



City Council

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

Interim City Manager

Mary Gourley
mgourley@Cityofsebastopol.gov

CITY COUNCIL MEETING MINUTES
MINUTES FOR MEETING OF April 7, 2026

As Approved by the City Council at their regular meeting of April 21, 2026.

CALL TO ORDER: Mayor McLewis called the meeting to order 6:00 p.m.

ROLL CALL:

Present: Mayor Jill McLewis Attended Remotely Per Brown Act Requirements

Vice Mayor Sandra Maurer
Councilmember Phill Carter
Councilmember Neysa Hinton
Councilmember Stephen Zollman

Absent: None

Staff: Interim City Manager Mary Gourley
City Attorney Alex Mog
Administrative Services Director Kwong
Interim Planning Director Jane Riley, 4Leaf
Police Chief McDonagh
Public Works Director Hart

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

REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED): To consider and take action on any request from a Council Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 549539(f)). Assembly Bill 2302 (2024) (“AB 2302”) revises rules for when members of local legislative bodies may participate in meetings remotely. Specifically, it amends the number of meetings that may be attended remotely for just cause and under emergency circumstances and clarifies the definition of the term “meeting,” for purposes of remote attendance. AB 2302 caps the number of remote meetings a member can attend each year based on the frequency of a legislative body’s meetings: Five meetings per year for those meetings twice a month.

None.

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.

City of Sebastopol History Acknowledgement presented by Mayor McLewis.



PROCLAMATIONS/PRESENTATIONS/INTRODUCTIONS:

The following were presented:

- Sexual Assault Awareness Month
- WOTYC Proclamation - (Week of the Young Child)
- NPST Week - (National Public Safety Telecommunicators Week)
- MOVES Proclamation - (Children's Memorial Day) 4th Friday
- National Library Week Proclamation

Reference Order Number: 2026-086

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 decision.

Councilmember Carter stated he is on the WESCO Board and not of paid service.

City Attorney Mog explained the rules related to conflict and stated Councilmember Carter disclosed his position. There were no stated conflicts of interest.

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:

Kate

Laura

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. There were no requests.

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

Kyle

Kate

Mayor McLewis called for a motion.

MOTION:

Councilmember Zollman moved and Vice Mayor Maurer seconded the motion to approve consent calendar item number(s) 1, 2, 3, 4, 5, and 6.

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 Regular Meeting Minutes for Meeting of February 17, 2026

Responsible Department: Interim City Manager

Fiscal Impact: Staff time required to prepare the minutes is covered within existing budgeted salaries. No additional financial impact is anticipated with approval of this item.

City Council Action: Approved City Council Regular Meeting Minutes for Meeting of February 17, 2026

Minute Order Number: 2026-087

2. Approval of City Council Regular Meeting Minutes for Meeting of March 17, 2026

Responsible Department: Interim City Manager

Fiscal Impact: Staff time required to prepare the minutes is covered within existing budgeted salaries. No additional financial impact is anticipated with approval of this item.

City Council Action: Approved City Council Regular Meeting Minutes for Meeting of March 17, 2026

Minute Order Number: 2026-088

3. Adopt a Resolution authorizing John Moe, P.E., to sign certain documents as City Engineer. Mario Landeros, Interim City Engineer with GHD Inc., will be retiring from his role and John Moe, has been selected to perform this role.

Responsible Department: Public Works



Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries. No additional financial impact is anticipated with approval of this item as budget contains approved allocation of \$9,000 for Engineering Contract

City Council Action: Approved Resolution authorizing John Moe, P.E., to sign certain documents as City Engineer. Mario Landeros, Interim City Engineer with GHD Inc., will be retiring from his role and John Moe, has been selected to perform this role.

Minute Order Number: 2026-089

Resolution Number: 6745-2026

4. **Approval of Catastrophic Policy -City Wide.** This policy establishes a voluntary Catastrophic Leave Bank consistent with IRS guidance for medical emergency leave-sharing plans. The bank allows employees to donate accrued vacation, compensatory time off (CTO), or administrative leave for use by eligible employees who experience a medical emergency resulting in prolonged absence and substantial income loss after exhausting paid leave. A medical emergency may involve the employee or an eligible family member.

Responsible Department: Human Resources/Administrative Services

Fiscal Impact: Staff time required to prepare the staff report is covered within existing budgeted salaries. No additional financial impact.

City Council Action: Approved Catastrophic Policy -City Wide. This policy establishes a voluntary Catastrophic Leave Bank consistent with IRS guidance for medical emergency leave-sharing plans. The bank allows employees to donate accrued vacation, compensatory time off (CTO), or administrative leave for use by eligible employees who experience a medical emergency resulting in prolonged absence and substantial income loss after exhausting paid leave. A medical emergency may involve the employee or an eligible family member.

Minute Order Number: 2026-090

Resolution Number: 6746-2026

5. **Authorize the opening of a recruitment process to fill the upcoming term for the City of Sebastopol's representative on the Sonoma County Library Commission and approve the Requirements for City Appointed Position to the Sonoma County Library Commission.**

Requestor: Councilmember Zollman

Responsible Department: Interim City Manager

Fiscal Impact: Staff time required to prepare the minutes is covered within existing budgeted salaries. There is no additional fiscal impact with approval of this item.

City Council Action: Approved authorization to open recruitment process to fill the upcoming term for the City of Sebastopol's representative on the Sonoma County Library Commission and approve the Requirements for City Appointed Position to the Sonoma County Library Commission.

Minute Order Number: 2026-091

6. **Approval of Notice of Completion for Emergency Sewer Repair South High Street**

Responsible Department: Public Works

Fiscal Impact: Staff time required to prepare this agenda report is covered within existing budgeted salaries. The emergency sewer main line repair, with a final cost of \$81,725, will be funded through a budget adjustment from the wastewater reserve fund.

City Council Action: Approved Notice of Completion for Emergency Sewer Repair South High Street

Minute Order Number: 2026-092



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

7. Informational Item: 2nd Quarterly update from Building the Commons Committee

Responsible Department: Public Works

Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries.

Public Works Director Oriana Hart presented the agenda item.

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

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

Kyle

Mary

City Council Discussion/Deliberations/Comments:

Council continued discussion of the item.

Council received the item. No motion required.

City Council Action: None; Informational Only.

Minute Order Number: 2026-093

8. Informational Item: Development Agreement Annual Report – Piazza Hotel. Annual Report for the Development Agreement is required by State law and the DA itself. City staff will provide information on timeline of Development Agreement and What would happen upon expiration of development agreement.

Responsible Department: Planning

Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries.

Interim Planning Director Jane Riley, 4Leaf Consultant, presented the agenda item and introduced Daniele Petrone.

Daniele Petrone provided an update.

Mayor McLewis opened for questions from staff. The Council asked various questions of staff and Mr. Petrone.



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

Member of the public
Oliver
Member of the public
Kate

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

Council received the item. No motion required.

City Council Action: None; Informational Only.
Minute Order Number: 2026-094

PUBLIC HEARING(s): NONE

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

9. **Special Event Fee Waivers - Kiwanis Club April 4th Easter Egg Hunt. Fee Waiver has been requested in the amount of \$400.00**

Responsible Department: Public Works

Fiscal Impact: Staff time required to prepare the minutes is covered within existing budgeted salaries.

The fee that would be waived for this event amounts to \$400.00.

Public Works Director Oriana Hart presented the agenda item.

Mayor McLewis opened for questions from 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:

Bruce
Philena
Member of the Public

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

Mayor McLewis called for a motion.

MOTION:

Vice Mayor Maurer moved and Councilmember Carter seconded the motion to approve Special Event Fee Waiver - Kiwanis Club April 4th Easter Egg Hunt. Fee Waiver has been requested in the amount of \$400.00.



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 Special Event Fee Waiver - Kiwanis Club April 4th Easter Egg Hunt. Fee Waiver has been requested in the amount of \$400.00.

Minute Order Number: 2026-095

10. Approval of Memorandum of Understanding with Service Employees’ International Union Local (SEIU) 1021

Responsible Department: Administrative Services

Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries. Additional fiscal impact: The total estimated financial impact of the successor Memorandum of Understanding (MOU) over the full contract term is approximately \$374,200, including workers’ compensation and general liability costs. Of this amount, \$50,500 is attributable to FY 2025–26. The estimated cost for FY 2026–27 is \$113,640 and will be incorporated into the proposed budget. The remaining \$210,060, covering FY 2027–28 through June 30, 2029, will be incorporated into future budgets. All costs are contingent upon City Council approval of the successor MOU. At this time, staff is not recommending any budget adjustments. The January through June 2026 costs can be absorbed within existing departmental budgets due to savings associated with vacant positions.

Deborah Muchmore, Human Resources Consultant, presented the agenda item.

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

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

Kyle
 Lee

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 approve Approval of Memorandum of Understanding with Service Employees’ International Union Local (SEIU) 1021.



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 Memorandum of Understanding with Service Employees' International Union Local (SEIU) 1021.

Minute Order Number: 2026-096

Resolution Number: 6747-2026

11. Consideration of Good Cause Determination for Automatic Removal of Planning Commissioner Due to Absences Pursuant to Sebastopol Municipal Code Section 2.24.030

Responsible Department: Planning/City Attorney

Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries.

There are no further budgetary impacts.

Interim Contract Planning Director Jane Riley, 4Leaf Consultant, presented the agenda item and introduced former Planning Commissioner Alex Kanzler.

Mr. Kanzler made a presentation.

Mayor McLewis opened for questions from staff. The Council asked various questions of City staff, Mr. Kanzler and City Attorney.

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

Kyle

Evert

Daniele

Oliver

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 Re-appoint Alex Kanzler to the Planning Commission for term to expire Dec 2027.



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 to Re-appoint Alex Kanzler to the Planning Commission for term to expire Dec 2027.

Minute Order Number: 2026-097

12. Consideration/Discussion of Request for Direction to Staff for Researching City locations for Soccer Fields.

Requestor: Councilmember Carter/Wesco Soccer

Responsible Department: Public Works/Planning

Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries.

However, estimated processing costs for each location are listed as follows.

Youth Annex Site: \$18,250 minimum deposit

Downtown Site: Planning/Zoning/CEQA: \$14,000 minimum deposit + archeological monitoring costs

Public Works Director Oriana Hart presented the agenda item and introduced WESCO Board member.

Mayor McLewis opened for questions from staff. The Council asked various questions of City staff, applicant, Councilmember Carter and City Attorney.

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

- Kenyon
- Oliver
- Winton
- Rob
- Daniele
- Kyle
- Tim
- Sue
- Member of public

City Council Discussion/Deliberations/Comments:

Council continued discussion of the item.



City Council Action: Directed staff to for WESCO to submit an application (deposit) to pay for staff time to review potential options for the downtown site such as a deed restriction; and no consideration of the youth annex location.

Minute Order Number: 2026-098

13. Consideration of Approval of City Council Protocols:

a. Addition of Mandatory Training Added to Policy Number 6:

- i. Fiscal and Financial Training (SB 827) – Effective January 1, 2026, all local agency officials must complete at least two hours of fiscal and financial training every two years. Newly appointed or elected officials must complete the training within six months of assuming office. Officials serving prior to January 1, 2026, must complete it by January 1, 2028 (unless their term ends earlier).

b. Policies:

- a) Policy Number 11: Use of Travel Funds for City Council – City Council Conferences/Training (This incorporates approved City Council Resolution)
- b) Policy Number 12: Ethics and Professional/Personal Conduct (Incorporates approved City Council Resolution)
- c) Policy Number 13: Process of City Council Meetings
- d) Policy Number 14: Conflicts of Interest and Ex Parte Communications
- e) Policy Number 15: Best Practices for Councilmembers

Requestor: Ad Hoc Committee

Responsible Department: Interim City Manager/City Attorney

Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries.

Additional fiscal impact: There is no additional budgeted impacts as review of the policies by the City Attorney are contained within the approved budget.

Interim City Manager Gourley presented the agenda item.

Mayor McLewis opened for questions from staff. The Council asked various questions of City staff, Ad Hoc Committee and City Attorney.

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

Kyle

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 policies for incorporation into the handbook and as amended:

Remove history language and add that the Mayor may provide comments on topics relative to the Sebastopol community.

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 policies for incorporation into the handbook and as amended: Remove history language and add that the Mayor may provide comments on topics related to the Sebastopol community.

Minute Order Number: 2026-099

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.

Kyle

COUNCILMEMBER(S) REQUESTS FOR FUTURE CITY COUNCIL AGENDA ITEMS

Councilmember Zollman reiterate importance of filling out agenda item request form and staff time usage. Mayor McLewis supported the item.

Councilmember Hinton agenda item that would take minor items under certain cost and not bring everything to budget committee. Mayor McLewis supported the item.

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

- 14. City Manager and/or City Clerk Reports: (This will be either verbal reports at the meeting, or written reports provided at or prior to the meeting)
 - a. Interim City Manager updated the Council on items related to the City.
- 15. City Council Reports/Committee/Sub-Committee Meeting Reports: (Reports by Mayor/City Councilmembers Regarding Various Agency Meetings/Committee Meetings/Sub-Committee Meeting /Conferences Attended and Possible Direction to its Representatives (If Needed) on Pending issues before such Boards. ((This will be either verbal reports at the meeting, or written reports provided at or prior to the meeting)
 - a. Councilmembers provided updates.



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

CLOSED SESSION: NONE

ADJOURNMENT OF CITY COUNCIL MEETING

Mayor McLewis adjourned the April 7, 2026 City Council Regular Meeting at 10:25 pm to the Special City Council Goals and Priorities Setting Workshop of Tuesday, April 14, 2026 at 6:00 PM.

April 14th 2026 Special City Council Workshop will be adjourned to the next Regular City Council Meeting of Tuesday, April 21, 2026 at **6:00 pm**, Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA.

Respectfully submitted:

Mary C. Gourley
Interim City Manager

Attachment(s):
Raw Zoom Minutes
VITAC Minutes

WEBVTT

1

00:00:03.080 --> 00:00:13.339

Mayor McLewis: Let me just click off of that, and I would say, can we just hold the meeting to order? Good evening, everyone. Mary, would you like to do roll call first?

2

00:00:13.340 --> 00:00:15.840

Sebastopol Community Cultural Center: Sure, thank you. Councilmember Carter?

3

00:00:17.830 --> 00:00:19.740

Sebastopol Community Cultural Center: Here. Councilmember Hinton?

4

00:00:19.920 --> 00:00:24.939

Sebastopol Community Cultural Center: Councilmember Zolman? Present. Vice Mayor Maurer? Here. Mayor McLewis?

5

00:00:25.190 --> 00:00:25.840

Mayor McLewis: Here.

6

00:00:25.840 --> 00:00:28.020

Sebastopol Community Cultural Center: Please note, all council members are in attendance.

7

00:00:28.470 --> 00:00:32.519

Mayor McLewis: Alright, so let's move on to Salute to the Flag, if we can.

8

00:00:35.430 --> 00:00:36.380

Mayor McLewis: So...

9

00:00:39.200 --> 00:00:46.280

Mayor McLewis: I pledge allegiance to the flag. I apologize, I can't hear the audience, so I need someone to lead it there for me.

10

00:00:52.330 --> 00:00:53.550

Mayor McLewis: Thank you.

11

00:00:53.920 --> 00:00:58.709

Mayor McLewis: That's one thing I've learned on Zoom, not hear the audience when they're speaking, so...

12

00:00:59.430 --> 00:01:22.590

Mayor McLewis: Let's see. Obviously, I am... I just wanted to, say that I am attending this remotely. It's been posted on the agenda, 72 hours ahead with my, address. I don't have anyone in the room with me. I've posted where necessary, with the hotel, and then I also just wanted to let you know that

13

00:01:22.590 --> 00:01:29.270

Mayor McLewis: There are some massive storms that have rolled into here, where I'm at in Hawaii, and some of the internet is a bit...

14

00:01:29.700 --> 00:01:39.409

Mayor McLewis: So, if for some reason I lose connection, I'm hoping the Vice Mayor can take over for me. That's... they're just saying it's gonna get a little rough here in a bit, so...

15

00:01:39.800 --> 00:01:41.350

Mayor McLewis: Anyways...

16

00:01:41.590 --> 00:01:56.350

Mayor McLewis: All right, let's see, I'm gonna move on to land acknowledgement. So, the City of Sebastopol acknowledges, and pardon me, I should ask if there was anyone else that had anything they needed to add before I move on with that. I think we're good.

17

00:01:57.700 --> 00:02:14.669

Mayor McLewis: Okay, so land acknowledgement. The City of Sebastopo 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 Brayton Rancheria.

18

00:02:15.030 --> 00:02:17.069

Mayor McLewis: And as part of,

19

00:02:17.180 --> 00:02:23.229

Mayor McLewis: This year, I do remembering the History of Sebasopol, and I just have two quick little blurbs.

20

00:02:23.230 --> 00:02:48.180

Mayor McLewis: Just to share with everyone, I think they're interesting. They have a bit of enforcement, theme this time. In 1966, a new radar... new radar equipment was, installed to help slow down city speeders. A little box, was actually installed, a 6x9x4 box, and it was basically... it was to, increase the role in a police effort to drastically reduce speeding.

21

00:02:48.180 --> 00:03:10.879

Mayor McLewis: within the city limits when the radar was in use, the police car with police markings marked so that it was clearly visible, even at the same distance approaching motorists. And I found this humorous simply because, Chief Pilgrim and Patrolman Russell, when they actually installed that, and they were demonstrating it for folks in the city, a young gentleman went speeding by with his pickup truck at 60 miles an hour on

22

00:03:10.880 --> 00:03:35.559

Mayor McLewis: Petaluma Avenue, in a 25 mile an hour zone, and so I was just reading through the old papers, and it was, it was kind of humorous. And then, actually, in 1966, the city instituted a flat \$5 fee for anyone who was jaywalking. They said that even though they had painted signs on... no jaywalking signs on the curbs and in various places, people were just walking over

23

00:03:35.560 --> 00:03:39.779

Mayor McLewis: The curbs and not, not adhering to the,

24

00:03:39.870 --> 00:03:56.349

Mayor McLewis: to that... to the laws, so anyway, so they instituted this flat \$5 fee in hopes to curb people. I... when I read these newspaper clips, it's... it's quite interesting. I hope some of you will spend some time at the museum and get to know more about the history of Sebastopol.

25

00:03:56.740 --> 00:04:15.539

Mayor McLewis: So we have... I'm going to move on to proclamations, presentations, and introductions. We actually have 5, proclamations tonight, so I just wanted to see... I guess I'll just go down the list as they're on the agenda, and the first one we have is the Sexual Assault Awareness Month.

26

00:04:15.540 --> 00:04:21.280

Mayor McLewis: And I believe, councilmember Hinton is going to one, is that correct?

27

00:04:37.580 --> 00:04:54.279

Sebastopol Community Cultural Center: Oh, there you go. Thank you for turning me up. Yeah, sorry to, so I'm starting out with the toughest one, first off, so here we go. Proclaiming April 2026 as Sexual Assault Awareness Month, whereas Sexual Assault Awareness Month

28

00:04:54.420 --> 00:05:01.139

Sebastopol Community Cultural Center: Calls attention to the fact that sexual violence is widespread and impacts every person in every community.

29

00:05:01.650 --> 00:05:17.540

Sebastopol Community Cultural Center: Sam, as the acronym says, aims to raise public awareness about sexual abuse, harassment, and assault, and educate communities about how to be involved in prevention. And whereas this year's SAM campaign...

30

00:05:17.710 --> 00:05:32.840

Sebastopol Community Cultural Center: Which is the theme, 25 Years Stronger, Looking Back and Moving Forward, celebrates the resilience of survivors and the communities that have worked for change. And whereas most women and men across all sexual identities who experience con...

31

00:05:33.440 --> 00:05:44.550

Sebastopol Community Cultural Center: Contact sexual violence reported that the person who harmed them was someone they knew, and whereas over 53% of women and over 29% of men reported experiencing con...

32

00:05:44.760 --> 00:05:50.190

Sebastopol Community Cultural Center: Tax sexual violence, and whereas 32.9% of adults with

33

00:05:50.760 --> 00:05:55.140

Sebastopol Community Cultural Center: Intellectual disabilities have experienced sexual violence, and whereas

34

00:05:55.170 --> 00:06:14.239

Sebastopol Community Cultural Center: 47% of all transgender people have been sexually assaulted at some point in their lives. And whereas we celebrate 25 years of sexual assault Awareness Month, we recognize the work still ahead, and together we can continue to shift culture, strengthen prevention, and create a world free of sexual violence.

35

00:06:14.620 --> 00:06:22.530

Sebastopol Community Cultural Center: And whereas, by standing in solidarity, we can build a future free from sexual violence and create a world where everyone is safe, valued.

36

00:06:22.740 --> 00:06:24.100

Sebastopol Community Cultural Center: And respected.

37

00:06:24.700 --> 00:06:36.530

Sebastopol Community Cultural Center: Now, therefore, be it resolved that our Mayor, Jill McLewis, on behalf of the entire City Council, proclaim the month of April 2026 Sexual Assault Awareness Month, and

38

00:06:36.530 --> 00:06:46.770

Sebastopol Community Cultural Center: Such, we must strive to create strong, connected communities that take care of one another and make decisions to ensure the safety and well-being of others to end sexual violence.

39

00:06:48.120 --> 00:06:54.930

Sebastopol Community Cultural Center: Our mayor has set her hand in the great seal of City Sebastopol on the seventh day of April 2026.

40

00:06:56.360 --> 00:06:57.700

Sebastopol Community Cultural Center: Is there anybody?

41

00:06:57.930 --> 00:06:58.790

Sebastopol Community Cultural Center: Here?

42

00:06:59.510 --> 00:07:01.030

Sebastopol Community Cultural Center: For this proclamation?

43

00:07:01.800 --> 00:07:02.910

Sebastopol Community Cultural Center: Okay, thanks.

44

00:07:03.860 --> 00:07:15.179

Mayor McLewis: All right, thank you so much. The next one we have is, Week of the Young Child, WOTYC Proclamation, and I believe Councilmember Zollman is reading that.

45

00:07:15.180 --> 00:07:27.520

Sebastopol Community Cultural Center: Yes, thank you, Madam Mayor, and as the incoming chair of our Child Care Planning Council, I'm honored to be able to read this proclamation proclaiming April 11th through the 17th as the week of the young child.

46

00:07:27.520 --> 00:07:38.020

Sebastopol Community Cultural Center: Whereas the Week of the Young Child is an annual celebration sponsored by the National Association for the Education of Young Children, the world's largest early childhood education association.

47

00:07:38.200 --> 00:07:47.270

Sebastopol Community Cultural Center: And whereas the Week of the Young Child reinforces our commitment to ensuring every child has access to high-quality early learning experiences.

48

00:07:47.500 --> 00:07:59.179

Sebastopol Community Cultural Center: Whereas children's cognitive, physical, social, emotional, and language and literacy development are built on the foundation of the child's positive interactions with adults, peers, and their environment.

49

00:07:59.330 --> 00:08:07.300

Sebastopol Community Cultural Center: Whereas high-quality early childhood programs provide important benefits to children, families, and our state and national economies.

50

00:08:07.980 --> 00:08:18.989

Sebastopol Community Cultural Center: Whereas high-quality early care and education help build strong developmental foundations for young children during the years of the greatest brain development, leading to positive outcomes for individual children.

51

00:08:18.990 --> 00:08:29.820

Sebastopol Community Cultural Center: And whereas increasing access to high-quality early childhood education saves taxpayers' dollars, making working families more economically secure, and provides children to succeed

52

00:08:29.890 --> 00:08:45.409

Sebastopol Community Cultural Center: in school, earning higher wages, and live healthier lives. Now, therefore, be it resolved that our Mayor, Joma McLewis, has placed her, on behalf of the entire City Council, proclaims April 11th through the 17th as Week of the Young Child.

53

00:08:45.410 --> 00:08:51.970

Sebastopol Community Cultural Center: A witness thereof, she has placed her hand on the great seal of the city of Sebastopol, the seventh day of April 2026.

54

00:08:51.970 --> 00:08:59.149

Sebastopol Community Cultural Center: And I'll make sure that our child care coordinator receives this, because she's collecting them on behalf of all cities within the county. Thank you.

55

00:09:00.880 --> 00:09:13.159

Mayor McLewis: Thank you very much. And I will be reading the National Public Safety Telecommunicators Week Proclamation, and I have it right here. So, let me just hear...

56

00:09:13.360 --> 00:09:36.960

Mayor McLewis: Whereas this week is a time to show our appreciation and to recognize that our health, safety, and well-being are often dependent on the commitment and steadfast devotion of public safety telecommunicators, because emergencies can occur at any time that require police, fire, emergency, medical service, or other critical services. And whereas when an emergency occurs, the prompt response of law enforcement, firefighters.

57

00:09:36.960 --> 00:10:00.260

Mayor McLewis: Medical personnel is critical to the protection of life and preservation of property, and whereas the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone Sebastopol Police Department, and whereas public safety telecommunicators are the first and most critical contact our citizens have with emergency services.

58

00:10:00.260 --> 00:10:11.780

Mayor McLewis: And whereas public safety telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information, and securing their safety.

59

00:10:11.780 --> 00:10:36.749

Mayor McLewis: And whereas public safety telecommunicators have assisted with the apprehension of criminals, suppression of fires, and treatment of patients, the work of these unseen first responders is invaluable in emergency situations, and each of these dedicated men and women deserve our heartfelt appreciation. Now, therefore, be it resolved that I, Jill McLewis, mayor, on the behalf of the entire City Council, proclaim April 12th to the 8th.

60

00:10:36.750 --> 00:10:41.369

Mayor McLewis: 18th, 2026, as National Public Safety Telecommunicators Week.

61

00:10:41.370 --> 00:10:54.439

Mayor McLewis: A witness whereof I, has set my hand in the great seal of the city of Sebasibel this seventh day of April 2026. And I don't know if anyone is, present to actually accept that today.

62

00:10:54.600 --> 00:10:55.549

Mayor McLewis: I'm not aware.

63

00:10:55.550 --> 00:10:56.650

Sebastopol Community Cultural Center: Chief of police is here.

64

00:10:56.650 --> 00:11:03.340

Mayor McLewis: Oh, is he? Okay. Thank you. Thank you, Chief, for coming and accepting that. I'm sorry I'm not there in person.

65

00:11:19.270 --> 00:11:34.670

Mayor McLewis: Wonderful. Thank you so much. We have another proclamation, the Children's Memorial Day, let's see, is the fourth Friday. It's move... it's actually called the Moves Proclamation, and I believe that will be Vice Mayor Maurer?

66

00:11:35.070 --> 00:11:46.379

Sebastopol Community Cultural Center: Yes, thank you. Whereas National Child Abuse Prevention Month is an opportunity to share the importance of individuals and communities working together to keep families safe and healthy.

67

00:11:46.480 --> 00:12:02.840

Sebastopol Community Cultural Center: And whereas everyone has a role to play in making sure that our community is a great place for children and families to thrive, and whereas all children deserve great childhoods and should be raised in healthy, nurturing homes, free from abuse and neglect.

68

00:12:02.840 --> 00:12:09.799

Sebastopol Community Cultural Center: Children who are raised in supportive, stable, and nurturing environments are more likely to lead healthy and successful lives.

69

00:12:09.800 --> 00:12:17.950

Sebastopol Community Cultural Center: And whereas prioritizing the well-being of California's children by implementing policies that strengthen families

70

00:12:19.080 --> 00:12:34.329

Sebastopol Community Cultural Center: We... when we ensure the healthy development of the next generation, they are more likely to contribute positively to our communities and be productive, responsible members of society. And whereas we can't put a dollar value on the life of a child.

71

00:12:34.330 --> 00:12:40.360

Sebastopol Community Cultural Center: But we can play a part in ending the tragedy of child abuse by supporting children and families

72

00:12:40.430 --> 00:13:00.150

Sebastopol Community Cultural Center: And whereas the Children's Memorial Day was established by the California Assembly in April 1997, which formally declared the fourth Friday in April as a statewide annual observance day, on the fourth Friday in April every year, the Children's Memorial flag is to be flown statewide

73

00:13:00.150 --> 00:13:05.530

Sebastopol Community Cultural Center: In memory of all young lives lost to violence in the previous year.

74

00:13:05.580 --> 00:13:22.099

Sebastopol Community Cultural Center: Now, therefore, be it proclaimed that Jill McLewis, Mayor of the City of Sebastopol, on behalf of the entire City Council, do hereby proclaims the fourth Friday in April as Children's Memorial Flag Day throughout Sebastopol in memory of children who have died by violence.

75

00:13:22.200 --> 00:13:31.179

Sebastopol Community Cultural Center: And she encourages the city to raise the memorial flag on the fourth Friday in the month of April to honor the young lives lost.

76

00:13:33.850 --> 00:13:36.500

Mayor McLewis: Right, was there anyone present to accept that, or...

77

00:13:37.730 --> 00:13:39.130

Mayor McLewis: Doesn't look like it.

78

00:13:39.280 --> 00:13:40.300

Mayor McLewis: Okay.

79

00:13:41.920 --> 00:13:50.929

Mayor McLewis: Then we have one more proclamation to go to, and that's, pardon me, the National Library Week Proclamation, by Councilmember, Carter.

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00:13:53.460 --> 00:13:58.730

Sebastopol Community Cultural Center: Okay, proclaiming April 19th through the 25th as National Library Week.

81

00:13:58.950 --> 00:14:10.190

Sebastopol Community Cultural Center: Whereas libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can find joy through exploration and discovery.

82

00:14:10.540 --> 00:14:22.399

Sebastopol Community Cultural Center: And whereas libraries serve as a vibrant community hub, connecting people with knowledge, technology, resources, while fostering civic engagement, critical thinking, and cultural enrichment.

83

00:14:23.130 --> 00:14:34.899

Sebastopol Community Cultural Center: Whereas libraries provide free and equitable access to books, digital tools, and innovative programming, whereas libraries partner with schools, businesses, organizations, and maximize resources.

84

00:14:35.820 --> 00:14:37.800

Sebastopol Community Cultural Center: Whereas libraries...

85

00:14:38.130 --> 00:14:52.080

Sebastopol Community Cultural Center: Whereas dedicated librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all. Now, therefore, be it proclaimed that

86

00:14:52.760 --> 00:14:56.150

Sebastopol Community Cultural Center: the city council, through Joe.

87

00:14:56.340 --> 00:15:06.449

Sebastopol Community Cultural Center: Mayor Jill McLewis and the City of Sebastopo, on behalf of the entire City Council, do hereby complain... I mean, do hereby proclaim...

88

00:15:06.650 --> 00:15:10.640

Sebastopol Community Cultural Center: April 19th through the 25th is National Library Week.

89

00:15:11.030 --> 00:15:19.870

Sebastopol Community Cultural Center: During this week, I encourage all residents to visit their library, explore its resources, and celebrate all ways that the library helps our community find joy.

90

00:15:22.450 --> 00:15:23.320

Mayor McLewis: Alright.

91

00:15:23.510 --> 00:15:26.799

Mayor McLewis: Wonderful. If we don't have anyone here accepting that, then we'll...

92

00:15:26.930 --> 00:15:31.560

Mayor McLewis: Pass those over, all of them over to our interim city manager, and I can move on.

93

00:15:36.210 --> 00:15:37.270

Mayor McLewis: Okay.

94

00:15:38.550 --> 00:15:47.080

Mayor McLewis: While we're doing that, I just wondered, if anyone has, any statements of conflict of interest before we move forward with the rest of the agenda?

95

00:15:48.300 --> 00:15:49.330

Mayor McLewis: I don't see any...

96

00:15:49.530 --> 00:15:55.200

Sebastopol Community Cultural Center: I just want to acknowledge that I am on the board of Wesco Soccer Club.

97

00:15:58.130 --> 00:16:03.320

Sebastopol Community Cultural Center: And, per advisement by legal counsel, you know, if I could...

98

00:16:03.710 --> 00:16:20.059

Sebastopol Community Cultural Center: just check in, because I am not paid, and it is a public service, I've been advised that it's just an optional thing to preclude myself from the vote. But, I'm gonna stay on.

99

00:16:22.180 --> 00:16:22.550

Mayor McLewis: Okay.

100

00:16:22.550 --> 00:16:32.630

Sebastopol Community Cultural Center: Do you want to acknowledge the... No, yeah, you're exactly right. Because it's an uncompensated position, and the organization's a 501c3,

101

00:16:32.790 --> 00:16:40.100

Sebastopol Community Cultural Center: You don't have a... there's no requirement to recuse yourself under any, rules.

102

00:16:40.280 --> 00:16:45.730

Sebastopol Community Cultural Center: Any applicable rules, except to disclose the position, which you've done.

103

00:16:46.340 --> 00:16:47.010

Sebastopol Community Cultural Center: Okay.

104

00:16:47.860 --> 00:16:49.830

Mayor McLewis: Okay, alright.

105

00:16:50.000 --> 00:16:54.010

Mayor McLewis: So anyone else before we move on to public comment? Nope.

106

00:16:55.030 --> 00:16:59.839

Mayor McLewis: All right, Mary, if you'd like to move on to our public comment for items that are not on the agenda...

107

00:17:00.390 --> 00:17:12.359

Sebastopol Community Cultural Center: Thank you, Mayor. So, as you just stated, this is an opportunity for public comment for items that are not on tonight's agenda. It is a 20-minute time limit for this first public comment period. There is an additional 20 minutes at the end.

108

00:17:12.390 --> 00:17:23.570

Sebastopol Community Cultural Center: It is a 2-minute public comment period. I go to chambers first, and then go out to Zoom. So if there's anyone in chambers that would like to make a public comment for an item not on tonight's agenda.

109

00:17:24.589 --> 00:17:27.120

Sebastopol Community Cultural Center: Seeing none, I will go out to Zoom.

110

00:17:27.430 --> 00:17:29.349

Sebastopol Community Cultural Center: Kate, can you unmute yourself, please?

111

00:17:29.630 --> 00:17:30.810

kate: Yes. Hello?

112

00:17:30.810 --> 00:17:33.999

Sebastopol Community Cultural Center: Thank you. Let me see if we have their timer. Can you see the timer?

113

00:17:34.000 --> 00:17:35.630

kate: I can, thank you so much, Greg.

114

00:17:35.630 --> 00:17:36.380

Sebastopol Community Cultural Center: Please.

115

00:17:36.760 --> 00:18:01.290

kate: I want to comment on the recent survey on city priorities. I just want to point out that it did not allow people to rank their priorities, which I think it is a mistake not to allow people to rank, as it doesn't give the city council and city staff a clear list of priorities. I would be curious to know if public safety was

116

00:18:01.290 --> 00:18:26.240

kate: still the number one concern of residents. My hunch says it probably is, so I think that that would be good to know, that information in any future goal-setting situations. And then I also wanted to note that there's a new survey on the city's sites regarding trees. I hope people fill out this survey and give support to Sepast

117

00:18:26.240 --> 00:18:50.909

kate: tree canopy, shrubs, and foliage. It is proven that cities with more trees and plants have less surface heat and stay cooler in the summer, which is important with climate change. They also provide habitat for bees, birds, butterflies, and other parts of our ecosystem. Sebastopol sits on a huge ocert fir, and despite popular belief, has never come

118

00:18:50.910 --> 00:19:10.689

kate: close, even in drought years, to any sort of water availability concerns. So I encourage people to support our trees and plants and let the city know how you feel. And I would also like to reiterate my previous request that contractors be identified as such and not as city employees in discussions. Thank you.

119

00:19:11.390 --> 00:19:18.180

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 for an item 9, Laura?

120

00:19:22.110 --> 00:19:31.049

Sebastopol Community Cultural Center: I just had a quick question about proclamations. I thought the policy had been changed that you only read the first paragraph if no one was here to pick it up.

121

00:19:33.270 --> 00:19:41.459

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I would come out to Zoom. If there's anyone on Zoom that would like to make a public comment, please raise your hand virtually.

122

00:19:44.310 --> 00:19:50.490

Sebastopol Community Cultural Center: Seeing none, 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.

123

00:19:50.980 --> 00:19:53.200

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

124

00:19:54.050 --> 00:20:04.050

Mayor McLewis: Okay, thank you very much. We are moving on to the consent calendar. I will read all of the items, after that.

125

00:20:04.750 --> 00:20:14.460

Mayor McLewis: If anyone wants to pull anything. Number one, approval of City Council regular meeting minutes for meeting of February 17th, 2026.

126

00:20:14.580 --> 00:20:21.039

Mayor McLewis: Number 2, approval of City Council regular meeting minutes for meeting of March 17th, 2026.

127

00:20:21.270 --> 00:20:38.759

Mayor McLewis: Number 3, adopt a resolution authorizing John Moe PE to sign certain documents as City Engineer. Mario Linderos, interim city engineer with GHD Incorporated, will be retiring from his role, and John Moe has been selected to perform this role.

128

00:20:38.840 --> 00:20:51.310

Mayor McLewis: Number 4, approval of catastrophic policy citywide. This policy establishes a voluntary catastrophic leave bank consistent with IRS guidance for medical emergency leave sharing plans.

129

00:20:51.310 --> 00:21:07.180

Mayor McLewis: The bank allows employees to donate accrued vacation, compensatory time off, CTO, or administrative leave for use by eligible employees who experience a medical emergency resulting in prolonged absence and substantial income loss after exhausting paid leave.

130

00:21:07.200 --> 00:21:11.920

Mayor McLewis: A medical emergency may involve the employee or an eligible family member.

131

00:21:12.220 --> 00:21:32.640

Mayor McLewis: Number 5. Authorize the opening of a recruitment process to fill the upcoming term for the City of Sebastopol's representative on the Sonoma County Library Commission, and approve the requirements for City-appointed position to the Sonoma County Library Commission. Number 6, approval of notice of completion for Emergency Sewer Repair South High Street.

132

00:21:33.060 --> 00:21:35.090

Mayor McLewis: Let's see...

133

00:21:35.750 --> 00:21:41.440

Mayor McLewis: Does anyone have... would anyone like to pull any of the items on this list that I just read?

134

00:21:42.590 --> 00:21:44.740

Mayor McLewis: I don't see...

135

00:21:44.950 --> 00:21:53.229

Mayor McLewis: No? Okay. I don't see anyone, so, if no one has any comments, then Mary, I think that takes us to public comment. Am I correct?

136

00:21:53.440 --> 00:22:00.989

Sebastopol Community Cultural Center: You are correct. So this is for public comment for the consent calendar items only. If you would like to make a public comment, I will go to Chambers first.

137

00:22:01.250 --> 00:22:03.549

Sebastopol Community Cultural Center: Seeing none, I will go out to Zoom.

138

00:22:04.330 --> 00:22:06.400

Sebastopol Community Cultural Center: Kyle, can you unmute yourself, please?

139

00:22:07.630 --> 00:22:08.460

Kyle Falbo: I can.

140

00:22:08.780 --> 00:22:10.439

Sebastopol Community Cultural Center: Thank you. Can you see the timer?

141

00:22:10.440 --> 00:22:11.190

Kyle Falbo: I can.

142

00:22:11.190 --> 00:22:12.370

Sebastopol Community Cultural Center: Great, go ahead, please.

143

00:22:12.700 --> 00:22:24.119

Kyle Falbo: Regarding the engineering contract, it's interesting to read in this agenda item that we had a, an RFP for an actual engineering position.

144

00:22:24.620 --> 00:22:27.419

Kyle Falbo: That took place in December, but failed.

145

00:22:28.320 --> 00:22:43.590

Kyle Falbo: So that's really unfortunate, to hear about it now, 3 months later, that that RFP failed, and it's only because of a retirement that we're going with filling an emergency position, with an emergency RFP for that position there.

146

00:22:44.070 --> 00:22:47.030

Kyle Falbo: This is a continuing trend.

147

00:22:47.210 --> 00:22:50.379

Kyle Falbo: It is, we found out, at the last meeting.

148

00:22:50.500 --> 00:23:00.289

Kyle Falbo: That we had to extend, the interim contract, for Mary to be the city manager because of a failed, or I wouldn't say a failed, but

149

00:23:00.830 --> 00:23:06.800

Kyle Falbo: problems with the, the search for that position.

150

00:23:07.870 --> 00:23:11.889

Kyle Falbo: At some point, it'd be my hope that maybe Council start to look

151

00:23:12.120 --> 00:23:15.049

Kyle Falbo: at our, HR services contract.

152

00:23:15.450 --> 00:23:24.160

Kyle Falbo: our ability to secure quality employees, our ability to successfully complete RFPs and get competitive

153

00:23:24.160 --> 00:23:46.469

Kyle Falbo: bids on processes, and also just really just, the timely nature, of completing these things and getting these things back onto the agenda. The idea that this thing just sat for 3 months with an unfilled position, from a failed RFP with no communication out to the

public about a failed, engineering position, we haven't been without an engineering manager for years now.

154

00:23:46.470 --> 00:23:57.529

Kyle Falbo: And, and I think that it's really a disservice to our community, to our infrastructure, and it's not surprising that we have some of the most, you know.

155

00:23:58.000 --> 00:24:08.219

Kyle Falbo: disastrous road conditions in the city of Sebastopol, because we're not actually taking seriously the need for having quality engineering within our,

156

00:24:08.630 --> 00:24:10.330

Kyle Falbo: Within our city. Thanks.

157

00:24:10.980 --> 00:24:21.530

Sebastopol Community Cultural Center: Thank you, Kyle, for your public comment. Next, I will come into chambers. If there's anyone in chambers, I'd like to make a public comment on the consent calendar items only. Seeing none, I'll go back out to Zoom. Kate, can you unmute yourself, please?

158

00:24:23.940 --> 00:24:25.860

Sebastopol Community Cultural Center: There you are. Can you see the timer still?

159

00:24:25.860 --> 00:24:26.710

kate: Yeah, right.

160

00:24:26.710 --> 00:24:27.430

Sebastopol Community Cultural Center: Go ahead, please.

161

00:24:27.430 --> 00:24:36.760

kate: That was, like, me not unmuting myself, but unmuted nonetheless. Okay, I just... maybe, following on Kyle's, words...

162

00:24:36.980 --> 00:24:48.700

kate: I just want to confirm that this engineer is a contract position, and the previous engineer was also a contract position. That's the only comment I have. Thank you.

163

00:24:48.880 --> 00:25:00.510

Sebastopol Community Cultural Center: Thank you, Kay, for your public comment. Again, I will come back into chambers if you'd 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.

164

00:25:01.230 --> 00:25:04.359

Sebastopol Community Cultural Center: Seeing none, public comment is closed on the consent calendar items.

165

00:25:05.720 --> 00:25:13.379

Mayor McLewis: All right, thank you very much, I appreciate that. Let's see, if there... does anyone have any comments or a motion?

166

00:25:14.650 --> 00:25:16.469

Sebastopol Community Cultural Center: I'll go ahead and move the consent counter.

167

00:25:16.590 --> 00:25:17.670

Sebastopol Community Cultural Center: I'll second.

168

00:25:18.720 --> 00:25:20.169

Mayor McLewis: Alright, Mary, roll call.

169

00:25:21.310 --> 00:25:30.260

Sebastopol Community Cultural Center: Thank you. So moved by Councilmember Zolman and seconded by Vice Mayor Maurer to approve and Consent Calendar Items 1 through 6. Councilmember Carter?

170

00:25:30.510 --> 00:25:32.299

Sebastopol Community Cultural Center: Yes. Councilmember Hinton?

171

00:25:32.500 --> 00:25:38.779

Sebastopol Community Cultural Center: Aye. Councilmember Zolman? Yes. Vice Mayor Maurer? Yes. Mayor McLewis?

172

00:25:38.780 --> 00:25:39.480

Mayor McLewis: Yes.

173

00:25:39.480 --> 00:25:52.300

Sebastopol Community Cultural Center: Motion passes unanimously, and could I just respond to public comment really quick? The previous engineer was a consultant, and this RFP is also... John Moe is a engineering consultant to the city as well.

174

00:25:53.930 --> 00:25:54.800

Mayor McLewis: Okay.

175

00:25:55.620 --> 00:25:57.220

Mayor McLewis: Alright.

176

00:25:57.420 --> 00:26:14.780

Mayor McLewis: We're going to move on to informational items, and presentations. We like to limit these to 10 minutes total in length, and so number 7 is the informational items, second quarterly update from Building the Commons Committee, and I guess, is Public Works doing this presentation, or who is it that...

177

00:26:15.120 --> 00:26:20.280

Sebastopol Community Cultural Center: Yes, Lara. I'm gonna give it a brief presentation, then we'll pass it to the Council to discuss.

178

00:26:20.280 --> 00:26:45.280

Sebastopol Community Cultural Center: So this is the second quarterly report out for the Building the Commons subcommittee. In this quarter, they created two ad hoc subcommittees of the Building the Commons Committee. One was a finance committee that looked at six potential locations for the project, and kind of did a strategic analysis of those locations, prioritizing them for kind of short-term

179

00:26:45.280 --> 00:26:53.250

Sebastopol Community Cultural Center: needs and longer-term needs, for the vision of the Commons. And the second committee was, public outreach

180

00:26:53.330 --> 00:27:06.130

Sebastopol Community Cultural Center: committee, I'm saying the name wrong, but I'll let you guys get me when I get there. Looking at, like, reaching out to our business partners and potential, import... good lord... important folks in the... and...

181

00:27:07.330 --> 00:27:08.909

Sebastopol Community Cultural Center: I will stop now.

182

00:27:10.930 --> 00:27:22.890

Sebastopol Community Cultural Center: they're developing some outreach material and questions so that they can reach out to the community and define the priorities for the comments and needs. And I'm just gonna stop and pass it to you guys now.

183

00:27:26.090 --> 00:27:29.270

Sebastopol Community Cultural Center: So, with that, I will turn it over to the Council if they would like to...

184

00:27:29.270 --> 00:27:37.260

Mayor McLewis: Oh, I'm sorry, you were turning out over to someone else to, to do, to present more. Okay, so, questions?

185

00:27:39.420 --> 00:27:43.890

Mayor McLewis: And is it possible I can't see all the council with the camera where it's at?

186

00:27:44.080 --> 00:27:45.230

Mayor McLewis: Thank you.

187

00:27:46.920 --> 00:27:52.170

Sebastopol Community Cultural Center: Am I meant to... or are we meant to say a few words, or... Yeah, now I'm turning it over to you guys to say.

188

00:27:52.170 --> 00:27:52.760

Mayor McLewis: Oh, okay.

189

00:27:52.760 --> 00:28:04.029

Sebastopol Community Cultural Center: about your work on the committee. Okay, we... I am personally on the, finance subcommittee with, a few other members.

190

00:28:04.170 --> 00:28:18.140

Sebastopol Community Cultural Center: And, we have gone through a very lengthy process to identify all the city properties that could be available. We've looked through a stack of different kinds of financing for particular,

191

00:28:18.490 --> 00:28:22.200

Sebastopol Community Cultural Center: Ways to go through...

192

00:28:22.490 --> 00:28:36.120

Sebastopol Community Cultural Center: a purchase or build process, and we've analyzed these, in a number of ways that I think are listed in the documents. It'd be way too much for me to go through now, because I think that was an hour-long presentation in itself.

193

00:28:36.240 --> 00:28:38.300

Sebastopol Community Cultural Center: But,

194

00:28:38.760 --> 00:28:51.170

Sebastopol Community Cultural Center: The sum... summary is, you know, we've identified things, and more importantly, we've identified how we could finance it if we did move forward, and what the process would look like.

195

00:28:52.680 --> 00:28:55.479

Sebastopol Community Cultural Center: Yes, and I will say, staff dep...

196

00:28:55.880 --> 00:28:59.689

Sebastopol Community Cultural Center: did not get the name of it correct, and I'm not entirely sure what was...

197

00:29:00.290 --> 00:29:12.320

Sebastopol Community Cultural Center: cause for the humor, because a lot of work has went into this. I am the chair of the community needs assessment, and that means going out to try to figure out the stakeholders in our community

198

00:29:12.320 --> 00:29:16.229

Sebastopol Community Cultural Center: And what their thoughts are about having a shared community space.

199

00:29:16.230 --> 00:29:35.849

Sebastopol Community Cultural Center: So, throughout the entire committee, they submitted 30 names, and myself and four... three others are charged with, doing at least a half-hour to 40-minute interview with the four people to find out exactly what their needs are and their level of interest in trying to have this plaza, put into

200

00:29:35.850 --> 00:29:45.239

Sebastopol Community Cultural Center: place. I have to say, as the chair of the overall committee, I'm impressed each time with the level of time and dedication that our fellow citizens

201

00:29:45.240 --> 00:29:56.330

Sebastopol Community Cultural Center: volunteers put into this project, and the public is definitely... we welcome you on Zoom public comment, and the next meeting is coming up next Tuesday. Thanks.

202

00:29:58.820 --> 00:30:16.790

Sebastopol Community Cultural Center: And just to follow up, in our outreach, we've gotten pretty good feedback. There have been quite a few people that we are engaging with that are potential partners in this, and quite a few people are interested in it. It's great to get out into the community and figure what everybody else's needs are.

203

00:30:24.060 --> 00:30:25.240

Sebastopol Community Cultural Center: She's muted.

204

00:30:27.820 --> 00:30:32.799

Mayor McLewis: Sorry, I apologize. I was just gonna say, I just said questions, Vice Mayor Maurer.

205

00:30:33.250 --> 00:30:34.000

Sebastopol Community Cultural Center: Thank you.

206

00:30:34.150 --> 00:30:44.310

Sebastopol Community Cultural Center: So my question is, do you have a model where this kind of shared community building works, and is in practice, and is happening?

207

00:30:44.570 --> 00:30:45.460

Sebastopol Community Cultural Center: No.

208

00:30:46.240 --> 00:30:54.760

Sebastopol Community Cultural Center: Yeah, there are different, campus models through different towns, but it's not something I can refer to off the cuff.

209

00:30:54.910 --> 00:30:57.830

Sebastopol Community Cultural Center: But I do know that,

210

00:30:57.960 --> 00:31:15.139

Sebastopol Community Cultural Center: there are different versions in California also that share this model. They're expanded library concepts that do not go as far as we might go. Often, they might have a bookstore, coffee shop, restaurants, or some other,

211

00:31:16.680 --> 00:31:22.070

Sebastopol Community Cultural Center: childcare facility attached, like, one's, like, in Walnut Creek or something, but

212

00:31:22.070 --> 00:31:45.240

Sebastopol Community Cultural Center: We are attempting to go a little further than some others, but there are community resources in Boulder that also are activity centers. And I can chime in that our sister city in Japan, because our mayor actually, when she went for her visit, apparently that's what their mayor took them to, which was a situation and a city that is the same size as ours, that had no money at all.

213

00:31:45.240 --> 00:31:48.269

Sebastopol Community Cultural Center: And they partnered with a for-profit bookstore.

214

00:31:48.270 --> 00:32:03.749

Sebastopol Community Cultural Center: And it's not coincidental that our vice chair of the full committee is RM Harrell, who is the CEO of Copperfields. So, there are models out there, and I would encourage people to explore them and join in the conversation.

215

00:32:04.250 --> 00:32:12.879

Mayor McLewis: And just to add to the information for the library there in Takeo, they also partner with, a commercial coffee shop.

216

00:32:12.940 --> 00:32:25.199

Mayor McLewis: So, there's the coffee shop in there, there's the bookstore, there's the library. It's... anyone who has the opportunity to go there, you would be delighted to see it, and they also have a gift shop, so...

217

00:32:25.360 --> 00:32:32.759

Mayor McLewis: Anyway, I have a question, but I can't tell if I... Councilmember Hinton, was that... go ahead.

218

00:32:33.320 --> 00:32:51.640

Sebastopol Community Cultural Center: Yeah, I had a question. So it doesn't appear... it has strengths, weaknesses, and it appears they're all 2... or 12 to 13 million to 20 million for most of them, all but one. Did you guys rank them? Like, is it... or is it... is that a future thing?

219

00:32:51.780 --> 00:32:52.940

Sebastopol Community Cultural Center: Because...

220

00:32:53.950 --> 00:33:05.850

Sebastopol Community Cultural Center: Yeah, so initially, we're just gonna go through them agnostically, you know, to see, what they generally look like, and then we will go through and figure out what...

221

00:33:06.010 --> 00:33:11.600

Sebastopol Community Cultural Center: With our community's feedback feels the best before we assign weights and rank.

222

00:33:14.460 --> 00:33:27.629

Sebastopol Community Cultural Center: Also, I'll chime in the fact that, you know, going through the list of 30 stakeholders that the committee put together, part of the questions, which is part of the packet, I would encourage people, there's a whole section on our website that goes through and has our past minute.

223

00:33:27.630 --> 00:33:35.810

Sebastopol Community Cultural Center: To find out who those 30 people are, and to add people, to that list. We're happy to do it, but going through those questions.

224

00:33:35.810 --> 00:33:48.050

Sebastopol Community Cultural Center: That the committee came up with would address some of the questions that Councilmember Hinton just raised, as far as how viable the money is, and how quickly could any of it be secured, so...

225

00:33:49.990 --> 00:33:50.770

Mayor McLewis: So...

226

00:33:50.850 --> 00:34:15.179

Mayor McLewis: I just... and I've read a lot of this, and maybe I missed it somewhere. I was just wondering how much have you discussed... A lot of these organizations are non-profits, 501c3s, and maybe I missed it in here somewhere, but how much have you talked about how the logistics of how that would work, commingling of funds? Like, these are all separate organizations, and I mean, so there's always...

227

00:34:15.790 --> 00:34:28.069

Mayor McLewis: When you get down, I just, you know, I just did a merger of two nonprofits, so there were a lot of, things that we had to address, so I just wondered, has that been, like, discussed extensively to understand where...

228

00:34:28.449 --> 00:34:47.649

Sebastopol Community Cultural Center: Extensively to the point where it's useful. I mean, there's the point where you're actually contracting and entering in agreements or, like, figuring out what fits the best, but we have discussed, like, what does the model look like for different types of situations? There's a build situation, there's, like, a refurbished situation.

229

00:34:47.649 --> 00:34:51.799

Sebastopol Community Cultural Center: And there is, like, a buy and, like, remodel situation.

230

00:34:51.799 --> 00:34:57.649

Sebastopol Community Cultural Center: And in some cases, there would be a, if there were a whole property purchase.

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00:34:57.969 --> 00:35:00.209

Sebastopol Community Cultural Center: Then... then it would be like.

232

00:35:00.659 --> 00:35:04.609

Sebastopol Community Cultural Center: Like, a renter-type situation, where these are...

233

00:35:04.679 --> 00:35:22.939

Sebastopol Community Cultural Center: people that pay rent for their portion of the part, and there is no co-mingling of funds. There's one master person of the property, and each of these are individual sublets. Sort of like the contract that a Starbucks in an airport might have.

234

00:35:24.650 --> 00:35:26.230

Mayor McLewis: Got it. Thank you.

235

00:35:26.900 --> 00:35:29.710

Mayor McLewis: Are there any other questions, Vice Mayor?

236

00:35:30.330 --> 00:35:42.859

Sebastopol Community Cultural Center: I'd just like to request that this committee, the next time you report out, you bring examples of models from other cities that actually are crea... that have already created

237

00:35:43.040 --> 00:35:59.540

Sebastopol Community Cultural Center: a building or shared buildings that include, like, such big, groups like the Senior Center, the Community Center, the library. I'd just like to see a model for that, because it seems like you're trying to do a lot in one space, especially if you're doing outreach.

238

00:35:59.750 --> 00:36:05.900

Sebastopol Community Cultural Center: to invite others, other groups, to join in this effort, too. So, that would help me.

239

00:36:06.290 --> 00:36:07.210

Sebastopol Community Cultural Center: Thanks.

240

00:36:08.840 --> 00:36:16.130

Mayor McLewis: I would chime in that I would second that. I think it would be very helpful to better understand, that aspect.

241

00:36:16.660 --> 00:36:21.360

Sebastopol Community Cultural Center: Yeah, I firmly agree with case studies and learning from other places first, yes.

242

00:36:22.460 --> 00:36:23.410

Sebastopol Community Cultural Center: Thank you.

243

00:36:23.930 --> 00:36:29.059

Mayor McLewis: Any other questions from anyone? I don't want to miss anyone. I don't see anyone's hands.

244

00:36:29.200 --> 00:36:33.259

Mayor McLewis: Okay, so if not, then we can go out to public comment.

245

00:36:33.930 --> 00:36:45.209

Sebastopol Community Cultural Center: Thank you, Mayor. So this is for public comment on the secondly quarterly report from Building the Commons Committee. If you would like to make a public comment, again, it is 2 minutes. I come to chambers first. Seeing none, I will go out to Zoom.

246

00:36:46.150 --> 00:36:48.059

Sebastopol Community Cultural Center: Kyle, can you unmute yourself, please?

247

00:36:48.480 --> 00:36:49.220

Kyle Falbo: I can.

248

00:36:49.370 --> 00:36:50.939

Sebastopol Community Cultural Center: Thank you, can you still see the timer?

249

00:36:51.000 --> 00:36:52.869

Kyle Falbo: It's okay, but I won't be 2 minutes.

250

00:36:52.870 --> 00:36:53.859

Sebastopol Community Cultural Center: Okay, go ahead, please.

251

00:36:54.560 --> 00:36:58.990

Kyle Falbo: So... I really like the amount of, of,

252

00:36:59.120 --> 00:37:05.159

Kyle Falbo: thought and process has gone on so far in, In... in this direction.

253

00:37:05.310 --> 00:37:24.480

Kyle Falbo: But what I think my concern is, is that, this is a... this is a public meeting, and there is an audience here that is the public, and it really just isn't clear from the materials or from what was presented tonight about exactly what is the problem that the Commons are trying to solve.

254

00:37:24.670 --> 00:37:30.150

Kyle Falbo: at some point, there's gonna need to be some sort of a public buy-in. You know...

255

00:37:30.740 --> 00:37:38.749

Kyle Falbo: Maybe each of you as individual council members has some sense of obligation of being connected to the public and being able to, like.

256

00:37:38.750 --> 00:37:55.359

Kyle Falbo: convince the public that this is something that they want to buy into, financially, or as a community. But I think part of that is being able to articulate it in a way that folks will understand, and understand exactly what I said before, which is, what is the problem that the Commons are trying to solve?

