE PUTTING STAFF REPORTS TOGETHER FOR THESE THINGS AND DOING ALL THE RESEARCH. IT IS JUST NOT WORTH THE MONEY THAT YOU ARE SPENDING ON IT. THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT I WILL COME BACK INTO CHAMBERS. IF THERE'S ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE A PUBLIC COMMENT. SEEING NONE, I WILL GO BACK OUT TO ZOOM. ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT ON THIS ITEM, RAISE YOUR HAND VIRTUALLY. PUBLIC COMMENT IS CLOSED ON THIS ITEM.

I JUST WANT TO THANK BOTH PARTIES FOR ALL THE GREAT WORK. BOTH ENTITIES FOR ALL THE WORK THEY DID AND THE TIME AND EFFORT TO GO THROUGH THE APPLICATION PROCESS. I WILL DEFER WITH AT LEAST ONE PUBLIC COMMENT OR IN THE FACT THAT IF WE DEFAULT TO A POLICY JUST THOSE THAT ARE COMMON, I'M NOT ENTIRELY SURE WE WOULD EVER CONSIDER MANY MOONS, WHICH I WILL SPEAK IN THEIR FAVOR. THE EVENT WAS REALLY GREAT AND I'M NOT SHOCKED BY THE NUMBER REPORTED ON THE STAFF REPORT. THE NUMBER OF PEOPLE THAT TURNED OUT WAS A GREAT EVENT. IT DOES CONTRIBUTE SPECIFICALLY TO THE DIVERSITY AND REPRESENTING AND UPLIFTING THE DEVICE -- DIVERSE VOICES WITHIN OUR COMMUNITY. SO I JUST WANTED TO SAY THAT AND SAY THAT I WILL BE SUPPORTING IT.

ANY OTHER COMMENTS? GO AHEAD.

I WANTED TO ASK STAFF WHY PEACETOWN IS SUCH A DIFFERENCE FROM WHAT WE WAIVED LAST YEAR TO WHAT WE WAIVED THIS YEAR. DID THEY HOLD MORE CONCERTS? YOU KNOW. IT LOOKS LIKE IT IS A BIG DIFFERENCE. SO I'M JUST CURIOUS ABOUT THAT. UNLESS I AM READING IT WRONG. 1550. THIS YEAR THEY ARE ASKING FOR A WAIVER OF 5000.

.POSITIVE I HAVE THE CORRECT ANSWER, BUT I BELIEVE THE COUNCIL DID NOT WAIVE EVERYTHING THEY ASKED FOR LAST YEAR IS MY UNDERSTANDING.

IT WOULD BE NICE TO HAVE SEEN THAT IN THE STAFF REPORT BECAUSE I DO QUESTION WHETHER WE SHOULD WAIVE THE WHOLE THING AGAIN THIS TIME. ALTHOUGH, COMPLETELY SUPPORTIVE. WE DO DO A NUMBER OF CONCERTS. SEEMS LIKE A PRETTY GOOD DEAL FOR THE CITY.

YEAH. I'M SORRY.

I JUST WANTED TO CONTRIBUTE THAT I FEEL LIKE PEACETOWN SIMPLY RESPECTED THE CITY'S BUDGET AND ASKED FOR A LESSER AMOUNT. THIS YEAR REQUESTED A MORE FULL AMOUNT OF THEIR COST. THAT IS MY THOUGHT.

WE BROUGHT IT UP BEFORE I THINK WITH THE EASTER EGG HUNT ABOUT COMING AFTER THE EVENTS HAVE HAPPENED. I DO BELIEVE MAYBE WE SHOULD LOOK AT SOME SORT OF POLICY SO THAT WE SOMEHOW GET THEM TO US BEFORE EVENTS HAPPEN. AND I BROUGHT IT UP BEFORE.

WE RECEIVED THIS REQUEST AT THE END OF JUNE. THEY NEED TO GO TO THE BUDGET COMMITTEE. THERE WAS A HEARING AFTER THE BUDGET. THAT BUDGET COMMITTEE. THERE WAS NOT ANOTHER OPPORTUNITY UNTIL LAST WEEK TO GO TO BUDGET.
IT SEEMS LIKE WE TALKED ABOUT THAT BEFORE TOO. WE DON'T HOLD THINGS NECESSARILY TO GO TO BUDGET FIRST. I CAN'T RECALL THE ACTUAL THE DISCUSSION POINTS. I KNOW WE TALKED ABOUT IT BEING TIMELY AND NOT GETTING HELD UP. SO MAYBE WE NEED TO BRING SOMETHING FORTH ABOUT THAT. THANK YOU.
MAY I ASK A CLARIFICATION? IN LOOKING AT THIS CHART AGAIN. IT SAYS 2024. 2025. 1550. AND THEN 2025, 2026. AM I MISSING? I DON'T SEE AN AMOUNT FOR PEACETOWN. I'M JUST ASKING FOR -- YOUR MICROPHONE IS OFF.
I WILL GO TO THAT QUESTION IN JUST A SECOND. BACK TO YOUR QUESTION, COUNCILMEMBER HINTON. SO, LAST YEAR, THEIR TOTAL FEES WERE 5050. IT LOOKS LIKE THEY HAD AN EXTRA EVENT THIS YEAR. AND THE COUNCIL DID WAIVE JUST THE 1550 FOR PEACETOWN.
FOR 24-25?
FOR MAY OF LAST YEAR. 2025.
OH, OKAY. THE FISCAL YEAR. 2025-2026. SO YOU ARE SAYING IT WAS LAST YEAR?
IN MAY OF 2025 WHEN THE COUNCIL APPROVED THIS, IT WOULD BE IN THE 24-25. IT WAS 1550. THAT IS THE LAST ONE THAT I SEE. LET ME GO BACK AND VERIFY THAT WITH ANOTHER REPORT.
MIGHT HAVE TO USE AUTUMN'S COMPUTER. MINE JUST FROZE.
I'M JUST WONDERING IF THIS INFORMATION IS CRITICAL TO MAKING IT A DECISION BECAUSE I WOULD BE REALLY HAPPY TO MAKE A MOTION.
I THINK THE PERSON WHO ASKED IT ONCE AN ANSWER.
IF SOMEBODY WANTS TO -- THE LAST ONE I HAVE IS MAY OF 2025.
1550.
THAT IS CORRECT.
BEFORE THE CONCERT STARTED.
SO I WOULD LIKE TO MAKE A MOTION TO APPROVE THE MANY MOONS WAIVER IN THE AMOUNT OF 750 AND THE PEACETOWN FEE WAIVER IN THE AMOUNT OF 5000.
I SECOND IT.
THANK YOU. SO MOVED BY VICE MAYOR MAURER, SECOND BY COUNCILMEMBER ZOLLMAN . FOR THE MANY MOONS AS WELL AS PEACETOWN CONCERT SERIES IN THE AMOUNT OF 750 AND 5000, RESPECTIVELY.
[ROLL BEING CALLED]
MOTION PASSES UNANIMOUSLY.
MOVING ON TO ITEM NUMBER 10. CONSIDERATION FOR APPROVAL THE CITYWIDE PAVING AND PREVENT MULTI-YEAR PAVING PLAN. PUBLIC WORKS DIRECTOR?
GOOD EVENING AGAIN. SO, THIS ITEM IS TO LOOK AT WHICH ROADS WE ARE GOING TO INCLUDE IN OUR FY 27 PAVEMENT IMPROVEMENT CIP PROJECT. WE ARE RECOMMENDING JUST AS A RECAP HERE THAT WE DO A RECONSTRUCTION ON EAST SIDE AND SOUTH AND THEN DO A DESIGN USING SOME OF OUR MONEY FROM THIS FISCAL YEAR TO DO A BIG SLURRY SALE PROJECT AND TO DO AN OVERLAY ON PALM AND WALLACE. I WILL GET INTO HOW I GOT TO THAT DECISION. PAYMENT MANAGEMENT PLAN. LAST TIME WE TALKED ABOUT THIS, THERE WAS A LOT OF DISCUSSION ABOUT WHAT PCI IS. PAVEMENT CONDITION INDEX. THIS IS A ROUGH OUTLINE OF WHERE ROADS FALL ON A ZERO TO 100 SCALE. FOR PCI, ZERO TO 40 IS VERY POOR. 70 IS REASONABLY GOOD. OVER 70 IS IN FAIR SHAPE. TRADITIONALLY PUT TOGETHER PAYMENT MANAGEMENT PLANS. WE ARE LOOKING TO DO SURFACE TREATMENT ON ROADS THAT ARE ON THAT 70 NUMBER BECAUSE WE WANT TO CATCH THEM WITH SOMETHING LIKE A SLURRY SEAL OR MICRO SURFACE BEFORE THEY GO OVER THE PAVEMENT EDGE AND START TO DETERIORATE. THAT IS THE PHILOSOPHY BEHIND A TRADITIONAL PAVEMENT MANAGEMENT PLAN, WHICH THE CITY HAS ONE APPROVED IN 2025. THEY ARE GENERALLY MEANT TO LOOK AT THE MOST ECONOMICAL WAY TO SPREAD MONEY. USUALLY GAS TAX MONEY. SO JUST REAL QUICK, THESE ARE KIND OF -- THE ROADS THAT ARE IN THOSE BRACKETS. EAST SIDE THAT WE ARE RECOMMENDING IS VERY POOR. MORRIS OUTSIDE HERE IS A ROAD THAT IS IN FAIR CONDITION. STOP STARTING TO COME OFF. THE ROAD THAT WE JUST COMPLETED IS IN GREAT CONDITION. HAS A VERY HIGH PCI. AND YOU GUYS KNOW THIS,

BUT THIS IS KIND OF THE MONEY NUMBERS THAT CAME OUT OF OUR CURRENT PAVEMENT MANAGEMENT PLAN. 40% OF OUR ROADS ARE NOT IN GREAT SHAPE. THE CAPITAL COST TO FIX THOSE IS OVER $20 MILLION. WHEN THEY PUT TOGETHER THE PAVEMENT MANAGEMENT PLAN, THEY DID NOT HAVE MEASURE U YET, AND THEY WERE ONLY LOOKING AT THE FEDERAL AND STATE FUNDING THAT WE HAD. IN THE INTERIM OF THAT, WE DID PASS MEASURE U, AND WE HAVE SOME MONEY THE VOTERS HAVE INDICATED WE WANT TO USE FOR PUBLIC IMPROVEMENTS, SPECIFICALLY ROADS AND OTHER THINGS. BUT ROADS. THE QUESTION THAT CAME UP WHEN WE TALKED ABOUT THIS IN THE SPRING IS HOW DID WE DECIDE WHICH ROADS ARE THE ONES THAT WE SHOULD ELEVATE TO BE REPAIRED FIRST. IS IT REALLY JUST THE BAD PAVEMENT CONDITION INDEX OR IS THERE ANOTHER WAY TO LOOK AT THAT FROM A SCIENTIFIC LEVEL? THIS IS KIND OF WHERE I TRIED TO GET A DUAL PATH. WE NEED THE PAVEMENT MANAGEMENT PLAN. WE NEED TO ON ROADS THAT ARE RECOMMENDED SO THAT WE DON'T THAT $20.8 MILLION. BUT WE ALSO NEED TO FIGURE OUT HOW TO PRIORITIZE OUR VERY, VERY BAD ROADS. NEIGHBORHOOD STREETS. ROADS THAT WOULD NEVER EVER REACH THE RECOMMENDATION OF A TRADITIONAL PAVEMENT MANAGEMENT PLAN TO BE REPAIRED. SO WHAT I DID IS I TOOK THE PAVEMENT CONDITION INDEX AT ZERO TO 100 AND I WENT THROUGH ALL OF OUR OTHER PLANNING DOCUMENTS THAT WE CURRENTLY HAVE. THE ACTIVE TRANSPORTATION PLAN. OUR SAFE ROUTES TO SCHOOL. I LOOKED AT WHICH ROADS ARE ON MAJOR TRAVEL THOROUGHFARES. WHICH ONE ARE NEAR SCHOOLS, HOSPITALS. INFRASTRUCTURE PROJECTS UNDER THE ROADS. DEFINITELY WANT TO DO A PAVEMENT AND INFRASTRUCTURE PROJECT. AND I GAVE KIND OF A SCORE ELEVATOR TO THOSE ROADS THAT HAVE ANY OF THESE INDICATORS. AND THAT ANALYSIS IS IN THIS BIG SPREADSHEET, WHICH YOU CAN'T SEE. BUT THEY ARE THE ROADS -- YOU HAVE IT IN YOUR COUNCIL PACKET . YOU WILL SEE THAT THE PCIS KIND OF GET DEFLATED A BIT IN THOSE ROADS THAT HAVE ANY OF THOSE INDICATORS. AND SO THIS IS RANKED BY WHAT FISCAL YEAR PROPOSING TO DO PAVEMENT TREATMENT. TOTAL BUDGET LOOKING AT BOTH RECONSTRUCTION PROJECT OR ROADS THAT HAVE THOSE POOR PCI SCORES. THE TREATMENT PROJECTS THAT WAS PROPOSED IN OUR CURRENT PAVEMENT MANAGEMENT PLAN. I DIDN'T DO ANYTHING WITH THOSE RECOMMENDATIONS. MTC DOES A GOOD JOB PICKING THOSE ROADS. AND WE NEED TO RUN BOTH OF THOSE PADS IN PARALLEL. SO MY RECOMMENDATION FOR THIS CURRENT FISCAL YEAR IS THAT WE DO RECONSTRUCT ON EAST SIDE AND SOUTH. THOSE ARE TWO OF OUR WORST STREETS AFTER STROUD. THEY ARE MAKING THOROUGHFARES. SCHOOL ROUTES. YOU WILL SEE THAT I ALSO HAVE A DESIGNED PREBUILT AMOUNT THAT I WOULD LIKE TO USE SOME OF THIS YEAR'S CAPITAL MONEY TO DO. SO WHEN WE HAD THIS DISCUSSION IN THE SPRING AND THE COUNCIL RECOMMENDED THAT WE MOVE FORWARD WITH STROUT , WE DID, BUT WE HAD TO PUT OUT AN RFP FOR DESIGN AND THEN WE HAD TO MAKE THAT CONTRACT HAPPEN. WE ARE IN DESIGN. IT IS NEAR COMPLETION. BUT WE HAVE SUBSTANTIALLY LOST KIND OF THE PAVEMENT WINDOW FOR RECONSTRUCTING. BY THE TIME WE PUT OUT TO BID RIGHT NOW, IT WOULD BE THE MIDDLE OF WINTER. SO TO PREVENT THAT FROM HAPPENING NEXT YEAR, IF WE CAN GET APPROVAL FOR BOTH THE RECOMMENDED STREETS FOR 26-27 AND 27-28, I CAN PUT THOSE STREETS INTO DESIGN AND HAVE THEM PRETTY MUCH READY TO ISSUE A NOTICE OF AWARD ONCE WE HAVE BUDGETED APPROVAL JULY 1st OF NEXT YEAR. SO THESE ARE THE STREETS THAT I AM RECOMMENDING FOR THE 27-28 PROGRAM. PALM, MAIDEN, AND WALLACE HAVE OVERLAY PROJECTS ON THEM. AND THEN THAT PACKAGE COMING OUT OF OUR CURRENT PAVEMENT MANAGEMENT PLAN FOR SLURRY SEALS THROUGHOUT THE CITY. AND THESE ARE THE ONES IN THE PAVEMENT MANAGEMENT PLAN OF JUST SLURRY SEAL STREETS. THIS IS KIND OF WHAT THIS LOOKS LIKE ACROSS THE CITY. THE DARK SOLID LINES ARE THE ONES THAT ARE BIGGER CONSTRUCTION PROJECTS WHERE WE ACTUALLY HAVE TO EITHER REDO THE STREET OR SUBSTANTIAL GRIND AND OVERLAY. THE DOTTED STREETS ARE ONES THAT ARE BEING RECOMMENDED FOR SERVICE TREATMENT. SO THIS IS THROUGH '29. THE 28-29 STREETS WE WILL CERTAINLY REVISIT. WE ARE GOING TO REDO OUR PAVEMENT -- PAVEMENT MANAGEMENT PLAN BY NEXT YEAR. THE CITY GETS A BIANNUAL GRANT FROM NTC TO EVALUATE ALL THE STREETS AND SEE HOW THEY ARE DOING AND THEN PUT TOGETHER RECOMMENDATIONS. THEY WILL WORK WITH THE CITIES AND KIND OF LOOK AT HOW I PUT THIS TOGETHER AND ADD

THEIR INPUT SO THEY WILL LOOK AT OUR BAD STREETS AND THE SURFACE STREETS AND MAKE SOME RECOMMENDATIONS THEMSELVES. AND WE CAN RE-EVALUATE ANYTHING INTO THE FUTURE. BUT THIS WOULD GET US THROUGH THIS FISCAL YEAR AND INTO THE NEXT FISCAL YEAR. WHAT I TRIED TO DO HERE IS TWO, PULMONARY WAYS. TRADITIONAL MTC PAVEMENT MANAGEMENT. MOST ECONOMICAL WAY TO SPEND YOUR PAVING DOLLARS AND A WAY TO CHOOSE THE WORST STREETS AND START PICKING AWAY AT THOSE. THEY ARE EXPENSIVE, BUT THEY NEED TO HAPPEN. WE HAVE SOME FUNDING THAT WE CAN LEVERAGE THERE. THAT IS WHAT I HAVE. I'M ASKING COUNCIL FOR APPROVAL FROM THE RECONSTRUCTION OF EASTSIDE ITSELF AND THE DESIGN OF MY 27-28 STREETS TONIGHT. AND CONTINUING INTO 2028 TO RELOOK AT THE PAVEMENT MANAGEMENT PLAN.

ALL RIGHT. THANK YOU. QUESTION FOR YOU GUYS? NO? ALL RIGHT.

I DON'T REALLY HAVE A QUESTION, BUT IT IS KIND OF A THANK YOU FOR THE MAP AND GETTING IT ORGANIZED.

OKAY. PUBLIC COMMENT? ANY QUESTIONS?

THANK YOU, MAYOR. THIS IS FOR PUBLIC COMMENT ON THE PAVING THE STREETS. AGENDA ITEM. IF YOU WOULD LIKE TO MAKE PUBLIC COMMENT, I WILL COME INTO CHAMBERS FIRST AND GO OUT TO ZOOM. IF THERE IS ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE A PUBLIC COMMENT ON THIS ITEM. SEEING NONE, I WILL GO OUT TO ZOOM. LEE, CAN YOU UNMUTE YOURSELF, PLEASE?

YES.

THANK YOU. CAN YOU STILL SEE THE TIMER? GO AHEAD, PLEASE.

YOU GUYS PROBABLY FIGURED OUT A LOT OF TIMES I REALLY DON'T CARE WHAT YOU DO. I'M NOT THE WORLD'S LEADING EXPERT ON STREETS. BUT I DO CARE THAT IT IS DONE IN A RESPONSIBLE AND BUSINESSLIKE WAY. THE COUNCIL RECEIVED THE STREET STUDY IN APRIL OF 2025, 18 MONTHS AGO. IT WAS APPROVED ON A CONSENT CALENDAR EVEN THOUGH THE STAFF REPORT ASKED COUNCIL TO CONSIDER A VOTE ON ONE OF THREE DIFFERENT INVESTMENT STRATEGIES. THAT IS NOT BUSINESSLIKE. I MEAN, PLEASE NOW THAT 18 MONTHS AFTER THE STUDY WAS COMPLETED, WE ACTUALLY HAVE A STREET PLAN. KUDOS TO DIRECTOR HART FOR ANTICIPATING AND TRYING TO GET THINGS GOING AHEAD OF TIME TO STREAMLINE AND SHORTEN TIMELINES TO GET THESE PROJECTS ACTUALLY IMPLEMENT IT. OBVIOUSLY IT IS CRITICAL IN THEIR BUSINESS BECAUSE IT MAKES A DIFFERENCE. SO ANYWAY, KUDOS TO DIRECTOR HART. THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENTS. NEXT I WILL COME BACK INTO CHAMBERS. I CAN -- PUBLIC COMMENT ON THIS ITEM? SEEING NONE, WE WILL GO TO ZOOM. KATE, CAN YOU UNMUTE YOURSELF, PLEASE?

CAN YOU HEAR ME?

CAN YOU SEE THE TIMER?

I CAN. I WANT TO ECHO LEE'S COMMENT. I THINK THIS HAS BEEN DIRECTOR HART'S PRESENTATION HAS BEEN ONE OF THE MOST THOUGHTFUL AND CLEAR THAT WE HAVE SEEN IN MANY, MANY MOONS. AND I JUST WANT TO THANK HER FOR HER WORK. AND AS WE KNOW, INFRASTRUCTURE IS CAPITAL-INTENSIVE AND IT REQUIRES A LOT OF FOLLOW-THROUGH AND PLANNING OVER MANY, MANY YEARS. AND AS WE HAVE SEEN WITH WATER AND SEWER, CAPITAL PROJECTS OFTEN GET FORGOTTEN AND LEFT UNDONE LIKE PLEASANT HILL LOOP THAT STILL IS NOT DONE. IT WAS IDENTIFIED IN 2005. SO I THINK WE SHOULD ALL COUNT OUR LUCKY STARS THAT DIRECTOR HART IS WORKING FOR THE CITY AND ON BEHALF OF THE CITIZENS BECAUSE I FEEL THAT UNDER HER LEADERSHIP WE WILL ACTUALLY START TO SEE CAPITAL IMPROVEMENTS HAPPENING BECAUSE SHE HAS THE SKILLS AND THE ABILITY TO STRUCTURE AND TO PLAN AHEAD SO THAT WE CAN ACTUALLY ACCOMPLISH SOME THINGS. THANK YOU.

THANK YOU, KATE, FOR YOUR PUBLIC COMMENT. NEXT I WILL COME BACK INTO CHAMBERS. IF THERE IS ANYONE IN CHAMBERS. SEEING NONE, I WILL GO BACK OUT TO ZOOM. IF THERE IS ANYONE IN ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT ON THIS ITEM, PLEASE RAISE YOUR HAND VIRTUALLY. SEEING NONE, PUBLIC COMMENT IS CLOSED ON THIS ITEM.

I JUST WANT TO SECOND THE PUBLIC'S COMMENT. THANK YOU, DIRECTOR HART, FOR A VERY CLEAR PRESENTATION. THANK YOU FOR DEALING WITH ALL THE PUSHBACK FROM THE LAST ONE. JUST WANTED SOME SCIENTIFIC SOMETHING TO BE ABLE TO IDENTIFY

WHY WE ARE FUNDING WHAT WE ARE FUNDING. IT WAS VERY CLEAR. AND THANKS FOR THE STAFF REPORT. IT TOO WAS CLEAR AND THE SLIDE DECK WAS CLEAR. THANKS.
GO AHEAD.
THANKS VERY MUCH. THE MAP IS SUPER HELPFUL. WE CAN SEE IT WITH THE COLOR CODES FOR THE NEXT THREE YEARS. REALLY HELPFUL. THANK YOU.
ANY OTHER COMMENTS? GO AHEAD. VICE MAYOR, YOU LOOK LIKE YOU WERE GOING TO --
REALLY NICE TO HEAR THE PUBLIC COMMENTS OF APPRECIATION FOR OUR PUBLIC WORKS DIRECTOR. AND I'M GLAD TO HEAR THAT. AND ALSO THANK YOU FOR THE WORK ON THIS. I'M REALLY EXCITED ABOUT GETTING OUR ROADS -- AT LEAST GETTING A START ON OUR ROADS GETTING REPAIRED. SO I WOULD LIKE TO MAKE A MOTION.
I WOULD LIKE TO MAKE MY COMMENTS TOO.
OKAY. YOU CAN STILL MAKE YOUR COMMENTS. I WILL MAKE A MOTION TO APPROVE THE CITYWIDE PAVEMENT MANAGEMENT AND MULTI-YEAR PAVING STRATEGY.
I WOULD LIKE TO MAKE MY COMMENT. FIRST OF ALL, THANK YOU. REALLY HAPPY THAT YOU HAVE PUT FORETHOUGHT INTO THIS AND PUT IT TOGETHER. I ALSO JUST HAVE A HUMOROUS COMMENT BECAUSE I DON'T KNOW IF IT WAS MAYBE A MONTH OR TWO AGO. I CALLED THE CITY BECAUSE IT LOOKED LIKE SOME TYPE OF TANK OR SOMETHING WAS GOING DOWN THE STREET. IT WAS EXTREMELY LOUD. NEIGHBORS WERE ASKING ME AND I DID NOT KNOW WHAT IT WAS. I CALLED THE CITY. THEY SAID, THAT IS THE SOUND OF PROGRESS. THEY WERE REPAIRING THE ROADS. IT'S SO LONG IT SAYS HAPPENED THAT WE JUST DON'T EVEN KNOW, YOU KNOW. SO I WAS SUPER EXCITED AFTER THAT. BUT I HAD PEOPLE ASKING AS WELL. SO I JUST WANT TO EXPRESS MY GRATITUDE FOR THINKING AHEAD AND PLANNING THIS SO THAT WE CAN GET THINGS DONE SOONER. THANK YOU.
I WILL GO AHEAD AND SECOND THE MOTION ON THE TABLE.
I JUST WANT TO ADD, I ALREADY THANKED YOU. SUPER GRATEFUL YOU EXIST AND WE ARE GETTING THIS ON. YOU KNOW, THERE IS A LITTLE BIT OF A LAG EFFECT IN ALL OF THIS AND A LOT OF GOVERNMENT PROCESSES THAT YOU GUYS MIGHT NOT SEE THAT KIND OF MADE IT A LITTLE BIT LONGER. PROCESS THEN WE NEEDED. THIS WAS VERY BUSINESSLIKE. AND WE ARE VERY GRATEFUL TO HAVE THIS PROGRESS.
OKAY. SO WE HAVE A FIRST. DID YOU SECOND ALREADY? GO AHEAD.
SO MOVED BY VICE MAYOR MAURER AND SECONDED BY COUNCILMEMBER ZOLLMAN TO PROCEED WITH THE RECONSTRUCTION OF THE SIDE AND SOUTH . AND DESIGN THE PROJECT FOR PALM, MACON, AND WALLACE. COUNCILMEMBER CARTER.
[ROLL BEING CALLED]
MOTION PASSES UNANIMOUSLY.
THANK YOU VERY MUCH. MOVING ON TO THE NEXT ITEM. CONSIDERATION AND APPROVAL OF LIBRARY RECONSTRUCTION WORK. THAT AGAIN IS OUR PUBLIC WORKS DIRECTOR. YOU ARE A BUSY LADY TONIGHT.
BACK TO ME. THIS IS THE NEXT PHASE OF OUR LIBRARY REPAIR. SO AS EVERYONE KNOWS, WE HAD AN EMERGENCY CLOSURE IN JUNE WHEN SOME MOLD WAS FOUND. JULY 7th, COUNCIL APPROVED THE CONTRACT TO DO THE MOLD REMEDIATION. THAT WORK STARTED IN THE MIDDLE OF JULY AND FINISHED TOWARD THE END OF AUGUST. THE MOLD HAS BEEN REMOVED. IT IS CURRENTLY CLEAN. THE WALLS ARE NOW -- WE TESTED THE BUILDING FOR MOLD. WE OPENED A BRIEF SOLICITATION FOR INFORMAL BIDS WITH CONTRACTORS TO PUT THE LIBRARY BACK TOGETHER. WE DECIDED TO EXCLUDE EXTERIOR MOISTURE REPAIRS. THE MOISTURE IS COMING THROUGH THE BRICK VENEER. AND THE WATERPROOFING AND MOISTURE BARRIER BEHIND THE BRICK VENEER IS FAILED. NEED TO BE A CIP PROJECT OF THE LIBRARY AT SOME POINT TO DO THE DRAINAGE AROUND THE LIBRARY. BUT ENGINEERING ALL THAT WOULD TAKE SOME TIME AS A GOVERNMENT AGENCY AND GETTING IT RIGHT. IF THIS DOESN'T HAPPEN AGAIN WILL TAKE SOME TIME. WITH THE GOAL TO REOPEN THE LIBRARY AS SOON AS POSSIBLE THIS CONTRACT IS JUST TO PUT THE INSULATION AND SHEET ROCK BACK ON THE INTERIOR WALLS AND PAINT THEM SO THAT THE LIBRARY THEM OPEN. SO WE GOT SIX DIFFERENT CONTRACTORS WHO CAME AND LOOKED AT THE PROJECT, AND WE RECEIVED BIDS ON THE EIGHTH OF SEPTEMBER AND WE ARE RECOMMENDING AWARD TO DMR BUILDERS. THEY HAVE DONE SOME WORK FOR US AT THE YOUTH AMEX BEFORE, SO THEY ARE A KNOWN QUANTITY AND WE RESPECT THEIR WORK AND THEY DO FEEL IT IS

GOING TO TAKE THEM ABOUT TWO MONTHS TO DO THE INTERIOR RECONSTRUCTION AND TO DO THE TWO SPOTS THAT HAVE SOME DRY ROT ISSUES. THAT ACTUALLY WILL GO THROUGH THE BRICK VENEER. AND STRUCTURAL REPAIR THAT NEEDS TO HAPPEN. BUT THEY ARE HOPING TO BE DONE IF WE CAN MOVE QUICKLY WITH AN AWARD BY THE END OF NOVEMBER.

ALL RIGHT. THANK YOU. QUESTIONS?

THANK YOU FOR THE REPORT. THANK YOU FOR THE WORK. THANK YOU FOR RESPONDING TO Q&A. I THINK FOR YOU AND MARY THERE IS Q&A, FAQ. IS THERE AN FAQ SOMEWHERE? IT IS ON OUR WEBSITE. I'M NOT SURE -- I'M SURE I'M NOT THE ONLY ONE THAT HAS GOTTEN A LOT OF EMAIL ABOUT WHAT ARE WE DOING WITH EL NINO. AND ARE WE SPENDING MONEY THAT IS JUST GOING TO GET WASHED OUT WITH THIS HUGE HEAVY RAIN? SO CAN YOU JUST SORT OF DIAL THAT IN AND ALLAY CONCERNS THAT THERE IS REASON FOR WHAT IT IS YOU ARE RECOMMENDING AND THAT IF EL NINO COMES, EVERYTHING WILL STILL BE OKAY?

SO A COUPLE OF PIECES. ONE OF THE COMMENTS THAT KEEPS COMING UP IS THAT SOMEHOW THE SOLAR ON THE ROOF HAS CAUSED THE ROOF TO LEAK. THAT THE SOLAR ON THE ROOF OF THE LIBRARY DOES NOT PENETRATE THE ROOF. AND WE HAVE BEEN IN THE ATTICS. THAT IS NOT WHERE THE MOISTURE IS COMING FROM. IT REALLY LOOKS LIKE IS COMING UP FROM THE BOTTOM. SO WE ARE GOING TO ASK THE CONTRACTOR WHILE THEY ARE THERE TO WORK ON SOME DRAINAGE SOLUTIONS THAT WILL GET US THROUGH THIS WINTER BEFORE WE START PUTTING ANYTHING BACK, WE ARE ALSO DOING MOISTURE TESTING TO SEE IF THERE'S ANY REALLY OBVIOUS SPOTS WHERE WE CAN SEE WATER COMING THROUGH. THERE WASN'T A VERY SMOKING GUN. THE ORIGINAL ASSESSMENT I THINK IS STILL TRUE THAT THE WALLPAPER THAT WAS ON THE INTERIOR OF THE LIBRARY IS KIND OF HOLDING THE MOISTURE THERE. SO THAT WAS A DRIVER OF WHY THERE WAS MOLD THERE. AND WE ARE NOT PUTTING THAT BACK. SO WE CAN SEE IF THE MOISTURE DOES START TO COME IN AND WE CAN MONITOR IT THROUGH THE WINTER AND WE WILL WORK ON SOME INTERIM SOLUTIONS TO GET US THROUGH EL NINO. AND THEN A BIGGER PROJECT NEXT SUMMER.

THANK YOU.

QUESTIONS? VICE MAYOR?

WHAT SIDE OF THE BUILDING ARE THE DRAINAGE PROBLEMS ON? OR IS IT THE WHOLE BUILDING?

AT THIS POINT WITHOUT DOING MORE OF THE ENGINEERING WE NEED TO DO TO MAKE THAT ANALYSIS, WHICH SETTING UP THAT CIP, I WOULD SAY IT IS JUST BECAUSE THE DIRT IS ALL AROUND THE BUILDING. THE BUILDING IS A LITTLE BIT SUNKEN INTO THE LANDSCAPING. IT HITS THE FOUNDATION. BUILD UP A LITTLE BIT OVER THE FOUNDATION SO THERE IS NOT THAT USUAL ELEVATION YOU SEE ON THE FOOTING AROUND A BUILDING. SO THAT IS OUR CURRENT ASSESSMENT.

THANK YOU.

GO AHEAD.