257

00:37:56.030 --> 00:38:03.730

Kyle Falbo: So hopefully in a future presentation, those just kind of basics can be part of that presentation. Thanks.

258

00:38:06.070 --> 00:38:09.139

Sebastopol Community Cultural Center: Thank you, Kyle, for your public comment. Next, I will come into chambers.

259

00:38:09.590 --> 00:38:13.320

Sebastopol Community Cultural Center: Seeing none, I will go back out to Zoom. Mary, can you unmute yourself, please?

260

00:38:14.470 --> 00:38:28.080

Mary Cone: Yes, thank you. I just have a quick question. Is this costing us anything, the taxpayers, the city, this committee? I'm just wondering about that. Thanks!

261

00:38:28.730 --> 00:38:35.430

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

262

00:38:35.790 --> 00:38:42.130

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.

263

00:38:43.270 --> 00:38:45.670

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

264

00:38:46.470 --> 00:38:51.789

Mayor McLewis: All right, thank you. Back to the dais. If anyone, wants to... has any comments.

265

00:38:52.040 --> 00:38:53.970

Mayor McLewis: Councilmember Carter?

266

00:38:54.320 --> 00:38:58.220

Mayor McLewis: Now everyone up... went up at once. I think, you were up first, Phil.

267

00:38:59.790 --> 00:39:00.349

Sebastopol Community Cultural Center: Go ahead.

268

00:39:01.070 --> 00:39:20.730

Sebastopol Community Cultural Center: Just to address the why, we have several, buildings that need... we're outgrowing the Senior Center. It's a... it's a desperate need immediately. The library is at 100% capacity. It should... in 2016, it was supposed to...

269

00:39:20.770 --> 00:39:23.499

Sebastopol Community Cultural Center: Double in size, so they've got a request.

270

00:39:23.620 --> 00:39:39.559

Sebastopol Community Cultural Center: We're tight in city hall space, and the community center also needs some love. But also, we have other nonprofits that need a place to present, need to play... meet, and some other services that could use space.

271

00:39:40.140 --> 00:39:45.740

Sebastopol Community Cultural Center: And in order to provide those, we're trying to figure out what... what...

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00:39:46.020 --> 00:39:55.429

Sebastopol Community Cultural Center: properties can be maximized, or where is the... where are there efficiencies? Should we put more money into certain buildings, or should we,

273

00:39:55.640 --> 00:40:03.550

Sebastopol Community Cultural Center: You know, how do we expand capacity for the things that we need, especially the seniors that are in the library, which are... which are bursting?

274

00:40:04.740 --> 00:40:13.949

Sebastopol Community Cultural Center: Yes, thank you, Councilmember Okar. I was going to say the same. We've heard repeatedly that the Senior Center, and the Senior Center is well represented, by a member on the board.

275

00:40:13.950 --> 00:40:37.360

Sebastopol Community Cultural Center: on the full standing committee, about their need and their quick need to have something happen. And they have turned to the city numbers of times to figure out what really is our plan. The community center, they were on the committee, and I understand that they're trying to come back onto the committee, because as Councilmember Carter said, they have a lot of their own needs.

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00:40:37.360 --> 00:40:44.500

Sebastopol Community Cultural Center: due to flooding, etc. The library, yes, there is statistical and past studies that show that

277

00:40:44.500 --> 00:40:58.350

Sebastopol Community Cultural Center: It is also needing, for a number of reasons that this Council has addressed in the past, the need for increased staffing in order to meet the number of patrons that come in, not only from Sebastopol, but from the West County.

278

00:40:58.350 --> 00:41:11.429

Sebastopol Community Cultural Center: Other nonprofits, Gravenstein Health Action has no physical space, and they're literally paying a contractor who works out of her home. So, there are a lot of reasons why, I feel like, at least for our nonprofits.

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00:41:11.430 --> 00:41:23.379

Sebastopol Community Cultural Center: we can do better, and then also our for-profit businesses are stepping up. Again, not every city has a CEO of a national chain, sitting as their vice chair, so I'll throw that out there.

280

00:41:24.380 --> 00:41:26.210

Mayor McLewis: And Vice Mayor Maurer, you had your hand up.

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00:41:26.690 --> 00:41:28.259

Sebastopol Community Cultural Center: Thank you.

282

00:41:28.540 --> 00:41:41.189

Sebastopol Community Cultural Center: I'd like to hear directly from the Senior Center at your next report, because the last I heard, they'd open on Saturday, and maybe our liaison can help us understand this more, but

283

00:41:41.450 --> 00:41:43.740

Sebastopol Community Cultural Center: They're listed as a critical need.

284

00:41:43.940 --> 00:41:48.940

Sebastopol Community Cultural Center: And, so I questioned that one, and I'd like to hear from them on that. And...

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00:41:49.020 --> 00:42:07.749

Sebastopol Community Cultural Center: I have great concerns about the community center. A couple years ago, we were told that if that building flooded again, it would not be insurable, and this is serious. This building floods. Every 10 years or so, it floods. It hasn't flooded for a few years. The last time it flooded.

286

00:42:07.870 --> 00:42:22.149

Sebastopol Community Cultural Center: the city received probably close to a million dollars in insurance, and we were told that it was no longer insurable because of the risk. So, I'm surprised to see that it's listed... it's not listed as a critical need.

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00:42:22.300 --> 00:42:33.720

Sebastopol Community Cultural Center: So I'd like to, you know, flag that for the committee, and ask you to, look into that, because to me, that seems the most serious.

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00:42:35.110 --> 00:42:47.759

Sebastopol Community Cultural Center: Thank you. Thank you for your work. Absolutely, and I just kind of wanted to toss out that I forgot about the administrative efficiency of sharing one roof, the cost efficiencies that can come with that. You know, some of these

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00:42:47.930 --> 00:42:56.909

Sebastopol Community Cultural Center: Have 3 layers of the... of doing just about the same kind of booking activity, and sometimes there's, like, an efficiency as far as that goes.

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00:43:01.690 --> 00:43:04.149

Mayor McLewis: Did anyone else have any comments before I...

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00:43:04.890 --> 00:43:05.959

Sebastopol Community Cultural Center: I have one more.

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00:43:05.960 --> 00:43:07.079

Mayor McLewis: Oh, okay, go ahead.

293

00:43:07.790 --> 00:43:12.929

Sebastopol Community Cultural Center: I'm wondering if you looked at the area in between the City Hall

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00:43:13.130 --> 00:43:16.550

Sebastopol Community Cultural Center: And the library, in terms of expansion.

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00:43:18.210 --> 00:43:36.879

Sebastopol Community Cultural Center: And what was your finding or conclusion? The lab, the library advisory board put together a nonprofit that I sat on for many of years, Lantern, and they hired an architect to try to figure out what actually could be done to increase, at least the library by building up on the second story, and it was...

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00:43:37.150 --> 00:43:49.159

Sebastopol Community Cultural Center: shown to be cost-prohibited. But as far as expanding out, that's been a discussion that I've been aware of into City Hall or through the parking lot into the Senior Center. It's been...

297

00:43:49.450 --> 00:43:52.910

Sebastopol Community Cultural Center: discussed, and... I think it's still...

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00:43:53.410 --> 00:44:10.889

Sebastopol Community Cultural Center: remaining to be discussed about how... Yeah, yeah, these are active discussions, so we're certainly thinking about it, but we also have to think about the businesses there, the parking, like, what are we doing? What's our impact downtown, what does it look like if we're rebuilding there, how does that impact downtown? So all these are considerations there.

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00:44:10.930 --> 00:44:22.589

Sebastopol Community Cultural Center: We can only meet so much, right? So, we're trying our best to do as much work as quickly as possible and think through these things, and anything that you have as far as suggestions, we'll certainly note to help make our process better.

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00:44:24.350 --> 00:44:48.730

Mayor McLewis: So, a couple comments that I have is that, one, I see all the financial figures. One thing I know is that many of the nonprofits who are utilizing these spaces that we have in the city are not currently, paying anything significant than maybe a dollar to use these spaces. So, looking at all these other spaces, there's quite a cost related to them, so I have great concern about

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00:44:48.730 --> 00:44:57.459

Mayor McLewis: who's going to be able to pay for this, because we know that we have financial challenges. Secondly, I was trying to look, again, to be reminded of

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00:44:57.500 --> 00:45:12.770

Mayor McLewis: if there are any financial experts on this committee to actually help, as you're sussing out these different, models, you know, from the finance perspective, what does all of that look like? Because we can prioritize, in my opinion, many things

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00:45:12.770 --> 00:45:20.920

Mayor McLewis: But if we can't afford them, then we're just spinning our wheels. So I... I think that that's important, and then also,

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00:45:20.960 --> 00:45:45.920

Mayor McLewis: you know, I hate to even mention this, because they're always a long shot, but, you know, who's exploring grants? And secondly, if you're exploring grants, it becomes... as a nonprofit leader myself, I know it becomes very complicated, you know, when you have multiple nonprofits trying to come together and apply for grants, so there's a logistics challenge with that there, and I don't know if we're expecting the city to apply for that type of stuff on the side.

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00:45:45.950 --> 00:45:54.660

Mayor McLewis: But those are just some initial concerns that I have thinking about all of this. So as you move forward, I would just encourage to have,

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00:45:55.230 --> 00:46:00.090

Mayor McLewis: Perhaps, you know, I don't know. I don't know what you would bring forward, but just...

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00:46:00.090 --> 00:46:15.030

Sebastopol Community Cultural Center: It's fine. I'm on the Finance Committee and the funding committee. I apologize. I just wanted to address that we are looking into exactly that, and trying to eliminate the city's liability for a cost, or putting it into a bad position.

308

00:46:15.040 --> 00:46:34.429

Sebastopol Community Cultural Center: being on the Budget Committee, I know very well that we have limited to no money. So, in anything that we're looking forward to, we're going to find, you know, I don't want to say creative, but we're going to look deeply into finding ways to finance a new facility that is

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00:46:34.800 --> 00:46:51.940

Sebastopol Community Cultural Center: really low impact to the city, if at all, and will have a high payoff, and if there are non-profits, that's part of the reason of looking for a business or a public-private relationship, because the private party could actually end up help subsidizing some of the public parts.

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00:46:51.940 --> 00:47:07.420

Sebastopol Community Cultural Center: And then we were also looking at some of the available land to see if we could swap some unused land for that, and then make it all work out. But these concerns I share with you deeply, and I want you to know that we're all trying to figure out how to use

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00:47:07.680 --> 00:47:14.539

Sebastopol Community Cultural Center: Our land in a great way, but also our minds as far as, like, financing and funding these things.

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00:47:15.000 --> 00:47:19.400

Sebastopol Community Cultural Center: With... with minimal impact to staff and city budget.

313

00:47:20.240 --> 00:47:24.790

Mayor McLewis: Well, and just so I can finish my thought, what I wanted to say was that

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00:47:24.790 --> 00:47:40.309

Mayor McLewis: I hope that maybe you're looking to the county for funding as well, and I know we have a variety of things that are happening, but truly funding that's not, you know, that's not tied to anything else other than the county also trying... recognizing that many of these nonprofits are utilized.

315

00:47:40.310 --> 00:47:49.100

Mayor McLewis: Sometimes predominantly by folks who live in the... in West County and not necessarily in the city. So that's my final comment on that. I don't know.

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00:47:49.100 --> 00:48:04.420

Sebastopol Community Cultural Center: And I can say that Supervisor Hopkins was on the list of the 30, and I was charged with sending out the invitations to have the 30 to 40 minute interview, and her Chief of staff did respond back, acknowledging it, and...

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00:48:05.260 --> 00:48:10.319

Sebastopol Community Cultural Center: We'll bring it up again about who's to approach her with that at our next meeting next Tuesday.

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00:48:11.830 --> 00:48:18.379

Mayor McLewis: Thank you. And Mary, please forgive me, I usually write down... we're in the comments section, right?

319

00:48:18.380 --> 00:48:27.730

Sebastopol Community Cultural Center: So you're on the Council discussion, but there is no action, so it's an informational item only, so you can go ahead and close it out if there's no more questions from the City Council?

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00:48:27.730 --> 00:48:33.689

Mayor McLewis: Yeah, thank you. Sorry, I was just talking, you know, listening so much intently. So if there's no other comments.

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00:48:34.970 --> 00:48:38.359

Mayor McLewis: No? Okay. Then we'll go ahead and close that out.

322

00:48:39.050 --> 00:48:41.009

Mayor McLewis: Is it okay to move on now, Mary?

323

00:48:41.160 --> 00:48:44.249

Sebastopol Community Cultural Center: Yes, we can go ahead and move on to the second informational item.

324

00:48:44.250 --> 00:48:53.659

Mayor McLewis: Okay, number 8, development agreement annual report, Piazza Hotel Annual Report for the development agreement is required by state law and the DA itself.

325

00:48:53.850 --> 00:49:06.839

Mayor McLewis: City staff will provide information on timeline of development agreement and what would happen upon expiration of develop... of the development agreement, and that is also presented by planning, I believe.

326

00:49:07.380 --> 00:49:12.610

Sebastopol Community Cultural Center: Yes, thank you, Mayor. Jane Riley, I'm the Interim Planning Director. That is a contract position.

327

00:49:13.180 --> 00:49:30.090

Sebastopol Community Cultural Center: As the Mayor indicated, this is an informational item. There's an annual update that's required both by the development agreement for the

Hotel Sebastopol, as well as state law, for an informational item to be brought to you at least once a year.

328

00:49:30.300 --> 00:49:32.939

Sebastopol Community Cultural Center: No Council actions required at this time.

329

00:49:33.100 --> 00:49:46.309

Sebastopol Community Cultural Center: Hotel Sebastopol is a 66-room approved boutique hotel with many amenities to be located at 6828 Depot Street, with parking across Brown Street at 6826 Depot Street.

330

00:49:46.560 --> 00:50:03.479

Sebastopol Community Cultural Center: Approvals were granted in 2017. The owners have proceeded with some entitlement since that time. And in July of 2024, your City Council adopted a development agreement that will expire in the end of June 2027.

331

00:50:03.530 --> 00:50:06.710

Sebastopol Community Cultural Center: If no action is taken by the applicant.

332

00:50:07.250 --> 00:50:20.050

Sebastopol Community Cultural Center: This annual review is to ensure that the applicant is acting in good faith compliance with the terms of the agreement. To the staff report, I attached a letter from Piazza Development, who are here and will give you a brief update.

333

00:50:21.850 --> 00:50:35.339

Sebastopol Community Cultural Center: If the City Council does find that the applicant's not acting in good faith compliance under the terms of the development agreement, then we would need to schedule a public hearing to hear the matter. This is informational only. And with that, I'll turn it over to Piazza.

334

00:50:46.930 --> 00:50:55.919

Sebastopol Community Cultural Center: Good evening, everyone. My name is Daniele Petroni. We've all... most of us have met in person, and I appreciate the time.

335

00:50:56.480 --> 00:51:04.010

Sebastopol Community Cultural Center: to come out tonight and give you guys an update on what we've done over the last 9 months, since we were last in front of you last August.

336

00:51:05.490 --> 00:51:13.839

Sebastopol Community Cultural Center: From a site perspective, as an update, I just wanted to share, as you guys are aware, we've been very happy with some of the temporary activations that we've been able to complete.

337

00:51:14.010 --> 00:51:17.099

Sebastopol Community Cultural Center: I'm getting feedback on my end, are you guys getting that as well?

338

00:51:17.770 --> 00:51:18.979

Sebastopol Community Cultural Center: Like COVID, sorry.

339

00:51:19.340 --> 00:51:21.440

Sebastopol Community Cultural Center: Yeah.

340

00:51:21.810 --> 00:51:23.980

Sebastopol Community Cultural Center: Yeah.

341

00:51:24.420 --> 00:51:36.360

Sebastopol Community Cultural Center: you know, we had the art installation with the Sebastopol Center for the Arts, which had just started last August when we were in front of you. We had Sebastopol Bloomfest, the three-day music and art festival.

342

00:51:36.450 --> 00:51:39.360

Sebastopol Community Cultural Center: We've also been able to...

343

00:51:39.450 --> 00:52:02.970

Sebastopol Community Cultural Center: improve the pedestrian realm along our McKinley Street frontage to serve as a sort of better pedestrian connection between the Barlow and

the downtown district. We pushed back our fence, we compacted some gravel, and we put up some string lights to help make that pedestrian experience a little bit more attractive and safe and comfortable in the interim as we move towards groundbreaking. We also

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00:52:03.050 --> 00:52:15.310

Sebastopol Community Cultural Center: you know, it's springtime, weeds are a thing, we have a weed abatement scheduled in two weeks' time. I know the lot itself is sort of in that springtime explosion, and so we're going to get that under control as well.

345

00:52:15.310 --> 00:52:34.579

Sebastopol Community Cultural Center: As it relates to the development itself, I think, you know, you guys have all read our letter, I don't want to sort of draw this out, I want to mostly leave, space for your guys' questions, but as you know, rates and construction costs have not demonstrably come down in the last 8 months. You know, development...

346

00:52:35.000 --> 00:52:49.639

Sebastopol Community Cultural Center: thrives on stability, and there's nothing about the last 8 months that have been stable. That said, as I mentioned last time, we still retain, loan approval under what's referred to as the CPACE program.

347

00:52:49.640 --> 00:53:05.320

Sebastopol Community Cultural Center: which is a federal program that gives money to projects that advance sustainability measures. That is still in our pocket, that would cover half of our development costs. And so what we're focusing on is finding a lending institution to cover that second half.

348

00:53:05.570 --> 00:53:11.389

Sebastopol Community Cultural Center: We've had some really great discussions with, sort of, traditional lenders, sort of smaller regional banks.

349

00:53:11.520 --> 00:53:14.880

Sebastopol Community Cultural Center: Who we've worked with in the past, who could,

350

00:53:16.010 --> 00:53:23.209

Sebastopol Community Cultural Center: Conceivably offer something that would allow the project to pencil as things sort of come down,

351

00:53:24.210 --> 00:53:41.310

Sebastopol Community Cultural Center: We've also sort of... we've been looking at, some additional, less traditional sources of funding, like, for example, there was a project in Sonoma that successfully secured EB-5 funds, which, if you're not aware, is another federal program that encourages international investment.

352

00:53:41.310 --> 00:53:44.679

Sebastopol Community Cultural Center: In, sort of, rural communities as a way to, sort of.

353

00:53:45.930 --> 00:53:58.440

Sebastopol Community Cultural Center: for the folks who invest, it leads towards immigration status for them, but it's a way to sort of cobble together funding sources to hopefully get to groundbreaking.

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00:53:58.570 --> 00:54:01.539

Sebastopol Community Cultural Center: All that is to say is that, you know.

355

00:54:01.960 --> 00:54:19.350

Sebastopol Community Cultural Center: we don't have funding in place, we can't move forward tomorrow, obviously. What we've been doing since the last meeting, and since we sort of communicated that to you guys last time, is to continue to refine potential value engineering that we can sort of treat as a

356

00:54:19.350 --> 00:54:37.270

Sebastopol Community Cultural Center: menu of options to choose from as we sort of move towards a finalized funding package to sort of allow the project to pencil, depending on what the rate and construction costs would be, right, as that groundbreaking would actually approach. We think...

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00:54:37.320 --> 00:54:40.249

Sebastopol Community Cultural Center: That strategy will give us the flexibility

358

00:54:40.380 --> 00:54:56.340

Sebastopol Community Cultural Center: To sort of pick and choose what we can change in the project to allow it to pencil. And, you know, the more time that we have on that runway, theoretically, if things are improving in terms of rates and construction costs, the less dramatic some of these things we're thinking about.

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00:54:56.400 --> 00:55:09.510

Sebastopol Community Cultural Center: would be, with the understanding that the more dramatic measures, you know, you have to take those with a grain of salt, because some of them would require action by Planning Commission, by Council, and so those are not something that we

360

00:55:09.540 --> 00:55:24.179

Sebastopol Community Cultural Center: would like to include in our value engineering efforts, but there... just to give you a flavor of the things that we're thinking of, we're doing all that we can to figure out a way to make this pencil within the timeframe that we have in front of us.

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00:55:25.830 --> 00:55:31.619

Sebastopol Community Cultural Center: I know it's frustrating, you know, we're not alone in sort of confronting these

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00:55:31.890 --> 00:55:36.439

Sebastopol Community Cultural Center: difficulties, you know, I'm sure you know that the Barlow Hotel is...

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00:55:36.630 --> 00:55:41.420

Sebastopol Community Cultural Center: is navigating the very same thing. They're a little bit in a different,

364

00:55:41.600 --> 00:55:52.339

Sebastopol Community Cultural Center: phase of development than us, but, you know, Barney and us, we talk frequently. We've talked about ways to help each other, ways to partner. Those talks are ongoing.

365

00:55:53.850 --> 00:56:00.649

Sebastopol Community Cultural Center: And, yeah, I think that's kind of the gist of the letter, of our update, and I mostly just want to be here for

366

00:56:00.760 --> 00:56:04.810

Sebastopol Community Cultural Center: questions, and, you know, I know there's also another agenda item, which

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00:56:05.060 --> 00:56:08.620

Sebastopol Community Cultural Center: I'll save my comments for later on in the meeting, but...

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00:56:09.150 --> 00:56:19.239

Sebastopol Community Cultural Center: We continue to look for ways to temper... in the interim, improve the lot and activate it so that it's not just the dead space in the middle of town, that it's actually contributing

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00:56:19.530 --> 00:56:20.960

Sebastopol Community Cultural Center: To... to the community.

370

00:56:21.090 --> 00:56:24.250

Sebastopol Community Cultural Center: So, with that, I'll, open it up to any questions.

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00:56:25.160 --> 00:56:26.340

Mayor McLewis: Councilmember Solman?

372

00:56:26.810 --> 00:56:38.799

Sebastopol Community Cultural Center: Yes, thank you for presenting. I was actually surprised you had another 2 months, because the first time you were required to be here was in June, so you're early with basically the same news as you had for us.

373

00:56:39.390 --> 00:56:52.879

Sebastopol Community Cultural Center: the last time you were here, which was about finance construction. The question I was just asked, directly today by a member of the public is explain to us where you are in relation to what you've done in Healdsburg.

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00:56:53.960 --> 00:57:03.159

Sebastopol Community Cultural Center: Because the comment was they were able to get whatever they needed to get together to do what they promised the citizens of Healdsburg.

375

00:57:03.160 --> 00:57:16.720

Sebastopol Community Cultural Center: But they haven't been able to do the same here in Sebastopol, so please provide that, because I'm pretty sure that person is watching. Sure, yeah. Thank you for the question, both from you and from the member of the public.

376

00:57:16.960 --> 00:57:30.929

Sebastopol Community Cultural Center: In terms of what we've been able to do in Healdsburg, I will say that we do have a fourth project in Healdsburg that is in the very same situation that we are in here today. The entitlements on that project expire November of this year.

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00:57:31.110 --> 00:57:32.810

Sebastopol Community Cultural Center: And so that...

378

00:57:32.990 --> 00:57:40.400

Sebastopol Community Cultural Center: you know, is another project that is caught in this limbo of, you know, the current economic climate.

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00:57:40.540 --> 00:57:51.789

Sebastopol Community Cultural Center: That said, in Healdsburg, we started in Healdsburg in 2001, when Healdsburg was very much not the tourist destination that it is today.

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00:57:51.880 --> 00:58:07.149

Sebastopol Community Cultural Center: And, you know, I like to think that there are a lot of parallels with that project, our first hotel in Healdsburg, Hotel Healdsburg, and this project that we've proposed and have been approved and have pulled a billy permit for here in Sebastopol, in that they are

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00:58:07.640 --> 00:58:20.749

Sebastopol Community Cultural Center: expensive projects in theoretically unproven markets, very much so in Healdsburg in 2001, but theoretically here in Sebastopol, while we're surrounded by a very thriving,

382

00:58:20.890 --> 00:58:35.199

Sebastopol Community Cultural Center: both domestic and international tourism industry within the city limits. There's... there's no proven, project of this type yet, which I'm sure, as you know, makes lenders nervous. So, in Healdsburg.

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00:58:35.900 --> 00:58:37.660

Sebastopol Community Cultural Center: You know, that project...

384

00:58:38.200 --> 00:58:48.680

Sebastopol Community Cultural Center: similarly was right downtown, right across the square, and involved a lot of personal risks for our company, but I think if you were to ask, you know, the founders of our company.

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00:58:50.840 --> 00:58:56.770

Sebastopol Community Cultural Center: if the risk was worth it, I mean, I think you could know their answer, absolutely, yes. Hotel Hillsburg has been a wild success. It's...

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00:58:56.970 --> 00:59:03.989

Sebastopol Community Cultural Center: Led to a lot of other development within Healdsburg, for better or for worse, depending on your, your opinions.

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00:59:04.290 --> 00:59:06.060

Sebastopol Community Cultural Center: And so, I think...

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00:59:08.000 --> 00:59:17.059

Sebastopol Community Cultural Center: I think the only other thing to note in this specific case, and, you know, I mentioned this last meeting, and I'm sorry to sound like a broken record, but, you know, there has been a sort of

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00:59:17.410 --> 00:59:36.910

Sebastopol Community Cultural Center: extraordinary succession of external events that have happened since we were approved in 2017, from the fires to the pandemic to the current sort of global crisis that we're in right now. I'm not using that as an excuse, because as you... as was mentioned, you know, the entitlements were in 2017,

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00:59:36.910 --> 00:59:41.189

Sebastopol Community Cultural Center: We're here almost 10 years after that. But it's... it's...

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00:59:42.370 --> 00:59:49.930

Sebastopol Community Cultural Center: as I said, because of the amount of risk, we need to be smart about when we move forward, because

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00:59:50.030 --> 01:00:01.199

Sebastopol Community Cultural Center: like Hotel Healdsburg, it's sort of an unproven project. And one follow-up. This is the first I've heard about your fourth project. So your fourth project in Healdsburg, when did that come into your thoughts?

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01:00:01.840 --> 01:00:05.500

Sebastopol Community Cultural Center: That was approved,

394

01:00:06.850 --> 01:00:10.480

Sebastopol Community Cultural Center: Oh, jeez, my memory is gonna fail me here, but it's been within the last...

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01:00:11.250 --> 01:00:13.300

Sebastopol Community Cultural Center: Four years that it's been approved.

396

01:00:13.750 --> 01:00:20.429

Sebastopol Community Cultural Center: we do not... we're in a different stage there where we don't have

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01:00:20.660 --> 01:00:29.589

Sebastopol Community Cultural Center: construction drawings. We're at about 30% construction drawings, but the project is on pause for very many similar reasons.

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01:00:29.790 --> 01:00:37.779

Sebastopol Community Cultural Center: And like I mentioned, the entitlements there expire in November, and so... I don't want to share...

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01:00:38.270 --> 01:00:41.129

Sebastopol Community Cultural Center: Too much about another city's,

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01:00:41.920 --> 01:00:49.619

Sebastopol Community Cultural Center: project and issues, but, you know, if you were to ask me which project I'm more bullish on, it would be this project here in Sebastopol.

401

01:00:52.160 --> 01:00:55.240

Mayor McLewis: Alright, I saw... Vice Mayor, you had your hand up first.

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01:00:56.850 --> 01:01:02.090

Sebastopol Community Cultural Center: So I have a couple questions. Have you done any CEQA work on the property already?

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01:01:02.640 --> 01:01:10.770

Sebastopol Community Cultural Center: Through our entitlement project, or process, yes, all of the environmental work was done, up until 2017, when approval was granted.

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01:01:11.540 --> 01:01:15.269

Sebastopol Community Cultural Center: Okay, have you considered scaling the project down?

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01:01:15.270 --> 01:01:34.160

Sebastopol Community Cultural Center: making something maybe smaller, more diverse, that reflects more of the personality of Sebastopol, instead of something really high-end?

Yes, absolutely. The sort of menu of potential changes to the project that I was referencing to, some of them include quite drastic measures, like eliminating one of the buildings.

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01:01:34.180 --> 01:01:52.270

Sebastopol Community Cultural Center: Specifically along Petaluma Avenue, we have a two-story building with retail, spa and rooms on the second story. We're thinking about eliminating that, reducing the amount of rooms, and making a sort of more, retail-oriented one-story structure that's much less expensive to build.

407

01:01:52.510 --> 01:02:06.279

Sebastopol Community Cultural Center: Again, though, that... The Barlow is going to be having a spa, or they have in their hotel, yeah. We also have the Bliss Day Spa here in town already, so... Yeah. So, when do you predict

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01:02:06.440 --> 01:02:08.040

Sebastopol Community Cultural Center: You can break ground.

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01:02:08.100 --> 01:02:14.279

Sebastopol Community Cultural Center: And once you get started, how long will it take until the hotel is operational?

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01:02:14.320 --> 01:02:37.949

Sebastopol Community Cultural Center: I'll answer your second question first, because that's an actual known. Our construction schedule assumes 18 months, but nothing is certain, and so typically we like to assume 24, so 2 years, just to account for weather and other unforeseen delays. So once you break ground, you think it'll be 2 years before you're operational? Correct. Renting out the rooms and running the hotel? Correct, yes.

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01:02:38.150 --> 01:02:44.110

Sebastopol Community Cultural Center: Okay. And then, in terms of us breaking ground, I think in our current...

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01:02:44.380 --> 01:02:48.199

Sebastopol Community Cultural Center: sort of mindset. We are trying our best to

413

01:02:48.630 --> 01:02:52.099

Sebastopol Community Cultural Center: You know, we're excited about the project, we wanted to move forward, but we're trying our best to straddle

414

01:02:52.510 --> 01:03:08.140

Sebastopol Community Cultural Center: that excitement and sort of reality. And so, given that our development agreement allows us to go up until the end of June 2027, right, so that's 14 to 15 months, I think, ideally, we'd sort of move into that direction to allow markets

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01:03:09.140 --> 01:03:11.820

Sebastopol Community Cultural Center: To hopefully move in our favor.

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01:03:14.850 --> 01:03:33.090

Sebastopol Community Cultural Center: you know, if anything were to change, if a temporary use were to come along that Council approves that gives us a little bit more runway, that's all the better for us, because it helps reduce more of that risk. But if I had to answer your question directly right here, right now, I would say summer of next year.

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01:03:33.910 --> 01:03:40.520

Sebastopol Community Cultural Center: I'm sorry, say that again? Summer of next year, because the DA expires the end of June. So, if...

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01:03:40.640 --> 01:03:47.590

Sebastopol Community Cultural Center: So you're thinking you could break down... you could break ground when When you need to.

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01:03:47.840 --> 01:03:59.650

Sebastopol Community Cultural Center: But when the development agreement is due, you're thinking you're gonna... you're gonna get in there and do it. Well, no. But you would like not to, but you will if you have to. The choice in June, I think, for us would be...

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01:03:59.650 --> 01:04:09.339

Sebastopol Community Cultural Center: Is there a financing package out there that allows the project to pencil, and should we break ground? Or is the project dead, and do we figure out what our next steps are?

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01:04:09.340 --> 01:04:14.239

Sebastopol Community Cultural Center: I think that would be the choice in front of us next summer. Just to clarify, did you just say if the project is dead?

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01:04:14.740 --> 01:04:17.180

Sebastopol Community Cultural Center: I... just...

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01:04:17.320 --> 01:04:27.560

Sebastopol Community Cultural Center: Speaking in terms of reality, anything is possible, but everything that we have done to date in the last 10 years, all of the money that we have spent has been in the effort of not

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01:04:27.850 --> 01:04:38.799

Sebastopol Community Cultural Center: of building the project, of allowing it to come to fruition and to flourish. Okay, well, that's very different than what we heard two years ago, that there was just no way this project was going to fail.

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01:04:38.970 --> 01:04:43.100

Sebastopol Community Cultural Center: So, that's a new perspective.

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01:04:43.700 --> 01:04:47.929

Sebastopol Community Cultural Center: Sure, yeah, I think... you know, I said this...

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01:04:48.330 --> 01:04:55.340

Sebastopol Community Cultural Center: 9 months ago, failure of this project would be fairly catastrophic for us as a mom-and-pop development company, given how much we've

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01:04:56.940 --> 01:05:06.429

Sebastopol Community Cultural Center: how much we've, invested to date. But, you know, we're not naive. Development, you know, is such that

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01:05:06.550 --> 01:05:11.070

Sebastopol Community Cultural Center: Failure happens, and companies suffer the consequences.

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01:05:12.930 --> 01:05:14.200

Mayor McLewis: Okay, minute.

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01:05:14.810 --> 01:05:17.750

Mayor McLewis: Anyone else with questions? I have a few ones.

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01:05:17.950 --> 01:05:22.570

Mayor McLewis: I just don't want to miss anyone. Okay. A couple questions I have for you.

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01:05:23.000 --> 01:05:32.439

Mayor McLewis: is just based on some of the comments you made. Is there anything that the city could do to help in securing financing, and also

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01:05:32.440 --> 01:05:47.420

Mayor McLewis: What could we do to make ourselves more attractive or proven? You used that word with Healdsburg. So just, my question is, is there anything that, you know, the city could help with as far as making, you know, it more attractive for...

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01:05:47.850 --> 01:05:48.990

Mayor McLewis: lenders.

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01:05:50.230 --> 01:06:06.319

Sebastopol Community Cultural Center: Yeah, I appreciate the question. I think everything the city has done to date has been very helpful, because as I mentioned with lenders, the sort of big caveats are stability and predictability, and the city has been a really great partner with us.

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01:06:06.430 --> 01:06:15.620

Sebastopol Community Cultural Center: you know, from entitlements up until now, to help us find a path towards... towards groundbreaking. In terms of...

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01:06:16.040 --> 01:06:21.410

Sebastopol Community Cultural Center: Any action the city could take to... help.

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01:06:21.880 --> 01:06:27.240

Sebastopol Community Cultural Center: lenders sort of become more comfortable? That's an interesting one. I haven't...

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01:06:28.070 --> 01:06:32.110

Sebastopol Community Cultural Center: I... I haven't thought about that, but...

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01:06:32.430 --> 01:06:37.139

Mayor McLewis: Because that's a comment that was made in the past, too, about that Healdsburg was proven and that we weren't.

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01:06:37.140 --> 01:06:38.209

Sebastopol Community Cultural Center: Alright, yeah, no, sorry.

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01:06:38.210 --> 01:06:55.379

Mayor McLewis: asking, like, you know, as city council members here, if you can tell us what actually helps with that. I mean, we all know what Healdsburg was, you know, how it is, but from your perspective, if you're saying they're proven, and by default we're not proven, what do we... what would make us proven?

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01:06:55.380 --> 01:07:01.610

Sebastopol Community Cultural Center: Sure, yeah, and sorry for the, sort of, the delay in my speaking there, there was just some bad noise. Oh, okay. So...

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01:07:02.980 --> 01:07:07.350

Sebastopol Community Cultural Center: You know, when... Lenders, sort of,

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01:07:07.540 --> 01:07:14.839

Sebastopol Community Cultural Center: do their due diligence on a potential hotel project. The first thing they do is they pull what's called a comp set.

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01:07:15.060 --> 01:07:17.370

Sebastopol Community Cultural Center: Which is sort of...

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01:07:19.510 --> 01:07:29.159

Sebastopol Community Cultural Center: Existing hotels in the area in the same market segment that are comparable, the word comp, to what this project would be.

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01:07:29.360 --> 01:07:40.949

Sebastopol Community Cultural Center: And the difficulty that we've run into is that the comm set in Sebastopol is non-existent, and so we have to go towards other towns, sort of in the Sonoma County, catchment area.

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01:07:40.950 --> 01:07:49.849

Sebastopol Community Cultural Center: And obviously hotels of the type that we're looking to build here exist in that area. It's just a little bit tricky for banks to get really comfortable

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01:07:49.850 --> 01:07:56.209

Sebastopol Community Cultural Center: With something in Sebastopol versus Healdsburg, or in other places. And so I think...

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01:07:56.460 --> 01:08:01.080

Sebastopol Community Cultural Center: You know, that said, a lot of the...

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01:08:01.490 --> 01:08:09.169

Sebastopol Community Cultural Center: Actions of the city and a lot of the new businesses that are opening up have certainly put it on people's radar, and have certainly helped

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01:08:09.330 --> 01:08:19.440

Sebastopol Community Cultural Center: sort of established Sebastopol as, you know, we all know that it's a lovely place. Well, we in this room all know that it's a lovely place to visit, but not everyone does, right?

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01:08:19.470 --> 01:08:34.920

Sebastopol Community Cultural Center: And so I think the word of mouth is definitely spreading. I think the Barlow's efforts are certainly helping. But in terms of, you know, actual, concrete, actionable things Council can do with lenders, I'll have to think about that, and I'll have to let you guys know.

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01:08:35.149 --> 01:08:42.939

Mayor McLewis: Well, and I think we're in a unique position, because we know that we're, you know, we do have the Barlow that is in that process, so...

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01:08:43.189 --> 01:08:50.729

Mayor McLewis: obviously, it sounds, based on what we've learned, that they are able to get funding, so I'm just trying to understand

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01:08:50.739 --> 01:09:11.759

Mayor McLewis: how it's different for you versus them, as far as comps and working through that process. And I understand comps, I've held a real estate license, so I get all of that. But I'm just saying, like, comparing apples to apples here, I'm just trying to understand your pers... you know, your conundrum and situation versus... Right. And when both require

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01:09:11.759 --> 01:09:14.259

Mayor McLewis: lending and funding, it's...

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01:09:14.260 --> 01:09:21.969

Sebastopol Community Cultural Center: Sure. Yeah, so I think, you know, as I mentioned, we've had a lot of conversations with Barney at the Barlow, and,

461

01:09:22.180 --> 01:09:28.849

Sebastopol Community Cultural Center: I'm not sure the latest on his efforts. The last we talked, you know, we were... we were sort of

462

01:09:29.109 --> 01:09:34.419

Sebastopol Community Cultural Center: commiserating and sharing stories about the difficulties of the moment. I do know that his project

463

01:09:34.630 --> 01:09:47.230

Sebastopol Community Cultural Center: the construction costs, at least the sort of initial estimates that he had, are lower than what our construction costs were coming in at, at a per-key basis. I also know that, you know.

464

01:09:48.319 --> 01:09:49.430

Sebastopol Community Cultural Center: they're...

465

01:09:51.319 --> 01:10:07.700

Sebastopol Community Cultural Center: the situation that they're in, sort of, from a capital perspective, I think there's... there's a little bit more room to work with, and so that might be leading into, his communication about how well financing is going. But for us specifically, you know, this is a...

466

01:10:09.080 --> 01:10:27.349

Sebastopol Community Cultural Center: It's an \$85 million project to build 66 hotel rooms, restaurant, spa, retail, and a rooftop bar. It's just... it's a very expensive, high-quality project, and so I think as... as design, that's probably why we're coming into the issues that we're coming into.

467

01:10:27.670 --> 01:10:31.709

Sebastopol Community Cultural Center: With the added caveats of rates and of construction costs, but...

468

01:10:31.960 --> 01:10:37.559

Sebastopol Community Cultural Center: you know, hopefully the idea is to get it perhaps more in line with what Barney is

469

01:10:37.730 --> 01:10:39.119

Sebastopol Community Cultural Center: His thinking, but...

470

01:10:39.520 --> 01:10:49.349

Sebastopol Community Cultural Center: I don't know, I just... I haven't seen his perform, I haven't seen his designs well enough to be able to give credence to whatever, whatever financing numbers he's communicated.

471

01:10:50.090 --> 01:10:53.009

Mayor McLewis: Got it. I saw, Vice Mayor, you had your hand up.

472

01:10:53.200 --> 01:10:58.660

Sebastopol Community Cultural Center: Yeah. I just wanted to point out that Sebastopol serves

473

01:10:59.420 --> 01:11:05.920

Sebastopol Community Cultural Center: 50,000 people who live in this area, so all their visitors coming. We have one hotel right now.

474

01:11:06.390 --> 01:11:09.069

Sebastopol Community Cultural Center: And we have one on the way.

475

01:11:09.370 --> 01:11:17.400

Sebastopol Community Cultural Center: In the Barlow. So, it seems like it's a pretty good opportunity to bring another hotel in here, because

476

01:11:17.930 --> 01:11:29.140

Sebastopol Community Cultural Center: you know, where are people staying? We lost one of the hotels that we had in town. At that time, we had two, and I think Healdsburg probably has 20 or more, and yet your building in Healdsburg

477

01:11:29.360 --> 01:11:39.140

Sebastopol Community Cultural Center: And you're trusting that, so I... I just don't get it, why you wouldn't trust this area to support your hotel, or why the lenders wouldn't...

478

01:11:39.300 --> 01:11:44.390

Sebastopol Community Cultural Center: support it financially, because I think, you know, it's a good opportunity.

479

01:11:46.160 --> 01:11:53.859

Sebastopol Community Cultural Center: I'd just like you to comment on that, please. Yeah, no, no, no, absolutely. I mean, I agree that it's a good opportunity.

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01:11:54.710 --> 01:11:55.790

Sebastopol Community Cultural Center: I...

481

01:11:58.030 --> 01:12:10.629

Sebastopol Community Cultural Center: you know, you haven't... we haven't had to have been convinced, right? Us, as a firm, we've been high on Sebastopol for the last decade, and, you know, our investment to date sort of, I think, communicates

482

01:12:11.420 --> 01:12:21.629

Sebastopol Community Cultural Center: how jazzed we are about it. You know, unfortunately, you know, I would love to be able to tell you that, you know, we could self-finance this, and we could break around tomorrow, but...

483

01:12:21.670 --> 01:12:33.130

Sebastopol Community Cultural Center: you know, I think it's just... it's a tricky moment in hospitality lending, it's a tricky moment in construction costs. We're seeing... I don't know, seriously, if you... I apologize, I'm joined tonight by our

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01:12:33.280 --> 01:12:40.919

Sebastopol Community Cultural Center: The co-founder of Piazza Hospitality, Cersei Sher. I don't know if you have any additional, thoughts, but...

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01:12:41.230 --> 01:12:43.420

Sebastopol Community Cultural Center: you know, It's...

486

01:12:43.880 --> 01:12:49.459

Sebastopol Community Cultural Center: It's not us that needs the convincing, it's the lenders, and so that's the wall that we've been hitting up against.

487

01:12:50.580 --> 01:12:51.620

Mayor McLewis: Councilmember Carter?

488

01:12:51.620 --> 01:12:54.069

Sebastopol Community Cultural Center: You're gonna need to go, right.

489

01:12:58.260 --> 01:12:59.970

Mayor McLewis: I'm sorry, what are we doing here?

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01:12:59.970 --> 01:13:03.919

Sebastopol Community Cultural Center: Apologies for late. Hi, I'm Circe Schur, I'm a partner of Danielei's.

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01:13:04.030 --> 01:13:07.660

Sebastopol Community Cultural Center: I'm just gonna comment on, some of these questions.

492

01:13:08.260 --> 01:13:08.930

Mayor McLewis: Okay.

493

01:13:08.930 --> 01:13:12.220

Sebastopol Community Cultural Center: And I did not hear, everything that Daniele said, but...

494

01:13:12.330 --> 01:13:29.859

Sebastopol Community Cultural Center: I feel like, right now, it's the spread, and while we can get some bank financing, and we have, you know, our investors, the costs and the interest rates have gone up so exponentially for us that, we need more capital. That's the... that's the...

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01:13:30.470 --> 01:13:33.120

Sebastopol Community Cultural Center: the essence of it. Find us a capital partner.

496

01:13:33.380 --> 01:13:35.729

Sebastopol Community Cultural Center: That's how you can help us.

497

01:13:35.920 --> 01:13:41.270

Sebastopol Community Cultural Center: If you really want to know, because while we had the money, and...

498

01:13:41.440 --> 01:13:56.159

Sebastopol Community Cultural Center: then just rates went... skyrocketed, and do you want to take that risk? It's... it's not... you know, we are small. We're not operating an aubertge property. We're operating a piazza hospitality property, and...

499

01:13:57.350 --> 01:14:05.879

Sebastopol Community Cultural Center: you know, there's a difference in what banks look at that way. Do you want to know bearish in the middle of town? I don't think so. So,

500

01:14:06.230 --> 01:14:17.309

Sebastopol Community Cultural Center: Anyway, that's... that's the essence of it, and we're still working on it. I mean, I talked to two people last week, to help us find capital partners. So we are working on it, it's just...

501

01:14:17.570 --> 01:14:22.769

Sebastopol Community Cultural Center: that it's very expensive. And we're also looking at ways to make it less expensive.

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01:14:23.230 --> 01:14:24.360

Sebastopol Community Cultural Center: And,

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01:14:24.700 --> 01:14:37.110

Sebastopol Community Cultural Center: Believe me, I've been working on this for a very long time. I love Sebastopol. I think it's an awesome place. I get that it serves so much of a greater market on West County, and it has a lot to offer beyond wine and

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01:14:37.370 --> 01:14:46.469

Sebastopol Community Cultural Center: you know, proximity to the coast, so many good things. So, we're still very interested, and, find us some more money, and we'll build it.

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01:14:47.750 --> 01:15:05.299

Mayor McLewis: Well, I just... I'm just gonna comment on... since I asked... I mean, we... obviously, as a council, we're not finding you money, but if there's anything that we can do in the city to make it more appealing, I think it would be good for us to understand that. So, I'm trying to see... Councilmember Carter, you had your hand up, and then Councilmember Zollman?

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01:15:05.910 --> 01:15:22.859

Sebastopol Community Cultural Center: Yeah, I was just gonna say that, you know, one thing that Council is doing with its Enterprise Committee and other things is trying to help you solve this chicken and egg problem, you know, with having, like, an under, known market for this kind of thing. Like, why do people come to Sebastopol?

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01:15:22.860 --> 01:15:27.700

Sebastopol Community Cultural Center: What are the businesses here? Is there a natural draw? Could it support a hotel?

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01:15:27.700 --> 01:15:28.270

Mayor McLewis: of these?

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01:15:28.270 --> 01:15:28.970

Sebastopol Community Cultural Center: So...

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01:15:29.140 --> 01:15:34.569

Mayor McLewis: I just want to make sure we're in the questions, because I have... I'm getting comments that we want to make sure we're in the questions.

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01:15:36.580 --> 01:15:37.809

Mayor McLewis: Just asking.

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01:15:40.270 --> 01:15:41.299

Sebastopol Community Cultural Center: Question mark?

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01:15:42.300 --> 01:15:48.829

Mayor McLewis: I'm just saying, because we're not in the comments yet, so if we have questions for them, I want to keep us on track.

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01:15:49.650 --> 01:15:53.860

Sebastopol Community Cultural Center: Yeah, so, like, if... We'll get to it later.

515

01:15:54.230 --> 01:15:57.439

Mayor McLewis: Okay. Councilmember Solman.

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01:15:57.440 --> 01:16:15.730

Sebastopol Community Cultural Center: Yeah, so I'm still stuck on this project, this fourth project in Healdsburg, because I took notes, and I thought you said it was approved 4 years ago, but you've been trying to do something for us for the last 10 years, so I'm confused. So you have enough trust in them to go through this rocky financial period.

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01:16:15.750 --> 01:16:18.300

Sebastopol Community Cultural Center: To do a fourth project, but not...

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01:16:18.400 --> 01:16:29.419

Sebastopol Community Cultural Center: with us, or did I not understand that? Yeah, sorry if I was unclear or misspoke in any way. No, our project in Healdsburg has not been moving forward. It is entitled, but it is not moving forward.

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01:16:31.100 --> 01:16:32.040

Sebastopol Community Cultural Center: Okay.

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01:16:32.530 --> 01:16:33.490

Mayor McLewis: Vice Mayor.

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01:16:34.410 --> 01:16:40.809

Sebastopol Community Cultural Center: But isn't it true that you have a hotel project that you've been building for the last so many years in Healdsburg right now?

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01:16:41.150 --> 01:16:48.329

Sebastopol Community Cultural Center: I mean, haven't you been working on one? Or in the last... The last hotel project that we built and opened in Healdsburg was in 2018.

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01:16:49.640 --> 01:16:55.119

Sebastopol Community Cultural Center: Okay. This fourth... And you completed it in 2018? It opened in 2018, correct.

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01:16:56.410 --> 01:17:19.840

Mayor McLewis: A question that I have, and it's more of the nuts and bolts, and it's something that someone from Piazza had told me in the past, was that some of the

financing you were obtaining through federal money, and there was an archaeological survey dig, whatever, that had to happen on that property. Has that been done yet? I understand it was supposed to be done by Sonoma State, and

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01:17:19.840 --> 01:17:25.149

Mayor McLewis: It seems like an, you know, what is the status of that, and where is that at, to help you

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01:17:25.150 --> 01:17:27.070

Mayor McLewis: Get down to the financing.

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01:17:27.330 --> 01:17:33.999

Sebastopol Community Cultural Center: Sure, yeah, so it's, as you mentioned, we have a contract with Sonoma State University to use some graduate students to help us, sort of.

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01:17:34.010 --> 01:17:53.649

Sebastopol Community Cultural Center: collect and catalog any archaeological items that we do find. We had some initial archaeological work that happened when we demolished the building, because it was a ground disturbance activity, and so we had monitors that came and found some artifacts, which led to this archaeological requirement. The plan is, it's not...

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01:17:55.000 --> 01:18:06.039

Sebastopol Community Cultural Center: it's not a barrier to sort of a timely groundbreaking. It's a 2-3 week process where they've identified, sort of, the most likely, areas to contain deposits.

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01:18:06.120 --> 01:18:19.559

Sebastopol Community Cultural Center: And they will go in, and they'll do their work, and they'll, I don't remember exactly how much soil they're removing, but it's... at certain points, they're removing soil, they're collecting the artifacts, and then they're bringing them off-site to analyze and catalog them.

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01:18:19.560 --> 01:18:21.269

Mayor McLewis: Oh, go ahead, I'm sorry.

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01:18:21.270 --> 01:18:25.920

Sebastopol Community Cultural Center: No, no, I was just gonna say, it would be 2-3 weeks before groundbreaking, that process would take place.

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01:18:26.570 --> 01:18:29.250

Mayor McLewis: And is that a cost to you, to have...

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01:18:29.250 --> 01:18:31.080

Sebastopol Community Cultural Center: That's the \$100,000 contract, yes.

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01:18:31.930 --> 01:18:40.890

Mayor McLewis: Okay, and so that's still in place, and it's just sort of pending there. I guess, is there a reason why you wouldn't just get that done so that you can continue moving along with this?

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01:18:41.210 --> 01:18:43.959

Sebastopol Community Cultural Center: Well, I mean, I think it's,

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01:18:44.210 --> 01:18:57.980

Sebastopol Community Cultural Center: We're kind of... it would be paid for through proceeds from our construction loan, because it's part of the construction process, and so we're waiting to greenlight it before we, so we're waiting to have an approved construction loan before greenlighting it.

538

01:18:58.290 --> 01:19:04.770

Mayor McLewis: So this doesn't have anything to do with the federal funding, then? I just want to understand this, because that's what I was told at one of the meetings, so...

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01:19:04.770 --> 01:19:10.659

Sebastopol Community Cultural Center: Right, right, right. No, it does have, it is related to federal funding, because the,

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01:19:11.730 --> 01:19:26.339

Sebastopol Community Cultural Center: the city and state archaeological requirements are less stringent than the federal archaeological requirements. So as a result of the, what's referred to as the CPACE funding program, which I mentioned previously, which is a federal program.

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01:19:26.340 --> 01:19:32.900

Sebastopol Community Cultural Center: We are subject to federal regulations, which means, from an archaeological perspective, we have to comply with federal

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01:19:32.920 --> 01:19:39.900

Sebastopol Community Cultural Center: law. And so, because that funding is still in place and will be part of our package, it's still a requirement for us.

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01:19:40.640 --> 01:19:44.430

Mayor McLewis: I see. Thank you. Are there other questions?

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01:19:47.200 --> 01:19:50.089

Mayor McLewis: No? If not, then we can go to public comment.

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01:19:57.570 --> 01:20:03.069

Mayor McLewis: I'm not sure. Thank you so much. Sorry about that. I can't hear what's going on in the room there, or see Mary, so I'm not sure.

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01:20:03.070 --> 01:20:07.290

Sebastopol Community Cultural Center: We're gonna go ahead and go to public comment. Sorry, we were just checking to make sure the front door was open.

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01:20:07.790 --> 01:20:21.169

Sebastopol Community Cultural Center: So this is public comment on the informational item on the report out on the Hotel Sebastopol. If you would like to make a public comment. It is a two-minute public comment. I go to chambers and then Zoom, and if there's anyone in chambers that would like to make a public comment.

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01:20:24.160 --> 01:20:29.330

Sebastopol Community Cultural Center: Please, go ahead and... I'm sorry?

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01:20:31.110 --> 01:20:36.300

Sebastopol Community Cultural Center: It's kind of a... I thought... I didn't quite understand why it didn't get asked.

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01:20:36.430 --> 01:20:52.630

Sebastopol Community Cultural Center: The... if he's going to break ground, and you have to have the archaeological information done before, could it not stop you from breaking ground if they decided there was some issue in the archaeological?

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01:20:54.710 --> 01:21:01.560

Sebastopol Community Cultural Center: So, this is just for public comment right now, so we can... I can't ask questions. You can ask a question, and we'll come back to it at the end of public comment.

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01:21:02.530 --> 01:21:06.850

Sebastopol Community Cultural Center: Thank you. So I'll go out to Zoom. Oliver, can you mute yourself, please?

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01:21:07.800 --> 01:21:09.180

Oliver: Yep, unmuted.

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01:21:09.180 --> 01:21:10.569

Sebastopol Community Cultural Center: Thank you. Can you see the timer?

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01:21:10.570 --> 01:21:11.480

Oliver: I can, yeah.

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01:21:11.480 --> 01:21:12.420

Sebastopol Community Cultural Center: Go ahead, please.

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01:21:12.420 --> 01:21:26.809

Oliver: I'm just thinking, and this is like a 10-year anniversary explanation of why we have a huge piece of land in the middle of the city, just sitting there with tumbleweed on it while people drive by and decide not to stop in the city.

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01:21:26.880 --> 01:21:43.820

Oliver: while you were talking there, I was looking on my computer and remembering the tractor supply company that used to be there, which had a couple of old vintage tractors parked outside, which was very much in the spirit of the city, as people drove through.

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01:21:43.820 --> 01:21:57.879

Oliver: So, a couple of things. One is, the archaeological thing. That's been buzzing around for years, and that could actually be really important if that's historically significant. That's where the old Chinatown was, as I was led to understand.

560

01:21:57.990 --> 01:22:08.959

Oliver: So, to me, I don't know if they, Piazza could find grants or something for that, or something could be done to see if you could even build a hotel there at this point in time.

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01:22:09.000 --> 01:22:23.739

Oliver: And presumably that really limits anything else that could be done on that land, in case damage is done to historical artifacts. But having said that, I mean, I wasn't a fan of the public art that was there. I would really like to see...

562

01:22:23.770 --> 01:22:36.080

Oliver: that land, if it's not being used by Piazza to actually break ground and build a hotel. I think they should be making a lot more of an effort to make the city of Sebastopol look a lot more attractive to people driving through.

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01:22:36.160 --> 01:22:44.550

Oliver: Even if it's some kind of historical exhibit or something like that, and an explanation of the upcoming hotel.

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01:22:44.790 --> 01:22:51.799

Oliver: Obviously, it's a very dangerous crossroads. I think that's the busiest crossroads in all of Sonoma County, so...

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01:22:51.970 --> 01:22:57.000

Oliver: You'd have to be very, very careful with pedestrians and so on, but,

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01:22:57.140 --> 01:23:07.379

Oliver: At the end of the day, I'd really quite like to see a public hearing on this, given that it's 10 years now, and it's apparent nothing is going to happen for another few years. So that's my public comment, thank you.

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01:23:07.600 --> 01:23:13.950

Sebastopol Community Cultural Center: Thank you, Oliver, 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.

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01:23:14.230 --> 01:23:15.669

Sebastopol Community Cultural Center: Please come up to the podium.

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01:23:28.320 --> 01:23:29.090

Sebastopol Community Cultural Center: I'll touch it.

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01:23:29.390 --> 01:23:35.510

Sebastopol Community Cultural Center: It seems as if what Sebastopol is actually... what...

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01:23:36.080 --> 01:23:48.050

Sebastopol Community Cultural Center: By the numbers, and by the amount of people that are here, and how full our current one hotel is, what would be sort of a hook, line, and sinker is if what the project was... was a hotel.

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01:23:48.540 --> 01:24:00.570

Sebastopol Community Cultural Center: It seems like the addition of the retail spaces, the spas, all of those things which we have in abundance here, and as a small business owner in this town, it is hard to be a small business.

573

01:24:00.570 --> 01:24:09.880

Sebastopol Community Cultural Center: and continue to do what I do, and make enough money to do it, to employ people that are local and all of those things. Is there a draft of this, project

574

01:24:09.880 --> 01:24:11.690

Sebastopol Community Cultural Center: That is just.

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01:24:11.740 --> 01:24:12.859

Sebastopol Community Cultural Center: a hotel.

576

01:24:15.030 --> 01:24:18.450

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will go out to Zoom.

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01:24:18.760 --> 01:24:20.750

Sebastopol Community Cultural Center: Kate, can you unmute yourself, please?

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01:24:23.310 --> 01:24:24.260

kate: Good evening.

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01:24:24.590 --> 01:24:26.210

Sebastopol Community Cultural Center: Thank you. Can you still see the timer?

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01:24:26.210 --> 01:24:26.970

kate: I can.

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01:24:26.970 --> 01:24:28.040

Sebastopol Community Cultural Center: Great, go ahead, please.

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01:24:28.210 --> 01:24:30.710

kate: I have two public comments.

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01:24:30.710 --> 01:24:49.319

kate: One is that the type of hotel that's built, the number of rooms, and the price of the rooms has a direct impact on the revenue for the city in terms of TOT. And so, therefore, the project of the hotel should be thought of in concert

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01:24:49.390 --> 01:25:03.469

kate: Not only of the developer's needs, of course, but also the city's needs for revenue. So, if the developer scales back the number of rooms, or the kind of price point of the rooms.