YEAH. I MEAN, I HESITATE TO GO AHEAD AND AUTHORIZE WHEN WE KNOW THERE'S OTHER PROBLEMS THAT STILL NEED TO BE ANALYZED. AND I REALLY DON'T WANT US TO HAVE EGG ON OUR FACE AND SPEND THIS MONEY AND THEN ALL OF A SUDDEN WE'VE GOT A PROBLEM BECAUSE WE HAVE RUSHED TO IT. YOU'RE THE EXPERT, SO THIS IS YOUR RECOMMENDATION. YOU ARE STANDING BY IT TONIGHT.

IT IS. WE ARE GOING TO MONITOR. THE LIBRARY IS SUCH AN IMPORTANT PIECE OF THIS COMMUNITY, AND IT HAS BEEN SO MISSING THAT HOLDING OUT FOR A FULL DRAINAGE DESIGN TO FULLY EVALUATE HOW WE CAN REPAIR THOSE PIECES WOULD KEEP THE LIBRARY CLOSED THROUGH NEXT SUMMER. SO THIS IS AN INTERIM SOLUTION. IT IS NOT THE FINAL SOLUTION. WE DO HAVE MORE WORK TO DO.

SO IT IS EITHER THIS OR NEXT SUMMER. THERE IS NO IN BETWEEN?

IF WE HAVE TO DO A FULL ENGINEERING LOOK AT HOW THE DRAINAGE WORKS AND WHAT THE RECOMMENDATIONS ARE FOR THE EXTERIOR REPAIR, THEN I'M GOING TO NEED TO GET AN ENGINEER AND GET AN RFP FOR THE ENGINEER TO DO IT FULLY RIGHT TO MAKE SURE THIS DOESN'T HAPPEN AGAIN.

AND I UNDERSTAND SOME OF THE COSTS ARE BEING COVERED BY OTHERS FOR THAT EXTENSIVE WORK. DO WE HAVE OFFERS OF COST ALSO COVERED BY OTHERS?

WE DON'T KNOW WHAT THE COST OF THAT IS. I DID FORGET TO MENTION THAT THE LIBRARY HAS AUTHORIZED $75,000 TOWARD THIS REMEDIATION.
SO I JUST WANT TO ASK, TOO -- I JUST FEEL CONCERNED ABOUT GIVEN THE PREDICTIONS FOR WEATHER THAT WE HAVE AND ALL OF THAT, I JUST DON'T WANT TO -- WE HAVE BEEN RECEIVING EMAILS ABOUT CONCERN AND DON'T APPROVE THIS TONIGHT. SO I JUST REALLY NEED TO FEEL COMFORTABLE THAT, YOU KNOW, SHOULD WE EXPERIENCE THIS WINTER THAT THEY ARE PREDICTING, I MEAN, HOW FREQUENTLY ARE YOU MONITORING THIS? WHO IS MONITORING? I JUST NEED TO UNDERSTAND, LIKE, WHO IS STAYING ON TOP OF THIS SO WE DON'T GET INTO THE SITUATION WHERE WE HAVE MOLD AGAIN?
WE WILL KEEP TABS ON THE MOISTURE OF THE INTERIOR WALLS. WE KNOW IT IS A CONCERN. WE ARE MOVING TO GET THE LIBRARY PUT BACK TOGETHER AS QUICKLY AS WE CAN. SO THIS IS AN INTERIM STEP. BUT WE CAN CERTAINLY DO THE MOISTURE TESTING THAT OUR BUILDING OFFICIAL HAS AND THAT WE DID ON CITY HALL WITH OUR INTERNAL METERS AND JUST MAKE SURE THAT WE ARE NOT SEEING ANYTHING THAT IS ALSO WHY WE ARE GOING TO DO SOME OF THAT MOISTURE TESTING WHEN WE HAVE THE BUILDING OVER THERE BECAUSE IT REALLY DOES NOT SEEM OBVIOUS. THERE COULD HAVE BEEN A LEAK FROM A COUPLE YEARS AGO. THERE IS NO OBVIOUS REASON WHY WE WERE GETTING MOLD. THE DRAINAGE IS AN ASSUMPTION.
IS IT SAFE TO ASSUME THIS WILL BE A MIDYEAR BUDGET TYPE THING? DO WE HAVE ANY IDEA WHAT THE PROJECT IS GOING TO END UP COSTING ANY TIME IN THE NEXT MONTH?
IT WILL BE A MIDYEAR BUDGET.
OKAY. ALL RIGHT. NO OTHER QUESTIONS.
SO JUST TO CONFIRM, THERE WERE PROPOSALS BETWEEN 75 AND, LIKE, MAYBE $200,000. WE WERE VERY FORTUNATE TO GET THIS THROUGH AN EXPEDITED PROCESS. AGAIN, THANK YOU. WE ARE ABLE TO DO THIS FOR 79-ISH AND GET $75,000 POSSIBLE REIMBURSEMENT FROM THE LIBRARY. I THINK THAT IS FAIR TO SAY? OKAY, COOL.
SORRY. IF THERE ARE NO OTHER QUESTIONS, MAYOR, WE WILL GO AHEAD.
THIS IS FOR PUBLIC COMMENT ON THE CONSIDERATION OF APPROVAL FOR LIBRARY RECONSTRUCTION WORK. IF YOU WOULD LIKE TO MAKE PUBLIC COMMENT , COMING TO CHAMBERS FIRST AND GO OUT TO ZOOM. ANYONE IN CHAMBERS?
I THOUGHT I WOULD MAKE A SIGN FOR A CHANGE. I MEAN, SERIOUSLY. IT IS A COUNTY LIBRARY AND WE ARE TALKING ABOUT WE HAVE NO IDEA HOW MUCH THIS IS GOING TO COST. WHAT IS RELEASING THE LIBRARY BUILDING FOR A DOLLAR A YEAR TO THE COUNTY? SCRAMBLING AROUND FOR MONEY IN THE CITY. THIS IS AN OPEN-ENDED THING WHERE THE ROOF MAY LEAK THIS WINTER AND IT MAY BE A QUARTER OF $1 MILLION OR WHATEVER AND THE COUNTY IS SAYING THEY CAN SHIP IN 75,000. THE COUNTY SHOULD BE PAYING THE WHOLE THING. THE COUNTY SHOULD BE PAYING PROPER RENT AS WELL. SO THAT IS MY OPINION. THANK YOU.
THANK YOU, OLIVER, FOR YOUR PUBLIC COMMENT. I WILL GO OUT TO ZOOM IF THERE'S ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT ON THIS ITEM TO PLEASE RAISE YOUR HAND VIRTUALLY. SEEING NONE, I WILL COME BACK INTO CHAMBERS. IF THERE IS ANYONE IN CHAMBERS. SEEING NONE, PUBLIC COMMENT IS CLOSED.
WE ARE BACK HERE AT THE DAIS FOR ANY COMMENTS. GO AHEAD.
NO COMMENTS. I WILL GO AHEAD AND MOVE STAFF BOGEY -- STAFF'S RECOMMENDATION.
I'M COMMENTING THAT I'M CONCERNED ABOUT DOING THIS. I PUBLICLY WANT TO PUT THAT OUT THERE. I UNDERSTAND THE NEED AND ALL OF THAT, BUT IT REALLY IS CONCERNING FOR ME.
AND I'M GOING TO SECOND THAT. I FOLLOW THE MAYOR'S CONCERN. I HEAR GET THE LIBRARY BACK. IT SOUNDS LIKE THE MOVE IS TOO QUICK. I WOULD RATHER MOVE A LITTLE MORE SLOWLY AND MAKE SURE WE HAVE OUR DUCKS IN A ROW. BUT IF YOU'RE TELLING ME IT IS OKAY, I'M GOING TO SUPPORT IT TONIGHT.
I'M JUST GOING TO SAY, WELL DONE, BECAUSE THIS DID HAPPEN FAST BECAUSE OF FAST WORK BUT NOT BECAUSE OF OVERLY HASTY WORK. FOUR OR 5K OVER WHAT THE COUNTIES CONTRIBUTE IN. I THINK THAT IS A GOOD THING.
GO AHEAD, MARY.

SO MOVED BY COUNCILMEMBER ZOLLMAN AND SECONDED BY VICE MAYOR MAURER TO ADOPT THE RESOLUTION AUTHORIZING FOR THE LIBRARY REHAB.
[ROLL BEING CALLED]
MOTION PASSES UNANIMOUSLY.
OKAY. WE ARE GOING TO MOVE ON TO THIS NEXT ITEM. JUST FOR ALL OF YOU, LET'S GO THROUGH THIS ITEM, AND THEN AFTER THAT, I'M HOPING YOU ALL WILL BE GOOD FOR A FIVE-MINUTE BREAK BECAUSE I'M GOING TO NEED IT AFTER THIS BEFORE WE GET TO THE NEXT TOPIC. SO, DIRECTION TO THE VOTING DELEGATE, MAYOR McLEWIS, MYSELF, TENDING THE 2026 CONFERENCE AND EXPO SEPTEMBER 30th -- CONSIDERATION OF THE GENERAL ASSEMBLY MEETING TO BE HELD ON FRIDAY, SEPTEMBER 25th, AT 8:30 A.M. CAL CITIES RECEIVED ONE RESOLUTION. THE RESOLUTION OF THE GENERAL ASSEMBLY OF THE LEAGUE OF CALIFORNIA CITIES CALLING FOR A WORKING GROUP TO CONSIDER A STATE CONSTITUTIONAL AMENDMENT OR OTHER FORM OF INITIATIVE TO ENSURE FINAL LOCAL AUTHORITY OVER HOUSING AND LAND-USE DECISION. I DON'T KNOW, MARY, IF YOU WOULD LIKE TO SAY ANYTHING.
MARY, YOU JUST GIVE THE ENTIRE REPORT. YEAH. SO THE CITY RECEIVED THE RESOLUTION. THIS IS FROM A SOUTHERN CALIFORNIA CITY OF MARIETTA BRINGING THIS RESOLUTION FORWARD. THIS WILL BE DISCUSSED AT THE GENERAL ASSEMBLY MEETING AT THE CAL CITIES ANNUAL CONFERENCE. SO THE COUNCIL IS BEING ASKED TO PROVIDE DIRECTION FOR THE VOTING DELEGATE WHETHER TO SUPPORT THE RESOLUTION, OPPOSE THE RESOLUTION, OR ABSTAIN FROM VOTING. IF THIS RESOLUTION IS ADOPTED BY CAL CITIES, CAL CITIES WOULD BE DIRECTED TO SUPPORT THE DEVELOPMENT AND ADVANCEMENT OF AMENDMENT OF LEGISLATIVE POLICY OR STRENGTHENS LOCAL AUTHORITY OVER HOUSING AND LAND MATTERS. IT ESTABLISHES A STATEWIDE WORKING GROUP OR OTHER COMMITTEE TO EVALUATE CONSTITUTIONAL AMENDMENTS OR OTHER POLICIES BASED ON LAND-USE MATTERS. THE CITY STAFF DID REACH OUT. WE REACHED OUT. WE ALSO -- THEIR STAFF STATED THEY ARE NOT AWARE OF ANY BAY AREA CITIES FORMALLY SUPPORTING THIS BUT INDIVIDUAL POLITICIANS HAVE. WE ALSO REACHED OUT TO LOCAL CITIES. THEY HAVE NOT -- NOT HAVING ANY. CITY OF SONOMA TOOK THIS LAST NIGHT. I REACHED OUT BUT HAVE NOT RECEIVED WHAT THEIR ACTION WAS LAST NIGHT. GAVE DIRECTION TO OPPOSE IT UNLESS IT IS AMENDED TO ENSURE THAT THE STATE RETAINS POWER TO PENALIZE CITIES WHO CIRCUMVENT ANY STATE HOUSING GOALS. FOR THE COUNCIL TONIGHT, IT IS TO PROVIDE DIRECTION. WHETHER TO SUPPORT, OPPOSE, OR ABSTAIN. CITY STAFF DOES NOT HAVE ENOUGH INFORMATION ON THIS PROPOSAL BASED UPON THE RESOLUTIONS THAT WERE PRESENTED OTHER THAN TO DISCUSS IF THERE IS A STATEWIDE COMMITTEE -- I'M SORRY, DID YOU WANT TO SAY SOMETHING? THAT'S OKAY. TWO, YOU KNOW, PROVIDE A STATEWIDE WORKING GROUP TO REVIEW THE LOCAL AUTHORITY FOR HOUSING.
THE OTHER OPTION WAS -- I DID A LOT OF WORK ON THIS THROUGH DILIGENCE CONTACTING A LOT OF DIFFERENT PEOPLE. I KNOW SOME PEOPLE ARE GOING TO THE CONFERENCE AND WAITING TO SEE IF THEY COULD HEAR MORE ABOUT IT. I HAVE SPOKEN TO MANY PEOPLE AT CAL CITIES. I HAVE SPOKEN TO NUMEROUS COUNCILMEMBERS THROUGHOUT. AND THERE ARE SOME PEOPLE WHO ARE JUST GOING AND HAVE THE ABILITY TO LEARN MORE ABOUT IT. THAT IS ANOTHER OPTION IF YOU WANT TO DO THAT. BUT ANYWAY. I DID NOT MEAN TO INTERRUPT YOU IF I DID.
YOU ARE CORRECT. ONE OF THE OPTIONS IN THE STAFF REPORT IS TO PROVIDE NO FORMAL DIRECTION BUT TO LEAVE IT UP TO THE VOTING DELEGATE TO SEE IF ANY INFORMATION COMES THROUGH AT THE GENERAL ASSEMBLY MEETING.
I WILL SAY BASED ON MY EXPERIENCE GOING TO THESE THINGS, I HAVE YET HONESTLY TO SEE WHERE THEY HAVE A QUORUM THERE. SO THAT IS THE BIGGEST CHALLENGE IS GETTING A QUORUM AT THESE EVENTS. I WILL SAY, THOUGH, THAT THIS IS THE LARGEST -- THEY HAVE THE MOST ATTENDANCE THEY HAVE EVER HAD AT A CONFERENCE NEXT WEEK. IT IS THE HIGHEST EVER FOR CAL CITIES. THEY SAID IF IT IS GOING TO BE POSSIBLE THIS YEAR TO HAVE A QUORUM. BUT WE WILL SEE. JUST A LITTLE BIT OF INFORMATION FOR YOU ALL. SO I DON'T KNOW IF ANYONE HAS ANY QUESTIONS.
I DON'T THINK I FULLY UNDERSTAND THE RAMIFICATIONS OF THIS. DO YOU WANT TO EXPLAIN THE PLUSES AND MINUSES?

I'M GOING TO TELL YOU I DON'T -- THERE IS NOT ENOUGH DETAILS. A LOT OF CITIES I DON'T KNOW, ALEX, IF YOU ARE MORE VERSED ON THIS BASED ON --
I WOULD SAY JUST TO BE CLEAR THIS IS JUST A RESOLUTION. IT DOESN'T HAVE ANY BINDING IMPACT OR ANYTHING LIKE THAT. I WOULD SAY AT A HIGH LEVEL THE GENERAL CONCEPT IS THE COUNCIL KNOWS THE STATE HAS CREATED A LOT OF HOUSING MANDATES. BOTH IN GOALS AND ALSO LIMITING THE COUNCIL'S AUTHORITY TO SAY NO TO CERTAIN PROJECTS. AND I THINK THE GENERAL SENTIMENT FROM CITIES WHO ARE SUPPORTING THIS RESOLUTION IS THAT THAT HAS GONE TOO FAR AND WE SHOULD LIMIT THE LEGISLATURE'S ABILITY TO TAKE AWAY THAT CONTROL TO SOME EXTENT BY HAVING A CONSTITUTIONAL AMENDMENT.
THAT IS WHY THEY WANTED WORKING GROUP. AND I WAS IN MY OPINION WE HAVE A LOT OF SOUTHERN CALIFORNIA CITY STEP WITH THE LETTERS IN AND IN MY OPINION WE NEED BALANCE. IF THIS PASSES, WE NEED BALANCE FROM NORTHERN CALIFORNIA AND SOUTHERN CALIFORNIA BECAUSE WE ARE VERY DIFFERENT ACCORDING TO MANY DIFFERENT PEOPLE AND HOW WE GOVERN. SO, YOU KNOW, I WOULD SAY THAT IT WOULD BEHOOVE US JUST GIVEN THE NUMBER OF PEOPLE THAT ARE NOT EVEN ATTENDING FROM HERE TO CREATE BALANCE IF IT DID COME THROUGH. IT WOULD BE GOOD FOR US TO HAVE, YOU KNOW, SOME SORT OF REPRESENTATION THERE. SO. I DON'T KNOW IF ANYONE ELSE HAS A QUESTION. THOSE ARE JUST SOME OF THE THINGS I HAVE DISCUSSED. GO AHEAD.
ARE WE JUST VOTING TO SUPPORT YOU DOING THIS?
TO VOTE YES OR NO.
YEAH. OH, YEAH.
SO I HAVE A QUESTION. SO WHERE DO YOU STAND ON LOCAL CONTROL OVER HOUSING VERSUS STATE CONTROL OVER HOUSING?
WELL, I THINK IN MY OPINION THERE ARE SOME TIMES I DO FEEL THE STATE REALLY MANDATING -- IN TALKING WITH A LOT OF DIFFERENT CITIES, EVERY CITY WE ARE ALL UNIQUE. SOME OF OUR OWN WAYS. SOME OF THESE MANDATES CREATE A HEAVY BURDEN ON SOME CITIES. SO I DON'T KNOW WHERE THIS GROUP IS GOING WITH THAT. I WILL JUST STATE THAT PLAINLY. I DON'T KNOW. I HAVE SPENT AS MUCH TIME AS I COULD TRYING TO FIND THAT OUT. THE ONLY WAY I CAN FIND THAT OUT IS TO FIND SOME OF THE PEOPLE THERE AT THE CONFERENCE TO SEE IF THEY HAVE DIFFERENT INTENTIONS THAN ARE IN THE LETTERS. BUT FOR ME, IT IS JUST A WORKING GROUP. SO I DON'T KNOW. I AM ASSUMING -- MAYBE, ALEX, YOU COULD WEIGH IN ON THAT. IT IS A WORKING GROUP. TO HAVE DISCUSSIONS ON THIS AND THEN BRING THINGS BACK. RECOMMENDATIONS BACK. I DON'T KNOW WHAT THE TIMEFRAME IS.
I DON'T KNOW WHAT THE TIMEFRAME IS.
I DON'T EITHER.
I WOULD IMAGINE THEY WOULD THEN SEE CAL CITIES SUPPORT FOR A PROPOSED BALLOT INITIATIVE.
YEAH. AND GENERALLY CAL CITIES -- WE HAVE ALL THE DIFFERENT POLICY COMMITTEES. I AM CHAIR OF THE GOVERNANCE, TRANSPARENCY AND RELATIONS FOR THE STATE. AND YOU KNOW THEY HAVE A HOUSING POLICY COMMITTEE. SO I COULD BE WRONG, BUT I'M ASSUMING THAT WOULD PROBABLY COME BACK TO THAT COMMITTEE AND BE PART OF THAT DISCUSSION, WHICH USUALLY THOSE COMMITTEES CONSIST OF 60 TO 80 PEOPLE FROM ACROSS THE STATE. ELECTEDS TO STAFF TO A VARIETY PEOPLE WHO WORK TO CREATE THAT BALANCE AND DISCUSSION. THAT IS JUST HOW SOME OF THAT WORKS FOR THE PUBLIC TO KNOW HOW THAT WORKS.
THANK YOU.
YEAH.
THANK YOU. THIS IS FOR PUBLIC COMMENT. PROVIDING DIRECTION TO THE VOTING DELEGATE FOR THE CAL CITIES FOR THE RESOLUTION RELATED TO WORKING GROUP TO CONSIDER STATE CONSTITUTIONAL AMENDMENTS OR OTHER INITIATIVES TO ENSURE FINAL LOCAL AUTHORITY OF HOUSING AND LAND DECISIONS. IF YOU WOULD LIKE TO MAKE A PUBLIC COMMENT, I DO IN CHAMBERS FIRST. SEEING NONE, I WILL GO OUT TO ZOOM. LEE, CAN YOU UNMUTE YOURSELF, PLEASE?
YEAH. I'VE GOT IT. YEAH. I AM SURPRISED AT PHILL'S QUESTION. I HAVE BEEN WATCHING THIS FOR A WHILE, AND IT IS VERY FRUSTRATING TO ME . THE CITY SPENDS HOURS

COLLECTING DATA, TO PROVE THAT OUR GROWTH AND HOUSING STOCK AND LOW INCOME HOUSING STOCK MEETS WHATEVER ARBITRARY REQUIREMENT THAT THEY ESTABLISHED. IT IS PARTICULARLY -- AND WE DO THAT UNDER THREAT THAT IF WE DON'T MEET THOSE REQUIREMENTS, THEN THE STATE TAKES OVER AND WE HAVE NO SAY IN ANYTHING THE DEVELOPER DOES IN THE CITY FOR WHICH IN MY MIND OPENS US UP TO -- WHAT DO I WANT TO SAY? DEVELOPERS WHO WANT TO TAKE ADVANTAGE OF THAT SITUATION. AND TRY TO CREATE A SITUATION WHERE SEBASTOPOL DOES NOT MEET THOSE REQUIREMENTS SO THEY CAN HAVE FREE WILL HERE. IT IS PARTICULARLY CHALLENGING FOR SEBASTOPOL BECAUSE WE ARE A SMALL TOWN. WE DON'T HAVE A LOT OF UNDEVELOPED LAND. WE DON'T HAVE A LOT OF MONEY TO INCREASE INFRASTRUCTURE TO INCORPORATE MORE PEOPLE. SO WE'RE GOING TO HIT A WALL HERE IN THE FUTURE. THINGS LIKE A.D.D. YOU. IF YOU PUT AN ADU IN YOUR PROPERTY, THAT MEANS YOU DON'T HAVE TO DO SEQUEL FOR YOUR DEVELOPMENT. AND THAT SEEMS LIKE A PROBLEM BECAUSE I THINK SEQUEL IS WHERE WE FIND OUT WHETHER OR NOT THERE'S GOING TO BE ISSUES WITH TRAINING -- DRAINAGE, WHETHER THERE'S GOING TO BE ISSUES WITH STORM DRAIN, SEWER AND WATER CAPACITY. I THINK THERE'S PROBABLY HUNDREDS OF THESE THINGS. THESE ARE JUST THE THINGS I HAVE NOTICED WATCHING MEETINGS -- THAT NEED TO BE ADDRESSED BY SOMEBODY AND HOPEFULLY THAT THIS COMMITTEE IS GOING TO DO THAT. THANK YOU.

THANK YOU, LEE, FOR YOUR PUBLIC COMMENT. NEXT I WILL COME INTO CHAMBERS. IF THERE'S ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE A PUBLIC COMMENT ON THIS ITEM. SEEING NONE, I WILL GO BACK OUT TO ZOOM. KYLE, CAN YOU UNMUTE YOURSELF, PLEASE?

I CAN. SO I WANT TO ENCOURAGE COUNCIL TO LOOK VERY CAREFULLY AT THE RESOLUTION BEFORE YOU TONIGHT BECAUSE I THINK THERE IS AN IMPORTANT DISTINCTION BETWEEN SUPPORTING REASONABLE LOCAL CONTROL AND WHAT COULD BECOME A CONSTITUTIONALLY PROTECTED LOCAL VETO OVER HOUSING. RESOLUTION DOES NOT SIMPLY ASK THE STATE TO GIVE CITIES MORE FLEXIBILITY IN HOW THEY MEET HOUSING GOALS. IT CALLS FOR EXPLORING A CONSTITUTIONAL AMENDMENT LEGISLATION OR BALLOT MEASURE THAT WOULD RESTORE OR STRENGTHEN LOCAL AUTHORITY OVER HOUSING AND LAND-USE DECISIONS, INCLUDING ZONING, DENSITY, PROJECT SITING, AND EVEN APPROVAL OR DENIAL OF INDIVIDUAL HOUSING DEVELOPMENTS. THAT IS A VERY BROAD PROPOSAL. CALIFORNIA'S RECENT HOUSING LAWS HAVE IN LARGE PART BEEN A RESPONSE TO THE REALITY THAT WHEN EVERY CITY HAS FINAL AUTHORITY TO SAY NO, THE COLLECTIVE RESULT CAN BE THAT THE STATE SIMPLY DOES NOT BUILD ENOUGH HOUSING. SO I THINK THE IMPORTANT QUESTION HERE IS NOT WHETHER LOCAL CONTROL IS GOOD OR BAD. THE QUESTION IS WHETHER CITIES SHOULD HAVE FINAL AUTHORITY EVEN WHEN LOCAL DECISIONS FRUSTRATE STATEWIDE HOUSING GOALS. APPEARS TO IDENTIFY THAT DISTINCTION. THEIR COUNCIL TO OPPOSE THE RESOLUTION ILLICIT WAS AMENDED TO PRESERVE THE STATE WAS THE ABILITY TO PENALIZE CITIES THAT ATTEMPTS TO CIRCUMVENT STATE HOUSING GOALS. I THINK IT IS A MUCH MORE BALANCED APPROACH. SEBASTOPOL SHOULD ABSOLUTELY HAVE MEANINGFUL AUTHORITY ABOUT HOW WE GROW, DEVELOPMENT, INFRASTRUCTURE, AND HOW WE PRESERVE THE CHARACTER OF OUR COMMUNITY. I WOULD BE VERY CAUTIOUS ABOUT SUPPORTING LANGUAGE THAT COULD REMOVE THE STATE'S ABILITY TO INTERVENE WHEN LOCAL LAND-USE AUTHORITY IS USED TO PREVENT HOUSING FROM BEING BUILT. I WOULD ENCOURAGE THE COUNCIL EITHER TO OPPOSE THIS RESOLUTION IN ITS CURRENT FORM OR AT A MINIMUM TO SUPPORT THE KIND OF SAFEGUARD THEY HAVE PROPOSED.

THANK YOU, KYLE, FOR YOUR PUBLIC COMMENT. NEXT I WILL COME BACK INTO CHAMBERS. IF THERE IS ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE PUBLIC COMMENT -- SEEING NONE, I WILL GO BACK TO ZOOM. IF THERE'S ANYBODY ON ZOOM , RAISE YOUR HEAD VIRTUALLY. SEEING NONE, PUBLIC COMMENT IS CLOSED.

YES, I JUST WANT TO THANK MARY FOR DOING HER RESEARCH AND FINDING WHAT THEY DID. SOMEBODY IS REALLY ON TASK THERE. AND I'M NOT SURPRISED BECAUSE AS THE MAYOR SAID, THERE IS A LOT OF SHIFTING OF ABUSE POLITICALLY BETWEEN NORTHERN CALIFORNIA AND SOUTHERN CALIFORNIA. SO I CAN'T PREDICT, BUT I THINK IN ANTICIPATION OF WHAT SOME OF THE SOUTHERN CITIES WOULD DO. AND IN

ANTICIPATION OF WHAT THEY ARE LIKELY TO DO, THEY CAME UP WITH THEIR OWN RECOMMENDATION NOT TO SUPPORT UNLESS THERE IS THIS BUILT IN PART OF PUNISHMENT. SO WHERE I AM AT IS TO SUPPORT THE RECOMMENDATION AND HAVE THAT BE THE DIRECTION.

I AM WITH COUNCILMEMBER ZOLLMAN. I DON'T THINK WE HAVE AN ISSUE HERE IN SEBASTOPOL AT LEAST FOR THIS PERIOD OF NUMBERS. WE HAVE A NUMBER OF PROJECTS IN THE WORKS, BUT I'M FAMILIAR WITH OTHER JURISDICTIONS THAT WORKED IN MARION COUNTY FOR AT LEAST 12 OR 13 YEARS. AND I DO SEE IN OTHER JURISDICTIONS WHERE IT CAN BE A PROBLEM, WHICH IS WHY THE STATE STEPPED IN. SO I WOULD AGREE TO FOLLOW THEIR RECOMMENDATION OR A RECOMMENDATION WHERE WE JUST DO NOT PARTICIPATE IN THIS VOTE. IT IS TOO BROAD.

COUNCILMEMBER CARTER.

SO, BOTH THINGS ARE AN ISSUE. HOUSING IS AN ISSUE. AND STATE OVERBEARING ON A CITY IS ALSO AN ISSUE. MY PREFERENCE WOULD BE TO PARTICIPATE IN THE PROCESS. AND I DON'T KNOW THAT A CONSTITUTIONAL AMENDMENT IS THE RIGHT WAY TO ADDRESS IT, BUT I'M NOT REALLY SURE. SO I CANNOT SUPPORT THAT. BUT I WOULD LOVE TO SUPPORT SOME KIND OF REMEDY TO PROTECT THE CITY'S ABILITY TO DO SOME THINGS. IN ITS HOUSING PROCESS. BUT THE STATE ALSO -- I CAN SEE BOTH. I PREFER NOT TO MAKE IT A STRONG ONE WAY OR THE OTHER STATEMENT.

SO, YOU WILL BE PARTICIPATING. HE WILL BE AT THE CONFERENCE. ANDY WILL BE GATHERING INFORMATION WHILE YOU ARE THERE.

YEAH, AND HOW THIS WORKS, IT IS ON THE LAST DAY. EVERYONE GETS IN THIS BIG CONFERENCE ROOM. IT'S A VERY LONG PROCESS WHERE THEY VERIFY EVERY CITY. IT IS HOURS OF GOING THROUGH ALL OF THAT AND THEN COMMENT AND EVERYTHING. I WILL BE GATHERING MORE INFORMATION BECAUSE I HAVE ASKED SO MANY PEOPLE. I SPENT A GREAT DEAL OF TIME TRYING TO SUSS THIS OUT. AND, YOU KNOW, BECAUSE IT HAS BEEN THE MAJORITY OF SOUTHERN CALIFORNIA, MY KNOWLEDGE, MY ABILITY TO FIND OUT WHERE NOT THE INTENT BUT BASICALLY THAT -- YOU KNOW, IT HAS JUST BEEN HARD TO GATHER INFORMATION.

I'M NOT A FAN OF THE BUILDERS REMEDY. THAT IS WHERE IF YOU DON'T -- THAT IS A PUNISHMENT FOR A CITY. SO WE COULD END UP WITH A SEVEN STORY APARTMENT BUILDING IF WE DID NOT MEET OUR NUMBERS. WHEREVER ANYBODY WANTED TO PUT IT. THAT IS CALLED A BUILDER -- AND WE VOTED TO AVOID THAT. WE VOTED TO AVOID THE BUILDER'S REMEDY. SO I THINK I WOULD PUT MY FAITH IN YOU, KNOWING YOU ALSO WANT TO AVOID THE BUILDER'S REMEDY AND WOULD SUPPORT LOCAL CONTROL.

AND YOU'RE THERE
GATHERING
INFORMATION TO HAVE YOU MAKE THE

DECISION WHILE
YOU'RE THERE.

GOT IT.

THAT WOULD BE MY PREFERENCE.

AND THAT'S MY
PREFERENCE JUST
BECAUSE I HAVE SPENT SO
MUCH
TIME ON THIS AND TRYING TO FIND

OUT.

YOU KNOW, I SPEND -- FOR

THOSE
WHO DON'T KNOW, I SERVE ON

COMMITTEES WITH TRYING
TO
UNDERSTAND.

I HAVEN'T BEEN ABLE TO
OBTAIN
THE INFORMATION I WANT,
SO
THAT'S WHAT I'M HOPING FOR AS

WELL.

IS IT POSSIBLE THEY MAY
EVEN
AMEND IT WHILE
YOU'RE THERE?

ALEX, AM I WRONG I THOUGHT
IT
COULD BE AMENDED, BUT I MAY BE

WRONG.

I
DON'T KNOW.
WHATEVER CAL CITY'S BYLAWS
ARE,
I DON'T
KNOW.

YEAH, SO I MEAN, I COULD
FIND
THAT OUT LATER BUT
NOT RIGHT
NOW.

SO -- I APOLOGIZE.

SO I'D LIKE TO SUPPORT YOU
GOING
AND FINDING OUT, BUT I'M
NOT
SURE I SUPPORT A CITY-
WIDE
STATEMENT ONE WAY OR THE OTHER.

I THINK IT'S A REALLY --

SINCE I'M
UNCOMFORTABLE
LEAVING IT OPEN, I'M GOING TO GO

AHEAD AND MOVE THE TION THAT

WE GIVE THE MAYOR OUR
PROPOSED
DELEGATE TO PROPOSE THE
RESOLUTION
REMAIN
INDEPENDENT.

I'LL SECOND THAT.

SO MOVED BY COUNCIL MEMBER

HINTON AND SECONDED
BY COUNCIL
MEMBER ZOLLMAN TO PROVIDE
THE
VOTER DIRECT DELEGATE TO
PROPOSE
THE PROPOSED RESOLUTION
UNLESS
AMENDMENT WHO
CIRCUMVENT STATE HOUSING
RESOLUTIONS.

COUNCIL MEMBER
CARTER.

YES.

COUNCIL MEMBER
HINTON.

AYE.

VICE MAYOR
MAUR.

NO.

AND PASSES 3-2.

THANK YOU VERY MUCH.

THE NEXT ITEM WE'RE GOING TO
DO
IS THE SEBASTOPOL COMMONS,
BUT
BEFORE
WE DO THAT WE'RE GOING TO
ACHE A QUICK BREAK BECAUSE
I
KNOW IT'S GOING TO BE A

LONG
ITEM AND I DON'T WANT TO
BREAK
IN THE MIDDLE
OF IT.
LET'S SEE, IF WE COULD BE
BACK

AT 8:10.
IT'S 8:02, SO THAT GIVES US
A
FEW MINUTES.

OKAY, EVERYONE, WE'RE GOING
TO GO AHEAD AND GET STARTED EAR.

YOU COULD TAKE YOUR
SEATS.
OKAY, WE'RE GOING TO GO
AHEAD
AND GET STARTED HERE.

IF WE COULD -- ALL
RIGHT, THANK
YOU ALL.

MARY, ARE YOU OKAY WITH

STARTING, OR DO YOU NEED
ANYMORE
TIME?

OR WE'RE GOOD?

OKAY.

ALL RIGHT, EVERYONE.

WE'RE BACK HERE AT THE
DAIS,
JUST ASKING IF YOU CAN
QUIET
DOWN FOR US SO THAT EVERYONE CAN

HEAR.

ALL RIGHT, WE ARE AT THE NEXT

ITEM, WHICH IS THE
SEBASTOPOL

COMMONS.
BUILDING THE COMMONS
FINAL
REPORT OUT AND RECOMMENDATIONS.

AND OUR PUBLIC WORKS DIRECTOR,

ARIANA, ARE YOU KICKING
US OFF?

YES, I AM JUST STARTING US

OFF, AND THEN I WILL PASS IT
TO
MEMBERS OF
THE COMMITTEE.
SO THIS TONIGHT IS THE
FINAL
REPORT OF THE BUILDING THE

COMMONS COMMITTEE THAT
WAS
TASKED WITH LOOKING
AT, YOU
KNOW, THE LONG-TERM
CIVIC
FACILITY NEEDS OF THE CITY
AND
POTENTIAL OPTIONS FOR A
FUTURE
COMMONS CONCEPT.

AND I'M GOING TO PASS IT TO R.N.

AND --

BEFORE WE DO THAT I WANT
TO
MAKE JUST FOR POINT
OF
PROCEDURE.

TYPICALLY THE -- IT LOOKS
LIKE
WE HAVE A LOT OF PEOPLE THERE.

AND TYPICALLY EOUR
PRESENTATIONS
WE LIMIT THEM TO TEN
MINUTES,
AND I'M RECOGNIZING IT'S
GOING
TO BE CHALLENGING WITH THIS
MANY
PEOPLE, BUT I THINK WE
NEED TO
TRY TO KEEP TO THAT, SO I
JUST

WANTED TO MENTION THAT SO I
DON'T HAVE TO INTERRUPT ANYONE.

SO THAT'S GENERALLY OUR

EXPECTATION, BUT, YOU
KNOW,
LET'S SEE WHERE WE GO WITH THAT.

SO
TAKE IT AWAY.

THANK YOU SO MUCH.

IT WILL BE EASY FOR
US.
I WILL BE THE ONLY PERSON

SPEAKING, SO HOPEFULLY WE
CAN
MOVE THROUGH THIS -- WE
WILL
MOVE THROUGH THIS ON TIME.

AS DIRECTOR HEART POINTED
OUT,
WHO WERE CHARGED WITH
COMING UP
WITH A LONG-TERM SOLUTION
THAT
WOULD GIVE US AN OPPORTUNITY
TO
FIND A VIABLE SOLUTION
FOR
SEVERAL DIFFERENT PROBLEMS
THAT
WE'RE FAYING IN OUR CITY.

WHILE THIS GREW OUT OF A
LIBRARY
COMMISSION, IT QUICKLY
TURNED TO
LOOKING AT A COMMONS SOLUTION.

AND THE REASON THAT THE
COMMONS
SOLUTION BECAME
IMMEDIATELY
INTERESTING WAS IS OFFERS US
AN

OPPORTUNITY TO DIVERSIFY THE
FUNDING SOURCES SO THERE IS
NO
CONTINUED NEGATIVE IMPACT
OR
ADVERSE IMPACT TO THE
GENERAL
FUND.

BUT ALSO IT MEANS IT OPENS UP

FOR POSSIBLE PARTNERSHIPS

OUTSIDE OF THE CITY TO GROW AND

ACTUALLY SOMEHOW MAKE IT MORE

AFFORDABLE, SO THAT'S WHAT
WE
STARTED LOOKING THROUGH.

THAT WAS THE STARTING POINT
FOR
OUR PROCESS.

WE HAVE DONE A
PRELIMINARY
EXAMINATION OF THIS.

AND SO
TO BE REALLY CLEAR, THE
DECISION THAT WE'RE MAKING
TODAYAS
A COMMITTEE IS
A
RECOMMENDATION TO THE COUNCIL TO

INVESTIGATE
FURTHER.
IT IS NOT A DECISION TO BUY.

IT IS NOT A DECISION TO ACT

IMMEDIATELY.

IT IS NOT A DECISION WITH ANY

HASTE.
IT
IS A DECISION, RATHER,
TO
CONDUCT A DUE DILIGENCE

EXAMINATION.

WE SPENT ONE YEAR WORKING ON
THIS AS A COMMITTEE.

AS A COMMITTEE OF VOLUNTEERS,
WE

REPRESENT THE NON-PROFIT

SECTORS.
WE REPRESENT THE BUSINESS

DISTRICT, THE LIBRARY, SENIOR

CENTER, AND VARIOUS PARTS OF
OUR
COMMUNITY.

AND SO OUR CHARGE WAS TAKEN VERY

SERIOUSLY.

THE SITUATION THAT WE'RE
FACING
IS LOOKING AT THE
LIBRARY,
LOOKING AT THE SENIOR CENTER.

CITY STAFF FOR
CITY HALL AND THE
CULTURE CENTER.

AS WE START LOOKING AT JUST
THE

LIBRARY ALONE, WE'RE LOOKING AT
A ROUGH REBUILD OR A ROUGH

BUILD.
IF IT'S 10,000 SQUARE
FEET
THAT'S BEING ADDED TO
THE

LIBRARY.
THE LIBRARY WAS BUILT IN
1976
AND THE ACCORDING TO THE 1970

CENSUS THE CITY OF SEBASTOPOL

HAD 3,900-ISH AT THE TIME.

IT DOESN'T
FIT WHAT THE NEEDS
ARE BASED ON THE HEAT MAP.

WE KNOW HOW MANY PEOPLE COME
TO

VISIT.
WE KNOW THAT BUILDING IT JUST
BY
ITSELF IS GOING TO COST
A
SUBSTANTIAL AMOUNT OF MONEY.

GETTING BACK TO MY EARLIER
POINT
DIVERSIFYING WHO WE'RE

BRINGING
INTO A POTENTIAL COMMONS
MEANS
WE CAN DIVERSIFY THE FUNDS
FOR
DOING SO AND GET MORE FOR THE

SAME AMOUNT OF MONEY OR

POTENTIALLY LESS.
SO STARTING IN 2016 WITH
THE
LANTERN RESEARCH PROJECT,
THAT'S
REALLY WHERE THIS GREW FROM.

IF WE LOOK AT THE 2019
SOLUTION
IN ALAMEDA -- 2019 TO BUILD A

21,000 SQUARE FOOT LIBRARY
WOULD
COST $25 MILLION IN 2019.

SO ADJUSTED FOR INFLATION
IT'S
ABOUT $36
MILLION TODAY.
AND THAT PROJECT WILL
TAKE
BETWEEN SIX AND TEN YEARS.

SO WHEN THAT'S BEING PAID FOR
AT
THE END OF THIS, WE'RE
LOOKING
AT A CONSTRUCTION COST
PROBABLY
CLOSER TO $41 MILLION FOR JUST
21,000
SQUARE FEET.

THE COUNTY FACILITY'S MASTER

PLAN RECOMMENDS 20,000
SQUARE
FEET FOR THE LIBRARY.

SO IF WE'RE TAKING THIS INTO

ACCOUNT, WE KNOW A
ROUGH
BALLPARK FIGURE OF WHAT
THAT
COULD POTENTIALLY COST.

THROUGHOUT 2026 WE'VE

EVALUATED
SEVERAL SITES FOR ALL -- FOR
A
SOLUTION THAT WOULD SOLVE
ALL OF
THE NEEDS FROM THE
PREVIOUS

SLIDE.
AND OUR COMMITTEE CAME TO THE

UNANIMOUS DECISION THAT THE
ONES
THAT WE'RE PRESENTING TODAY
ARE
THE ONES THAT WE CAN STAND

BEHIND.

TWO INDEPENDENT DATA SETS IN
THE
SAME PICTURE HERE REPRESENT
A
REFERENCE TO HOW MANY
PEOPLE
DRIVE TO -- TO
THESE LOCATIONS.
AS YOU CAN SEE HERE, I KNOW THAT

THERE'S A CONCERN
ABOUT
WALKABILITY.

AND WE KNOW FROM THIS MAP THAT

THE MAJORITY OF PEOPLE ACTUALLY

DO DRIVE TO THE LIBRARY AND
TO
THE SENIOR CENTER.

IN TRYING TO FIND
AN
OPPORTUNITY -- IN TRYING TO
FIND
A LOCATION WHERE
WE COULD HOUSE
THESE VARIOUS ENTITIES IN
THE
SAME PLACE, WE LOOKED AT
THESE
BUILDINGS AMONG OTHERS.

WE RULED IN THROUGH OUR
ANALYSIS
AND RULED OUT WHAT MIGHTMIGHT

FOR OUR NEEDS.

THE RITE AID BUILDING HAS
COME
UP MANY TIMES, BUT IT'S
SIMPLY
NOT AVAILABLE TO US.

THE CALDER CREEK CIVIC
COMMONS
HAS COME UP.

THE PROBLEM WITH THAT --
SORRY
ABOUT THAT.

MY VISION IS GETTING
WORSE
THROUGH THE NIGHT.

THE PROBLEM WITH THAT IS
WE'RE
LOOKING AT A ROUGHLY $60
MILLION
BUILD TO MAKE THAT
VIABLE.

THE RAILROAD FOREST, WE'RE
LOOKING AT $25 MILLION,
AND
THAT'S NOT EVEN CERTAIN IF WE'RE

GOING TO BE ABLE TO HANDLE
THE

FLOODING CONCERNS.
SO WE LOOKED AT THE TOW SITE.

IT'S ONLY 3,700
SQUARE FEET.
WE LOOKED AT EXPANDING THE SITE

OF THE CURRENT LIBRARY.

NOW THERE'S A STRUCTURAL COST
TO
THAT.

THERE'S A VERY SIGNIFICANT

BUILDING COST TO THAT.

AND AS WE'VE TALKED
ABOUT
BEFORE, REFERENCING FROM
THE
LANTERN PROJECT, BUILDING
RIGHT
NOW IS ROUGHLY COSTING FOR

COMMERCIAL BUILDING ROUGHLY

$1,700 A SQUARE FEET.

SO IF WE'RE ATTING 10,000
SQUARE
FEET JUST FOR THE LIBRARY, YOU

CAN EXTRAPOLATE HOW MUCH THAT

COSTS.

AND AGAIN THAT COSTS ONLY
GOES
UP EVERY YEAR THROUGH THE
COST
OF THE PROJECT.

LOOKING AT THE YOUTH
ANNEX, OF
COURSE IT'S CITY OWNED, BUT
IT
WOULDN'T ALSO SOLVE THAT

PROBLEM.

SO THE DOWNTOWN
REBUILD,
BUILDING 21,600 SQUARE FEET ON
A
TWO-STORY LIBRARY, AGAIN IN
2019
THAT WOULD HAVE COST ABOUT $25

MILLION.
SO TODAY WE'RE LOOKING AT
$36
MILLION TO DO THAT, AND
IT
DOESN'T ACTUALLY SOLVE
THE

PROBLEM.
IT GIVES US A LIBRARY.

IT DOESN'T FIX THE PARKING.

IT DOESN'T FIX THE TRAFFIC.

IT DOESN'T ADDRESS THE NEEDS
FOR

A CIVIC CENTER.
IT DOESN'T ADDRESS THE NEED
FOR
A COMMONS WHERE WE CAN

REDUCE
THE COSTS FOR SEVERAL OF THESE

ENTITIES, WHICH WE'RE TRYING
TO

ACCOMPLISH.
SO OVER THE COURSE OF THE
YEAR
WE RULED IT -- WE
NARROWED
THINGS DOWN TO THREE
OPTIONS WE
CAN STAND BEHIND, AND THIS
IS
WHAT YOU'RE -- THIS IS
WHAT
WE'RE ASKING YOU TO EXAMINE.

WHAT WE'RE [YOU TODAY TO DO DUE

DILIGENCE FOR THESE OPTIONS.

FOR FIRST OF WHICH IF WE DID

NOTHING AND WE
LEFT THE STATUS
QUO IN THE NEXT SIX TO TEN
YEARS
WE'RE LOOKING AT SPENDING $3.
6
MILLION TO MAINTAIN WHAT WE
HAVE
WITH NO IF CREASED VALUE,
NO
INCREASED AVAILABILITY FOR
THE
NEEDS AS WE SEE IT, AND NO
REAL
IMPROVEMENT ON THE
OFFERINGS
THAT THE CITY CAN PROVIDE.

IT IS POSSIBLE THAT WE
COULD
LOOK INTO DOING A
DOWNTOWN
COMPLETE REBUILD.

AGAIN, IF WE DID THAT RIGHT NOW,

WE'RE LOOKING AT ABOUT
$36
MILLION IN TODAY'S REVENUE TO
DO
THAT -- WHICH BRINGS US TO
THE
RECOMMENDATION THAT WE

BELIEVE
IN THE MOST THAT YOU SHOULD BE

EXAMINING, WHICH IS
PURCHASING
THE O'REILY CAMPUS FOR
ROUGHLY
$18 MILLION.

THE REASON THAT WE
SAY
PURCHASING THE O'REILY BUILDING

FOR $18 MILLION IS SOMEHOW
LESS
EXPENSIVE THAN MAINTAINING
THE
STATUS QUO IS BECAUSE
YOU'RE
ABLE TO DIVERSIFY THE
FUNDING
SOURCES TO DO SO USING
EIF
FUNDS, USING POCKET OWNERS
IN
WEST COUNTY THAT WANT TO

CONTRIBUTE TO THIS.

YOU CAN SHARE THE COSTS THROUGH

ALL THESE VARIOUS ENTITIES,
AND
THE WAY WE CAN CONTRIBUTE
AND
COLLABORATE AND MAKE IT WORK
A
LOT EASIER THAN YOU CAN FUND A

SINGLE LIBRARY OR SINGLE
CENTER
OR SINGLE OVERALL BUILDING.

SO PUTTING THEM IN THE SAME AREA

REDUCES THE OVERALL COST.

I WANT TO BE CLEAR IT IS A
VERY

GOOD LIBRARY.
WE SAW THE HEAT MAP.

IT IS A VERY GOOD LIBRARY.

IT HAS DONE ITS JOB AND IS
A
TREMENDOUS ASSET TO OUR

COMMUNITY.

IT CANNOT CONTINUE TO DO
SO
BASED ON THE 1973 CENSUS
OF
ALMOST 3,000 PEOPLE LIVING IN

IT, AND WE KNOW BASED ON
THE
HEAT MAP IT'S SERVING ALL
OF
WEST
COUNTY.
I AM DOWN TO ONE MINUTE.

I'M GOING TO BRING IT HOME.

THE THING YOU MIGHT FIND HARD TO

BELIEVE IS THAT THE
WALNUT
PARK -- THE WALNUT PARK
LIBRARY
IN DAVIS IS GOING TO OPEN IN SIX

WEEKS, AND IT IS
12,000 SQUARE
FEET AND CAME AT A COST OF $21

MILLION.

THE WAY THAT THE
O'REILY
BUILDING WOULD SOLVE ALL OF
OUR
OPTIONS IS IT PROVIDES FOR A

LIBRARY, A SENIOR CENTER, A
CITY
HALL, A COMMUNITY CULTURAL AND A CAPITAL COST
OF
ABOUT $18 MILLION, WHICH CAN
BE
FUNDED THROUGH LONG-TERM

INVESTMENTS, THROUGH
PARTNERSHIPS, THROUGH

SOLICITATION OF
DONORS
THROUGHOUT WEST COUNTY.

AND SO THEREFORE IT IS OUR

UNANIMOUS

AGREEMENT AS THIS
COMMITTEE THAT THE CITY
COUNCIL
PERFORM A DUE
DILIGENCE
EXAMINATION.

AND WHAT WE'RE ASKING YOU TO
LOOK AT ARE THE
LEGAL,
FINANCIAL -- LET ME LOOK AT
MY

NEXT PAGE.

SORRY.
THE LEGAL, THE FINANCIAL, THE

BUILDING, AND THE COMMUNITY AND

LIBRARY PARTNER OPTIONS THAT CAN

COME WITH DOING THIS.

SO THOSE SIX QUESTIONS
WE
BELIEVE CAN BE ANSWERED BY
DOING

THE FOLLOWING.
AUTHORIZE STAFF TO DO THE
DUE
DILIGENCE ON THE O'REILY SITE.

AUTHORIZE FUNDS FOR BUDGET

REVIEW.
FOR LEGAL REVIEW, BOND
COUNCIL,
FINANCIAL ANALYSIS, DIRECT
STAFF
TO SEND AN OUTREACH LETTER TO

THE SONOMA COUNTY DIRECTOR, AND

RETURN TO COUNCIL IN
NOVEMBER
WITH YOUR DUE DILIGENCE
RESULT
AND REMTD AGDS ON THE LIBRARY

LOCATION.

THE CHOICE IS RIGHT HERE.

WE CAN DO NOTHING AND SPEND $3.

MILLION.

WE CAN INVESTIGATE THE
POTENTIAL
TO BUILD SOMETHING THAT'S REALLY

GREAT FOR THE CITY,
OR WE CAN
KEEP WAITING AND HOPING
THAT
PRICES ARE GOING TO GO DOWN.

BASED ON HISTORICAL TRENDS,
WE
JUST KNOW THAT
THEY'RE NOT.
I'M HERE TO TAKE QUESTIONS,
IF
YOU HAVE
ANY.

ALL RIGHT, WE'RE BACK HERE
AT
THE DAIS.

QUESTIONS, GO AHEAD VICE
MAYOR.

YES, COULD
YOU HELP ME

UNDERSTAND --

CAN YOU HOLD ON
ONE SECOND?
I'M SORRY.

HE'S NOT ABLE TO -- HE NEEDS
TO
HAVE
HIS INTERPRETER.
YOU
READY?

OKAY, SO CAN YOU HELP
ME
UNDERSTAND IF WE DO NOTHING,
IT
COSTS $3.6 MILLION.

CAN YOU BREAK THAT DOWN
FOR ME
SO
I UNDERSTAND.
YOU'RE
TALKING ABOUT IN TEN
YEARS BECAUSE WE DON'T

SPEND
$3.6 MILLION EVERY YEAR, SO
HELP
ME TO
UNDERSTAND WHAT THAT

MEANS.

ABSOLUTELY.

ABSOLUTELY.
SO BASED ON -- TEN MINUTES
GOES
A LOT QUICKER THAN YOU THINK
IT

DOES.

I KNOW IT
DOES.

YOU WERE RIGHT.

I AM SORRY.

SO THE MAINTENANCE IS GOING TO

CONTINUE TO COME UP, AND I
CAN
DEFER TO DIRECTOR HART FOR SOME

OF THE
SPECIFICS.

BUT MAINTENANCE OVER THE NEXT
SIX
TO TEN YEARS JUST FOR
MAINTAINING THE BUILDING
IS
ROUGHLY $3.6 MILLION BASED
ON

PROJECTIONS THAT WE RECEIVED

FROM STAFF.
SO IF I COULD TURN THAT QUESTION

OVER TO DIRECTOR HART, I BELIEVE

THAT COULD BE
ANSWERED.

YES.

I BELIEVE THAT THE NUMBER
THEY
PULLED TOGETHER

IS LOOKING AT
WHAT WE HAVE APPROVED IN
OUR
CURRENT OPERATIONAL BUDGETS FOR

THE SENIOR CENTER, THE
COMMUNITY
CENTER, AND THE
LIBRARY, AND
THEN SOME OF THE
CAPITOL
IMPROVEMENT PROJECTS THAT
WE
HAVE FOR SOME SPACES AS
WELL
LIKE THE FLOOD MITIGATION AT THE

COMMUNITY CENTER.

AND THEN FOR THE OPERATIONAL

BUDGETS ASSUMING THAT FOR
TEN
YEARS WITH SOME ESCALATION,
AND
THAT'S HOW THEY GOT THE
NUMBER.

OKAY.

SO WE DID DO ABOUT 500,000
ON
THE COMMUNITY CENTER BUILDING,
I

THINK.
BUT THAT WAS REALLY JUST A

ONE-TIME
PROJECT.

WE HAVEN'T SPENT THAT MONEY

YET.
THERE'S AN APPROVED CIP FOR
IT.

BUT
IT'S PLANNED.
THAT'S PART OF THE
FINANCIAL
GUESS ABOUT DOING NOTHING
COSTS.

YES.

SO MY SECOND QUESTION THEN
IS
WHAT DOES IT COST TO BRING THE

O'REILLY BUILDING INTO A MOVE
IN

CONDITION?
BECAUSE I'VE HEARD IT NEEDS
A
NEW
ROOF.
I WAS THERE.

I WALKED AROUND.

IT DEFINITELY NEEDS NEW CARPET.

IT NEEDS NEW PAINT.

IT PROBABLY NEEDS NEW
ELECTRICAL
WORK.

I MEAN, THERE WAS SOME KIND
OF
FUNKY ELECTRICAL STUFF GOING
ON
WHILE WE
WERE THERE.
SO, I MEAN, I CAN'T ASSUME THAT

EVEN THOUGH IT'S A
BEAUTIFUL
BUILDING WITH LOVELY PARKING --

I CAN'T ASSUME THAT IT HAS
NO
NEEDS FOR WHEN YOU NEED TO
MOVE
IN THERE.

THERE'S GOING TO BE A COST

THAT'S GOING TO BE OVER THE 18.

SO HAS YOUR GROUP DONE
AN
ANALYSIS OF HOW MUCH THESE

THINGS WILL
COST?

THANK YOU, YES.

I THINK THAT'S ACTUALLY
PART OF
WHAT WE'RE ASKING OF THE

COUNCIL
IS TO DO THAT DUE DILIGENCE,
TO
EXAMINE
THOSE THINGS.
I'M NOT AWARE OF THE ROOF NEEDS

REPLACING, SO THOSE
ARE THING
SAID WE WANT YOU TO EXAMINE.

EXPLORE THAT MORE DEEPLY
AFTER
MAKING A DECISION.

WE CAN SAY WE'RE LOOKING
AT
ROUGHLY ABOUT -- I THINK
WE
TALKED ABOUT ROUGHLY $2
MILLION
ON AVERAGE FOR AN INITIAL

BUILDOUT, WHICH IS PART OF THE

COST, AS WE PROJECTED
IT.

CAN I ASK A QUESTION ON
THAT?

BUT I CAN ALSO --
SORRY.

TO OUR DIRECTOR OF PUBLIC

WORKS, YOU DO THIS ALL THE TIME.

DOES THAT ROOF NEED
REPLACED?

I CAN'T SAY THAT I'VE
LOOKED
AT THE
ROOF.

I'M
SORRY?

I CAN'T SAY THAT
I'VE LOOKED
AT THE ROOF SO I DON'T HAVE AN

OPINION.

I'VE JUST HAD A LOT OF
PEOPLE

ASK ME A LOT SO I ASSUMED
SINCE
YOU HAVE BEEN THERE A
LOT.

I JUST ASKED
BECAUSE COUNCIL
MEMBER CARTER I WATCHED
YOUR
JULY 14th MEETING, AND HE SAID

THE ROOF -- MAYBE NEEDED A
NEW
ROOF.

THAT'S A PRETTY GIANT
BUILDING,
SO THE COST OF A NEW ROOF
COULD
BE QUITE A LOT SO --

ANY QUESTIONS
FROM ANYONE?

SORRY.

I DO APPRECIATE THE CONCERN, AND

THAT'S SOMETHING I THINK THE
DUE
DILIGENCE PROCESS WOULD BE
ABLE
TO EXAMINE MORE FULLY, AS
WE'VE
SORT OF DONE THE
PRELIMINARY
WORK OF RULING THIS IN BASED
ON
THE PARAMETERS WE
FOUND THERE'S
GOING TO BE EXPERTISE BASED
ON
CITY STAFF AND OUTSIDE
PARTNERS
ARE GOING TO BE ABLE TO
IDENTIFY
FOR YOU BEFORE YOU MAKE A FINAL

DECISION IN THE LONG-TERM.

I WILL ALSO SAY SOME OF
THE
FEATURES IN THE BUILDING
THAT
MIGHT OFFSET SOME OF THOSE
COSTS
IS THE FACT IT'S OUT OF THE

FLOODPLAIN, AND IT IS -- THE
ENTIRE BUILDING HAS A HIGH-SPEED

FIBER WIRE INTERNET THROUGHOUT

IT, WHICH MAKES IT A REALLY
GOOD
COMMUNICATION SPOT FOR NEEDS.

AND THOSE ARE THINGS THAT ARE

VERY, VERY EXPENSIVE TO ADD TO
A
BUILDING AFTER THE
FACT BECAUSE
WE'RE TALKING ABOUT TEARING
OUT
WALLS OR HAVING EXPERTS
COME IN
TO ADD THINGS
OR, YOU KNOW,
ADDING THINGS THAT ARE
CURRENTLY
ALREADY THERE.

SO SOME OF THOSE
OFFSETTING
COSTS I THINK WOULD BE
THERE,
AND THAT'S PART OF THE
DUE
DILIGENCE I THINK YOU'LL FIND

HELPFUL.

ARE YOU CONSIDERING THE DUE

DILIGENCE, UNDER DUE
DILIGENCE
LIKE EVEN THE COST FOR

REMODELING
IN THERE?
BECAUSE IT'S JUST A BUNCH
OF
OFFICES SO WHEN I HEAR
TALK
ABOUT LIBRARY, IT'S SO SILOED.

HAS ANY OF THAT COST BEEN

DISCUSSED?

I'M NOT SURE I UNDERSTAND.

MAY
I?

ABSOLUTELY.

CAN YOU REPEAT THE QUESTION?

I'M NOT SURE I
UNDERSTAND.

I'M SORRY.

IF THERE'S BEEN ANY DISCUSSION

ABOUT THE COST TO, YOU KNOW,

REMODELING IN THERE BECAUSE I,

TOO, WALKED AROUND AND
THERE'S A
LOT OF OFFICES.

THERE'S TALK ABOUT USING
IT FOR
A LIBRARY AND VARIOUS THINGS.

SO A LOT OF AREAS ARE VERY

SILOED.
OBVIOUSLY CONSTRUCTION
WOULD
NEED TO BE DONE.

I'M
JUST WONDERING WERE ANY OF
THOSE COSTS FACTORED INTO
THESE
NUMBERS THAT YOU'RE TALKING

ABOUT?

THERE ARE ABSOLUTELY
REMODEL

COSTS INVOLVED.

WELL, I KNOW.

THAT'S WHY I'M ASKING IF
YOU
GUYS HAVE TALKED ABOUT
WHAT
THOSE
ACTUALLY COST.

WHAT I NEED NEED TO BRING
UP
IS IT IS A LARGE PROJECT.

BUILDING MAY BE AROUND
18

MILLION.
WE DON'T HAVE A FIRM --

I UNDERSTAND THAT.

I JUST WANT AN ANSWER TO THAT

QUESTION, SO
I MEAN --

COMPARED -- I
GET THAT.
WE BUDGETED PROBABLY 10 TO
20%
FOR REMODEL COSTS FOR
THE

EXISTING STRUCTURE, WHICH BRINGS
IT SOMEWHERE BETWEEN 18 AND 20

MILLION TOTAL COST VERSUS 36
FOR
AN EXTRA 10,000 SQUARE FEET
AT
THE CURRENT SITE VERSUS
PROBABLY
SOMEWHERE IN THE NEIGHBOR OF
60
TO 100 MILLION TO BUILD
A WHOLE
NEW STRUCTURE IN SOME DOWNTOWN

SITE.
SO EACH OF THOSE HAVE UNKNOWN

COSTS, ABSOLUTELY HAVE UNKNOWN

COSTS.

OKAY, THANK
YOU.

SO PART OF WHAT WE'RE
ASKING
FOR HERE IS WE DON'T HAVE THE

AUTHORITY --

NO,
I UNDERSTAND.
WE'RE JUST KIND OF IN
THE
QUESTIONS.

I DON'T WANT
ANOTHER

PRESENTATION.
I HAVE A COUNCIL MEMBER THAT

WANTS TO ASK SOME QUESTIONS,
SO
IF YOU WANT TO GO AHEAD.

I MEAN, I DON'T WANT TO
CUT
ANYBODY OFF, BUT ONE
QUESTION I
WANTED TO ASK THE GROUP IS WE

ASKED SOME ATTORNEY
QUESTIONS,
AND I THINK THE RESPONSE TO
THAT
WAS THAT IF THE CITY PAID
CASH
FOR THE BUILDING, WE COULD
RENT
IT AT MARKET RATE.

BUT IF WE GOT
FINANCING, WE
COULD NOT RENT IT AS A
CITY
ENTITY MARKET RATE.

AND MAYBE OUR COUNCIL
CAN
ADDRESS THAT, BUT THIS
WAS
REPORTED TO US, AS WE'VE
GONE
THROUGH OUR DUE DILIGENCE
OF
QUESTION AND ANSWERING, BUT
I'M
NOT SURE YOUR GROUP HAS
HEARD

THAT.
SO I BRING IT UP RIGHT HERE
SO
IT CAN BE ADDRESSED.

ALEX, CAN YOU ANSWER THAT

QUESTION?

YES.

SO ISSUE IS NOT RENTING AT
A
MARKET RATE.

IF WE OBTAIN TAX-EXEMPT

FINANCING, WHICH MANY TYPES
OF
FINANCING WE MIGHT OBTAIN
ARE,
YOU KNOW, LIKE THE I-BANK,
FOR
EXAMPLE, NOT TO SAY
THAT'S WHAT
THE PROPOSAL IS.

BUT THAT SORT OF STEP IS
TAX
EXEMPT FINANCING.

THE IRS HAS RULES ABOUT
THAT,
ABOUT HOW MUCH ACTIVITY CAN BE

INVOLVED, AND SO THERE ARE CAPS

ON THAT.

IT DOESN'T MEAN THERE CAN'T BE

ANY, BUT THERE ARE
LOW CAPS, YOU
KNOW, DEPENDING ON HOW IT
GETS
CLASSIFIED IT'LL BE 5 OR 10%.

SO GENERALLY YOU'D THINK MAYBE
5
OR 10% OF THE SQUARE FOOTAGE

OVERALL.

SO YOU COULD HAVE SOME
PRIVATE
PARTIES BEING LEASED TO AND

STILL COMPLY WITH THAT, BUT

THERE ARE LIMITS.

AND INDIVIDUAL PROGRAMS MAY
HAVE
STRICTER REQUIREMENTS AS
WELL.

CAN I ASK WHAT THAT MEANS IN

INDIVIDUAL OR OTHER -- WHAT
DID
YOU SAY OTHER PROGRAMS?

SO THOSE ARE THE
IRS
REGULATIONS.

INDIVIDUAL FUNDING THAT WE
MIGHT
GET MIGHT HAVE SEPARATE

DEPARTMENTS.

OKAY, GO AHEAD COUNCIL
MEMBER

CARTER.

SO I JUST WANTED TO ADD
IF WE
WANTED TO GET LIKE A

CONVENTIONAL LOAN
FROM A
COMMERCIAL BANK, WHICH
IS
TOTALLY AVAILABLE, WE'D HAVE
TO
GO OUT TO A VOTE TO GET IT.

BUT WE WOULDN'T BE ABLE TO
RENT
THE SPACE OUT BECAUSE IT'S NOT
A
TAX-FREE
LOAN?

SO ON
THAT, YES.
THE CITY CAN'T -- TO ANSWER
SORT
OF THE FIRST HALF, THE
CITY
CAN'T TAKE OUT ANY DEBT THAT
IS
SECURED BY THE GENERAL
FUND
WITHOUT A VOTE OF --

APPROVAL OF

THE VOTERS.
SO IF WE AREN'T GETTING

TAX-EXEMPT FINANCING
WE'RE
GETTING IT FROM OUR GENERAL

FUND, FROM OUR
RESERVE,

WHATEVER.
THOSE RESTRICTIONS DON'T
APPLY.

QUESTIONS OVER HERE.JUST TRYING TO GO BACK
AND

FORTH.
GO
AHEAD.