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01:25:03.470 --> 01:25:26.280

kate: that has a direct impact on the city's revenue and the city's budget. So I think that's something that needs to be taken into consideration, especially because this is a prime piece of developable land in the middle of the city, and so if we forfeit this land to a project that doesn't end up generating

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01:25:26.370 --> 01:25:51.320

kate: its full potential for revenue, we won't be able to kind of turn back the clock on that. So each piece of land that's developed in city limits of Sebastopol has the potential to be an economic generator for the city itself, so the city can do things like pave our roads and maintain our parks, and so we've already lost a significant amount

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01:25:51.320 --> 01:26:03.860

kate: of land to properties that generate no revenue and take resources, so I think that needs to be part of the equation. My second comment follows Oliver's comment.

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01:26:03.860 --> 01:26:24.640

kate: And that I'd like to see the lot more active, even if it's in terms of wrapping the trees and solar lights. It is very dangerous to have access to the lot from the busy intersections, but if there's a way to link it more directly with the Barlow,

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01:26:24.710 --> 01:26:29.920

kate: So that people could perhaps access part of it for, like.

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01:26:30.010 --> 01:26:32.139

kate: You know, a small dog run.

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01:26:32.140 --> 01:26:32.840

Sebastopol Community Cultural Center: It's 2 minutes.

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01:26:32.840 --> 01:26:34.010

kate: Okay, thank you.

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01:26:34.010 --> 01:26:40.189

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

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01:26:40.930 --> 01:26:48.259

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, please raise your hand virtually.

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01:26:49.390 --> 01:26:51.469

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

596

01:26:53.220 --> 01:26:59.699

Mayor McLewis: Alright, thank you very much. We're back at the dais for comments, from my colleagues before I do mine.

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01:26:59.800 --> 01:27:08.940

Mayor McLewis: Does anyone have any comments? I do have a question. I know we had these two questions, if I can, just ask them very quickly of our,

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01:27:09.420 --> 01:27:25.270

Mayor McLewis: From Piazza, and it is a question I still wonder, is could, you know, not doing the dig that I had asked about for the archaeological stuff, couldn't that, in fact, delay the project if you don't get that done? I mean, I've heard this so many times from different.

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01:27:25.640 --> 01:27:28.300

Sebastopol Community Cultural Center: Right, so I think it would be,

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01:27:29.110 --> 01:27:36.630

Sebastopol Community Cultural Center: The typical way that archaeological digs happen as it relates to ground disturbance and development is that there's usually an archaeological

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01:27:36.880 --> 01:27:42.909

Sebastopol Community Cultural Center: Archaeologist on-site, sort of monitoring the activity and looking for artifacts as

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01:27:43.010 --> 01:27:57.750

Sebastopol Community Cultural Center: dirt is being moved, right? As a result of our federally funded loan package and the sort of more stringent requirements, we actually have a recovery plant that has been approved by the federal regulatory agency in terms of

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01:27:57.750 --> 01:28:10.780

Sebastopol Community Cultural Center: they're good with what we're proposing in terms of digging up certain areas, removing the artifacts, and setting them on-site. And so, the schedule that I gave, you know, two to three weeks, is very much a known schedule.

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01:28:10.830 --> 01:28:15.310

Sebastopol Community Cultural Center: There's nothing that... that could happen that would...

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01:28:15.590 --> 01:28:18.119

Sebastopol Community Cultural Center: That would delay it, because it's... it's a sort of...

606

01:28:18.300 --> 01:28:23.240

Sebastopol Community Cultural Center: Agreed upon, archaeological, dig and maneuver.

607

01:28:24.020 --> 01:28:28.410

Sebastopol Community Cultural Center: So there's really no unknowns or risk as a result of the

608

01:28:28.550 --> 01:28:34.589

Sebastopol Community Cultural Center: The previous ground disturbance and the previous monitoring that was done when the building, the former building, was being demolished.

609

01:28:35.300 --> 01:28:41.329

Mayor McLewis: Okay, and then we had another question just about the draft of Just a Hotel. I know you said that you...

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01:28:41.770 --> 01:28:48.059

Sebastopol Community Cultural Center: Yeah, that's certainly something that we look at. I think it's just important to note, and another public commenter sort of alluded to this, that

611

01:28:49.250 --> 01:28:58.919

Sebastopol Community Cultural Center: Every time you either reduce the number of rooms or devote space to a different use within a project, it changes the perform, and it changes the bottom line.

612

01:28:59.140 --> 01:29:07.009

Sebastopol Community Cultural Center: Certainly, we've tried to maximize the sort of, golden ticket of this kind of development, which is the hotel rooms themselves.

613

01:29:07.010 --> 01:29:22.890

Sebastopol Community Cultural Center: But in order to sell hotel rooms, in order to get a certain rate for hotel rooms, you do have to provide additional amenities, be it spa, be it restaurants, be it sort of really lovely curated retail or lovely grounds, and so it's a delicate rope to walk.

614

01:29:22.910 --> 01:29:26.609

Sebastopol Community Cultural Center: But yes, we are considering, alternatives that...

615

01:29:26.880 --> 01:29:34.239

Sebastopol Community Cultural Center: That changed the sort of land use mix within the development, and that could lead to more hotel rooms, less retail, as an example.

616

01:29:34.640 --> 01:29:42.250

Mayor McLewis: Okay, thank you so much for answering those. I just think this is an important topic, and people have questions, so I wanted to address those. Thank you.

617

01:29:42.440 --> 01:29:45.819

Mayor McLewis: And then, did anyone at the dais have, comments?

618

01:29:47.740 --> 01:29:49.510

Mayor McLewis: Oh, Councilmember Hinton?

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01:29:50.830 --> 01:29:51.830

Sebastopol Community Cultural Center: Thank you.

620

01:29:54.780 --> 01:30:02.380

Sebastopol Community Cultural Center: I... this hotel is partly why I ran for office in 2016. I wanted to be involved in how Sebastopol

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01:30:02.460 --> 01:30:20.520

Sebastopol Community Cultural Center: grew and was shaped, and this hotel was one of the hottest topics the year I ran for office. So, been involved with it for a long time. I think very highly of these operators. I've visited their project that they opened in San Luis Obispo when they were in the growth mode.

622

01:30:20.620 --> 01:30:35.100

Sebastopol Community Cultural Center: Before COVID, and obviously, COVID changed a lot of things. Unfortunately, I think for our town, we've lost, Greg Beal's project, delivery. It had to be reimagined due to interest rates and high construction costs.

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01:30:35.260 --> 01:30:47.819

Sebastopol Community Cultural Center: And I'm also very well aware of the hole that sits in the center of Windsor, the hotel that was stopped in Catati, the hotel that's trying to move forward in Petaluma, so we are not alone.

624

01:30:48.110 --> 01:31:05.070

Sebastopol Community Cultural Center: I just... I don't take this personally. It's a huge project, it's a beautiful project, and I understand that I don't want a hotel built in the middle of our town that folds or something. They have to have financing they can live with. So,

625

01:31:05.830 --> 01:31:15.219

Sebastopol Community Cultural Center: I do think West County, and I know they know, we only have Airbnbs to rely on, and one little tiny hotel, which people...

626

01:31:15.410 --> 01:31:25.079

Sebastopol Community Cultural Center: we're lucky to have, but it's moderate, it's full a lot, and it doesn't reflect what I think a lot of people are looking for, so...

627

01:31:25.340 --> 01:31:31.509

Sebastopol Community Cultural Center: I'm supportive tonight of the extension. I hope you can figure out your other half of financing.

628

01:31:31.920 --> 01:31:38.749

Sebastopol Community Cultural Center: You come, you stand in front of us, you've got a project, I really appreciate that. So those are my comments tonight.

629

01:31:40.250 --> 01:31:42.850

Mayor McLewis: Okay. Anyone else have comments?

630

01:31:45.120 --> 01:32:04.030

Mayor McLewis: Okay. I just have a few then, if no one else has any. I just wanted... I... first of all, I just think it's unfortunate that... that the hotels kind of... and I say this just with humor, that it's kind of become an urban legend. People talk about it all the time, that hotel that's not coming, that is coming,

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01:32:04.030 --> 01:32:08.519

Mayor McLewis: I would love to see this come to fruition, and I have,

632

01:32:09.780 --> 01:32:20.690

Mayor McLewis: I just have great concern over, you know, what's happening, and I know we're not alone to Councilmember Hinton's, you know, words as far as all the different hotels. I just...

633

01:32:20.980 --> 01:32:44.889

Mayor McLewis: I'm hoping that perhaps... and maybe this is already happening with city staff, but I think it would be really helpful for the Council if... for us, and for me in particular, to understand if there's any way that we as a council, if there's anything we can do to actually, you know, improve the downtown, and if that would help in any way, because I've heard this before, that we're not proven, we're not a proven market.

634

01:32:44.890 --> 01:33:01.119

Mayor McLewis: And so, you know, I... I... I continue to say, if there's any... anything that we can do to tweak to help, to make the place more attractive, I hope that you would, feel that you can... that Piazza would, communicate with us and

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01:33:01.120 --> 01:33:05.449

Mayor McLewis: We see this as a, you know, this is a shared,

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01:33:05.620 --> 01:33:17.530

Mayor McLewis: project for us. I mean, we really... the TOT is super important to us, so at any rate, I'm supporting this for now, but I'm just hoping that, you know, as I see some interest rates

637

01:33:17.530 --> 01:33:42.099

Mayor McLewis: coming down. I don't know how long that will last, but I just hope that somewhere along the line that this might be, you know, you might reach a point where you actually can do something. So at any rate, I'm supporting it this evening, but, you know, with a bit of pause and concern over whether or not, you know, we're just continuing down this decade-long path of a non-existent space. So, anyway.

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01:33:42.100 --> 01:33:45.559

Mayor McLewis: Those are my comments. Does anyone else have anything before?

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01:33:46.400 --> 01:33:47.539

Mayor McLewis: Vice Mayor?

640

01:33:48.440 --> 01:34:02.619

Sebastopol Community Cultural Center: Yeah, my understanding is that there's no action required tonight, just thank you for coming and talking to us. Thank you for your updates, but I don't think we need to do anything. No, that's correct, it's just an informational item. Thank you very much.

641

01:34:02.620 --> 01:34:14.589

Mayor McLewis: I just wanted to make sure if anyone else had anything to say, so if not, then we'll just accept this and move on, and thank you all for coming and standing before everybody and answering all of these questions, so...

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01:34:16.080 --> 01:34:17.150

Mayor McLewis: Alright.

643

01:34:17.400 --> 01:34:22.119

Mayor McLewis: Let me just get my next page here, and we'll move on to,

644

01:34:22.240 --> 01:34:35.579

Mayor McLewis: Oh, let's see, that's the end of our informational items. We don't have any public hearings this evening, so we'll be moving on to item number 9, which is our, regular calendar, agenda items, discussion, and our action.

645

01:34:35.870 --> 01:34:48.469

Mayor McLewis: Number 9 is our special event fee waivers. Kiwanis Club April 4th Easter Egg Hunt fee waiver has been requested in the amount of \$400, and this is Public Works, I believe?

646

01:34:48.750 --> 01:35:05.810

Sebastopol Community Cultural Center: Yes, thank you, Mayor and Council. So, this is our special event for the Kiwanis Club throws annually for an Easter egg hunt at Ives Park. It occurred last Saturday, just before Easter, and they submitted a letter for your consideration requesting that the event fees are waived for that event.

647

01:35:07.490 --> 01:35:08.370

Mayor McLewis: Alright.

648

01:35:08.790 --> 01:35:12.099

Mayor McLewis: Thank you. Does anyone have any questions, Councilmember Hinton?

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01:35:12.920 --> 01:35:20.240

Sebastopol Community Cultural Center: Yeah, usually we get these requests before the event. I'm just curious what... when they submitted this. I mean...

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01:35:20.750 --> 01:35:36.400

Sebastopol Community Cultural Center: it'd be great if somebody's here that could then speak to, like, how successful the event was. Was it free for the people that attended? Anyway, usually we get these ahead of time, so I'm interested in hearing from the applicant or staff about when this came in.

651

01:35:36.870 --> 01:35:51.150

Sebastopol Community Cultural Center: We received the request at the beginning of March, and I missed just the deadlines for just the meeting before this. I needed to get it to the Budget Committee for their assessment, and we didn't have just enough time to get it on the

652

01:35:51.640 --> 01:35:59.860

Sebastopol Community Cultural Center: the agenda item, or the report for the March 17th. So, we will have ones coming forward in the next council meeting for events that have not taken place yet.

653

01:36:00.310 --> 01:36:03.140

Sebastopol Community Cultural Center: So, can I ask a follow-up question?

654

01:36:04.280 --> 01:36:21.210

Sebastopol Community Cultural Center: this is a small amount, and in the past, these sort of small amounts didn't necessarily go before the Budget Committee and then to the full council. Is that policy changed, or could this have come straight to us so it wasn't delayed till after the event? Because that would be important to me.

655

01:36:23.230 --> 01:36:32.990

Sebastopol Community Cultural Center: any financial... any financial matter now that is either a revenue, that we will be missing, or a cost that we may be waiving, does go to the Budget Committee now.

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01:36:38.630 --> 01:36:41.329

Mayor McLewis: Okay? Does anyone else have questions?

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01:36:41.640 --> 01:36:44.659

Mayor McLewis: And I apologize, I can't see Vice Mayors. Okay.

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01:36:48.920 --> 01:36:51.899

Mayor McLewis: I'm sorry, did you say something sounds more harder?

659

01:36:53.090 --> 01:36:53.780

Sebastopol Community Cultural Center: No.

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01:36:53.780 --> 01:36:56.510

Mayor McLewis: Oh, okay. Okay, well, if we don't have any,

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01:36:56.640 --> 01:36:58.960

Mayor McLewis: Any questions, then we can do public comment.

662

01:37:00.210 --> 01:37:15.080

Sebastopol Community Cultural Center: So, this is an opportunity for members of the public to speak on the request for the waiver of fees for the Easter egg hunt that did happen just recently. If you'd like to make a public comment, it is a 2-minute public comment. If there's anyone here that would like to make a public comment.

663

01:37:15.610 --> 01:37:18.809

Sebastopol Community Cultural Center: That would like to discuss the event, please come up.

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01:37:30.470 --> 01:37:36.699

Sebastopol Community Cultural Center: The basketball, Kiwantis Club has been doing this event for over 47 years.

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01:37:36.970 --> 01:37:39.809

Sebastopol Community Cultural Center: It is one of our favorite events.

666

01:37:40.070 --> 01:37:45.280

Sebastopol Community Cultural Center: It dovetails perfectly with our mission, which is service to children.

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01:37:45.480 --> 01:37:48.590

Sebastopol Community Cultural Center: It's a great family event, and

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01:37:49.180 --> 01:37:53.040

Sebastopol Community Cultural Center: I would... we would appreciate the fee waiver.

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01:37:54.670 --> 01:37:56.069

Sebastopol Community Cultural Center: So, thank you.

670

01:37:56.330 --> 01:38:03.839

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 a public comment on this item, to please raise your hand virtually.

671

01:38:04.930 --> 01:38:08.399

Sebastopol Community Cultural Center: CNN, I will come back into chambers. Anyone else from Chambers, please?

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01:38:18.010 --> 01:38:35.999

Sebastopol Community Cultural Center: Elena Chantha Kiwanis, it is a free event, for whoever asked. It's been free for 47 years. We raise funds for the fireworks to pay for the Easter egg hunt and the Halloween event, so it is free, lots of happy kids, so... and we do, we do, provide all of the candy, the members

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01:38:36.000 --> 01:38:40.199

Sebastopol Community Cultural Center: chip in, and the rest comes from the club, so... This would help a lot.

674

01:38:41.330 --> 01:38:43.830

Sebastopol Community Cultural Center: Thank you for your public comment, please.

675

01:38:51.720 --> 01:38:58.580

Sebastopol Community Cultural Center: Didn't know I was gonna come tonight, let alone speak, but here's take two. I have...

676

01:38:58.640 --> 01:39:11.260

Sebastopol Community Cultural Center: been, fortunate enough to... well, to know Bruce for many, many years, since his daughter was in high school. When the Kiwanis Club comes downtown and asks for donations from local businesses.

677

01:39:11.300 --> 01:39:22.129

Sebastopol Community Cultural Center: for this event, I have happily contributed to that. So not only does the event... is the event free for children and families, but after the event, the families come downtown.

678

01:39:22.570 --> 01:39:37.429

Sebastopol Community Cultural Center: And they have breakfast. They come and get their Easter cookie. They, are so full of joy and happiness, and, so many people come into my business talking about what a fantastic town this is that has this type of event.

679

01:39:37.430 --> 01:39:48.400

Sebastopol Community Cultural Center: four families, and four children, and four kids, and it's not just exclusive to Ives Park, but it really does bring people into... into downtown, from all over West County.

680

01:39:48.570 --> 01:39:50.549

Sebastopol Community Cultural Center: So, I fully support.

681

01:39:50.940 --> 01:39:52.329

Sebastopol Community Cultural Center: Waiving their fee.

682

01:39:53.630 --> 01:40:00.389

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 a public comment, to please raise your hand virtually.

683

01:40:01.910 --> 01:40:06.040

Sebastopol Community Cultural Center: Seeing then, I will come back into Chambers. Any further public comment from Chambers?

684

01:40:06.210 --> 01:40:08.200

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

685

01:40:08.970 --> 01:40:10.639

Mayor McLewis: Alright, oh, Vice Mayor?

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01:40:11.190 --> 01:40:19.959

Sebastopol Community Cultural Center: I'd just like to make a motion to approve the waiver of the special event permit fees for the Kiwanis Easter Egg Hunt in the amount of \$400.

687

01:40:20.070 --> 01:40:21.110

Sebastopol Community Cultural Center: I'll second.

688

01:40:21.940 --> 01:40:26.539

Mayor McLewis: And I just wanted to comment very quickly. Oh, Councilmember Hayden, go ahead, me, if you want.

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01:40:27.860 --> 01:40:30.080

Sebastopol Community Cultural Center: Yeah, I just have a comment,

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01:40:30.130 --> 01:40:39.729

Sebastopol Community Cultural Center: And I guess I'll pursue this in another way, but I just think that with a 47-year-old tradition in this town that is free.

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01:40:39.730 --> 01:40:50.319

Sebastopol Community Cultural Center: that's asking for a waiver, that's probably asked for a waiver for many, many years, that I would have preferred to have this come to full council, and so a small item like this,

692

01:40:50.320 --> 01:41:05.289

Sebastopol Community Cultural Center: feels like it got held up in our process to go to the Budget Committee, Ms. Stark First Council deadline, and we could have approved it before the event actually happened. So, I want to rethink small budgetary items, because

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01:41:05.650 --> 01:41:07.780

Sebastopol Community Cultural Center: Maybe we can,

694

01:41:08.450 --> 01:41:21.440

Sebastopol Community Cultural Center: bring them along. I don't know when this new policy happened that a small budgetary item couldn't get to the Council quicker, so that's my comment, and I'll pursue that in another... another fashion.

695

01:41:22.240 --> 01:41:35.380

Mayor McLewis: And I just wanted to comment, I saw a lot of the, the good social media coverage of this event, so I think it was a really wonderful, feel-good thing for Sebasto, which it is every year, so, go ahead, Vice Mayor.

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01:41:35.380 --> 01:41:40.610

Sebastopol Community Cultural Center: Yeah, did the club have to pay for this, and then we're reimbursing? Is that what's happening?

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01:41:40.730 --> 01:41:44.080

Sebastopol Community Cultural Center: And so, Councilmember Hinton, are you trying to avoid that?

698

01:41:45.990 --> 01:41:52.170

Sebastopol Community Cultural Center: I just would have liked to have seen it mainstreamed, to not have to go to the budget subcommittee, it could have come straight to us.

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01:41:57.120 --> 01:42:00.149

Sebastopol Community Cultural Center: No further comments or questions? I'll call them.

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01:42:00.150 --> 01:42:04.310

Mayor McLewis: Well, there was the question, are we reimbursing, or did they pay for it already?

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01:42:04.650 --> 01:42:08.429

Mayor McLewis: I mean, sorry, are we reimbursing, or have they not paid for it?

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01:42:09.170 --> 01:42:11.720

Sebastopol Community Cultural Center: I would have to defer to the Public Works.

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01:42:12.500 --> 01:42:18.839

Sebastopol Community Cultural Center: I don't take in the application, so I'm not aware if it came in, if they paid for it. We can ask Bruce.

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01:42:23.930 --> 01:42:26.829

Sebastopol Community Cultural Center: It would be a reimbursement. Thank you for clarifying.

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01:42:26.830 --> 01:42:27.650

Mayor McLewis: Okay.

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01:42:28.010 --> 01:42:34.449

Mayor McLewis: Just trying to make sure all questions are answered. So we have a motion... we have a motion and a second, correct? So we can just...

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01:42:34.620 --> 01:42:53.099

Sebastopol Community Cultural Center: We do. So moved by Vice Mayor Maurer and seconded by Councilmember Carter to approve the special event fee waiver for the Kiwanis Club for the Easter Egg Hunt in the amount of \$400. Councilmember Carter? Yes. Councilmember Hinton? Aye. Councilmember Zolman? Yes. Vice Mayor... Vice Mayor Maurer? Yes. Mayor McLewis? Aye.

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01:42:53.100 --> 01:42:53.730

Mayor McLewis: Yes.

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01:42:53.730 --> 01:42:55.610

Sebastopol Community Cultural Center: Motion passes unanimously.

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01:42:56.140 --> 01:42:57.280

Mayor McLewis: Okay, thank you.

711

01:42:57.540 --> 01:43:09.749

Mayor McLewis: All right, moving on to number 10, approval of Memorandum of Understanding with Service Employees International Union Local SEIU 1021, and this will be covered by Administrative Services.

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01:43:11.510 --> 01:43:27.810

Sebastopol Community Cultural Center: I'm gonna go ahead and introduce the item, and then have our Human Resources Consultant, Deborah Mushmore, provide the report. So, as you just stated, this, is the Memorandum of Understanding for the SAIU employees, which is Public Works and administrative staff.

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01:43:27.810 --> 01:43:35.219

Sebastopol Community Cultural Center: After months of negotiations, we were able to get to an agreement. They ratified, the...

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01:43:35.640 --> 01:43:43.890

Sebastopol Community Cultural Center: group ratified the proposal, so it is now before the City Council. So I'm going to turn it over to Deborah Muchmore to provide the other remaining information.

715

01:43:45.120 --> 01:43:46.349

Mayor McLewis: Alright, thank you.

716

01:43:48.480 --> 01:44:06.529

Sebastopol Community Cultural Center: Good evening, Mayor and Council Members. It's Debra Muchmore, Human Resources Advisor for the City. Yes, this item before you is to requesting approval of the Successor Memorandum of Understanding between the City of Sebastopol and the Service Employees International Union, Local 1021.

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01:44:06.710 --> 01:44:20.010

Sebastopol Community Cultural Center: So over 7 months, the city and SEIU met and conferred in good faith, and, came up with, key elements and terms for the successor MFU.

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01:44:20.010 --> 01:44:30.349

Sebastopol Community Cultural Center: agreeing on a one-time off-schedule payment of \$3,000 for each member, which means that doesn't get reported to PERS, so there isn't that ongoing cost.

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01:44:30.520 --> 01:44:36.750

Sebastopol Community Cultural Center: A 3% salary increase, monthly bilingual stipend for up to 2 employees.

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01:44:36.850 --> 01:44:41.870

Sebastopol Community Cultural Center: And a reimbursement program for Sonoma County Regional Parks Pass.

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01:44:42.090 --> 01:44:56.809

Sebastopol Community Cultural Center: Once a year. And then, there's also some other non-monetary agreements around contracting out and things like that. So we're asking the Council to approve the successor MOU.

722

01:44:58.510 --> 01:45:01.040

Mayor McLewis: Okay, thank you. Any questions?

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01:45:02.530 --> 01:45:03.650

Mayor McLewis: From anyone?

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01:45:05.160 --> 01:45:06.130

Mayor McLewis: Okay.

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01:45:06.590 --> 01:45:07.970

Mayor McLewis: Thank you, Debra.

726

01:45:08.490 --> 01:45:09.340

Sebastopol Community Cultural Center: Thank you.

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01:45:10.400 --> 01:45:14.420

Mayor McLewis: Mary, do we want to go to public comment, since we don't have any questions?

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01:45:14.420 --> 01:45:26.450

Sebastopol Community Cultural Center: Thank you, Mayor. So this is public comment on the approval of the Memorandum of Understanding with the SEIU Bargaining Group. If you'd like to make a public comment. Again, it's a two-minute public comment period. I will come to Chambers first.

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01:45:27.540 --> 01:45:33.869

Sebastopol Community Cultural Center: Seeing none, I will go out to Zoom. If there's anyone on Zoom that would like to make a public comment, Kyle, can you unmute yourself, please?

730

01:45:34.440 --> 01:45:35.380

Kyle Falbo: Yes, I can.

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01:45:35.380 --> 01:45:36.930

Sebastopol Community Cultural Center: Thank you, can you see the timer?

732

01:45:37.260 --> 01:45:38.350

Kyle Falbo: Yeah, I can.

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01:45:38.350 --> 01:45:39.469

Sebastopol Community Cultural Center: Great, go ahead, please.

734

01:45:39.630 --> 01:45:51.720

Kyle Falbo: I'm bummed I had to step out of the room for a moment for the presentation, but I'm hoping that there was some clear communication to the public about just how long this process went on, and what

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01:45:51.720 --> 01:46:10.799

Kyle Falbo: led up to the actual agreement, that there was, in fact, strike sanctions that were authorized by the union as a result of failed negotiations that led us to the point where we have this contract today. So I'm hoping that that was clearly articulated in the, in the presentation tonight.

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01:46:10.800 --> 01:46:16.929

Kyle Falbo: Secondly, I didn't have a chance to read through, but there was a public comment that somebody made, particularly about

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01:46:16.970 --> 01:46:29.070

Kyle Falbo: A clause in there about... it seemed like a first right of refusal for providing services that were within scope of the job descriptions that are, within those

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01:46:29.070 --> 01:46:44.449

Kyle Falbo: positions. This goes to a long-standing concern that I've shared with this council, which is that we are regularly outsourcing labor. Labor that is unionized labor with job descriptions that are well within the scope of the employees that we have within the city.

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01:46:44.690 --> 01:47:01.590

Kyle Falbo: So, I would just hope maybe a little bit more context about that clause, and in particular about how, the responsibility of city and city management to make sure that the work that we are authorizing is within scope.

740

01:47:01.600 --> 01:47:21.129

Kyle Falbo: of the employees that are doing that work, and that we're not using, you know, tactics like emergency need, or, you know, rather than recognizing deferred maintenance, right? So, when you defer the maintenance on your infrastructure for as long as we have.

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01:47:21.130 --> 01:47:25.089

Kyle Falbo: We get to a place where we have emergency need of repair.

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01:47:25.090 --> 01:47:40.839

Kyle Falbo: where if we had actually authorized for our own labor to provide that service to our city, then we wouldn't be in those positions where we're having to go to outside contractors at the last minute. So, maybe a little bit of addressing some of those things would be great. Thanks.

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01:47:41.410 --> 01:47:49.860

Sebastopol Community Cultural Center: Thank you, Kyle, for your public comment. Next, I will come into chambers. If anyone would like to make a public comment. Seeing none, I will go back out to Zoom. Lee, can you unmute yourself, please?

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01:47:50.680 --> 01:47:51.200

Lee: Yep.

745

01:47:51.470 --> 01:47:53.070

Sebastopol Community Cultural Center: Thank you, can you see the timer?

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01:47:53.230 --> 01:47:53.860

Lee: I can.

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01:47:53.860 --> 01:47:55.139

Sebastopol Community Cultural Center: Great, go ahead, please.

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01:47:55.770 --> 01:48:15.210

Lee: Yeah, I think that was the public comment that Kyle was talking about, but since I've submitted my public comment, and I think this is a really, really ridiculous thing, this contracting out provision. It appears that it's a state law. That's interesting. It wasn't in the explained in the staff report, it would have saved me some time, because then I would understand why we're doing it.

749

01:48:15.210 --> 01:48:23.090

Lee: I do think that, and this is to Councilmember Hinton's, you know, comment about the inefficiencies of something like a \$400,

750

01:48:23.390 --> 01:48:36.279

Lee: request that probably cost us \$800 to process, through all of the levels of bureaucracy that we have in a city of 3,000 people. But,

751

01:48:36.360 --> 01:48:50.840

Lee: I think it would be worthwhile for somebody on the Council to ask more about the 45-day requirement before some RFP can be submitted. How is that going to be managed? Is it going to happen before the

752

01:48:50.840 --> 01:49:05.480

Lee: City Council gets the RFP, so the union will meet with the city and then agree to it so that they can submit it to the council. Does that delay every project by 45 days? It's a month and a half, that's expensive in an inflationary environment like we're in right now.

753

01:49:06.910 --> 01:49:16.050

Lee: And I just think it would be good to underst... for the Council to understand that maybe things are going to happen a lot slower than they ever thought they were, if they ever thought they were moving fast. Thanks.

754

01:49:17.740 --> 01:49:29.690

Sebastopol Community Cultural Center: Thank you, Lee, for your public comment. Next, I'll come back into the 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.

755

01:49:30.190 --> 01:49:32.689

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

756

01:49:33.880 --> 01:49:37.650

Mayor McLewis: Okay, we're back at the dais. Does anyone have any comments?

757

01:49:38.550 --> 01:49:40.509

Mayor McLewis: Before we... do we have a motion?

758

01:49:41.190 --> 01:49:43.760

Sebastopol Community Cultural Center: I'll go ahead and move staff's recommendation.

759

01:49:44.920 --> 01:49:46.340

Sebastopol Community Cultural Center: I'll second that.

760

01:49:46.960 --> 01:49:47.520

Mayor McLewis: Okay?

761

01:49:48.950 --> 01:50:05.829

Sebastopol Community Cultural Center: Thank you. So moved by Councilmember Zolman, and seconded by Vice Mayor Maurer to approve the Memorandum of Understanding with the Service Employees International Union, Local 1021. Councilmember Carter? Yes. Councilmember Hinton? Aye. Councilmember Zolman? Yes. Vice Mayor Maurer? Aye.

762

01:50:05.940 --> 01:50:07.740

Sebastopol Community Cultural Center: Yes, Mayor McLewis?

763

01:50:07.740 --> 01:50:08.320

Mayor McLewis: Yes.

764

01:50:08.320 --> 01:50:10.019

Sebastopol Community Cultural Center: Motion passes unanimously.

765

01:50:10.600 --> 01:50:12.560

Mayor McLewis: Thank you. Alright.

766

01:50:12.930 --> 01:50:34.360

Mayor McLewis: Let's see, moving on to number 11, consideration of good cause determination for automatic removal of Planning Commissioner due to absences pursuant to Sebastopol Municipal Code Section 2.24.030. This is covered by... is it our planning and our city attorney, so I don't know who's planning to lead this.

767

01:50:35.890 --> 01:50:41.849

Sebastopol Community Cultural Center: I can... I can start this one, Mayor. Thank you. Jane Riley, Interim Planning Director, again, contract position.

768

01:50:42.080 --> 01:50:48.999

Sebastopol Community Cultural Center: We... it... This is rather an unfortunate item, and I'm sorry to be bringing it to you.

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01:50:49.010 --> 01:50:59.550

Sebastopol Community Cultural Center: We have a piece of our code that says when a planning commissioner misses three meetings in a row, they are automatically off of the commission.

770

01:50:59.550 --> 01:51:13.810

Sebastopol Community Cultural Center: That's a piece of code. That's not something that we're able to do something about. We do have Commissioner Kanzler here, who is here to make a good cause claim if the City Council finds that

771

01:51:14.130 --> 01:51:26.039

Sebastopol Community Cultural Center: he missed these meetings with good cause, then they may reappoint him to the Commission immediately. If they do not find that good cause has occurred, then they would declare vacancy on the Planning Commission.

772

01:51:26.040 --> 01:51:45.799

Sebastopol Community Cultural Center: again, effective immediately. And Commissioner Kanzler is here. I will say, in the Commissioner's defense, that I did not realize he was on 3 in a row until it had already happened. Had I realized that, I would have reached out, and we may have been able to avoid this situation. So, just wanted to let you know that.

773

01:51:47.090 --> 01:51:53.439

Mayor McLewis: Okay, and Mia, is anyone... Our city attorney, were you doing anything on this, or just...

774

01:51:53.440 --> 01:52:02.020

Sebastopol Community Cultural Center: No, happy to answer any questions. It's up to the council tonight whether or not to grant the good cause, or not.

775

01:52:02.990 --> 01:52:04.189

Mayor McLewis: Got it, okay.

776

01:52:04.830 --> 01:52:16.070

Mayor McLewis: So then the question I have is, we're back at the dais here. This is an unusual circumstance here. I don't know, what the will of the council is, if we'd like to hear from

777

01:52:16.290 --> 01:52:21.929

Mayor McLewis: From the Commissioner first, or if you just have questions that you'd just like to,

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01:52:22.450 --> 01:52:23.900

Mayor McLewis: Go ahead, Vice Milk.

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01:52:24.200 --> 01:52:26.080

Sebastopol Community Cultural Center: He's standing at the podium.

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01:52:26.080 --> 01:52:27.749

Mayor McLewis: I'm sorry, I can't see the podium.

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01:52:27.860 --> 01:52:31.109

Sebastopol Community Cultural Center: And so, I'd like to ask that he just make his statement.

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01:52:31.310 --> 01:52:35.730

Mayor McLewis: Okay, sorry, yeah, now I can see. Thank you, sorry, I didn't realize. Go ahead.

783

01:52:36.320 --> 01:53:00.290

Sebastopol Community Cultural Center: Yeah, thank you. Alex Kanzler, I think technically former Planning Commissioner, I served on the Planning Commission from September 16th, 2025 through March 16th, 2026, when I was then informed by, Interim Director, Jane that I was in violation of Code 2.24.030 vacancy and removal.

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01:53:00.720 --> 01:53:16.600

Sebastopol Community Cultural Center: I was definitely disappointed. I take responsibility for knowing the code. I should have read through it in detail. I should have been more aware, that this provision was in place, and that it was incumbent upon me to fulfill it. That said,

785

01:53:16.600 --> 01:53:32.010

Sebastopol Community Cultural Center: I sent a very... what I thought was a very detailed, email explanation of events, and sort of my point of view on both my time in the Council and my time during the absences. I sent that to city staff, as well as Planning Commission, as well as,

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01:53:32.010 --> 01:53:34.090

Sebastopol Community Cultural Center: the City Council here, so...

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01:53:34.090 --> 01:53:54.960

Sebastopol Community Cultural Center: That kind of lays out, everything. Hopefully everybody's somewhat familiar with it. I'm happy to take questions about any of that. If you guys want me to read it into the record, I'm happy to, but, generally, you know, I'm open for questions, comments, concerns, cross-examination, points of clarification, and I'd love to be back on the Planning Commission if you guys want me.

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01:53:55.970 --> 01:53:57.990

Mayor McLewis: Councilmember Zolman?

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01:53:58.990 --> 01:54:04.530

Sebastopol Community Cultural Center: Well, first, thank you for being here, and yes, can definitely commiserate,

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01:54:05.960 --> 01:54:24.509

Sebastopol Community Cultural Center: with the need to keep on all the various rules and regulations, for any one position. My question, since you are here, is now that you know this, and in reading through your email, it does sound like your business and your business situation is...

791

01:54:24.780 --> 01:54:26.020

Sebastopol Community Cultural Center: is a lot.

792

01:54:26.350 --> 01:54:42.560

Sebastopol Community Cultural Center: So, now that you know this, and you know the importance, at least to me as a council member, for the Planning Commission to meet when it needs to meet, and the meetings, as you kind of indicated in the email, are haphazard, but they will be haphazard.

793

01:54:42.900 --> 01:54:53.870

Sebastopol Community Cultural Center: And we are expecting, when something that needs to go through Planet Commission, that there be a full body to hear it, to provide recommendations to us, because we're not experts.

794

01:54:53.870 --> 01:55:04.679

Sebastopol Community Cultural Center: In the area, right? So having, like, now a full appreciation of what the job entails, are you available? Should we decide to find good cause and reinstate you?

795

01:55:06.960 --> 01:55:19.040

Sebastopol Community Cultural Center: Honestly, Councilman, I'm not entirely sure how to answer that. You acknowledge that the meeting calendar is haphazard. I outline in my email that my travel schedule for work is subject to a lot of other factors.

796

01:55:19.040 --> 01:55:43.500

Sebastopol Community Cultural Center: would say, if this is relevant, that for two of the three meetings that I missed, I submitted comments both to city staff and to my fellow council members. I wasn't instructed to do that. I didn't know what I was supposed to do when I missed a meeting. The first time I reached out to city staff with my comments, concerns, following all the agenda items, you know, suggestions, comments, etc, I never heard back. The second time when I reached out to a

797

01:55:43.500 --> 01:55:44.959

Sebastopol Community Cultural Center: Tower Councilmember.

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01:55:44.960 --> 01:55:52.270

Sebastopol Community Cultural Center: They sent me back in text that I should just talk to staff, so I was really kind of lost, on what that does.

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01:55:52.340 --> 01:55:59.080

Sebastopol Community Cultural Center: I think it would be beneficial, whether I'm on the council or not, for there to be some sort of procedure or playbook for what,

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01:55:59.190 --> 01:56:18.919

Sebastopol Community Cultural Center: planning commissioner is meant to do if they can't attend a meeting in purpose, or excuse me, in person. But yeah, to your point, the calendar's haphazard, you know, most of my travel is limited to the first quarter of the year, but yeah, to be perfectly honest with you, if I have an opportunity to go sell wine and support my business in a high wine-consuming market,

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01:56:19.220 --> 01:56:20.340

Sebastopol Community Cultural Center: I will go do that.

802

01:56:21.300 --> 01:56:23.529

Sebastopol Community Cultural Center: Well, thank you for the honesty.

803

01:56:25.660 --> 01:56:26.610

Mayor McLewis: Vice Mayor?

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01:56:27.620 --> 01:56:35.179

Sebastopol Community Cultural Center: I'm gonna ask the same question a little bit differently, but are you able to prioritize the Planning Commission meetings, or is your work

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01:56:35.710 --> 01:56:38.169

Sebastopol Community Cultural Center: Gonna be prioritized.

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01:56:38.260 --> 01:56:56.049

Sebastopol Community Cultural Center: I mean, you kind of answered that, but... My work is prioritized. I would add that before February, I had a perfect attendance record. I never missed a meeting from September 2016, when I was appointed by this council, all the way through the month of January, so it was circumstantial that I missed these meetings, especially three in a row.

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01:56:56.050 --> 01:57:01.319

Sebastopol Community Cultural Center: I was not aware of the rule. I really... I think, as I showed in my email, I tried to be

808

01:57:01.340 --> 01:57:24.879

Sebastopol Community Cultural Center: extremely communicative as to where my... what my whereabouts were, and still participating in all agenda items, keeping up to date with,

what was coming before the Council, communicating with my fellow Planning Commissioner members. But yeah, as far as the crux of the question, you know, I run a four-person family business in an extremely challenging environment right now. So yeah, it's...

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01:57:25.160 --> 01:57:33.530

Sebastopol Community Cultural Center: I have to prioritize my family business. It literally puts food on the table. Just to clarify, the Planning Commission meetings, they meet on

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01:57:33.660 --> 01:57:48.390

Sebastopol Community Cultural Center: the second and the fourth Tuesdays, so is it possible for you to carve those out, knowing that, you know, that those are... whether they're canceled or they're not canceled, can you carve those out as a priority?

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01:57:48.400 --> 01:57:53.960

Sebastopol Community Cultural Center: Absolutely, and to the extent that the calendar stays consistent, which...

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01:57:54.040 --> 01:58:12.179

Sebastopol Community Cultural Center: was not my experience for the first part of my tenure. Yes, it will absolutely, like, factor into my travel plans, 100%. Yeah, I don't understand that, because I think the Planning Commission meetings are the second and fourth, and if they don't happen, they're just canceled. So how are they inconsistent if they're happening the second and the fourth?

813

01:58:12.340 --> 01:58:22.130

Sebastopol Community Cultural Center: I would ask for a little bit of grace, like, I got on this on September 16th, the extent of my training for the Planning Commission was about a 30-minute Zoom call with another interim planner.

814

01:58:22.190 --> 01:58:36.819

Sebastopol Community Cultural Center: bunch of meetings were canceled, we had this walking meeting, that was cool, and so I was really just kind of getting in the flow of things. When I did have the absences, again, I felt I over-communicated both to city staff and to fellow planning commissioners, and

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01:58:37.230 --> 01:58:51.930

Sebastopol Community Cultural Center: did my best. So I have one more, and I just want to impress upon you the idea that submitting comments is not the same as being at a meeting and actually dialoguing with your planning commissioners, because that's the way that

816

01:58:51.940 --> 01:59:03.420

Sebastopol Community Cultural Center: good decisions get made is in that dialogue, listening to the public, listening to each other, and making decisions from there. It's not enough to just submit comments. The five-person board is really critical.

817

01:59:03.440 --> 01:59:06.059

Sebastopol Community Cultural Center: In terms of that decision-making.

818

01:59:06.470 --> 01:59:07.120

Mayor McLewis: I wanna...

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01:59:07.120 --> 01:59:08.250

Sebastopol Community Cultural Center: I don't disagree.

820

01:59:08.410 --> 01:59:12.779

Mayor McLewis: I want to give Councilmember Hinton a chance to ask her questions. She's had her hand up for a while.

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01:59:14.110 --> 01:59:19.290

Sebastopol Community Cultural Center: Thank you. My first question is, just like our mayor's zooming in tonight, can you zoom in from location?

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01:59:19.500 --> 01:59:23.750

Sebastopol Community Cultural Center: Yes, I was advised that I could attend via Zoom, but I cannot.

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01:59:23.970 --> 01:59:25.830

Sebastopol Community Cultural Center: be a part of the councilor vote.

824

01:59:26.630 --> 01:59:28.480

Sebastopol Community Cultural Center: Okay, so...

825

01:59:28.840 --> 01:59:36.650

Sebastopol Community Cultural Center: Is that true? We have to notice that ahead of time. We'd have to... we'd have to know ahead of time. We have to be able to put the address

826

01:59:36.800 --> 01:59:42.999

Sebastopol Community Cultural Center: From where the Council, commissioner is attending remotely on the agenda, so we need to know...

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01:59:43.000 --> 01:59:45.349

Mayor McLewis: So that would be 72 hours ahead of time, right?

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01:59:45.350 --> 01:59:52.390

Sebastopol Community Cultural Center: Correct. Probably more like 96 hours, so we can get it on the agenda by the time it's published.

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01:59:52.630 --> 01:59:57.219

Sebastopol Community Cultural Center: Would you be able to accommodate that, do you think, if you were traveling? Absolutely.

830

01:59:57.420 --> 01:59:58.240

Sebastopol Community Cultural Center: Okay?

831

01:59:58.400 --> 02:00:04.200

Sebastopol Community Cultural Center: I had another question, but now I've forgotten it.
Hmm...

832

02:00:05.140 --> 02:00:08.050

Sebastopol Community Cultural Center: I'll let you guys go, and I'll come back.

833

02:00:09.550 --> 02:00:33.170

Mayor McLewis: I had a... I had a question just... so... so zooming in is... isn't... that was the... the one question I had for the city staff, was that... that is zooming in, so who is it that is publishing... just remind me, who is it that's publishing these agendas, and who would, need to have this communication with them for the 96 hours? I just want to be clear so that we're all on the same page. City staff?

834

02:00:33.790 --> 02:00:38.790

Sebastopol Community Cultural Center: So... Planning staff would be the one that would be responsible for the agenda.

835

02:00:38.850 --> 02:00:56.859

Sebastopol Community Cultural Center: Commissioner Kansler would need to let them know ahead of time the address, location, phone number. We would need to post that onto the agenda. They would also need to post the location where that meeting is going to take place. It would have to be available. But he would be able to zoom in that way. But yes, it would be to the planning staff.

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02:00:56.940 --> 02:01:00.960

Sebastopol Community Cultural Center: They would put it on the agenda, and then we would post it with the packet.

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02:01:01.560 --> 02:01:19.550

Mayor McLewis: And then the other question I have, just for semantics, so that, again, all on the same page, when meetings are canceled, is... are these all just... is it... I don't know how this works. Is it... is it done way ahead of time, or is it last minute? I'm just wondering, so that all commissioners, you know.

838

02:01:19.550 --> 02:01:34.380

Mayor McLewis: we can respect their time, because obviously they're not being paid, they need to have their jobs, just like the rest of us, so we can survive. Who, you know, who decides when they're canceled, and how... what kind of notice is given for that?

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02:01:34.650 --> 02:01:43.750

Sebastopol Community Cultural Center: In my brief experience, a meeting cancellation took place at the previous meeting, so at the end of X meeting, we said, oh, we're not going to have a meeting two weeks from now.

840

02:01:43.750 --> 02:01:44.200

Mayor McLewis: I see.

841

02:01:44.200 --> 02:01:48.869

Sebastopol Community Cultural Center: So... And to schedule professional travel, two weeks is not a lot of heads up.

842

02:01:50.000 --> 02:01:58.540

Mayor McLewis: Got it, yeah, I used to travel a lot, so, okay. All right, I just wanted, I just wanted to have that, you know, public conversation so that we can,

843

02:01:58.810 --> 02:02:04.430

Mayor McLewis: you know, help. So anyway, are there any other questions? If not, we'll go to public comment.

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02:02:06.110 --> 02:02:09.050

Mayor McLewis: No? Okay, thank you so much, Alex.

845

02:02:09.810 --> 02:02:18.440

Sebastopol Community Cultural Center: Thank you, Zano. This is for public comment for the determination of the Just Cause. If you'd like to make a public comment, I will come to Chambers first. Again, there's a 2-minute time limit.

846

02:02:19.170 --> 02:02:22.569

Sebastopol Community Cultural Center: Seeing none, I'll go out to Zoom. Kyle, can you mute yourself, please?

847

02:02:22.870 --> 02:02:23.650

Kyle Falbo: I can.

848

02:02:23.810 --> 02:02:25.149

Sebastopol Community Cultural Center: Thank you, can you see the timer still?

849

02:02:25.700 --> 02:02:26.040

Kyle Falbo: I can't.

850

02:02:26.320 --> 02:02:27.430

Sebastopol Community Cultural Center: Great, go ahead, please.

851

02:02:27.700 --> 02:02:31.810

Kyle Falbo: There's a kind of a clear distinction between,

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02:02:32.460 --> 02:02:38.570

Kyle Falbo: the role of the Planning Commission, and the role of, say, a City Council member.

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02:02:38.790 --> 02:02:44.660

Kyle Falbo: that, with the Planning Commission, there's...

854

02:02:45.030 --> 02:02:50.789

Kyle Falbo: Less likelihood of, kind of, specialized meetings that would be necessary.

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02:02:50.980 --> 02:02:52.900

Kyle Falbo: There's...

856

02:02:53.070 --> 02:03:02.319

Kyle Falbo: The scope of the process and the scheduling of the agenda items is a little bit more consistent and predictable.

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02:03:02.730 --> 02:03:14.250

Kyle Falbo: And then on the other side, city council members are actually paid for their service, and also receive the, ability of health benefits, which, to the tune of thousands of dollars each year.

858

02:03:14.540 --> 02:03:32.429

Kyle Falbo: So the idea about being critical about the attendance of a planning commissioner, I think it's important that we, as a community, also look at just our attendance policies for other bodies, considering City Council. And so maybe, we've had a lot of conversation tonight about, you know.

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02:03:32.490 --> 02:03:46.239

Kyle Falbo: accommodations, and being able to be flexible, and things like that, utilizing technology, things like Zoom, noticing as being a concern. I would hope that maybe as a community.

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02:03:46.240 --> 02:03:50.449

Kyle Falbo: We could start having some dialogue about attendance policies for city council members.

861

02:03:50.450 --> 02:04:06.440

Kyle Falbo: It seems like this is a great topic to be discussing, and hopefully that we can expand the scope of conversation about attendance to be considering the attendance of our council members, and whether or not they're adequately providing the service that we are appointing them to do.

862

02:04:06.440 --> 02:04:09.690

Kyle Falbo: while they're in, their tenure. Thanks.

863

02:04:10.780 --> 02:04:14.119

Sebastopol Community Cultural Center: Thank you, Kyle, for your public comment. Again, I will come back into chambers.

864

02:04:15.450 --> 02:04:16.005

Sebastopol Community Cultural Center: See...

865

02:04:16.670 --> 02:04:23.270

Sebastopol Community Cultural Center: Hang on just for a second, let me go through public comment first. Thanks. I will go back out to Zoom. Everett, can you unmute yourself, please?

866

02:04:24.890 --> 02:04:26.860

Evert F: Yes, can you hear me okay?

867

02:04:26.860 --> 02:04:28.510

Sebastopol Community Cultural Center: I can hear you, can you see the timer?

868

02:04:28.510 --> 02:04:32.460

Evert F: Let's see... I... yes, I can see it.

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02:04:32.460 --> 02:04:33.509

Sebastopol Community Cultural Center: Great, go ahead, please.

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02:04:33.510 --> 02:04:39.480

Evert F: All right, thank you. Hello, my name is Everett Fernandez, serving as the current chair of the Planning Commission.

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02:04:39.790 --> 02:04:49.510

Evert F: I wanted to make a comment on, the situation. So, I believe that, to,

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02:04:49.960 --> 02:04:54.570

Evert F: to be fair, I don't believe that, Council... that Alex

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02:04:54.800 --> 02:04:58.569

Evert F: Had maybe properly been instructed and been given

874

02:04:58.600 --> 02:05:10.970

Evert F: correct information as far as, hey, this is... Planning Commission, this is how it works, instructed with, rules, for example, the Brown Act, because if he's, sending text to other

875

02:05:10.970 --> 02:05:24.960

Evert F: commissioners and expressing his opinion. Not supposed to be doing that. He had... he did, send me an email, telling me that he had some opinions on an item, and I responded to him to say, you know.

876

02:05:24.960 --> 02:05:35.459

Evert F: You can give me the opinions, but I can't speak on his behalf. As far as the process, Mary and I are going to be meeting tomorrow.

877

02:05:35.460 --> 02:05:48.330

Evert F: And we're going to... we are developing a package that can be given out to planning commissioners, and, you know, with all the process, and all the rules, and the training and so forth, which is lacking.

878

02:05:48.360 --> 02:06:04.329

Evert F: To... the time that I've served with Alex, he's been a good addition to the Commission. I appreciate his viewpoints. He's been very diligent in his response and research and so forth.

879

02:06:04.330 --> 02:06:20.850

Evert F: So, I personally would appreciate having him on, on, on the committee, and making sure that, you know, he's well aware of all the rules and trainings, as I mentioned, we're going to be taken care of, and I think as long as he's very clear on the rules for remote,

880

02:06:20.850 --> 02:06:26.100

Evert F: attendance, that could certainly, cover some of the meetings there. So, thank you.

881

02:06:27.180 --> 02:06:32.040

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

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02:06:39.330 --> 02:06:45.890

Sebastopol Community Cultural Center: Daniele Petron, from Agenda Item Number 8, I just wanted to quickly say that as a Planning Commissioner myself.

883

02:06:46.660 --> 02:06:52.180

Sebastopol Community Cultural Center: for the town where I live, I will say that the lack of...

884

02:06:53.230 --> 02:07:00.520

Sebastopol Community Cultural Center: explanation on the roles and duties is very much a thing that other towns in California share. I just want to note that the,

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02:07:00.930 --> 02:07:05.140

Sebastopol Community Cultural Center: California League of Cities does a yearly Planning Commissioner's Academy.

886

02:07:05.340 --> 02:07:24.810

Sebastopol Community Cultural Center: Which I found to be a super helpful crash course in things like the Brown Act, things like the expectations of Planning Commissioners. I, myself, was appointed 24 hours before my first Planning Commission meeting, and I share the sort of sense of a whirlwind of all of the rules and regulations, and so just wanted to know that that's a resource that's available.

887

02:07:25.460 --> 02:07:30.379

Sebastopol Community Cultural Center: Thank you, Jenny Lee. Next, I'll go out to Zoom. Oliver, can you unmute yourself, please?

888

02:07:30.380 --> 02:07:31.760

Oliver: Yep, I'm unmuted.

889

02:07:31.760 --> 02:07:33.089

Sebastopol Community Cultural Center: Thank you. Can you see the timer?

890

02:07:33.090 --> 02:07:33.920

Oliver: I can, yeah.

891

02:07:33.920 --> 02:07:34.449

Sebastopol Community Cultural Center: Go ahead, please.

892

02:07:34.450 --> 02:07:48.360

Oliver: Yeah. I just... I think that this, definitely should be reinstated. I mean, the reality is, California cities, there's so much bureaucracy and so much work that has to be done by cities to...

893

02:07:48.520 --> 02:08:02.879

Oliver: cross all the T's and dot all the I's, and the Brown Act with the state, and so on and so forth. I mean, Kyle was kind of pretty much incorrect just now, because state law already regulates the councillor's attendance policy. I mean...

894

02:08:03.190 --> 02:08:14.130

Oliver: Everything's set in stone, and where things fall apart is when the stones aren't explained to the individuals who are trying to get their hands around how all of these very complex systems work, so...

895

02:08:14.260 --> 02:08:27.159

Oliver: I mean, we're a tiny little city, and we have to deal with so much federal and county and state bureaucracy that, you know, it's pretty hard for everybody to get their hands around that, I think.

896

02:08:27.260 --> 02:08:28.670

Oliver: That's my comment.

897

02:08:29.780 --> 02:08:35.149

Sebastopol Community Cultural Center: Thank you, Oliver, for your public comment. Next, I will come back into chambers, if there's anyone in chambers.

898

02:08:35.780 --> 02:08:42.540

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, please raise your hand virtually.

899

02:08:43.130 --> 02:08:45.789

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

900

02:08:46.780 --> 02:08:50.219

Mayor McLewis: All right, thank you, we're back. Councilmember Zolman, you have a comment?

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02:08:50.220 --> 02:08:51.720

Sebastopol Community Cultural Center: Yes,

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02:08:51.910 --> 02:09:02.330

Sebastopol Community Cultural Center: Through the discussion, we heard that the Chair of the Planning Commission is meeting with Mary. Mary, can you tell us a little bit more about this handbook for guidance for this commission?

903

02:09:02.330 --> 02:09:13.039

Sebastopol Community Cultural Center: And I ask it globally, because these challenges are not just with the Planning Commission. I can speak individually, being on a committee with new citizens.

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02:09:13.040 --> 02:09:14.569

Sebastopol Community Cultural Center: This is a lot.

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02:09:14.570 --> 02:09:38.610

Sebastopol Community Cultural Center: And I think that there is discussions over general citizen handbook. Can you talk about that? So there are. So there's a couple different things. So tomorrow, when I'm meeting with the chair, it was specific to the Planning Commission, but we are looking into committee boards commission type of handbooks, because there are different things for different committees. Some for standing, some for ad hoc. There are specific rules for the Planning Commission.

906

02:09:38.700 --> 02:09:50.589

Sebastopol Community Cultural Center: So this is our first attempt to see what are those requirements, and yes, we do have the Cal Cities. Thank you, I do have that information. It's going to be similar to the City Council handbook.

907

02:09:50.590 --> 02:10:09.690

Sebastopol Community Cultural Center: where it discusses trainings, requirements, the code, things like that. So it... there's... there's two different tracks. There's a tract for the standing committees, ad hoc committees that I'm working on, and then there's also one specific to the Planning Commission. There's going to be generalities across the board, you know, like, how many meetings can you miss, things like that, so...

908

02:10:10.040 --> 02:10:29.889

Sebastopol Community Cultural Center: definitely working on different tracks, but at the same time to bring it back. But for tomorrow, there is a lot for the Planning Commission that the Chair and I are going to work on. We're going to look at topics, we'll take those to the Planning Commission to make sure that Planning Commissioners have an orientation and go through everything, and then they have a handbook to know

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02:10:29.940 --> 02:10:32.319

Sebastopol Community Cultural Center: Like, what's... what the requirements are.

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02:10:32.560 --> 02:10:33.090

Sebastopol Community Cultural Center: Thank you.

911

02:10:33.090 --> 02:10:34.129

Mayor McLewis: I remember hitting.

912

02:10:35.810 --> 02:10:37.530

Mayor McLewis: I, Councilmember Hint.

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02:10:37.890 --> 02:10:43.590

Sebastopol Community Cultural Center: Oh, sorry. So it brings up a question that one of,

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02:10:44.180 --> 02:10:49.470

Sebastopol Community Cultural Center: our planning commissioners online brought up, which is, if... Planning Commission.

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02:10:49.480 --> 02:11:09.179

Sebastopol Community Cultural Center: our planning commissioner, or even us, were... had to be absent and wanted to submit comments on an agenda item. What are the rules about that? We only submit that for public record, like a citizen, and it can't be read? I'm curious about that. Yeah, so, the Brown Act prohibits

916

02:11:09.310 --> 02:11:22.869

Sebastopol Community Cultural Center: council member, any... any member of any of our boards, from communicating with each other, a majority of the board, outside of a notice meeting. So if someone wants to share their thoughts on

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02:11:23.120 --> 02:11:26.049

Sebastopol Community Cultural Center: something. They should send it to staff.

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02:11:26.230 --> 02:11:30.660

Sebastopol Community Cultural Center: And then staff will do one of two things.

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02:11:30.800 --> 02:11:47.100

Sebastopol Community Cultural Center: If they get it before the agenda is published, we can put it on at the same time the agenda is published, like we would the staff report. And that way, the public and the commissioners all get it at the same time, and available no matter what time you look at the agenda.

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02:11:47.330 --> 02:12:01.539

Sebastopol Community Cultural Center: And it's... it's there for you. If we get them after that period of time, we don't want to add it to the agenda at that point, because if a member of the public's already downloaded and looked at the agenda, they're not going to know that these comments have been added.

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02:12:01.540 --> 02:12:12.839

Sebastopol Community Cultural Center: So we would distribute those at the meeting, you know, as part of the notice meeting. Yeah, they'd be on the table. Generally, they aren't read out loud, they're just there for commissioners to

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02:12:12.920 --> 02:12:23.819

Sebastopol Community Cultural Center: Review, and of course, if you're not there in person, you can't, you know, it's up to each commissioner whether to take that into consideration. You can't vote remote, you know, if you're not there in person or anything like that.