I GOT ANOTHER QUESTION TO
THE
CITY STAFF.

SO COUNCIL MEMBER I THINK
THE
RESPONSE WAS SENT TO ALL
OF US
ASKED TO DATE HOW MANY HOURS
HAS
THE SUBCOMMITTEE SPENT OF
STAFF
TIME ON THIS?

AND THERE WAS BOTH A HOUR
AMOUNT
OF 148 HOURS AND THEN
AN

ESTIMATED STAFF HOUR VALUE.
WHEN I DIVIDE THOSE TWO
NUMBERS,
IT COMES TO A STAFF RATE
PER
HOUR OF $75.

AND STAFF RATES CAME UP IN A

PREVIOUS AGENDA ITEM ON
A
PREVIOUS DATE, AND IT WAS

NOWHERE NEAR $75 TYPICALLY
FOR
STAFF RATE.

THAT WAS THE LOWEST RANGE
FOR,
LIKE, AN ADMIN ASSISTANT.

BUT SOMEBODY HIGHER LIKE
OUR
HEAD OF PUBLIC WORKS WOULD COST

A LOT MORE, SO I'M NOT SURE HOW

THAT AMOUNT WAS
CALCULATED
AGAINST THE HOURS.

AND I HAD A QUESTION TO WHO GAVE

THAT AMOUNT AND IF THAT'S

ACCURATE.

WE JUST DID A QUICK HOURLY.

IT WAS A LAST-MINUTE QUESTION.

WE DIDN'T GO IN AND DO --
BUILD
IN ALL THE OVERHEAD YET, SO

THOSE ARE JUST STRICT
HOURLY

RATES.
BUT THERE IS DIFFERENT --
WE
DIDN'T HAVE TIME TO ADD LIKE
THE
INCENTIVES AND OVERHEAD COSTS.

SO THAT JUST AN HOURLY RATE

RIGHT NOW, AN
AVERAGE.

SO WE'D ADD
APPROXIMATELY THE
30 HOURS TO THE RATE OF
PAY?
OKAY, THANK
YOU.

MAY I ASK YOU'RE
REFERRING TO
THE INFORMATION WE RECEIVED

AROUND 5:00?

IS THAT WHAT YOU'RE REFERRING

TO?

YEAH.
IT HAS TO DO WITH THE ANSWER
TO
TWO QUESTIONS THAT WERE
ASKED
ABOUT STAFF TIME.

OKAY, I JUST WANTED TO
MAKE
SURE I WAS FOLLOWING TO THE
SAME
THING YOU
WERE ASKING.

EXACTLY.

THAT'S WHAT I'M TALKING
ABOUT.

OKAY.
GO AHEAD, VICE MAYOR.

I KIND OF WANT TO LOOK
ATAT YOU
HERE THIS WAY.

SO IN 2031 THE CELL TOWER
LEASE
IS UP, AND THAT FREES UP ALL
THE
SPACE RIGHT NEXT TO THE
LIBRARY
AS IT IS, AND THAT'S
PROBABLY
ABOUT 4,000 SQUARE
FEET,
ROUGHLY.
NOT

SURE.
AND I KNOW WHAT YOU
LOOKED AT.
IT SEEMS LIKE YOU NEVER
INVESTIGATED
DOING AN

ADDITION.
INSTEAD YOU LOOKED AT

DOING A
SECOND STORY ON TOP OF
THE
EXISTING BUILDING.

AND SO IF THERE
COULD BE -- SO
WHAT I WANT
TO KNOW IS DID YOU
LOOK AT THE IDEA OF A SECOND --

OF AN ADDITION.

NOT A SECOND STORY ADDITION BUT
ONE

ADJACENT?

I THINK THE WAY WE
ADDRESSED
IT WAS CALCULATED IN THE
COST
PER SQUARE FOOT.

SO WHETHER THERE WAS AN
ADDITION
ON TOP OR ADDITION ON THE
SIDE,
I THINK THE ONLY
COMPLICATION
FOR THAT WOULD BE WE'RE ADDING

TIME, AND
TIME COSTS MORE.
LIKE I SAID WE WERE LOOKING
AT
ABOUT $1,000 A SQUARE FOOT
IN

2016.
IT'S NOW $1,700 A SQUARE FOOT
ON
AVERAGE.

SO IF YOU CAN EXTRAPOLATE ON

THAT IN 2031 THAT SAME ADDITION

WOULD COST MORE.

I DON'T KNOW IF THERE'S
A
DISCUSSION ON IF THAT'S UP OR

OUT.
CLEARLY THERE'S GOING TO BE A

DIFFERENCE IN COST, BUT ROUGHLY

WE'RE LOOKING AT COSTS PER

SQUARE FOOT FOR ADDING THAT.

IT STILL WOULDN'T ACTUALLY SOLVE

THE CONCERNS FOR THE
SENIOR
CENTER OR THE
OTHER ENTITIES
THAT WE'RE
ADDRESSING.

SO BUT IF YOU DID A COUPLE

STORIES, THEN YOU COULD GET
THAT
SPACE THAT YOU NEED.

AND I'M NOT GOING TO GO TOO
FAR
INTO
THAT.
IT'S NOT WHAT WE'RE HERE TO
TALK

ABOUT.
I JUST HAD WANTED TO KNOW
IF YOU
HAD THOUGHT ABOUT THAT BECAUSE I

DO BELIEVE IT'S LESS
EXPENSIVE
TO BUILD AN ADDITION RATHER
THAN
A SECOND-STORY ADDITION.

MEANING BUILDING AN ADDITION ON

TOP OF THE EXISTING LIBRARY.

YEAH,
SO.

I HAVE A
QUESTION, TOO.
GO AHEAD AND THEN I --

I CAN'T RESPOND
CONSIDERING I
SAT ON THE LANTERN
BOARD, AND
THE ALAMEDA STUDY IS WHAT
OURS
REFERENCED.

AND MY RECOLLECTION OF THAT
IS
THE FACT THAT
STRUCTURALLY THERE
WAS NO WAY TO BUILD
A SECOND
FLOOR ON THE TOP OF THE
LIBRARY.
LIKE ARCHITECTURALLY IT
WOULD
NOT BE WORTH FIRMING UP THE BASE

OF THE EXISTING LIBRARY IN ORDER

TO BUILD OFF OF THAT.
AND THAT'S
MY UNDERSTANDING.
YOU GUYS MIGHT HAVE
MORE
RECENTLY READ THE ALAMEDA
REPORT
AND THE ARCHITECTURAL REPORT AND

CAME UP WITH THAT, BUT THAT
WAS
MY UNDERSTANDING.

OKAY.

I HAVE A QUESTION.

CAN I ASK --

SO THIS IS A DIRECT RESPONSE.

I MEAN THIS IS AN ANSWER TO THE

QUESTION.
YEAH, I DON'T HAVE
QUESTIONS
BECAUSE I'M KIND OF THE
PROBLEM.
SO ANYWAY, YEAH, WE LOOKED AT AN

ADDITION, AND I REALLY
WANT

EVERYBODY TO KNOW I'M GRATEFUL
FOR ALL THE RESPONSES AND THE

INTERACTION THAT WE'VE HAD UP
TO
THIS POINT.

AND TWO MEETINGS AGO WE
MIGHT
HAVE HAD LISA PEARSON I
THINK
PUT IN A REQUEST FOR LOOKING
AT
AN ADDITION TO THE LIBRARY.

SO I SPENT SOME TIME LOOKING
AT
THE COST OF JUST ADDING AN

ADDITION, AND IT IS STILL
VERY
MUCH AS R.M. SAID,
THAT
PARTICULAR COST.

SO ADDING IN ADDITION IN ANY

TYPE OF WAY WOULD COST ABOUT
$7

MILLION.
IT LOOKED ABOUT $7 MILLION FOR

JUST A LITTLE BIT OF SPACE.

AND WHERE DID THAT
NUMBER
COME FROM, THAT
DATA?

THE AVERAGE COST OF
BUILDING
IN
CALIFORNIA.

SO I HAVE A QUESTION,
AND THIS
IS FOR ALEX,
OUR ATTORNEY.
I JUST WANT TO SAY I WAS
A
LITTLE SURPRISED TO HEAR
TALK
ABOUT SELLING OUR
BUILDINGS
BECAUSE GENERALLY ALL OF THAT IS DISCUSSED IN
CLOSED
SESSION BEFORE WE
ACTUALLY COME
OUT TO THE PUBLIC AND SAY THAT.

THAT'S KIND OF HOW WE
HANDLE

FIRE DEPARTMENT.

BUT I HEARD,
AND CORRECT ME IF
I'M WRONG, THERE'S A LOT
OF
STIPULATIONS WHEN YOU'RE SELLING

CITY PROPERTIES, THAT THERE
ARE
A LOT OF HOOPS TO JUMP
THROUGH

AND PROCESSES.
CAN YOU HELP US TO BETTER

UNDERSTAND?

YEAH.

SO THE SURPLUS LAND ACT HAS

REQUIREMENTS FOR CITY

DISPOSITION OF PROPERTY.

THERE ARE EXEMPTIONS.

I DON'T THINK NONE APPEAR
LIKE
THEY WOULD APPLY HERE

NECESSARILY, BUT THAT LINE --

EXCUSE ME, I'M JUMBLING
MY

WORDS.
THAT
LAW PROPOSES POSTALLY

PROCEDURAL REQUIREMENTS.
SO THE REQUIREMENT IS THAT
THE
CITY FIRST MAKE THE
PROPERTY
AVAILABLE TO HOUSING
DEVELOPERS
AS WELL AS CERTAIN OTHER

ELIGIBLE ENTITIES.

THAT'S A NOTICE THAT GOES
OUT
THAT ALSO GETS SENT TO HCD.

THERE'S A 60-DAY PERIOD

TO

RESPOND.
THE CITY THEN, IF THERE
ARE
INTERESTED PARTIES, THE CITY HAS

TO NEGOTIATE IN GOOD FAITH WITH

THOSE PARTIES FOR A MINIMUM
OF
90 DAYS.

AND THEN THERE ARE
PRIORITIES
FOR -- FOR, YOU KNOW, WHO
GETS

SELECTED.
IT DOESN'T REQUIRE THAT THE CITY

REZONE PROPERTY IN ANY WAY OR,
YOU KNOW, SELL A PROPERTY
FOR
LESS THAN FAIR MARKET VALUE.

BUT IT DOES REQUIRE TO
GO
THROUGH THIS, YOU
KNOW,
PROCEDURAL STEP AND, YOU
KNOW,
TO AN EXTENT THERE'S A
HOUSING
PROVIDER WHO IS
OFFERING FAIR
MARKET VALUE, LIKE THE
CITY
MIGHT BE OBLIGATED TO SELL
IT
THERE.

WHEN A CITY SELLS PROPERTY,
IF
IT'S SELLING IT TO SOMEONE
WHO
HAS RESPONDED THROUGH THIS

PROCESS, THERE'S A REQUIREMENT.

HOUSING IS NOT REQUIRED TO
BE
BUILT ON THE SITE, BUT THERE'S
A
REQUIREMENT THAT IF ANY
HOUSING
IS BUILT, 25% OF IT HAS TO
BE

AFFORDABLE.

AND THEN FOR ANY PROPERTY
THAT
THE CITY SELLS, 15% WOULD
HAVE
TO BE AFFORDABLE UNDER THIS
ACT,
IF IT'S SUBJECT TO THE ACT.

AND, YOU KNOW, THAT COULD IMPACT

THE APPRAISED VALUE OF IT.

YOU KNOW, I DON'T KNOW
WHETHER
IF HOUSE SG THE HIGHEST AND BEST

USE OF THAT
SITE.
THERE ARE APPRAISALS FOR
SMALL
PROPERTIES THAT ARE LESS THAN
A
HALF ACRE IN SIZE.

I DON'T
BELIEVE THAT THAT --
UNLESS YOU DIVIDED THOSE
SITES
UP THAT IT WOULD BE LESS THAN
A
HALF
ACRE.

OKAY, THANK
YOU.OTHER
QUESTIONS?
GO

AHEAD.

MADAM, MAY OR MAY I
SPEAK AS
A COMMITTEE MEMBER,
PLEASE?

COUNCIL MEMBER HAS A QUESTION

FIRST, SO GO
AHEAD.

WAS -- DID CITY STAFF
WITHIN
THE LAST FOUR YEARS INVESTIGATE

ANY OTHER PROPERTIES
FOR

POSSIBLE PURCHASE FOR
RELOCATING
EITHER SOME OF OUR CITY
ENTITIES
OR CITY HALL?
THANK

YOU.

OKAY, THOUGHT THERE WAS
MORE.

I HAVE TWO QUESTIONS.

SO MY FIRST QUESTION IS HAVE YOU

ALL READ THE COMMENTS THAT
THE
CITY HAS RECEIVED IN RESPONSE
TO
YOUR RECOMMENDATION
TO HAVE A
COMMONS AT THE
O'REILLY
BUILDING?

THERE'S A LOT OF COMMENTS
THAT
WE'VE RECEIVED, SO I JUST
WANT
TO MAKE SURE THAT YOU'RE
GETTING
THE FEEDBACK FROM THE
PUBLIC.
AND SO SONOMA COUNTY LIBRARY
HAS
PAID MONEY TOWARDS IMPROVING AND

MODERNIZING OTHER LIBRARIES.

SO IT'S AT LEAST 10 MILLION OR

MORE.

I THINK THEY JUST BOUGHT A
$12
MILLION BUILDING IN
PETALUMA FOR
THEIR OFFICES.

THEY JUST GAVE OCCIDENTAL
A
MILLION DOLLARS TO
MOVE THEIR
LIBRARY IN OCCIDENTAL.

SO WHY DO YOU THINK IT IS
THE

SONOMA COUNTY LIBRARY WHOSE

HASTATED YOU NEED AT LEAST 5 TO

10,000 MORE SPACE,
WHY
HAVEN'T -- AND YOU'VE BEEN
AT
THIS FOR YEARS.

WHY HAVEN'T THEY HELPED

SEBASTOPOL?
THIS WAS A QUESTION THAT
WAS
ASKED OF ME, SO I'M ASKING
YOU.

I HAVE A DIRECT ANSWER
FOR
THAT FROM MY EXPERIENCE WITH
THE
EXECUTIVE DIRECTOR OVER
THE
YEARS FROM LANTERN FORWARD TO

TODAY.

THE LIBRARY SYSTEM IS
WAITING
FOR THE CITY COUNCIL TO COMMIT

TO WANTING A BIGGER,
NEW
LIBRARY.

THEY'RE NOT GOING TO MOVE
BEFORE

YOU MOVE.
IT'S REALLY THAT SIMPLE.

YOU HAVE TO MEAN THAT YOU
WANT

ONE.
THEY'RE YOUR TENANT, THEN
YOU
NEGOTIATE WITH THEM.

THEY
HAVE MONEY.
THAT'S WHY I'M ON THE
COMMITTEE
BECAUSE I KNOW THEY HAVE MONEY.

AND THE OFFICE BUILDING IS

AN
EXAMPLE OF THAT.

THAT'S A VERY RECENT EXPENSE.

THEIR DEDICATION TO
OCCIDENTAL
IS A RECENT EXPENSE.

SO IF YOU WANT THEM TO PUT
MONEY
IN OUR LIBRARY BECAUSE YOU
WANT
OUR COMMITTEE TO HAVE A
NEWER,
GRANDER LIBRARY, A LIBRARY
THAT
COULD REACH ITS MODERN

POTENTIAL, THEN YOU HAVE
TO
COMMIT TO THAT AND TELL
THE
LIBRARY COMMISSION AND THE

EXECUTIVE
DIRECTOR.

I HAVE A QUESTION FOR PHIL.

I WATCHED YOUR
PRESENTATION,
YOUR FINANCE PRESENTATION,
AND
JUST FIND MYSELF WONDERING
WHERE
DID ALL THAT DATA COME
FROM?

ANNA.

NO, SHE SUPPLIED SOME OF THE

CITY INFORMATION, BUT THE
OWNER
OF O'REILLY GAVE ME HOW MUCH

THEY SPEND IN CAM, SO I USED

THAT.

I USED AVERAGES, YOU KNOW,
LIKE
IF THERE'S A BUILDING AVERAGE OR

SOME OF THIS STUFF.

I USED ACTUALS WHERE THEY WERE

AVAILABLE, AND I CAN --
BECAUSE
IT'S TOO IMMENSE TO
ACTUALLY
EXPLAIN ONE -- ONE
GENERAL
ANSWER, JUST LET ME KNOW
AND
I'LL BE GLAD TO ITEMIZE
IT.

I WAS JUST TRYING TO
IDENTIFY
WHERE ASSUMPTIONS WERE MADE
AND,
LIKE, WHERE HARD DATA
WAS.

SO ANY ASSUMPTIONS
LIKE
SQUARE FOOT RENTAL, THAT
CAME
FROM AN A CANVASSING
OF THE
CURRENT OWNER OF THE BUILDING
OR
OTHER RENTAL BUILDING OWNERS.

SO THAT $1.75 FIGURE COULD
BE
LOW BECAUSE I GOT A
SPREAD THAT
WAS ABOUT 160 TO 210.

AND THEN SOME WERE, YOU
KNOW,
LIKE $6 A SQUARE FOOT IF
THEY
WERE SMALL.

BUT
IF THEY WERE BIG, YOU KNOW,
THAT SEEMED TO BE A
VERY
REASONABLE COMMON NUMBER.

SO THAT'S HOW I GOT THAT
NUMBER
LIKE A LOT OF PROFESSIONALS
GAVE
ME
THAT.

OKAY.

THANK YOU.

OTHER QUESTIONS?
LOOKING HERE TO SEE.

GOING THROUGH MINE REAL QUICK.

SORRY, I HAVE THEM
HIGHLIGHTED
HERE SOMEWHERE IN MY NOTES.

HERE IT
IS.

I DO HAVE A QUESTION.

OH, OKAY.
GO
AHEAD.

SO IF YOU READ ALL THE

COMMENTS, YOU'LL SEE
THAT THERE
IS QUITE A LOT OF UPSET
THAT
THIS RECOMMENDATION IS CAUSING

IN THE COMMUNITY, AND I'M

WONDERING WHAT YOUR RESPONSE
IS
TO -- TO THOSE PEOPLE WHO
DON'T
WANT TO MOVE TO THE O'REILLY

BUILDING.

I'M GOING TO LET --
I'D
PREFER NOT --

WHO'S ANSWERING?

WHO ARE YOU ASKING, SANDY?

SOMEONE?

MAYBE BECAUSE THE
COMMITTEE
HAS PUT FORTH
THIS

RECOMMENDATION.

THEY PUT IT FORTH BEFORE IT
EVEN
CAME TO COUNCIL FOR A DECISION,

AND THEY DID THAT
BECAUSE THEY
WANTED TO GET BUY-IN FROM
THE
PUBLIC TO PROMOTE THIS IDEA.

AND YET THE PUBLIC IS DIVIDED.

IT'S ACTUALLY CAUSED A LOT
OF
DIVISION IN THE COMMUNITY, AND

PEOPLE ARE UPSET.

SO I'D LIKE TO HEAR FROM THE

COMMITTEE WHAT YOU SAY TO --

ABOUT
THAT.

WELL, FIRST, THANK YOU
FOR
NAMING THE ELEPHANT IN
THE ROOM.
I DON'T WANT TO SPECULATE AS TO

WHAT MAY OR MAY
NOT WORK
POLITICALLY TO ENCOURAGE PEOPLE

TO CHANGE THEIR
MINDS.
IN FACT, OUR INTENTION
FOR
OPENING UP THE O'REILLY
BUILDING
FOR AN OPEN HOUSE WASN'T
TO
CONVINCE THEM OF OUR

RECOMMENDATION.

IT WAS TO SHARE WITH THEM
OUR
PROCESS AND WHY WE WERE
WORKING
TOWARD THAT RECOMMENDATION,
BUT
IT WAS ALSO TO SOLICIT
COMMUNITY
ENGAGEMENT, WHICH IS, AGAIN,
IF
YOU LOOK AT OUR

RECOMMENDATION,
OUR RECOMMENDATION IS FOR YOU
TO
TAKE ON THAT TASK AND DO MORE OF

IT IN ORDER TO FIND A WAY
FOR
YOU TO BRIDGE THE GAP
BETWEEN
THEM.

SO I DON'T WANT TO SPECULATE
AS
TO WHAT COULD WORK, BUT
OUR
RECOMMENDATION IS THAT
WE
MAKE -- WE MAKE TIME TO DO THAT.

WE DON'T HAVE THAT CAPACITY.

WE DON'T HAVE THE CAPACITY
TO
SPEAK ON BEHALF OF THE
CITY OR
ON BEHALF OF THE COUNCIL,
SO I
DON'T THINK WE'RE IN A
POSITION
TO MAKE THAT TYPE OF CHANGE
AND
COMMITMENT ON YOUR BEHALF.

IT'S MORE OF SOLICITING
WHERE
THE ENERGY IS.

SO WE HAD TWO DIFFERENT

SUBCOMMITTEES.
THE OTHER ONE WAS A
NEEDS
ASSESSMENT COMMITTEE.

PART OF THAT OUTREACH WAS
WORK
TO FIGURE OUT WHAT SOME OF THE

NEEDS ARE, WHICH BROUGHT US
TO
THE BIGGER PICTURE.

IF THERE IS CONTENTION TO BE

SOLVED, IF THERE IS WORK TO
BE
DONE TO MEND THAT, I THINK

THAT
THAT IS ACTUALLY PART OF
THE
NEXT STAGE OF WHAT
WE'RE
RECOMMENDING.

DOES THAT ANSWER
YOUR QUESTION?

EVERYONE'S HAND'S UP
AND I
HAD A QUESTION, TOO.

I THINK COUNCIL MEMBER
HINTON
HAD HER HAND UP FIRST AND
THEN
COUNCIL MEMBER
CARTER.

SO WE GOT SOME NUMBERS
THAT
SHOW THE CITY BUILDINGS, AND OUR

COMMITMENT AT LEAST IN
THE
CURRENT BUDGET FOR THOSE CITY AND ORGANIZATIONS.

AND IT INCLUDED THE SENIOR

CENTER, THE SEUM, SBABL
LITTLE
LEAGUE PARK, THE LIBRARY AND

CITY POOL AND IVES PARK SHED TO

THE TUNE OF $560,000 THAT
THE
CITY LAYS OUT FOR
THOSE
BUILDINGS THAT WE CURRENTLY OWN.

MY QUESTION IS HOW MUCH RENT ARE

WE GETTING ON THE OTHER SIDE
TO
HELP SUPPORT THESE OUTLAYS THAT

ARE OUR CURRENT OBLIGATIONS AND

THEY RETURN EACH AND EVERY
YEAR
TO US?

MAYBE ANNA COULD ANSWER THAT.
IT WASN'T CLEAR ON THE

REPORT,
AND I'M CURIOUS ON THE
REVENUE
SIDE WHAT KIND OF RENT
WE'RE

GETTING.
PART OF THE PLAN WE'VE
HEARD IS
THAT RENT WILL BE COMING IN
TO
SUPPORT THE PROJECT,
BUT THESE
ARE CURRENT THINGS THAT WE'RE

DOING RIGHT NOW, SO ARE WE --

ARE WE COLLECTING RENT FROM
ANY
OF THESE
ORGANIZATIONS?

WELL, BASED ON MY REVIEW
OF
ALL THE CURRENT LEASES, WE ARE

NOT CHARGING ANY RENT THAT
I'M
AWARE
OF.

OKAY.

THANK
YOU.

AND I HAVE A QUESTION, TOO.

IT'S REGARDING --

I JUST WANTED TO
MAKE ONE
QUICK STATEMENT ABOUT THE

PROCESS.
WE WERE CHARGED TO, YOU
KNOW,
COME UP WITH SOME SOLUTIONS, AND

THIS IS WHAT R.N. WAS SAYING.

LIKE THE COMMUNITY
DIVIDE, WE
HAVEN'T GOTTEN THERE YET, AND

THIS IS THE POINT WHERE

WE
ENGAGE THE COMMUNITY TO FIND
OUT
WHAT THE BUY-IN COULD BE.

I HAD A QUESTION TODAY
AND I
THINK I WASN'T ABLE TO FIND
IT,
AND I THINK WE RECEIVED IT IN

OUR E-MAILS IN ONE OF THE PUBLIC

COMMENTS.
BUT ONE OF THE QUESTIONS
THAT
WAS NAGGING AT ME WAS IF WE
WERE
TO PURCHASE A BUILDING,
THEN
WE'RE NOT RECEIVING TAX
REVENUE
ON THAT, SO HOW MUCH IS
THE
O'REILLY BUILDING
ACTUALLY
PAYING IN TAXES?

DO WE HAVE ANY PROPERTY TAX?

DO WE HAVE ANY IDEA?

BECAUSE WE WOULD
LOSE THAT.

NO?
I JUST -- I
KNOW WE GOT IT IN
SOME PUBLIC COMMENT
SOMEWHERE,
AND I'VE TRIED AND TRIED
TO
SEARCH THROUGH THE E-MAILS.

YOU KNOW HOW MANY E-MAILS WE

GET, SO I WAS TRYING TO
FIND
THAT OUT THERE IN.

AND THEN ANOTHER QUESTION I
HAD
JUST MORE OF A PRACTICAL

QUESTION ABOUT, SO, ALEX,
IF WE

HAD THESE BUILDINGS AND WE HAD

PRIVATE RENTERS IN THERE, SAY
WE
HAD A CAFE AND WE HAD
SOMETHING
AND THEY'RE NOT ABLE
TO PAY
THEIR RENT, WHERE DOES
THAT
LEAVE US AS
A CITY?
BECAUSE EVENTUALLY YOU'RE
TRYING
TO EVICT SOMEONE, I MEAN, AND
IT
PUTS US IN A REALLY
PRECARIOUS
POSITION AS A GOVERNMENT ENTITY

NOW HAVING THIS TYPE OF
DEALING
WITH PRIVATE ENTITIES.

SO I'M JUST CURIOUS FROM A

PRACTICAL
PERSPECTIVE.

YEAH, IDEALLY WE WOULD
HAVE
WRITTEN LEASE AGREEMENTS WITH

THEM, AND WE WOULD ALL THE SAME

RIGHTS AS ANY OTHER
LAND
PROPERTY OWNER TO
EVICT A TENANT
WHO DOESN'T PAY RENT.

YOU KNOW, THAT CAN SOMETIMES
BE
A LENGTHY AND DIFFICULT
PROCESS,
BUT WE WOULD HAVE THE
SAME
ABILITY AS ANY OTHER PROPERTY

OWNER.

OKAY.

IF ANYONE EVER COMES UP
WITH
THAT TAX NUMBER, I'D
APPRECIATE

IT.

I JUST -- I CAN'T FIND
IT
ANYWHERE BUT I WANTED
TO
UNDERSTAND --

THE TAX VALUE WAS $13
MILLION
BASED ON THE SALE,
SO IT WOULD

BE A PERCENTAGE OF THAT.

WELL, I UNDERSTAND THAT.

I KNOW WHAT EVERYONE PAYS IN

TAXES, I JUST WONDERED.

I'M NOT GOING TO DO MATH RIGHT

NOW, BUT ANYWAY THAT WAS MY

QUESTION.

CAN I FOLLOW THAT
UP?

SURE, GO
AHEAD.

SO THE CITY DOESN'T PAY

PROPERTY TAXES, ISN'T THAT

CORRECT?
IF THEY BUY A BUILDING
THEY
DON'T PAY PROPERTY TAXES?

CORRECT.

PROPERTY OWNED BY THE CITY IS

EXEMPT, AND SO I THINK
THE
QUESTION IS RIGHT NOW IF IT'S

ASSESSED VALUE IS 13
MILLION,
WE'RE PROBABLY GETTING AROUND

26,000.
THAT'S VERY ROUGH MATH.

1% PROPERTY TAX, 20% OF
THAT
WOULD BE ABOUT -- SO WE WOULD

NOT --

OH, WE'D
BE LOSING THAT
BECAUSE WE WOULD
BE OWNING --

YEAH, WHEN WE OWN PROPERTY
WE
DON'T PAY PROPERTY
TAXES.

DO THEY PAY PROPERTY
TAXES
RIGHT NOW FOR AN
EMPTY BUILDING?

YES,
YES.

WOW.

THAT BUILDING HAS BEEN
SITTING
EMPTY FOR
EIGHT YEARS.

I MEAN, IF THEY ARE, I
ASSUME
THEY ARE.

IF THEY DON'T, EVENTUALLY THE

COUNTY FORECLOSES ON THE

PROPERTY.

ISN'T IT WITHIN THE CITY

LIMITS?

THE COUNTY IS
THE
ADMINISTRATOR TAX, PROPERTY

TAXES.

I THINK THEY'RE ALSO PAYING
A
FIRE TAX TO GOLD RIDGE, ABOUT

$12,000 A YEAR.

I'M
SORRY?

THEY'RE PAYING PROPERTY
TAXES
TO GOLD RIDGE FOR FIRE

DISTRICTING.

YES.

SO THEY WOULD LOSE REVENUE
AS
WELL FROM THERE, SO --
OKAY.
ANY
OTHER QUESTIONS?
I'M SORRY.

I'VE REFERRED THOSE WHO
DON'T
KNOW, WE'VE RECEIVED
DOCUMENTS
AND QUESTIONS FOR ALL OF
THIS,
SO I WAS JUST TRYING TO

UNDERSTAND BECAUSE I
THINK SOME
OF THE ONES THAT WERE PUT
IN
UNDER DUE DILIGENCE
WEREN'T
REALLY DUE DILIGENCE.

BUT THERE WERE ASSUMPTIONS
THAT
I HEARD IN THE MEETING
THAT
SEEMED LIKE THEY COULD HAVE BEEN

ANSWERED.
SO ONE OF THE THINGS THAT WASN'T

CLEAR TO ME IN THE
PRESENTATION
IS WHEN YOU ARE LOOKING AT
ALL

OF THIS, AND IT'S IN
THE
QUESTIONS HERE.

IN THESE ASSUMPTIONS THAT
YOU
MADE, WAS THAT FOR ALL
THREE
BUILDINGS OR ONE OF THE

BUILDINGS?
THAT WASN'T CLEAR TO
ME.

I ACTUALLY -- THE
FINANCE
COMMITTEE DID ONE BUILDING AND

THREE BUILDINGS, SO, LIKE, IF
IT
WERE TO TAKE ONE
BUILDING IT
WOULD BE AN $8 MILLION
EXPENSE,
AND IF ALL THREE --

IS THAT, LIKE, THE
WAREHOUSE
OR THE --

SO THE EIGHT BUILDINGS WOULD
BE ONE OF THE TWIN
BUILDINGS,
AND THEY CAN BE SOLD, AS
I UNDERSTAND,
INDIVIDUALLY OR AS
A
PACKAGE.

AND THE PACKAGE I THINK
IS
LISTED SOMEWHERE NEAR
$18

MILLION.

I SEE.

THANK YOU.

DOES ANYONE ELSE HAVE QUESTIONS?

DON'T WANT TO OCCUPY ALL OF

THIS, BUT -- VICE MAYOR, DID
YOU
HAVE ANY -- ANY OTHER QUESTIONS?

SORRY.
OKAY.

IF I MIGHT, COULD I
REITERATE
WHAT THE DUE DILIGENCE IS
THAT
WE'RE ASKING, THAT WE'RE

RECOMMENDING?

SURE.

WOULD THAT BE ROEPT?

WE'RE RECOMMENDING IN TERMS
OF
THE DUE DILIGENCE TO EXAMINE
THE
LEGAL IMPLICATIONS OF
THE
LIBRARY
JPA BYLINES.
WE'RE ASKING YOU TO DO A
COUNCIL
ANALYSIS LOOKING AT WHAT

BUSINESS IS,ULOUS OF TAX EXEMPT

ET CETERA WHICH IS MENTIONED.

WE'RE ASKING YOU TO LOOK AT
THE

FINANCING.
SO SOME OF THE QUESTIONS
YOU
RAISED ARE THE VERY QUESTIONS

WE'RE ASKING YOU TO RAISE,
IF
THAT MAKES SENSE.

WE'RE ASKING YOU TO EXAMINE
THE
BUILDING CONDITIONS
BEFORE
MAKING ANY FURTHER
PROGRESS
TOWARD IT.

WE'RE ASKING YOU TO CONTINUE TO

DO COMMUNITY OUTREACH AND
THE
VERY CONCERN YOU JUST BROUGHT
UP
ABOUT THE DIVISION
BETWEEN THE

COMMUNITY.
THAT'S ONE OF THE THINGS
THAT WE
WOULD LIKE TO RECOMMEND YOU

CONTINUE TO INCORPORATE IN
THE
DUE DILIGENCE PROCESS
AND THAT
YOU CONNECT WITH THE LIBRARY
TO
WORK ON DEVELOPING THE
LIBRARY
PARTNERSHIP IN THIS BUILD,
WHICH
WAS ALSO MENTIONED IN TERMS
OF
THE LIBRARY'S CONTRIBUTION
TO
HELPING TO
MAKE THIS.
I APOLOGIZE I STAMMERED
A BIT
WHEN I GOT STARTED,
BUT THOSE
ARE THE THINGS WE'RE
REALLY
RECOMMENDING FOR THIS COUNCIL
TO
TAKE ACTION
ON.