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02:12:28.700 --> 02:12:38.770

Sebastopol Community Cultural Center: You can't vote. Sorry, but I meant you can't vote by proxy. Like, you can't... if you... if you're remote, you can vote, but you can't. You can't vote by... you can't send your vote in. Okay, sorry for that. Okay.

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02:12:41.820 --> 02:12:43.889

Mayor McLewis: Okay, Councilmember Carter?

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02:12:44.730 --> 02:12:48.129

Sebastopol Community Cultural Center: I mean, obviously, we're still struggling.

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02:12:48.840 --> 02:12:53.100

Sebastopol Community Cultural Center: But that said, if... if the... if Alex, if...

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02:12:53.300 --> 02:12:59.000

Sebastopol Community Cultural Center: if you're struggling with your family or you're busy with your business, I certainly understand.

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02:12:59.090 --> 02:13:15.880

Sebastopol Community Cultural Center: And, if you're choosing to, be on the board, I would support it for a number of reasons, but also for efficiency for ourselves, for continuity reasons, but it's certainly understandable to not have a full grasp of the obligations, but

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02:13:16.140 --> 02:13:20.020

Sebastopol Community Cultural Center: Yeah, second and... second and... what is it? Second and fourth Tuesdays?

930

02:13:20.410 --> 02:13:21.460

Sebastopol Community Cultural Center: Market.

931

02:13:23.090 --> 02:13:25.530

Mayor McLewis: Vice... oh, Vice Mayor?

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02:13:26.580 --> 02:13:42.860

Sebastopol Community Cultural Center: So, I'd like to make a motion to approve that good cause has been shown for Commissioner Alex Cantzler's absences from the February 10th, the 24th, and March 10th Planning Commission meetings, and direct that he be reappointed to the Planning Commission.

933

02:13:43.050 --> 02:13:51.560

Mayor McLewis: I'd like to... I'd like to have the opportunity to comment before we... I haven't had that yet, if that's okay, and Councilmember Hinton... I'm... yeah, sorry.

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02:13:52.720 --> 02:13:58.300

Sebastopol Community Cultural Center: Well, yeah, I just had my hand up also, so, do you want to go first, or I'll go?

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02:13:58.300 --> 02:14:06.449

Mayor McLewis: Oh, go ahead, I just want to have the opportunity. I'm trying to let everyone else go before me, but then people are jumping ahead with motions before I even have a chance.

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02:14:06.450 --> 02:14:21.319

Sebastopol Community Cultural Center: Yeah, I just want to make a comment, I'm gonna be supportive of this tonight, and, I've made mistakes myself and had to go through a prep course with, some of my forms, so I can completely understand how,

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02:14:21.740 --> 02:14:27.690

Sebastopol Community Cultural Center: it can be hard to figure out, and based on your letter, I felt like you already...

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02:14:27.770 --> 02:14:44.110

Sebastopol Community Cultural Center: You obviously want the position, you just got a little confused. I understand I have a full-time job, too. Sometimes I'm a little late to council, because I'm fighting traffic coming from Healdsburg, so, I'm definitely for reinstating and appreciate you,

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02:14:44.300 --> 02:14:46.760

Sebastopol Community Cultural Center: Taking the effort to want to continue to serve.

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02:14:47.920 --> 02:15:12.519

Mayor McLewis: And I just wanted to have the opportunity to express support, too. I, too, work full-time, and I completely understand, and especially when you're new to this, it's a lot. It's a lot of information, and I appreciate the email that you sent detailing and also helping us to understand what the process is and where we can improve. Because I do hope that we can get to a point where whatever committees are associated with what departments and

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02:15:12.520 --> 02:15:17.529

Mayor McLewis: I'm gonna leave this to city manager... interim city manager, but I...

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02:15:17.530 --> 02:15:40.819

Mayor McLewis: from my own perspective, I'm just going to speak and say I hope that our, you know, we can get to the point where our department heads, are able to have this orientation with any... with any of the commissions or the different committees that are associated with their departments, and get everyone on board, and we can get into some type of cadence so that people don't get into this position, because I'm sure it's frustrating, and

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02:15:40.820 --> 02:15:57.320

Mayor McLewis: embarrassing, and all these different things, because, you know, they're... people who get on these commissions are clearly professionals who just want to make a difference in the community, and, we want to make it as easy as possible for them to do that. So, I also just wanted to second the, the,

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02:15:57.570 --> 02:16:16.959

Mayor McLewis: how helpful the Cow City's, orientations and different, you know, educational offerings that they provide. I've learned a lot over time, so I encourage anyone who has that opportunity and is new to go to that. So, anyways, I just wanted to express that support tonight. So, I know we have a motion, we have a second, so, Mary, if you want to...

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02:16:17.850 --> 02:16:25.470

Sebastopol Community Cultural Center: I'm gonna check, no more comments, so I'll move forward with the motion. So moved by Vice Mayor Maurer and seconded by Councilmember Zolman.

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02:16:25.470 --> 02:16:41.069

Sebastopol Community Cultural Center: To, approve the reappointment of Alex Candler to the Planning Commission for a term to expire December 30th, 31st, 2027. Councilmember Carter? Yes. Councilmember Hinton? Aye. Councilmember Zolman? Yes. Vice Mayor Maurer? Yes. Mayor McLewis?

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02:16:41.740 --> 02:16:42.549

Mayor McLewis: Yes.

948

02:16:42.559 --> 02:16:44.399

Sebastopol Community Cultural Center: Motion passes unanimously.

949

02:16:45.899 --> 02:16:55.899

Mayor McLewis: I wanted to do a quick check with everybody, if anyone needs a break before we move on to item 12, because it's, almost 20 after 8. Is that a yes?

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02:16:55.900 --> 02:16:56.209

Sebastopol Community Cultural Center: Yes, ma'.

951

02:16:56.539 --> 02:17:01.229

Mayor McLewis: Okay, so do we need 5 or 10? Someone chime in.

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02:17:01.230 --> 02:17:02.200

Sebastopol Community Cultural Center: 10. Five.

953

02:17:02.209 --> 02:17:02.579

Mayor McLewis: F.

954

02:17:02.580 --> 02:17:03.360

Sebastopol Community Cultural Center: 7.

955

02:17:05.690 --> 02:17:10.619

Mayor McLewis: Alright, so we'll be back at, let's see, what time is it now? 825.

956

02:17:11.540 --> 02:17:12.110

Sebastopol Community Cultural Center: Nope.

957

02:17:16.080 --> 02:17:18.500

Mayor McLewis: Alright, we are back, everyone.

958

02:17:19.770 --> 02:17:27.269

Mayor McLewis: We are still... let's see, we're still in our, regular discussion and action items, number 12.

959

02:17:27.920 --> 02:17:39.069

Mayor McLewis: Consideration and discussion of requests for direction to staff for researching city locations for soccer fields, and the requester is Councilmember Carter.

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02:17:39.230 --> 02:17:45.000

Mayor McLewis: And then it says Public Works and Planning, so I'm not clear on who's start kicking this off for us.

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02:17:47.309 --> 02:17:55.259

Sebastopol Community Cultural Center: Good evening, Mayor. This is Oriana Hart, a Public Works Director. I'm gonna kick it off and then pass it to our representative from Wesco.

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02:17:55.589 --> 02:18:12.479

Sebastopol Community Cultural Center: So it was requested by Councilmember Carter and Wesco for this item to be brought before City Council for consideration of potential locations for soccer fields within the City of Sebastopol. And Wesco has a presentation that they're going to go through to kind of talk through what that might look like.

963

02:18:12.479 --> 02:18:18.099

Sebastopol Community Cultural Center: And I'm gonna run that for you, so just hit me up next slide when you're ready. Okay, thank you, Oriana, appreciate it.

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02:18:18.309 --> 02:18:22.879

Sebastopol Community Cultural Center: And thank you, Mayor McLewis and the City Council for having us tonight.

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02:18:22.929 --> 02:18:42.199

Sebastopol Community Cultural Center: We've got an exciting project that we've been working on that I'm going to present to you tonight, but first, I just want to give you a little bit about myself, a little bit about WESCO, and so you just have some of that background. My name's Steve Jobs, and I'm on the WESCO board. I'm a resident of Sebastopol for the last 8 years. I'm a lifelong soccer player, and I'm a

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02:18:42.199 --> 02:18:43.879

Sebastopol Community Cultural Center: 15-year soccer coach.

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02:18:43.929 --> 02:18:47.779

Sebastopol Community Cultural Center: I coach the highest level Boys team in our club.

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02:18:47.969 --> 02:18:59.389

Sebastopol Community Cultural Center: I'm also the director for the Apple Classic Soccer Tournament, which is the largest soccer tournament in the North Bay. We host about 160-plus teams from all around Northern California.

969

02:19:01.469 --> 02:19:17.979

Sebastopol Community Cultural Center: And so that's a little bit about myself. I also have a day job, just like everybody else does, so I'm an information technology executive at one of the largest wine companies here in Santa Rosa, so I have a pretty demanding job on top of all the soccer stuff that I thoroughly enjoy, and so I'm excited to be here to talk to you tonight.

970

02:19:18.509 --> 02:19:31.499

Sebastopol Community Cultural Center: A little bit about WESCO. That's our first slide there. So, we have a 51-year history here in Sebastopol. We have about 1,300 members currently and growing. We've been growing really exponentially since the pandemic.

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02:19:31.519 --> 02:19:39.529

Sebastopol Community Cultural Center: Pretty tough time for us at that point. But we've been growing. We host over 750 soccer games a year.

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02:19:39.679 --> 02:19:57.779

Sebastopol Community Cultural Center: 500 of which are actually with clubs outside of the area of Sebastopol, so including Santa Rosa, Napa County, Marin County, Mendocino County. Those clubs come to us to play soccer games, and there's about 500 of those games that occur where we're bringing folks into Sebastopol

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02:19:57.779 --> 02:20:00.119

Sebastopol Community Cultural Center: You know, bringing commerce to the community.

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02:20:00.119 --> 02:20:08.239

Sebastopol Community Cultural Center: At a significant level. It's not been measured, but, you know, you could... you could argue there's quite a few visitors that come in here just due to WESCO.

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02:20:08.489 --> 02:20:16.499

Sebastopol Community Cultural Center: We serve over 5,000 families, which include those out-of-towners that I'm talking about. We employ over 100 referees per year.

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02:20:16.669 --> 02:20:31.389

Sebastopol Community Cultural Center: And we co-manage 5 different school, fields, where we help with lining of the fields, care of the gopher problems that we see in our region out here, and we also care for the Rago Ranch fields as well.

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02:20:31.549 --> 02:20:48.999

Sebastopol Community Cultural Center: We manage 300 volunteers annually, and our budget as a club, and I'm the treasurer of the club as well, is about \$535,000 and growing, because our membership pool is growing, our programs are growing, so obviously our budgetary figures grow as well.

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02:20:49.649 --> 02:20:51.359

Sebastopol Community Cultural Center: I can go to the next slide.

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02:20:52.939 --> 02:21:10.599

Sebastopol Community Cultural Center: Okay. Challenges, right? Field challenges has been the number one item since I've been part of this club. I've coached in other communities as well that have had, you know, dedicated soccer space for the soccer community. Sebastopol just does not have that.

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02:21:10.959 --> 02:21:26.259

Sebastopol Community Cultural Center: Obviously there's, Regal Ranch is a key component of where we play, and we do, work closely with the county, Linda Hopkins included, to figure out how we can really revamp those fields, because they are in such bad shape.

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02:21:26.479 --> 02:21:30.839

Sebastopol Community Cultural Center: But that is a multi-million dollar project, multi-year project.

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02:21:30.909 --> 02:21:42.829

Sebastopol Community Cultural Center: That's gonna take significant work. That is complementary to what we're talking about tonight. Tonight we're talking about all-weather playing surfaces that can be used all year round.

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02:21:42.889 --> 02:21:51.939

Sebastopol Community Cultural Center: also during the evenings, whereas Regal Ranch we can't use in the winter because it's closed, right, due to the nature of the, natural grass fields.

984

02:21:52.389 --> 02:22:00.099

Sebastopol Community Cultural Center: Sebastopol has no public soccer space, right? It's got space for other types of athletics, right? Swimming, baseball.

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02:22:00.159 --> 02:22:15.689

Sebastopol Community Cultural Center: tennis, it even has a skateboarding dedicated space, but it has no dedicated soccer space. And we actually, support the entire West County community, so all the way from Fort Ross, all the way down to, Dillon Beach.

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02:22:15.809 --> 02:22:24.969

Sebastopol Community Cultural Center: all the way into Sebast Fool. That is basically our pool of players and members. So we operate a very large swath of the West County.

987

02:22:26.169 --> 02:22:40.419

Sebastopol Community Cultural Center: Given our large number of games, large number of members and programs that we operate, we are required to go out of Sebastopol to find space, and so we do operate on 17 other fields outside of the Sebastopol area, which include

988

02:22:40.549 --> 02:22:52.249

Sebastopol Community Cultural Center: Not even listed here, but Occidental, Place to Play in Santa Rosa, El Molino High School, Piner High School, Elsie Allen High School, where we do practices, games, and tournaments.

989

02:22:53.279 --> 02:22:54.809

Sebastopol Community Cultural Center: Okay, we can go to the next slide.

990

02:22:57.069 --> 02:23:02.369

Sebastopol Community Cultural Center: So, what I'm here to talk to you about tonight is what's called a soccer court or a mini-pitch.

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02:23:02.789 --> 02:23:11.669

Sebastopol Community Cultural Center: These are... just to explain what this is, these are just a modular, type, unit that's built off-site and then assembled on-site.

992

02:23:11.759 --> 02:23:23.969

Sebastopol Community Cultural Center: They come in various different sizes, but you can imagine it's basically about the same size as a tennis court. They come in different surfaces, right? So you can have hard surface ground or artificial grass.

993

02:23:24.129 --> 02:23:38.279

Sebastopol Community Cultural Center: There's netting, there's lighting, again, various sizes, but these are great for, urban areas that don't have a lot of space for full-size soccer complexes, like Sebastopol. It's a perfect location for one of these things.

994

02:23:38.619 --> 02:23:41.839

Sebastopol Community Cultural Center: These are year-round, facilities.

995

02:23:41.879 --> 02:23:47.439

Sebastopol Community Cultural Center: Right, so there's, LED lighting that's directed onto the surface.

996

02:23:47.439 --> 02:24:05.989

Sebastopol Community Cultural Center: There's multiple vendors options that are out there. These are becoming very, very popular. They're already popular in international locations, but they're becoming much more popular here domestically. And you can see some of the photos I've got off to the right. You can't see those very well, but there's one there called the Urban Soccer Park.

997

02:24:06.059 --> 02:24:16.539

Sebastopol Community Cultural Center: Which is one of the vendors that we've been talking to. And then there's also the U.S. Soccer Foundation, which also is another vendor. It's a non-profit that provides these types of mini-pitches.

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02:24:16.929 --> 02:24:33.369

Sebastopol Community Cultural Center: So there's multiple options out there, we've explored several. The effective build cost, which effectively WESCO would be funding through our own resources, as well as sponsors and donations, is about \$150,000 to \$200,000 per court.

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02:24:33.799 --> 02:24:48.419

Sebastopol Community Cultural Center: Again, it just depends on the features and functions and the size, that we procure. And then the annual maintenance cost is roughly about \$12,000 to \$15,000 a year, which Wesco would also maintain and handle under our own expense budget.

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02:24:48.819 --> 02:24:58.789

Sebastopol Community Cultural Center: This can be outsourced to these providers that build these courts, or we think we could potentially even do it cheaper if we do it in-house with our own resources and volunteers.

1001

02:24:58.829 --> 02:25:14.229

Sebastopol Community Cultural Center: But the most important thing for us is to make sure whatever we put in place is professionally done, looks beautiful, improves the location that we put it in, so that the entire community can really enjoy and feel proud of what we put in the space.

1002

02:25:15.169 --> 02:25:16.489

Sebastopol Community Cultural Center: So you can go to the next slide.

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02:25:18.549 --> 02:25:26.379

Sebastopol Community Cultural Center: So I just wanted to give you a little bit of information about the U.S. Soccer Foundation. So, again, they're one of the vendors that actually provides these mini pitches.

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02:25:26.549 --> 02:25:41.799

Sebastopol Community Cultural Center: The U.S. Soccer Foundation is a non-profit associated with U.S. soccer, but they've actually been going on a pretty significant campaign to build a large number of these courts across the nation, and they've been really preparing for the World Cup that's coming this summer.

1005

02:25:42.119 --> 02:25:58.759

Sebastopol Community Cultural Center: And so, they've actually got a goal out there of building 1,000 of these courts. They've already built 500 of these across the U.S, but they're actually looking at really underprivileged areas, specifically, where they can secure large corporate donors to help

1006

02:25:58.759 --> 02:26:03.099

Sebastopol Community Cultural Center: fund these soccer courts in underprivileged communities, and believe it or not.

1007

02:26:03.119 --> 02:26:09.279

Sebastopol Community Cultural Center: through our discussions with them, this is an option for us. Because of the wide area that we support.

1008

02:26:09.329 --> 02:26:12.279

Sebastopol Community Cultural Center: We are considered under their

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02:26:12.359 --> 02:26:24.359

Sebastopol Community Cultural Center: description as an underprivileged area that could potentially gain grant approval from one of their sponsors. So this is a potential option for us. Interesting, right? But it's true.

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02:26:25.099 --> 02:26:38.569

Sebastopol Community Cultural Center: But the interesting... the reason why I put this up here is really so that you can see some of the findings that the U.S. Soccer Foundation has, has come up with in terms of the surveying that... of the communities where they put these courts in.

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02:26:38.839 --> 02:26:47.479

Sebastopol Community Cultural Center: One is, you know, the community is more active. They feel safer with these, courts and mini-pitches installed.

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02:26:47.589 --> 02:26:57.079

Sebastopol Community Cultural Center: They're accessible to everyone, which would be our intent as well. This would be a public offering, right? So, it's open to the public.

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02:26:57.259 --> 02:27:02.989

Sebastopol Community Cultural Center: The mini-pitch turn, you know, really serves as a new community hub for these communities.

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02:27:03.519 --> 02:27:18.249

Sebastopol Community Cultural Center: And, generally, there's just more opportunity for kids that generally don't have the option to play soccer, the ability to, you know, have the, the ability to play soccer themselves, which they may not have had otherwise.

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02:27:18.949 --> 02:27:20.219

Sebastopol Community Cultural Center: I'll go to the next slide.

1016

02:27:22.019 --> 02:27:28.989

Sebastopol Community Cultural Center: Okay, so our proposal... Really is to build a soccer court, or a mini-pitch.

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02:27:29.139 --> 02:27:35.169

Sebastopol Community Cultural Center: On city property here in Sebastopol. We want to create a safe, accessible.

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02:27:35.359 --> 02:27:43.599

Sebastopol Community Cultural Center: place for people to play, and we want to make it walkable from, you know, the neighborhoods within downtown Sebastopol.

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02:27:43.949 --> 02:27:49.219

Sebastopol Community Cultural Center: We want to transform a underutilized space here in the city to beautify it.

1020

02:27:49.359 --> 02:27:57.609

Sebastopol Community Cultural Center: make it like a park setting where kids can thrive and have a really enjoyable time. And adults as well, right? It's open to all.

1021

02:27:58.059 --> 02:28:08.069

Sebastopol Community Cultural Center: It's really time to do something beautiful for the community, right? Times have been challenging as of late, and we all want to see something good happen.

1022

02:28:08.269 --> 02:28:09.699

Sebastopol Community Cultural Center: Now is the time to act.

1023

02:28:11.459 --> 02:28:15.099

Sebastopol Community Cultural Center: You can go to the next slide. Oh, just real quick, before you leave that slide.

1024

02:28:15.349 --> 02:28:19.889

Sebastopol Community Cultural Center: The picture on the right is actually of the Giants Stadium, San Francisco.

1025

02:28:19.890 --> 02:28:28.559

Mayor McLewis: I just wanted to interrupt real quick and just make sure we're within our 10-minute time frame here. We're kind of teetering, going over, so just wanted to chime in with that.

1026

02:28:29.370 --> 02:28:31.000

Sebastopol Community Cultural Center: Okay, didn't realize I had 10 minutes.

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02:28:31.150 --> 02:28:31.990

Mayor McLewis: Yeah.

1028

02:28:31.990 --> 02:28:40.299

Sebastopol Community Cultural Center: San Francisco Giants Stadium, they've actually, partnered with a company to install Minute Courts right in the parking lot across the bay there from the stadium.

1029

02:28:40.950 --> 02:28:43.279

Sebastopol Community Cultural Center: You can go to the next slide. How much time do I have?

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02:28:44.660 --> 02:28:49.170

Mayor McLewis: No, I'm... we're pretty much at that, but go ahead in a couple more minutes, and then...

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02:28:49.170 --> 02:28:49.860

Sebastopol Community Cultural Center: Okay.

1032

02:28:49.860 --> 02:28:50.970

Mayor McLewis: Need to wrap it up.

1033

02:28:51.490 --> 02:29:04.389

Sebastopol Community Cultural Center: So, my interest on this slide really is to communicate the fact that Wesco is bringing a free asset to our community, and it hits the six key goals that the City Council outlined as part of the fiscal year 25 budget.

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02:29:04.680 --> 02:29:10.720

Sebastopol Community Cultural Center: The first one is community vitality, really, really creating a good gathering space for our youth.

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02:29:10.830 --> 02:29:14.220

Sebastopol Community Cultural Center: A multi-generational, year-round facility.

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02:29:14.420 --> 02:29:17.280

Sebastopol Community Cultural Center: You know, for athletics and sporting activities.

1037

02:29:17.440 --> 02:29:25.319

Sebastopol Community Cultural Center: It's an infrastructure play, so we're making improvements to city space that is potentially not being used effectively.

1038

02:29:25.910 --> 02:29:37.870

Sebastopol Community Cultural Center: We want to make sure that City Council is a high-performing organization, so it's a great time for this Council to do what the residents are asking for, right? Let's beautify our city, and let's put in some park

1039

02:29:38.010 --> 02:29:41.929

Sebastopol Community Cultural Center: activities, An infrastructure for the community to use.

1040

02:29:42.330 --> 02:29:49.370

Sebastopol Community Cultural Center: It also improves public safety. It's known that recreational spaces are... generally have lower crime rates.

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02:29:49.480 --> 02:29:51.910

Sebastopol Community Cultural Center: And we've got some underutilized space.

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02:29:52.020 --> 02:29:53.780

Sebastopol Community Cultural Center: Where if you have more.

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02:29:54.060 --> 02:30:01.480

Sebastopol Community Cultural Center: people involved in those spaces. It's just naturally going to be a safer location for children to be at.

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02:30:02.020 --> 02:30:06.739

Sebastopol Community Cultural Center: It's financially stable because this is 100% funded through WESCO and our sponsors.

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02:30:08.580 --> 02:30:14.249

Sebastopol Community Cultural Center: So it's low risk, and no capital outlay for the city, and no operational costs going forward.

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02:30:14.500 --> 02:30:25.960

Sebastopol Community Cultural Center: And it's economic development. Wesco has proven to bring a significant amount of outside resources to our community to spend money buying food, paying for gas, right?

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02:30:26.060 --> 02:30:32.769

Sebastopol Community Cultural Center: Visiting all of our shopping here in Sebastopol. So it hits those key goals that the City Council outlined.

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02:30:34.100 --> 02:30:44.120

Sebastopol Community Cultural Center: So you can go to the next slide, please. This is a couple visuals of the two locations, the two proposed locations. We're... the proposed location is actually right outside the building here.

1049

02:30:44.270 --> 02:30:47.070

Sebastopol Community Cultural Center: Next to the Youth Annex, and you can see we put in

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02:30:47.170 --> 02:30:52.360

Sebastopol Community Cultural Center: Two soccer courts about the size of a tennis court each.

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02:30:52.530 --> 02:30:56.750

Sebastopol Community Cultural Center: And you can see there's, no impact to the city

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02:30:56.850 --> 02:31:16.670

Sebastopol Community Cultural Center: utility area, the top of that image there. And there's also plenty of parking still remaining for the community center and for the soccer courts to share. And of course, we would plan around any sort of community center event that would be occurring, right, to not impact the parking that they may need for their events.

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02:31:17.030 --> 02:31:26.539

Sebastopol Community Cultural Center: It also provides access to the Laguna still, because there's a Laguna parking situation there, as well as access to the Laguna off to the bottom right of that first image.

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02:31:27.140 --> 02:31:29.909

Sebastopol Community Cultural Center: And then the second, location.

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02:31:30.350 --> 02:31:44.729

Sebastopol Community Cultural Center: Our assumption is the permanent location could take some time to finalize permitting and get full approval for, and so the second location is actually the Sebastopol Hotel location as a potential temporary location that we could, you know, land.

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02:31:45.810 --> 02:31:48.209

Sebastopol Community Cultural Center: Install one of these soccer courts.

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02:31:48.620 --> 02:31:58.000

Sebastopol Community Cultural Center: And again, these are modular, modular, and so after installation, we could easily have this moved over to the youth annex location.

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02:31:58.170 --> 02:32:04.490

Sebastopol Community Cultural Center: Once the Sebastopol Hotel decides to move forward with their project. So, it's a little bit of a win-win.

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02:32:04.610 --> 02:32:19.859

Sebastopol Community Cultural Center: For the hotel project, as well as ours as well, so we can move forward quickly with putting in place a soccer court, maybe even before the World Cup happens this summer, because there's going to be a high demand for soccer, guaranteed, this year.

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02:32:20.370 --> 02:32:30.289

Mayor McLewis: I just want to do a time check here. We always give people 10 minutes, so I'm just... we're at... we're at almost 15, so I just want to... or we... sorry to interrupt, I just want to make sure.

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02:32:30.290 --> 02:32:33.999

Sebastopol Community Cultural Center: Appreciate the extra time. Just two more statements, you can go to the next slide.

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02:32:36.850 --> 02:32:44.880

Sebastopol Community Cultural Center: So I'm here today to really seek Council approval to advance feasibility analysis of these two locations. That's really what we want to decide on today.

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02:32:46.850 --> 02:32:53.770

Sebastopol Community Cultural Center: Okay, the first one being the permanent location at the annex, and the second being a temporary location at the Sebastopo Hotel Piazza location.

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02:32:57.970 --> 02:33:00.220

Sebastopol Community Cultural Center: That's it. I'm open for questions, yeah.

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02:33:00.530 --> 02:33:06.439

Mayor McLewis: Thank you. So back... we're back to the dais here. Councilmember... er, I'm sorry, Vice Mayor?

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02:33:07.490 --> 02:33:10.980

Sebastopol Community Cultural Center: Thank you. And, so...

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02:33:11.170 --> 02:33:18.759

Sebastopol Community Cultural Center: In terms of the hotel lot, what kind of timeline do you need to make it feasible?

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02:33:19.410 --> 02:33:31.809

Sebastopol Community Cultural Center: And are you aware of the CEQA or archaeology studies or anything like that? Are you aware of that? I'm aware, but I don't know much about those, no. Okay, so what kind of timeline...

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02:33:32.060 --> 02:33:36.470

Sebastopol Community Cultural Center: Are you thinking, like, how long would you need it in order to make it work?

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02:33:37.020 --> 02:33:46.529

Sebastopol Community Cultural Center: It... for us, we could move relatively quick, talking months, in terms of, start to finish, in terms of implementation. It'd be probably 4 to 6 months to implement.

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02:33:46.940 --> 02:33:59.199

Sebastopol Community Cultural Center: but what I'm thinking is the end time, so if it takes you 6 months to get going, and the hotel, their development agreement ends in June 2027,

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02:33:59.380 --> 02:34:08.429

Sebastopol Community Cultural Center: is that enough time for you? So that would be less than a year if it takes you 6 months, right? So, is that even workable? Yes, definitely workable.

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02:34:08.850 --> 02:34:09.560

Sebastopol Community Cultural Center: No.

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02:34:10.920 --> 02:34:13.989

Mayor McLewis: Okay, other questions, Councilmember Hinton?

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02:34:15.200 --> 02:34:34.239

Sebastopol Community Cultural Center: So you talked about low income, and that you qualify, because obviously the total area you're drawing from. I looked on your website, I didn't see an opportunity for low-income students. How many scholarships a year does your organization give, or how do you... how do you work with lower income that want to... kids want to play soccer?

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02:34:34.470 --> 02:34:49.850

Sebastopol Community Cultural Center: Yeah, we actually don't call them scholarships, because that's almost more of a recruiting term, right? So we don't actually offer scholarships for players, we do financial aid. And we do plan, approximately one financial aid recipient, per team.

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02:34:50.050 --> 02:34:54.030

Sebastopol Community Cultural Center: And so we have roughly 110 teams.

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02:34:54.470 --> 02:34:57.070

Sebastopol Community Cultural Center: Okay, so about 100 kids a year.

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02:34:57.190 --> 02:34:58.919

Sebastopol Community Cultural Center: Yep, that received financial aid.

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02:34:58.990 --> 02:35:04.819

Sebastopol Community Cultural Center: Okay. Yeah, and the way that the U.S. Foundation, Soccer Foundation, determines eligibility for

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02:35:04.880 --> 02:35:22.710

Sebastopol Community Cultural Center: you know, a location of need is basically through free lunch programs at their school, at the local schools. Which we offer. Your last slide said 2-year duration, but you're saying you can get it up and running at the hotel site in about 4 months. What... what did that mean?

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02:35:22.890 --> 02:35:29.189

Sebastopol Community Cultural Center: Did that mean... 2 years... So, start to finish, we could implement our project in four to six months.

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02:35:29.900 --> 02:35:35.680

Sebastopol Community Cultural Center: And I think the... the discussion with the hotel project was if they... we...

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02:35:35.930 --> 02:35:49.730

Sebastopol Community Cultural Center: For us to make it feasible for us to spend the money to install it at the hotel site and then move it, right, the costs of, you know, substantial amount of money to move the product, we would want to keep it there for about 2 years.

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02:35:49.910 --> 02:35:54.879

Sebastopol Community Cultural Center: Okay. So, that would be our minimum. Now, if the hotel project takes longer, we could stay longer.

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02:35:54.980 --> 02:35:55.990

Sebastopol Community Cultural Center: Effectively.

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02:35:56.120 --> 02:36:04.280

Sebastopol Community Cultural Center: I see. But if we find a permanent location, like the Annex, that comes to fruition much more quickly, we wouldn't necessarily need to go to the hotel location.

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02:36:04.820 --> 02:36:14.569

Sebastopol Community Cultural Center: Okay. So, if we were to agree to that, then the hotel would be agreeing to about 2 years as well, which would put... push their permit out.

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02:36:15.210 --> 02:36:16.719

Sebastopol Community Cultural Center: That we just approved tonight.

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02:36:17.270 --> 02:36:20.629

Sebastopol Community Cultural Center: So that'd be part of the negotiations. Yeah, that would be part of the discussion, yeah.

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02:36:20.730 --> 02:36:21.800

Sebastopol Community Cultural Center: Okay, thanks.

1092

02:36:22.120 --> 02:36:33.289

Mayor McLewis: I have a question I'm gonna ask. I... it's no surprise to me, I mean, we have less than 2 square miles, so, in our city, so I'm just curious.

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02:36:33.420 --> 02:36:50.799

Mayor McLewis: what other areas are you exploring? I heard you about Regal, but, like, I know that it's no surprise that you probably serve, you know, a lot more people in West

County. Are you exploring other areas as well? Because we are such a small city. I'm just curious, you know, what... are you looking outside of the city?

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02:36:51.430 --> 02:37:08.960

Sebastopol Community Cultural Center: Yeah, I've actually spent quite a bit of time with the, the GIS individual from the Sonoma County office, exploring different possibilities for land use conversion, and there's just not much here locally, unfortunately. Really, the only other option is going to be private land.

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02:37:10.650 --> 02:37:12.929

Mayor McLewis: Got it, okay. Yeah.

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02:37:12.930 --> 02:37:22.109

Sebastopol Community Cultural Center: There is one, just real quick, just to expand on that, there is one location that we've looked at, which we don't think is feasible, is the... it's called the Brown

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02:37:22.290 --> 02:37:25.230

Sebastopol Community Cultural Center: Property. It's over by the old,

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02:37:25.740 --> 02:37:29.080

Sebastopol Community Cultural Center: It's over by the old,

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02:37:29.700 --> 02:37:33.600

Sebastopol Community Cultural Center: Yeah, Yana Road and 12. It's right on that intersection there.

1100

02:37:33.950 --> 02:37:40.519

Sebastopol Community Cultural Center: There's actually, there's some green space that's back there behind the old Hendrix lawnmower.

1101

02:37:40.630 --> 02:37:41.540

Sebastopol Community Cultural Center: Company?

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02:37:41.960 --> 02:37:52.199

Sebastopol Community Cultural Center: back there, some... back over there. But it's owned by the Santa Rosa City Utility, Office, is our understanding. So it's an unlikely candidate.

1103

02:37:53.200 --> 02:37:54.689

Mayor McLewis: Go ahead, Councillor Zong.

1104

02:37:54.990 --> 02:38:04.229

Sebastopol Community Cultural Center: Yeah, my question is to Alex. So, I read the staff report, and it's very vague, and maybe you did it on purpose. I'm assuming you were consulted.

1105

02:38:04.520 --> 02:38:14.570

Sebastopol Community Cultural Center: Because, I mean, while I want... the overall context for my question is, while I want to do good for our youth, I want the hotel, and I want the revenue to help our budget.

1106

02:38:14.820 --> 02:38:32.749

Sebastopol Community Cultural Center: So, if we went along and just allowed them to do something in the hotel space, so, from your legal point of view, how does that position us? We're trying to apply as much pressure as we can to the hotel piazza people to get on with it and get the hotel going. Yeah, so...

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02:38:33.250 --> 02:38:45.620

Sebastopol Community Cultural Center: This type of facility is not allowed on that site now, so first there'd need to be some sort of zoning code change to allow it. There are different ways we could do that, changing

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02:38:45.830 --> 02:38:54.849

Sebastopol Community Cultural Center: The allowed uses in the district, changing what district the site's in, doing maybe just an overlay that just added soccer as an allowed use to this one site.

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02:38:55.010 --> 02:39:13.369

Sebastopol Community Cultural Center: But there's no such thing as a temporary use permit that goes on for years, right? A temporary use permit under our code, and in general, is for very limited durations. You know, a winter festival that you're doing, you know, or getting for a couple months, so...

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02:39:13.480 --> 02:39:22.040

Sebastopol Community Cultural Center: under, you know, zoning laws, once you establish a use, it continues, so it is allowed to continue. So.

1111

02:39:22.450 --> 02:39:23.360

Sebastopol Community Cultural Center: Yup.

1112

02:39:23.480 --> 02:39:39.959

Sebastopol Community Cultural Center: what the staff report says is if we change the zoning to allow less soccer as an allowed use, or conditionally allowed and they got a CUP, it could continue. We couldn't come in and say, okay, now you have to stop.

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02:39:40.140 --> 02:39:42.039

Sebastopol Community Cultural Center: on the state.

1114

02:39:44.480 --> 02:39:56.600

Sebastopol Community Cultural Center: You know, and so that is a potential, you know, they can discuss whether that's something they would actually do or not, but that, you know, once a use is established under zoning law, you know, it can continue.

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02:39:56.600 --> 02:40:06.570

Sebastopol Community Cultural Center: Right, so basically, if we allowed this temporary soccer thing to happen, that would ultimately preclude the hotel, or provide them an excuse to not do anything.

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02:40:06.640 --> 02:40:22.060

Sebastopol Community Cultural Center: Right? Because then they would have a justification where it's like, well, you passed this revision to the rezoning, so that precludes the hotel, so now we can just walk out, right? Yeah, so it would not preclude them. They could, you know, as...

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02:40:22.150 --> 02:40:28.519

Sebastopol Community Cultural Center: An owner of the property, you know, their lease might expire, and they might have a short-term lease with them, and, you know...

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02:40:28.770 --> 02:40:31.799

Sebastopol Community Cultural Center: Robo, you know, Elise, my dad, and they'd be doing that.

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02:40:34.070 --> 02:40:49.489

Sebastopol Community Cultural Center: you know, if the developer doesn't want to move forward with that site, the hotel, like, they don't need an excuse or approval from the city to not move forward with that project, they just don't move forward and let the development agreement expire. So I don't know that there is...

1120

02:40:50.690 --> 02:40:52.549

Sebastopol Community Cultural Center: That this would be a...

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02:40:56.230 --> 02:41:08.599

Sebastopol Community Cultural Center: sort of a excuse they would use, but I suppose the risk is that, well, we don't have anything else going on, let's just let soccer continue longer, the hotel's still not penciling out.

1122

02:41:08.930 --> 02:41:15.280

Sebastopol Community Cultural Center: you know, instead of exploring some other use, we'll just let the soccer continue on this site. Great, thanks.

1123

02:41:15.280 --> 02:41:29.489

Mayor McLewis: So you're saying, in essence, you know, if we expand the zoning, change the zoning, I mean, we're kind of... I mean, we're providing them more opportunities to use it in other ways, and not in the way that it's currently zoned.

1124

02:41:29.490 --> 02:41:30.320

Sebastopol Community Cultural Center: Correct.

1125

02:41:30.320 --> 02:41:31.020

Mayor McLewis: Okay.

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02:41:31.220 --> 02:41:35.909

Mayor McLewis: I have another question, if I can... Ask that,

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02:41:36.240 --> 02:41:55.220

Mayor McLewis: Of the Westco gentleman. The question I have is, in our earlier item, when we were talking with Piazza, they clearly stated that it would, you know, it would cost about \$100,000 to deal with the archaeological challenges.

1128

02:41:55.330 --> 02:42:04.869

Mayor McLewis: I mean, not challenges, but, you know, things that need to be done there in order to preserve the, you know, whatever they find, historical items they find.

1129

02:42:04.870 --> 02:42:28.189

Mayor McLewis: Is Wesco... has anything... have you... have you... are you prepared to... to work with Piazza as far as that 100K? Because it didn't sound like they wanted to move forward with that project anytime soon. They were saying it could be done, you know, whenever they get their loan, so I'm just kind of curious, because that... that could impact...

I see that that could impact the... even the ability to use that. I'm not an expert on that, but I mean, we just heard

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02:42:28.190 --> 02:42:38.260

Mayor McLewis: you know, the cost for that, and the timeline for that as far as the property owner, so I'm just curious if you've had that discussion already, if anything's been sussed out from that.

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02:42:38.750 --> 02:42:50.769

Sebastopol Community Cultural Center: So, and I'm not an expert on that process either, unfortunately, but I know that we've had had some discussions related to whether or not we'd actually be disturbing the soil by putting our

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02:42:50.870 --> 02:43:00.579

Sebastopol Community Cultural Center: quart on the surface there. Our quart doesn't require digging or anything like that, it just requires, really, a 4-inch, layer of,

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02:43:00.720 --> 02:43:04.130

Sebastopol Community Cultural Center: Basically aggregate or rock.

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02:43:04.250 --> 02:43:09.279

Sebastopol Community Cultural Center: In order to just level the surface, so I'm not sure that we'd actually be disturbing the surface, so we'd have to...

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02:43:09.450 --> 02:43:13.700

Sebastopol Community Cultural Center: Obviously, that's... would be part of the research that we need to go through to understand that better.

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02:43:14.550 --> 02:43:29.750

Mayor McLewis: So then, the question I have is that would be part of the staff cost that you all would have to, to cover. So, can I ask a question of planning, then? With that in mind, have you talked to any experts about this?

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02:43:29.800 --> 02:43:36.219

Mayor McLewis: You know, as far as... as far as what would need to be done, and with the soccer versus

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02:43:36.320 --> 02:43:39.409

Mayor McLewis: You know, if they're gonna put these temporary

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02:43:39.620 --> 02:43:45.669

Mayor McLewis: courts in there. Have you... have you talked to any experts about the digging, and how far down, and...

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02:43:45.670 --> 02:43:58.209

Sebastopol Community Cultural Center: Yes, thank you for asking. There are a couple of things going on here. One is... one way to mitigate archaeological artifacts is to cover them up.

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02:43:58.210 --> 02:44:02.019

Sebastopol Community Cultural Center: And so covering them temporarily would be an acceptable way

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02:44:02.020 --> 02:44:18.700

Sebastopol Community Cultural Center: to deal with that, but I think what I want to make clear here tonight is that there are many, many things, this is just one of them, that would go into our feasibility analysis that we're asking the City Council to tell us whether or not they want us to move forward with at this time.

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02:44:18.700 --> 02:44:37.100

Sebastopol Community Cultural Center: We've expended some pretty significant staff time getting this far, and we would need to expend more staff time to figure out what we're going to do, and then have applications roll forward, if that's... So, what we're doing tonight is, what we're asking tonight is for you guys to tell us

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02:44:37.330 --> 02:44:40.419

Sebastopol Community Cultural Center: If we should continue down this feasibility path.

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02:44:40.700 --> 02:44:48.780

Mayor McLewis: And are we being... receiving any reimbursement for... how many hours would you estimate that have been spent on this already, since you said a significant amount?

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02:44:51.760 --> 02:44:59.570

Sebastopol Community Cultural Center: I would say between the department heads and individuals' meetings, we probably spent 20-plus hours.

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02:45:00.500 --> 02:45:01.959

Mayor McLewis: Go ahead, Councillor.

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02:45:01.960 --> 02:45:20.199

Sebastopol Community Cultural Center: I see that as a violation of our established protocol, because I can speak personally. The way I phrase things is just a generic request to the full council about expending any degree of significant staff time. Now I'm hearing the word significant. This is... this is not all right.

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02:45:21.340 --> 02:45:34.829

Sebastopol Community Cultural Center: No, I agree. We spent quite a bit of staff time on this item. When it was first proposed, we did not think it was going to develop into this. It was supposed to be a concept coming forward, and then the more that we got into it, the more that

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02:45:34.830 --> 02:45:41.559

Sebastopol Community Cultural Center: all of these situations started coming up, so as you see in the staff report, it would be a request from Westco to cover the fees.

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02:45:42.670 --> 02:45:53.520

Sebastopol Community Cultural Center: My general question is, is WESCO... has Wesco agreed to re-compensate for all this significant staff time that was approved without the full blessing of all of us on Council?

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02:45:55.180 --> 02:45:56.960

Sebastopol Community Cultural Center: No, not that I'm aware of.

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02:45:59.140 --> 02:46:08.449

Mayor McLewis: I, I do want to express my concern over this. I, I, and I, you know, yeah, okay. So, and we can do this in comments. Are there any other questions?

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02:46:11.040 --> 02:46:12.010

Mayor McLewis: Vice Mayor?

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02:46:12.950 --> 02:46:16.360

Sebastopol Community Cultural Center: Yes, this is for you. So...

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02:46:16.930 --> 02:46:28.659

Sebastopol Community Cultural Center: Let's say you're able to put it into the hotel lot. How many days a week do you foresee this being used, and how many hours a day, and how many nights?

1157

02:46:29.270 --> 02:46:32.470

Sebastopol Community Cultural Center: Like, what kind of usage are we talking about?

1158

02:46:32.680 --> 02:46:39.260

Sebastopol Community Cultural Center: You're probably looking at, 4 evenings during the week, so Monday through Thursday is pretty common.

1159

02:46:39.760 --> 02:46:46.710

Sebastopol Community Cultural Center: And then Saturdays and Sundays, more so during the day. During the week would be more evening time, you know, after school.

1160

02:46:46.900 --> 02:46:50.929

Sebastopol Community Cultural Center: Anywhere from 4 to 9 at night.

1161

02:46:51.340 --> 02:46:52.770

Mayor McLewis: And how many kids?

1162

02:46:53.440 --> 02:46:59.020

Sebastopol Community Cultural Center: On these surfaces, roughly... 20 kids per court.

1163

02:47:00.310 --> 02:47:01.340

Sebastopol Community Cultural Center: Maximum.

1164

02:47:01.720 --> 02:47:04.619

Mayor McLewis: So total, that would be... looking here...

1165

02:47:04.620 --> 02:47:06.590

Sebastopol Community Cultural Center: If there's two cores, it'd be 40 kids.

1166

02:47:06.770 --> 02:47:07.470

Mayor McLewis: Okay.

1167

02:47:09.400 --> 02:47:18.720

Sebastopol Community Cultural Center: you have larger, older, older individuals, right, it would be less, you know, individuals there. It just depends on the team that's assigned for that time slot.

1168

02:47:19.180 --> 02:47:26.509

Mayor McLewis: So, with these time slots, is it just one time slot for the evening, or how many time slots are there in the evening? How... what's the turnover?

1169

02:47:26.510 --> 02:47:37.869

Sebastopol Community Cultural Center: Our traditional turnover is about an hour and a half per, training session, if you will. So it'd probably be 2 sessions per evening. Okay. You know, 4 to 6.30, 6.30 to 8.

1170

02:47:38.100 --> 02:47:44.409

Sebastopol Community Cultural Center: Like at the high school, we can't get on the field there until 7, so we go from 7 to 8.30, just one session.

1171

02:47:46.210 --> 02:47:47.279

Mayor McLewis: Go ahead, Vice Mayor.

1172

02:47:47.280 --> 02:47:51.230

Sebastopol Community Cultural Center: Have you, talked to Sunridge about their field?

1173

02:47:51.970 --> 02:47:56.039

Sebastopol Community Cultural Center: Are you aware of the Sunridge? It's a charter school that's,

1174

02:47:57.810 --> 02:47:59.979

Sebastopol Community Cultural Center: Is that the one on the top bi-week side?

1175

02:47:59.980 --> 02:48:02.909

Mayor McLewis: Is it Litchfield? Or is it Litchfield Hayden?

1176

02:48:02.910 --> 02:48:07.810

Sebastopol Community Cultural Center: Yeah, it's on Hayden. They have a pretty big field up there. I don't know what they're using it for.

1177

02:48:08.110 --> 02:48:10.130

Sebastopol Community Cultural Center: no?

1178

02:48:10.730 --> 02:48:12.059

Sebastopol Community Cultural Center: You have, okay.

1179

02:48:12.570 --> 02:48:13.370

Sebastopol Community Cultural Center: Okay.

1180

02:48:14.050 --> 02:48:15.390

Mayor McLewis: Councilmember Hinton.

1181

02:48:17.490 --> 02:48:24.049

Sebastopol Community Cultural Center: So, is Westco prepared to move forward on the youth annex idea if we're not willing to...

1182

02:48:24.360 --> 02:48:28.390

Sebastopol Community Cultural Center: Bless the hotel property for various reasons.

1183

02:48:28.510 --> 02:48:34.730

Sebastopol Community Cultural Center: Yeah, our objective is really that being the primary location that we'd like to entertain.

1184

02:48:35.200 --> 02:48:42.390

Sebastopol Community Cultural Center: Yeah, the hotel location is really more of a temporary spot if, securing the annex takes considerable time.

1185

02:48:45.200 --> 02:48:49.969

Sebastopol Community Cultural Center: And through the Mayor, one comment, you know, with this particular

1186

02:48:50.090 --> 02:48:56.900

Sebastopol Community Cultural Center: And we could enter into agreement with them that they agree to not go past 2 years

1187

02:48:57.050 --> 02:49:02.739

Sebastopol Community Cultural Center: With, you know, at the hotel site, and enter into some sort of binding agreement with them.

1188

02:49:02.870 --> 02:49:11.060

Sebastopol Community Cultural Center: the potential risk for the council is we've changed the zoning there, so what if someone else submits an application? We won't have an agreement with them.

1189

02:49:14.510 --> 02:49:18.909

Mayor McLewis: Okay, thank you. Any other questions? Otherwise, we're going to go out to public comment.

1190

02:49:20.200 --> 02:49:21.800

Mayor McLewis: Okay, go ahead, Mary.

1191

02:49:24.400 --> 02:49:26.320

Sebastopol Community Cultural Center: Councilmember Carter has a question.

1192

02:49:26.320 --> 02:49:31.380

Mayor McLewis: Oh, I'm sorry, I didn't see your hand there, sorry. Your hand was kind of... anyway, go ahead.

1193

02:49:32.000 --> 02:49:32.750

Sebastopol Community Cultural Center: Yeah.

1194

02:49:32.850 --> 02:49:39.640

Sebastopol Community Cultural Center: So, I'm gonna lob a curveball to my own team here.

1195

02:49:39.790 --> 02:49:51.770

Sebastopol Community Cultural Center: you know, if... if... if other fields become available, would tonight, like, would any of... any of this exploration, because I don't want to cause any more cost without...

1196

02:49:51.950 --> 02:49:53.500

Sebastopol Community Cultural Center: compensating staff.

1197

02:49:54.270 --> 02:50:00.979

Sebastopol Community Cultural Center: Like, like, let's say we found another spot, like, at the Ford Build... something came up, or somebody's backyard came up.

1198

02:50:01.150 --> 02:50:12.130

Sebastopol Community Cultural Center: Is... is there anything, voting for tonight that would also allow us to pursue looking at, you know, researching anything?

1199

02:50:13.350 --> 02:50:16.260

Sebastopol Community Cultural Center: It's hard to say without...

1200

02:50:16.550 --> 02:50:23.200

Sebastopol Community Cultural Center: knowing the site, right? There are sites in the city that are zoned to allow this use, and someone could just come in

1201

02:50:23.440 --> 02:50:31.500

Sebastopol Community Cultural Center: With their design review permit, you know, and there's no need for zoning change or use permit or anything like that.

1202

02:50:32.320 --> 02:50:37.180

Sebastopol Community Cultural Center: And there wouldn't need to be studies, and it would just be that.

1203

02:50:37.960 --> 02:50:53.749

Sebastopol Community Cultural Center: the reason there's direction needed from Council here tonight is one of the proposed sites is on city property, and the other involves a zoning change. So if there's a site that is found that this is feasible at that doesn't need a zoning change.

1204

02:50:53.920 --> 02:51:11.700

Sebastopol Community Cultural Center: and it's privately owned, there's nothing that's needed from the... you know, they just go through a normal process of either design review, or if it's a permitted use, or if they need a conditional use permit, you know, apply for that, and that would be it. You know, and they pay the established fee for either of those things.

1205

02:51:13.980 --> 02:51:20.019

Mayor McLewis: I have a question about process, and I see Councilmember Hinton, too. I have a question about process, just because

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02:51:21.850 --> 02:51:29.469

Mayor McLewis: this was a lot of hours expended without... and it goes beyond what our protocol is, and I want to understand from

1207

02:51:29.550 --> 02:51:47.130

Mayor McLewis: I guess from staff, from attorney, whomever, who is driving this? You know, if we have a council member who's championing this, we recognize that this is, you know, Councilmember Carter's initiative. If we have a council member that's driving this, and we know that we're going over the hours, I mean.

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02:51:47.140 --> 02:51:51.669

Mayor McLewis: I'm just a little concerned that this wasn't communicated to any of us. I mean.

1209

02:51:51.670 --> 02:52:14.049

Mayor McLewis: we... there's a bit of an imbalance there, because a council member is, you know, we are over city manager and attorney, and I'm just wondering, from the planning department, did all this just, like, cumulatively just realized at the end, or how did this happen, is what's very concerning to me. I mean, we can't have... so I'm just hoping someone can help me to better understand this, and I...

1210

02:52:16.170 --> 02:52:29.869

Sebastopol Community Cultural Center: And if I can, the complicating thing is, is the fact that when Councilmember Carter declared, well, put forth the fact that he didn't view this as a conflict of interest, I'll just share. I immediately texted Alice, this is not the same advice.

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02:52:29.870 --> 02:52:36.659

Sebastopol Community Cultural Center: That our prior legal counsel said, who prohibited me from ever sitting on a nonprofit board that could come before this council.

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02:52:36.750 --> 02:52:51.759

Sebastopol Community Cultural Center: So, I have all the concerns that the mayor just expressed, combined by the fact that the person who pushed this forward is on a board, paid or unpaid, right? So, I, too, am concerned about the check and balances and how it went through

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02:52:51.840 --> 02:53:06.309

Sebastopol Community Cultural Center: all the different city staff, and, like, no one decided that they needed to weigh in and say, this is above the allocated amount of simple staff time to prepare an agenda item, right? So I, too, am asking the question.

1214

02:53:06.870 --> 02:53:07.860

Mayor McLewis: Councilmember Hint.

1215

02:53:10.860 --> 02:53:12.590

Sebastopol Community Cultural Center: Well,

1216

02:53:13.740 --> 02:53:30.229

Sebastopol Community Cultural Center: Also, I have a question of whether Westco came forward first, or Councilmember Carter, because typically, when one of us wants to bring an agenda, and we have... we're championing it, our name is on it.

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02:53:30.370 --> 02:53:32.080

Sebastopol Community Cultural Center: And in this instance.

1218

02:53:32.500 --> 02:53:48.629

Sebastopol Community Cultural Center: the council member's name isn't on it anywhere, which doesn't seem very transparent, and we are going to tackle next, like, our ethics and our... so, I would like to know who really brought this forward first, I guess, because I'm curious about that.

1219

02:53:52.340 --> 02:53:53.559

Mayor McLewis: Could someone answer?

1220

02:53:54.310 --> 02:54:05.930

Sebastopol Community Cultural Center: Yeah, I mean, I brought this forward, for sure, because, like, I saw an opportunity, so I just wanted to know if it was possible, and if there were... there was creep.

1221

02:54:06.470 --> 02:54:14.849

Sebastopol Community Cultural Center: with staff, you know, I apologize, but all I did was, like, you know, is... can this be a thing, right? Can we bring this up? And then...

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02:54:15.850 --> 02:54:18.829

Sebastopol Community Cultural Center: There was some discussion of whether it can be a thing.

1223

02:54:19.070 --> 02:54:26.069

Sebastopol Community Cultural Center: But having a soccer... having a soccer court there was somebody else's idea that came to me.

1224

02:54:26.190 --> 02:54:33.120

Sebastopol Community Cultural Center: And so... The original idea came from the club, then I kind of, like...

1225

02:54:33.380 --> 02:54:41.269

Sebastopol Community Cultural Center: went about asking staff if this could be something that we could bring. Like, I don't... I didn't even know if we could.

1226

02:54:41.390 --> 02:54:44.950

Sebastopol Community Cultural Center: Put a soccer court anywhere, so it was just general creep.

1227

02:54:45.810 --> 02:54:46.880

Sebastopol Community Cultural Center: you know.

1228

02:54:47.000 --> 02:54:52.399

Sebastopol Community Cultural Center: naivety, like, what do we do? How do we... how do we bring... how do we champion something?

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02:54:52.570 --> 02:54:55.710

Sebastopol Community Cultural Center: You know, if we wanna... if we wanna bring a project so...

1230

02:54:56.570 --> 02:55:00.149

Sebastopol Community Cultural Center: You know, I'll own it if it's not the right way to do it, for sure.

1231

02:55:01.710 --> 02:55:08.900

Mayor McLewis: Do we have other questions? I know we all have comments, and I'll save those for later, but just questions before we get to...

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02:55:09.140 --> 02:55:18.629

Mayor McLewis: And then, I guess maybe, I mean, did anyone... we didn't really get any answers to our questions as far as asking how we got to this place, so Councilmember Carter brought it forth.

1233

02:55:19.060 --> 02:55:20.320

Mayor McLewis: What happened?

1234

02:55:21.310 --> 02:55:32.880

Sebastopol Community Cultural Center: So, I will take the hit as far as the time. I was not aware of the amount of time, to be honest. I know that we met, conceptually for an hour or two, and then...

1235

02:55:32.880 --> 02:55:46.590

Sebastopol Community Cultural Center: Councilmember Carter brought... did a lot of the legwork, but then I heard tonight the amount of hours, so... that'll be on me. I will take that hit for not knowing the amount of hours that were spent by staff, and how much they delved into it.

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02:55:46.840 --> 02:55:50.060

Sebastopol Community Cultural Center: So, yes, that would fall to me.

1237

02:55:50.760 --> 02:56:02.089

Mayor McLewis: Well, but I also have a question. What responsibility do department heads? Specifically, we have someone who's a contractor, and how many hours have they put into this, since we take a hit constantly with contractors?

1238

02:56:02.090 --> 02:56:18.400

Mayor McLewis: And what hours we're spending, what responsibility do they bear in communicating this stuff? So, I appreciate that you want to take the hit, but we also have department heads who are responsible for keeping track, so is there a policy or a process for that? Or do we... is this something that needs to be assessed?

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02:56:18.890 --> 02:56:30.140

Sebastopol Community Cultural Center: So typically, for anything that goes substantial, that would be returned to the City Council. Again, it was cumulative, and that's when I...

1240

02:56:30.310 --> 02:56:46.180

Sebastopol Community Cultural Center: had a conversation tonight when I found out the number of hours that were being spent on this. So, typically, we would catch it in the beginning when we... when we met and said, how much staff time? We believed... well, my understanding, and correct me if I'm wrong, my understanding when it came forward was it was conceptual.

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02:56:46.270 --> 02:56:52.629

Sebastopol Community Cultural Center: And then we... it grew into more and more and more, so, yeah, that comes with me.

1242

02:56:52.630 --> 02:57:11.370

Mayor McLewis: Well, and for me, therein lies the question of, you know, having a council member driving this and utilizing all these hours, and none of us were able to weigh in on this, because we've all been warned about how many hours we can spend. I, you know, and, you know, I'm very concerned about that. But anyways, I'll save it for comments, but,

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02:57:11.670 --> 02:57:15.249

Mayor McLewis: Do you want to go out to public comment if everyone's good with the questions?

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02:57:16.700 --> 02:57:17.710

Mayor McLewis: Go ahead.

1245

02:57:19.580 --> 02:57:32.020

Sebastopol Community Cultural Center: Thank you, Mayor. So this is for public comment on the, proposed locations for a proposed soccer court. If you would like to make a public comment, as a 2-minute time limit. I will come to Chambers first, and then go out to Zoom.

1246

02:57:40.270 --> 02:57:45.100

Sebastopol Community Cultural Center: I'm Kenyon Webster, president of the Community Center Board.

1247

02:57:45.700 --> 02:57:51.619

Sebastopol Community Cultural Center: We provide active recreation, we certainly support Active Recreation.