GO
AHEAD, AND I HAVE A

QUESTION, TOO.

CAN YOU REPEAT THE FIRST ONE

PLEASE?

THE FIRST ONE IS TO
EXAMINE
THE
LEGAL IMPLICATIONS.
THE LIBRARY JPA BYLAWS, THE

NO-COST LEASE SUBLIGATION,
PLUS
SURPLUS LAND REVIEW ACT BY

ATTORNEY.

THE QUESTION I HAD WHEN
YOU'RE BEEN WORKING WITH A
LAND
AGENT, GENERALLY THEY CAN
GIVE
AN IDEA WHAT IT COSTS TO
RUN

THOSE PLACES.
I DIDN'T SEE THAT
NUMBER
ANYWHERE.

DOES ANYONE --

YEAH, IT WAS LIKE $240,000
OR

SO.
I HAVE A SPREADSHEET AND I
DON'T
WANT TO SAY THE EXACT
NUMBER

OR --

FOR A YEAR?

LIKE WHAT
TIME?

YEAH, I THINK
IT'S FOR A
YEAR, BUT PLEASE LET ME CHECK IN

ON THAT, BUT THEY WERE
KIND
ENOUGH TO SEND ME WHAT THEY
PAY,
SO I DO HAVE THAT.

ALL RIGHT, IF THERE ARE
NO
OTHER QUESTIONS, WE CAN GO
OUT
TO PUBLIC COMMENT,
MARY.

YEAH, I'M
GOING TO ASK
COMMITTEE MEMBERS IF YOU WANT
TO
GO AHEAD AND HAVE A SEAT WHY
WE
DO PUBLIC COMMENT.

SO YOU DON'T HAVE TO
STAND

THERE.
SORRY ABOUT THAT.

DO WE WANT TO WAIT UNTIL,
YEAH,
SHE GETS SETTLED?

OKAY, SO THIS IS FOR
PUBLIC
COMMENT FOR THE DISCUSSION
OF
BUILDING THE
COMMONS
RECOMMENDATIONS FROM THE

STANDING COMMITTEE.

IF YOU WOULD LIKE TO MAKE
A
PUBLIC COMMENT THERE IS A

TWO-MINUTE TIME LIMIT AND WE
DO
CHAMBERS FIRST AND OUT TO ZOOM

AND THEN CHAMBERS.

SO
HERE'S YOUR OPPORTUNITY FOR

PUBLIC COMMENT.

THANK YOU, AND AGAIN
MY
APOLOGIES FOR SPEAKING OUT OF

ORDER PREVIOUSLY.

MY NAME IS CHRISTINE, AND I
AM
COMING
HERE IN SUPPORT OF THIS.
I DID SEND TO THE
COUNCIL A
NUMBER OF PAGES OF

RESEARCH THAT
I PULLED TOGETHER ABOUT
OTHER
CITIES WHO HAVE DONE THIS
BIG

AND SMALL.
AND I HAVE A BACKGROUND AS
A
JOURNALIST AND
COMMUNICATIONS
EXPERT ESPECIALLY
IN THE MENTAL
HEALTH AND WELLNESS.

AND I FOUND THAT EVEN AN
HOUR
WAY MIDDLETON IN LAKE COUNTY HAS

CREATED A COMBINED LIBRARY
AND
SENIOR CENTER.

NOT ONLY HAVE THEY FOUND
IT TO
BE HIGHLY SUCCESSFUL FOR PUBLIC

ENGAGEMENT BUT ALSO FOR
CRITICAL
EMERGENCY RESILIENCE.

NATIONALLY THE DATA BACKS
UP
WHAT THE COMMITTEE HAS FOUND AS

FAR AS LIBRARIES AND
COMMITTEE
HUBS THAT ROUTINELY RETURN $2 TO

$10 FOR EVERY DOLLAR INVESTED
IN
THE COMMUNITIES WITH SOCIAL --

WITH STRONGER SOCIAL TIESTIES

ALSO SEE A MEASURABLE --

MEASURABLY LESS CRIME.

ADDITIONALLY, I HAD
INFORMATION
SPECIFICALLY ABOUT MURDERS
AND
THE DROP IN VEHICLE THEFT

CONNECTED TO HIGHER SOCIAL

CONNECTEDNESS.

AS SOMEONE WHO CREATED THE

LONELINESS TOOL KIT FOR

HEALTHCARE, IT'S LONELY TOOLS
IF
YOU WISH TO LOOK
THAT UP.
I'M ACUTELY AWARE OF
THE
LONELINESS EPIC AS A PUBLIC

HEALTH ACROSS THIS NATION.

I KNOW THAT THE CONCEPT
OF
HAVING A
MULTIGENERATIONAL
COMMUNITY SPACE IS ONE
THAT
HELPS NOT ONLY REDUCE
BARRIERS
BETWEEN PEOPLE BUT ALSO
HELPS
REDUCE LONELINESS
ESPECIALLY
WITH GENERATIONS --

YOU HAVE ABOUT 29
SECONDS.

I COME FROM CHICAGO WHERE

PING-PONG WAS -- THEY PUT 200
TO
500 TABLES ACROSS THE CITY
THAT
INCREASED ENGAGEMENT WITH
PEOPLE
WHO DIDN'T KNOW EACH OTHER.

I'D LIKE TO QUICKLY ADDRESS TWO

THINGS.

ONE, ADDING ONTO A BUILDING
THAT
ALREADY HAS WATER DAMAGE AND
YOU
DON'T KNOW WHERE IT'S COMING

FROM, THAT'S PUTTING A BAND-
AID
ON A HUGE GASH.

THAT'S TWO
MINUTES.

ALL RIGHT, THANK
YOU.

THANK YOU FOR YOUR
PUBLIC
COMMENT.

NEXT I WILL GO OUT TO ZOOM.

KATE, CAN YOU UNMUTE YOURSELF,

PLEASE?

I AM UNMUTED.

THANK YOU.

IF THERE ARE A LOT OF
WEST
COUNTY PEOPLE WITH DEEP POCKETS

THAT WANT TO SEE THIS PROJECT

GO, LET THEM PAY FOR THE DUE

DILIGENCE, SPECIFICALLY THE

LANDLORD WHO'S TRYING TO UNLOAD

THEIR BUILDING THAT THEY CAN'T

SELL OR RENT AND HAVEN'T
BEEN
ABLE TO DO SO FOR IT LAST
FIVE
YEARS.

AS WE'VE SEEN TONIGHT, THE
CITY
CANNOT EVEN PREPARE A BUDGET
AT
A GLANCE WITHOUT MIXING UP
ITS
ACCOUNTS AND FISCAL OBLIGATIONS.

AND WE'VE SEEN TONIGHT THE
CITY
TAKES A LONG TIME TO FIX ITS

INFRASTRUCTURE.
WE'RE ALL APPLAUDING
THAT
FINALLY THE ROADS ARE

BEING

FIXED.
THE CITY HAS WATER

INFRASTRUCTURE THAT IS
UNSTABLE
AND VULNERABLE.

IT HAS UNSECURED WATER TOWERS

AND A WATERLINE THAT DOES
NOT
HAVE ANY REDUNDANCY.
THE
CITY HAS BEEN CHARGED BY A

CIVIL GRAND
JURY AS OWING THE
ENTERPRISE $5.5 MILLION DUE TO A

MISSALICATION OF RATEPAYER

FUNDS.

THERE IS NO WAY THE CITY
CAN
HANDLE A PROJECT OF THIS

MAGNITUDE.
IT SIMPLY DOES NOT HAVE
THE
RESOURCES.

IT HAS AN OBLIGATION TO
RATE
PAYERS TO PAY BACK THE MONEY

IDENTIFIED BY THE GRAND JURY
SO
WE CAN REPAIR OUR

INFRASTRUCTURE.
YOU CAN'T HAVE
A RESILIENCY
CENTER
WITHOUT WATER.
THE LIBRARY IS LOVED AND ITS

WORKS.

THE SENIOR CENTER IS SO
SUCCESSFUL THAT THEY NEED
TO
EXPAND.

THESE ARE SOCIAL SERVICES
THAT
WORK WHERE THEY ARE ARE
FROM THE SENIOR CENTER AND
THE
LIBRARY DRIVE THERE FROM WAY OUT

IN THE WEST COUNTY.

IN TERMS OF THE
QUESTION THAT
WAS ASKED ABOUT THE NEGATIVE

COMMENTS THAT HAVE BEEN

SUBMITTED, AND I HAVE NOT SEEN

THEM, AND THEY'RE NOT
AVAILABLE
TO ME PARTICULARLY, BUT I
HAVE
HEARD JUST IN DISCUSSING --
YOU
KNOW, IN THE GENERAL
DISCUSSION
THAT'S BEEN GOING ON NOW
FOR MONTHS
BASICALLY THAT
THE
MERCHANTS ON MAIN STREET
AND
AROUND ARE CONCERNED
THE
BUSINESSES WILL BE
LOST THERE.
THE LIBRARY IS A PLACE WHERE

CHILDREN GO AFTER SCHOOL,
AND IT
WILL BE NICE FOR THEM TO BE
ABLE
TO WALK THERE.

AND OF COURSE IT'S THE FACT
IT'S
NOT IN THE MAIN STREET AREA,
AND
IT'S IN ANOTHER PART
OF
SEBASTOPOL.

WELL, THAT PART OF
SEBASTOPOL
COULD USE SOME HELP.

WE'VE ALL BEEN THERE AND
WE'VE

SEEN IT'S --

ROBERT, YOU HAVE ABOUT 20

SECONDS.

OKAY, WELL, I
GUESS THAT'S
WHAT I HAVE TO SAY.

I THINK -- I THINK THE FACT
THAT
IT'S OUT THERE IS
MANAGEABLE
WITH SHUTTLES, AND IT
IS
WALKABLE AND WALKABLE FROM
TOWN
IF YOU WANT TO DO IT,
BUT YOU
CAN DRIVE THERE AND THE
SHUTTLE
CAN BE PROVIDED TO GET
PEOPLE
THERE FROM THE KIDS AND
ANYBODY
WHO WANTS TO GO THERE.

THANK
YOU.

THANK YOU, ROBERT, FOR
YOUR
PUBLIC COMMENT.

NEXT I WILL GO OUT TO ZOOM.

MARTIN, CAN YOU UNMUTE YOURSELF,

PLEASE?

THANK YOU.

CAN YOU HEAR
US?

YES.

CAN YOU SEE
THE TIMER?

YES, THANK
YOU.

GREAT, GO

AHEAD.

GOOD EVENING, MAYOR,
AND

COUNCIL MEMBERS.
I'M MARTIN REED, A
SEBASTOPOL
RESIDENT.

I RUN THE REED GROUP REAL ESTATE
TEAM AT THE BARLOW AND SERVE
AS
EXECUTIVE DIRECTOR OF THE SONOMA

COUNTY TOOL LIBRARY.

I'LL BE UPFRONT.

THE TOOL LIBRARY WOULD LOVE
TO
CALL A FUTURE COMMONS HOME,
SO
I'M NOT NEUTRAL.

BUT I SUPPORT A THOROUGH LOOK
AT
THIS OPPORTUNITY EITHER WAY.

I RENTED OFFICE SPACE IN
THE
O'REILLY BUILDING IN 2018
AND
SAW FIRST-HAND ITS POTENTIAL
AS
A COMMUNITY ASSET.

TONIGHT HAS SURFACED
IMPORTANT
QUESTIONS ABOUT BUILDING

CONDITION, RENOVATION,

FINANCING, TAX IMPACTS,
AND
COMMUNITY SUPPORT.

THESE AREN'T REASONS TO
REJECT
THE IDEA BEFORE
EXAMINING IT.
THEY'RE EXACTLY WHAT
DUE
DILIGENCE
IS FOR.THAT

COMPARISON SHOULD BE

COMPLETE AND PUBLIC,
WEIGHING
ACQUISITION REPAIRS
AND
OPERATING COSTS AGAINST
RENTAL
INCOME AND THE COST OF FIXING OR

EXPANDING WHAT WE HAVE NOW.

AND THE SCALE
MATTERS.
THE COMMITTEE'S ESTIMATE FOR
NEW
CIVIC CONSTRUCTION IS AROUND

$1,700 A SQUARE FOOT.

THIS NEW CAMPUS IS LISTED UNDER

$200 A FOOT ALREADY BUILT
WITH
INFRASTRUCTURE AND
PARKING IN
PLACE.

EVEN WITH MEANINGFUL
REPAIRS,
THAT'S A COMPIRSON WORTH
MAKING
CAREFULLY.

AS THIS MOVES FORWARD, I'D
BE
GLAD TO OFFER MY REAL
ESTATE
EXPERIENCE TO THE CITY AT
NO
CHARGE, PROPERTY REVIEW, MARKET

CONTEXT, OR ANY
PRACTICAL
SUPPORT THAT HELPS CREATE A

CLEAR AND CREDIBLE ANALYSIS.

THANK YOU.

I'M ROOTING FOR A CAREFUL

PROCESS, AND I'M HERE TO HELP.

THANK YOU, MARTIN, FOR YOUR

PUBLIC
COMMENT.
NEXT I WILL COME BACK INTO

CHAMBERS.

CRAIG.

I KNOW MOST PEOPLE IN THE ROOM.

AND I REALLY -- MY HEART
IS

HERE.
I HOPE THAT WE CAN MAKE
A
COMMONS THAT'S WORKABLE.

I DON'T THINK THIS PROPOSAL
IS
THE RIGHT
ONE.
IT
NEEDS A LOT MORE WORK.
IF THE BUILDING'S SO CHEAP,

WHY'S IT BEEN ON THE
MARKET SO

LONG?
I OWN REAL ESTATE HERE IN TOWN.

I OWN AN OFFICE BUILDING HERE
IN
TOWN, AND OFFICE SPACE
IS
DIFFICULT TO MANAGE, AND
CITIES
SHOULD NOT BE A LANDLORD.

THERE ARE OTHER BUILDINGS THAT

ARE AVAILABLE OR WILL
BE
AVAILABLE SOON INCLUDING
THE
WEST AMERICA BANK WILL
BE
AVAILABLE PROBABLY WITHIN THE

NEXT YEAR AND A HALF OR SO.

AND ONE THING -- A COUPLE
THINGS
I WANT TO POINT OUT.

WE CALL IT THE COMMONS, AND
WE
LEFT OUT THE COMMUNITY CENTER.

WHAT HAPPENED THERE?

THE MOST VULNERABLE BUILDING OF

ALL.
NO SOLUTIONS THERE.

AND THE WHOLE PROJECT HAS
BEEN
PRESENTED AS 90,000 FEET
WHEN
THE NEED WAS 45,000 FEET,
FROM
WHAT I HEARD AND WHAT I READ.

WHY WASN'T IT ADDRESSED AT THAT

LEVEL?
AND FINANCING, AS WE HEARD FROM

OUR LEGALESE OVER THERE,
IT'S
TRICKY AS A CITY GROUP TO BE A

LANDLORD.
IT'S VERY
TRICKY.
THE LIBRARY COULD OPERATE AS AN

ANNEX.

IT DOESN'T HAVE TO HAVE
20,000
SQUARE FEET IN ONE PLACE.

IT COULD BE SERVED BETTER
BY
HAVING REGIONAL AREAS,
ANOTHER
BUILDING SOMEWHERE ELSE IN
TOWN
THAT WORKED.

AND THAT'S ABOUT IT.

I'M HAPPY TO WORK FOR A

SOLUTION, FOR SOME SORT OF

COMMONS, BUT THIS ONE'S
WRONG.

THANK YOU, CRAIG, FOR
YOUR
PUBLIC COMMENT.

NEXT I'LL GO OUT TO ZOOM.

LISA, CAN YOU UNMUTE YOURSELF,

PLEASE?

YES.

CAN YOU HEAR
ME?

I CAN
HEAR YOU.
CAN YOU SEE THE TIMER.

YES, I CAN,
THANK YOU.

GO AHEAD,
PLEASE.

I WANT TO MENTION
THAT
ASSUMING WE WOULD DO MAJOR
FLOOD
MITIGATION FOR THE
COMMUNITY
CENTER WOULD BE KIND OF
NUTS, IN
MY OPINION.

WHILE I APPRECIATE ALL THE
WORK
THAT THE COMMONS COMMITTEE
PUT
INTO THIS PROCESS, I'M
SORRY
THAT THE ONLY OPTIONS THAT
WERE
CONSIDERED WERE ONES THAT
HAD
THE SENIOR CENTER, THE
COMMUNITY
CENTER, CITY HALL, AND
THE
LIBRARY ALL UNDER ONE ROOF.

AS FAR AS I KNOW, THIS WAS THE

COMMITTEE'S MANDATE.

HOWEVER, THE LIBRARY
AND
COMMUNITY CENTER HAVE VERY

DIFFERENT NEEDS.
I FEEL THAT THE LIBRARY
SHOULD
BE IN THE HEART OF
TOWN
SURROUNDED BY RESIDENTIAL

NEIGHBORHOODS.

THE
COMMUNITY CENTER, ON THE
OTHER HAND, SHOULD -- BECAUSE
OF
NOISE ISSUES, BE FAR
AWAY FROM
RESIDENTIAL
NEIGHBORHOODS
INCLUDING THE HOUSING RIGHT
NEXT
TO THE O'REILLY BUILDING.

THE COMMUNITY CENTER
REQUIRES
AMPLE AND AVAILABLE PARKING
FOR
THE HUNDREDS OF PEOPLE ATTENDING

EVENTS.
THE THREE OPTIONS BEING

PRESENTED ARE NOT OUR
ONLY
OPTIONS.

I THINK WE CAN DO BETTER IF
WE
DON'T LIMIT OURSELVES TO
KEEPING
ALL THESE ORGANIZATIONS
UNDER

ONE ROOF.
THE SENIOR CENTER WILL
LIKELY
MOVE TO A LARGER SPACE NO
MATTER
HOW THE COUNCIL VOTES ON
THIS

DECISION.
THANK
YOU.

THANK YOU, LISA, FOR
YOUR
PUBLIC COMMENT.

NEXT I'LL COME BACK INTO

CHAMBERS.

OLIVER.

HERE'S MY SIGN
AGAIN.
SO FUNDAMENTALLY I'M NOT
OPPOSED
TO THE PROJECT WHEREVER
THE
BUILDING IS.

AND I'M SURE THOSE
BANK
BUILDINGS WILL COME ONTO
THE
MARKET VERY SOON RIGHT IN
THE
CENTER OF TOWN.

MY PROBLEM IS WHAT THE SIGN
SAYS
AND WHAT THIS GENTLEMAN HERE

SAID, WHICH IS MY WIFE DRIVES
TO
THE
SENIOR CENTER.
MOST OF THE PEOPLE WHO USE
THE
SENIOR CENTER DON'T LIVE IN THE

CITY OF SEBASTOPOL.

A LOT OF PEOPLE COME TO
THE
COMMUNITY CENTER FROM
WEST
COUNTY AND AROUND.

THE FUNDAMENTAL PROBLEM WE
HAVE
HERE IS THE CITY OF
SEBASTOPOL
DOESN'T HAVE MANY TAXPAYERS.

WE DON'T HAVE MUCH TAX
REVENUE,
AND CAN'T KEEP PAYING FOR
COUNTY

PROJECTS.

IT'S SIMPLE.

SO HERE'S THE SIGN AGAIN.

SO THIS NEXT -- THE SPECIFIC
ASK
TONIGHT IS FOR THE CITY
TO CONTRIBUTE
MONEY TO
RESEARCH
WHETHER THIS IS FEASIBLE OR NOT.

SO, FOR EXAMPLE, WE'RE
TALKING
ABOUT SPECIFICALLY BUYING A

25-YEAR-OLD BUILDING, THEREFORE

THE ROOF IS OBSOLETE.

MOST COMMERCIAL BUILDING
ROOFS
LAST ABOUT
25 YEARS.
YOU'RE TALKING PROBABLY
HALF A
MILLION TO REPLACE
THAT
STRAIGHTAWAY.

YOU'VE GOT BECAUSE IT'S GOING
TO
BE A CITY BUILDING, THE CITY
IS
NOW GOING TO BE A
COMMERCIAL
LANDLORD, HAS PREVIOUSLY BEEN

DISCUSSED.
THE CITY CAN'T DO TIT THAT.

IT CAN'T -- THE STAFF WE
HAVE
CAN BARELY RUN THE CITY
WITHOUT
TRYING TO MANAGE A COMMERCIAL

BUILDING WITH PEOPLE NOT
PAYING
THEIR RENT AND HAVING TO
CHASE
THEM AND SO ON AND SO FORTH.

THE ENERGY COSTS BECOME

COMPLICATED IN TERMS OF HVAC
AND
SO ON BECAUSE THE
BUILDING'S

OVER 25
YEARS OLD.
EVERYTHING WILL HAVE TO BE
IN
COMPLIANCE.

SO THE COUNTY SHOULD
DEFINITELY
BE ASKED TO CONTRIBUTE TO LOOK

AT THE FEASIBILITY OF
FUTURE
COMMONS BUILDINGS,
SO I DON'T
THINK THE CITY SHOULD
BE
SPENDING ANY MONEY ON THIS
AT
ALL IN TERMS OF RESEARCHING IT.

THANK
YOU.

THANK YOU, OLIVER, FOR YOUR

PUBLIC COMMENTS.

NEXT I WILL GO OUT TO ZOOM.

MARY, CAN YOU UNMUTE YOURSELF,

PLEASE?

YEP.

THANK YOU.

CAN YOU STILL SEE THE
TIMER?

I
CAN.

THANK YOU.
GO
AHEAD.

SO IN LISTENING TO ALL
OF
THIS, I'VE COME UP
WITH
LITTLE -- CERTAIN THINGS.
IN
THE "SEBASTOPOL TIMES" KENT

SAID, WHOEVER IT IS, THE
LIBRARY
OR
SENIOR CENTER, IF THEY'RE NOT
PAYING RENT NOW, THEY WON'T HAVE

TO PAY RENT AT O'REILLY.

I DON'T KNOW IF THAT'S TRUE.

YOU WERE COMPARING SEBASTOPOL

WITH DAVIS.
DON'T REALLY THINK THAT'S A

COMPARISON.

AND SO THIS REALLY IS ABOUT THE

EIFD.

I'VE ASKED PHIL ABOUT IT,
AND HE
SAID HE'S IN TOUCH WITH LINDA

CONSTANTLY, BUT THAT SENTENCE
IS
MEANINGLESS TO THE
CITIZENS
BECAUSE WE NEED TO KNOW THAT THE

COUNTY IS 100% BEHIND THIS,

LEGAL PAPERS SIGNED, ALL
OF
THAT.

I MEAN, BASICALLY I THINK
THIS
IS A GREAT IDEA.

HOWEVER, I DON'T
THINK WE SHOULD
BE PAYING FOR IT AS TAXPAYERS.

I PAY A LOT OF MONEY IN
PROPERTY
TAXES, AND I -- I DON'T WANT
MY
TAXES GOING TO PAY FOR ALL
THIS
DUE DILIGENCE.

I DON'T UNDERSTAND WHY
THIS
GROUP CAN'T RAISE THE MONEY
AND

DO IT THEMSELVES.

THANKS.

THANK YOU, MARY, FOR
YOUR
PUBLIC COMMENT.

NEXT I'LL COME BACK INTO

CHAMBERS.

HI.

MY NAME'S BRIAN.

I'M A REALTOR.

I'M ALSO ON THE BOARD
OF THE
SEBASTOPOL SENIOR
CENTER.
WHAT WE'RE LOOKING AT HERE
IS
WHETHER OR NOT
WE'RE INTERESTED
IN STARTING TO DO OUR
DUE

DILIGENCE.
NO DECISIONS ARE BEING
MADE
TONIGHT.

I'VE READ A BUNCH OF THE

COMMENTS ON THIS, AND MOST OF
IT
WAS THAT WE CAN'T AFFORD IT.

WE DON'T KNOW THAT WE
CAN'T
AFFORD IT.

WE CAN'T KNOW THAT UNTIL
WE
ACTUALLY START DOING DUE

DILIGENCE.

WE DON'T KNOW IF THE ROOF
IS
SHOT.

WE NEED TO INVESTIGATE THAT.

I'M A REALTOR, AND THESE ARE
ALL
INSPECTIONS THAT HAPPEN IN

ESCROW.
AND WE WOULD DO THE SAME THING

HERE, THAT WHAT WE HAVE IS AN

OPPORTUNITY TO MOVE
EVERYONE
UNDER
ONE ROOF.
THE SENIOR CENTER HAS -- MOST OF

THEIR CLASSES HAVE WAIT
LISTS,
AND BECAUSE IT'S NOT LARGE

ENOUGH, WE DEFINITELY NEED
TO
EXPAND AND DOUBLE OUR SIZE.

THERE'S NO WAY WE CAN DO THAT.

YOU KNOW, WE CAN'T AFFORD
TO
BUILD A NEW FACILITY.

WE CAN'T AFFORD TO BUY A

FACILITY.

SO IN DOING SOMETHING LIKE
THIS,
WE WOULD CERTAINLY BE ABLE TO
DO
THAT.

SO, ANYWAY, SO THIS IS JUST A

START AND EVERYONE'S SAYING,

WELL, WAIT, WE CAN'T AFFORD IT.

WELL, WE DON'T KNOW
THOSE

ANSWERS.
WE DON'T KNOW
WHAT THE SHAPE OF

THE BUILDING IS.
WE DON'T KNOW WHAT THE

REMODELING COSTS WOULD BE.

WE DON'T KNOW ANY
OF THISINAL
WILL UNTIL WE START DOING
OUR
DUE DILIGENCE.

THANK
YOU.

THANK YOU FOR YOUR
PUBLIC
COMMENTS.

NEXT WE'LL GO OUT TO ZOOM.

STEVE, CAN YOU UNMUTE YOURSELF

WHERE, PLEASE?

YES, THANK
YOU.

CAN YOU SEE
THE TIMER?

YES, THANK YOU.

I'M MAINLY CONCERNED ABOUT
THE
LOSS OF VITALITY FOR
OUR
DOWNTOWN AND THE WALKABILITY
IF
THE LIBRARY MOVES TO THE EDGE
OF
THE CITY.

AND I'M CONCERNED ABOUT THE

FINANCIAL RISKS TO OUR CITY.

SPEAKING OF ROOFS, THAT

25-YEAR-OLD ROOF, I JUST
LOOKED
IT UP.

THE COST FOR THE ENTIRE CAMPUS

REPLACING THE ROOF, ACCORDING
TO
A.I. IS 240,000 TO OVER 480,000.

AND I'VE HEARD IT SAID,
WELL,
THE TENANTS WILL PAY FOR THESE

COSTS.

WELL, IT'S NOT REALLY
REALISTIC
TO EXPECT THE TENANTS WILL
BE
ABLE TO PAY ALL
THESE
MAINTENANCE COSTS WHEN MOST

DON'T PAY RENT NOW.

MOVING THE COMMUNITY
CENTER IN

ITS ENTIRETY IS REALLY NOT
FEASIBLE BECAUSE OF THE
NOISE
ISSUE WITH THE HOUSING
DIRECTLY
NEXT DOOR, SO THE CITY IS
STILL
LEFT WITH THE MAINTENANCE
COSTS
OF THE EXISTING
COMMUNITY
CENTER.

THE HOPE THAT IF THE EXISTING

CITY PROPERTIES ARE SOLD
THAT
THERE WILL BE AN INCREASE --

EXCUSE ME -- TAX ROLE WILL
FEED
THE COMMONS.

BUT THAT DOESN'T TAKE
INTO
ACCOUNT THAT THE NEW
PROPERTY
RENTED TO NON-PROFIT
AND
GOVERNMENT ENTITIES TAKES
AWAY
FROM THE TAX ROLLS.

OVERALL IT'S MOST LIKELY A WASH.

IT WAS STATED IN THE
STAFF

REPORT THAT THE NEXT DECADE OF
MAINTENANCE ON A LIBRARY
COULD
EXCEED 20% OF THEIR REPLACEMENT

VALUE, WHICH WOULD BE AROUND
$2
MILLION.

WHERE DOES THAT ESTIMATE COME

FROM?
THE CITY RECENTLY REPLACED
A
ROOF AND HVAC SYSTEM.

UNDER ANY SCENARIO FOR
DIFFERENT
OPTIONS, THE CITY WOULD
STILL
MOST LIKELY BOON THE
HOOK FOR
THE DRAINAGE AND THE
EXTERIOR
WALL WORK REPAIR.

IT'S GOOD NEWS THAT
THE LIBRARY
SYSTEM COMMITTED TO
INVESTING $1
MILLION INTO THE
OCCIDENTAL

BRANCH.
WE NEED THEM TO DO THE SAME IN

GREATEN, IN FORESTVILLE,
AND
MAYBE BODEGA.

WE NEED SOME OF THE PRESSURE

RELIEVED FROM SEBASTOPOL
FOR
CARRYING THE
FINANCIAL
RESPONSIBILITY
FOR EXPANSION.
BEFORE VOTING TO SPEND MONEY AND

MORE STAFF TIME, THE
CITY NEEDS
A CLEAR COMMITMENT FROM THE

LIBRARY AND SENIOR CENTER
THAT
THEY'LL BE PAYING
A
SUBSTANTIAL --

STEVE, THAT'S TWO

MINUTES.

THANK
YOU.

THANK YOU FOR YOUR PUBLIC

COMMENT.
NEXT I WILL COME BACK INTO

CHAMBERS.

THANK YOU, CITY
COUNCIL
MEMBERS.

WHAT A GREAT NIGHT OF
CIVIC
DEBATE.

I'M LAWRENCE JAFFY
ASSOCIATED
WITH THE GRANGE, KIWANIS, WITH

SW100.
SPEAKING FOR MYSELF, HENRY
FORD
SAID IF I'D ASKED PEOPLE WHAT

THEY WANTED, THEY WOULD
HAVE
TOLD ME THAT THEY WANT FASTER

HORSES.
THIS
IS A
CEFERMATIONAL
MOMENT.

THIS IS AS BIG AS ADDING
THE
PARK OR ADDING THIS
WHOLE
SECTION WHERE WE ARE WHICH
USED
TO BE THE SEWAGE
TREATMENT

PLANT.
THE CITY OF SEBASTOPOL IS IN
THE
SAME SITUATION AS THE SANTY
OF
SONOMA AND THE CITY OF
SANTA

ROSA AND THE CITY PARK.

ALL ARE LOOKING AT MOVING OUT
OF
THEIR INFRASTRUCTURE.

WE ARE NOT LOOKING AT
MOVING
INTO CITY COUNCIL CHAMBERS.

WE ARE MEETING AT AN
ADJUNCT
PLACE ALWAYS MEANT TO
BE

TEMPORARY.
YOUR CITY COUNCIL CHAMBERS
CAN'T
HOUSE US.

WE ARE AT A TRANSITIONAL MOMENT.

SHOULD WE DO THE DUE
DILIGENCE
TO FIND OUT WE CAN MOVE AND

TRANSFORM SEBASTOPOL?

WELL, IF ONLY COSTS $45,000,

$100,000 TO FIND OUT WE CAN
MOVE
UP THERE AND TRANSFORM THE
TOWN,
WE SHOULD FIND OUT THE
ANSWER,
AND THEN WE SHOULD ASK THE

PEOPLE.
YOU ARE REPRESENTATIVES.

I KNOW EACH OF YOU HAS BOLD

VISION, AND I KNOW EACH OF
YOU
ARE CHARGED WITH EVALUATING AND

THEN DECIDING WHETHER OR NOT THE

RISK IS WORTH THE REWARD.

WE DON'T YET HAVE ENOUGH

INFORMATION TO KNOW IF WE --
IF
THE RISK IS WORTH THE

REWARD,
BUT I DO KNOW YOU HAVE VISION.

HENRY FORD WOULD HAVE SAID IF
I
ASKED PEOPLE WHAT THEY WANT,

THEY WOULD HAVE ASKED FOR FASTER

HORSES.

AND I SURE HEARD A LOT OF
FASTER
HORSES COMMENTS TONIGHT.

THANK
YOU.

THANK YOU FOR YOUR
PUBLIC
COMMENT.

NEXT I'LL GO OUT TO ZOOM.

LINDA, CAN YOU UNMUTE YOURSELF,

PLEASE?

YES.

THANK YOU.

CAN YOU SEE
THE TIMER?

YES, I
CAN.

GREAT.
GO AHEAD,
PLEASE.

YEAH, MY COMMENT IS
PROBABLY
MORE EMOTIONAL.

I DON'T KNOW ALL THIS --
DETAILS
ON THIS STUFF.

IS NUMBER ONE WHETHER THE

LIBRARY'S CLOSE OR NOT
IT
DEPENDS ON WHERE YOU LIVE.