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02:57:51.970 --> 02:57:53.910

Sebastopol Community Cultural Center: We do that ourselves.

1249

02:57:54.270 --> 02:58:04.880

Sebastopol Community Cultural Center: And support other organizations that provide that. However, we have significant concerns with the idea of eliminating, basically, this parking lot.

1250

02:58:06.590 --> 02:58:13.069

Sebastopol Community Cultural Center: It is a resource for the community center, Wishman Hall, City Council meetings.

1251

02:58:13.180 --> 02:58:17.410

Sebastopol Community Cultural Center: And so on. All the people that use this area.

1252

02:58:17.780 --> 02:58:23.040

Sebastopol Community Cultural Center: And it's a particular resource for large events at the community center.

1253

02:58:23.450 --> 02:58:27.750

Sebastopol Community Cultural Center: So, our concerts... our festivals.

1254

02:58:27.970 --> 02:58:45.850

Sebastopol Community Cultural Center: sometimes multi-day, use, in the festival context, where some of the vendors might park there for several days. So losing that resource would be a significant adverse impact on our operations.

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02:58:46.670 --> 02:58:52.099

Sebastopol Community Cultural Center: In addition, I provided you with a letter and an email about this.

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02:58:52.570 --> 02:58:57.770

Sebastopol Community Cultural Center: Based on my previous experience working for the city, I believe that there's a...

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02:58:58.150 --> 02:59:03.369

Sebastopol Community Cultural Center: conflict with the Laguna Park Master Plan that specifically

1258

02:59:03.480 --> 02:59:10.790

Sebastopol Community Cultural Center: This parking lot that's out there was called for, to be developed by the, master plan.

1259

02:59:11.440 --> 02:59:13.039

Sebastopol Community Cultural Center: It's right in there.

1260

02:59:13.750 --> 02:59:17.679

Sebastopol Community Cultural Center: It was built further with a grant, I think.

1261

02:59:18.000 --> 02:59:25.370

Sebastopol Community Cultural Center: I haven't researched it exactly, but I believe, from the state of California, there may be,

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02:59:26.080 --> 02:59:31.690

Sebastopol Community Cultural Center: I don't think that there were any deed restrictions that came out of that grant, but there may be

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02:59:33.890 --> 02:59:46.910

Sebastopol Community Cultural Center: Provisions or agreements that were made in connection with that grant that should be looked at from a legal perspective to see if there's anything that requires its retention in the present use, which was developed

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02:59:47.710 --> 02:59:50.110

Sebastopol Community Cultural Center: Under the master plan, and per...

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02:59:50.400 --> 03:00:01.009

Sebastopol Community Cultural Center: grant. So we have a significant concern with the proposal. It's certainly not that we oppose this kind of use in the city.

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03:00:01.620 --> 03:00:05.120

Sebastopol Community Cultural Center: It's very commendable, all the efforts that the...

1267

03:00:05.240 --> 03:00:16.349

Sebastopol Community Cultural Center: soccer club has, undertaken to try to achieve this. Opinion, that's 2 minutes. So, thank you. Thank you for your public comment. Next, I'll go out to Zoom. Oliver, can you mute yourself, please?

1268

03:00:16.350 --> 03:00:17.000

Oliver: Yep.

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03:00:17.380 --> 03:00:18.780

Sebastopol Community Cultural Center: Thank you, can you see the timer?

1270

03:00:18.780 --> 03:00:19.470

Oliver: Yeah, I can.

1271

03:00:19.470 --> 03:00:20.620

Sebastopol Community Cultural Center: Alright, go ahead, please.

1272

03:00:20.800 --> 03:00:36.149

Oliver: Well, that's a shame, because I was going to say, you know, I love the game. I call it football, because I'm English, but what Kenny just said kind of blew what I was going to say out of the water, because I was going to say it would be great to have soccer fields behind the community center, but clearly...

1273

03:00:36.240 --> 03:00:49.910

Oliver: That can't happen, and there's no way in a million years you could have soccer fields where the Piazza Hotel site is. I mean, that's the busiest crossroads in all of Sonoma County, right there. There's an ice cream shop across the street.

1274

03:00:49.910 --> 03:00:58.979

Oliver: There's so many things that could go wrong there. You could have balls flying up and over whatever fence they put up, because that's what happens with soccer.

1275

03:00:59.080 --> 03:01:04.540

Oliver: Hitting car windscreens and all that kind of stuff on what's a very busy road.

1276

03:01:05.140 --> 03:01:12.579

Oliver: So it's just not really viable, I'm afraid. I mean, it's a real shame, because there's so much vacant land that the county has,

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03:01:12.780 --> 03:01:17.990

Oliver: It's incredible to me that all of the... all of the land you drive past for sale and...

1278

03:01:18.140 --> 03:01:32.959

Oliver: land that's owned by the county couldn't be used for this. I mean, it's a relatively small footprint for these midi, you know, all-weather surfaces. So, to me, it's a non-starter. And then, just the last point I want to make is.

1279

03:01:33.370 --> 03:01:36.610

Oliver: The theme of the evening seems to be process...

1280

03:01:36.610 --> 03:01:56.219

Oliver: screw-ups. So you had the problem with the Planning Commission earlier, where people didn't really understand the rules, and now it would appear this has happened again to Councilmember Carter, no fault of his own, I guess, but these rules are, you know, are difficult to get your head around, and it's so easy to kind of go off on a tangent, thinking.

1281

03:01:56.220 --> 03:02:01.190

Oliver: you're moving ahead on something, but you have to go through all of the steps of the protocol.

1282

03:02:01.460 --> 03:02:05.910

Oliver: That's just the reality of California bureaucracy. So that's my comment, thank you.

1283

03:02:07.480 --> 03:02:12.859

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

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03:02:22.210 --> 03:02:25.860

Sebastopol Community Cultural Center: Her name is Linton Hale. I'm a relatively new member of the

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03:02:26.340 --> 03:02:31.780

Sebastopol Community Cultural Center: word for the community center, but this is really my own statement, so I'm speaking as an individual.

1286

03:02:32.130 --> 03:02:36.529

Sebastopol Community Cultural Center: I'm surprised, Steve, and...

1287

03:02:37.180 --> 03:02:41.700

Sebastopol Community Cultural Center: And Phil, I'm surprised you didn't mention that this is a wetlands reserve.

1288

03:02:42.410 --> 03:02:45.030

Sebastopol Community Cultural Center: You know, and we're talking about putting

1289

03:02:45.490 --> 03:02:48.319

Sebastopol Community Cultural Center: A field here which has microplastics.

1290

03:02:48.980 --> 03:02:55.150

Sebastopol Community Cultural Center: And yes, there's gonna be a catchment system, but catchment systems don't last forever, and microplastics probably do.

1291

03:02:55.690 --> 03:02:59.439

Sebastopol Community Cultural Center: So... You know, I have this thing written up.

1292

03:02:59.690 --> 03:03:00.790

Sebastopol Community Cultural Center: Basically.

1293

03:03:01.050 --> 03:03:12.160

Sebastopol Community Cultural Center: basically just that, you know? Are you working with the Laguna, you know, the Laguna Keepers, or the Laguna de Santa Rosa Foundation? I mean, it's just upsetting to me to think that we're going to...

1294

03:03:12.500 --> 03:03:13.110

Oliver: No?

1295

03:03:13.380 --> 03:03:14.300

Sebastopol Community Cultural Center: You know, put...

1296

03:03:15.600 --> 03:03:24.050

Sebastopol Community Cultural Center: Also, it does affect the birds. You're talking about every, you know, 4 nights a week until 8 or 9 o'clock with lights there. It's going to affect

1297

03:03:24.530 --> 03:03:25.710

Sebastopol Community Cultural Center: this whole area.

1298

03:03:26.620 --> 03:03:29.040

Sebastopol Community Cultural Center: So, I think that should be taken into consideration.

1299

03:03:30.530 --> 03:03:35.019

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will go to Zoom. Rob, can you unmute yourself, please?

1300

03:03:35.660 --> 03:03:39.770

Rob P: Sure. Hi, I'm, Rob Pennington, festival resident.

1301

03:03:39.970 --> 03:03:46.809

Rob P: I'm also a coach for Wesco, and have two boys, who play for Wesco.

1302

03:03:46.970 --> 03:03:49.799

Rob P: And, I want to thank,

1303

03:03:50.110 --> 03:03:55.819

Rob P: Phil, Carter, and Steve for bringing this forward. I think there's tremendous need.

1304

03:03:55.930 --> 03:03:57.849

Rob P: For additional space.

1305

03:03:58.010 --> 03:04:01.670

Rob P: You know, Westco's just really outgrown the field capacity in town.

1306

03:04:01.860 --> 03:04:14.749

Rob P: And starting to have to, you know, go elsewhere, go to El Molino, go to Santa Rosa to find space. Just need more in town, and I think the options presented are really quite good.

1307

03:04:14.930 --> 03:04:21.919

Rob P: You know, these mini soccer pitches are quite small, right? They're barely bigger than a tennis court.

1308

03:04:21.960 --> 03:04:34.919

Rob P: And, but the amount of play, right, the amount of activity that they will get will be, you know, huge, right? Comparable to polyfield or more so, right? Considering...

1309

03:04:34.960 --> 03:04:43.319

Rob P: the, the number of players who play year-round for Wesco, and, the other,

1310

03:04:43.580 --> 03:04:48.789

Rob P: Groups, soccer groups, adult leagues, others that would certainly use that space.

1311

03:04:48.940 --> 03:05:08.270

Rob P: Similar, you know, soccer pitches. Other places get a huge amount of use, it becomes like a community hub, similar to, like, a skate park, right? This is a great thing to have in our city, not out there in the country where people have to drive to. We want this to be a place where people, or kids can ride their bike, they can walk to in town.

1312

03:05:08.410 --> 03:05:12.999

Rob P: Right, so making sure that it is in town is quite important.

1313

03:05:13.200 --> 03:05:15.739

Rob P: It sounds like there are some issues.

1314

03:05:15.990 --> 03:05:31.739

Rob P: With these spaces, with zoning, or, you know, past plans, but those things can be changed, right? And that's... that's what you guys do. So I hope that, you guys can figure that out, and... and bring... and... and move this... this project forward. It's really needed in Sebastopol. Thank you.

1315

03:05:32.250 --> 03:05:38.080

Sebastopol Community Cultural Center: Thank you, Rob, 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.

1316

03:05:46.530 --> 03:05:51.920

Sebastopol Community Cultural Center: Daniele Petroni from Piazza Hospitality, I'm here just as a representative of the

1317

03:05:52.100 --> 03:06:06.230

Sebastopol Community Cultural Center: property owner, which is the proposed site of the temporary, proposed temporary site. Also, as a soccer fan, though as a fan of the Italian national team, I'm a soccer fan with a broken heart.

1318

03:06:06.390 --> 03:06:15.889

Sebastopol Community Cultural Center: I just wanted to express... you guys saw the letter that I submitted. I just wanted to express our support for the idea, and just to quickly answer some... some things that have come up. I think...

1319

03:06:15.990 --> 03:06:31.019

Sebastopol Community Cultural Center: For us, personally, we're planning... we would plan to offer what's called a no-cost lease, we're not looking to make any money off of this, and so concerns about, you know, us down the road picking the continuation of a soccer field versus building the hotel, I mean, there's no economics that would sort of

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03:06:31.040 --> 03:06:53.320

Sebastopol Community Cultural Center: allow that to be even a viable thing for us to consider. I also just wanted to mention parking. I know the staff report made mention of that. We also have our Brown Street lot, which, at the moment, we have a no-cost lease with the farmers market for vendor parking on Sundays. We're also open to offering a no-cost lease for parking for the site, if the temporary fields were to be

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03:06:53.610 --> 03:07:06.129

Sebastopol Community Cultural Center: installed. And yeah, beyond that, just want to echo, as a soccer fan, you know, there's a really exciting time for soccer, and it seems like a great time to capitalize on that, but obviously understand the concerns as well.

1322

03:07:06.940 --> 03:07:11.200

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I'll go out to Zoom. Kyle, can you unmute yourself, please?

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03:07:12.000 --> 03:07:12.800

Kyle Falbo: I can't.

1324

03:07:12.800 --> 03:07:14.630

Sebastopol Community Cultural Center: Thank you, can you still see the timer?

1325

03:07:14.630 --> 03:07:15.500

Kyle Falbo: Yes I can.

1326

03:07:15.500 --> 03:07:16.750

Sebastopol Community Cultural Center: Great, go ahead, please.

1327

03:07:17.040 --> 03:07:28.359

Kyle Falbo: So I'm really hoping that we get some good follow-up about, just process. I think that's probably the big takeaway for that tonight. I am kind of curious why there wasn't a consideration

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03:07:28.450 --> 03:07:35.239

Kyle Falbo: of the annex lot as a temporary location, right? I think a lot of... some of the

1329

03:07:35.320 --> 03:07:48.719

Kyle Falbo: kind of preparatory material, was making reference to Regal, but that's a multi-year project. Well, 2 years is a multi-year, and so I'm just kind of more curious about the option of a temporary

1330

03:07:49.080 --> 03:07:55.180

Kyle Falbo: like, exploring more temporary options rather than a permanent option.

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03:07:55.360 --> 03:08:01.439

Kyle Falbo: I'm always humored to hear some of the previous speakers' comments that are always kind of...

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03:08:02.650 --> 03:08:12.250

Kyle Falbo: rooted in some sort of a negative connotation, and trying to make outlandish claims about things like... like safety or security about the surrounding area. There is...

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03:08:12.640 --> 03:08:25.150

Kyle Falbo: pass precedent for a lot of this in other cities that have traffic patterns that are similar to what we have. I think any of the proposed locations would be fine in that capacity.

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03:08:25.150 --> 03:08:42.919

Kyle Falbo: I explore... I encourage Council to explore where some of these have been set up in other cities. But I think the hugest concern here is that somehow someone got away with spending 20 hours of working on this project.

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03:08:43.540 --> 03:08:50.730

Kyle Falbo: billing us under a contract, because we don't... we don't have, our shit together. Alright, thanks a lot.

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03:08:52.270 --> 03:08:58.300

Sebastopol Community Cultural Center: Thank you, Kyle, 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.

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03:08:59.860 --> 03:09:00.600

Sebastopol Community Cultural Center: Please?

1338

03:09:06.450 --> 03:09:23.729

Sebastopol Community Cultural Center: Hi, I'm Tim Elliott. I have 3 boys. They all 3 played with Wesco, for the past 10 years. They all still play. They're 16, 13, and 9. And, of course, I got roped into coaching them, so I'm now coaching with Wesco as well.

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03:09:24.200 --> 03:09:29.250

Sebastopol Community Cultural Center: And, just yesterday, I was at Brookhaven, It's,

1340

03:09:30.110 --> 03:09:48.019

Sebastopol Community Cultural Center: on Mondays. Like, we have a lot of teams there, and it's pretty awesome to look around and see all those kids playing, and seeing it used in this way. I love what soccer does. As a coach, I see it build confidence for these kids. I see it giving them something to do outside of electronic devices.

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03:09:48.160 --> 03:09:55.119

Sebastopol Community Cultural Center: And I see it building friendships, and... and not just between the kids, but between the parents, too.

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03:09:55.340 --> 03:10:01.730

Sebastopol Community Cultural Center: And my boys actually, the older two, they actually bike to Brookhaven on their own.

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03:10:01.880 --> 03:10:14.099

Sebastopol Community Cultural Center: And they can do that independently, and so it builds a lot of confidence that way. And so I really see the value in having these kinds of soccer fields in places that are accessible to the kids and don't require driving.

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03:10:15.750 --> 03:10:34.479

Sebastopol Community Cultural Center: I see not just kids that are part of the club at Brookhaven all the time, but I see kids from the neighborhood. They show up there, they play soccer, sometimes they eat candy and just hang out. But it's... it's an amazing space, and it brings kids away from devices and has them doing something out in the outdoors.

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03:10:34.480 --> 03:10:50.709

Sebastopol Community Cultural Center: So I just wanted to say I really appreciate all these efforts to make something happen for Sebastopol, and give us more spaces like this. I think it's a really, really good thing, and for everyone who's putting work into this and trying to make it happen, I really appreciate it. Thank you.

1346

03:10:51.410 --> 03:10:56.470

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will go back out to Zoom. Sue, can you unmute yourself, please?

1347

03:10:59.970 --> 03:11:01.729

Su Corbaley: Yes, I'm unmuted.

1348

03:11:01.790 --> 03:11:03.360

Sebastopol Community Cultural Center: Can you see the timer?

1349

03:11:03.500 --> 03:11:16.789

Su Corbaley: I can. Thank you for bringing this project forward. I grew up playing sports, and I think it really does mold who we become as adults, and I think it is important to find a place for

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03:11:16.950 --> 03:11:23.070

Su Corbaley: Young... our young adults and our children to, form who they become.

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03:11:23.350 --> 03:11:28.859

Su Corbaley: So I'm fully in support of finding a venue for something like this.

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03:11:29.300 --> 03:11:41.070

Su Corbaley: I am concerned, however, the fellow who brought up the, concern over the disturbances through the lighting at night to birds. I...

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03:11:41.330 --> 03:11:51.409

Su Corbaley: agree wholeheartedly with that. Nighttime lights do disturb biological cycles of both plants and birds and other animals.

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03:11:51.440 --> 03:11:56.039

Su Corbaley: And I think that, those things should be considered

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03:11:56.040 --> 03:12:12.179

Su Corbaley: before the Council agrees to put any more time into staff time for pursuing this, as well as looking, just even superficially, looking at what the impacts for traffic at the Piazza location might be.

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03:12:12.270 --> 03:12:20.710

Su Corbaley: I have concerns already about what the backups in town are, during peak times, and the times proposed for those

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03:12:20.790 --> 03:12:38.449

Su Corbaley: to, turnover times would be at peak commute time. So, perhaps the council could direct somebody, maybe the WESCO can hire a consultant to do an initial, purview... a review of an initial study under the CEQA Act.

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03:12:38.840 --> 03:12:43.010

Su Corbaley: under the CEQA law to determine what the impacts of those things might be.

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03:12:43.300 --> 03:12:47.479

Su Corbaley: I would be opposed to anything that would interrupt,

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03:12:47.750 --> 03:12:50.640

Su Corbaley: Bird and animal life at night. Thank you.

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03:12:51.790 --> 03:12:58.160

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.

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03:12:58.280 --> 03:12:59.020

Sebastopol Community Cultural Center: Please?

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03:13:06.960 --> 03:13:17.610

Sebastopol Community Cultural Center: Good evening. My name's, Ben Harris. I've been in this basketball for 6 years now. I coach at Wesco. I've been coaching there for 6 years. All my kids have gone through there.

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03:13:17.750 --> 03:13:34.019

Sebastopol Community Cultural Center: I currently coach, Sebast... Annaleigh High School, JV Girls, coach as well, and I, I just... I mean, I've already... I already sent in a puppet comment by email. It's quite a long one, so I'm hoping that the council will, read all... read all the different points.

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03:13:34.160 --> 03:13:41.740

Sebastopol Community Cultural Center: that I made in... in support of these proposals. I really do think

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03:13:41.950 --> 03:13:54.800

Sebastopol Community Cultural Center: soccer in Sebastopol is booming. I mean, everyone has, in support of this, has mentioned how many kids are playing, and there is a crunch for fields, and there isn't a lot of opportunity within Sebastopol to

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03:13:55.640 --> 03:14:00.809

Sebastopol Community Cultural Center: find space. I understand some of the concerns that are being raised here.

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03:14:01.140 --> 03:14:08.709

Sebastopol Community Cultural Center: But in terms of the benefits that these courts can bring to the community, I think is incredibly beneficial, not just

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03:14:08.830 --> 03:14:09.550

Sebastopol Community Cultural Center: just...

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03:14:09.850 --> 03:14:18.300

Sebastopol Community Cultural Center: just places for kids just to go and play, not just... not just for, like, structured coaching, but just for places for them to go, so easily accessible.

1371

03:14:18.410 --> 03:14:21.130

Sebastopol Community Cultural Center: And, in many respects.

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03:14:21.350 --> 03:14:40.399

Sebastopol Community Cultural Center: I think that's what we're all looking for, is... is to benefit our community, and particularly the younger generation. And I think, in many ways, what we're proposing here, what Steve has proposed, is very well detailed, very well put together, and I think it hits a lot of the policies that I feel that

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03:14:41.460 --> 03:14:59.639

Sebastopol Community Cultural Center: the City Council having their own planning documents. And so, in terms of recreation, finding recreational facilities. And so, I hope that in how Westco has been presenting this, and taking on board some of the other concerns that have been raised, that you do move forward with at least analyzing

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03:14:59.640 --> 03:15:08.119

Sebastopol Community Cultural Center: the potential for the two sites, particularly the one at the annex here, for me personally. That's all I have to say. Thank you for your time.

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03:15:08.370 --> 03:15:15.589

Sebastopol Community Cultural Center: Thank you for your public comment. Next, I will go out to Zoom. If there's anyone on Zoom that would like to make a public comment, please raise your hand virtually.

1376

03:15:16.870 --> 03:15:21.270

Sebastopol Community Cultural Center: CNN, I will come back in the chambers, if there's anyone in the chambers that would like to make a public comment.

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03:15:22.150 --> 03:15:24.250

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

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03:15:25.340 --> 03:15:30.799

Mayor McLewis: All right, thank you very much. We're back at the dais, so, Councilmember Hinton?

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03:15:31.990 --> 03:15:34.510

Sebastopol Community Cultural Center: Sure, I'll go out first.

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03:15:36.310 --> 03:15:50.819

Sebastopol Community Cultural Center: You know, my kids played West Coast soccer, too. They played all kinds of things around here, and I do realize the importance of that, and having places to play for our kids. I'm not in favor, although I...

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03:15:51.520 --> 03:16:08.919

Sebastopol Community Cultural Center: I was... I kind of thought something going on in the hotel space would be better than nothing, but I'm not in favor because of the long-term impacts about the zoning change. And, you know, we sit here, and in two years from now, we've changed the zoning, and all of a sudden, the center of our

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03:16:08.990 --> 03:16:23.670

Sebastopol Community Cultural Center: downtown has a permanent soccer field, and I can't... I can't support that, so that's just not gonna fly. I might be able to support something out here. I hear the community center saying it's losing a parking lot, but let's be real.

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03:16:23.910 --> 03:16:42.749

Sebastopol Community Cultural Center: the high school fills up, we can all walk a little more. We've got the Barlow right down the road. I'm not worried about losing the parking lot. What I am more worried about is the Laguna, and the rules around that, and I sat on Ag and Open Space for 6 years, and there's a lot of talk in Sonoma County about soccer fields.

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03:16:42.820 --> 03:16:49.749

Sebastopol Community Cultural Center: And in competition with open ag spaces in cities, and so...

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03:16:49.930 --> 03:16:57.340

Sebastopol Community Cultural Center: But this, to me, is a hub. My kids played baseball here, you know, for outdoor...

1386

03:16:57.530 --> 03:17:07.699

Sebastopol Community Cultural Center: youth, and this is a youth annex, let's be real. So it would be nice to figure out if that's a possibility.

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03:17:08.140 --> 03:17:22.019

Sebastopol Community Cultural Center: I don't have a firm decision tonight, this is a big decision, but, if I were to consider anything, it would be to consider something here, but we would have to have Wesco look into whether it's even possible with the environmental restrictions.

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03:17:23.410 --> 03:17:24.730

Mayor McLewis: Councilmember Zollman?

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03:17:25.630 --> 03:17:42.720

Sebastopol Community Cultural Center: Yeah, the whole, temporary thing at the piazza is a complete no-go for me, for a lot of reasons that Councilmember Hinton already talked about. I'm not gonna put us in some situation so someone doesn't, you know, continue to exercise complete good faith, because they have an out.

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03:17:42.720 --> 03:17:52.660

Sebastopol Community Cultural Center: Because we put something in there, that is completely of a different use and is completely now rezoned. So that is a complete out for me.

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03:17:52.870 --> 03:18:08.719

Sebastopol Community Cultural Center: putting aside my own concerns about how we end up getting here with the 20-plus hours of taxpayers' money spent on an issue that the five of us did not bless, which I'll bring up at a future agenda item request, because that is not alright.

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03:18:08.720 --> 03:18:21.099

Sebastopol Community Cultural Center: It's like, if Wesco was fine with reimbursing the city for the amount of money that has already been spent, I would be open to at least having some type of environmental impact.

1393

03:18:21.120 --> 03:18:22.660

Sebastopol Community Cultural Center: looked into.

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03:18:23.290 --> 03:18:42.109

Sebastopol Community Cultural Center: for the place that's outside the window here. But only if Wesco is agreeing to pay staff for the amount of time that has... it's not their fault, and I'm not trying to place fault, but nevertheless, taxpayers' money was spent on something that the five of us did not approve on, so that's where I'm at.

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03:18:43.930 --> 03:18:44.970

Mayor McLewis: Vice Mayor?

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03:18:47.310 --> 03:18:51.380

Sebastopol Community Cultural Center: So, I played indoor soccer when I was in high school, and I loved it.

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03:18:51.650 --> 03:18:55.279

Sebastopol Community Cultural Center: So, I'm a fan of soccer. I would be a fan of,

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03:18:55.620 --> 03:19:03.169

Sebastopol Community Cultural Center: Of having the soccer fields in town, but it's really... it's location... it's the location that's concerning for me.

1399

03:19:04.540 --> 03:19:19.179

Sebastopol Community Cultural Center: So, the Zero Waste Board, back in November, they are talking about developing an ordinance that would allow Sonoma County jurisdictions to consider options for placing bans on artificial turf.

1400

03:19:19.610 --> 03:19:25.920

Sebastopol Community Cultural Center: on public, private, or commercial spaces. That... that has me concerned.

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03:19:27.010 --> 03:19:31.039

Sebastopol Community Cultural Center: Especially in the youth annex, where it is in a floodplain.

1402

03:19:31.720 --> 03:19:38.760

Sebastopol Community Cultural Center: So, that is not okay for me to have artificial turf in a floodplain.

1403

03:19:39.490 --> 03:19:57.029

Sebastopol Community Cultural Center: I'm okay with... I think I would be okay with it if there were environmental types that I heard there are. You can get it with, instead of rubber, you can get it with coconut shells or something like that. I'd be okay with that at the downtown site, but I have concerns about the...

1404

03:19:57.320 --> 03:19:59.790

Sebastopol Community Cultural Center: Zone... to change of zoning.

1405

03:20:00.500 --> 03:20:08.950

Sebastopol Community Cultural Center: Although we have been asked for pickleball courts, so if that became maybe pickleball courts down to Barlow, maybe that'd be okay, I don't know.

1406

03:20:10.170 --> 03:20:17.549

Sebastopol Community Cultural Center: But at the Youth Annex, also, in order to put those two courts in, you're going to have to cut down at least 8 to 12 trees.

1407

03:20:17.770 --> 03:20:22.769

Sebastopol Community Cultural Center: And, that's not okay with me. This is a Wetlands Laguna Preserve.

1408

03:20:22.970 --> 03:20:31.689

Sebastopol Community Cultural Center: And I would like to maintain that status for that, as well as the fact that it's overflow parking.

1409

03:20:31.830 --> 03:20:46.030

Sebastopol Community Cultural Center: But to me, the fact that it's a wetlands preserve, and you'd have to remove trees, and it would be introducing a risk of plastics into the laguna right here, it's just not... it's a no-go for me, just no.

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03:20:46.680 --> 03:20:54.809

Sebastopol Community Cultural Center: But the hotel site, I would be willing to look at maybe a one year until the development agreement came up.

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03:20:55.150 --> 03:20:59.030

Sebastopol Community Cultural Center: Although I do have concerns with the change of zoning, so...

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03:20:59.160 --> 03:21:11.789

Sebastopol Community Cultural Center: the other thought that I had is, if you're... if you're able to do something temporary, the... right behind... right behind the Catholic Church, there's a big field there that is going to be for sale, so there's...

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03:21:11.790 --> 03:21:20.870

Sebastopol Community Cultural Center: maybe a possibility that they would allow that for a temporary soccer use. And then also talking with the people at Sunridge.

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03:21:21.110 --> 03:21:29.309

Sebastopol Community Cultural Center: And... and then, yeah, the other idea, I don't know, but

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03:21:30.350 --> 03:21:32.029

Sebastopol Community Cultural Center: So, that's all I have to say.

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03:21:33.100 --> 03:21:36.959

Mayor McLewis: Okay, I'm gonna go ahead and give my comments now.

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03:21:38.510 --> 03:21:51.890

Mayor McLewis: I think that supporting youth in many different things is important, I mean, just as a general rule principle. I mean, I'm always excited when I hear that we can support more things for the youth in Sebastopol, because you don't... I personally don't think we see it enough.

1418

03:21:52.050 --> 03:22:04.430

Mayor McLewis: it's just unfortunate that there's a number of challenges with this here, and I came into it thinking one thing, and now, after listening to people and hearing the public.

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03:22:04.590 --> 03:22:22.900

Mayor McLewis: I'm leaving with something different. I will say that downtown, the idea of changing the zoning, the long-term impact that that could have, I'm just not willing to kick open that door right now, so I will say for that, it's just a no-go for me downtown. I mean, we just... there's... there are...

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03:22:23.420 --> 03:22:48.180

Mayor McLewis: huge impacts that can happen once we start changing zoning, and it just opens this whole other can of worms. So definitely not supportive of that at this point, and I came into this thinking with the Laguna that, you know, that might be a good area. I will say that, you know, I've been working with the folks who like to see pickleball courts, and they have the same challenges, and they continue to tell me they need something here because they're driving to Roanoke Park and all over everywhere.

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03:22:48.180 --> 03:23:07.119

Mayor McLewis: And so I know the challenges with trying to get all of this here. And I think the biggest thing that I... that strikes me is that we're less than two square miles. We have all of this space everywhere, yet everyone wants to cram it in these less than two square miles, and it's a challenge, and then it puts the burden on all of us, so...

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03:23:07.120 --> 03:23:13.509

Mayor McLewis: right now, I'm really concerned about what would... the environmental impacts on the Laguna. I mean, I...

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03:23:13.510 --> 03:23:28.569

Mayor McLewis: have a friend right now who's researching microplastics, and the long-term health impacts that that has, so I would like to understand more of that, and I'm with Councilmember Zollman as far as, you know, if we did explore this going forward.

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03:23:28.580 --> 03:23:53.569

Mayor McLewis: And I understand that it's no fault of yours, but at the same time, we have a council member who sits on the board for WESCO, and I just think that having expended 20... whatever hours, the 20 hours, that seems to be the number that's coming out, of taxpayer dollars on something that none of us actually approved, it's a real shame. It's a real shame, and I, too, would like to see a new agenda item coming forward to ensure that this doesn't

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03:23:53.570 --> 03:24:04.619

Mayor McLewis: happen again. So if they were willing to reimburse for that, and then, you know, reimburse for any type of stuff going forward, I could... I personally would be okay with that, but at this point.

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03:24:04.620 --> 03:24:16.860

Mayor McLewis: you know, there would have to be some... us all talking about this and putting very str... for me, putting very strong guardrails around this, because, again, I'm a no-go for downtown completely, and... and...

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03:24:17.190 --> 03:24:26.890

Mayor McLewis: at the Laguna, there would have to be a lot of environmental studies, and all of... everything would need to be paid for by Westco, so that's where I'm at with this. I don't know...

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03:24:27.500 --> 03:24:31.989

Mayor McLewis: I have Councilmember Carter, if you have any thoughts on all this?

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03:24:32.770 --> 03:24:34.369

Mayor McLewis: Since you're the last one.

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03:24:36.050 --> 03:24:42.649

Sebastopol Community Cultural Center: Yeah, I mean, I'm sure I have thoughts for days, but I'll try to limit it just a touch.

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03:24:42.740 --> 03:24:50.140

Sebastopol Community Cultural Center: First off, I had no idea I was getting into 20 hours worth of work asking to see if we could even just do this.

1432

03:24:50.220 --> 03:25:04.389

Sebastopol Community Cultural Center: you know, I'm reaching out on behalf of the soccer club who's desperate to get a place for all the kids to play. We need a place to play so badly, and I've been looking around for 3 years, and some... some other coaches brought this

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03:25:04.400 --> 03:25:20.239

Sebastopol Community Cultural Center: idea to me, and then, you know, I had brought it up to, Danielle, just trying to activate the downtown, just trying to make things exciting for us to basketball, just trying to make it cool to be downtown, and all these soccer fields would have nets over them.

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03:25:20.240 --> 03:25:28.100

Sebastopol Community Cultural Center: So the balls aren't gonna go flying all over the place, and, you know, I'm sure we could manage kids walking across the street. So I just really...

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03:25:28.240 --> 03:25:31.060

Sebastopol Community Cultural Center: Naively, did not think that this was...

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03:25:31.310 --> 03:25:34.780

Sebastopol Community Cultural Center: a bad thing at all. I thought it was an extreme win-win.

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03:25:34.870 --> 03:25:39.399

Sebastopol Community Cultural Center: And... that's why I brought it up. It's like, A,

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03:25:39.470 --> 03:25:57.269

Sebastopol Community Cultural Center: hey, we have this opportunity to put a soccer field here, we can make it gorgeous, bring other people down, and that's a reason to put a hotel here in the first place. Why are people coming here? Well, if we have soccer games and soccer tournaments, people will build a hotel. I mean, that's, like, a reason to build a hotel.

1439

03:25:57.270 --> 03:26:04.270

Sebastopol Community Cultural Center: So, you know, I'm doing my job to, like, try to bring something here, and then, you know, now we're gonna sit with, like,

1440

03:26:04.270 --> 03:26:18.989

Sebastopol Community Cultural Center: like, a green dead space for a little while longer, because we're worried that, you know, like, a little bit of life is going to preclude the TOT, but we're kind of chopping off our nose, despite our face, because we're not, you know, developing anything that's fun for the area.

1441

03:26:19.060 --> 03:26:33.759

Sebastopol Community Cultural Center: You know, so that's why I wanted to bring this, especially downtown, and possibly to the Youth Annex, too, because all I can envision is families walking over to Mimi's, or walking down the street, or hanging out in Barlow while other fun things happen.

1442

03:26:33.830 --> 03:26:45.450

Sebastopol Community Cultural Center: And then, you know, if the major concern is, like, you know, environmental, like, if we can just pocket it, and there are a lot of new ways to build soccer fields now.

1443

03:26:45.610 --> 03:26:55.490

Sebastopol Community Cultural Center: And, you know, we can have different kinds of surfaces. There are Nike Grind soft surfaces that don't have the microplastics in them.

1444

03:26:55.580 --> 03:27:11.789

Sebastopol Community Cultural Center: So there are a number of things that, in a parking lot that are rarely used that... I mean, it really is rarely, rarely, rarely used. And if we... if we can blend it beautifully so that it doesn't seem like it's just plonked down in the backside of the parking lot.

1445

03:27:12.090 --> 03:27:28.609

Sebastopol Community Cultural Center: So it seems like almost even a view of the land... it actually augments the Laguna atmosphere. You know, it would beautify the space, it would make the Laguna even more attractive as a place to be. Like, what are you gonna do while you drop your kid off?

1446

03:27:28.670 --> 03:27:37.200

Sebastopol Community Cultural Center: for a little bit of practice, I'm gonna take a walk around the Laguna, and maybe get a glass of wine or something like that. So I only had positive thoughts when I brought this.

1447

03:27:38.390 --> 03:27:55.349

Sebastopol Community Cultural Center: And, you know, I'm really sorry about the process, but it certainly wasn't, you know, my intention, and I'm absolutely... you know, I have to go to Wesco. I can't just out and say, like, hey, you know, Wesco will pay for it. I don't speak for Wesco, you know what I mean?

1448

03:27:55.350 --> 03:28:02.980

Sebastopol Community Cultural Center: But, you know, being the organization that we are, how much we're growing, and how much the interest is in having something like this.

1449

03:28:02.980 --> 03:28:14.520

Sebastopol Community Cultural Center: in Sebastopol, and how critical I think it is, not only for the youth to have some third place to be, but also for our economy, you know, to have some more reasons to come here.

1450

03:28:14.670 --> 03:28:22.909

Sebastopol Community Cultural Center: That's reason to, like, look into some of these, you know, outer experiences. Like, you know, like.

1451

03:28:23.280 --> 03:28:28.440

Sebastopol Community Cultural Center: Daniele said, like, you know, hey, this is worth nothing to me.

1452

03:28:28.480 --> 03:28:42.829

Sebastopol Community Cultural Center: why would I preclude, you know, not building my, hotel because the soccer field's there? Or what is the real risk of another soccer field coming in for profit that's gonna make their \$8 million worth it?

1453

03:28:42.860 --> 03:29:01.439

Sebastopol Community Cultural Center: Because we were looking around for soccer fields for all over the place. We're either gonna have to pay \$1.5 million or something like that for a piece of property outside the county, or we're gonna have to pay \$1.5 million to fix Regal, or we're gonna have to pay, like, \$45,000 a month just so the kids can play for almost free.

1454

03:29:01.440 --> 03:29:04.270

Sebastopol Community Cultural Center: But then here we have a chance to build a free park.

1455

03:29:04.360 --> 03:29:17.110

Sebastopol Community Cultural Center: And, you know, with the same kind of, you know, format as the baseball fields, and provide all this joy and all this opportunity for, you know, economic development and all of that.

1456

03:29:17.130 --> 03:29:31.359

Sebastopol Community Cultural Center: And, you know, that's... that was my passion. That is why I... I brought it with the naivety that I had, you know, without thinking about, yeah, we can poke holes in all kinds of efforts.

1457

03:29:31.360 --> 03:29:39.919

Sebastopol Community Cultural Center: But, you know, this is something that, you know, would bring joy, and I'll just... I'll just kill it with that, because you have to know what the passion was to bring it.

1458

03:29:40.910 --> 03:29:42.589

Mayor McLewis: I'm just gonna chime in real quick, and I...

1459

03:29:43.500 --> 03:29:57.730

Mayor McLewis: Councilmember Hinton. I just want to say, I didn't mention before, but I'm going to mention it now. I'm really dismayed by this whole process, and I just want to call out a couple things, and I think there's education that can be gained in here.

1460

03:29:57.730 --> 03:30:22.720

Mayor McLewis: you know, there's a lot of different things to look at, and it's unfortunate, but looking at the optics, the ethical or legal conflicts that happen here, and I heard Daniele talking about, we're going to give a free lease to Wesco, and we have a council member who's on the board for Wesco who's championing this, and making decisions about...

about what happens with that property for Piazza, so I just want to point all those things out. I'm not making any accusations

1461

03:30:22.720 --> 03:30:44.869

Mayor McLewis: I'm just saying that we as council members are held to a higher standard. We make the laws here, we have a lot of different things we have to look at, so I know that you, you know, I fully believe that everything that you did here was, you know, fully with good intent. I just think that there needs to be more, like, visibility and thought about, you know, and then also driving staff to spend 20...

1462

03:30:44.870 --> 03:30:51.399

Mayor McLewis: 20 hours or whatever on projects. I mean, just as council members, we have to think about all of these things, and

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03:30:51.400 --> 03:31:06.939

Mayor McLewis: And at the end of the day, I completely understand that you're saying naively that you went into this, but we can't do that as council members because we actually have to make the decisions and set the laws, so I'm just a little concerned about all of that, so it really... it's... it's bothersome to me. So, go ahead, Councilmember Hinton.

1464

03:31:09.640 --> 03:31:16.770

Sebastopol Community Cultural Center: I mean, I just wanted to say again, because I think I spoke first, but, I don't.

1465

03:31:17.040 --> 03:31:26.729

Sebastopol Community Cultural Center: I, I mean, I don't expect Wesco. It's our air. We're obviously going to bring an agenda item forward to set some parameters. I do know

1466

03:31:26.840 --> 03:31:39.519

Sebastopol Community Cultural Center: having sat on the council for quite a few years now, this isn't the first time something like this has happened, so I don't... I'm not... I'm not saying it's okay, but I'm also saying I understand, and

1467

03:31:39.620 --> 03:31:43.000

Sebastopol Community Cultural Center: And I still think that if,

1468

03:31:43.160 --> 03:31:49.929

Sebastopol Community Cultural Center: Westco is interested in pursuing with a different environmentally, sound

1469

03:31:50.270 --> 03:31:54.729

Sebastopol Community Cultural Center: And checks out into the environment here.

1470

03:31:54.900 --> 03:32:01.379

Sebastopol Community Cultural Center: I might be willing to support that if they're willing to pay moving forward to vet that out.

1471

03:32:01.960 --> 03:32:14.339

Sebastopol Community Cultural Center: you know, I... I also sit on the fair board as an appointee of Supervisor Hopkins, and I'm sure you've all read in the paper that soccer fields are being looked at at the fairgrounds, sponsored and supported.

1472

03:32:14.340 --> 03:32:25.720

Sebastopol Community Cultural Center: by both the county and city of Santa Rosa, so I know that there's a desperate need in the county, and there are soccer fields, I believe, being worked on a variety of fronts. So,

1473

03:32:26.000 --> 03:32:43.680

Sebastopol Community Cultural Center: it's... it's hard... we got a lot of letters on this, all in support of this. I don't want to dash everybody, because you probably didn't know protocol, right? And... and if you want to pursue an environmentally... in a situation, I don't want to

1474

03:32:43.750 --> 03:32:47.639

Sebastopol Community Cultural Center: Just have you walk out of here like, you know?

1475

03:32:48.010 --> 03:32:54.569

Sebastopol Community Cultural Center: disheartened, or that council, we just want to make sure that we move forward in an appropriate way, so I just...

1476

03:32:56.560 --> 03:33:03.699

Sebastopol Community Cultural Center: You know, we have to do some work on our side, and if you guys, with hearing our comments, want to move forward.

1477

03:33:03.980 --> 03:33:11.219

Sebastopol Community Cultural Center: I don't know, I just don't want to dash. I understand Councilmember Carter probably just went about this like, whoa!

1478

03:33:11.790 --> 03:33:16.129

Sebastopol Community Cultural Center: I'm excited! I understand. Yeah, that's... that's what it looks like.

1479

03:33:16.440 --> 03:33:18.249

Mayor McLewis: Thanks, Mayor, you had your hand up.

1480

03:33:19.640 --> 03:33:20.730

Mayor McLewis: Vice Mayor?

1481

03:33:20.730 --> 03:33:34.719

Sebastopol Community Cultural Center: Yeah, thank you. I'm just gonna guess and predict that if this vote does move forward for putting soccer fields next to the youth annex, that there will be significant pushback

1482

03:33:34.950 --> 03:33:37.140

Sebastopol Community Cultural Center: For environmental reasons.

1483

03:33:37.250 --> 03:33:38.849

Sebastopol Community Cultural Center: And...

1484

03:33:41.750 --> 03:33:55.919

Sebastopol Community Cultural Center: Yeah, like, the Laguna... Laguna de Santa Rosa, the, you know, the wetlands people, the water people, I mean, I just... it's gonna be considerable, and that will take a lot of time and a lot of money.

1485

03:33:56.020 --> 03:34:02.740

Sebastopol Community Cultural Center: To process all that, and there'll be, anyway, studies, secrets, etc, so...

1486

03:34:02.890 --> 03:34:09.679

Sebastopol Community Cultural Center: Anyway, I'm in favor of looking at the... a short-term possibility at the hotel lot.

1487

03:34:11.270 --> 03:34:12.160

Sebastopol Community Cultural Center: -Oh.

1488

03:34:12.990 --> 03:34:13.670

Sebastopol Community Cultural Center: Yeah.

1489

03:34:15.700 --> 03:34:16.650

Mayor McLewis: Okay.

1490

03:34:17.740 --> 03:34:27.469

Mayor McLewis: Well, it sounds like we... so we have... so you're... we have... Sandy, you're... Vice Mayor, you're saying that you're in support of downtown. We have...

1491

03:34:27.720 --> 03:34:32.420

Mayor McLewis: Let's see, I'm just trying to think here, because we don't have any motions here.

1492

03:34:35.180 --> 03:34:39.489

Sebastopol Community Cultural Center: I would support it, because I think it would activate the town, and it would be a short-term

1493

03:34:39.910 --> 03:34:41.310

Sebastopol Community Cultural Center: It'd be short-term.

1494

03:34:42.810 --> 03:34:59.449

Mayor McLewis: So you're supportive of downtown, but not the Laguna, and I'm not supportive of downtown. We have Councilmember Dolman, who I believe you said you're not supportive of downtown, concerned about, the Laguna, and also whether or not,

1495

03:34:59.450 --> 03:35:11.860

Mayor McLewis: Westco would be willing to compensate for the 20 hours. We have Councilmember Hinton, who's supportive with environmental studies,

1496

03:35:12.230 --> 03:35:27.049

Mayor McLewis: from the Laguna, but not supportive of downtown. So, it sounds to me like we have 3 people who are not supportive of downtown right now, so I think the question remains is what... where we're at as far as the Laguna.

1497

03:35:27.180 --> 03:35:35.250

Mayor McLewis: That seems to be the one that's in question, and what do we do with that, and what kind of guardrails that we do there? So, I don't know if anyone has any additional...

1498

03:35:35.390 --> 03:35:45.619

Mayor McLewis: comments, and I'm... and I was just gonna say, Councilmember Carter, I know I didn't mention what... I'm... I'm making an assumption that you're supportive of it all, but maybe I'm wrong.

1499

03:35:47.490 --> 03:35:58.399

Sebastopol Community Cultural Center: I have more ideas, but no, no, no, I'm sorry, not to be cheeky. I just want to say that we would cover costs, like, I know that that's a concern. That's not something that we want to cause the city.

1500

03:36:00.330 --> 03:36:06.160

Mayor McLewis: Well, I just wasn't sure, because you had said you don't speak for West Coast, so I don't know. Do you speak for West Coast, or you don't speak for West Coast?

1501

03:36:06.160 --> 03:36:12.089

Sebastopol Community Cultural Center: I don't speak for Wesco, but we already committed to, like, if we look at the,

1502

03:36:12.260 --> 03:36:20.130

Sebastopol Community Cultural Center: the youth annex in a different way. We already had the assumption that we were going to pay some costs to look at it.

1503

03:36:20.560 --> 03:36:30.750

Sebastopol Community Cultural Center: So, in that way, the back costs for it, I think I can make the assumption that the board would, but yeah, again, I don't speak...

1504

03:36:31.470 --> 03:36:37.600

Mayor McLewis: This is really hard, because you speak as a council member, and you're speaking as Wesco at the dais, so it's really challenging.

1505

03:36:39.720 --> 03:36:40.930

Sebastopol Community Cultural Center: I'll stop speaking.

1506

03:36:41.180 --> 03:36:42.410

Sebastopol Community Cultural Center: I support everything.

1507

03:36:43.680 --> 03:36:49.789

Mayor McLewis: Okay, so the question I have for everyone here is just with the Laguna.

1508

03:36:50.080 --> 03:36:57.119

Mayor McLewis: that seems to be the sticking point with us. We know that Vice Mayor, is not in support of doing the Laguna

1509

03:36:57.240 --> 03:36:58.390

Mayor McLewis: We have...

1510

03:36:58.940 --> 03:37:05.540

Mayor McLewis: Councilmember Hinton, who is... who is in favor of doing Laguna with environmental studies, is that correct, my...

1511

03:37:08.370 --> 03:37:12.339

Sebastopol Community Cultural Center: And can I just clarify from the attorney one more time?

1512

03:37:12.990 --> 03:37:18.089

Sebastopol Community Cultural Center: What... the advice you gave us before, there's no way to do...

1513

03:37:18.770 --> 03:37:22.150

Sebastopol Community Cultural Center: We could re... for the downtown site, we could...

1514

03:37:22.160 --> 03:37:34.950

Sebastopol Community Cultural Center: enter into an agreement with Wesco about their use and how long that would last, but once we change the zoning, there is a risk that some other third party could come in and...

1515

03:37:34.950 --> 03:37:42.189

Sebastopol Community Cultural Center: Alright, so that's a no-go for me, for sure. Can't do downtown, can't have a soccer field in the middle of downtown permanently.

1516

03:37:42.520 --> 03:37:55.710

Mayor McLewis: So what if... so with, with, it sounds like, Councilmember Zollman, can you reiterate what your thoughts were on, the Laguna, just so that we understand what guardrails you want... you're saying you want?

1517

03:37:55.710 --> 03:37:57.170

Sebastopol Community Cultural Center: Yeah, I mean...

1518

03:37:57.270 --> 03:38:07.919

Sebastopol Community Cultural Center: if there is a majority, all they have to do is call Ann McGrel from the Laguna... that'll save them, like, a ton of money, because I think Councilmember

1519

03:38:08.080 --> 03:38:16.430

Sebastopol Community Cultural Center: Maurer is correct. It's gonna be petition. We're gonna end up dragging the City Council and staff through

1520

03:38:16.550 --> 03:38:36.209

Sebastopol Community Cultural Center: tons and tons of things, which makes it just so much more irritating that we have spent so much time from staff, apart from other things that the five of us have agreed on, and how many hours tonight when one phone call to Ann McGraw would have just resolved the whole thing? So, if there is a will to do it.

1521

03:38:36.410 --> 03:38:47.999

Sebastopol Community Cultural Center: then just push the money that that would cost, the 10 minutes to talk to her on the soccer group, and if they do agree with it, then that's great. I'm fine with voting for that, because

1522

03:38:48.010 --> 03:38:59.400

Sebastopol Community Cultural Center: if she's going to clear it, it's good. If she's gonna say no, and all of a sudden we're going to get the environmentalists in here, then I want to know that too, because I don't want to deal with all that. I don't want to deal with the cost and the expense.

1523

03:39:00.320 --> 03:39:02.369

Mayor McLewis: Go ahead, Vice Mayor.

1524

03:39:02.700 --> 03:39:15.260

Sebastopol Community Cultural Center: Yeah, it's not going to be just Ann Morekell. There'll be, you know, it's the Zero Waste Group. They've already discussed this, and they're coming out with a moratorium on artificial turf, and we're talking about putting artificial turf in a floodplain.

1525

03:39:15.860 --> 03:39:25.629

Sebastopol Community Cultural Center: I just think that's very, very serious. I just... it's hard for me to believe that this council would think that that was an okay thing to do.

1526

03:39:25.800 --> 03:39:28.010

Sebastopol Community Cultural Center: This floods. It floods here.

1527

03:39:28.370 --> 03:39:31.130

Sebastopol Community Cultural Center: And... Yeah.

1528

03:39:32.040 --> 03:39:39.790

Sebastopol Community Cultural Center: piggyback on that, when I was the council's, liaison to the... whatever it was, it was not zero waste.

1529

03:39:40.160 --> 03:39:54.210

Sebastopol Community Cultural Center: well, there's that, and then the other technical one that none of us are going to anymore, because Sonny backed out on. They were talking about the moratorium on turf, so thanks for bringing that up. So, now that makes me think that this is just...

1530

03:39:54.450 --> 03:40:09.050

Sebastopol Community Cultural Center: We've spent so much time tonight, and staff time, on an issue that clearly, if it were a simple agenda item that we've all done in the past, where it's like 5 votes, yes or no, for continued staff time, it would have been 15-minute discussion.

1531

03:40:10.430 --> 03:40:13.310

Mayor McLewis: Go ahead, Councilmember Carter, you had your hand up before.

1532

03:40:13.310 --> 03:40:32.549

Sebastopol Community Cultural Center: So, I actually have a question about the zoning. You say it's, like, permanent zoning. If we can flip zoning for a conditional use once, is it not revocable or a sunset? Because that would solve that problem. It doesn't sunset. You can change zoning in the future.

1533

03:40:32.550 --> 03:40:36.909

Sebastopol Community Cultural Center: There are issues in general about spot zoning to take

1534

03:40:37.300 --> 03:40:44.900

Sebastopol Community Cultural Center: a use away from one particular property. We haven't done any of that analysis of whether we could do that, but there...

1535

03:40:45.020 --> 03:40:51.190

Sebastopol Community Cultural Center: there are restrictions on a city's ability to take away a use. In the...

1536

03:40:51.770 --> 03:41:08.079

Sebastopol Community Cultural Center: under our code, and most codes, once you establish a use, even if you change the zoning, the existing use is allowed to continue as a legal non-conforming use, and I think our code says new uses can come in as long as the use doesn't,

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03:41:08.250 --> 03:41:11.949

Sebastopol Community Cultural Center: cease for 180 days or more. So...

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03:41:12.260 --> 03:41:15.710

Sebastopol Community Cultural Center: You know, it's up to the council, you know, whether it's

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03:41:17.010 --> 03:41:19.320

Sebastopol Community Cultural Center: Willing to take those risks, you know.

1540

03:41:19.600 --> 03:41:25.500

Sebastopol Community Cultural Center: or take West Coast representation of property owners that, you know, this will end temporarily?

1541

03:41:26.670 --> 03:41:48.730

Mayor McLewis: this is so hard. I mean, I'm trying to figure out how to get to a yes for these kids who want to play soccer, but these are not... neither of these places are ideal, in my opinion. I'm trying to figure out, you know, I... I'm with Councilmember Zolman as far as... I mean, this could turn into, like, a huge deal between what the Vice Mayor has said and... and different folks. So, I mean, you know, if...

1542

03:41:48.730 --> 03:41:56.780

Mayor McLewis: if Wesco's wanting to spend their money that way, I mean, they're a non-profit, I run non-profits, money is not plentiful for nonprofits these days.

1543

03:41:56.780 --> 03:42:11.710

Mayor McLewis: you know, if they'd like to spend that money figuring that out, and I just, you know, I don't want any more tax dollars spent on any of this, at this point. So, you know, I'm okay if we can figure out how to... how to

1544

03:42:12.010 --> 03:42:13.030

Mayor McLewis: You know...

1545

03:42:13.100 --> 03:42:32.019

Mayor McLewis: put the guardrails around this, that this is strictly a Westco-funded thing, and... but I also don't want us to have too many hours from our staff, even if it's being reimbursed spent on this, because we're coming up on doing our goals, and we're going to have more goals that are... that are tasked with our interim city manager. We have...

1546

03:42:32.020 --> 03:42:40.670

Mayor McLewis: you know, we have a number of other things that are going on in the city, so, I mean, I think it should be, like, to Councilmember Zolan's point, you know, it could turn into a big thing.

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03:42:41.130 --> 03:42:43.479

Mayor McLewis: Mayor said that.

1548

03:42:43.650 --> 03:42:53.069

Sebastopol Community Cultural Center: through the mayor, this may make everything more complicated, but if the council wanted, we could explore, and of course, subject to whatever

1549

03:42:53.090 --> 03:43:05.610

Sebastopol Community Cultural Center: guardrails the council wanted. If there was some way for us to enter into an agreement with the property owner to put some deed restriction on the property to prohibit the soccer use.

1550

03:43:05.780 --> 03:43:10.449

Sebastopol Community Cultural Center: Even though it would be allowed by the zoning to prohibit it after 3 years.

1551

03:43:10.670 --> 03:43:26.529

Sebastopol Community Cultural Center: That's something... I don't know, I haven't thought that through about whether that's feasible or not, but if that's something that Council wants us to explore, that might be a way that even though the zoning would allow it, we'd have sort of a deed restriction on the property.

1552

03:43:27.520 --> 03:43:29.280

Sebastopol Community Cultural Center: To... to enforce that.

1553

03:43:30.070 --> 03:43:32.320

Mayor McLewis: Go ahead, Councilmember. I mean, Vice Mayor.

1554

03:43:32.320 --> 03:43:51.370

Sebastopol Community Cultural Center: Yeah, if there's any way that that could be workable, some kind of a short-term solution so that they could use that hotel site, because I'd rather see that activated, and with people and kids and families, than have it just sitting there empty for the next year and a half.

1555

03:43:52.130 --> 03:44:15.180

Mayor McLewis: I was just gonna say, I mean, even if... even if that were the case, I mean, I have other concerns. I mean, I haven't even brought up zone... you know, we have concerns with parking. I've had business owners reach out to me already about concerns about parking and where they're, you know, we already have the farmer's market that takes up

parking on Sundays, and I've been getting, you know, texts and emails, so I'm just... I'm voicing my concern... I still have many other concerns about a downtown location, so...

1556

03:44:15.580 --> 03:44:18.400

Mayor McLewis: I'm sorry, Councilmember Hinton?

1557

03:44:20.060 --> 03:44:31.699

Sebastopol Community Cultural Center: I was gonna say, with those kinds of deed restrictions, I might be willing to investigate and support the downtown location. When I hear parking, I always think that people can walk a little bit, especially

1558

03:44:31.810 --> 03:44:37.749

Sebastopol Community Cultural Center: We always had to park a long way when our... my kids played sports and soccer, away from the fields and walk.

1559

03:44:37.850 --> 03:44:49.129

Sebastopol Community Cultural Center: And so I might be able to support something like that. But then the big question for Wesco is they're investing in this big field, and they gotta have a plan to where they're gonna move it.

1560

03:44:49.400 --> 03:45:01.309

Sebastopol Community Cultural Center: And they don't have a place to move it, if that's what we're approving. So, I mean, it would have to be a two-fold, right? Hotel, two years, or whatever, and then... oh, lovely.

1561

03:45:01.480 --> 03:45:06.370

Sebastopol Community Cultural Center: The birds like the window, okay. Oh, it's a bat? Oh, great, a bat.

1562

03:45:06.880 --> 03:45:10.139

Sebastopol Community Cultural Center: Sorry, and I said that on mic.

1563

03:45:10.370 --> 03:45:16.450

Sebastopol Community Cultural Center: But anyway, Westco would have to have a place and plan... a place to move it so that we were assured

1564

03:45:17.160 --> 03:45:21.330

Sebastopol Community Cultural Center: it was... You know, a tight agreement, and then...

1565

03:45:22.000 --> 03:45:28.859

Sebastopol Community Cultural Center: Everybody would rather pay attention to the bed. I just have a slightly different question. They're in my house all the time, they're not gonna fuss you.

1566

03:45:30.830 --> 03:45:31.420

Sebastopol Community Cultural Center: It's bad.

1567

03:45:31.420 --> 03:45:33.090

Mayor McLewis: Can you take a second, or...

1568

03:45:33.090 --> 03:45:37.640

Sebastopol Community Cultural Center: Very, very confused bat. It'll be... it'll be a moment. Oh, is it a moth?

1569

03:45:40.930 --> 03:45:41.740

Mayor McLewis: Okay.

1570

03:45:42.840 --> 03:45:44.649

Sebastopol Community Cultural Center: That is a giant moth!

1571

03:45:45.030 --> 03:45:52.510

Sebastopol Community Cultural Center: Yeah, it's not fantastic. There's a giant moth in the room flying around, so... Anyway, I have this question, like, I mean.

1572

03:45:52.510 --> 03:45:59.160

Mayor McLewis: One second. Are we okay with moving forward, everyone? I just want to make sure, because everyone's distracted.

1573

03:45:59.640 --> 03:46:09.720

Sebastopol Community Cultural Center: I have a different kind of question, and that's, like, could we just, could... could Wesco spend some money for some staff time just to...

1574

03:46:10.010 --> 03:46:18.119

Sebastopol Community Cultural Center: Think about other options or something like that that's neither this field nor that field, or is it just, like, you know, it's too much?

1575

03:46:18.710 --> 03:46:21.029

Sebastopol Community Cultural Center: Which, which I understand also.

1576

03:46:23.520 --> 03:46:26.929

Mayor McLewis: Who are you asking that to? I'm not sure. Go ahead.

1577

03:46:26.930 --> 03:46:30.430

Sebastopol Community Cultural Center: If we could submit a preliminary application, we could take it in that direction.

1578

03:46:32.690 --> 03:46:49.899

Sebastopol Community Cultural Center: But we would have to have some specifics. What is... Like a preliminary application, if the council wanted to look at, like, the city attorney just stated, you know, to review the deed or something like that, we could take in... it's called a preliminary, so it's not the whole formal use permit or CEQA, things like that.

1579

03:46:50.000 --> 03:46:53.789

Sebastopol Community Cultural Center: And I don't have the cost in front of me right now, what that cost is for preliminary.

1580

03:46:54.110 --> 03:46:57.590

Sebastopol Community Cultural Center: Right, but we could look at... you know.

1581

03:46:57.720 --> 03:47:01.749

Sebastopol Community Cultural Center: Looking... looking into that, because that's complicated. Okay.

1582

03:47:02.930 --> 03:47:04.110

Mayor McLewis: Vice Mayor.

1583

03:47:04.970 --> 03:47:17.620

Sebastopol Community Cultural Center: So, in terms of the parking concerns, because I share those concerns, but I think maybe, the Piazza Danielli suggested that there's a little overflow on Brown Street, so

1584

03:47:17.990 --> 03:47:32.849

Sebastopol Community Cultural Center: my thought is that Wesco can communicate with their people, right? You communicate well with your families, so if you make it clear that if there's no parking on Brown, or the Brown overflow, then the parking goes to

1585

03:47:32.930 --> 03:47:48.119

Sebastopol Community Cultural Center: possibly the Barlow overflow parking lot, which is not really being used that much right now. But if there was communications and your families could follow through with that, then they could walk from the overflow parking to the downtown lot.

1586

03:47:48.540 --> 03:47:54.369

Mayor McLewis: I think we have to be careful. That's a... is the Barlow parking lot a private parking lot? We don't have authority over that.

1587

03:47:54.740 --> 03:48:10.810

Sebastopol Community Cultural Center: I've been told that Barney supports this project, so that... so he would need to be communicated, but there's also the parking lot at CVS, but then you'd have to cross the street there. It's pretty... if there's a way that, the Barlow could, approve of that, so...

1588

03:48:11.120 --> 03:48:11.840

Sebastopol Community Cultural Center: Yeah.

1589

03:48:15.390 --> 03:48:17.500

Mayor McLewis: Alright, so...

1590

03:48:17.700 --> 03:48:23.579

Mayor McLewis: This is... we're still not straight on where we're moving here. We're... we have a pretty divided,

1591

03:48:23.950 --> 03:48:39.459

Mayor McLewis: folks here tonight. So, I personally have concerns with both of them. I'm still not... I'm still not... I'm still not keen on... on downtown. Happy to be okay with them doing an environmental study to look at the annex, because

1592

03:48:41.350 --> 03:48:50.699

Mayor McLewis: to me, downtown is... and changing zoning and doing all these things, I just... it's also going to get very expensive for Westco to be funding all of this stuff.

1593

03:48:50.700 --> 03:49:02.710

Mayor McLewis: So for me, I'm okay with doing environmental... having them do the environmental study, talk with the people, figure out if that's even possible by the annex. That's where I'm at, so I don't know if anyone's changed where they're at.

1594

03:49:03.560 --> 03:49:15.710

Sebastopol Community Cultural Center: Well, I mean, I could throw in, it's like, Wesco is fine with working through what Mary and Alex have said about exploring some type of, whatever you just said, Mary, for the place, the piazza.

1595

03:49:15.710 --> 03:49:31.749

Sebastopol Community Cultural Center: then yes, if they're prepared to pay for whatever it's going to cost to do what we're to use, conditional something... Preliminary. Preliminary, whatever, for that site, then yes, I'm fine with that. I just don't want to pay any more money, quite honestly, until I get a full-fledged something in writing.

1596

03:49:31.750 --> 03:49:36.310

Sebastopol Community Cultural Center: like a staff report like we're used to, I don't really want to discuss that anymore, either tonight.

1597

03:49:37.410 --> 03:49:38.430

Mayor McLewis: Vice Mayor?

1598

03:49:38.430 --> 03:49:39.939

Sebastopol Community Cultural Center: I'm okay with that, too.

1599

03:49:43.450 --> 03:49:44.450

Sebastopol Community Cultural Center: Me too.

1600

03:49:45.870 --> 03:50:03.899

Mayor McLewis: Okay, and then, and as far as... I guess, let me look at the... them here, what are all... what all the direction you need, Mary, because we're not... I'm not sure that we're clear on, the other site. You need a direction for both, is that correct? I'm sorry, I'm trying to look through the item.

1601

03:50:04.270 --> 03:50:11.889

Sebastopol Community Cultural Center: We just need whatever direction the Council wants to give. So, right now, I've heard from the direction from the Council is.

1602

03:50:12.710 --> 03:50:20.290

Sebastopol Community Cultural Center: If they submit a preliminary application, staff can work on exploring the feasibility of a downtown site.

1603

03:50:20.620 --> 03:50:25.850

Sebastopol Community Cultural Center: no decisions about that. That'll still have to come back to the Council, but...

1604

03:50:26.070 --> 03:50:37.359

Sebastopol Community Cultural Center: explore the feasibility of whether there's a way to have a temporary use at the downtown site. And other than that, I haven't heard any direction from a majority of the council.

1605

03:50:38.000 --> 03:50:52.799

Mayor McLewis: I think it would be... in my opinion, it would be who Wesco to have that conversation with the Laguna folks and everyone else and explore that before a lot of money is invested into any of that, because it could turn into a big thing. That's where I'm at with that. I don't know.

1606

03:50:52.800 --> 03:51:02.759

Mayor McLewis: I feel like they need to have some direction as far as each site, whether or not... where we stand with this, so they're not spinning their wheels and not clear on what the next steps are for them.

1607

03:51:04.530 --> 03:51:05.760

Mayor McLewis: Is anyone else?

1608

03:51:05.760 --> 03:51:12.180

Sebastopol Community Cultural Center: I think what's on the table, with 3 people is a preliminary application for the downtown.

1609

03:51:12.180 --> 03:51:17.610

Mayor McLewis: I understand that, I'm just trying to, like, look at both options, because that's what was presented to us.

1610

03:51:18.070 --> 03:51:22.410

Sebastopol Community Cultural Center: Fair... that's very fair. And, yeah.

1611

03:51:25.060 --> 03:51:29.100

Mayor McLewis: So does anyone have any feedback on that, or are we just going to table that one?

1612

03:51:29.640 --> 03:51:30.370

Sebastopol Community Cultural Center: I've got...

1613

03:51:32.160 --> 03:51:33.379

Mayor McLewis: Go ahead, Vice Mayor, I'm sorry.

1614

03:51:33.380 --> 03:51:37.200

Sebastopol Community Cultural Center: No, I'd just like to leave it off the table for environmental reasons.

1615

03:51:37.390 --> 03:51:46.139

Sebastopol Community Cultural Center: Yeah, I would second that, leave it off the table. I don't want to bring us into another scuttle with a whole bunch of group. We have a lot of things, no staff and no money.

1616

03:51:46.590 --> 03:51:49.269

Mayor McLewis: Yeah, okay, alright, so it sounds like...

1617

03:51:50.500 --> 03:51:53.059

Mayor McLewis: It sounds like you have some direction there.

1618

03:51:54.950 --> 03:51:55.860

Mayor McLewis: Do we need a vote?

1619

03:51:55.860 --> 03:52:15.080

Sebastopol Community Cultural Center: Yes, so it would be direction to city staff to work with Westco to, require them to submit for preliminary application, understanding it is a deposit account to pay for staff time, to review, potential options such as a deed restriction on the downtown hotel lot.

1620

03:52:15.170 --> 03:52:18.150

Sebastopol Community Cultural Center: And no consideration of the youth annex, is that correct?

1621

03:52:19.730 --> 03:52:20.390

Mayor McLewis: Yes.

1622

03:52:23.530 --> 03:52:25.389

Sebastopol Community Cultural Center: So, city staff has instruction.

1623

03:52:26.420 --> 03:52:27.230

Mayor McLewis: Okay.

1624

03:52:29.110 --> 03:52:30.890

Mayor McLewis: So... oh, Vice Mayor?

1625

03:52:30.890 --> 03:52:33.440

Sebastopol Community Cultural Center: Is there a vote required on that, or...

1626

03:52:33.440 --> 03:52:35.589

Mayor McLewis: I was waiting... I thought Mary was gonna...

1627

03:52:36.720 --> 03:52:39.919

Sebastopol Community Cultural Center: It's... it was direction. You don't need a vote on the direction.

1628

03:52:39.920 --> 03:52:42.089

Mayor McLewis: Okay, alright, just wanted to make sure.

1629

03:52:42.590 --> 03:52:59.189

Mayor McLewis: Thank you. I was waiting, I thought, I was, like, waiting, thinking you were going to say something else. Okay, so let's see here, the... how are we doing? We're at 10 o'clock. Okay, so number 13, consideration of approval of City Council protocols,

1630

03:52:59.270 --> 03:53:02.709

Mayor McLewis: Do you want me to read through all of this,

1631

03:53:02.850 --> 03:53:26.459

Mayor McLewis: Yeah, I guess I will since I'm on that. Addition of mandatory training added to policy number 6. Fiscal and financial training, SB 827, effective January 1, 2026. All local agency officials must complete at least 2 hours of fiscal and financial training every 2 years. Newly appointed or elected officials must complete the training within 6 months of assuming office.

1632

03:53:26.460 --> 03:53:34.770

Mayor McLewis: Officials serving prior to January 1, 2026 must complete it by January 1, 2028, unless their term ends earlier.

1633

03:53:35.100 --> 03:53:53.469

Mayor McLewis: B, policies. Policy number 11, use of travel funds for City Council. City Council conferences and training. This incorporates approved City Council resolution. Policy number 12, ethics and professional personal conduct incorporates approved City Council resolution.

1634

03:53:53.470 --> 03:53:57.809

Mayor McLewis: Policy number 13, process of city council meetings.

1635

03:53:58.100 --> 03:54:10.950

Mayor McLewis: Policy number 14, conflicts of interest and ex parte communications. Policy number 15, best practices for council members. Mary, who...

1636

03:54:11.260 --> 03:54:14.419

Mayor McLewis: Did you want to take it from there and start talking, or...

1637

03:54:14.570 --> 03:54:16.650

Sebastopol Community Cultural Center: So you just gave the staff report.

1638

03:54:17.280 --> 03:54:19.370

Mayor McLewis: I just figured I'm on the ad hoc, so...

1639

03:54:19.370 --> 03:54:27.139

Sebastopol Community Cultural Center: The ad hoc committee, consisting of the Mayor and the Vice Mayor and myself, has been continuing to create the City Council Protocols Handbook.

1640

03:54:27.230 --> 03:54:42.320

Sebastopol Community Cultural Center: These additional, policies are incorporated. Some of them have been in other documents, such as the travel policy within the budget, so we're trying to incorporate everything in one, you know, one document.

1641

03:54:42.340 --> 03:54:54.549

Sebastopol Community Cultural Center: There was a request to put in there how a meeting is run. We've added that. We've added information about conflict of interest and ex parte communications. And then we've also added

1642

03:54:54.550 --> 03:55:08.359

Sebastopol Community Cultural Center: separate from the training, which is the ethics training, sexual harassment training, and there was a new required training that we added

as well on financial management. There's also a policy on professional and personal conduct.

1643

03:55:08.380 --> 03:55:17.650

Sebastopol Community Cultural Center: Ethical leadership, respectful treatment, fiscal responsibility, positive work enforcement, and then incorporating the current code of conduct into this policy as well.

1644

03:55:17.830 --> 03:55:31.839

Sebastopol Community Cultural Center: And then best practices of, basically how the council interacts with city staff, with other boards and commissions, during council meetings, and then when they're doing outside representation. So, those policies are attached

1645

03:55:31.920 --> 03:55:40.920

Sebastopol Community Cultural Center: For Council consideration and approval, and then we will continue to bring items back as we continue to, create protocols for the handbook.

1646

03:55:44.520 --> 03:55:47.699

Mayor McLewis: Alright, any questions? Oh, go ahead, Councilmember Hinton.

1647

03:55:48.930 --> 03:55:53.949

Sebastopol Community Cultural Center: So, looking at the report on page 9, which is just,

1648

03:55:54.530 --> 03:56:01.439

Sebastopol Community Cultural Center: kind of how the meeting goes. It's... it's included. The mayor will provide information on the history of Sebastopol.

1649

03:56:01.560 --> 03:56:05.140

Sebastopol Community Cultural Center: And I understand that that's what we're doing this year, because...

1650

03:56:05.270 --> 03:56:15.279

Sebastopol Community Cultural Center: our current mayor wants that to kind of be her... her thing for the year, but, I'm... I'm concerned that it's used in the example

1651

03:56:15.430 --> 03:56:17.980

Sebastopol Community Cultural Center: Because it's not something that we've all...

1652

03:56:18.330 --> 03:56:24.430

Sebastopol Community Cultural Center: Agreed to make a permanent situation. So, should it be on this example on page 9?

1653

03:56:26.370 --> 03:56:38.019

Sebastopol Community Cultural Center: Yeah, I'll jump into... I was surprised to see that, too. If it's going to be part of the example, then I would not want that, because whoever's the mayor, they may have something else they want to do. We could certainly...

1654

03:56:38.340 --> 03:56:43.769

Sebastopol Community Cultural Center: add, you know, if desired, or something like that. We just wanted to reflect that

1655

03:56:43.930 --> 03:56:47.109

Sebastopol Community Cultural Center: What's occurring now is, you know, part of...

1656

03:56:47.680 --> 03:56:51.219

Sebastopol Community Cultural Center: the process. You know, so we could change that to say.

1657

03:56:51.590 --> 03:57:02.749

Sebastopol Community Cultural Center: you know, may or may instead of will, and then, you know, it's up to the mayor. Well, I take out a history of spasful mayor. It should say something like, may or may...

1658

03:57:03.580 --> 03:57:10.700

Sebastopol Community Cultural Center: create, I don't know, a nuance, or I don't know, something else, because it is...

1659

03:57:10.740 --> 03:57:19.050

Sebastopol Community Cultural Center: up to the mayor. I mean, when Stephen was mayor, I think he made a permanent land acknowledgement, I think... but...

1660

03:57:19.050 --> 03:57:31.870

Sebastopol Community Cultural Center: or whatever. We discuss that as a goal, and that is part of our regular protocol that we've all five agreed on. So, if we don't all five agree, then I don't think it should be listed on this page.

1661

03:57:32.160 --> 03:57:32.670

Sebastopol Community Cultural Center: bump.

1662

03:57:32.670 --> 03:57:33.220

Mayor McLewis: I swear.

1663

03:57:33.220 --> 03:57:36.559

Sebastopol Community Cultural Center: Even though I understand the mayor can do it this year, is fine with me.

1664

03:57:38.000 --> 03:57:38.930

Mayor McLewis: Vice Mayor?

1665

03:57:38.930 --> 03:57:53.600

Sebastopol Community Cultural Center: I just agree that it shouldn't be part of the formal process. I understand it's the process for this year, but this document is not necessarily about just this year, it's about an ongoing process, so I think that that,

1666

03:57:53.840 --> 03:57:55.219

Sebastopol Community Cultural Center: That should be struck.

1667

03:57:55.390 --> 03:57:56.740

Sebastopol Community Cultural Center: for this document.

1668

03:57:58.820 --> 03:58:16.749

Mayor McLewis: Or if we just... should we... should we... I mean, just assuming that mayor... because I... I hear all of you, and yeah, I don't make any assumption anyone wants to do that, but... but mayor... the mayor may want to do something, so what would be the proper wording to give that, to have, like, just a placeholder so that the mayor...

1669

03:58:16.890 --> 03:58:22.699

Mayor McLewis: Like, I don't... I don't have the word for that either. Nuance, whatever. Do you, Alex?

1670

03:58:24.220 --> 03:58:28.760

Sebastopol Community Cultural Center: We could say may or may... Provide...

1671

03:58:32.070 --> 03:58:38.709

Sebastopol Community Cultural Center: information or comments on topic relevant to Citi, or something generic like that.

1672

03:58:40.770 --> 03:58:54.880

Sebastopol Community Cultural Center: Yeah, that'd be acceptable to me, because we've honored people in our city that have passed. Some... occasionally, the mayor's done that. There's different things, so something like that would be... Yeah, so we could change that to say mayor may provide information

1673

03:58:54.980 --> 03:59:00.950

Sebastopol Community Cultural Center: on... topics... relevant to Sebastopol community.

1674

03:59:02.190 --> 03:59:08.809

Mayor McLewis: But that's generic enough that it gives... it's a place... for me, it's... but I'm okay with that wordy.

1675

03:59:11.170 --> 03:59:13.979

Mayor McLewis: Okay, any other questions?

1676

03:59:14.330 --> 03:59:22.279

Mayor McLewis: From anyone? No? I know it's getting late. Okay. Well, if we don't have any questions, then we can, go out to public comment, Mary.

1677

03:59:23.260 --> 03:59:36.520

Sebastopol Community Cultural Center: Thank you. So this is for public comment on the proposed protocols for the City Council Handbook. If you'd like to make a public comment, I will go to Chambers first, and then go out to Zoom. It is a 2-minute time limit. Is there anyone in Chambers?

1678

03:59:36.750 --> 03:59:43.000

Sebastopol Community Cultural Center: Seeing none, I will go out to Zoom. If there's anyone on Zoom that would like to make a public comment. Kyle, can you unmute yourself, please?

1679

03:59:43.560 --> 03:59:44.240

Kyle Falbo: I can.

1680

03:59:44.410 --> 03:59:45.969

Sebastopol Community Cultural Center: Thank you. Can you still see the timer?

1681

03:59:45.970 --> 03:59:46.959

Kyle Falbo: Yes I can.

1682

03:59:46.960 --> 03:59:48.090

Sebastopol Community Cultural Center: Great, go ahead, please.

1683

03:59:48.090 --> 03:59:58.199

Kyle Falbo: So I'm hoping that this is one of many conversations around a City Council handbook. I think that improving on processes is really an important thing to do. I think that,

1684

03:59:58.370 --> 04:00:17.110

Kyle Falbo: watching this Council operate over the last few years and identifying, like, needs for change and practices, these are all great things. Where I'm hoping that you put some energy and focus is, engagement with the public. Ways in which you engage with public comment, and, maybe even

1685

04:00:17.110 --> 04:00:31.770

Kyle Falbo: reconsidering what was, for many years past practice of having a 3-minute public comment period as opposed to a 2-minute public comment period. But, you know, I think that really takes a will of that... of this body, right? Like.

1686

04:00:31.780 --> 04:00:37.659

Kyle Falbo: What value do you believe public comment brings to the decision-making process?

1687

04:00:37.800 --> 04:00:44.569

Kyle Falbo: You can demonstrate that value by revisiting our processes that are in this handbook, and

1688

04:00:44.980 --> 04:00:54.429

Kyle Falbo: going back to what we had had previously, rather than sticking to what we have now, which is a 2-minute time-allotted period. Again.

1689

04:00:54.510 --> 04:01:09.299

Kyle Falbo: Great that you're handling, looking at this handbook. I look forward to further improvements, as Mary had suggested, further protocols being brought in, and I'm hoping that engagement with the public becomes a priority, that gets brought in as we move forward. Thanks.

1690

04:01:10.150 --> 04:01:13.600

Sebastopol Community Cultural Center: Thank you, Kyle, for your public comment. Next, I will come back into chambers.

1691

04:01:14.510 --> 04:01:20.830

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.

1692

04:01:21.340 --> 04:01:23.440

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

1693

04:01:24.770 --> 04:01:28.640

Mayor McLewis: Alright, thank you. We're back to comments, if anyone has any comments.

1694

04:01:30.800 --> 04:01:32.009

Mayor McLewis: Vice Mayor?

1695

04:01:33.210 --> 04:01:38.019

Sebastopol Community Cultural Center: I just wanted to thank our interim city manager for her work on this. Thank you.

1696

04:01:38.410 --> 04:01:42.689

Sebastopol Community Cultural Center: And, I would make a motion to,

1697

04:01:43.160 --> 04:01:51.790

Sebastopol Community Cultural Center: adopt the policies 11 through 15 to be incorporated in the City Council Policies and Procedures Handbook. Seconded.

1698

04:01:52.810 --> 04:01:53.700

Mayor McLewis: Alright.

1699

04:01:55.230 --> 04:02:11.380

Sebastopol Community Cultural Center: Thank you. So moved by Vice Mayor Maurer, and seconded by Councilmember Zolman. I'm sorry, can I amend that... ask that a motion be amended to reflect what we just stated, where, the spousal history be removed, and that the mayor may provide comments on topics relative to the spousal community? Yes.

1700

04:02:11.450 --> 04:02:29.180

Sebastopol Community Cultural Center: Okay, so moved by Vice Mayor Maurer and seconded by Councilmember Zolman to approve the policies as amended, as I just stated, for the Mayor to provide comments on topics relative to the spousal community. Councilmember Carter? Yes. Councilmember Hinton? Aye. Councilmember Zolman? Yes. Vice Mayor Maurer? Yes. Mayor McLewis?

1701

04:02:29.390 --> 04:02:29.940

Mayor McLewis: Yes.

1702

04:02:30.130 --> 04:02:31.949

Sebastopol Community Cultural Center: Motion passes unanimously.

1703

04:02:33.170 --> 04:02:38.249

Mayor McLewis: Okay, perfect. Now, let's see. Additional public comment.

1704

04:02:40.500 --> 04:02:54.649

Sebastopol Community Cultural Center: Thank you, Mayor. So this is the second public comment period. If you were not able to talk during the first public comment period, now is an opportunity. If you'd like to make a public comment and you were not able to, again, speak during the first public comment, please raise your hand virtually.

1705

04:02:55.230 --> 04:02:57.179

Sebastopol Community Cultural Center: Seeing none, in chambers?

1706

04:02:58.130 --> 04:03:01.649

Sebastopol Community Cultural Center: Seeing none, there's no... oh, Kyle, can you unmit yourself, please?

1707

04:03:03.180 --> 04:03:21.800

Kyle Falbo: So, I had this brilliant idea. All you have to do is maybe just say water a couple times in association with the, the exploration of the soccer, and then what you can do is you can justify trying to build the enterprise fund

1708

04:03:22.040 --> 04:03:25.289

Kyle Falbo: For all of those 20-plus hours.

1709

04:03:25.440 --> 04:03:45.200

Kyle Falbo: So, again, stays within past practice, right? This city has been charging the Enterprise Fund for activities that would normally be billed to General Fund for years, right? So again, just say water a few times, say sewage a few times, and then we can just go ahead and cover all of the cost of our entire meeting

1710

04:03:45.200 --> 04:03:47.000

Kyle Falbo: to the Enterprise Fund.

1711

04:03:47.160 --> 04:04:01.329

Kyle Falbo: you've been doing it for years, why not continue the practice? And there we go. We just saved the general fund a shit ton of money on the backs of people, just wanting to flush their toilets. Thanks a lot.

1712

04:04:02.730 --> 04:04:11.730

Sebastopol Community Cultural Center: Thank you, Kyle, for your public comment. Next, I will come back into chamber. Seeing that in chamber, I go back out to Zoom. If there's anyone on Zoom, please raise your hand virtually.

1713

04:04:12.070 --> 04:04:15.689

Sebastopol Community Cultural Center: Seeing none, public comment is closed for the second public comment period.

1714

04:04:18.540 --> 04:04:19.790

Mayor McLewis: Thank you.

1715

04:04:19.900 --> 04:04:28.759

Mayor McLewis: Now we are at, just... do any council members have any future agenda items that you'd like to... Go ahead, Councilmember Zolman.

1716

04:04:28.990 --> 04:04:39.440

Sebastopol Community Cultural Center: Yeah, a simple one, just to reiterate the importance of filling out the agenda item request form. It could not be more clear.

1717

04:04:39.750 --> 04:04:57.340

Sebastopol Community Cultural Center: Mary insists, and for some of us that are trying to just send her an email with, like, I'm thinking about, like, requesting something on a future agenda item, rightfully so, she just ignored it. It needs to be filled out on the form, and it needs to be an acknowledgement of, will this item

1718

04:04:57.680 --> 04:05:06.410

Sebastopol Community Cultural Center: take a significant, I think that's the wording, significant amount of time. If so, how many hours? And then there's a justification, and then there's a protocol.

1719

04:05:06.430 --> 04:05:20.130

Sebastopol Community Cultural Center: So, that's my agenda item request, for the Mayor and the Vice Mayor to figure out, does it need to be part of a protocol, or do we need to just take a solemn oath that we will really read the form, and we will be...

1720

04:05:21.080 --> 04:05:40.450

Sebastopol Community Cultural Center: It comes down to our character, too. If staff is saying, this is going to take a significant amount of time, then we just back off, or staff says, here's a way to do it, just bring it up as an informational request to see if your other colleagues will agree to have a significant amount of money spent, not just blindly

1721

04:05:40.450 --> 04:05:49.459

Sebastopol Community Cultural Center: I don't know, coercing, putting pressure, sending emails to staff? Where are you on this issue? And not even realizing the fact that they're not even staffed.

1722

04:05:49.570 --> 04:06:00.909

Sebastopol Community Cultural Center: They're consultants. So I guess we just need a recommitment to understanding and abiding by the terms of the agenda item request form. I mean, I thought it was a no-brainer until tonight.

1723

04:06:01.740 --> 04:06:06.710

Mayor McLewis: And I'll, I'll support you on that if we need to, to... so...

1724

04:06:10.620 --> 04:06:12.320

Mayor McLewis: Anyone else?

1725

04:06:17.030 --> 04:06:36.829

Sebastopol Community Cultural Center: I'm interested in actually bringing forth an agenda item that would take minor items under a certain cost of \$1,000 or \$2,000, and not bringing everything to Budget Subcommittee and bringing some of these requests straight to Council.

1726

04:06:38.100 --> 04:06:44.510

Sebastopol Community Cultural Center: So, I would like to move that, if I have a second, that I can, put in that.

1727

04:06:45.010 --> 04:06:45.749

Mayor McLewis: I'll second it.

1728

04:06:45.750 --> 04:06:54.960

Sebastopol Community Cultural Center: gender request, yeah. Thank you. I just, yeah, I think it was unfortunate that we had to approve something after the event had already happened tonight.

1729

04:06:56.740 --> 04:06:57.920

Mayor McLewis: Vice Mayor?

1730

04:06:58.390 --> 04:07:07.269

Sebastopol Community Cultural Center: I just want to clarify that, because I think what you're wanting is for, the group not to have to pay it up front.

1731

04:07:08.060 --> 04:07:18.699

Sebastopol Community Cultural Center: Right? So, like... No, that's not what I'm clarifying. I think we make every nonprofit pay it up front, and then just, like, Apple Blossom, and then they... we will discount it back.

1732

04:07:18.700 --> 04:07:28.510

Sebastopol Community Cultural Center: But I just don't understand why these small nonprofit things that used to just come before all of us are now all being budgeted... funneled through Budget Subcommittee.

1733

04:07:28.550 --> 04:07:39.740

Sebastopol Community Cultural Center: Okay, so it's not a timing thing. It's a... I think... I understood that was brought to us late because our policy currently requires it go to Budget Subcommittee.

1734

04:07:40.250 --> 04:07:43.390

Sebastopol Community Cultural Center: And I don't think it should for small little items.

1735

04:07:43.540 --> 04:07:51.920

Sebastopol Community Cultural Center: So, can I just jump in here real quick? I think we need to bring it back as an agenda item, because there are times where

1736

04:07:52.450 --> 04:07:58.949

Sebastopol Community Cultural Center: I will take Apple Blossom for an example. They don't pay in advance because we don't know what their staff time is.

1737

04:07:58.950 --> 04:08:16.509

Sebastopol Community Cultural Center: So, if they're asking for a waiver fee for, like, police time, or public works time, or supplies and materials, we won't know that until after. So, take Apple Blossom out of it. I don't think small things should have to run through budget subcommittee. They never used to. I think it's unnecessary.

1738

04:08:20.360 --> 04:08:21.050

Mayor McLewis: Okay.

1739

04:08:21.180 --> 04:08:23.850

Mayor McLewis: Did Councilmember Carter, you had your hand up, right?

1740

04:08:23.860 --> 04:08:40.799

Sebastopol Community Cultural Center: Yeah, I would consider seconding this, because, you know, not everything has to go through the Budget Committee. If there's, like, a way to make it more, you know, systematic and kind of, like, low-value, because... I just wanted to check. We don't need a full-on discussion. We're just, like, there's a... there's a...

1741

04:08:40.800 --> 04:08:45.619

Sebastopol Community Cultural Center: proposal. There's a second. It's on the agenda. Let's move the calendar along, please. Thanks.

1742

04:08:46.950 --> 04:08:48.370

Mayor McLewis: Alright?

1743

04:08:49.490 --> 04:08:54.549

Mayor McLewis: Let me... sorry, I moved my paper. The next thing we have here is staff reports.

1744

04:08:56.400 --> 04:09:13.810

Sebastopol Community Cultural Center: Reminder that we have a goals and priorities workshop next week. For those council members that did not provide goals, if you wanted to provide them to me today or tomorrow, I can incorporate them, or you could bring them to the workshop on Tuesday.

1745

04:09:13.910 --> 04:09:24.959

Sebastopol Community Cultural Center: We did get about, 150, 160 responses for the survey, that I'll be bringing those items back, as well.

1746

04:09:25.880 --> 04:09:35.129

Sebastopol Community Cultural Center: For transparency, we did do recruitment for planning director, and we were unsuccessful with the planning director recruitment.

1747

04:09:35.130 --> 04:09:47.940

Sebastopol Community Cultural Center: We are going back out. We are also hiring for an associate planner. I've been talking to HR and consulting firms, and there's been a couple good recruitments lately for planning associates, so...

1748

04:09:47.940 --> 04:09:56.840

Sebastopol Community Cultural Center: We may be more successful in that direction right now. But if I don't find a planning director, we'd probably have to bring this back for a request for proposals.

1749

04:09:57.010 --> 04:10:09.409

Sebastopol Community Cultural Center: And, we are almost fully staffed in the police department now. We are going through background checks, so we should be close to fully staffed by the beginning of the fiscal year.

1750

04:10:09.720 --> 04:10:19.529

Sebastopol Community Cultural Center: And I believe that is... oh, the Miller Oil, I just wanted to put it out there that the owner is working with us to remove the boats.

1751

04:10:19.660 --> 04:10:35.260

Sebastopol Community Cultural Center: And the cars, she had a personal issue that popped up, so now she's back onto it, so we are doing that. We are also working with the barbecue place down on South Main Street, and trying to resolve that issue down there with the smoke.

1752

04:10:35.440 --> 04:10:37.199

Sebastopol Community Cultural Center: And that is all I have.

1753

04:10:38.930 --> 04:10:39.710

Mayor McLewis: Alright.

1754

04:10:39.900 --> 04:10:41.480

Mayor McLewis: Thank you.

1755

04:10:41.710 --> 04:10:47.440

Mayor McLewis: Council members, anyone want to go? We have 10 minutes here, so hopefully... Go ahead.

1756

04:10:47.440 --> 04:10:51.459

Sebastopol Community Cultural Center: My sweetheart okay, let's see, where'd it go?

1757

04:10:51.910 --> 04:11:05.079

Sebastopol Community Cultural Center: zero-waste meeting, they approved their budget, and then just two joint budget and enterprise oversight committee meetings. We met twice, this week and last week.

1758

04:11:05.210 --> 04:11:09.599

Sebastopol Community Cultural Center: And we worked on the cost allocation plan.

1759

04:11:09.990 --> 04:11:13.280

Sebastopol Community Cultural Center: And, this week we worked on the CIP.

1760

04:11:13.530 --> 04:11:17.079

Sebastopol Community Cultural Center: We also looked at the enterprise water and wastewater budgets.

1761

04:11:18.540 --> 04:11:19.379

Sebastopol Community Cultural Center: That's it.

1762

04:11:19.840 --> 04:11:20.630

Mayor McLewis: Thank you.

1763

04:11:21.400 --> 04:11:24.010

Mayor McLewis: Anyone else, or I can go, if no one else?

1764

04:11:24.010 --> 04:11:40.830

Sebastopol Community Cultural Center: In addition to my other, regular meetings, the Homeless Coalition Board and the various subcommittees that I serve on in order to continue dealing with what our federal administration is doing to continue destroying safety nets all across the board, Medi-Cal, housing, etc.

1765

04:11:42.150 --> 04:11:57.440

Mayor McLewis: Okay, I'm gonna go ahead and just give mine really quickly. Since our last council meeting I attended, we had our ledge... our ledge meeting, and the committee did, vote to support a variety of,

1766

04:11:57.760 --> 04:12:15.259

Mayor McLewis: of bills that I'll be bringing some of those back for, to you all to consider writing letters to the city. I attended the... the gathering with the Takeo delegation, at, at, at Enji, and then also we planted a tree.

1767

04:12:15.260 --> 04:12:38.199

Mayor McLewis: For... to celebrate the 40th anniversary cherry tree. It's right out there by the, Peace Well, if you'll notice it there, it's blooming right now. That was a really nice celebration. I've also attended, GTLR, the Governance, Transparency, Labor Relations Committee, meetings with, Cal Cities, representing us as a small city. And then I also,

1768

04:12:38.350 --> 04:12:58.129

Mayor McLewis: let's see, today, I... we continue to have meetings, with... with the police chiefs, interim city manager, and Safeway, and, West County Schools, just, continuing to discuss and... and work on the... the challenges that we've had at Safeway, and I feel like we're making progress with that.

1769

04:12:58.130 --> 04:13:07.540

Mayor McLewis: But yeah, we continue to meet, you know, once every 3 months, so we had a meeting today. So that's all I have to report at this point, if anyone else has?

1770

04:13:09.500 --> 04:13:23.820

Sebastopol Community Cultural Center: I'll go ahead and go. I will submit notes from the SCTCA Transit Ad Hoc Committee meeting. I know there was a lot of, questions from the public, and I sit on that.

1771

04:13:23.930 --> 04:13:35.909

Sebastopol Community Cultural Center: committee for, not just representatives of Aspel, but they kind of agree to have different areas represented, so I, sit in lieu of Linda Hopkins with two other

1772

04:13:35.910 --> 04:13:44.160

Sebastopol Community Cultural Center: or there's another supervisor, Chris Corsi, on that committee. So, I will submit that for Council and the public, and ask Mary to send it out.

1773

04:13:44.160 --> 04:14:03.570

Sebastopol Community Cultural Center: The main highlight of that meeting, which has come up a variety of times, is that, and I've noted it here, that the county has not yet started on the transportation element of the general plan, but that is where a Sebastopol bypass would be planned, if that was something Sebastopol wanted

1774

04:14:03.700 --> 04:14:05.810

Sebastopol Community Cultural Center: To discuss, and that came up.

1775

04:14:06.000 --> 04:14:13.799

Sebastopol Community Cultural Center: again, in our discussion of one-way, two-way streets. So, I'm gonna go ahead and get this posted through Mary, and you'll all get a copy.

1776

04:14:14.740 --> 04:14:15.550

Mayor McLewis: Thank you.

1777

04:14:16.910 --> 04:14:19.650

Mayor McLewis: Councilmember Carter, did you have anything before we...

1778

04:14:19.650 --> 04:14:31.679

Sebastopol Community Cultural Center: I mean, I've taken up all of your time today, but I just... I feel like you guys need to know about Sonoma Clean Power's new, entrepreneur building, that they're... they're gonna have a \$10 million building for...

1779

04:14:31.990 --> 04:14:36.840

Sebastopol Community Cultural Center: Entrepreneurs to come in, and they're gonna give them grants for their power.

1780

04:14:40.260 --> 04:14:41.000

Mayor McLewis: Okay.

1781

04:14:42.180 --> 04:14:47.620

Mayor McLewis: Nothing else, then I think we... Mary, is there anything else you need? Otherwise, I consider us adjourned.

1782

04:14:47.620 --> 04:14:48.940

Sebastopol Community Cultural Center: No, we are adjourned.

1783

04:14:48.940 --> 04:14:50.129

Mayor McLewis: Okay, thank you.

OKAY, LET ME CLICK OFF OF THAT, AND I WOULD SAY, CAN WE JUST CALL THE MEETING TO ORDER? GOOD EVENING, EVERYONE. MARY, WOULD YOU LIKE TO DO ROLL CALL, FIRST?

SURE, THANK YOU. COUNCILMEMBER CARTER?

HERE.

COUNCILMEMBER HINTON? COUNCILMEMBER ZOLLMAN?

PRESENT.

VICE MAYOR MAURER?

HERE.

MAYOR MCLEWIS?

HERE.

PLEASE NOTE ALL COUNCIL MEMBERS ARE IN ATTENDANCE.

ALL RIGHT, SO LET'S MOVE ON TO ABSOLUTE TO THE FLAG, IF WE CAN. I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA I NEED SOMEONE THERE TO LEAD IT FOR ME. THANK YOU. THAT'S ONE THING I LEARNED ON ZOOM, I CANNOT HEAR THE AUDIENCE WHEN THEY'RE SPEAKING. LET'S SEE. OBVIOUSLY I AM -- I JUST WANTED TO SAY THAT I AM ATTENDING THIS REMOTELY. IT'S BEEN POSTED ON THE AGENDA 72 HOURS AHEAD WITH MY ADDRESS. I DON'T HAVE ANYONE IN THE ROOM WITH ME. I'VE POSTED NECESSARY WITH THE HOTEL. AND I ALSO WANTED TO LET YOU KNOW THERE ARE SOME MASSIVE STORMS THAT HAVE ROLLED INTO HERE WHERE I'M AT IN HAWAII, AND SO THE INTERNET IS A BIT SPOTTY. IF FOR SOME REASON I LOSE CONNECTION, I'M HOPING THE VICE MAYOR COULD TAKE OVER FOR ME. IT'S GOING TO GET ROUGH HERE IN JUST A BIT. SO ANY WAY, ALL RIGHT. LET'S SEE, I'M GOING TO MOVE ON TO LAND ACKNOWLEDGMENT. SO THE CITY OF SEBASTOPOL ACKNOWLEDGES -- AND PARDON ME. I SHOULD ASK IF THERE IS ANYONE ELSE THAT ANYTHING THEY NEEDED TO ADD BEFORE I MOVE ON WITH THAT? I THINK WE'RE GOOD. OKAY. SO LAND ACKNOWLEDGMENT. 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 PEOPLE, INCLUDING THE FEDERAL INDIANS OF GRATON RANCHERIA. AS A PART OF THIS YEAR, REMEMBERING THE HISTORY OF SEBASTOPOL, AND I JUST HAVE TWO QUICK LITTLE BLURBS, JUST TO SHARE WITH EVERYONE. THEY HAVE A BIT OF ENFORCEMENT THEME THIS TIME. IN 1966, A NEW RADAR EQUIPMENT WAS INSTALLED TO HELP SLOW DOWN CITY SPEEDERS. A LITTLE BOX WAS ACTUALLY INSTALLED, SIX-BY-NINE-BY FOUR BOX. BASICALLY IT WAS TO INCREASE THE ROLL IN A POLICE EFFORT TO DRASTICALLY REDUCE SPEEDING WITHIN THE CITY LIMITS, WHEN THE RADAR WAS IN USE. THE POLICE MARKINGS MARKED, SO IT WAS CLEARLY VISIBLE, EVEN AT THE SEEING DISTANCE, APPROACHING MOTORISTS. I FIND THIS SIMPLY HUMOROUS BECAUSE WHEN THEY ACTUALLY INSTALLED THAT AND THEY WERE DEMONSTRATING IT FOR FOLKS IN THE CITY. A YOUNG GENTLEMAN WENT SPEEDING BY IN HIS PICKUP TRUCK AT 60 MILES PER HOUR ON PETALUMA AVENUE IN A 25 MILES AN HOUR ZONE. SO I WAS JUST READING THROUGH THE OLD PAPERS, AND IT WAS KIND OF HUMOROUS. AND ACTUALLY IN 1966, THE CITY INSTITUTED A FLAT \$5 FEE FOR ANYONE WHO WAS JAYWALKING. AND EVEN THOUGH THEY PAINTED, NO JAYWALKING, THE VARIOUS PLACES THAT PEOPLE WERE WALKING OVER THE CURBS, AND NOT ADHERING TO THE LAWS, SO ANY WAY THEY INSTITUTED THE FLAT \$5 FEE. WHEN I READ THESE NEWSPAPER CLIPS, IT'S QUITE INTERESTING. I HOPE SOME OF YOU WILL SPEND SOME TIME AT THE MUSEUM AND GET TO KNOW MORE PEOPLE OF SEBASTOPOL. AND I'M GOING TO MOVE ON TO PROCLAMATIONS, PRESENTATIONS, AND INTRODUCTIONS. WE ACTUALLY HAVE FIVE PROCLAMATIONS TONIGHT. SO I JUST WANTED TO SEE, I GUESS I'LL GO DOWN THE LIST AS THEY'RE ON THE AGENDA. THE FIRST ONE WE HAVE IS THE SEXUAL ASSAULT AWARENESS MONTH. I BELIEVE COUNCILMEMBER HINTON IS GOING TO READ THAT ONE, CORRECT?

AWE, THERE YOU GO. THANK YOU FOR TURNING ME UP. YES, SO I'M STARTING OUT WITH THE TOUGHEST ONE. SO HERE WE GO. PROCLAIMING APRIL, 2026 A SEXUAL ASSAULT

AWARENESS MONTH. WHEREAS SEXUAL ASSAULT AWARENESS MONTH CALLS ATTENTION TO THE FACT THAT SEXUAL VIOLENCE IS WIDESPREAD AND IMPACTS EVERY PERSON IN EVERY COMMUNITY. SAM, AS THE ACRONYM SAYS, AIMS TO RAISE PUBLIC AWARENESS ABOUT SEXUAL ABUSE, HARASSMENT, AND ASSAULT, AND EDUCATES COMMUNITIES ABOUT HOW TO BE INVOLVED. WHEREAS THIS YEAR, SAM'S CAMPAIGN, WHICH IS THE THEME, 25 YEARS STRONGER, LOOKING BACK, MOVING FORWARD. CELEBRATES THE RESILIENCE OF SURVIVORS IN THE COMMUNITIES THAT HAVE WORKED FOR CHANGE. WHEREAS MOST WOMEN AND MEN ACROSS ALL SEXUAL IDENTITIES WHO EXPERIENCE CONTACT SEXUAL VIOLENCE REPORTED THE PERSON WHO ARMED THEM IS SOMEONE THEY KNEW. AND WHEREAS 53% OF WOMEN IN OVER 29% OF MEN REPORTED EXPERIENCING SEXUAL VIOLENCE. WHEREAS 32.9% OF ADULTS WITH INTELLECTUAL DISABILITIES HAVE EXPERIENCED SEXUAL VIOLENCE, AND WHEREAS 47% OF ALL TRANSGENDER PEOPLE HAVE BEEN SEXUALLY ASSAULTED AT SOME POINT IN THEIR LIVES. WHEREAS WE CELEBRATE 25 YEARS OF SEXUAL ASSAULT AWARENESS MONTH. WE RECOGNIZE THE WORK STILL AHEAD, AND TOGETHER WE CAN CONTINUE TO SHIFT CULTURE, STRENGTHEN PREVENTION, AND CREATE WORLD FREE OF SEXUAL VIOLENCE. AND WHEREAS BY STANDING IN SOLIDARITY, WE CAN BUILD A FUTURE FREE FROM SEXUAL VIOLENCE AND CREATE A WORLD WHERE EVERYONE IS SAFE, VALUED, AND RESPECTED. NOW THERE ARE FOUR, BE IT RESOLVED, THAT OUR MAYOR, JILL MCLEWIS, ON BEHALF OF THE ENTIRE CITY COUNCIL, PROCLAIM THE MONTH OF APRIL, 2026, SEXUAL ASSAULT AWARENESS MONTH. AND SUCH WE MUST STRIVE TO CREATE STRONG CONNECTED COMMUNITIES THAT TAKE CARE OF ONE ANOTHER AND MAKE DECISIONS TO ENSURE THE SAFETY AND WELL BEING OF OTHERS TO END SEXUAL VIOLENCE. OUR MAYOR HAS SAID ON THE 7th DAY OF APRIL, 2026. IS ANYBODY HERE FOR THIS PROCLAMATION? OKAY, THANKS.

ALL RIGHT, THANK YOU SO MUCH. THE NEXT ONE WE HAVE IS THE WEEK OF THE YOUNG CHILD, WOTYC PROCLAMATION. I BELIEVE COUNCILMEMBER ZOLLMAN IS READING THAT?

YES. THANK YOU, MADAM MAYOR. AS THE INCOMING CHAIR OF OUR CHILD CARE PLANNING COUNCIL, I'M HONORED TO BE ABLE TO READ THIS PROCLAMATION, PROCLAIMING APRIL 11 THROUGH THE 17th AS THE WEEK OF THE YOUNG CHILD, WHEREAS THE WEEK OF THE YOUNG CHILD IS AN ANNUAL CELEBRATION SPONSORED BY THE NATIONAL ASSOCIATION FOR THE EDUCATION OF YOUNG CHILDREN, THE WORLD'S LARGEST EARLY CHILDHOOD EDUCATION ASSOCIATION. AND WHEREAS THE WEEK OF THE YOUNG CHILD REINFORCES OUR COMMITMENT TO ENSURING EVERY CHILD HAS ACCESS TO HIGH QUALITY, EARLY LEARNING EXPERIENCES. WHEREAS CHILDREN'S COGNITIVE PHYSICAL, SOCIAL, EMOTIONAL LITERACY DEVELOPMENT ARE BUILT ON THE FOUNDATION OF THE CHILD'S POSITIVE INTERACTIONS WITH ADULTS, PEERS, AND THEIR ENVIRONMENT. WHEREAS HIGH-QUALITY EARLY CHILDHOOD PROGRAMS PROVIDE IMPORTANT BENEFITS TO CHILDREN, FAMILIES, AND OUR STATE AND NATIONAL ECONOMIES. WHEREAS EARLY CARE AND EDUCATION HELPS BUILD STRONG DEVELOPMENTAL FOUNDATIONS FOR YOUNG CHILDREN DURING THE YEARS OF THE GREATEST BRAIN DEVELOPMENT, LEADING TO POSITIVE OUTCOMES FOR INDIVIDUAL CHILDREN. AND WHEREAS INCREASING ACCESS TO HIGH-QUALITY EARLY CHILDHOOD EDUCATION SAVES TAXPAYERS DOLLARS, MAKING WORKING FAMILIES MORE ECONOMICALLY SECURE AND PROVIDES CHILDREN TO SUCCEED IN SCHOOL, EARNING HIGHER WAGES AND LIVE HEALTHIER LIVES. NOW, THEREFORE BE IT RESOLVED, THAT OUR MAYOR, JILL MCLEWIS, HAS PLACED HER -- ON BEHALF OF THE ENTIRE CITY COUNCIL, PROCLAIMS APRIL 11 THROUGH THE 17 AS WEEK OF THE YOUNG CHILD. IN WITNESS THEREOF, SHE HAS PLACED HER HAND ON THE GREAT SEAL OF THE CITY OF SEBASTOPOL, THE 7th DAY OF APRIL, 2026. I'LL MAKE SURE OUR CHILDCARE COORDINATOR RECEIVES THIS BECAUSE SHE'S COLLECTING THEM ON BEHALF OF ALL CITIES WITHIN THE COUNTY. THANK YOU.

THANK YOU VERY MUCH. AND I WILL BE READING THE NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK PROCLAMATION, AND I HAVE IT RIGHT HERE. SO LET ME -- WHEREAS THIS WEEK IS A TIME TO SHOW OUR APPRECIATION INTO RECOGNIZING OUR HEALTH SAFETY AND WELL BEING ARE OFTEN DEPEND ON THE COMMITMENT AND STEADFAST DEVOTION OF PUBLIC SAFETY TELECOMMUNICATORS BECAUSE

EMERGENCIES CAN OCCUR AT ANY TIME THAT REQUIRES POLICE, FIRE, EMERGENCY MEDICAL SERVICE OR OTHER CRITICAL SERVICES. AND WHEREAS WHEN AN EMERGENCY OCCURS, THE PROMPT RESPONSE OF LAW ENFORCEMENT, FIREFIGHTERS, MEDICAL PERSONNEL IS CRITICAL TO THE PROTECTION OF LIFE AND PRESERVATION OF PROPERTY. AND WHEREAS THE SAFETY OF OUR POLICE OFFICERS AND FIREFIGHTERS IS DEPENDENT UPON THE QUALITY AND ACCURACY OF INFORMATION OBTAINED FROM CITIZENS WHO TELEPHONE SEBASTOPOL POLICE DEPARTMENT. AND WHEREAS PUBLIC SAFETY TELL COMMUNICATORS ARE THE FIRST AND MOST CRITICAL CONTACT, OUR CITIZENS HAVE WITH EMERGENCY SERVICES. AND WHEREAS PUBLIC SAFETY TELECOMMUNICATORS ARE THE SINGLE FINAL LINK FOR OUR POLICE OFFICERS AND FIREFIGHTERS BY MONITORING OUR ACTIVITIES BY RADIO, PROVIDING THEM INFORMATION, AND SECURING THEIR SAFETY. AND WHEREAS PUBLIC SAFETY TELECOMMUNICATORS HAVE ASSISTED WITH THE APPREHENSION OF CRIMINAL SUPPRESSION OF FIRE AND TREATMENT OF PATIENTS, THE WORK OF THESE UNFORESEEN FIRST RESPONDERS IS INVALUABLE IN EMERGENCY SITUATIONS. EACH OF THESE DEDICATED MEN AND WOMEN DESERVE OUR HEARTFELT APPRECIATION. THAT I, JILL MCLEWIS, ON BEHALF OF THE ENTIRE CITY COUNCIL PROCLAIM APRIL 12 THROUGH THE 18th, 2026 AS NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK. A WITNESS WHERE I HAVE SET MY HAND IN THE GREAT SEAL ON THE CITY OF SEBASTOPOL, THE 7th DAY OF APRIL, 2026. AND I DON'T KNOW IF ANYONE IS PRESENT TO ACTUALLY ACCEPT THAT TODAY?

THE CHIEF OF POLICE IS HERE.

OKAY. THANK YOU. THANK YOU, CHIEF FOR COMING IN AND ACCEPTING THAT. I'M SORRY I'M NOT THERE IN PERSON. WONDERFUL, THANK YOU SO MUCH. WE HAVE ANOTHER PROCLAMATION. THE CHILDREN'S MEMORIAL DAY, LET'S SEE, IS THE FOURTH FRIDAY. IT'S ACTUALLY CALLED THE MOVES PROCLAMATION. AND I BELIEVE THAT WILL BE VICE MAYOR MAURER?

YES, THANK YOU. WHEREAS NATIONAL CHILD ABUSE PREVENTION MONTH IS AN OPPORTUNITY TO SHARE THE IMPORTANCE OF INDIVIDUALS AND COMMUNITIES WORKING TOGETHER TO KEEP FAMILIES SAFE AND HEALTHY. AND WHEREAS EVERYONE HAS A ROLE TO PLAY IN MAKING SURE OUR COMMUNITY IS A GREAT PLACE FOR CHILDREN AND FAMILIES TO THRIVE. AND WHEREAS ALL CHILDREN DESERVE GREAT CHILDHOODS AND SHOULD BE RAISED IN HEALTHIER HOMES TO NEGLECT. CHILDREN WHO ARE RAISED IN SUPPORTIVE, STABLE, NURTURING ENVIRONMENTS ARE MORE LIKELY TO LEAD HEALTHIER AND SUCCESSFUL LIVES. AND WHEREAS PRIORITIZING THE WELL BEING OF CALIFORNIA'S CHILDREN BY IMPLEMENTING POLICIES THAT STRENGTHEN FAMILIES. WHEN WE ENSURE THE HEALTHY DEVELOPMENT OF THE NEXT GENERATION, THEY ARE MORE LIKELY TO CONTRIBUTE POSITIVELY TO OUR COMMUNITIES AND BE PRODUCTIVE RESPONSIBLE MEMBERS OF THE SOCIETY. WHEREAS WE CAN'T PUT A DOLLAR VALUE ON THE LIFE OF A CHILD. BUT WE CAN PLAY A PART IN ENDING THE TRAGEDY OF CHILD ABUSE BY SUPPORTING CHILDREN AND FAMILIES. AND WHEREAS THE CHILDREN'S MEMORIAL DAY WAS ESTABLISHED BY THE CALIFORNIA ASSEMBLY IN APRIL, 1997, WHICH FORMALLY DECLARED THE FOURTH FRIDAY IN APRIL AS A STATEWIDE ANNUAL OBSERVANCE DAY. ON THE FOURTH FRIDAY IN APRIL, EVERY YEAR, THE CHILDREN'S MEMORIAL FLAG IS TO BE FLOWN STATEWIDE IN MEMORY OF ALL YOUNG LIVES LOST TO VIOLENCE IN THE PREVIOUS YEAR. NOW THEREFORE BE IT PROCLAIMED THAT JILL MCLEWIS, MAYOR OF THE CITY OF SEBASTOPOL, ON BEHALF OF THE ENTIRE CITY COUNCIL DO HEREBY PROCLAIM THE FOURTH FRIDAY IN APRIL AS CHILDREN'S MEMORIAL FLAG DAY THROUGHOUT SEBASTOPOL IN MEMORY OF CHILDREN, WHO HAVE DIED BY VIOLENCE. AND SHE ENCOURAGES THE CITY TO RAISE THE MEMORIAL FLAG ON THE FOURTH FRIDAY IN THE MONTH OF APRIL TO HONOR THE YOUNG LIVES LOST.

GREAT, WAS THERE ANYONE PRESENT TO ACCEPT THAT? IT DOESN'T LOOK LIKE IT. OKAY. THEN WE HAVE ONE MORE PROCLAMATION TO GO TO. PARDON ME, THAT'S THE NATIONAL LIBRARY WEEK PROCLAMATION BY COUNCILMEMBER CARTER.

OKAY, PROCLAIMING APRIL 19 THROUGH THE 25 IS NATIONAL LIBRARY WEEK. WHEREAS LIBRARY SPARKS CREATIVITY, FUEL IMAGINATION, AND INSPIRE LIFELONG LEARNING, OFFERING A SPACE FOR INDIVIDUALS WITH ALL AGES COULD FIND JOY THROUGH EXPLORATION AND DISCOVERY. AND WHEREAS LIBRARIES SERVE AS A HUB FOR

COMMUNITY HUB, CONNECTING PEOPLE WITH KNOWLEDGE, TECHNOLOGY, RESOURCES, WHILE FOSTERING CIVIC ENGAGEMENT, CRITICAL THINKING, AND CULTURAL ENRICHMENT. WHEREAS LIBRARIES PROVIDE FREE AND EQUITABLE ACCESS TO BOOKS, DIGITAL TOOLS, AND INNOVATIVE PROGRAMMING, WHEREAS LIBRARIES PARTNER WITH SCHOOLS, BUSINESSES, ORGANIZATIONS, AND MAXIMIZE RESOURCES. WHEREAS LIBRARIES -- WHEREAS DEDICATED LIBRARIANS AND LIBRARY WORKERS PROVIDE WELCOMING SPACES THAT INSPIRE DISCOVERY, COLLABORATION, AND CREATIVITY FOR ALL. NOW THEREFORE BE IT PROCLAIMED THAT THE CITY COUNCIL THROUGH MAYOR JILL MCLEWIS AND THE CITY OF SEBASTOPOL ON BEHALF OF THE ENTIRE CITY COUNCIL TO HEREBY COMPLAIN, I MEAN DO HEREBY PROCLAIM APRIL 19 THROUGH THE 25 AS NATIONAL LIBRARY WEEK. DURING THIS WEEK, I ENCOURAGE ALL RESIDENTS TO VISIT THEIR LIBRARIES. EXPLORE ITS RESOURCES AND CELEBRATE ALL WAYS THAT THE LIBRARY HELPS OUR COMMUNITIES FIND JOY.

ALL RIGHT. WONDERFUL. WE DON'T HAVE ANYONE HERE ACCEPTING THAT, THEN WE'LL PASS THOSE OVER, ALL OF THEM OVER TO OUR INTERIM CITY MANAGER, AND I CAN MOVE ON. OKAY. WHILE WE'RE DOING THAT, I JUST WONDER IF ANYONE HAS ANY STATEMENTS OF CONFLICTS OF INTEREST BEFORE WE MOVE FORWARD WITH THE REST OF THE AGENDA? I DON'T SEE ANY.

I JUST WANT TO ACKNOWLEDGE THAT I AM ON THE BOARD OF WESTCO SOCCER CLUB. AND PER ADVISEMENT BY LEGAL COUNSEL, IF I CAN JUST CHECK IN. BECAUSE I AM NOT PAID, IT IS A PUBLIC SERVICE. I'VE BEEN ADVISED IT'S JUST AN OPTIONAL THING TO PRECLUDE MYSELF FROM THE VOTE. BUT I'M GOING TO STAY ON.