O'REILLY BUILDING IS AN
EASY
WALK FOR ME.

IT'S ESSENTIALLY IN FRONT OF

LUCKY'S AND ALL THAT AND I CAN

WALK THERE.

SO IT DEPENDS ON WHAT
EDGE OF
TOWN YOU LIVE.

I LIVE BEHIND PACIFIC MARKET,

WHICH HAS A LOT
OF PEOPLE -- LOT
OF DIFFERENT CONDOS
AND OTHERS
BEHIND IT.

SO WALKABILITY -- AND ALSO THE

BUS ROUTE COULD BE CHANGED.

THE BUS ROUTE NOW STOPS IN FRONT

OF THE SENIOR CENTER.
IT CERTAINLY COULD BE CHANGED
TO
STOP IN FRONT OF O'REILLY, SO

THAT'S THAT FREE BUS WE HAVE.

BUT ALSO THE O'REILLY
BUILDING
HAS THIS VIRTUE IT'S GOT THIS

EXTERNAL STRUCTURE.

I ASKED ABOUT, WELL, HOW
COULD
YOU MAKE NEW OFFICES,
AND THEY
SAID ALL THE LOAD BEARING IS
ON
THE OUTSIDE, ESSENTIALLY.

SO YOU CAN MAKE NEW
OFFICES, YOU
CAN TEAR STUFF OUT, YOU CAN

REDUCE STUFF DOWN.

AND I CAN SEE, YOU KNOW, THE

SENIOR CENTER, THE JOKE THERE
IS
WE HAD ALL THE SPACE IN
THE
WORLD TAKEN UP BY THE
MAHJONG
GROUP.

SO THE SENIOR CENTER DEFINITELY

DOESN'T HAVE ENOUGH ROOM,
AND
THE LIBRARY I THINK IS
MOST
HEAVILY USED PER CAPITA
BRANCH
IN THE WHOLE SYSTEM.

SO KEEP THAT IN MIND.

NOT ONLY THE WEST COUNTY USES
IT
BUT SEBASTOPOL AND
PROBABLY SOME
OTHER PEOPLE.

THANK YOU, LINDA, FOR
YOUR
PUBLIC COMMENT.

NEXT I WILL COME BACK INTO

CHAMBERS.

THANK YOU, MARY.

HI, I'M KATEY DAVIS WITH
THE
SENIOR CENTER.

I FIRST WANTED TO START
WITH
SOME GRATITUDE FOR THIS

COMMITTEE.

IT'S A GROUP OF
VOLUNTEERS THAT
HAVE DEDICATED OVER A YEAR
FOR
THEIR TIME.

I'VE SEEN SECOND-HAND THE LOVE,

COMPASSION, PASSION, CARE

THAT
THEY'VE PUT INTO THIS
PROJECT
AND WHETHER WE AGREE OR

DISAGREE.

I JUST WANT TO SHARE
THAT
GRATITUDE PARTICULARLY FOR KENT

JENKINS, WHO'S THE SENIOR CENTER

REPRESENTATIVE.

OF COURSE I'M HERE AS
AN
ADVOCATE FOR THE SENIOR CENTER.

AND FOR THOSE OF YOU WHO ARE
NOT
FAMILIAR OR MAYBE
HAVEN'T GONE,
I JUST WANT TO PAINT THE
PICTURE
FOR YOU WHAT IS HAPPENING AT
THE
SENIOR CENTER RIGHT NOW.

WE'RE CRAMMING SENIOR
CENTERS
AND THEIR CAREGIVERS INTO
THE
TINY ROOMS OF THIS 100-YEAR-
OLD
HOUSE.

WE'RE CRAMMING THEM INTO

HALLWAYS AS CLASSES ARE
WAITING
TO GET IN AND OUT OF
OTHER
CLASSROOMS.

WE'RE PUTTING THEM
WITH
VOLUNTEERS INTO THE HALLWAYS
ON
HOW TO USE THEIR SMART PHONES TO

STAY CONNECTED WITH THE WORLD
TO
THEIR KIDS AND THEIR
GRANDKIDS.
THE SENIOR CENTER GETS A LOT OF

INCREDIBLE ACCOLADES.

THE STAFF ARE
REGULARLY
COMMENDED FOR THE WORK THAT
THEY
DO.

AND I THINK ABOUT IF WE HAD

DIGNIFIED WORKING CONDITIONS

WHERE WE'RE NOT CRAMMED THREE
OR
FOUR OR TWO TO A 20-FOOT SQUARE

OFFICE, WHAT ELSE WE CAN DO
FOR
THIS COMMUNITY.

THERE LIKE BRIAN SAID, YOU KNOW,

WE'VE GOT 30 TO 40
SENIORS A
WEEK ON WAIT LIST.

I'M HAVING REGULAR
CONVERSATIONS
WITH SENIORS WHO CANNOT
ACCESS
SERVICES BECAUSE THEY CAN'T
FIND
PARKING OR THEY CAN'T MAKE IT UP

THE HILL.
AND IT'S JUST NOT ACCEPTABLE --

YOU HAVE ABOUT 15
SECONDS.

THANK YOU.

SO I IMPLORE THE CITY COUNCIL
TO
LET'S MOVE TO THE NEXT STEP.

LET'S DO SOME
DUE DILIGENCE.
LET'S INVEST IN THIS IDEA
AND
HAVE A VISION.

THANK YOU.

THANK YOU FOR YOUR PUBLIC

COMMENT.

NEXT I WILL GO OUT TO ZOOM.

GOOGLE PIXEL 6A, CAN YOU UNMUTE

YOURSELF, PLEASE?

THERE'S SOMEONE ON ZOOM FOR --

THERE
YOU GO.
CAN YOU HEAR US OKAY?

HI, MY NAME IS
VAUGHN WLALEN
AND A COUPLE
OF POINTS.
IF THE CITY TAKES ON THIS

PROJECT, WHAT ARE THEY GOING
TO
BE ABLE TO DO?

WHAT ARE THE CONSEQUENCES
OF
PROJECTS THAT AREN'T GOING TO
BE
ADDRESSED IN THIS PERIOD
OF
THEIR DOING DUE DILIGENCE.

THIS IS REALLY
IMPORTANT
DECISION.

I UNDERSTAND THE NEED FOR

TRANSFORMATION, BUT THERE'S A

LOT OF ISSUES.

IF WE LOOK AT THE FIRE

DEPARTMENT, AND WE'RE
STILL
PAYING FOR THE HOSPITAL
EVEN
THOUGH THAT'S GONE.

I WOULD LIKE TO SEE THIS PUT OUT

TO A VOTE OF THE CITIZENS.

I DON'T KNOW WHAT THAT WOULD BE

INVOLVED, BUT AT THE END OF
THE
DAY IF THIS DOESN'T
WORK OUT,
IT'S ALL GOING TO BE ON OUR

PROPERTY
TAX BILL.
AND LIKE
I SAY WE'RE STILL
PAYING FOR THE HOSPITAL.

WE'RE PAYING FOR THE FIRE

DEPARTMENT, AND THAT'S
WHAT
HAPPENS WHEN THE CITY TAKES ON

PROJECTS, AND, YOU KNOW, WHO
--
AT THE END OF THE DAY THAT'S

WHO, THE CITIZENS, END UP
PAYING
FOR THINGS.

SO I'M NOT SURE WHAT IT TAKES TO

GET A BALLOT MEASURE GOING,
BUT
I WOULD LIKE TO
SEE THAT BECAUSE
I THINK THE DEBT WILL FALL
UPON
THE CITIZENS OF THIS CITY.

THANK
YOU.

THANK YOU FOR YOUR PUBLIC

COMMENT.

NEXT I WILL COME BACK INTO

CHAMBERS.

HI, MY NAME'S
GARY BACHELOR.
I'M ON THE BOARD OF THE
SENIOR
CENTER, PALS ST PRESIDENT OF
THE
BOARD.

THE CHALLENGE THAT WE
HAVE AT

THE SENIOR CENTER IS -- IS THE

SPACE, AS KATIE STATED, AS
BRIAN

STATED.
WE'RE JUST RUNNING OUT OF ROOM.

KEEP IN MIND THAT THE
SEBASTOPOL
SENIOR CENTER IS THE
LARGEST
SENIOR CENTER NORTH OF
SAN
FRANCISCO.

LAST YEAR -- LAST FISCAL
YEAR
40,000 CHECK INS AT THE
SEEN
FORRIER CENTER.

THE MEMBERSHIP CONTINUES TO

GROW.
KNOWING TIM O'REILLY,
THAT
BUILDING WAS BUILT TO HIS

STANDARDS, AND HIS
STANDARDS
WERE INCREDIBLE.

SO AS BRIAN SAID, TAKE A
GOOD
LOOK AT THIS BUILDING --
AS
THESE BUILDINGS BECAUSE I
THINK
THEY OFFER A LOT FOR THE CITY
OF

SEBASTOPOL.
AND FOR THE SENIOR
CENTERS
CONSIDERING THAT OVER A THIRD OF

THE POPULATION JUST
LOOKING
AROUND THIS
ROOM FOR SEBASTOPOL
ARE SENIORS.

SO THANK
YOU.

THANK YOU AGAIN FOR

YOUR
PUBLIC COMMENT.

I WILL GO OUT TO ZOOM.

LEE, CAN YOU UNMUTE
YOURSELF,

PLEASE?

YES.

I JUST BIT INTO
A CRACKER.
BAD
PLANNING.
GO AHEAD, I'VE GOT IT.

LEE, DO YOU WANT TO
PROVIDE

PUBLIC COMMENT?

YES, GO AHEAD.

I MEAN, I'LL GO AHEAD.

I'VE SEEN COUNCIL MEMBER

CARTER'S FAMOUS SPREADSHEET.

THE FINANCIALS COULD WORK
BASED
ON THE PRELIMINARY
ASSUMPTIONS
THAT THE COMMITTEE'S CREATED.

THERE ARE THREE ISSUES, HOWEVER,

THAT CAN'T
BE AVOIDED BY HIRING
A CONSULTANT.

THE COUNCIL SHOULD
UNDERSTAND
EACH AND BE COMFORTABLE WITH

THEM.
NOR WISELY IS THIS LEGAL.

THERE HAVE BEEN LAWSUITS ON
THE
ISSUE OF USING TAX DOLLARS TO

FUND THE PURCHASE OF A
BUILDING

WITH
COMMERCIAL SPACE.
THE PRIMARY MEASURE BY
COURTS
HAS BEEN THE PROPORTION OF
CIVIC
AND COMMERCIAL SPACES.

THE SMALL SPACES --
COMMERCIAL
SPACES ARE GENERALLY ACCEPTABLE.

THIS PROJECT HAS 40% OF
THE
SPACE AND 67% OF THE
REVENUE
FROM COMMERCIAL TENANTS, SO
BIG

QUESTION FOR ALEX.
DON'T NEED A
CONSULTANT.
THE FINANCES,ADS THEY EXIST
NOW,
HAVE A $10 MILLION FUNDING GAP.

THE PROJECT FEEZE
FEASIBILITY
DEPENDS ON RAISING $10
MILLION

IN DONATIONS.4
MILLION -- RIGHT NOW THEY'RE

THINKING 4 MILLIAN
DOLLARS IN
GIFTS AND DONATIONS, $5
MILLION
FROM THE COUNTY.

IS THE CITY COMFORTABLE THAT CAN

BE DONE?

THIRD IS THE PLANNED
BUDGET
REQUIRES THE CITY TO PAY RENT.

IF IT'S NOT RENT, PHIL
HE'LL
COMPLAIN IT, BUT IT'S
LIKE RENT.
FOR A SPACE OCCUPIED BY
THE
SENIOR CENTER, CIVIC
CENTER,
WHATEVER CIVIC PARTNERS THAT
ARE

THERE, IT'S UNT $900,000 A
YEAR
IN THE CURRENT MODEL.

PROBABLY ISN'T GOING TO CHANGE A
LOT.

YOU ALREADY PAY SOME COSTS
FOR
EXISTING BUILDINGS, SO
IT'S
GOING TO BE PROBABLY 450 TO

$500,000 IN
NEW SPENDING

ANNUALLY.
YOU DO HAVE A $500,000
DEFICIT
RUNNING
RIGHT NOW, SO THIS WOULD
PROBABLY REQUIRE NEW TAXES.

ARE YOU OKAY WITH THAT?

LIKE I SAID, YOU DON'T NEED
A
CONSULTANT TO ANSWER THE LEGAL

QUESTION.

IF YOU'RE COMFORTABLE IN
GOING
AFTER $10 MILLION GRANTS AND

DONATIONS THAT HURDLE'S PASSED.

IF YOU'RE OKAY WITH RAISING

TAXES, THAT HURDLE'S PASSED,
AND
THIS COULD WORK.

IF IT'S NOT YOU COULD SEND
THEM
BACK AND ASK THEM TO
SCALEDOWN

PROJECT.
GO BACK TO ASSESSING THE
LIBRARY
OR MAYBE JUST BUY ONE OF THE

BUILDINGS.

LEE, THAT'S TWO

MINUTES.

YEAH, I KNOW.

THANK
YOU.

THANK YOU FOR YOUR PUBLIC
COMMENTS.

NEXT I WILL COME BACK INTO

CHAMBERS.

HI.

MY NAME IS PAUL FRITZ.

FIRST, I LIKE TO SAY I
DO
APPRECIATE THE LOOK INTO THIS.

I THINK THE COMMONS IS A
GREAT
IDEA.

HOWEVER, I DON'T THINK
THE
O'REILLY BUILDING IS
THE

SOLUTION.
THE CIVIC FUNCTIONS
BELONG
DOWNTOWN.

THEY CONTRIBUTE TO THE
VITALITY
OF OUR COMMUNITY.

THEY ARE THE HEART OF OUR

COMMUNITY BOTH FIGURATIVELY
OF
THE HEART BUT ALSO THEY SHOULD

BE THE HEART OF OUR COMMUNITY.

DOWNTOWN WILL MISS
THESE
ORGANIZATIONS IF THEY LEAVE.

WE'RE A COMMUNITY
THAT
UNDERSTANDS THE
CLIMATE CRISIS

WE ARE FACING.

WE NEED TO GET REAL ABOUT IT.

THIS LOCATION IS A
DRIVE-THRU
LOCATION, AS EVIDENCE BY
THE

ENORMOUS PARKING LOT.
IT'S
PROBABLY THE BIGGEST

PARKING LOT IN THE CITY.
I KNOW PEOPLE ARE EXCITED
ABOUT
THAT BUT THIS IS A DRIVE-TO

LOCATION.

THE LOCATIONS WHERE
THESE
COMMUNITY FACILITIES ARE NOW ARE

WALK-TO LOCATIONS.

I GET SOME PEOPLE DRIVE, A
LOT
OF PEOPLE DRIVE, BUT YOU'RE
NOW

SAYING ALL THE PEOPLE THAT CAN
WALK TO THOSE PLACES ARE
NOW
GOING TO BE DRIVING.

WE'RE ADDING TO THE DRIVING
AND
THE CONGESTION AND THE
POLLUTION
IN TOWN.

WE NEED TO GET OUT OF OUR
CARS,
AND THIS LOCATION IN NO WAY

SUPPORTS THAT.

I UNDERSTAND THE SPACE NEEDS
OF
THESE COMMUNITY
ORGANIZATIONS,
BUT THIS IS SIMPLY NOT THE
RIGHT
SOLUTION THE LONG-TERM HEALTH
OF
OUR COMMUNITY.

THERE'S A CONCEPT CALLED
THE
15-
MINUTE CITY.
WE HAVE A 15-MINUTE CITY
BECAUSE
THE THINGS ARE LOCATED
AT THE
CENTER OF OUR CITY.

MOST PEOPLE CAN WALK AND BIKE
TO
THE COMMUNITY CITIES IN 15

MINUTES.

THIS NEW LOCATION THAT'S NOT

GOING TO BE THE CASE.

THE MORE PEOPLE THAT LIVE
BEHIND
THE NEIGHBORHOOD OF LUCKY, AND

THEY'LL BE ABLE TO LEAVE NOW.

BUT A GREAT PORTION OF
PEOPLE
WALKING ARE NOT GOING TO BE
ABLE
TO.

AND THAT'S JUST GOING
TO ADD
MORE CARS TO OUR CITY
STREETS,
WHICH I KNOW WE HAVE A LOT
OF
COMPLAINTS ABOUT CONGESTION

ALREADY, AND THIS IS
NOT GOING
TO SOLVE THAT PROBLEM.

THANK
YOU.

THANK YOU ALL FOR YOUR PUBLIC

COMMENT.

NEXT I WILL GO OUT TO ZOOM.

MICHAEL, CAN YOU UNMUTE

YOURSELF,
PLEASE?

I CAN.

I'M TRYING TO FIND THE TIMER.

HANG ON ONE SECOND.

WHERE IS THE TIMER?

THERE IT IS.

OKAY, I GOT THE TIMER.

MY NAME IS MICHAEL, AND I'M
A
SOLE PROPRIETOR.

I'VE OWNED A BUSINESS ON MAIN

STREET FOR ABOUT 33 YEARS NOW.

IF THE CURRENT CITY HALL
LIBRARY
AND CITY PROPERTY IS BOUGHT BY A

HOUSING DEVELOPER, THAT'S
GOING
TO BE A SUBSTANTIAL LOSS OF

PARKING FOR RETAIL
BUSINESSES,
WHICH MEANS A LOSS OF SALES
TAX
REVENUE.

AND THERE IS NO
JOB
INFRASTRUCTURE TO EMPLOY THOSE

NEW RESIDENTS.

SO THAT WILL BE MORE
COMMUTE
TRAFFIC AND ADDITIONAL CLIMATE

CHANGE IMPACT.
AND, YOU KNOW, THE -- I HEARD

ONE OF THE COMMITTEE MEMBERS
SAY
THAT THERE WAS BUSINESS
OUTREACH
OR THAT THEY WERE REPRESENTING

THE BUSINESS COMMUNITY.

AND I JUST DON'T SEE THAT.

IT KIND OF -- THIS REMINDS ME

EERILY OF THE NEXT TO

NONEXISTENT BUSINESS
OUTREACH
FOR THE MIXED USE
HOUSING
PROJECT ON THE BURNETT
STREET
MUNICIPAL PARKING LOT THAT
CAME
TO COUNCIL WHEN I WAS
ON THE
COUNCIL.

SO I THINK, HONESTLY, YOU
SHOULD
NOT WASTE ANYMORE TIME OF
STAFF
AND/OR THE TAXPAYERS' MONEY
AND
DENY THIS REQUEST.

THANK YOU.YOU, MICHAEL, FOR YOUR

PUBLIC COMMENT.

NEXT I'LL COME BACK INTO

CHAMBERS.

HI, MY NAME IS JEN, AND
I'M
ONE OF THE OWNERSOWNERS A
BUSINESS
IN DOWNTOWN.

AND WHAT MAKES A DOWNTOWN FEEL

ALIVE IS
FOOT TRAFFIC.
THE STEADY FLOW OF PEOPLE
WITH A
REASON TO BE THERE.

THE SAME RESIDENTS WHO COME TO

RENEW A LIBRARY BOOK, VISIT
THE
SENIOR CENTER OR TAKE CARE
OF
SOMETHING AT CITY HALL ARE
THE
ONES THAT FILL
OUR SIDEWALKS.
THEY WALK INTO OUR SHOPS

AND
GIVE THE CITY A SENSE
OF
VIBRANCY.

TAKE THOSE EVERYDAY REASONS TO

BE HERE AWAY, AND YOU PULL
THE
ENERGY AND THE PEOPLE OUT OF
THE
HEART OF OUR COMMUNITY.

YOU ALSO MAKE THESE
SERVICES
HARDER
TO REACH.
THE O'REILLY SITE IS A PLACE
FOR
MOST OF US TO GET TO ONLY
BY
CAR.

FOR SENIORS -- FOR STUDENTS, FOR

ANYONE WITHOUT
DEPENDABLE
TRANSPORTATION, MOVING
ESSENTIAL
SERVICES TO THE EDGE OF
TOWN
MEANS LONGER TRIPS AND
REAL
BARRIERS.

THAT CUTS AGAINST THE
WALKABLE
DOWNTOWN WE'VE ALL TALKED ABOUT.

IT ALSO CUTS AGAINST OUR
OWN
GENERAL PLAN.

GENERAL PLAN POLICY LU72
CALLS
FOR MAINTAINING DOWNTOWN AS
THE
FOCAL POINT FOR WEST COUNTY

COMMERCIAL, CIVIC, AND CULTURAL

USES.

AND ALSO COMMITS US TO A NETWORK

TO KEY DESTINATIONS WITHOUT
A
CAR.

MOVING OUR CIVIC SERVICES TO A

CAR-DEPENDENT SITE DOES
THE
OPPOSITE OF WHAT OUR PLAN
ASKS
US TO DO.

CREATING
THE COMMONS IS A GREAT
IDEA, BUT I'M OPPOSED TO
MOVING
CITY HALL, THE LIBRARY,
AND
OTHER
CORE SERVICES OUT OF
DOWNTOWN TO THE
O'REILLY
BUILDING AND
I ENCOURAGE YOU TO
TRY TO FIND
LTERNATIVES.

THANK YOU, JEN, FOR
YOUR
PUBLIC COMMENT.

NEXT I'LL GO OUT TO
ZOOM.
DIANE, CAN YOU UNMUTE
YOURSELF,

PLEASE?
DIANE, CAN YOU UNMUTE YOURSELF,

PLEASE?

I WILL COME BACK INTO
CHAMBERS
AND GO BACK OUT.

IS THERE ANYONE ELSE IN
CHAMBERS
THAT WOULD LIKE TO MAKE A
PUBLIC
COMMENT ON THIS
ITEM?

HI, MY NAME IS LINDA

WILLIAMS, AND I'M A MEMBER
OF
THE SEBASTOPOL SENIOR
CENTER,
WHICH HAS A THRIVING
SENIOR
PROGRAM.

FOR THE PAST YEAR I'VE BEEN
PARTICIPATING IN TICHI AT
THE
SENIOR CENTER, A VERY
POPULAR

PROGRAM.
THEY DO NOT HAVE
ENOUGH
CLASSROOMS FOR PEOPLE TO MOVE

TOGETHER.

THERE ARE SO MANY STUDENTS
WE

HAVE TO MEET IN THIS VERY ROOM
FOR EVERYONE TO FIT,
AND THIS
ROOM IS CROWDED.

BUT THE YOUTH ANNEX IS NOT
THE
SENIOR CENTER.

THERE'S NO STAFF HERE TO
MONITOR
OR ASSIST IN CASE OF EMERGENCY.

THERE'S NO
SECURITY HERE.
THE SENIOR CENTER'S SUCCESS
HAS
CAUSED IT TO OUTGROW ITS

FACILITIES, AND I WOULD

ENCOURAGE THE TOWN COUNCIL
TO
FORMALLY EXPLORE THE
COMMONS
PROJECT TO ADDRESS THE GROWTH
OF
THE SENIOR CENTER AS WELL AS
A
LIBRARY SOLUTION, PARKING,
AND
THE CITY HALL.

ALL OF THESE COMMUNITY
PROGRAMS
DESERVE ADDITIONAL SPACE
AND
BETTER FACILITIES.

AND ALL THE QUESTIONS THAT

THE
COUNCIL MEMBERS HAVE
TONIGHT

WOULD BE ANSWERED DURING THE
PROCESS OF MOVING FORWARD
IN
YOUR EXPLORATION OF
THE
POTENTIAL SOLUTION.

THIS COMMUNITY DESERVES THIS

EXPLORATION.

THANK
YOU.

THANK YOU FOR YOUR PUBLIC

COMMENT.

NEXT I WILL GO BACK OUT TO ZOOM.

DIANE, CAN YOU UNMUTE YOURSELF,

PLEASE?

YES.
I FIGURED IT OUT HOW TO DO
IT,
THANK
YOU.

CAN YOU SEE THE
TIMER?

I CAN'T, BUT I'M GOING TO
BE
VERY
BRIEF.

GO
AHEAD, PLEASE.

I'VE LIVED IN SEBASTOPOL,

HAVE LIVED HERE FOR 26 YEARS

NOW, AND I VOLUNTEER
AT THE
SENIOR CENTER, AND I WAS
ALSO
USING THE LIBRARY BEFORE
THEY
CLOSED DOWN.

I CAN WALK DOWNTOWN.

I CAN ALSO WALK TO THE O'REILLY

BUILDING, AND I THINK RIGHT
NOW
THERE IS NO PLACE DOWNTOWN --
NO
POTENTIAL FOR THE SENIOR
CENTER
OR THE LIBRARY TO EXPAND IN
THE
REASONABLE FUTURE, FORESEEABLE

FUTURE, AND SO WE HAVE TO LOOK

AT ALL DIFFERENT
POSSIBILITIES,
AND I REALLY THINK THE
COMMITTEE
HAS DONE A GREAT JOB OF
TRYING
TO FIND A SPACE FOR ALL THESE

ENTITIES
TO GROW.
AND I THINK GROWING TOGETHER AT

O'REILLY WOULD BE A GOOD
OPTION,
AND WE SHOULD, OF COURSE, PURSUE

THAT OPTION.

THANK
YOU.

THANK YOU, DIANE, FOR
YOUR
PUBLIC COMMENT.

NEXT I WILL COME BACK
INTO

CHAMBERS.
IF THERE'S ANYONE IN CHAMBERS

THAT WOULD LIKE TO MAKE A PUBLIC

COMMENT.

I'LL MAKE THIS QUICK.

MY NAME IS CAROLINE.

MY HUSBAND KENT WORKED ON

THE
COMMITTEE FOR THE COMMONS,
AND I
HAD A CHANCE TO OBSERVE SOME
OF
THE METHODS AND HOW MUCH
TIME
AND EFFORT THEY -- THE
ENTIRE
COMMITTEE PUT IN TO PUT THIS

TOGETHER.

SO I DO WISH PEOPLE WHO LIKE TO

BE -- WHAT DO YOU CALL --

ARMCHAIR QUARTERBACKS WOULD ASK

QUESTIONS WITH AN
OPEN MIND.
IT'S REALLY FRUSTRATING TO
SEE
THAT PEOPLE ALREADY HAVE
A
DECISION IN THEIR HEAD, AND
THEY
JUST WANT TO SAY NO TO IT.

AND THAT IS VERY FRUSTRATING
TO

WATCH.
SO JUST TO ANSWER A COUPLE
OF
THE QUESTIONS THAT CAME
UP,
RESEARCH SHOWS THAT 1% OF THE

PEOPLE WHO GO TO THETHE

LIBRARY WALK.

1%.

SO THERE ARE NUMBERS IN
CASE YOU
WANT TO KNOW WHERE THAT CAME

FROM.

I THINK SOMEBODY CAN GIVE
YOU
THE SOURCE FOR THAT.

AND ALSO THE NUMBER 24 SHUTTLE

BUS, IT ALREADY STOPS AT

THE
O'REILLY MEDIAN.

SO JUST GET ON THE BUS AND
GO
ANOTHER MILE OR
TWO.

THE TOWN IS CHANGING.
THE AREA IS CHANGING.

LAWRENCE TALKED ABOUT
PEOPLE
WANTING A FASTER HORSE.

THE BEST TIME -- YOU KNOW THAT

SAYING, THE BEST TIME TO PLAN A

TREE IS 20 YEARS AGO, AND
THE
NEXT BEST TIME IS NOW.

SO IT'S TIME TO GROW.

IT'S TIME TO TAKE A
LITTLE RISK.
I KNOW IT MEANS MONEY,
AND I
KNOW PEOPLE ARE AFRAID
OF
SPENDING MORE MONEY BECAUSE
OF
HOW THINGS HAVE BEEN,
BUT ARE
YOU GOING TO LET THE WHOLE
CITY
BE HELD DOWN FOR THAT,
OR ARE
YOU GOING TO KEEP
GROWING?

THANK YOU FOR YOUR PUBLIC

COMMENT.

NEXT I WILL GO OUT TO CHAMBERS.

CRAIG, CAN YOU UNMUTE YOURSELF,

PLEASE?

CAN YOU HEAR
ME?

I CAN HEAR YOU.

CAN YOU SEE THE
TIMER?

I CANNOT, BUT I SHOULD BE

LESS THAN THE TIME.

THANK YOU.

SO FIRST OFF THANK YOU,

EVERYBODY, FOR THE
DUE
DILIGENCE.

WE'RE SPENDING MONEY NOW.

WE'RE SPENDING CITY MONEY.

WE HAD THE COMMITTEE.

WE SPENT MONEY AND INVESTED
OUR
TIME AND EFFORT IN THAT.

I THINK IT'S WORTH
CONTINUING
THE
DUE DILIGENCE.
I REALLY
DO.
WHEN I THINK ABOUT THE LAND USE

ISSUES, YOU KNOW, THERE'S LAND

USE CONSIDERATIONS.

THERE'S ALSO, YOU KNOW, KIND
OF
THE USE OF WHAT'S GOING
TO
HAPPEN LIKE WHO'S GOING TO
BE
THERE.

AND THEN THERE'S THE
ACTUAL DUE
DILIGENCE.

SO WE'RE ALREADY HAVING
THIS
MEETING ON THE EDGE OF TOWN.

CITY HALL EFFECTIVELY IS ON
THE
EDGE OF TOWN, SO IT WOULD
BE
NICE TO FIGURE OUT IF THIS

WORKS
OUT.

AND I THINK IT'S WORTH A
LITTLE
BIT MORE INVESTMENT AFTER ALL
OF
THE EFFORT WE PUT IN IT TO SEE.

BECAUSE IF IT DOESN'T PENCIL

OUT, IF WE DO THAT WORK AND
IT
DOESN'T MAKE SENSE, WELL,
THEN
THAT'S IT.

IT'S DONE.

WE DON'T HAVE TO WORRY
ABOUT
THIS AND WE CAN MOVE ON.

BUT IF IT DOES LOOK LIKE
IT
PENCILS OUT, AND I SUSPECT IF WE

DO DUE THE DILIGENCE WE CAN
FIND
OUT WHAT WE CAN ACTUALLY RENT
IT
OUT FOR, WHAT TYPE
OF
IMPROVEMENTS COULD BE MADE,
WE
PROBABLY COULD NEGOTIATE
BETTER
TACTICS, WHAT THE ACTUAL
BOTTOM
LINE VALUE OF THE FACILITY IT.

IT SHOULD PUT US IN A
MUCH
BETTER POSITION TO GO TO
THE
SELLER IF WE SEE WE WANT TO
GO

FORWARD.
IF THAT PENCILS OUT,
PERHAPS
WHEN WE LOOK AT THE LAND
USE
CONSIDERATIONS A LITTLE
BIT
MORE.

WE KNOW THAT THE

COMMUNITY

CENTER IS GOING TO HAVE TO MOVE.
IT JUST WILL.

IT WILL FLOOD AGAIN.

WE ALSO KNOW THERE'S A LOT
OF
TRAFFIC IN TOWN, AND WE KNOW

THAT THE LIBRARY AND
SENIOR
CENTER ARE
REGIONAL USES.
AND ON THE EDGE OF
TOWN THERE
ARE A LOT OF PEOPLE OUTSIDE
OF
TOWN THAT COME RIGHT THERE,
SO
IT'S AN INTERESTING

CONSIDERATION, BUT I
THINK
BEFORE WE WORRY TOO MUCH
ABOUT
ALL OF THE LAND USES AND

CONSIDERATIONS AND WHO'S
GOING
TO BE WHERE, WE REALLY JUST
LOOK
AT WHAT'S THE BOTTOM LINE.

SPEND A LITTLE BIT MORE,
FIGURE
THAT OUT, GET OURSELVES IN
A
BETTER NEGOTIATING POSITION.

AND I DO AGREE THIS A
PIVOTAL
MOMENT AND AN OPPORTUNITY,
AND
I'D HATE TO SEE US THROW IT OUT

AT THE VERY END AFTER SUCH
HARD
WORK.

THANK YOU.

THANK YOU, CRAIG, FOR
YOUR
PUBLIC COMMENT.

NEXT I WILL COME BACK INTO

CHAMBERS, IF THERE'S ANYONE
IN
CHAMBERS THAT WOULD LIKE TO
MAKE
A PUBLIC COMMENT.

SEEING NONE, I WILL GO BACK
OUT
TO ZOOM.

DENA, CAN YOU UNMUTE YOURSELF,

PLEASE?

I
CAN.

CAN YOU SEE THE TIMER?

I CAN'T, BUT I WON'T BE
LONG.

GO AHEAD,
PLEASE.

I WANT TO EXPRESS
MY
APPRECIATION FOR THE COMMITTEE.

SOME OF YOU HAVE BEEN DOING
THIS
FOR OVER
FIVE YEARS.
I KNOW STEVEN HAS REALLY
BEEN
WORKING LIKE A SLAFBL ON
THIS
ONE.

AND WHAT I WANT TO SAY IS
AT
THIS POINT ALL THIS
WORK HAS
GONE FORWARD, AND THEY'VE
LOOKED
AT ALL KINDS OF OPPORTUNITIES

DOWNTOWN, FOUND THERE
REALLY
WEREN'T GREAT OPPORTUNITIES

DOWNTOWN, HAVE FOUND
SOMETHING
THAT MIGHT BE WORKABLE, AND
I

AGREE WITH THE SPEAKERS
THAT
HAVE SAID LET'S MOVE FORWARD
AND
CHECK OUT THE LAST PIECES
OF
THIS
TO SEE IF WE CAN MAKE THIS
WORK IN OUR OWN LIFETIME.

SO I REALLY WANT TO SUPPORT THE

COMMITTEE, AND I HOPE IT WILL
GO

FORWARD.
THANK YOU VERY
MUCH.

THANK YOU HAVE YOUR PUBLIC

COMMENT.

NEXT I WILL COME BACK INTO

CHAMBERS, IF THERE'S ANYONE
IN
CHAMBERS THAT WOULD LIKE
TO MAKE
A PUBLIC COMMENT.

SEEING NONE, I WILL GO BACK
OUT
TO ZOOM.

IF THERE'S ANYONE ON ZOOM
THAT
WOULD LIKE TO MAKE A
PUBLIC
COMMENT TO PLEASE
RAISE YOUR
HAND VIRTUALLY.

SEEING NONE, PUBLIC COMMENT
IS
CLOSED ON THIS
ITEM.

ALL RIGHT, THANK YOU.

WE'RE BACK HERE.

COUNCIL
MEMBER ZOLLMAN FIRST.

THANK YOU, MADAM MAYOR.

AND WHEN WE WERE DISCUSSING THE

PRESENTATION, WE
DEFINITELY
WANTED TO HIGHLIGHT ALL OF
THE
PEOPLE WHO HAVE SPENT SO MUCH

TIME, BLOOD, SWEAT, AND
ENERGY
WHICH WERE YOUR PRESENTERS
HERE
TONIGHT.

BUT I JUST DEFINITELY WANTED
TO
THANK THOSE MEMBERS.

THEY ARE
YOUR FELLOW MEMBERS.
THEY DIDN'T HAVE TO DO IT.

IT WAS A LOT OF WORK.

SO I WANT TO THANK THEM, ALL
THE
MEMBERS OF THE COMMITTEE, AND

ALSO STAFF FOR THEIR PATIENCE
AS
WE WORK THROUGH
ALL THIS.

SO JUST WANT TO SAY THAT.
I'M LOOKING FORWARD TO THE

DISCUSSIONS.

GO
AHEAD.

SO WE HEARD FROM
A LOT OF
MEMBERS FROM THE SENIOR CENTER.

I DON'T THINK WE HEARD
FROM
ANYBODY AT THE LIBRARY,
FROM
CRAIG
LITMAN.
HE'S REPRESENTING SOME OF
THE
SOCIAL SERVICE GROUPS, AND WE

DIDN'T HEAR FROM THE COMMUNITY

CENTER.

AND I'M WONDERING IF THE

COMMUNITY CENTER SPOKESPERSON

WOULD LIKE TO MAKE
SOME
COMMENTS.

I KNOW YOU DID SEND A
LETTER,
BUT I'M JUST WONDERING
IF YOU
WANTED TO MAKE SOME COMMENTS,
IF
THAT WAS ALL RIGHT WITH
YOU.

SURE.

HELLO.

I AM FELINA CHONKA WITH
THE
SEBASTOPOL COMMUNITY CENTER,
AND
WE SUPPORT
FURTHER

INVESTIGATION, AS WE KNOW THAT
WE WILL NOT SURVIVE MUCH
LONGER
IN OUR CURRENT LOCATION.

AND I THINK THAT'S ALL I HAVE TO

SAY.

THANK
YOU.

ARE THERE
QUESTIONS?

DID ANYONE HAVE A QUESTION?

OKAY.

OTHER
THOUGHTS?

YEAH, IT WAS A QUESTION
THAT
SOMEBODY ASKED.

THEY SAID TO THE STAFF.

SO IF WE COMMIT TO THE 40 OR

$50,000 IN STAFF
TIME, WHAT
AREN'T -- WHAT AREN'T THE
STAFF
GOING TO BE ABLE TO DO?

SO WHAT ARE WE TRADING FOR
THAT?

SO THE 40 TO $50,000 IS FOR
A
CONSULTANT TO COME IN AND
HELP
WITH THE DUE DILIGENCE.

SO WE WOULD BE DOING A SCOPE OF

WORK, AND WE WILL BE
SENDING
THAT OUT DEPENDING ON WHICH
WAY
GAEGS IF IT GETS APPROVED,
WE'LL
SEND A SCOPE OF WORK OUT TO
GET
PROPOSALS BACK TO SEE IF THAT

ESTIMATE IS A GOOD
ESTIMATE.

AND WON'T THAT HAVE
TO COME
BEFORE THE BUDGET
COMMITTEE
BEFORE IT'S APPROVED?

I MEAN, EVEN IF WE APPROVED
IT
TONIGHT WOULDN'T THAT HAVE
TO
COME BEFORE
THE BUDGET COMMITTEE

TO HAVE --

THE COUNCIL CAN MAKE
A
DECISION TONIGHT TO
BYPASS THAT
IF THEY WANTED TO, IF
THEY'RE
APPROVING AUTHORIZATION TO
GO
OUT FOR A SCOPE OF WORK FOR
THAT

AMOUNT.
THAT WAS PART OF THE AGENDA

REPORT.

AND WHO WOULD THE CONSULTANT

BE?

WE DON'T KNOW.

WE WOULD HAVE TO SEND OUT --

SEND IT OUT LIKE WE DO WITH
ANY
OTHER CONSULTANTS.

WE DO AN INFORMAL SCOPE OF WORK.

WE SEND IT OUT TO CONSULTANTS

THAT WE THINK MAY BE WOULD
WANT
TO APPLY FOR THE WORK,
WOULD
WANT TO APPLY FOR
THE CONTRACT.
WE REVIEW THOSE
CONTRACTS AND
THEN WE BRING IT BACK TO
THE
CITY
COUNCIL.

WHAT KIND OF CONSULTANT WOULD

YOU BE SENDING OUT AN RFP FOR?

BECAUSE THERE'S SO MUCH

COMPLEXITY, YOU KNOW, THE

BUILDING, THE FINANCE,
ET

CETERA.
SO WHAT KIND OF
CONSULTANT WOULD
YOU BE LOOKING
FOR?

OUR UNDERSTANDING IS
THAT THE
SCOPE OF WORK FOR THE
DUE

DILIGENCE IS A
FINANCIAL
CONSULTANT.

THERE'S A SMALL PERCENTAGE
IN
THERE AS FAR AS THE PRELIMINARY

LAYOUT OF THE BUILDING.

CITY STAFF WOULD BE LOOKING AT
SOME OF THE EXTERIOR LIKE
THE
ROOFING AND THINGS LIKE
THAT
BASED ON CITY STAFF
EXPERTISE,
BUT THE FINANCIALS WAS WHAT --

AND IT'S
IN THE REPORT.
THE FINANCIAL CONSULTANT
WOULD
BE THE ONE THAT WOULD REVIEW THE

NUMBERS.

I HAVE A QUESTION
TO FOLLOW
UP WITH THAT HAVING BEEN ON
THE
FIRING COMMITTEE.

WHEN WE INITIALLY LOOKED AT
THE
BUILDING THERE WAS A LOT OF TALK

ABOUT, OH, IT'S ONLY
GOING TO
COST THIS.

AND WHEN WE ACTUALLY HIRED
THE
EXPERT TO COME IN, WE
LEARNED
THE COST WAS EXPONENTIAL.

SO WE'RE JUST GOING TO SETTLE

FOR SOMEONE -- A
FINANCIAL
PERSON LOOKING AT THE BUILDINGS?

IS THAT WHAT
YOU'RE SAYING?

NO, I'M
SAYING THE SCOPE --
THE
DUE DILIGENCE -- THERE'S
ULTIMATE ASPECTS BUT THE
SCOPE
OF WORK THAT IS KEY RIGHT NOW
IS
THE FINANCIAL PART OF IT.

SO THE SCOPE OF WORK WOULD
LOOK
AT THE NUMBERS, THE ESTIMATES

PROVIDED.

THEY WOULD DO THEIR DUE

DILIGENCE AND COME BACK IF
THE
FINANCIALS WORK OR DON'T
WORK.

ESTIMATES BUT
NOT APPRAISALS
OF THE BUILDING.

NO.

WE HAVE NOT BEEN AUTHORIZED
TO
DO
ANY APPRAISALS.

NO, NO, I'M JUST
SAYING
PUBLICLY THAT'S NOT --
THAT'S
NOT GOING TO BE IN THERE.

I JUST KNOW BASED ON
OUR
EXPERIENCE WITH THE
FIREHOUSE.

THE COMMITTEE CAN CORRECT
ME
IF I'M WRONG, BUT IT'S TO
REVIEW
THE
NUMBERS PRESENTED, IT'S TO
REVIEW THE OPTIONS.

IT'S TO HAVE INSTAFF TIME,
CITY
ATTORNEY TIME TO REVIEW
THE

LEGAL ISSUES THAT ARE COMING UP.

YOU KNOW, THE LEASE
STRUCTURES,

REVENUE STRUCTURES, WHAT THE
CITIES CAN AND CANNOT DO.

AND THEN THE FINANCIAL

CONSULTANT, AGAIN, WILL BE

REVIEWING IS IT A $1.75?

IS IT MORE OR LESS FOR A SQUARE

FOOT?
IT'S THE FINANCING OPTION,
SO IT
IS DOING THE DUE DILIGENCE THAT

WAY.

GO
AHEAD.

WELL, I'M LOOKING AT
THE
STAFF REPORT AND IT SAYS THE
DUE
DILIGENCE IS TO AUTHORIZE
40
HOURS OF STAFF TIME,
TO
AUTHORIZE 10 HOURS OF
THE
ATTORNEY TIME, AND
THEN
AUTHORIZE STAFF TO SOLICIT

PROPOSALS.
SO MY QUESTION WAS WHAT
ARE
THOSE 40 -- WHAT ARE WE LOSING

HERE?

IF 40 HOURS OF STAFF TIME
IS
GOING TO THIS, WHAT IS IT
NOT
GOING
TO?

SO YOU COULD HAVE -- SO

FOR
THE PUBLIC
WORKS DIRECTOR, SHE
WOULD BE WORKING WITH
HER
CONSTRUCTION EMPLOYEE WHO
COULD
GO UP AND
EVALUATE THE

BUILDINGS.
SO YOU COULD -- AND I
DON'T
HAVE -- I'M GOING TO
HAVE TO
DIRECT TO YOU I DON'T KNOW WHAT

HIS WORKLOAD IS RIGHT NOW, SO
IF
YOU
WANT TO DETERMINE WHAT -- I
THINK IT'S KEVIN AS TO WHAT HE

MAY NOT BE
DOING.

I DON'T KNOW IF I'VE
THOUGHT
THROUGH AN ESTIMATE OF
EXACTLY
HIS TIME IN THAT 40 HOURS.

YOU KNOW, WE HAVE A NUMBER
OF
CIP PROJECTS HE HELPS WITH
AND
ENCROACHMENT INSPECTIONS.

BUT I DON'T THINK IT WOULD
BE --

IT WOULD DELAY ANYTHING.
IT'S JUST BALANCING
WORK.

OKAY, THANK
YOU.

OTHER COMMENTS?

SORRY, GOT TO PUT MY GLASSES

BACK ON.

SORRY.

I DIDN'T
KNOW.

WE'RE IN COMMENTS AT THIS
POINT.

SO QUESTION.

WHAT WOULD BE A SMALLER

COMMITMENT RATHER THAN
GIVING,
YOU KNOW, 50 HOURS OF STAFF
TIME
AND 40 TO 50 HOURS FOR
A
CONSULTANT?

WHAT WOULD BE A SMALLER
STEP
THAT THIS COUNCIL CAN TAKE?

SO I DON'T KNOW THERE IS
A
SMALLER STEP.

I THINK THE STAFF TIMETIME
DO
NEED THAT AMOUNT OF STAFF
TIME
TO REALLY EVALUATE THIS.

WE DEFINITELY WOULD NEED
A
FINANCIAL CONSULTANT.

WE DO NOT HAVE THAT
EXPERTISE ON
STAFF TO REVIEW WHAT THOSE

FINANCES, WHAT THE LEASE
OPTIONS

WOULD BE.
WE HAVE THE LEGAL ON STAFF,
BUT
I THINK IT IS GOING TO TAKE
40
HOURS OF STAFF TIME TO REVIEW

THIS, SO I'M NOT SURE.

A SMALLER ASK.

IF YOU'RE LOOKING JUST AT THE

FINANCIALS AND NOTHING ELSE,

YEAH, I'M NOT -- BUT
THAT'S

STILL -- I DO STILL THINK

THAT -- I'LL GO BACK TO
THE

PREVIOUS.
THE AD HOC COMMITTEE IT WAS A

$50,000 CONTRACT JUST TO
REVIEW
THE FINANCIALS.

SO, AGAIN, WITHOUT
KNOWING WHAT
THOSE NUMBERS ARE GOING TO
BE, I
CAN'T SIT HERE AND TELL YOU
THAT
IT IS GOING TO BE $50,000.

I CAN TELL YOU WE WILL GO
OUT
AND DO OUR DUE DILIGENCE,
DO
THAT SCOPE OF WORK,
AND BRING

THAT BACK TO THE COUNCIL.

SO MY THOUGHT IS THAT THE

PROPOSAL THAT I SAW THE OTHER

NIGHT -- WE DIDN'T SEE
A
FINANCIAL PROPOSAL HERE, BUT
THE
ONE I SAW THE OTHER NIGHT AT
THE
O'REILLY BUILDING IT WAS
THAT
THE CITY BECOMES A LANDLORD
AND
IS RENTING OUT AT MARKET RATE TO

TENANTS.

AND BUT THAT -- IF I
UNDERSTAND
THE ATTORNEY CORRECTLY, WE'D

HAVE TO PAY OUTRIGHT FOR
THAT
BUILDING AND OWN IT
BEFORE WE
COULD DO THAT, SO TO ME
THE
FINANCIALS DON'T MAKE SENSE.

SO IF WE JUST SAID,
OKAY, LET'S
LOOK JUST AT THE FINANCIAL
PIECE
TO MAKE SURE THAT IT'S ACTUALLY

FEASIBLE, THEN WHAT'S THAT --
IF
YOU JUST DID THAT SMALL STEP.

BECAUSE IF YOU CAN'T DO
THE
FINANCES, YOU'RE NOT GOING TO
BE
ABLE TO FIX ANY
BUILDING, ET
CETERA, ET CETERA.

SO IF YOU JUST DID THE
FINANCIAL
PIECE LOOKING AT HOW CAN THE

CITY ACTUALLY AFFORD
THIS,
CONSIDERING ALL THE COSTS, ET

CETERA, WE NEED, WHAT WOULD THAT

COST AT LOOKING AT GETTING
AN
ACCURATE EVALUATION OF
THE

FINANCIAL PROPOSAL THAT WAS
PRESENTED TO THE COMMONS AT
THE O'REILLY

BUILDING.

I WANT TO MAKE SURE
I
UNDERSTAND YOUR QUESTION
BECAUSE
WHAT I'M HEARING.

ARE YOU ASKING IS THIS 40 TO

$50,000 -- IS THAT TOO MUCH
FOR
A FINANCIAL, OR IS THAT
NOT
ENOUGH?

IF THE QUESTION WE WERE
FOCUSING
JUST DIRECTLY ON THE FINANCIALS?

I'M GOING TO ASSUME IT'S 40 TO

50,000 BECAUSE I'M GOING BACK
ON
JUST RECENTLY AGAIN WHEN WE
DID
A FIRE ONE, JUST FOR
FINANCIAL
IT WAS $50,000.

MY UNDERSTANDING IF AN AD HOC APPROVED FOR THIS, THEY'D
BE
DOING A LOT OF THE
OUTREACH,
WORKING ON THEIR DUE
DILIGENCE,

DOING MORE COMMUNITY OUTREACH,
LOOKING TO SEE WHO WOULD
BE
TENANTS AND THINGS LIKE THAT.

BUT A FINANCIAL ANALYSIS IS
40
TO $50,000 WAS TO DO
THE
FINANCIAL ANALYSIS.

AND THEN THERE WAS A LITTLE
BIT
IN THERE LIKE A FEW THOUSAND
FOR
A PRELIMINARY -- WHAT A

PRELIMINARY LAYOUT COULD
LOOK
LIKE ON THE INTERIOR OF THE

BUILDING.

COULD YOU REMIND
ME WHAT WE
PAID FOR THE APPRAISAL?

IT WAS ALSO --

I DO NOT HAVE
THAT.

IT WAS PRETTY HIGH, BUT --

WE DID HAVE THAT OFFERED FOR

ME.

I'M SORRY?

WE HAVE CITIZENS
THAT

WOULD --

OH, WE DID THAT, TOO.

BUT ONCE WE ACTUALLY
HIRED AN
EXPERT AND DISCOVERED WHAT WE

DISCOVERED, WEERIZELOAD
THE
IMPORTANCE OF HAVING EXPERTS
DO
IT.

THERE WAS A LOT OF RET ROW

FITTING, AND YEAH, IT ENDED
UP
BEING A LOT MORE THAN ANY OF
US
THOUGHT IT WOULD BE BASED
ON
FRIENDS LOOK AT IT.

SO JUST SAYING.

COUNCIL
MEMBER HINTON.

YEAH.
I HAVE A LOT OF COMMENTS.

I'M JUST GOING TO KIND OF ROLL
A
FEW OF THEM OUT HERE.

FIRST OF ALL, I WANT TO CLARIFY

THE EIFD.
I WORKED ON THAT FOR MANY
YEARS,

MAYBE FOUR OR FIVE.
THE EIFD IS A LONG-RANGE.

WE WOULD HAVE TO HAVE
IT
IMPLEMENTED AT LEAST TEN
YEARS

BEFORE WE COULD BORROW
AGAINST
IT.

SO THE EIFD IS NOT IN
OUR
IMMEDIATE FUTURE.

SO SOMEBODY BROUGHT IT UP,
I
WANT TO CLARIFY THAT THAT'S
A
REALITY OF THE EIFD, OKAY?

I ALSO -- ONE OF THE
FIRST
QUESTIONS I SAID WAS WHERE
IS
OUR SUPERVISOR?

A LOT OF TIMES SUPERVISORS CAN

GIVE THEIR DISTRICTS PROJECT

MONEY, I THINK THAT WE NEED
ALL
THE STAKEHOLDERS AT THE TABLE.

IT'S A LITTLE FRUSTRATING
TO
HAVE AN ASK FOR 40 TO
50K WHEN
WE'RE STILL IN A
FISCAL
EMERGENCY AND IT'S NOT
CURRENTLY

BUDGETED.
AND THE CITY'S EXPECTED
TO PONY
UP THE WHOLE AMOUNT.

SO WE DON'T HAVE A BUDGET FOR
IT

RIGHT NOW.
SO TO SKIP
THAT PROCESS DOESN'T
FEEL RESPONSIBLE RIGHT NOW
WHEN
WE DON'T EVEN KNOW IF
WE'RE
GOING TO GET OUR HOTEL
BUILT,
THE CITY'S GOING TO BE
BROKE IN
THREE
YEARS, IF THAT HOTEL

DOESN'T COME INTO PLAY.

I'M LIKE A MONEY PERSON.

I'M FISCALLY RESPONSIBLE,
AND
I'VE LIVED HERE A LONG TIME.

I PLAN MY KIDS TO LIVE HERE
A
LONG TIME.

I'M HOPING THAT
THEY STAY.
I'M LOOKING AT 50 YEARS DOWN
THE
ROAD, 30 YEARS DOWN
THE ROAD.
I'M NOT LOOKING TO TOMORROW OR

WRITING A CHECK.

IF I HAD AN OPEN
POCKETBOOK, IT
WOULD BE DIFFERENT.

IF THE CITY WAS IN A
GREAT
FINANCIAL POSITION, IT
ALL
SOUNDS GREAT AND SUPER
EXCITING,
AND AS POINTED OUT TONIGHT
LOTS
OF CITIES ARE IN THE SAME BOAT.

WE JUST SAW CITY OF SANTA
ROSA
MAKING A DEAL, RIGHT, TO TRY
AND
MOVE INTO A BUILDING AND BLAH,

BLAH, BLAH.

ALSO MAYBE IT'S BECAUSE I'VE SAT

HERE ON THE DAIS, BUT I NEED
TO
POINT OUT WE MAY NEED TO HAVE A

CHANGING OF THE GUARD COMING UP.

WE ARE IN AN ELECTION CYCLE, AND

2016 COUNCIL PURCHASED A PARK

AND PURCHASED FOR INTEREST FOR
A

MILLION SIX, WHICH WE OWN
IT
TODAY.

WE'VE OWNED IT FOR ABOUT
19
YEARS AND SPENT 80 TO 900,000 TO

MAINTAIN THAT PARK AND THAT
WAS
ANOTHER MILLION AND SIX.

THAT WAS A DECISION MADE BY
THE
COUNCIL AT THE TIME THAT PUT
US
IN THE LANDLORD BUSINESS.

WE ALSO INVESTED I
BELIEVE IT
WAS $100 MILLION AND IT
WAS
REFERRED TO BY A COUNCIL
MEMBER
TONIGHT AND THAT WAS MICHAEL CAR

NACI AND WE SPENT IN CONSULTANT

FEES $116,000.

AND WHEN THE WILL OF ON
THAT
PROJECT CHANGED,
AND THOSE
CONSULTANT FEES WERE OUT
THE
DOOR AND THE PROJECT WAS
NEVER
BUILT.

SO I FEEL REALLY LIKE I
WANT TO
PUMP THIS DECISION TO
THE
MIDYEAR REVIEW, WHICH IS OUR

POLICY AND HAVE THE
BUDGET
COMMITTEE REVIEW IT TO SEE IF

WE, YOU KNOW, HAVE ENOUGH
MONEY
TO FUND THIS ADDITIONAL ASK.

SO THAT'S NOT SAYING NO, BUT
IT'S ALSO NOT SAYING RIGHT NOW.

THAT'S WHERE I'M COMING
FROM,
AND IT'S JUST A COMBINATION
OF
THE PAST AND THE THINGS THAT
THE
CITY HAS PAID FOR THAT WE
PAID
ON CONSULTANT FEES.

AND I HATE PROJECTS THAT WE
PAY
FOR THAT JUST GO ON THE SHELF.

AND I'M REALLY NOT SURE WE
CAN
AFFORD IT, AND I DON'T KNOW --
I
MEAN, IT ALL SOUNDS GREAT, YEAH.

LET'S WRITE A CHECK AND VET IT

OUT AND I APPRECIATE ALL
THE
WORK THAT'S BEEN DONE.

BUT I THINK THAT WRITING THE

CHECK SHOULD BE PUSHED OUT
TO
THE MID-YEAR BUDGET
REVIEW,
WHICH IS OUR .

IT'S NOT LIKE THAT'S A
SURPRISE
DECISION.

WE ALWAYS LOOK AT THAT MID-YEAR

REVIEW.

AND AS PREVIOUS COUNCIL MEMBERS

KNOW SITTING ON THE DAIS AND
IN
THE ROOM, THAT THAT'S WHEN WE

DECIDE, OKAY, WE'VE
COLLECTED
MORE MONEY
THAN WE THOUGHT OR WE
SAVED SOME MONEY,
AND WE FEEL
LIKE WE CAN ADD EXTRA
PROJECTS
AT THAT TIME, EXTRA
POSITIONS,

ET CETERA.

SO THAT'S A DIRECTION TO
STAFF
THAT I WOULD SUPPORT
TONIGHT,
AND I HAVE NO IDEA WHERE
MY
COLLEAGUES ON THIS.

BUT THAT'S MY
COMMENT.

OKAY.

WELL, I'LL WEIGH IN.

JUST A COUPLE POINTS.

DAVIS HAS A $95.1 MILLION

BUDGET.

AND MIDDLE TOWN'S
FACILITY IT
WAS PAID BY THE COUNTY AND
THE
INDIAN GAMING STATE AND
FEDERAL
GRANTS.

SO I WAS JUST CURE YG
BECAUSE
I'VE BEEN TRYING TO FIGURE
OUT
HOW TO GET TO YES
ESPECIALLY
WHEN WE SIT HERE AND
TALK ABOUT
BEING IN A FISCAL EMERGENCY.

AND I JUST WALKED THIS WEEKEND,

AND I CAN TELL YOU THAT ALL
THE
DOORS I KNOCKED ON NOT ONE

PERSON WAS SUPPORTIVE OF THIS.

THEY ASKED ME WHAT THE HELL ARE

YOU DOING?

WE'RE IN A FISCAL
EMERGENCY.
WE PASSED THIS TAX MAJOR AND
NOW
YOU HAVE THIS PIE IN THE

SKY

IDEA.
THOSE ARE THE THINGS I
HEARD

FROM CITIZENS.
I DID NOT HAVE
ONE PERSON THAT

ACTUALLY SUPPORTED IT.
I'M JUST SAYING THOSE ARE
THE
FACTS.

AS I TALK TO PEOPLE, MORE
PEOPLE
ARE WORRYING ABOUT
WHAT'S
HAPPENING WITH OUR WATER AND
THE
LACK OF FUNDING FOR
THAT AND
ALSO OUR BUMPY ROADS.

SO THOSE ARE THE THINGS JUST IN

MY, YOU KNOW, ANECDOTAL BUT
IN
MY DISCUSSIONS THIS WEEKEND.

AND I DID ATTEND THE TOWN
HALL,
THE MOST RECENT ONE, AND IT'S
A
LOVELY BUILDING.

I MEAN, IT'S A REALLY
GREAT
IDEA.

IT'S -- YOU KNOW, IT'S

BEAUTIFUL.
I MEAN, WHO WOULDN'T WANT THAT.

BUT I DO HAVE CONCERNS, AND
I'VE
PUT A GREAT DEAL OF TIME IN ALL

OF THIS RESEARCHING IT
AND
ASKING LOTS
OF QUESTIONS.
AND I MEAN, I HAVE PUT A LOT
OF

TIME IN THIS.
IT'S NOT JUST, YOU KNOW, ON
A
LIMB HERE.

AND I ACTUALLY MADE A LONG
LIST
OF THOUGHTS BECAUSE I WANTED
TO
BE VERY CLEAR AND COMMUNICATE TO

PEOPLE THE CONCERNS
I HAVE SO
THAT YOU UNDERSTAND WHERE
I'M
COMING FROM.

YOU KNOW, I JUST GRAPPLE
WITH
THE IDEA THAT IT'S
THE
RESPONSIBILITY OF THE CITY
AND
OUR TAXPAYERS.

YOU KNOW, WE HAVE 2,500
PEOPLE

HERE TO PROVIDE THESE FACILITIES
FOR THE NONPROFITS AND THE

LIBRARY.

WHERE'S THE FUNDING FOR
THE
COUNTY?

I SAW THE HEAT MAP AND
I
SUSPECTED MANY OF THE PEOPLE
WHO
GO TO THE SENIOR CENTER ARE
FROM
THE COUNTY, AND THAT'S
A
QUESTION THAT SOME OF THE PEOPLE

ASK ME.

IT'S NOT AN US AND THEM,
BUT
IT'S JUST THE FACT THAT
THERE'S
ONLY 7,500 PEOPLE HERE IN TOTAL.

3,300 HOMES PAYING TAXES
HERE,
AND SHOULD THE CITIZENS

LIVING
HERE IN THIS CITY BE
RESPONSIBLE
FOR PAYING FOR ALL THE
SERVICES
FOR PEOPLE WHO ARE NOT
ACTUALLY
PAYING INTO THAT?

I MEAN, IT'S JUST A FACT.

IT'S JUST THERE'S ONLY SO MUCH

TO GO AROUND.

AND PEOPLE ARE
FEELING, YOU
KNOW, THEY PASS THE TAX
MEASURE
FOR US AND EVERYONE IS
PAYING
THAT BECAUSE IF YOU SHOP
HERE
YOU'RE PAYING IT.

BUT IT'S STILL -- YOU KNOW,
I
LISTEN PEOPLE TALK TO ME
ABOUT
THE FIRE.

SOME PEOPLE ARE VERY HAPPY,
MOST
PEOPLE.

I HAD SOMEONE WHO WASN'T HAPPY

ABOUT PAYING
$265 A YEAR.
THAT'S ANOTHER COST PEOPLE HAVE

BEEN PAYING.

I PERSONALLY AM
VERY CONCERNED
ABOUT THE RISK OF
DESTABILIZING
OUR CITY FINANCES.

EVEN SPENDING THIS MONEY, I
MEAN
WE'RE GETTING GRIEF
FOR
APPROVING CREDIT FOR
NOT
CHARGING $5,000.

WE'VE BEEN UP HERE AT THE

DAIS
FOR THE LAST COUPLE OF
YEARS
ARGUING OVER WHETHER WE
SHOULD
SPEND -- ALLOW $500 OR
A
THOUSAND DOLLARS HERE AND
THERE
FOR NONPROFITS.

WE ACTUALLY WANT TO CUT BACK
FOR
SUPPORTING NONPROFITS IN EVERY

WAY, AND JUST TO GET US WHERE
WE
ARE, I MEAN WE FINALLY
HAVE
GOTTEN OURSELVES TO A PLACE
BUT
WE HAVE A ANOTHER RISKY PROJECT

WHICH IS ST. VINCENT DE
PAUL,
WHICH WE'RE ON THE HOOK FOR A

FISCAL EMERGENCY.

I'M CONCERNED WITH MOVING
IT
FROM DOWNTOWN.

THAT IS A CONCERN I
HAD SOME
PEOPLE COMMUNICATING TO
ME,

AGAIN.
ISN'T ONE OF THE PRIORITIES
OF
THE CITY THAT WE ALL -- WE
ALL
AGREE TO OUR
GOALS, AND THE
FEEDBACK THAT WE GOT IN
OUR
SURVEYS WAS THE VITALITY
OF
DOWNTOWN AS A PRIORITY.

AND SO NOW WE'RE TALKING
ABOUT
MOVING IT FROM DOWNTOWN, SO
SOME
PEOPLE THAT I HEARD
FROM SAID

IT'S VERY HYPOCRITICAL.

LIKE HOW CAN WE
SAY WE'RE

CONCERNED ABOUT THE DOWNTOWN BUT
WE WANT TO MOVE IT OUT
TO
O'REILLY.

WHEN I WAS AT THE PRESENTATION
I
HEARD PEOPLE WHO LIVE IN
WEST
COUNTY THEY'RE ALL DRIVING HERE.

AND I JUST THOUGHT A LITTLE
BIT,
LIKE, WE'RE ALL ELECTED
TO
REPRESENT 7,500 PEOPLE HERE,
AND
ALL I
HEARD WAS SOMEBODY WHO WAS
COMING OUTSIDE OF OUR CITY
HERE
AND THAT'S WHY WE SHOULD
BE
CONCERNED WITH THAT.

I JUST DIDN'T HEAR A LOT
OF
CONCERN WITH OUR CITY
FOLKS IN
THAT PRESENTATION, AND I GOT
A
LITTLE DISAPPOINTED WITH
THAT.

LET'S SEE, I'M SORRY.
I LOST MY PLACE HERE.

I PERSONALLY AM CONCERNED
ABOUT
THE CITY BEING IN THE
MIDDLE OF
A MONEY COLLECTING LANDLORD AND

RENTALS.
I HAD CONVERSATIONS ABOUT
THAT
IN THE
LAST COUPLE OF DAYS AND
HOW DO WE DO THIS.

IF THERE'S LIMITATIONS
WHAT

HAPPENS
WITH THAT?
I'M REALLY IMPRESSED.

YOUR 990 SHOWS YOUR REVENUE IN

2025 WAS 1.
2 MILLION.

THAT'S AMAZING.
IT REALLY IS.

SO I HAVE TO SAY I HAVE
FAITH
THAT REGARDLESS OF WHAT
WE
DECIDE HERE.

YOU'RE SUCCESSFUL IN

FUND-RAISING, AND I
TRULY
BELIEVE YOU WILL FIND ANOTHER

SPACE, AND I
JUST WANT TO GIVE
YOU KUDOS FOR THAT.

BECAUSE AS A NON-PROFIT
LEADER
MYSELF I KNOW HOW HARD THAT
IS,
SO I WAS REALLY -- I MEAN I WAS

LIKE WOW.

AND THEN, YOU KNOW, I JUST CAN'T

FIGURE OUT AGAIN WHY SOME
7,500
RESIDENTS HERE, 3,300
HOUSES
REALLY NEED TO SHOULDER ALL
OF
THIS.

AND I JUST CAN'T SUPPORT
MOVING,
YOU KNOW, OUT
OF DOWNTOWN.
AND I KNOW THAT
A COLLEAGUE
WANTS TO PUSH IT.