OKAY.

WILL DO YOU WANT TO ACKNOWLEDGE THAT?

YOU'RE EXACTLY RIGHT BECAUSE IT IS AN UNCOMPENSATED POSITION AND THE ORGANIZATION IS A 501C3, YOU DON'T HAVE -- THERE'S NO REQUIREMENT TO RECUSE YOURSELF IN THE RULES, ANY APPLICABLE RULES EXCEPT TO DISCLOSE THE POSITION, WHICH YOU'VE DONE.

OKAY.

OKAY. ALL RIGHT. SO ANYONE ELSE BEFORE WE MOVE ON TO PUBLIC COMMENT? NO. ALL RIGHT. MARY, IF YOU'D LIKE TO MOVE ON TO OUR PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA.

THANK YOU, MAYOR. AS YOU JUST STATED, THIS IS AN OPPORTUNITY FOR PUBLIC COMMENT FOR ITEMS THAT ARE NOT ON TONIGHT'S AGENDA. IT'S A 20-MINUTE TIME LIMIT FOR THIS FIRST PUBLIC COMMENT PERIOD. THERE'S AN ADDITIONAL 20 MINUTES AT THE END. IT IS A TWO-MINUTE PUBLIC COMMENT PERIOD. GUY TO CHAMBERS FIRST, THEN GO OUT TO ZOOM. SO IF THERE IS ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE A PUBLIC COMMENT FOR AN ITEM NOT ON TONIGHT'S AGENDA? SEEING NONE, I'LL GO OUT TO ZOOM. KATE, CAN YOU UNMUTE YOURSELF, PLEASE?

YES. HELLO.

THANK YOU. LET ME SEE -- CAN YOU SEE THE TIMER?

I CAN, THANK YOU SO MUCH.

GREAT. GO AHEAD, PLEASE.

I WANT TO COMMENT ON THE RECENT SURVEY ON CITY PRIORITIES. I JUST WANTED TO POINT OUT THAT IT DID NOT ALLOW PEOPLE TO RANK THEIR PRIORITIES, WHICH I THINK IS A MISTAKE NOT TO ALLOW PEOPLE TO RANK AS IT DOESN'T GIVE THE CITY COUNCIL AND CITY STAFF A CLEAR LIST OF PRIORITIES. I WOULD BE CURIOUS TO KNOW IF PUBLIC SAFETY WAS STILL THE NUMBER ONE CONCERN OF RESIDENTS. MY HUNCH SAYS IT PROBABLY IS. SO I THINK THAT WOULD BE GOOD TO KNOW THAT INFORMATION AND ANY FUTURE GOAL SETTING SITUATIONS. AND THEN I ALSO WANTED TO NOTE THERE IS A NEW SURVEY ON THE CITY'S SITES REGARDING TREES. I HOPE PEOPLE FILL OUT THIS SURVEY AND GIVE SUPPORT TO SEBASTOPOL'S TREE CANOPY, SHRUBS, AND FOLIAGE, IT IS PROVING CITIES WITH MORE TREES AND PLANTS HAVE LESS SURFACE HEAT AND STAY COOLER IN THE SUMMER, WHICH IS IMPORTANT WITH CLIMATE CHANGE. THEY ALSO PROVIDE HABITAT FOR BEES, BIRDS, BUTTERFLIES, AND OTHER PARTS OF OUR ECOSYSTEM. SEBASTOPOL SITS ON A HUGE AQUIFER. DESPITE POPULAR BELIEF HAS NEVER COME CLOSE, EVEN IN DROUGHT YEARS TO ANY SORT OF WATER AVAILABILITY CONCERNS. SO I ENCOURAGE PEOPLE TO SUPPORT OUR TREES AND PLANTS. AND LET THE

CITY KNOW HOW YOU FEEL. I WOULD ALSO LIKE TO REITERATE MY PREVIOUS REQUEST THAT CONTRACTORS BE IDENTIFIED AS SUCH AND NOT AS CITY EMPLOYEES IN DISCUSSIONS. THANK YOU.

THANK YOU, KATE FOR YOUR PUBLIC COMMENT. NOW WE'LL COME BACK INTO CHAMBERS. IF ANYONE IN CHAMBERS WOULD LIKE TO MAKE A PUBLIC COMMENT FOR ITEMS NOT. LAURA?

I JUST HAD A QUICK QUESTION ABOUT PROCLAMATIONS. I THOUGHT THE POLICY HAD BEEN CHANGED THAT YOU ONLY READ THE FIRST PARAGRAPH IF NO ONE WAS HERE TO PICK IT UP.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I WOULD COME OUT TO ZOOM. IF THERE IS ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT, PLEASE RAISE YOUR HAND VIRTUALLY? SEEING NONE, I'LL COME BACK INTO CHAMBERS. IF ANYONE IN CHAMBERS WOULD LIKE TO MAKE A PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA? SEEING NONE, PUBLIC COMMENT IS CLOSED, MAYOR.

OKAY, THANK YOU VERY MUCH. WE ARE MOVING ONTO THE CONSENT CALENDAR. I WILL READ ALL OF THE ITEMS. AND AFTER THAT, IF NO ONE WANTS TO PULL ANYTHING. NUMBER ONE, APPROVAL OF CITY COUNCIL REGULAR MEETING MINUTES FOR MEETING OF FEBRUARY 17, 2026. NUMBER TWO, APPROVAL OF CITY COUNCIL REGULAR MEETING MINUTES FOR MEETING OF MARCH 17, 2026. NUMBER THREE, ADOPT A RESOLUTION AUTHORIZING JOHN MOE, P.E., TO SIGN CERTAIN DOCUMENTS AS CITY ENGINEER. MARIO LANDEROS, INTERIM CITY ENGINEER WITH GHD INCORPORATED WILL BE RETIRING FROM HIS ROLE AND JOHN MOE HAS BEEN SELECTED TO PERFORM THIS ROLE. NUMBER FOUR, APPROVAL OF CATASTROPHIC POLICY, CITY WIDE. THIS POLICY ESTABLISHES A VOLUNTARY CATASTROPHIC LEAVE BANK CONSISTENT WITH IRS GUIDANCE FOR MEDICAL EMERGENCY LEAVE, SHARING PLANS. THE BANK ALLOWS EMPLOYEES TO DONATE ACCRUED VACATION, COMPENSATORY TIME OFF, CTO, OR ADMINISTRATIVE LEAVE FOR USE BY ELIGIBLE EMPLOYEES WHO EXPERIENCE A MEDICAL EMERGENCY RESULTING IN PROLONGING ABSENCE AND SUBSTANTIAL INCOME LOSS AFTER EXHAUSTING PAID LEAVE. A MEDICAL EMERGENCY MAY INVOLVE THE EMPLOYEE OR AN ELIGIBLE FAMILY MEMBER. NUMBER FIVE. AUTHORIZE THE OPENING OF A RECRUITMENT PROCESS TO FILL THE UPCOMING TERM FOR THE CITY OF SEBASTOPOL'S REPRESENTATIVE ON THE SONOMA COUNTY LIBRARY COMMISSION, AND APPROVE THE REQUIREMENTS FOR CITY APPOINTED POSITIONS TO THE SONOMA COUNTY LIBRARY COMMISSION. NUMBER SIX, APPROVAL OF NOTICE OF COMPLETION FOR EMERGENCY SEWER REPAIR SOUTH HIGH STREET. LET'S SEE. DOES ANYONE -- WOULD ANYONE LIKE TO PULL ANY OF THE ITEMS ON THIS LIST THAT I JUST READ? I DON'T SEE -- NO? OKAY. I DON'T SEE ANYONE, SO IF NO ONE HAS ANY COMMENTS, THEN MARY, THAT TAKES US TO PUBLIC COMMENT, AM I CORRECT? YOU ARE CORRECT. SO THIS IS FOR PUBLIC COMMENT FOR THE CONSENT CALENDAR ITEMS ONLY. IF YOU'D LIKE TO MAKE A PUBLIC COMMENT, I'LL GO TO CHAMBERS FIRST. SEEING NONE, I'LL GO OUT TO ZOOM. KYLE, CAN YOU UNMUTE YOURSELF, PLEASE?

I CAN.

THANK YOU. CAN YOU SEE THE TIMER?

I CAN.

GREAT, GO AHEAD, PLEASE.

REGARDING THE ENGINEERING CONTRACT, IT'S INTERESTING TO READ IN THIS AGENDA ITEM THAT WE HAD AN RFP FOR AN ACTUAL ENGINEERING POSITION THAT TOOK PLACE IN DECEMBER, BUT FAILED. SO THAT'S REALLY UNFORTUNATE TO HEAR ABOUT IT NOW, THREE MONTHS LATER, THAT THAT RFP FAILED. IT'S ONLY BECAUSE OF A RETIREMENT THAT WE'RE FILLING AN EMERGENCY POSITION WITH AN EMERGENCY RFP FOR THAT POSITION THERE. THIS IS A CONTINUING TREND. WE FOUND OUT AT THE LAST MEETING THAT WE HAD TO EXTEND THE INTERIM CONTRACT FOR MARY TO BE THE CITY MANAGER BECAUSE OF A FAILED OR I WOULDN'T SAY FAILED, BUT PROBLEMS WITH THE -- SEARCH FOR THAT POSITION. AT SOME POINT, IT'D BE MY HOPE MAYBE COUNCIL START TO LOOK AT OUR HR SERVICES CONTRACT. OUR ABILITY TO SECURE QUALITY EMPLOYEES. OUR ABILITY TO SUCCESSFULLY COMPLETE RFPs AND GET COMPETITIVE BIDS ON PROCESSES. I MEAN, ALSO JUST REALLY THE TIMELY NATURE OF COMPLETING THESE THINGS AND GETTING THESE THINGS BACK ONTO THE AGENDA. THE IDEA THIS THING JUST SAT FOR THREE MONTHS WITH AN UNFILLED POSITION FROM A FAILED RFP

COMMUNICATION OUT TO THE PUBLIC ABOUT THE FAILED ENGINEERING POSITION. WE HAVE BEEN WITHOUT AN ENGINEERING MANAGER FOR YEARS NOW. AND I THINK IT IS REALLY A DISSERVICE TO OUR COMMUNITY, TO OUR INFRASTRUCTURE, AND IT'S NOT SURPRISING THAT WE HAVE SOME OF THE MOST, YOU KNOW, DISASTROUS ROGUE CONDITIONS IN THE CITY OF SEBASTOPOL BECAUSE WE'RE NOT ACTUALLY TAKING SERIOUSLY THE NEED FOR HAVING QUALITY ENGINEERING WITHIN OUR CITY. THANKS.

THANK YOU, KYLE FOR YOUR PUBLIC COMMENT. NEXT, I'LL COME INTO CHAMBERS. IF ANYONE IN CHAMBERS WOULD LIKE TO MAKE A COMMENT, SEEING NONE, I'LL GO BACK OUT TO ZOOM. KATE, CAN YOU PLEASE UNMUTE YOURSELF?

THERE YOU ARE. CAN YOU SEE THE TIMER STILL?

YEAH.

GREAT, GO AHEAD, PLEASE.

I'M LIKE, ME, NOT UNMUTING MYSELF, BUT I'M MUTED NONETHELESS. OKAY. I JUST MAYBE FOLLOWING ON KYLE'S WORDS. I JUST WANT TO CONFIRM THIS ENGINEER IS A CONTRACT POSITION, AND THE PREVIOUS ENGINEER WAS ALSO A CONTRACT POSITION. THAT'S THE ONLY COMMENT I HAVE. THANK YOU.

THANK YOU, KATE FOR YOUR PUBLIC COMMENT. AGAIN, I'LL COME BACK INTO CHAMBERS. IF YOU'D LIKE TO MAKE A PUBLIC COMMENT? SEEING NONE, I'LL GO BACK OUT TO ZOOM. IF THERE IS ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT, PLEASE RAISE YOUR HAND VIRTUALLY. SEEING NONE, PUBLIC COMMENT IS CLOSED ON THE CONSENT CALENDAR ITEMS.

ALL RIGHT. THANK YOU VERY MUCH. I APPRECIATE THAT. LET'S SEE. DOES ANYONE HAVE ANY COMMENTS OR A MOTION?

I'LL GO AHEAD AND MOVE THE CONSENT CALENDAR.

I'LL SECOND.

ALL RIGHT, MARY, ROLL CALL?

THANK YOU. SO MOVED BY COUNCILMEMBER ZOLLMAN, AND SECONDED BY VICE MAYOR MAURER TO APPROVE CONSENT CALENDAR ITEMS ONE THROUGH SIX.

COUNCILMEMBER CARTER?

YES.

COUNCILMEMBER HINTON?

AYE.

COUNCILMEMBER ZOLLMAN?

YES.

VICE MAYOR MAURER?

YES.

MAYOR MCLEWIS?

YES.

MOTION PASSES UNANIMOUSLY. AND COULD I JUST RESPOND TO PUBLIC COMMENT REALLY QUICK? THE PREVIOUS ENGINEER WAS A CONSULTANT, AND THIS RFP, JOHN MOE, IS AN ENGINEERING CONSULTANT FOR THE CITY AS WELL.

OKAY. ALL RIGHT.

WE'LL MOVE ON TO INFORMATIONAL ITEMS AND PRESENTATIONS. WE WOULD LIKE TO LIMIT THESE TO TEN MINUTES TOTAL ONLY. SO NUMBER SEVEN IS INFORMATIONAL ITEM, SECOND QUARTERLY UPDATE FROM BUILDING THE COMMONS COMMITTEE. AND I GUESS IS PUBLIC WORKS DOING THIS PRESENTATION OR WHO IS IT?

YES, MAYOR. I'LL GIVE IT A BRIEF PRESENTATION, THEN WE'LL PASS IT ONTO THE COUNCIL TO DISCUSS. SO THIS IS THE SECOND QUARTERLY REPORT FOR THE BUILDING, THE COMMONS SUBCOMMITTEE. AND THIS CORRIDOR, THEY CREATED TWO AD HOC COMMITTEES OF THE BUILDING OF THE COMMONS COMMITTEE. ONE WAS A FINANCE COMMITTEE THAT LOOKED AT SIX POTENTIAL LOCATIONS FOR THE PROJECT AND KIND OF DID A STRATEGIC ANALYSIS OF THOSE LOCATIONS, PRIORITIZING THEM FOR KIND OF SHORT-TERM NEEDS AND LONGER-TERM NEEDS FOR THE VISION OF THE COMMONS. AND THE SECOND COMMITTEE WAS PUBLIC OUTREACH COMMITTEE, I'M SAYING THE NAME WRONG, BUT THEY ARE LOOKING AT -- REACHING OUT TO OUR BUSINESS PARTNERS AND POTENTIAL, GOOD LORD. IMPORTANT FOLKS -- OKAY, WE'LL STOP NOW. THEY'RE DEVELOPING SOME OUTREACH MATERIALS IT IN QUESTION, SO THEY CAN REACH OUT TO THE COMMUNITY AND DEFINE THE PRIORITIES FOR THE COMMONS NEEDS AND I'M

JUST GOING TO STOP AND PASS IT TO YOU GUYS. SO WITH THAT, I'LL TURN IT OVER TO THE COUNCIL, IF THEY WOULD LIKE TO MAKE THEIR COMMENTS. Agenda Item Number 3

SORRY, I THOUGHT YOU WERE TURNING IT OUT TO SOMEONE ELSE TO PRESENT MORE. OKAY. SO QUESTIONS? AND IS IT POSSIBLE? I CAN'T SEE ALL THE COUNCIL WITH THE CAMERA WHERE IT'S AT. THANK YOU.

YOU WANT US TO SAY A FEW WORDS?

YES.

OKAY. I AM PERSONALLY ON THE FINANCE SUBCOMMITTEE WITH A FEW OTHER MEMBERS. AND WE HAVE GONE THROUGH A VERY LENGTHY PROCESS TO IDENTIFY ALL THE CITY PROPERTIES THAT COULD BE AVAILABLE. WE LOOKED THROUGH A STACK OF DIFFERENT KINDS OF FINANCING FOR A PARTICULAR WAYS TO GO THROUGH A PURCHASE OR BILL PROCESS. WE'VE ANALYZED THESE IN A NUMBER OF WAYS THAT I THINK ARE LISTED IN THE DOCUMENT. IT WOULD BE WAY TOO MUCH FOR ME TO GO THROUGH NOW BECAUSE IT WAS AN HOUR'S LONG PRESENTATION ITSELF. BUT THE SUMMARY IS WE'VE IDENTIFIED THINGS, AND MORE IMPORTANTLY, WE'VE IDENTIFIED HOW WE COULD DEFINE IT IF WE DID MOVE FORWARD, AND WHAT THE PROCESS WOULD LOOK LIKE.

YES. AND I'LL SAY STAFF DID NOT GET THE NAME OF IT CORRECT. I'M NOT ENTIRELY SURE WHAT WAS CAUSED FOR THE HUMOR BECAUSE A LOT OF WORK HAS GONE INTO THIS. CHAIR NEEDS AN ASSESSMENT, WHICH MEANS TRYING TO FIGURE OUT THE STAKEHOLDERS IN OUR COMMUNITY, AND WHAT THEIR THOUGHTS ARE ABOUT HAVING A SHARED COMMUNITY SPACE. SO THROUGHOUT THE ENTIRE COMMITTEE, THEY SUBMITTED 30 NAMES. MYSELF AND THREE OTHERS ARE CHARGED WITH DOING IT AT LEAST HALF HOUR TO 40-MINUTE INTERVIEW WITH THE PEOPLE TO FIND OUT EXACTLY WHAT THEIR NEEDS ARE AND THEIR LEVEL OF INTEREST IN TRYING TO HAVE THIS PLAZA PUT INTO PLACE. I HAVE TO SAY AS THE CHAIR OF THE OVERALL COMMITTEE, I'M IMPRESSED EACH TIME WITH THE LEVEL OF TIME AND DEDICATION THAT OUR FELLOW CITIZENS, VOLUNTEERS PUT INTO THIS PROJECT. AND THE PUBLIC IS DEFINITELY WELCOMING YOU ON ZOOM, PUBLIC COMMENT, AND THE NEXT MEETING IS COMING UP NEXT TUESDAY. THANKS.

AND JUST TO FOLLOW UP. IN OUR HOUR, WE'VE GOTTEN PRETTY GOOD FEEDBACK. THERE HAVE BEEN QUITE A FEW PEOPLE THAT WE ARE ENGAGING WITH THAT ARE POTENTIAL PARTNERS IN THIS. QUITE A FEW PEOPLE ARE INTERESTED IN IT. IT'S GREAT TO GET OUT INTO THE COMMUNITY TO FIGURE OUT WHAT EVERYBODY ELSE'S NEEDS ARE.

SHE'S MUTED.

SORRY. I APOLOGIZE. I WAS JUST GOING TO SAY, I SAID QUESTIONS, VICE MAYOR MAURER?

THANK YOU. SO MY QUESTION IS DO YOU HAVE A MODEL WHERE THIS KIND OF SHARED COMMUNITY BUILDING WORKS AND IS IN PRACTICE AND IS HAPPENING?

YEAH. THERE ARE DIFFERENT CAMPUS MODELS THROUGH DIFFERENT TOWNS. IT'S NOT SOMETHING I CAN REFER TO OFF THE CUSP. BUT I DO KNOW THERE ARE DIFFERENT VERSIONS IN CALIFORNIA ALSO THAT SHARE THIS MODEL L. THERE'S EXPANDED LIBRARY CONCEPTS THAT DO NOT GO AS FAR AS WE MIGHT GO. OFTEN THEY MIGHT HAVE A BOOKSTORE, COFFEE SHOP, RESTAURANTS, OR SOME OTHER CHILDCARE FACILITY ATTACHED, LIKE ONE IN WALNUT CREEK OR SOMETHING. BUT WE ARE ATTEMPTING TO GO A LITTLE FURTHER THAN SOME OTHERS, BUT THERE ARE COMMUNITY RESOURCES IN BOULDER THAT ARE ALSO ACTIVITY CENTERS.

I CAN CHIME IN THAT OUR SISTER CITY IT IN JAPAN BECAUSE OUR MAYOR WHEN SHE WENT FOR HER VISIT, APPARENTLY THAT'S WHAT THEIR MAYOR TOOK THEM TO, WHICH IS A SITUATION AND A CITY THAT IS THE SAME SIZE AS OURS THAT NO MONEY AT ALL, AND THEY PARTNERED WITH A FOR-PROFIT BOOKSTORE. IT'S NOT COINCIDENTAL THAT OUR VICE CHAIR OF THE FULL COMMITTEE IS THE CEO OF COPPERFIELDS. SO THERE ARE MODELS OUT THERE, AND I WOULD EARN COURAGE PEOPLE TO GO EXPLORE THEM AND JOIN IN THE CONVERSATION. THANKS.

WILL AND JUST TO ADD TO THE INFORMATION FOR THE LIBRARY. THEY ALSO PARTNER WITH A COMMERCIAL COFFEE SHOP. SO THERE'S THE COFFEE SHOP IN THERE, THE BOOKSTORE, THERE'S THE LIBRARY. ANYONE WHO HAS THE OPPORTUNITY TO GO THERE, YOU WOULD BE DELIGHTED TO SEE IT. THEY ALSO HAVE A GIFT SHOP. SO ANY WAY I HAVE A QUESTION, BUT I CAN'T TELL -- COUNCILMEMBER HINTON, Go On Head

YEAH. I HAD A QUESTION. SO IT DOESN'T APPEAR -- IT HAS STRENGTHS, WEAKNESSES, AND APPEARS THEY'RE ALL \$12 TO \$13 TO \$20 MILLION FOR MOST OF THEM, ALL, BUT ONE. DID YOU GUYS RANK THEM? IS THAT A FUTURE THING?

YES. INITIALLY WE WERE GOING TO GO THROUGH TO SEE WHAT THEY GENERALLY LOOK LIKE. AND THEN WE WOULD GO THROUGH AND FIGURE OUT WITH OUR COMMUNITY'S FEEDBACK WILL FEEL THE BEST BEFORE WE ASSIGN WEIGHTS AND RANK.

ALSO, I'LL CHIME IN. GOING THROUGH THE LIST OF 30 STAKEHOLDERS THAT THE COMMITTEE PUT TOGETHER. A PART OF THE QUESTIONS, WHICH IS A PART OF THE PACKET. I WOULD ENCOURAGE PEOPLE. THERE'S A WHOLE SECTION ON OUR WEBSITE THAT GOES THROUGH. TO FIND OUT WHO THOSE 30 PEOPLE ARE, AND TO ADD PEOPLE TO THAT LIST. WE'RE HAPPY TO DO THAT BY GOING THROUGH THOSE QUESTIONS THAT THE CITY CAME UP WITH WOULD ADDRESS SOME OF THE QUESTIONS THAT COUNCILMEMBER HINTON JUST RAISED. AS FAR AS HOW VIABLE THE MONEY IS AND HOW QUICKLY COULD ANY OF IT BE SECURED.

SO I JUST -- I READ A LOT OF THIS, SO MAYBE I MISSED IT SOMEWHERE. I WAS JUST WONDERING HOW MUCH HAVE YOU DISCUSSED -- A LOT OF THESE ORGANIZATIONS ARE NON-PROFITS, 501C33. HOW MUCH OF IT HAVE YOU TALKED ABOUT THE LARGEST -- HOW THAT WOULD WORK COMBING ON THE FUNDS? LIKE THESE ARE ALL SEPARATE ORGANIZATIONS. I MEAN, THERE'S ALWAYS, WHEN YOU GET DONE. I JUST DID A MERGER OF TWO NON-PROFITS, SO THERE'S A LOT OF THINGS WE'VE ADDRESSED. SO I WONDER, HAS THAT BEEN ADDRESSED EXTENSIVELY TO UNDERSTAND HOW IT WORKS?

EXTENSIVELY TO THE POINT WHERE IT'S USEFUL. THERE'S THE POINT WHERE YOU'RE ACTUALLY CONTRACTING AND ENTERING INTO AGREEMENTS, OR LIKE FIGURING OUT WHAT FITS THE BEST. BUT WE HAVE DISCUSSED WHAT DOES THE MODEL LOOK LIKE. AND THERE IS LIKE A BUY IN THE MODEL SITUATION. IN SOME CASES THERE, WOULD BE -- IF THERE WERE A WHOLE PROPERTY PURCHASED, THEN IT WOULD BE LIKE A RENTER TYPE SITUATION, WHERE THESE ARE PEOPLE THAT PAY RENT FOR THEIR PORTION OF THE PARTS. THERE IS NO COMINGLING OF FUNDS. THERE'S ONE MASTER PERSON OF THE PROPERTY. EACH OF THESE ARE INDIVIDUAL SUBLETS. SORT OF LIKE THE CONTRACT THAT STARBUCKS AND THE AIRPORT MIGHT HAVE.

GOT IT. THANK YOU.

ANY OTHER QUESTIONS, VICE MAYOR?

I'D LIKE TO REQUEST THIS COMMITTEE, THE NEXT TIME YOU REPORT OUT, YOU BRING EXAMPLES OF MODELS FROM OTHER CITIES THAT ARE ACTUALLY -- THAT HAVE ALREADY CREATED A BUILDING OR SHARED BUILDING THAT INCLUDE LIKE SUCH BIG GROUPS LIKE THE SENIOR CENTER, THE COMMUNITY CENTER, THE LIBRARY. I JUST LIKE TO SEE A MODEL FOR THAT. BECAUSE IT SEEMS LIKE YOU'RE TRYING TO DO A LOT IN ONE SPACE, ESPECIALLY IF YOU'RE DOING OUTREACH TO INVITE OTHER GROUPS TO JOIN IN THIS EFFORT TOO. SO THAT WOULD HELP ME. THANKS.

I WOULD CHIME IN THAT I WOULD SECOND THAT. I THINK IT WOULD BE VERY HELPFUL TO BETTER UNDERSTAND THAT ASPECT.

YEAH, I FIRMLY AGREE WITH CASE STUDIES AND LEARNING FROM OTHER PLACES FIRST. YES.

THANK YOU.

ANY OTHER QUESTIONS FROM ANYONE? I DON'T WANT TO MISS ANYONE. I DON'T SEE ANY HANDS. OKAY. SO IF NOT, THEN WE CAN GO OUT TO PUBLIC COMMENT.

THANK YOU, MAYOR. SO THIS IS FOR PUBLIC COMMENT ON THE SECOND QUARTERLY REPORT FROM BUILDING THE COMMONS COMMITTEE. AGAIN, IT'S TWO MINUTES. I COME TO CHAMBERS FIRST. SEEING NONE, I'LL GO OUT TO ZOOM. KYLE, CAN YOU UNMUTE YOURSELF, PLEASE?

I CAN.

THANK YOU. CAN YOU STILL SEE THE TIMER?

IT'S OKAY, BUT I WON'T BE TWO MINUTES.

OKAY, GO AHEAD, PLEASE.

SO I REALLY LIKE THE AMOUNT OF THOUGHT AND PROCESS HAS GONE ON SO FAR. AND IN THIS DIRECTION. BUT WHAT I THINK MY CONCERN IS THIS IS A PUBLIC MEETING. THERE SEASON A AUDIENCE HERE THAT'S THE PUBLIC. IT REALLY ISN'T CLEAR FROM THE MATERIALS OR WHAT WAS PRESENTED TONIGHT ABOUT EXACTLY

PROBLEM THAT THE COMMONS ARE TRYING TO SOLVE. AT SOME POINT THERE NEEDS TO BE A PUBLIC BUY IN. MAYBE EACH OF YOU HAVE SOME SENSE OF OBLIGATION OF BEING CONNECTED TO THE PUBLIC AND BEING ABLE TO CONVINCING THE PUBLIC THAT THIS IS SOMETHING IS THEY WANT TO BUY INTO FINANCIALLY OR AS A COMMUNITY. BUT I THINK A PART OF THAT IS BEING ABLE TO ARTICULATE IT IN A WAY THAT FOLKS COULD UNDERSTAND EXACTLY WHAT I SAID BEFORE, WHICH IS WHAT IS THE PROBLEM THE COMMONS ARE TRYING TO SOLVE? SO HOPEFULLY IN A FUTURE PRESENTATION, THOSE BASICS CAN BE A PART OF THE PRESENTATION. THANKS.

THANK YOU, KYLE FOR YOUR PUBLIC COMMENT. NEXT, I'LL COME INTO CHAMBERS. SEEING NONE, I'LL GO BACK OUT TO ZOOM. MARY, CAN YOU UNMUTE YOURSELF, PLEASE? YES. THANK YOU. I JUST HAVE A QUICK QUESTION. IS THIS COSTING US ANYTHING, THE TAXPAYERS, THE CITY, THIS COMMITTEE? I'M JUST WONDERING ABOUT THAT. THANKS.

THANK YOU FOR YOUR PUBLIC COMMENT, MARY. NEXT, I'LL COME BACK INTO CHAMBERS. IF ANYONE IN CHAMBERS WOULD LIKE TO COMMENT ON THIS INFORMATIONAL ITEM. SEEING NONE, I'LL GO BACK OUT ONTO ZOOM. IF THERE IS ANYONE ON ZOOM WHO WOULD LIKE TO MAKE A PUBLIC COMMENT, RAISE YOUR HAND VIRTUALLY. SEEING NONE, PUBLIC COMMENT IS CLOSED ON THIS ITEM.

OKAY, THANK YOU. BACK TO THE DAIS. IF ANYONE HAS ANY COMMENTS? COUNCILMEMBER CARTER? EVERYONE ELSE, YOU WERE UP FIRST, THOUGH. JUST TO ADDRESS THE WHY. WE HAVE SEVERAL BUILDINGS THAT -- WE'RE OUTGROWING THE SENIOR CENTER. IT'S A DESPERATE NEED IMMEDIATELY. THE LIBRARY IS AT 100% CAPACITY. IT SHOULD, IN 2016, IT WAS SUPPOSE TO DOUBLE IN SIZE. SO THEY'VE GOT A REQUEST. WE'RE TIGHT IN CITY HALL SPACE. AND THE COMMUNITY CENTER ALSO NEEDS SOME LOVE. BUT ALSO WE HAVE OTHER NON-PROFITS THAT NEED A PLACE TO PRESENT. TO MEET AND SOME OTHER SERVICES THAT WILL GET USED SPACE. IN ORDER TO PROVIDE THOSE, WE'RE TRYING TO FIGURE OUT WHAT PROPERTIES CAN BE MAXIMIZED OR WHERE ARE THERE EFFICIENCIES? SHOULD WE PUT MORE MONEY INTO CERTAIN BUILDINGS? OR SHOULD WE, YOU KNOW, HOW DO WE EXPAND CAPACITY FOR THE THINGS WE NEED, ESPECIALLY THE SENIOR CENTER IN THE LIBRARY, WHICH ARE POSTING BURSTING.

WE HEARD THE SENIOR CENTER IS WELL REPRESENTED BY A MEMBER ON THE BOARD ON THE FULL STANDING COMMITTEE ABOUT THEIR NEED AND THEIR QUICK NEED TO HAVE SOMETHING HAPPEN. THEY HAVE TURNED TO THE CITY'S NUMBERS SOMETIMES TO FIGURE OUT THE PLAN. THE COMMUNITY CENTER, THEY WERE ON THE COMMITTEE, AND I UNDERSTAND THEY'RE TRYING TO COME BACK BECAUSE AS COUNCILMEMBER CARTER SAID, THEY HAVE A LOT OF THEIR OWN NEEDS DOUG TO FLOODING, ETC. THERE ARE TYPICAL AND PAST STUDIES TO SHOW IT IS ALSO NEEDING FOR A NUMBER OF REASONS THAT THE COUNCIL HAS ADDRESSED IN THE PAST THE NEED FOR INCREASED STAFFING IN ORDER TO MEET THE NUMBER OF PATRONS THAT COME IN. NOT ONLY FROM SEBASTOPOL, BUT FROM THE WEST COUNTY. OTHER NON-PROFITS, HAS NO PHYSICAL SPACE. AND THEY'RE LITERALLY PAYING A CONTRACTOR WHO WORKS OUT OF HER HOME. SO THERE IS A LOT OF REASONS WHY IF YOU ARE LIKE AT LEAST WE'RE NON-PROFITS, WE CAN DO BETTER. AND THEN ALSO OUR FOR-PROFIT BUSINESSES ARE STEPPING UP. AGAIN, NOT EVERY CITY HAS A CEO OF A NATIONAL CHAIN, SITTING AS THEIR VICE CHAIR, SO I'LL THROW THAT OUT THERE.

AND VICE MAYOR MAURER, YOU HAD YOUR HAND UP?

THANK YOU. I'D LIKE TO HEAR DIRECTLY FROM THE SENIOR CENTER AT YOUR NEXT REPORT. BECAUSE THE LAST I HEARD, THEY OPENED UP ON SATURDAY, AND MAYBE OUR LIAISON CAN HELP US UNDERSTAND THIS MORE. THEY'RE LISTED AS A CRITICAL NEED. AND SO I QUESTION THAT ONE, AND I'D LIKE TO HEAR FROM THEM ON THAT. AND I HAVE GREAT CONCERNS ABOUT THE COMMUNITY CENTER, A COUPLE YEARS AGO. WE WERE TOLD THAT IF THAT BUILDING FLOODED AGAIN, IT WOULD NOT BE INSURABLE. AND THIS IS SERIOUS. THIS BUILDING FLOODS, EVERY TEN YEARS OR SO IT FLOODS. IT HASN'T FLOODED FOR A FEW YEARS. THE LAST TIME IT FLOODED, THE CITY RECEIVED PROBABLY CLOSE TO A MILLION DOLLARS IN INSURANCE. AND WE WERE TOLD IT WAS NO LONGER INSURABLE BECAUSE OF THE RISKS. SO I'M SURPRISED TO SEE THAT IT'S LISTED, IT'S NOT LISTED AS A CRITICAL NEED. SO I'D LIKE TO, YOU KNOW, FLAG THAT FOR THE COMMITTEE AND ASK YOU TO LOOK INTO THAT BECAUSE TO ME, THAT SEEMS THE MOST SERIOUS. THANK YOU. THANK YOU FOR YOUR WORK.

ABSOLUTELY. I JUST WANTED TO KIND OF TOSS OUT THAT I FORGOT ABOUT THE ADMINISTRATIVE EFFICIENCY OF SHARING ONE ROOF. THE COST EFFICIENCIES THAT COULD COME WITH THAT, YOU KNOW? SOME OF THESE HAVE THREE LAYERS OF DOING JUST ABOUT THE SAME KIND OF BOOKING ACTIVITY, AND SOMETIMES THERE IS LIKE AN EFFICIENCY AS FAR AS THAT GOES.

DID ANYONE ELSE HAVE ANY PUBLIC COMMENT BEFORE I --

I HAVE ONE MORE.

OKAY, GO AHEAD.

I'M WONDERING IF YOU LOOKED AT THE AREA IN BETWEEN THE CITY HALL AND THE LIBRARY IN TERMS OF EXPANSION? AND WHAT WAS YOUR FINDING OR CONCLUSION? THE LAB, THE LIBRARY ADVISORY BOARD PUT TOGETHER A NON-PROFIT THAT I SAT ON FOR MANY YEARS, LANTERN, AND THEY HIRED AN ARCHITECT TO TRY TO FIGURE OUT WHAT ACTUALLY COULD BE DONE TO INCREASE AT LEAST THE LIBRARY BY BUILDING UP ON THE SECOND STORY. BUT AS FAR AS EXPANDING OUT, THAT'S A DISCUSSION I HAVE BEEN AWARE OF EITHER THROUGH CITY HALL OR INTO THE PARKING LOT THROUGH THE SENIOR CENTER. IT'S BEEN DISGUSTING, I THINK, IS STILL REMAINING TO BE DISCUSSED ABOUT HOW.

YEAH, THESE ARE ALL ACTIVE DISCUSSIONS. WE'RE CERTAINLY THINKING ABOUT IT, BUT WE ALSO HAVE TO THINK ABOUT THE BUSINESSES THERE, THE PARKING. WHAT ARE WE DOING? WHAT'S OUR IMPACT DOWNTOWN? WHAT DOES IT LOOK LIKE IF THEY ARE REBUILDING THERE? HOW DOES THAT IMPACT DOWNTOWN? ALL OF THESE ARE CONSIDERATIONS, WE COULD ONLY MEET SO MUCH, RIGHT? WE'RE TRYING OUR BEST TO DO AS MUCH QUICKLY AS POSSIBLE, AND ANYTHING YOU HAVE AS FAR AS SUGGESTIONS WILL CERTAINLY NOTE TO HELP MAKE OUR BETTER.

SO A COUPLE OF QUESTIONS I HAVE IS ONE, I SEE ALL THE FINANCIAL FIGURES. ONE THING I KNOW, MANY OF THE NON-PROFITS UTILIZING THE SPACE WE HAVE IN THE CITY THAT ARE NOT CURRENTLY PAYING ANYTHING SIGNIFICANT. MAYBE A DOLLAR TO USE THESE SPACES. THERE'S QUITE A COST RELATED TO THEM. I HAVE GREAT CONCERN ABOUT WHOO IS GOING TO BE ABLE TO PAY FOR THIS BECAUSE WE KNOW WE HAVE FINANCIAL CHALLENGES. SECONDLY, I WAS TRYING TO LOOK AGAIN TO BE REMINDED OF IF THERE ARE ANY FINANCIAL EXPERTS ON THIS COMMITTEE TO ACTUALLY HELP AS YOU'RE ASSESSING OUT THESE DIFFERENT MODELS, YOU KNOW, FROM THE FINANCE PERSPECTIVE. WHAT DOES ALL OF THAT LOOK LIKE? BECAUSE WE CAN PRIORITIZE IN MY OPINION, MANY THINGS. BUT IF WE CAN'T AFFORD THEM, THEN WE ARE JUST SPINNING OUR WHEELS. SO I THINK THAT'S IMPORTANT. AND THEN ALSO, YOU KNOW, I HATE TO EVEN MENTION THIS BECAUSE THERE IS ALWAYS A LONG SHOT. BUT WHO IS EXPLORING GRANTS? AND SECONDLY IF YOU'RE EXPLORING GRANTS, IT BECOMES AS A NON-PROFIT LEADER MYSELF, I KNOW IT BECOMES VERY COMPLICATED, YOU KNOW, WHEN YOU HAVE MULTIPLE NON-PROFITS TRYING TO COME TOGETHER TO APPLY FOR GRANTS. SO THERE IS A LOGISTICS CHALLENGE THERE. I DON'T KNOW IF WE'RE EXPECTING THE CITY TO APPLY FOR THAT TYPE OF STUFF ON THE SIDE? BUT THOSE ARE JUST SOME INITIAL CONCERNS THAT I HAVE, THINKING ABOUT ALL OF THIS. SO AS YOU MOVE FORWARD, I WOULD JUST ENCOURAGE TO HAVE PERHAPS, YOU KNOW, I DON'T KNOW. I DON'T KNOW WHAT YOU WOULD BRING FORWARD.

IT'S FINE. I DON'T KNOW. I'M ON THE FINANCE COMMITTEE.

I WASN'T FINISHED.

THANKS.

I APOLOGIZE. I JUST WANTED TO ADDRESS THAT WE ARE LOOKING INTO EXACTLY THAT AND TRYING TO ELIMINATE THE CITY'S LIABILITY FOR COSTS OR PUTTING IT INTO A BAD POSITION. BEING ON THE BUDGET COMMITTEE, I KNOW VERY WELL WE HAVE LIMITED TO NO MONEY. SO IN ANYTHING WE'RE LOOKING FORWARD TO, WE'RE GOING TO FIND -- YOU KNOW, I DON'T WANT TO SAY CREATIVE, BUT WE'RE GOING TO LOOK DEEPLY INTO FINDING WAYS TO FINANCE A NEW FACILITY THAT IS REALLY LOW IMPACT TO THE CITY, IF AT ALL. AND WE'LL HAVE A HIGH PAYOFF. IF THERE ARE NON-PROFITS, THAT'S PROBABLY A REASON WE'RE LOOKING FOR A BUSINESS OR A PUBLIC-PRIVATE RELATIONSHIP BECAUSE THE PRIVATE PARTY COULD ACTUALLY END UP SUBSIDIZING SOME OF THE PRIVATE PARTS. SO WE'RE ALSO LOOKING AT SOME OF THE AVAILABLE LAND TO SEE IF WE COULD SWAP SOME UNUSED LAND FOR THAT, AND THEN MAKE IT ALL

WORK OUT. BUT THESE CONCERNS I SHARE WITH YOU DEEPLY, AND I WANT YOU TO KNOW WE'RE ALL TRYING TO FIGURE OUT HOW TO USE OUR LAND IN A GREAT WAY, BUT ALSO OUR MINDS, AS FAR AS LIKE FINANCING AND FUNDING THESE THINGS. WITH MINIMAL IMPACT TO STAFF AND CITY BUDGET. >

JUST SO I COULD FINISH MY THOUGHT. WHAT I WANTED TO SAY WAS I HOPE THAT MAYBE YOU'RE LOOKING TO THE COUNTY FOR FUNDING AS WELL. AND I KNOW WE HAVE A VARIETY OF THINGS THAT ARE HAPPENING. BUT TRULY FUNDING THAT'S NOT TIED TO ANYTHING ELSE, OTHER THAN THE COUNTY ALSO TRYING TO RECOGNIZE THAT MANY OF THESE NON-PROFITS ARE UTILIZED, SOMETIMES PREDOMINANTLY BY FOLKS THAT LIVE IN WEST COUNTY, NOT NECESSARILY IN THE CITY. SO THAT'S MY FINAL COMMENT ON THAT. I DON'T KNOW --

WILL AND I CAN SAY THAT SUPERVISOR HOPKINS WAS ON THE LIST OF THE 30, AND I WAS CHARGED WITH SENDING OUT THE INVITATIONS TO HAVE THE 30 TO 40-MINUTE INTERVIEW AND HER CHIEF OF STAFF DID RESPOND BACK, ACKNOWLEDGING IT. AND WE'LL BRING IT UP AGAIN ABOUT WHO IS TO APPROACH HER WITH THAT AT OUR NEXT MEETING NEXT TUESDAY.

THANK YOU. AND MARY, PLEASE FORGIVE ME. I USUALLY WRITE DOWN, WE'RE IN THE COMMENT SECTION, RIGHT?

YOU'RE ON THE COUNCIL DISCUSSION, BUT THERE IS NO ACTION, SO IT IS AN INFORMATIONAL ITEM ONLY. YOU CAN GO AHEAD AND CLOSE IT OUT IF THERE ARE NO MORE QUESTIONS FROM CITY COUNCIL? THANK YOU, SORRY, I WAS LISTENING SO MUCH INTENTLY. IF THERE ARE NO OTHER COMMENTS? NO, OKAY. THEN WE'LL GO AHEAD AND CLOSE THAT OUT. IS IT OKAY TO MOVE ON NOW, MARY?

YES, WE CAN GO AHEAD AND MOVE ON TO THE SECOND INFORMATIONAL ITEM.

OKAY, NUMBER EIGHT. DEVELOPMENT AGREEMENT ANNUAL REPORT, PIAZZA HOTEL, ANNUAL REPORT FOR THE DEVELOPMENT AGREEMENT IS REQUIRED BY STATE LAW AND THE DA ITSELF. CITY STAFF WILL PROVIDE INFORMATION ON TIMELINE OF DEVELOPMENT AGREEMENT, AND WHAT WOULD HAPPEN UPON EXPIRATION OF DEVELOPMENT AGREEMENT. AND THAT IS ALSO PRESENTED BY PLANNING, I BELIEVE?

YES, THANK YOU, MAYOR. JANE RILEY ON THE INTERIM PLANNING DIRECTOR. THAT'S A CONTRACT POSITION. AS THE MAYOR INDICATED, THIS IS AN INFORMATIONAL ITEM. THERE IS AN ANNUAL ITEM THAT'S REQUIRED BOTH BY THE DEVELOPMENT AGREEMENT FOR THE HOTEL SEBASTOPOL, AS WELL AS STATE LAW FOR AN INFORMATIONAL ITEM TO BE BROUGHT TO YOU AT LEAST ONCE A YEAR. NO COUNCIL ACTION IS REQUIRED AT THIS TIME. HOTEL SEBASTOPOL IS A 66-ROOM APPROVED BOUTIQUE HOTEL WITH MANY AMENITIES TO BE LOCATED AT 6828 DEPOT STREET WITH PARKING ACROSS BROWN STREET AT 6826 DEPOT STREET. APPROVALS WERE GRANTED IN 2017. THE OWNERS HAVE PROCEEDED WITH SOME ENTITLEMENT SINCE THAT TIME. AND IN JULY OF 2024, YOUR CITY COUNCIL ADOPTED A DEVELOPMENT AGREEMENT THAT WILL EXPIRE IN THE END OF JUNE, 2027, IF NO ACTION IS EVER TAKEN BY THE APPLICANT. THIS ANNUAL REVIEW IS TO ENSURE THE APPLICANT IS ACTING IN GOOD FAITH COMPLIANT WITH THE TERMS OF THE AGREEMENT TO THE STAFF REPORT ATTACHED TO A LETTER FROM PIAZZA DEVELOPMENT, WHO ARE HERE AND WILL GIVE YOU A BRIEF UPDATE. IF THE CITY COUNCIL DOES FIND THE APPLICANT IS NOT ACTING IN GOOD FAITH COMPLIANCE UNDER THE TERMS OF THE DEVELOPMENT AGREEMENT, THEN WE WOULD NEED TO SCHEDULE A PUBLIC HEARING TO HEAR THE MATTER. THIS IS INFORMATIONAL ONLY. WITH THAT, I'LL TURN IT OVER TO PIAZZA? [INAUDIBLE]

GOOD EVENING, EVERYONE. MOST OF US HAVE MET IN PERSON, AND I APPRECIATE THE TIME TO COME OUT TONIGHT AND GIVE YOU AN UPDATE ON WHAT WE HAVE DONE OVER THE LAST NINE MONTHS, SINCE WE WERE LAST IN FRONT OF YOU LAST AUGUST. FROM A SITE PERFECTIVE AS AN UPDATE, I JUST WANTED TO SHARE, AS YOU GUYS ARE AWARE, WE'VE BEEN VERY HAPPY WITH SOME OF THE TEMPORARY ACTIVATIONS WE'VE BEEN ABLE TO COMPLETE. I'M GETTING FEEDBACK ON MY END. ARE YOU GUYS GETTING THAT AS WELL? OKAY, SORRY. YEAH. [LAUGHTER] YEAH. YOU KNOW, WE HAD THE ART INSTALLATION, WHICH JUST STARTED LAST AUGUST, WHEN WE WERE IN FRONT OF YOU. WE HAD SEBASTOPOL BLOOM FEST, THE THREE-DAY MUSIC AND ART FESTIVAL. WE ALSO HAVE BEEN ABLE TO IMPROVE THE PEDESTRIAN REALM ALONG OUR MCKINLEY STREET FRONTAGE TO SERVE AS SORT OF A BETTER CONNECTION BETWEEN THE BARRIO AND

THE DOWNTOWN DISTRICT. WE PUSHED BACK OUR FENCE. WE COME BACK WITH SOME GRAVEL AND PUT UP THE LIGHTS TO HELP MAKE THAT PEDESTRIAN EXPERIENCE A LITTLE BIT MORE ATTRACTIVE AND SAFE AND COMFORTABLE IN THE INTERIM AS WE MOVE TOWARDS GROUND BREAKING. WE ALSO, YOU KNOW, IT'S SPRINGTIME. WE HAVE A WEED ABATEMENT SCHEDULED IN TWO WEEKS TIME. I KNOW THE LOT ITSELF IS SORT OF IN THAT SPRINGTIME EXPLOSION, AND SO WE'RE GOING TO GET THAT UNDER CONTROL AS WELL. AS IT RELATES TO THE DEVELOPMENT ITSELF, I THINK, YOU KNOW, YOU GUYS HAVE ALL READ OUR LETTER. I DON'T WANT TO DRAW THIS OUT. I WANT TO MOSTLY LEAVE SPACE FOR YOUR QUESTIONS. BUT AS YOU KNOW, RATES AND CONSTRUCTION COSTS HAVE NOT COME DOWN IN THE LAST EIGHT MONTHS. YOU KNOW, DEVELOPMENT THRIVES ON STABILITY, AND THERE IS NOTHING ABOUT THE LAST EIGHT MONTHS THAT HAVE BEEN STABLE. THAT SAID, AS I MENTIONED IN THE LAST TIME, WE STILL RETAIN LOAN APPROVAL UNDER WHAT'S REFERRED TO AS THE SEED PASTE PROGRAM, WHICH IS THE FEDERAL PROGRAM THAT GIVES MONEY TO PROJECTS THAT ADVANCE THE SUSTAINABILITY MEASURES. THAT IS STILL IN OUR POCKET. THAT WOULD COVER HALF OF OUR DEVELOPMENT COSTS. SO WHAT WE'RE FOCUSING ON IS FINDING A LENDING INSTITUTION TO COVER THAT SECOND HALF. WE'VE HAD SOME REALLY GREAT DISCUSSIONS WITH SORT OF TRADITIONAL LENDERS, SORT OF SMALLER REGIONAL BANKS, WHO WE WORKED WITH IN THE PAST, WHO COULD CONCEIVABLY OFFER SOMETHING THAT WOULD ALLOW THE PROJECT TO PENCIL AS THINGS SORT OF COME DOWN. WE'VE ALSO SORT OF, WE'VE BEEN LOOKING AT SOME ADDITIONAL LESS TRADITION FALL SOURCES OF FUNDING, FOR EXAMPLE, THERE WAS A PROJECT IN SONOMA THAT SUCCESSFULLY SECURED FUNDS, IF YOU'RE NOT AWARE OF IS ANOTHER FEDERAL PROGRAM THAT ENCOURAGES INTERNATIONAL INVESTMENT IN SORT OF RURAL COMMUNITIES AS A WAY TO SORT OF -- FOR THE FOLKS WHO INVEST IT, IT LEADS TOWARDS IMMIGRATION STATUS FOR THEM, AND AS A WAY TO SORT OF COME UP TOGETHER WITH THE FUNDING SOURCES TO HOPEFULLY GET TO GROUND BREAKING. AND ALL OF THAT IS TO SAY, YOU KNOW, WE DON'T HAVE FUNDING IN PLACE. WE CAN'T MOVE FORWARD TOMORROW OBVIOUSLY. WHAT WE'VE BEEN DOING SINCE THE LAST MEETING AND SINCE WE SORT OF COMMUNICATED THAT TO YOU GUYS THE LAST TIME IS TO CONTINUE TO REFINE POTENTIAL VALUE IN ENGINEERING THAT WE COULD SORT OF TREAT AS A MENU OF OPTIONS TO CHOOSE FROM AS WE SORT OF MOVE TOWARDS A FINALIZED FUNDING PACKAGE TO SORT OF ALLOW THE PROJECT TO PENCIL DEPENDING ON WHAT THE RATE AND CONSTRUCTION COSTS WOULD BE, RIGHT, AS THAT GROUND BREAKING WOULD ACTUALLY APPROACH. WE THINK THAT STRATEGY WOULD GIVE US THE FLEXIBILITY TO SORT OF PICK AND CHOOSE WHAT WE CAN CHANGE ON THE PROJECT TO ALLOW IT TO PENCIL. YOU KNOW, THE MORE TIME WE HAVE ON THAT RUNWAY THEORETICALLY IF THINGS ARE IMPROVING IN TERMS OF RATES AND CONSTRUCTION COSTS. THE LESS DRAMATIC SOME OF THESE THINGS WE'RE THINKING ABOUT WOULD BE WITH THE UNDERSTANDING THE MORE DRAMATIC MATTERS THAT YOU'LL HAVE TO TAKE IT WITH A GRAIN OF SALT BECAUSE SOME OF THEM WOULD REQUIRE ACTION BY PLANNING COMMISSION, BY COUNCIL, SO THOSE ARE NOT SOMETHING THAT WE WOULD LIKE TO INCLUDE, BUT JUST TO GIVE YOU A FLAVOR OF THE THINGS WE'RE THINKING OF, DOING ALL WE CAN WITHIN THE TIME FRAME WE HAVE IN FRONT OF US. I KNOW IT'S FRUSTRATING, YOU KNOW, WE'RE NOT ALONE IN SORT OF CONFRONTING THESE DIFFICULTIES. I'M SURE YOU KNOW THE BARLOW HOTEL IS NAVIGATING THE SAME THING. THEY'RE IN A DIFFERENT DEVELOPMENT PHASE. BUT WE'VE TALKED ABOUT WAYS TO HELP EACH OTHER, AND THOSE TALKS ARE ONGOING. AND YEAH, I THINK THAT'S KIND OF THE GIST OF THE LETTER OF THE UPDATE, AND I MOSTLY WANT TO BE HERE FOR QUESTIONS. YOU KNOW, I KNOW THERE IS ALSO ANOTHER AGENDA ITEM, WHICH I'LL SAVE MY COMMENT FOR LATER ON IN THE MEETING, BUT WE CONTINUE TO LOOK FOR WAYS TO TEMPORARILY, IN THE INTERIM, IMPROVE A LOT, AND ACTIVATE IT, SO IT'S NOT JUST IN THE DEAD SPACE IN THE MIDDLE OF TOWN, BUT IT IS GETTING TO THE COMMUNITY. SO WITH THAT, I'LL OPEN IT UP TO ANY QUESTIONS.

COUNCILMEMBER ZOLLMAN?

YES, THANK YOU FOR PRESENTING. I WAS SURPRISED. YOU HAD ANOTHER TWO MONTHS. BECAUSE THE FIRST TIME, YOU WERE REQUIRED TO BE HERE WAS IN JUNE. BASICALLY THE SAME VIEWS YOU HAVE FOR US, THE LAST TIME YOU WERE HERE ABOUT FINANCE.

THE QUESTION I WOULD ASK TODAY IS EXPLAIN TO US WHERE YOU ARE IN RELATION TO WHAT YOU'VE DONE IN HEALDSBURG? BECAUSE THE COMMENT WAS THEY WERE ABLE TO GET WHATEVER THEY NEEDED TO GET TOGETHER TO DO WHAT THEY PROMISED THE CITIZENS OF HEALDSBURG. BUT THEY HAVEN'T BEEN ABLE TO DO THE SAME HERE IN SEBASTOPOL. SO PLEASE PROVIDE THAT BECAUSE I'M PRETTY SURE THAT PERSON IS WATCHING TODAY.

SURE. THANK YOU FOR THE QUESTION BOTH FROM YOU AND FROM THE MEMBER OF THE PUBLIC. IN TERMS OF WHAT WE HAVE BEEN ABLE TO DO IN HEALDSBURG. I'LL SAY WE DO HAVE A FOURTH PROJECT IN HEALDSBURG THAT'S IN THE VERY SIMILAR SITUATION THAT WE'RE IN HERE TODAY. THE ENTITLEMENT ON THE PROJECT WILL EXPIRE NOVEMBER OF THIS YEAR. SO THAT, YOU KNOW, IS ANOTHER PROJECT THAT IS CAUGHT IN THIS LIMBO OF, YOU KNOW, THE CURRENT ECONOMIC CLIMATE. THAT SAID IN HEALDSBURG, WE STARTED IN HEALDSBURG IN 2001. WHEN HEALDSBURG WAS VERY MUCH NOT THE TOURIST DESTINATION THAT IT IS TODAY. YOU KNOW, I LIKE TO THINK THERE ARE A LOT OF PARALLELS WITH THAT PROJECT, OUR FIRST HOTEL IN HEALDSBURG. AND THIS PROJECT THAT WE'VE PROPOSED AND HAVE BEEN APPROVED AND HAVE PULLED A PERMIT HERE IN SEBASTOPOL, AND THEY ARE EXPENSIVE PROJECTS

THEORETICALLY UNPROVEN MARKETS. VERY MUCH SO IN HEALDSBURG IN 2001, BUT HERE IN SEBASTOPOL, WHILE WE'RE SURROUNDED BY A VERY THRIVING BOTH DOMESTIC INTERNATIONAL TOURISM INDUSTRY WITHIN THE CITY LIMITS. THERE IS NO PROVEN PROJECT OF THIS TYPE YET, WHICH I'M SURE AS YOU KNOW MAKES LENDERS NERVOUS. IN HEALDSBURG, YOU KNOW, THAT PROJECT SIMILARLY WAS RIGHT DOWNTOWN OR IN THE SQUARE, INVOLVING A LOT OF PERSONAL RISKS FOR OUR COMMUNITY. BUT I THINK IF YOU WERE TO ASK THE FOUNDERS OF OUR COMPANY IF THE RISK WAS WORTH IT, I THINK YOU WOULD SAY ABSOLUTELY YES. HOTEL HEALDSBURG HAS LED TO A LOT OF OTHER DEVELOPMENTS IN HEALDSBURG FOR BETTER OR FOR WORSE, DEPENDING ON YOUR OPINIONS. SO I THINK -- I THINK THE ONLY OTHER THING TO NOTE IN THIS SPECIFIC CASE, AND I MENTIONED THIS LAST MEETING, AND I'M SORRY TO SOUND LIKE A BROKEN RECORD. THERE HAS BEEN A SORT OF EXTRAORDINARY SUCCESSION OF EXTERNAL EVENTS THAT HAVE HAPPENED SINCE WE WERE APPROVED IN 2017 FROM THE FIRES TO THE PANDEMIC, THE CURRENT SORT OF GLOBAL CRISIS THAT WE'RE IN RIGHT NOW. I'M NOT USING THAT AS AN EXCUSE. AS WAS MENTIONED, YOU KNOW, THE ENTITLEMENTS IN 2017. WE ARE HERE ALMOST 10 YEARS AFTER THAT, BUT IT'S AS I SAID BECAUSE OF THE AMOUNT OF RISK, WE NEED TO BE SMART ABOUT WHEN WE MOVE FORWARD. LIKE HOTEL HEALDSBURG, IT IS SORT OF AN UNPROVEN PROJECT.

ONE FOLLOW-UP. THIS IS THE FIRST I HEARD ABOUT YOUR FOURTH PROJECT. YOUR FOURTH PROJECT, WHEN DID THAT COME INTO YOUR THOUGHTS?