I PERSONALLY AM NOT
SUPPORTIVE
OF THIS IN GENERAL.

IT'S A GREAT IDEA AND
I
UNDERSTAND GETTING
BETTER
FACILITIES, AND WE ALL
WANT
THAT.

BUT I CAN'T SEE HOW WE CAN
DO
THAT WHEN WE HAVE
BEEN

STRUGGLING WITH GETTING
OURSELVES FINANCIALLY STABLE

AGAIN.

I THINK RIGHT NOW LOOKING
AT

THIS POINT AND EVERYTHING WE
ASKED ALREADY OUR RESIDENTS
TO
FUND SO WE CAN ACTUALLY
BALANCE
THE BUDGET.

AND, LOOK, EVEN A YEAR AND
WE
COULDN'T GET APPROVED FOR OUR
FINANCIAL

SITUATION.
WE COULDN'T EVEN GET A WELL TO

-- GET A LOAN TO REPLACE
A

WELL.
SO THAT ALONE IS CONCERNING
TO
ME.

I PERSONALLY RIGHT NOW -- I
KNOW
YOU ALL DID A TON OF WORK, AND
I
RESPECT IT.

I WOULD LOVE A NEW
BUILDING,

TOO.

I WOULD LOVE THE COMMUNITY
CENTER TO BE IN A BETTER PLACE.

I AM TIRED OF PICKING UP
THAT
FLOOR AND MOVING IT OUT OF
THE
WAY OF THE WATER.

AND, YOU KNOW, I'VE BEEN
THERE
AND DONE ALL OF THAT.

I WAS JUST THERE THIS
WEEKEND
WITH THE EMERGENCY
PREPAREDNESS
GROUP WORKING WITH THE
SENIORS
ON THAT, SO I'M REALLY SORRY.

I KNOW YOU'VE PUT A TON OF TIME

IN.
I HOPE YOU CAN UNDERSTAND WHERE

I'M COMING FROM WITH
THIS, BUT
AT THIS TIME I FEEL IT'S
MY
RESPONSIBILITY TO BE
RESPONSIBLE
RIGHT NOW AND TO ME
THAT'S
LIVING WITHIN OUR MEANS
AND
DEALING WHAT WE HAVE RIGHT
NOW
UNTIL WE CAN GET TO A
BETTER
PLACE.

MIND YOU, I EVEN
WENT SO FAR TO
MEET WITH AN
AIDE FROM SENATOR

SCHIFF RECOMMENDING THAT WE BE
QUALIFIED FOR A FEDERAL LOAN.

I MEAN, THEY'RE GOING TO DO

THAT, BUT THERE'S JUST
NO
GUARANTEES WITH ALL OF
THESE

THINGS.
I MEAN, SERIOUSLY A

YEAR AND A
HALF AGO WE COULDN'T EVEN
GET
ONE.

ANYWAY, THAT'S WHERE I'M AT.

I APPRECIATE EVERYONE
LISTENING,
BUT I WANTED
TO EXPLAIN TO
EVERYBODY IN A CLEAR
MATTER
WHERE I'M AT AND SO YOU COULD

UNDERSTAND
WHY.

OKAY.

FIRSTLY, I AM SUPER
IMPRESSED
WITH THE WORK THAT
EVERYONE'S
BEEN DOING FOR THE PAST
YEAR,
AND I'M GRATEFUL FOR THE GRACE

THAT EVERYBODY'S HAD AS
WE'VE
COME OUT WATCHING -- YOU KNOW,

WE WERE MAKING THE SAUSAGE.

IT'S NOT PRETTY WHEN
IT'S
GETTING MADE.

IT'S NOW OUT OF THE BAG,
AND NOW
IT'S TIME FOR THE WHOLE
ENTIRE
CITY TO TAKE A LOOK AT THIS,
AND
SO I'M SUPER GRATEFUL FOR ALL

THE PEOPLE THAT ARE NOW TAKING
A
LOOK AT IT.

HAVING AN OPEN MIND AND
SEEING
WHAT THE POSSIBILITIES OF
A
LIBRARY SPACE COULD BE.

I'VE GROWN UP LIKE IN
OTHER

TOWNS WITH BEAUTIFUL LIBRARIES,

EVEN SMALLER PLACES.

THIS ONE'S SUPER WELL-LOVED.

AND WHAT I MENTIONED AT THE
LAST
PRESENTATION WAS, LIKE,
THE
LIBRARY WAS MAXED OUT LIKE 98%.

IT'S LIKE A FISH IN
A FISHBOWL.
IF YOU GET A BIGGER BOWL,
THE
FISH IS GOING TO FILL IT
OUT,
AND IT WILL
BE WELL-LOVED.
ONE OF THE BIGGEST CONCERNS
THAT
I FEEL LIKE I'M HEARING YOU
NOW
IS PHYSICAL
RESPONSIBILITY.
AND I WOULD LIKE TO HONOR THAT.

AND WHAT I THINK
THAT I THINK
MAYBE RIGHT NEXT STEPS ARE
TO
FORM AN AD HOC SO THAT WE
CAN
ADDRESS THE COUNTY MONEY ISSUE.

WHAT THEIR CONTRIBUTION CAN
BE,
WE CAN ADDRESS WHO THE TENANTS

MIGHT BE, AND JUST HAVE
THIS
ABILITY TO RESEARCH FURTHER
TO
MAKE SURE EVEN MORE OF THE
DUCKS
ARE IN A ROW SO THAT
THESE
QUESTIONS ARE ANSWERED, SO
THAT
WE'RE GOING TO -- LIKE I HELD
A
WORKSHOP AT SAINT STEVENS
AND
WAS ABLE TO HEAR MORE ABOUT
THE
RESIDENCES IN THE -- YOU
KNOW,

WITH KIDS LIKE MINE WHO
LIVE
NEAR THE LIBRARY AND
WHAT THEY
WOULD ACTUALLY MISS, AND
WHAT
KIND OF THIRD PLACES ARE REALLY

IMPORTANT
TO THEM.
ONE OF THE MAJOR THINGS
I'M
CONCERNED ABOUT IS ARE
THE
BUSINESSES DOWNTOWN?

AND ONE OF THE THINGS I THOUGHT

ABOUT WHEN WE WERE OVERTURNING A

BUNCH OF ROCKS.

AND PLEASE NOTE WE TRIED TO
TURN
OVER EVERY SINGLE ROCK
THERE

WAS.
LIKE EVERY SINGLE BUILDING IN

THIS ENTIRE TOWN WE LOOKED AT

BEFORE WE GOT TO THE
O'REILLY
BUILDING REALLY.

AND I CAME TO THE
CONCLUSION
NOTHING WAS AVAILABLE.

IF WE'RE GOING TO GET ANOTHER

LIBRARY, IF WE'RE GOING
TO, YOU
KNOW, IMPROVE IT, IF WE'RE
GOING
TO DO ANYTHING,
WE'RE PRETTY
MUCH GOING TO HAVE TO MOVE TO
A
DIFFERENT BUILDING, AND
THE ONLY
ONE AVAILABLE IS THE
O'REILLY
BUILDINGS.

IF WE'RE GOING TO ADD ONTO
THIS

PARTICULAR LIBRARY WE HAVE
AND
KEEP IT ON THE CITY CENTER, IT

MAY NOT EVEN HAPPY.

I'M ALMOST SURE THAT ADDING
IT
ON OR IMPROVING IT OR EVEN A

REMODEL WHICH WOULD COST $5

MILLION, BECAUSE IT
INSTANTLY
WOULD CAUSE LIKE SEISMIC
REVIEW
AND ENGINEERING REVIEWS.

WE KNOW WE'RE GOING TO LOSE
PART
OF THE COMMONS IMMEDIATELY
WHEN
THE SENIOR CENTER FINDS
ANOTHER
PLACE.

YOU GUYS HAVE TO GROW, AND
WE'LL
FIGURE THAT OUT ONE WAY OR
THE

OTHER.
BUT IF WE DON'T MOVE
TOGETHER,
THEN IT'S JUST A LIBRARY ON
ITS
OWN.

AND PRETTY MUCH THE DOWNTOWN
HAS
LOST A BIG CHUNK OF ITS
CIVIC
CORE THAT WE'RE ALL
MISSING
ANYWAY.

SO IF WE CAN MOVE THEM ALL

TOGETHER,
THEN WE HAVE THE
OPPORTUNITY TO CREATE
A
DIFFERENT TYPE OF ECONOMY RIGHT

DOWNTOWN, AND ALL OF THIS
GOES
WITH OUR GREEN AND
OUR

SUSTAINABILITY PROMISES AND
OUR
VITALITY DOWNTOWN.

IT COULD ACTUALLY
BRING, YOU
KNOW, A HUNDRED OR 200 MORE

RESIDENTS STRAIGHT UP DOWNTOWN

WHO ARE THERE FOR 24 HOURS A
DAY
AND CAN GO GET COFFEE, CAN
GO
GET BOOKS, CAN GO GET

RESTAURANTS.

WHEREAS RIGHT NOW IF YOU GO
TO
MANY OTHER CITIES, THE
LIBRARY
IN
THE BUSINESS DISTRICT ARE THE
ONES THAT SHUTDOWN.

YOU KNOW, THEY'RE ONLY
AVAILABLE
A COUPLE, A
FEW HOURS.
AND REALLY THEY'RE
NOT
CONTRIBUTING TO THE DOWNTOWN

LIKE YOU -- LIKE THEY MIGHT BE.

FORTUNATELY, YOU
KNOW, I HAVE
DONE SOME BUSINESS OUTREACH
AND
SOME OF THE BUSINESSES HAVE
SAID
WHETHER OR NOT THEY FELT
THE
IMPACT OF THE LIBRARY BEING

CLOSE, AND THIS IS AN
AMAZING,
YOU KNOW, POINT FOR A CASE
STUDY
BECAUSE WE'RE ISOLATING WHAT
THE
LIBRARY'S IMPACT ACTUALLY IS
ON
BUSINESSES.

SUPER INTERESTING.

SO, LIKE, TO WIND THIS ALL
BACK
QUICKLY SO I DON'T JUST
REHASH
THE PAST, THREE MONTHS OF --

TRYING TO EXPLAIN HOW WE GOT
TO
THE O'REILLY BUILDING, I
JUST
WANT TO SAY HAVING
THE
OPPORTUNITY TO HAVE
AN AD HOC
WHICH COSTS THE CITY NOTHING --

YOU KNOW, NOT NOTHING, YOU
KNOW,
MAYBE LIKE TEN HOURS OF STAFF

TIME OR SOMETHING LIKE THAT OVER

THE NEXT COUPLE OF
MONTHS, WE
COULD REALLY GET TO THE
PLACE
WHERE WE HAD A BETTER IDEA ABOUT

WHAT GRANTS LOOK LIKE.

WE COULD STILL
LOOK LIKE
DIFFERENT POSSIBILITIES
IF
THAT'S WHAT THE COUNCIL'S WILL

IS, BUT WE COULD DEFINITELY
TRY
TO MAKE SURE WE UNDERSTAND
HOW
THE EFID IMPACT WHICH I THOUGHT

WOULD BE IN YEAR TEN OR
YEARYEAR
EIGHT IN THE FINANCIAL MODEL

ANYWAY, WE CAN UNDERSTAND
ABOUT
COUNTRY CONTRIBUTIONS
IN A
DIFFERENT WAY OR THE GAPA'S

CONTRIBUTIONS IN A
DIFFERENT
WAY.

OTHERWISE, IF WE KICK THE
BALL

TOO HARD WE'RE NEVER GOING
TO
BUILD
ANOTHER LIBRARY.
LIKE THIS IS
THE MOMENT.
WHEN O'REILLY CHANGES, LIKE
IF
WE KICK THIS DOWN AND
O'REILLY
MOVES ON, THEN WE'RE FORCED INTO

A PLACE WHERE WE HAVE TO
BUILD
ON THAT ONE PARTICULAR PLACE
OF
LAND, AND THEN WE'RE
DEFINITELY
INTO A 30 TO $40
MILLION
PROJECT.

EVEN IF WE WON OUT, IT'S
GOING
TO BE $10 MILLION THEN IT WON'T.

MAYBE SEVEN.
BUT WITH A FEW MORE YEARS WITH

INFLATION AS IT IS, IT'S

DEFINITELY GOING TO BE
$10
MILLION JUST TO ADD ON A SMALL

LITTLE PORTION.

AND YOU'RE NOT STILL NOT
BEAUTIFYING THAT PLACE AND
STILL
NOT MAKING SEBASTOPOL A WANT TO

BE DESTINATION.

WHEREAS IF YOU DID COME TO
THE
O'REILLY BUILDING, AND
I, YOU
KNOW, RESPECTFULLY DISAGREE THAT

IT'S GOING TO CAUSE A

TRANSPORTATION CRISIS
BECAUSE I
THINK A LOT OF THE PEOPLE
THAT

ACTUALLY DO LIVE UP THERE,
AND
IT'S VERY BIKABLE ON THE WEST

COUNTY LINE, BUT IT DOES
TAKE
AWAY THE HEART, AND THAT'S NOT

WANTED.
YOU KNOW, NOBODY WANTS TO
TAKE
AWAY THE HEART OF THE CITY
AND
MOVE IT UP THERE.

SO I JUST -- I JUST WANT
TO, YOU
KNOW, PROPOSE THAT WE KNOCK
THIS
BACK TO, YOU KNOW, AN AD HOC
FOR
THE
MOMENT.

COUNCIL MEMBER
HINTON.

I'D BE WILLING TO GIVE
STAFF
DIRECTION TO CONSIDER AN AD HOC

IN DECEMBER, AND THEN THEY
WOULD
WORK TOWARDS INSTEAD OF
THIS
PLAN OF $18 MILLION, WHICH IS ON

SLIDE -- IT LOOKS LIKE PAGE 16.

THEY WOULD CONSIDER THE

ONE-BUILDING OPTION
WE HEARD
ABOUT TONIGHT OF $8 MILLION.

AND THEN THEY WOULD BRING IT
TO
THE BUDGET MIDYEAR SUBCOMMITTEE

FOR CONSIDERATION
AND
RECOMMENDATION.

SO THAT'S WHAT I'M
WILLING TO
PROPOSE TONIGHT, AND I
DON'T

KNOW IF I CAN DO THAT IN FORM
OF
A
MOTION.

I HAVEN'T MADE ANY COMMENTS

YET SO --

NO,
I WANT YOU TO, AND THEN I
HAVE SOME COMMENTS TO, SO
GO

AHEAD.
WE
HAVE TIME.

I THINK
THIS IS REALLY
CHALLENGING BECAUSE
WE HAVE, YOU
KNOW, A BLUE RIBBON
COMMITTEE
HERE THAT HAS BEEN WANTING
TO
PUT TOGETHER THIS COMMONS FOR --

FOR OUR SENIOR CENTER AND
THE
LIBRARY AND THE
COMMUNITY

CENTER.
AND YOU'VE WORKED ON THIS
FOR A
FULL YEAR.

AND YOU'VE
LANDED ON -- THE LAST
TIME YOU WERE HERE WAS JULY
7th.
AND AT THAT MEETING YOU
HAD TWO
POSSIBLE LOCATIONS.

ONE WAS DOWNTOWN, AND THE
OTHER
WAS THE O'REILLY BUILDING.

AND THERE WASN'T A FINANCIAL

PROPOSAL.

SO WHAT WE WERE TOLD AT
THAT
TIME IS YOU WOULD COME BACK

IN
SEPTEMBER -- SO THE
ATTORNEY
SAID THE COMMITTEE WILL
COME
BACK IN SEPTEMBER TO MAKE
A
FORMAL RECOMMENDATION.

BUT INSTEAD WHAT HAPPENED IS
THE
COMMITTEE DECIDED ON JULY 14
th
TO CHOOSE ONE LOCATION AND THEN

START HOLDING TOWN HALLS TO

SOLICIT SUPPORT FOR THAT
ONE
LOCATION.

AND FOR ME THAT WAS VERY

UPSETTING BECAUSE IT CREATED
A
LOT OF UNNECESSARY DIVISION, I

THINK, IN THE COMMUNITY.

AND I'M GOING TO, YOU KNOW, SET

THAT ASIDE.

I ALSO THINK THAT YOU
DIDN'T
REALLY LOOK AT THE IDEA OF
AN
ADDITION NEXT TO THE
LIBRARY,
AND THAT COULD BE A COUPLE
STORY
ADDITION THERE THAT COULD
SERVE
THE SENIOR CENTER.

IT COULD SERVE CITY HALL IN SOME

WAY, AND THAT WAS
NEVER
INVESTIGATED.

AND ALL WE WERE TOLD WAS,
WELL,
THAT'S TOO EXPENSIVE SO WE
CAN'T
DO THAT.

SO I LIKE TO KEEP THE

TWO
OPTIONS STILL OPEN AND NOT LAND

ON ANYTHING.

I ALSO FEEL REALLY
STRONGLY
ABOUT THE DOWNTOWN CORE.

AND TO ME THESE -- THE
BUILDINGS
ARE BEAUTIFUL, BUT THEY DO
NEED
A LOT OF WORK, AND THEY'RE
WAY
BIGGER THAN I THINK WHAT
WE
NEED.

AND I THINK IT WOULD
PROBABLY
END UP BIFURCATING OUR
TOWN,
CREATING A NORTH PART
OF TOWN
AND THE CENTER OF TOWN, AND THE

EAST PART OF TOWN.

AND I LIKE THE IDEA OF
KEEPING
THE HEART OF TOWN, AND
THE
LIBRARY IS CENTRAL TO THE HEART

OF TOWN AND THE SENIOR CENTER.

AND I UNDERSTAND YOU'RE
BURSTING
AT THE SEAMS, AND IT'S
WONDERFUL
BECAUSE YOU'RE SO SUCCESSFUL.

AND I REALLY APPRECIATE THE
WEST
COUNTY RESIDENTS.

I'M GRATEFUL.

SEBASTOPOL'S AMAZING
AND
WONDERFUL BECAUSE OF THE WEST

COUNTY.

WE COULD NEVER HAVE AS
MANY
RESTAURANTS AS WE DO OR

AS GREAT
OF SERVICES, AS GREAT OF AN
ARTS
CENTER, A SENIOR CENTER,

COMMUNITY CENTER.

ALL THESE SERVICES ARE
GREAT
BECAUSE WE HAVE SO MANY PEOPLE

SURROUNDING -- 50,000
PEOPLE
SURROUNDING US THAT ARE USING

IT, SO I HAVE A LOT
OF
APPRECIATION
FOR THE WEST COUNTY
RESIDENTS FOR THAT REASON

BECAUSE THEY MAKE OUR TOWN

REALLY GREAT.

SO WE HAVE BUDGET CONSTRAINTS.

RIGHT NOW WE'RE LOOK AT AN

$850,000 DEFICIT FOR THIS
YEAR.
SO WE'RE LOOKING AT, OKAY, WE'LL

GIVE YOU 50,000 AND A BUNCH
OF

MORE STAFF TIME.
I JUST CAN'T -- I CAN'T DO THAT.

NOT
NOW.
I WOULD CONSIDER
JOINING COUNCIL
MEMBER HINTON WITH THE IDEA OF

TAKING A MIDYEAR BUDGET
REVIEW,
BUT I WOULD LIKE TO SEE THAT THE

DOWNTOWN PROPERTY BE BACK IN THE

CONVERSATION TO SEE IF
ANYTHING
COULD BE FEASIBLE.

IF YOU COULD DO -- YOU COULD DO

PARKING UNDERNEATH AND MAYBE

TWO
OR THREE STORIES UP IT COULD
BE
A BEAUTIFUL BUILDING AS AN ANNEX

TO -- YOU KNOW, AN ADDITION
TO
THE MAIN LIBRARY THERE
THAT
COULD INCLUDE THE NEEDS OF

SENIORS.

AND I'M NOT SURE IT WOULD
WORK
FOR THE COMMUNITY CENTER, BUT
IT
COULD HELP WITH CITY HALL.

BUT IT ALSO COULD OFFER
A
BEAUTIFUL OBSERVATION DECK FOR

THE LAGUNA BECAUSE IT WOULD BE
UP
PRETTY HIGH.

SO THAT WOULD BE MY REQUEST IS

TO INCLUDE BOTH PROPERTIES IN A

MIDYEAR REVIEW.

AND I DON'T WANT TO
CONTINUE
WITH AN AD HOC AT THIS TIME AND

WOULD LIKE TO JUST HAVE
THAT
MIDYEAR REVIEW TO SEE IF IT'S

EVEN FINANCIALLY
POSSIBLE.

AND I JUST -- A COUPLE
OF
THINGS POINT OF ORDER AND
SIMPLY
BECAUSE OF WHAT I JUST HEARD,
I
WANT TO EXPRESS THE
FRUSTRATION
THAT I FELT WHEN I LISTENED TO

THE PRESENTATION BECAUSE
I'M
JUST GOING TO SAY IT.

IT FELT LIKE A SALES JOB, NOT
AN
INFORMAL TYPE OF THING.

I MEAN, I HAD SO MANY
PEOPLE
COMING OUT OF
THERE AND CHEWING
MY EAR OFF
SAYING, YOU KNOW, YOU
GUYS MADE A DECISION WITHOUT

ACTUALLY TALKING ABOUT IT
AT
COUNCIL BECAUSE THE
IMPRESSION
WAS A DECISION WAS MADE.

AND AS A COUNCIL MEMBER THAT

SITS HERE AND HAS TO GO
THROUGH
ALL OF THAT AND WAS NOT PART
OF
ALL THAT, IT'S DISAPPOINTING
TO
HAVE TO EXPLAIN THAT A
DECISION
WASN'T MADE.

BUT THE IMPRESSION FOR MANY

PEOPLE IS THAT A DECISION WAS

MADE.

AND, YOU KNOW, I HAD SEVERAL

PEOPLE TELLING ME IT WAS A SALES

JOB.
THEY FELT LIKE THEY WERE AT
A --
WHAT'S IT CALLED -- A TIME
SHARE
THING.

THAT WAS THE ANALOGY THEY USED.

SO AS A POINT OF ORDER, FOR
ME
PERSONALLY I WAS LIKE,
OKAY,
TAKE NOTE.

WHEN YOU'RE TALKING ABOUT

COMMITTEES AND COMMUNITY

OUTREACH, NOW
WE NEED TO DEFINE
SOME OF THAT BECAUSE IT
JUST
FELT LIKE IT KIND OF
WENT BEYOND
WHAT IN MY MIND I WOULD
ENVISION
FOR THAT.

SO I JUST HAVE TO SAY
I'M
SHARING WITH
YOU ALL.
I KNOW IT SOUNDS LIKE A

CRITICISM, BUT I'M JUST
SHARING
THE CONVERSATIONS I HAVE
TO
HAVE.

AND IT'S NOT COMFORTABLE WHEN

YOU'RE HAVING TO
HAVE
CONVERSATIONS AND
TELLING
PEOPLE, NO, A DECISION
WASN'T
MADE.

AND THEY'RE LIKE IT
CERTAINLY
SOUNDS LIKE
IT AND WASN'T
ACTUALLY DISCUSSED AT
THE
COUNCIL MEETING.

SO PEOPLE ARE DISAPPOINTED IN
THAT, AND I'M JUST SHARING
THAT
WITH YOU ALL.

I PERSONALLY AM NOT
SUPPORTIVE
OF HAVING AN AD HOC RIGHT NOW.

I THINK IT'S THE CART BEFORE
THE
HORSE.

WE DON'T EVEN KNOW WE CAN AFFORD

IT.
AND AGAIN WE'VE GOT THE DEFICIT.

I WANT TO SHARE ALL THE THINGS

THAT WERE
SHARED TO ME.
IT DIDN'T GOOD SITTING IN
THERE
AND AFTERWARD KIND OF
BEING
ATTACKED BIA FEW
PEOPLE LIKE WHY
WAS THIS DECISION MADE.

ANYWAY, THAT'S MY --

GO
AHEAD.

I'M GOING TO COME BACK
AND
TRY TO LOBBY BECAUSE I
HEAR
COUNCIL MEMBER MAURER
SAYING,
YES, BUDGET CAN REVIEW IT
AT
MIDYEAR.

BUT WITHOUT HAVING SOME OF THAT

INFORMATION TO BE ABLE
TO
PRESENT TO BUDGET COMMITTEE,
I
DO THINK WE WOULD NEED TO
PULL
TOGETHER THIS COMMONS GROUP
THAT
HAS WORKED REALLY HARD AND
AN
AD HOC AT LEAST IN DECEMBER, AND

THAT WOULD GIVE THE STAKEHOLDERS
TIME TO REACH OUT TO
OUR

SUPERVISOR, LINDA HAWKINS, TO
SEE IF WE HAVE ANY COUNTY

SUPPORT OR WE CAN DRUM THAT.

OR MAYBE TO OUR
COUNTY

COMMISSIONER FIGURE OUT IF
WE

CAN GET THE LIBRARY TO KIND OF
STATE WHERE THEY COULD BE AT
SO
THAT WE CAN GO BACK INTO
THAT
BUDGET REQUEST MIDYEAR WITH
A
LITTLE BIT OF INFORMATION
BEHIND
IT TO KNOW THAT WE'RE NOT JUST

THROWING $50,000 OUT.

SO MAYBE WE DON'T HAVE TO DECIDE

TONIGHT, BUT I'M NOT FOR AN

AD HOC TONIGHT AND EXTENDING THE

AD HOC'S SCOPE OF WORK.

BUT I WILL CONTINUE TO TRY
TO
LOBBY BECAUSE I DON'T WANT
ALL
THIS WORK THROWN OUT THE WINDOW.

AND IT WOULD SEEM LIKE A NEW

AD HOC CREATED IN DECEMBER
TO
GET READY FOR THE
BUDGET
PRESENTATION MIGHT MAKE
SENSE,
SO THEY'RE NOT COMING IN
COLD
BECAUSE THIS INFORMATION WILL
BE
THREE MONTHS OLD OR FOUR
MONTHS
OLD BY THE TIME
WE GET THERE.

SO I AGREE THAT I DON'T
WANT
TO THROW OUT THEIR WORK, JUST TO
BE
CLEAR.

GOT TO FIGURE OUT -- I
WOULD
LIKE TO PUT THE DOWNTOWN
SPACE
BACK IN THERE FOR A

REAL
EVALUATION.

AND SO IF THAT'S PART OF THE

SCOPE OF THE AD HOC THAT MEET
IN
DECEMBER, I'M OKAY WITH
THAT.

BUT CAN WE REALLY DIRECT AN

AD HOC NOW THAT IS FOR DECEMBER?

YOU CAN CREATE ONE NOW IF
YOU
WANTED OR YOU CAN WAIT
UNTIL

DECEMBER.

I'D LIKE TO WAIT UNTIL

DECEMBER.
BUT CAN WE JUST SEND THAT TO

STAFF, STAFF DIRECTION THAT
WE
WANT THAT TO COME BACK AS
AN
AGENDA ITEM IN DECEMBER FOR
AN
AD HOC TO
BE CREATED?

YES, WE COULD COME BACK.
I
MEAN, ON THE FIRST OR
SECOND
MEETING IN DECEMBER
THERE'S
GOING TO BE A TURNOVER AND
THE
COUNCIL --

I THINK IT'S THE FIRST

MEETING, ISN'T
IT?

THE FIRST MEETING IS --

IT REALLY DEPENDS ON
HOW

QUICKLY THE
COUNTY.

UNDERSTOOD.

BUT I THINK WE'VE NEVER
MISSED
THE FIRST MEETING.

SO IS THAT JUST STAFF
DIRECTION,
OR DO WE HAVE
TO MOVE IT?

OKAY.

AND I DON'T WANT TO -- I DON'T
KNOW IF THERE'S SUPPORT FOR

THAT, BUT --

SO WHAT'S YOUR
MOTION?

I'D SUPPORT THAT.

IT'S NOT A MOTION.

THEY SAID IT'S JUST STAFF

DIRECTION.

AND WHAT'S THE
DIRECTION?

THE DIRECTION WOULD BE
TO
COME BACK THE SECOND WEEK,WEEK,

MEETING IN DECEMBER WITH
AN
AGENDA ITEM TO CREATE AN AD
HOC
WITH A SCOPE OF WORK TO
BE
DETERMINED BUT WOULD BRING
BOTH
PROPERTIES THAT WE
WERE
DISCUSSING DOWNTOWN AND
O'REILLY
BACK IN TO GET SOME
INFORMATION
ENOUGH TO SUBMIT A PROPOSAL FOR

THIS SAME FINANCIAL SCOPE
OF
WORK TO THE MIDYEAR BUDGET

REVIEW.

I SECOND
THAT.

OKAY, SO WE'LL DO IT AS
A

MOTION.

THANKS.

AND JUST TO CLARIFY
SOMETHING
TO MAKE SURE THAT
EVERYONE'S
TALKING ABOUT THE
SAME THING.
AN AD HOC IS COMPRISED SOLELY
OF
TWO COUNCIL MEMBERS, SO NO --

NOT THE FULL --

NOT THE COMMITTEE AND

EVERYTHING, RIGHT.
IT'S STAFF AND
TWO COUNCIL

MEMBERS, CORRECT?

YEAH.

AND WE'LL MAKE SURE THAT
THE
SCOPE OF WORK -- BECAUSE I
AGREE
THE TOWN HALLS WERE NOT
TYPICAL
IN AN AD HOC COMMITTEE, SO
IT
MIGHT -- WE'LL DETERMINE
THE
SCOPE OF WORK AT THAT
TIME.

I'M JUST GOING TO SAY I
STILL
JUST STRUGGUAL LE WITH THE WHOLE

MONEY THING, SO I DON'T
WANT
WORK THROWN AT IT EITHER.

IT'S MUCH MORE FINANCIALLY IS
AN
ISSUE FOR ME RIGHT NOW.

SO ANYWAY.
SO YOU JUST NEED
DIRECTION?

WE HAVE A
MOTION.

CAN YOU READ THE MOTION BACK?

SO THE MOTION I HEARD
WAS
MOVED BY COUNCIL MEMBER
HINTON
AND SECONDED BY VICE
MAYOR
MAURER TO DIRECT STAFF FOR
THE
SECOND MEETING BACK IN
DECEMBER
AND AD HOC COMMITTEE
WITH
PROPOSED SCOPE OF WORK
TO
INCLUDE BOTH LOCATIONS, AND
TO
BRING IT BACK TO COUNCIL FOR

CONSIDERATION AT THAT SAID

MEETING.

AND THEN DIDN'T YOU
HAVE IT
WOULD ALSO GO TO BUDGET

REVIEW -- IN PREPARATION TO
GO
TO BUDGET
REVIEW, RIGHT?

PART OF THE SCOPE OF
WORK
WOULD BE IN PREPARATION FOR
THE
MIDYEAR
BUDGET.

MIDYEAR BUDGET
REVIEW.

AND I JUST WANT TO MAKE A

STATEMENT BEFORE WE VOTE, IT'S
JUST
I CAN'T SUPPORT HAVING
SOMETHING OUTSIDE OF OUR

DOWNTOWN.

SO I WILL BE VOTING NO, BUT
I
WANT PEOPLE TO
UNDERSTAND WHY.
I'M JUST NOT SUPPORTIVE
OF
MOVING IT OUT OF DOWNTOWN
AND
HAVING THAT
AS PART OF IT.
AND WE HAVE TO DO THIS
PAST
BECAUSE AS A POINT OF ORDER AT

10:30 WE ALL HAVE TO
AGREE,
OTHERWISE THE
MEETING ENDS.

MAYOR.

YOU'RE GOING TO READ IT

AGAIN.
INCLUDE
THE DOWNTOWN.

I'M SORRY?

WE INCLUDED
THE DOWNTOWN.

RIGHT.
SO SO MOVED BY COUNCIL
MEMBER
HINTON AND SECONDED BY
VICE
MAYOR MAURER TO DIRECT
STAFF TO
BRING IT BACK AT THE SECOND

IN
DECEMBER CREATION OF
AN AD HOC
COMMITTEE WITH THE
PROPOSED
SCOPE OF WORK TO INCLUDE
STAFF
TIME IN DEFINITIONS AND THEN
FOR
CONSIDERATION OF BOTH
LOCATIONS
IN PREPARATION FOR THE
MIDYEAR
BUDGET REVIEW.

IF IT
WASN'T SECONDED --

IT WAS, YES.

COUNCIL MEMBER
CARTER?

YES.

COUNCIL MEMBER HINTON.

AYE.

COUNCIL MEMBER
ZOLLMAN.

YES.

VICE
MAYOR MAURER.

YES.

MAYOR
McLEWIS.

AT THIS TIME,
NO.

MOTION PASSES 4-1
WITH
COUNCIL MEMBERS CARTER, HINTON,

ZOLLMAN, AND VICE --
I CAN SEE BY
BODY LANGUAGE WE'RE NOT

STAYING
PAST 10:30.

WE HAVE TO HAVE
UNANIMOUS
AGREEMENT TO STAY PAST 10:30,
SO
THE MEETING WILL
BE ADJOURNING.
THANK YOU. [Event Concluded]