THAT WAS APPROVED, OH GEEZ, MY MEMORY IS GOING TO FAIL ME HERE. BUT IT'S BEEN WITHIN THE LAST FOUR YEARS IT'S BEEN APPROVED. WE'RE IN A DIFFERENT STAGE THERE, WHERE WE DON'T HAVE CONSTRUCTION DRAWINGS. WE'RE RIGHT ABOUT 30% CONSTRUCTION DRAWINGS. BUT THE PROJECT IS ON PAUSE FOR VERY MANY SIMILAR REASONS. LIKE I MENTIONED, THE ENTITLEMENTS EXPIRE IN NOVEMBER. AND SO I DON'T WANT TO SHARE TOO MUCH ABOUT ANOTHER CITY'S PROJECT AND ISSUES. BUT IF YOU WERE TO ASK ME WHICH PROJECT I'M MORE BULLISH ON, IT WOULD BE THIS PROJECT HERE IN SEBASTOPOL.

ALL RIGHT, I SAW VICE MAYOR, YOU HAD YOUR HAND UP FIRST.

I HAVE A COUPLE QUESTIONS. HAVE YOU DONE ANY CEQA WORK ON THE PROJECT ALREADY?

THROUGH THE ENTITLEMENT PROCESS? YES, ALL THE ENVIRONMENTAL WORK WAS DONE UP UNTIL 2017 WHEN APPROVAL WAS GRANTED.

HAVE YOU CONSIDERED SCALING THE PROJECT DOWN, MAKING SOMETHING MAYBE SMALLER, MORE DIVERSE THAT REFLECTS MORE OF THE PERSONALITIES OF SEBASTOPOL INSTEAD OF SOMETHING REALLY HIGH END?

YES, ABSOLUTELY. THE SORT OF MENU OF POTENTIAL CHANGES TO THE PROJECT THAT I WAS REFERENCING TO. SOME OF THEM INCLUDE QUITE DRASTIC MEASURES LIKE ELIMINATING ONE OF THE BUILDINGS. AND WE HAD THE TWO-STORY BUILDING WITH THE RETAIL SPA AND THE ROOMS ON THE SECOND STORY. WE WERE THINKING ABOUT

ELIMINATING THAT. REDUCING THE AMOUNT OF ROOMS, AND MAKING MORE RETAIL ORIENTED ONE-STORY STRUCTURE THAT IS EXPENSIVE TO BUILD. AGAIN THOUGH -- THE BARLOW WILL HAVE A SPA?

IN THE HOTEL.

WE ALSO HAVE THE BLISS DAY SPA IN TOWN ALREADY. WHEN DO YOU PREDICT YOU CAN BREAK GROUND? AND ONCE YOU GET STARTED, HOW LONG WILL IT TAKE UNTIL THE HOTEL IS OPERATIONAL?

I'LL ANSWER YOUR SECOND QUESTION FIRST BECAUSE THAT'S AN ACTUAL KNOWN, OUR CONSTRUCTION SCHEDULE ASSUMES 18 MONTHS, BUT NOTHING IS CERTAIN. SO TWO YEARS. JUST TO ACCOUNT FOR WEATHER AND OTHER UNFORESEEN DELAYS.

SO YOU THINK IT WILL BE TWO YEARS BEFORE YOU'RE OPERATIONAL?

CORRECT.

RENTING OUT THE ROOMS AND RUNNING HOTELS?

CORRECT, YES.

IN TERMS OF US BREAKING GROUND, I THINK IN THE CURRENT SORT OF MINDSET, WE ARE TRYING OUR BEST TO, YOU KNOW, WE'RE EXCITED ABOUT THE PROJECT WE WANT TO MOVE FORWARD, AND WE'RE TRYING OUR BEST TO STRADDLE THAT EXCITEMENT AND SORT OF THE REALITY. SO GIVEN OUR DEVELOPMENT AGREEMENT ALLOWS US TO GO UP UNTIL THE END OF JUNE 2027, RIGHT? SO THAT IS 14 TO 15 MONTHS. I THINK IDEALLY WE WOULD SORT OF MOVE INTO THAT DIRECTION TO ALLOW MARKETS TO HOPEFULLY MOVE IN OUR FAVOR. IF ANYTHING WERE TO CHANGE AND THEY WERE TO COME ALONG THAT COUNCIL APPROVES THAT WILL GIVE US MORE RUNWAY, THAT'S ALL THE BETTER FOR US AND IT WILL HELP US REDUCE THAT RISK. BUT IF I HAD TO ANSWER YOUR QUESTION DIRECTLY RIGHT HERE RIGHT NOW, I WOULD SAY SUMMER OF NEXT YEAR.

I'M SORRY. SAY THAT AGAIN?

SUMMER OF NEXT YEAR BECAUSE THE DA EXPIRES AT THE END OF JUNE.

SO YOU'RE THINKING YOU COULD BREAK GROUND WHEN -- WHEN YOU NEED TO? WHEN THE DEVELOPMENT AGREEMENT IS DUE, YOU'RE THINKING YOU'RE GOING TO GET IN THERE AND DO IT?

WELL, NO.

BUT YOU WOULD LIKE NOT TO, BUT YOU WILL IF YOU HAVE TO?

THE CHOICE IN JUNE, I THINK FOR US, IS THERE A FINANCING PACKAGE OUT THERE THAT ALLOWS THE PROJECT TO PENCIL, AND SHOULD WE BREAK GROUND? OR IS THE PROJECT DEAD, AND DO WE FIGURE OUT WHAT THE NEXT STEPS ARE. I THINK THAT WOULD BE THE CHOICE IN FRONT OF US NEXT SUMMER.

JUST TO CLARIFY, DID YOU JUST SAY THE PROJECT IS DEAD?

JUST SPEAKING IN TERMS OF REALITY. ANYTHING IS POSSIBLE. BUT EVERYTHING THAT WE HAVE DONE TO DATE IN THE LAST TEN YEARS. ALL OF THE MONEY WE HAVE SPENT HAS BEEN IN THE EFFORT OF NOT BUILDING THE PROJECT, ALLOWING IT TO COME TO FRUITION AND TO FLOURISH.

OKAY. WELL, THAT'S VERY DIFFERENT THAN WHAT WE HEARD TWO YEARS AGO, THAT THERE WAS JUST NO WAY THIS PROJECT WAS GOING TO FAIL.

YEAH.

THAT'S A NEW PERSPECTIVE.

SURE, YEAH. I THINK, I SAID THIS NINE MONTHS AGO, FAILURE OF THIS PROJECT WOULD BE FAIRLY CATASTROPHIC FOR US AS A MOM-AND-POP DEVELOPMENT COMPANY, GIVEN HOW MUCH WE'VE -- HOW MUCH WE'VE INVESTED TO DATE. BUT, YOU KNOW, WE'RE NOT NAIVE. DEVELOPMENT, YOU KNOW, IS SUCH THAT FAILURE HAPPENS AND COMPANIES SUFFER THE CONSEQUENCES.

OKAY. ANYONE ELSE WITH QUESTIONS? I HAVE A FEW. I JUST DON'T WANT TO MISS ANYONE. OKAY. A COUPLE QUESTIONS I HAVE FOR YOU IS JUST BASED ON SOME OF THE COMMENTS YOU MADE. IS THERE ANYTHING THAT THE CITY COULD DO TO HELP IT IN SECURING FINANCING? AND ALSO WHAT COULD WE DO TO MAKE OURSELVES MORE ATTRACTIVE OR PROVEN? YOU'VE USED THAT WORD WITH HEALDSBURG. SO MY QUESTION IS, IS THERE ANYTHING THE CITY COULD HELP WITH AS FAR AS MAKING IT MORE ATTRACTIVE FOR LENDERS?

YEAH, I APPRECIATE THE QUESTION. I THINK EVERYTHING THE CITY HAS DONE TO DATE HAS BEEN VERY HELPFUL. I IMAGINE WITH LENDERS, THE SORT OF

STABILITY AND PREDICTABILITY, AND THE CITY HAS BEEN A REALLY GREAT PARTNER WITH US. YOU KNOW, FROM ENTITLEMENTS UP UNTIL NOW, TO HELP US FIND A PATH TOWARDS GROUND BREAKING. IN TERMS OF ANY ACTION THE CITY COULD TAKE TO HELP LENDERS SORT OF BECOME MORE COMFORTABLE. THAT'S AN INTERESTING ONE. I HAVEN'T -- I HAVEN'T TAUGHT HAD ABOUT THAT.

THERE WAS A COMMENT MADE IN THE PAST TOO ABOUT HEALDSBURG WAS PROVEN AND WE WEREN'T.

RIGHT, RIGHT.

I'M JUST ASKING LIKE, YOU KNOW, AS CITY COUNCIL MEMBERS HERE, IF YOU COULD TELL US WHAT ACTUALLY HELPS WITH THAT? I MEAN, WE ALL KNOW WHAT HEALDSBURG LOOKS LIKE. HOW IT IS. BUT FROM YOUR PERSPECTIVE IF YOU'RE SAYING THEY'RE PROVEN BY DEFAULT AND WE'RE NOT PROVEN, WHAT WOULD MAKE US PROVEN?

AND SORRY FOR THE DELAY OF MY SPEAKING, THERE'S JUST THAT NOISE. SO WHEN LENDERS SORT OF DO THEIR DUE DILIGENCE ON THE POTENTIAL PROJECT. THE FIRST THING THEY DO IS THEY CALL WHAT'S CALLED A COMP SET, WHICH IS SORT OF -- EXISTING HOTELS IN THE AREA IN THE SAME MARKET SEGMENT THAT ARE COMPARABLE, THE WORD, COMP, TO WHAT THIS PROJECT WOULD BE. AND THE DIFFICULTY WE'VE RUN INTO IS THE COMPS IN SEBASTOPOL IS NON-EXISTENT, SO WE HAVE TO GO TOWARDS OTHER TOWNS SORT OF IN THE SONOMA COUNTY AREA. AND OBVIOUSLY HOTELS OF THE TYPE WE'RE LOOKING TO BUILD HERE EXIST IN THAT AREA. IT'S JUST A LITTLE BIT TRICKY FOR BANKS TO GET REALLY COMFORTABLE WITH SOMETHING IN SEBASTOPOL VERSES HEALDSBURG OR OTHER PLACES. SO I THINK THAT SAID, A LOT OF THE ACTIONS OF THE CITY AND A LOT OF THE BUSINESSES THAT ARE OPENING UP HAVE CERTAINLY PUT IT ON PEOPLE'S RADAR. THAT'S CERTAINLY HELPED SORT OF ESTABLISH SEBASTOPOL AS, YOU KNOW, WE ALL KNOW IT'S A LOVELY PLACE. WHILE WE, IN THIS ROOM, ALL KNOW IT'S A LOVELY PLACE TO VISIT, BUT NOT EVERYONE DOES, RIGHT? SO I THINK THE WORD OF MOUTH IS DEFINITELY SPREADING. I THINK THE EFFORTS ARE CERTAINLY HELPING. BUT IN TERMS OF ACTUAL CONCRETE ACTIONABLE THINGS THAT THE COUNCIL COULD DO WITH LENDERS, I'LL HAVE TO THINK ABOUT THAT, AND I'LL HAVE TO LET YOU GUYS KNOW.

WILL AND I THINK WE'RE IN A UNIQUE POSITION BECAUSE WE'RE IN -- WE DO HAVE THE BARLOW THAT'S IN THE PROCESS. SO OBVIOUSLY IT SOUNDS BASED ON WHAT WE'VE LEARNED THAT THEY ARE ABLE TO GET FUNDING. SO I'M TRYING TO UNDERSTAND HOW IT'S DIFFERENT FOR YOU VERSES THEM AS FAR AS COMPS AND WORKING THROUGH THE PROCESS. AND I UNDERSTAND THE PROMPTS AND THEY HELD A REAL ESTATE LICENSE, AND WE GET ALL OF THAT. BUT I'M JUST SAYING COMPARING APPLES TO APPLES HERE, I'M JUST TRYING TO UNDERSTAND YOUR CONUNDRUM HERE AND WHEN BOTH REQUIRE LENDING AND FUNDING.

SURE. YES, SO I THINK AS I MENTIONED, WE'VE HAD A LOT OF CONVERSATIONS WITH BARNEY AT THE BARLOW. AND I'M NOT SURE THE LATEST ON HIS EFFORTS, THE LAST WE TALKED. WE WERE SORT OVERCOMES RATING AND SHARING STORIES ABOUT THE DIFFICULTIES OF THE MOMENT. I DO KNOW THIS PROJECT, THE CONSTRUCTION COSTS, AT LEAST THE SORT OF INITIAL ESTIMATES THAT HE HAD ARE LOWER THAN WHAT OUR CONSTRUCTION COSTS WERE COMING IN AT ON THE PER KEY BASIS. I ALSO KNOW THAT THEY'RE -- THE SITUATION THEY'RE IT IN THAT IS FROM THE CAPITAL PERSPECTIVE, THAT THERE IS A LITTLE BIT MORE ROOM TO WORK WITH, SO THAT MIGHT BE LEADING INTO HIS COMMUNICATION ABOUT HOW WELL FINANCING IS GOING. BUT FOR US SPECIFICALLY, IT'S AN \$85 MILLION PROJECT TO BUILD \$66 HOTEL ROOMS, RESTAURANTS, SPA, RETAIL, AND THE ROOFTOP BAR. IT IS A VERY EXPENSIVE HIGH-QUALITY PROJECT. AND SO I THINK AS DESIGN, THAT IS PROBABLY WHY WE'RE COMING INTO THE ISSUES WE'RE COMING INTO. WITH THE ADDED CAVEATS OF RATES AND THE CONSTRUCTION COSTS. BUT HOPEFULLY THE IDEA IS TO GET IT PERHAPS MORE IN LINE WITH WHAT BARNEY IS THINKING. BUT I DON'T KNOW. I JUST HAVEN'T SEEN HIS PER FORMA OR HIS DESIGNS WELL ENOUGH TO GIVE CREDENCE TO WHATEVER FINANCING NUMBERS HE'S COMMUNICATED.

GOT IT. I SAW VICE MAYOR, YOU HAD YOUR HAND UP?

YEAH. I JUST WANTED TO POINT OUT THAT SEBASTOPOL SERVES 50,000 PEOPLE WHO LIVE IN THIS AREA. SO ALL THEIR VISITORS ARE COMING. WE HAVE ONE HOTEL RIGHT NOW. AND WE HAVE ONE ON THE WAY IN THE BARLOW. IT SEEMS LIKE IT'S A PRETTY GOOD OPPORTUNITY. WHERE ARE PEOPLES STAYING? AT THAT TIME, WE HAD TWO. SO I THINK HEALDSBURG PROBABLY HAS 20 OR MORE. YOU'RE BUILDING IN HEALDSBURG AND YOU'RE TRUSTING THAT. I DON'T GET IT YOU WOULDN'T SUPPORT YOUR HOTEL AND WHY THE LENDERS WOULDN'T SUPPORT IT FINANCIALLY. I THINK IT'S A GOOD OPPORTUNITY. I WOULD JUST LIKE YOU TO COMMENT ON THAT, PLEASE?

YEAH, NO, NO, NO. ABSOLUTELY. I AGREE IT'S A GOOD OPPORTUNITY. I -- YOU KNOW, YOU -- WE HAVEN'T HAD TO HAVE BEEN CONVINCED, RIGHT? US AS A FIRM, WE'VE BEEN HIGH ON SEBASTOPOL FOR THE LAST DECADE. AND YOU KNOW, OUR INVESTMENT TO DATE IS SORT OF COMMUNE HAD KATEING HOW JAZZED WE ARE ABOUT IT. YOU KNOW, UNFORTUNATELY I WOULD LOVE TO BE ABLE TO TELL YOU WE COULD SELF-FINANCE THIS AND BREAK GROUND TOMORROW. BUT I THINK IT IS A TRICKY MOMENT IN HOSPITALITY LENDING. IT'S A TRICKY MOMENT IN CONSTRUCTION COSTS. WE ARE SEEING, I DON'T KNOW, SERIOUSLY, I APOLOGIZE. I'M JOINED TONIGHT BY OUR -- BY THE CO-FOUNDER OF PIAZZA HOSPITALITY, THIRSTY SHARE. I DON'T KNOW IF YOU HAVE ANY ADDITIONAL THOUGHTS. BUT, YOU KNOW, IT'S NOT US THAT NEEDS THE CONVINCING, IT'S THE LENDERS. SO THAT'S THE LAW WE'VE BEEN HITTING UP AGAINST.

COUNCILMEMBER CARTER?

YOU'RE GOING TO NEED TO GO, RIGHT?

I'M SORRY, WHAT ARE WE DOING HERE?

APOLOGIES. I'M A PARTNER OF DANIEL'S. I'M JUST GOING TO COMMENT ON SOME OF THESE QUESTIONS.

OKAY.

AND I DID NOT HEAR EVERYTHING THAT THEY SAID, BUT I FEEL RIGHT NOW IT'S THE SPREAD. WHILE WE CAN GET SOME BIG FINANCING, AND WE HAVE OUR INVESTORS. THE COSTS AND THE INTEREST RATES HAVE GONE UP. FOR US, WE NEED MORE CAPITAL. THAT'S THE ESSENCE OF IT. FIND US A CAPITAL PARTNER. THAT'S HOW YOU CAN HELP US. IF YOU REALLY WANT TO KNOW. BECAUSE WHILE WE HAVE THE MONEY, AND THEN RATES SKYROCKETED. DO YOU WANT TO TAKE THAT RISK? IT'S NOT -- YOU KNOW, WE ARE SMALL. WE ARE NOT OPERATING IN A BEARISH PROPERTY. WE ARE OPERATING A PIAZZA PROPERTY. THERE'S A DIFFERENCE IN WHAT BANKS LOOK AT THAT WAY. DO YOU WANT TO KNOW BEARISH IN THE MIDDLE OF TOWN? I DON'T THINK SO. SO ANY WAY THAT'S THE ESSENCE OF IT, AND WE ARE STILL WORKING ON IT. I MEAN, I TALKED TO TWO PEOPLE LAST WEEK TO HELP US FIND CAPITAL PARTNERS. SO WE ARE WORKING ON IT. IT'S JUST THAT IT'S VERY EXPENSIVE, AND WE ARE ALSO LOOKING AT WAYS TO MAKE IT LESS EXPENSIVE. AND BELIEVE ME, I'VE BEEN WORKING ON THIS FOR A VERY LONG TIME. I LOVE SEBASTOPOL. I THINK IT IS AN AWESOME PLACE. I GET THAT IT SERVES SO MUCH OF A GREATER MARKET ON THE WEST COUNTY, AND THEY HAVE A LOT TO OFFER BEYOND WINE AND, YOU KNOW, PROXIMITY TO THE COAST. SO MANY GOOD THINGS. SO WE ARE STILL VERY INTERESTED, AND FIND US SOME MORE MONEY. WE WILL BUILD IT.

WELL, I'M JUST GOING TO COMMENT SINCE I ASKED, I MEAN OBVIOUSLY AS A COUNCIL, WE'RE NOT FINDING YOU MONEY. BUT IF THERE IS ANYTHING WE COULD DO AS A CITY TO MAKE IT MORE APPEALING, I THINK IT WOULD BE GOOD FOR US TO UNDERSTAND THAT. SO I'M TRYING TO SEE. COUNCILMEMBER CARTER, YOU HAD YOUR HAND UP, AND THEN COUNCILMEMBER ZOLLMAN?

YEAH. I WAS JUST GOING TO SAY ONE THING COUNCIL IS DOING WITH THIS ENTERPRISE COMMITTEE AND THE OTHER THINGS IS TRYING TO HELP YOU SOLVE THIS CHICKEN AND EGG PROBLEM, YOU KNOW, WITH HAVING AN UNDERKNOWN MARKET FOR THIS KIND OF THING. LIKE WHY DO PEOPLE COME TO SEBASTOPOL WHEN THE BUSINESS IS HERE? IS THERE A NATURAL DRAW? CAN IT SUPPORT A HOTEL.

I JUST WANT TO MAKE SURE WE'RE INTO QUESTIONS BECAUSE I'M GETTING COMMENTS. I WANT TO MAKE SURE WE'RE IN THE QUESTIONS. JUST ASKING.

QUESTION MARK? > [LAUGHTER] I'M JUST SAYING BECAUSE WE'RE NOT IN THE COMMENTS YET. I WANT TO KEEP US ON TRACK.

YEAH. WE'LL GET TO IT LATER.

OKAY. [LAUGHTER] COUNCILMEMBER ZOLLMAN?

YES. SO I'M STILL STUCK ON THIS PROJECT, THIS FOURTH PROJECT IN HEALDSBURG BECAUSE I TOOK NOTES. I THOUGHT YOU SAID IT WAS APPROVED FOUR YEARS AGO, BUT YOU'VE BEEN TRYING TO DO SOMETHING FOR US FOR THE LAST TEN YEARS. SO I'M CONFUSED. SO YOU HAVE ENOUGH TRUST IN THEM TO GO THROUGH THIS ROCKY FINANCIAL PERIOD TO DO A FOURTH PROJECT, BUT NOT WITH US OR DID I NOT UNDERSTAND THAT?

SORRY IF I WAS UNCLEAR OR MISSPOKE IN ANY WAY. NO, OUR PROJECT IN HEALDSBURG HAS NOT BEEN MOVING FORWARD. IT'S ENTITLED, BUT IT'S NOT MOVING FORWARD.

OKAY.

VICE MAYOR?

BUT ISN'T IT TRUE YOU HAVE A HOTEL PROJECT THAT YOU'VE BEEN BUILDING FOR THE LAST SO MANY YEARS IN HEALDSBURG RIGHT NOW? I MEAN, HAVEN'T YOU BEEN WORKING ON ONE? OR IN THE LAST --

THE LAST HOTEL PROJECT WE BUILT AND OPENED IN HEALDSBURG WAS IN 2018.

OKAY.

YOU COMPLETED IT IN 2018?

IT OPENED IN 2018, CORRECT.

A QUESTION I HAVE, AND IT IS MORE THAN NUTS AND BOLTS. SOMEONE AT PIAZZA TOLD ME IN THE PAST, SOME OF THE FINANCING YOU'RE OBTAINING THROUGH FEDERAL MONEY AND THERE WAS AN ARCHAEOLOGICAL SURVEY DIG, WHATEVER, THAT TO HAPPEN ON THAT PROPERTY. HAS THAT BEEN DONE YET? I UNDERSTAND IT WAS SUPPOSE TO BE DONE BY SONOMA STATE. AND IT SEEMS LIKE, YOU KNOW, WHAT IS THE STATUS OF THAT? WHERE IS THAT AT TO HELP YOU GET DOWN TO THE FINANCING?

SURE, YES. SO AS YOU MENTIONED, WE HAVE A CONTRACT WITH SONOMA STATE UNIVERSITY TO HELP US SORT OF COLLECT AND CATALOG ANY ARCHAEOLOGICAL ITEMS THAT WE DO FIND. WE HAVE SOME INITIAL WORK THAT HAPPENED WHEN WE DEMOLISHED THE BUILDING BECAUSE IT WAS A GROUND DISTURBANCE ACTIVITY, SO WE HAD MONITORS THAT CAME AND FOUND SOME ARTIFACTS, WHICH LED TO THE ARCHAEOLOGICAL REQUIREMENT. PLAN IS NOT -- IT'S NOT A BARRIER TO SORT OF A TIMELY GROUND BREAKING. IT'S A TWO TO THREE-WEEK PROCESS, WHERE THEY'VE IDENTIFIED SORT OF THE MOST LIKELY AREAS TO CONTAIN DEPOSITS, AND THEY'LL GO IF AND DO THEIR WORK. I DON'T REMEMBER HOW MUCH SOIL THEY'RE REMOVING, BUT AT CERTAIN POINTS, THEY'RE COLLECTING ARTIFACTS, BRINGING THEM OFF SITE TO ANALYZE AND CATALOG THEM.

OKAY, GO AHEAD.

I WAS JUST GOING TO SAY, IT WOULD BE TWO TO THREE WEEKS FOR GROUND BREAKING WHERE THAT PROCESS WOULD TAKE PLACE.

OKAY, IS THAT A COST TO YOU?

YES, IT'S A \$100,000 CONTRACT, YES.

OKAY. AND SO THAT IS STILL IN PLACE, AND IT IS SORT OF PENDING THERE. I GUESS IS THERE A REASON THAT YOU WOULDN'T JUST GET THAT DONE, SO YOU COULD CONTINUE TO MOVE ALONG WITH US?

WELL, I MEAN, I THINK IT IS -- IT WOULD BE PAID FOR THROUGH PROCEEDS FROM OUR CONSTRUCTION LOAN BECAUSE IT'S A PART OF THE CONSTRUCTION PROCESS. SO WE ARE WAITING TO GREEN LIGHT IT BEFORE WE -- SO WE'RE WAITING TO HAVE AN IMPROVED LOAN BEFORE GREEN LIGHTING IT.

AND SO THIS DOESN'T HAVE ANYTHING TO DO WITH THE FEDERAL FUNDING THEN? I JUST WANT TO UNDERSTAND THIS BECAUSE THAT'S WHAT I'M TOLD AT ONE OF THE MEETINGS.

RIGHT, RIGHT, RIGHT. IT DOES HAVE, IT IS RELATED TO FEDERAL FUNDING BECAUSE THE CITY AND STATE ARCHAEOLOGICAL REQUIREMENTS ARE LESS STRINGENT THAN THE FEDERAL ARCHAEOLOGICAL REQUIREMENTS. SO AS A RESULT OF THE -- REFERRED OF THE FUNDING PROGRAM, WHICH I MENTIONED EARLIER IS A FEDERAL PROGRAM. WE ARE SUBJECT TO FEDERAL REGULATIONS, WHICH MEANS FROM AN ARCHAEOLOGICAL PERSPECTIVE, WE HAVE TO COMPLY WITH FEDERAL LAW. AND BECAUSE OF THAT FUNDING IS STILL IN PLACE AND WILL BE A PART OF OUR PACKAGE, IT IS STILL A REQUIREMENT FOR US.

I SEE, THANK YOU.

OF COURSE. ARE THERE ANY OTHER QUESTIONS? NO? IF NOT, THEN WE CAN GO TO PUBLIC COMMENT. I'M NOT SURE. THANK YOU SO MUCH. SORRY ABOUT THAT. I CAN'T HEAR WHAT'S GOING ON IN THE ROOM THERE. I SEE MARY.

WE'RE GOOD TO GO AHEAD TO GO TO PUBLIC COMMENT. SORRY, WE WERE CHECKING TO MAKE SURE THE FRONT DOOR WAS OPEN. SO THIS IS PUBLIC COMMENT ON THE INFORMATIONAL ITEM ON THE REPORT ON THE HOTEL SEBASTOPOL. IF YOU'D LIKE TO MAKE A PUBLIC COMMENT, IT'S A TWO-MINUTE PUBLIC COMMENT. I GO TO CHAMBERS, THEN ZOOM. IF ANYONE IN CHAMBERS WOULD LIKE TO MAKE A PUBLIC COMMENT? PLEASE GO AHEAD.

IT'S KIND OF -- I THOUGHT -- I DIDN'T QUITE UNDERSTAND WHY IT DIDN'T GET ASKED. IF HE'S GOING TO BREAK GROUND AND YOU HAVE TO HAVE THE ARCHAEOLOGICAL INFORMATION DONE BEFORE, COULD IT NOT STOP YOU FROM BREAKING GROUND IF THEY DECIDED THERE WAS SOME ISSUE IN THE ARCHAEOLOGICAL -- SO THIS IS JUST FOR PUBLIC COMMENT RIGHT NOW.

I CAN'T ASK QUESTIONS?

YOU CAN ASK A QUESTION, BUT WE'LL COME BACK TO IT AT THE END OF PUBLIC COMMENT.

THANK YOU. SO I'LL GO OUT TO ZOOM. OLIVER, CAN YOU UNMUTE YOURSELF, FIRST? YES, I'M UNMUTED.

CAN YOU SEE THE TIMER?

I CAN, YEAH.

GO AHEAD, PLEASE.

I'M JUST THINKING THIS IS LIKE A TEN-YEAR ANNIVERSARY EXPLANATION OF WHY WE HAVE A HUGE PIECE OF LAND IN THE MIDDLE OF THE CITY, JUST SITTING THERE WITH TUMBLE WEEDS ON IT, WHILE PEOPLE DRIVE BY AND DECIDE NOT TO STOP IN THE CITY. WHILE WE WERE -- YOU WERE TALKING, I WAS LOOKING AT MY COMPUTER AND REMEMBERING THE TRACTOR SUPPLY COMPANY THAT USED TO BE THERE. WE HAD A COUPLE OF OLD TRACTORS PARKED OUTSIDE, WHICH WAS VERY MUCH IN THE SPIRIT OF THE CITY, AS PEOPLE DROVE THROUGH. SO A COUPLE OF THINGS. ONE IS THE ARCHAEOLOGICAL THING THAT'S BEEN BUZZING AROUND FOR YEARS, AND THAT COULD ACTUALLY BE REALLY IMPORTANT, IF THAT IS HISTORICALLY SIGNIFICANT. THAT'S WHERE THE OLD CHINATOWN WAS, AS I WAS LED TO UNDERSTAND. SO TO ME, I DON'T KNOW IT IF THEY COULD FIND GRANTS OR SOMETHING FOR THAT OR SOMETHING COULD BE DONE TO SEE IF THEY COULD EVEN BUILD A HOTEL THERE AT THIS POINT IN TIME. AND PRESUMABLY THAT WOULD LIMIT THINGS, ANYTHING ELSE THAT COULD BE DONE ON THE LAND, IN CASE DAMAGE IS DONE TO THE HISTORICAL ARTIFACTS. BUT HAVING SAID THAT, I MEAN, I WASN'T A FAN OF THE PUBLIC ART THAT WAS THERE. I WOULD REALLY LIKE TO SEE THAT LAND, IF IT IS NOT BEING USED BY PIAZZA TO ACTUALLY BREAK GROUND AND BUILD A HOTEL. THEY SHOULD BE MAKING A WHOLE LOT OF AN EFFORT TO MAKE THE CITY OF SEBASTOPOL LOOK A LOT MORE ATTRACTIVE TO PEOPLE DRIVING THROUGH, EVEN IF IT IS SOME SORT OF HISTORICAL EXHIBIT OR SOMETHING LIKE THAT. AN EXPLANATION OF THE UPCOMING HOTEL. OBVIOUSLY IT'S A VERY DANGEROUS CROSSROAD. IN ALL OF THE SONOMA COUNTY. SO YOU WOULD HAVE TO BE VERY CAREFUL WITH PEDESTRIANS AND SO ON, SO AT THE END OF THE DAY, I WOULD LIKE TO SEE A PUBLIC HEARING ON THIS, AND IT IS APPARENT THAT NOTHING WILL HAPPEN FOR ANOTHER FEW YEARS. SO THAT'S MY PUBLIC COMMENT. THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I'LL COME BACK INTO CHAMBERS. IF ANYONE IN CHAMBERS WOULD LIKE TO MAKE A COMMENT, PLEASE COME UP TO THE PODIUM.

IT SEEMS AS IF WHAT SEBASTOPOL IS ACTUALLY -- BY THE NUMBERS AND BY THE AMOUNT OF PEOPLE THAT ARE HERE AND HOW FULL OUR CURRENT ONE HOTEL IS. WHAT WOULD BE SORT OF A HOOK, LINE, ZINGER IS WHAT THE PROJECT WAS A HOTEL. IT SEEMS LIKE THE ADDITION OF THE RETAIL SPACES. THE SPAS, ALL OF THOSE THINGS, WHICH WE HAVE AN ABUNDANCE HERE. AS A SMALL BUSINESS OWNER IN THIS TOWN, IT'S HARD TO BE A SMALL BUSINESS AND CONTINUE TO DO WHAT I DO AND MAKE ENOUGH MONEY TO DO IT TO EMPLOYEE PEOPLE WHO ARE LOCAL AND ALL THOSE THINGS. IS THERE A DRAFT OF THIS PROJECT THAT IS JUST A HOTEL?

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

GOOD EVENING.

THANK YOU, CAN YOU STILL SEE THE TIMER?

I CAN.

GREAT, GO AHEAD, PLEASE?

I HAVE TWO PUBLIC COMMENTS. ONE IS THE TYPE OF HOTEL THAT'S BUILT. THE NUMBER OF ROOMS AND THE PRICE OF THE ROOMS HAS A DIRECT IMPACT ON THE REVENUE FOR THE CITY IN TERMS OF T.O.T. AND SO THEREFORE THE PROJECT OF THE HOTEL SHOULD BE THOUGHT OF IN CONCERT, NOT ONLY OF THE DEVELOPER'S NEEDS, OF COURSE, BUT ALSO THE CITY'S NEEDS FOR REVENUE. SO IF THE DEVELOPER SCALES BACK THE NUMBER OF ROOMS OR THE KIND OF PRICE POINT OF THE ROOMS THAT HAS A DIRECT IMPACT ON THE CITY'S REVENUE AND THE CITY'S BUDGET. SO I THINK THAT'S SOMETHING THAT NEEDS TO BE TAKEN INTO CONSIDERATION, ESPECIALLY BECAUSE THIS IS A PRIME PIECE OF DEVELOPABLE LAND IN THE MIDDLE OF THE CITY. AND SO IF WE FORFEIT THIS LAND TO A PROJECT THAT DOESN'T END UP GENERATING ITS FULL POTENTIAL FOR REVENUE, WE WON'T BE ABLE TO KIND OF TURN BACK THE CLOCK ON THAT. SO EACH PIECE OF LAND THAT'S DEVELOPED IN CITY LIMITS OF SEBASTOPOL HAS THE POTENTIAL TO BE AN ECONOMIC GENERATOR FOR THE CITY ITSELF, SO THE CITY COULD DO THINGS LIKE PAVE OUR ROADS, AND MAINTAIN OUR PARKS. SO WE HAVE LOST A SIGNIFICANT AMOUNT OF LAND TO PROPERTIES THAT GENERATE NO REVENUE AND TAKE RESOURCES. I THINK THAT NEEDS TO BE A PART OF THE EQUATION. MY SECOND COMMENT FOLLOWS OLIVER'S COMMENT, AND THAT I'D LIKE TO SEE THE LOT MORE ACTIVE, EVEN IF IT IS IN TERMS OF WRAPPING THE TREES IN SOLAR LIGHTS. IT IS VERY DANGEROUS TO HAVE ACCESS TO THE LOT FROM THE BUSY INTERSECTIONS. BUT IF THERE IS A WAY TO LINK IT MORE DIRECTLY WITH THE BARLOW, SO THAT PEOPLE COULD PERHAPS ACCESS PART OF IT FOR LIKE, YOU KNOW, A SMALL DOG RUN --

KATE, THAT'S TWO MINUTES.

OKAY, THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I'LL COME BACK INTO CHAMBERS. IF THERE IS ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE A COMMENT ON THIS ITEM? SEEING NONE. I'LL GO BACK OUT TO ZOOM. IF THERE IS ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT ON THIS ITEM, PLEASE RAISE YOUR HAND VIRTUALLY. SEEING NONE, PUBLIC COMMENT IS CLOSED.

ALL RIGHT, THANK YOU VERY MUCH. WE'RE BACK AT THE DAIS FOR COMMENTS FROM MY COLLEAGUES BEFORE I DO MINE? DOES ANYONE HAVE ANY COMMENTS? I DO HAVE A QUESTION. I KNOW WE HAD THESE TWO QUESTIONS, IF I CAN JUST ASK THEM VERY QUICKLY OF OUR -- FROM PIAZZA. IT'S A QUESTION I STILL WONDER. COULD NOT DOING THE DIG I HAD ASKED ABOUT FOR THE ARCHAEOLOGICAL STUFF. COULDN'T THAT, IN FACT, DELAY THE PROJECT IF YOU DON'T GET THAT DONE? I MEAN, I'VE HEARD THIS SO MANY TIMES FROM DIFFERENT --

RIGHT. SOY THINK IT WOULD BE THE TYPICAL WAY THAT ARCHAEOLOGICAL DIGS HAPPEN AS IT RELATES TO GROUND DISTURBANCE AND DEVELOPMENT. THERE'S USUALLY AN ARCHAEOLOGICAL -- ARCHAEOLOGIST ON SITE SORT OF MONITORING THE ACTIVITY AND LOOKING FOR ARTIFACTS AS DIRT IS BEING MOVED, RIGHT? AS A RESULT OF OUR FEDERALLY FUNDED LOAN PROJECT, WE HAVE A RECOVERY PLAN THAT HAS BEEN APPROVED BY THE FEDERAL REGULATORY AGENCY IN TERMS OF THEM BEING GOOD WITH WHAT WE'RE DIGGING, REMOVING THE ARTIFACTS, AND SETTING THEM ON SITE. SO THE SCHEDULE THAT I GAVE, YOU KNOW, TWO TO THREE WEEKS, IS VERY MUCH A KNOWN SCHEDULE. THERE'S NOTHING THAT COULD HAPPEN THAT WOULD -- THAT WOULD DELAY IT BECAUSE IT'S SORT OF AGREED UPON ARCHAEOLOGICAL DIG AND MANEUVER. SO THERE IS REALLY NO UNKNOWNNS OR RISKS AS A RESULT OF THE PREVIOUS GROUND DISTURBANCE AND THE PREVIOUS MONITORING THAT WAS DONE WHEN THE BUILDING, THE FORMER BUILDING WAS BEING DEMOLISHED.

OKAY. AND THEN WE HAVE ANOTHER QUESTION, JUST ABOUT THE DRAFT OF THE HOTEL. YEAH, THAT IS CERTAINLY SOMETHING WE LOOK AT. IT'S JUST IMPORTANT TO NOTE ANOTHER PUBLIC COMMENTER SORT OF ELUDED TO THIS. EVERY TIME YOU EITHER REDUCE THE NUMBER OF ROOMS OR DEVOTE SPACE TO A DIFFERENT USE WITHIN THE

PROJECT, IT CHANGES THE PER FORMA AND THE BOTTOM LINE. WE TRIED TO MAXIMIZE THE GOLDEN TICKET OF THIS KIND OF DEVELOPMENT, WHICH IS THE HOTEL ROOMS THEMSELVES. BUT IN ORDER TO SELL THE HOTEL ROOMS, AND IN ORDER TO GET A CERTAIN RATE FOR THE HOTEL ROOMS, YOU DO HAVE TO PROVIDE ADDITIONAL AMENITIES, BE IT SPAS, RESTAURANTS, BE IT SORT OF LOVELY CURATED RETAIL OR LOVELY GROUNDS. SO IT IS A DELICATE ROPE TO WALK. BUT YES, WE ARE CONSIDERING ALTERNATIVES THAT CHANGE THE SORT OF LAND USE MIXED WITHIN THE DEVELOPMENT, AND THAT COULD LEAD TO MORE HOTEL ROOMS, LESS RETAIL AS AN EXAMPLE.

OKAY. THANK YOU SO MUCH FOR ANSWERING THOSE. I JUST THINK THIS WILL BE AN IMPORTANT TOPIC, AND PEOPLE ARE QUESTIONING IT. I WANTED TO ADDRESS THIS. THANK YOU. AND THEN DID ANYONE AT THE DAIS HAVE ANY COMMENTS? COUNCILMEMBER HINTON?

THANK YOU. THIS HOTEL IS PARTLY WHY I RAN FOR OFFICE IN 2016. I WANTED TO BE INVOLVED AND HOW SEBASTOPOL GREW AND WAS SHAPED, AND THIS HOTEL WAS ONE OF THE HOTTEST TOPICS ON THE YEAR I RAN FOR OFFICE. I'VE BEEN INVOLVED WITH IT FOR A LONG TIME. I THINK VERY HIGHLY OF THESE OPERATORS. I'VE VISITED THEIR PROJECT THAT THEY OPENED IN SAN LUIS OBISPO, AND OBVIOUSLY COVID CHANGED A LOT OF THINGS. UNFORTUNATELY I THINK FOR OUR TOWN, WE'VE LOST GREG BIEL'S PROJECT, AND I'M ALSO VERY WELL AWARE OF THE HOLE THAT SITS IN THE CENTER OF WINDSOR, THE HOTEL STOPPED, THAT'S TRYING TO MOVE FORWARD IN PETALUMA. SO WE ARE NOT ALONE. I DON'T TAKE THIS PERSONALLY. IT'S A HUGE PROJECT, IT'S A BEAUTIFUL PROJECT, AND I UNDERSTAND I DON'T WANT A HOTEL BUILT IN THE MIDDLE OF OUR TOWN THAT FOLDS OR SOMETHING. THEY HAVE TO HAVE FINANCING THEY CAN LIVE WITH. SO I DO THINK WEST COUNTY, AND I KNOW THEY KNOW, WE ONLY HAVE AIRBNBS TO RELY ON AND ONE LITTLE TINY HOTEL, WHICH PEOPLE, WE'RE LUCKY TO HAVE. BUT IT'S MODERATE. IT'S FULL A LOT. IT DOESN'T REFLECT WHAT I THINK A LOT OF PEOPLE ARE LOOKING FOR. I'M SUPPORTIVE TONIGHT OF THE EXTENSION. I HOPE YOU CAN FIGURE OUT YOUR OTHER HALF OF FINANCING. YOU COME, YOU STAND IN FRONT OF US. YOU'VE GOT A PROJECT. I REALLY APPRECIATE THAT. SO THOSE ARE MY COMMENTS TONIGHT.

OKAY. ANYONE ELSE HAVE COMMENTS? OKAY. I JUST HAVE A FEW THEN IF NO ONE ELSE HAS ANY. FIRST OF ALL I THINK IT IS UNFORTUNATE THAT THE HOTEL, AND I SAY IT THIS WITH HUMOR THAT IT HAS BECOME AN URBAN LEGEND. PEOPLE TALK ABOUT IT ALL THE TIME. THE HOTEL THAT IS NOT COMING, THAT IS COMING. I WOULD LOVE TO SEE THIS COME TO FRUITION. AND I HAVE -- I JUST HAVE GREAT CONCERN OVER WHAT'S HAPPENING, AND I KNOW WE'RE NOT ALONE TO COUNCILMEMBER HINTON'S WORDS, AS FAR AS ALL THE DIFFERENT HOTELS. I'M HOPING PERHAPS, AND MAYBE THIS IS ALREADY HAPPENING WITH CITY STAFF. BUT I THINK IT WOULD BE REALLY HELPFUL FOR THE COUNCIL, FOR US, AND FOR ME PARTICULARLY, TO UNDERSTAND IF THERE IS ANY WAY THAT WE, AS A COUNCIL, IF THERE IS ANYTHING WE CAN DO TO ACTUALLY, YOU KNOW, IMPROVE THE DOWNTOWN. IF THAT WOULD HELP IN ANY WAY. I'VE HEARD THIS BEFORE, WE'RE NOT A PROVEN MARKET. I CONTINUE TO SAY IF THERE IS ANYTHING WE CAN DO TO TWEAK, TO HELP, TO MAKE THE PLACE MORE ATTRACTIVE. I HOPE YOU WOULD FEEL THE PIAZZA WOULD COMMUNICATE WITH US, AND WE SEE THIS AS A SHARED PROJECT FOR US. I MEAN, THE T.O.T. IS SUPER IMPORTANT TO US. SO AT ANY WAY, I'M SUPPORTING THIS FOR NOW, BUT I'M JUST HOPING, YOU KNOW, AS I SEE SOME INTEREST RATES COMING DOWN. I DON'T KNOW HOW LONG THAT WILL LAST. BUT I JUST HOPE SOMEWHERE ALONG THE LINE, THAT YOU MIGHT REACH A POINT WHERE YOU COULD ACTUALLY DO SOMETHING. AT ANY RATE, I'M SUPPORTING IT THIS EVENING WITH A BIT OF PAUSE AND CONCERN OVER WHETHER OR NOT WE'RE JUST CONTINUING DOWN THIS DELAYED'S LONG PATH OF A NON-EXISTENT SPACE. ANY WAY, THOSE ARE MY COMMENTS. DOES ANYONE ELSE HAVE ANYTHING BEFORE VICE MAYOR?

AND THERE IS NO ACTION REQUIRED TONIGHT, JUST THANK YOU FOR COMING AND TALKING TO US. THANK YOU FOR YOUR UPDATES. BUT I DON'T THINK WE NEED TO DO ANYTHING?

THAT'S CORRECT. THIS IS JUST AN INFORMATIONAL ITEM.

THAT'S GREAT. I JUST WANTED TO MAKE SURE. IF NOT, WE'LL ACCEPT IT HAD AND MOVE ON, AND THANK YOU ALL FOR COMING IN AND STANDING BEFORE EVERYBODY AND ANSWERING ALL THESE QUESTIONS. ALL RIGHT. LET ME JUST GET MY NEXT PAGE HERE, AND WE'LL MOVE ONTO, WELL, LET'S SEE. THAT'S THE END OF OUR INFORMATIONAL ITEMS. WE DON'T HAVE ANY PUBLIC HEARINGS THIS EVENING, SO WE'LL BE MOVING ON TO ITEM NUMBER NINE, WHICH IS OUR REGULAR CALENDAR. AGENDA ITEMS, DISCUSSIONS, AND/OR ACTIONS. NUMBER NINE IS OUR SPECIAL EVENT FEE WAIVERS, KIWANIS CLUB, APRIL 4 EASTER EGG HUNT. FEE WAIVER HAS BEEN REQUESTED IN THE AMOUNT OF \$400. AND THIS IS PUBLIC WORKS, I BELIEVE?

YES, THANK YOU, MAYOR AND COUNCIL. THIS IS THE SPECIAL EVENT FOR THE KIWANIS CLUB THROWS ANNUALLY FOR THE EASTER EGG HUNT. IT OCCURRED LAST SATURDAY, JUST BEFORE EASTER, AND THEY SUBMITTED A LETTER FOR YOUR CONSIDERATION REQUESTING THAT THE EVENT FEES ARE WAIVED FOR THAT EVENT.

ALL RIGHT. THANK YOU. DOES ANYONE HAVE ANY QUESTIONS, COUNCILMEMBER HINTON?

YEAH. USUALLY WE GET THESE REQUESTS BEFORE THE EVENT. I'M JUST CURIOUS WHY, WHEN THEY SUBMITTED THIS? I MEAN IT WOULD BE GREAT IF SOMEBODY IS HERE THAT COULD THEN SPEAK TO LIKE HOW SUCCESSFUL THE EVENT WAS? WAS IT FREE FOR THE PEOPLE THAT ATTENDED? ANY WAY USUALLY WE GET THESE AHEAD OF TIME, SO I'M INTERESTED TO HEAR WHEN THIS CAME IN.

WE ASKED THE REQUEST AT THE BEGINNING OF MARCH, AND I MISSED JUST THE DEADLINE FOR JUST THE MEETING BEFORE THIS, AND I NEEDED TO GET IT TO THE BUDGET COMMITTEE MEETING FOR THEIR ASSESSMENT, AND WE DIDN'T HAVE ENOUGH TIME TO GET IT ON THE AGENDA ITEM FOR MARCH 17. WE'LL HAVE ONES COMING FORWARD AT THE NEXT COUNCIL MEETINGS FOR EVENTS THAT HAVE NOT TAKEN PLACE YET.

OKAY. SO CAN I ASK A FOLLOW-UP QUESTION? THIS IS A SMALL AMOUNT. IN THE PAST, THESE SORT OF SMALL AMOUNTS DIDN'T NECESSARILY GO BEFORE THE BUDGET COMMITTEE, AND THEN TO THE FULL COUNCIL. IS THAT POLICY CHANGED OR COULD THIS HAVE COME STRAIGHT TO US, SO IT WASN'T DELAYED UNTIL AFTER THE EVENT? BECAUSE THAT WOULD BE IMPORTANT TO ME.

ANY FINANCIAL MATTER NOW THAT IS EITHER A REVENUE THAT WE WILL BE MISSING OR A COST WE MIGHT BE WAIVING DOES GO TO THE BUDGET COMMITTEE NOW.

OKAY. DOES ANYONE ELSE HAVE ANY QUESTIONS? AND I APOLOGIZE, I CAN'T SEE VICE MAYOR. OKAY. I'M SORRY? DID YOU SAY SOMETHING?

NO.

OKAY. COOL. IF WE DON'T HAVE ANY QUESTIONS, THEN WE CAN DO PUBLIC COMMENT. SO THIS IS AN OPPORTUNITY FOR THE MEMBERS OF THE PUBLIC TO SPEAK ON THE REQUEST FOR THE WAIVER FEES FOR THE EASTER EGG HUNT THAT DID HAPPEN JUST RECENTLY. IF YOU'D LIKE TO MAKE A PUBLIC COMMENT, IT'S A TWO-MINUTE PUBLIC COMMENT. IF THERE'S ANYONE HERE THAT WOULD LIKE TO MAKE A PUBLIC COMMENT? THAT WOULD LIKE TO DISCUSS THE EVENT? PLEASE COME UP.

THE SEBASTOPOL KIWANIS CLUB HAS BEEN DOING THIS EVENT FOR OVER 47 YEARS. IT IS ONE OF OUR FAVORITE EVENTS. IT GOES PERFECTLY WITH OUR MISSION, WHICH IS SERVICE TO CHILDREN. IT'S A GREAT FAMILY EVENT. AND I WOULD, WE WOULD APPRECIATE THE FEE WAIVER. SO THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I'LL GO OUT TO ZOOM, IF ANYONE WOULD LIKE TO MAKE A COMMENT, TO PLEASE RAISE YOUR HAND VIRTUALLY? SEEING NONE, I'LL COME BACK INTO CHAMBERS. ANYONE ELSE IN CHAMBERS? PLEASE.

IT IS A FREE EVENT FOR WHOEVER ASKED. IT'S BEEN FREE FOR 47 YEARS. WE RAISE FUNDS FOR THE FIREWORKS TO PAY FOR THE EASTER EGG HUNT AND THE HALLOWEEN EVENT. SO IT IS FREE. LOTS OF HAPPY KIDS. AND WE DO PROVIDE ALL OF THE CANDY, THE MEMBERS CHIP IN, AND THE REST COMES FROM THE CLUB. SO THIS WOULD HELP A LOT.

THANK YOU FOR YOUR PUBLIC COMMENT. PLEASE?

I DIDN'T KNOW I WOULD COME TONIGHT, BUT I HAVE BEEN FORTUNATE ENOUGH TO KNOW FOR MANY YEARS. WHEN THE KIWANIS CLUB COMES DOWNTOWN AND ASKS FOR DONATIONS FROM LOCAL BUSINESSES FOR THIS EVENT, I HAVE HAPPILY CONTRIBUTED TO THAT. NOT ONLY IS THE EVENT FREE FOR CHILDREN AND FAMILIES BUT AFTER THE

EVENT, THE FAMILIES COME DOWNTOWN, AND THEY HAVE BREAKFAST. THEY COME AND GET THEIR EASTER COOKIE. THEY ARE SO FULL OF JOY AND HAPPINESS, AND SO MANY PEOPLE COME IN TO MY BUSINESS, TALKING ABOUT WHAT A FANTASTIC TOWN THIS IS TO HAVE THIS TYPE OF EVENT FOR FAMILIES AND FOR CHILDREN, AND FOR OUR KIDS. IT'S NOT JUST EXCLUSIVE TO THE PARK, BUT IT REALLY DOES BRING PEOPLE IN TO DOWNTOWN FROM ALL OVER WEST COUNTY. SO I FULLY SUPPORT WAIVING THEIR FEE. THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I'LL GO BACK OUT TO ZOOM, PLEASE RAISE YOUR HAND VIRTUALLY. SEEING NONE, I'LL COME BACK INTO CHAMBERS. ANY PUBLIC COMMENT? SEEING NONE, PUBLIC COMMENT IS CLOSED.

VICE MAYOR?

I WOULD LIKE TO MAKE A MOTION TO APPROVE THE WAIVER OF THE SPECIAL EVENT PERMIT FEES FOR THE KIWANIS CLUB EASTER EGG HUNT IN THE AMOUNT OF \$400. I'LL SECOND.

AND I JUST WANTED TO COMMENT VERY QUICKLY. OH, COUNCILMEMBER HINTON, GO AHEAD, IF YOU WANT.

YEAH. I JUST HAVE A COMMENT. AND I GUESS I WILL PURSUE THIS IN ANOTHER WAY. BUT I THINK WITH A 47-YEAR-OLD TRADITION AND THIS TOWN THAT IS FREE THAT IS ASKING FOR A WAIVER, AND I WOULD HAVE PREFERRED TO HAVE THIS COME TO FULL COUNCIL, SO A SMALL ITEM LIKE THIS FEELS LIKE IT GOT HELD UP IN OUR PROCESS TO GO TO THE BUDGET COMMITTEE. MISSED THE FIRST COUNCIL DEADLINE, AND WE COULD HAVE APPROVED IT BEFORE THE EVENT ACTUALLY HAPPENED. SO I WANT TO RETHINK SMALL BUDGETARY ITEMS BECAUSE MAYBE WE CAN BRING THEM ALONG. I DON'T KNOW WHEN THIS NEW POLICY HAPPENED THAT IT COULDN'T GET TO THE COUNCIL QUICKER. THAT'S MY COMMENT. AND I'LL PURSUE THAT IN ANOTHER FASHION.

I JUST WANT TO COMMENT. I SAW A LOT OF THE GOOD SOCIAL MEDIA COVERAGE OF THIS, THIS EVENT, SO I THINK IT WAS A FEEL GOOD THING FOR SEBASTOPOL. GO AHEAD, VICE MAYOR?

YEAH. DID THE CLUB HAVE TO PAY FOR THIS AND THEN WE ARE REIMBURSING? IS THAT'S WHAT'S HAPPENING? AND COUNCILMEMBER HINTON, ARE YOU TRYING TO AVOID THAT? I JUST WOULD HAVE LIKED TO HAVE SEEN IT MAINSTREAM TO NOT GO TO THE BUDGET SUBCOMMITTEE, THAT IT COULD HAVE COME STRAIGHT TO US.

OKAY.

NO FURTHER COMMENTS OR QUESTIONS?

WELL, THERE WAS A QUESTION. ARE WE REIMBURSING OR DID THEY PAY FOR IT ALREADY? ARE WE REIMBURSING OR HAVE THEY NOT PAID FOR IT?

I WOULD HAVE TO DEFER TO THE PUBLIC WORKS. I DON'T TAKE IN ANY APPLICATIONS. I'M NOT AWARE IF THEY CAME IN. WE COULD ASK BRUCE. IT WOULD BE A REIMBURSEMENT. THANK YOU FOR CLARIFYING.

OKAY. JUST TRYING TO MAKE SURE ALL QUESTIONS WERE ANSWERED. SO WE HAVE A MOTION AND A SECOND, CORRECT? SO WE CAN JUST --

WE DO. SO MOVED BY VICE MAYOR MAURER, SECONDED BY COUNCILMEMBER CARTER TO APPROVE THIS SPECIAL EVENT FEE WAIVER FOR THE KIWANIS CLUB FOR THE EASTER EGG HUNT IN THE AMOUNT OF \$400. COUNCILMEMBER CARTER?

YES.

COUNCILMEMBER HINTON?

AYE.

COUNCILMEMBER ZOLLMAN?

YES.

VICE MAYOR MAURER?

YES.

MAYOR MCLEWIS?

YES.

MOTION PASSES UNANIMOUSLY.

OKAY, THANK YOU. ALL RIGHT, MOVING ON TO NUMBER 10. APPROVAL OF MEMORANDUM OF UNDERSTANDING WITH SERVICE EMPLOYEES' INTERNATIONAL UNION LOCAL, SEIU1021, AND THIS WOULD BE COVERED BY ADMINISTRATIVE SERVICES.

I'M GOING TO GO AHEAD AND INTRODUCE THE ITEM, AND THEN HAVE OUR HUMAN RESOURCES CONSULTANT PROVIDE THE REPORT. SO AS YOU JUST SAID, THIS IS THE

MEMORANDUM OF UNDERSTANDING FOR THE SEIU EMPLOYEES, WHICH IS PUBLIC WORKS AND ADMINISTRATIVE STAFF. AFTER MONTHS OF NEGOTIATIONS, WE WERE ABLE TO GET TO AN AGREEMENT. THEY RATIFIED THE -- THE GROUP RATIFIED THE PROPOSAL, SO IT IS NOW BEFORE THE CITY COUNCIL. I'LL TURN IT OVER TO PROVIDE THE OTHER REMAINING INFORMATION.

OKAY, GREAT, THANK YOU.

GOOD EVENING, MAYOR AND COUNCIL MEMBERS. THIS IS DEBORAH, HUMAN RESOURCE ADVISOR FOR THE CITY. YES, THIS ITEM BEFORE YOU IS TO REQUEST APPROVAL OF THE SUCCESS MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SEBASTOPOL AND THE SERVICE EMPLOYEES INTERNATIONAL UNION. LOCAL 1021. SO OVER SEVEN MONTHS, THE CITY AND SEIU MET AND CONFERRED IN GOOD FAITH, AND CAME UP WITH A KEY ELEMENT IN TERMS OF THE SUCCESS FOR THE MOU, AGREEING ON THE ONE-TIME OFF SCHEDULED PAYMENT OF \$3,000 FOR EACH MEMBER, WHICH MEANS IT DOESN'T GET REPORTED. THE ONGOING COST OF THE SALARY INCREASE. MONTHLY BILINGUAL STIPEND FOR UP TO TWO EMPLOYEES. AND A REIMBURSEMENT PROGRAM FOR SONOMA COUNTY REGIONAL PARKS PASS, ONCE A YEAR. AND THEN THERE IS ALSO SOME OTHER NON-MONETARY AGREEMENTS AROUND CONTRACTING OUT AND THINGS LIKE THAT. SO WE'RE ASKING THE COUNCIL TO APPROVE THE SUCCESSOR MOU.

OKAY. THANK YOU. ANY QUESTIONS? FROM ANYONE? OKAY. THANK YOU, DEBORAH.

THANK YOU. MARY, DO WE WANT TO GO TO PUBLIC COMMENT, SINCE WE DON'T HAVE ANY QUESTIONS?

THANK YOU, MAYOR. THIS IS PUBLIC COMMENT ON THE APPROVAL OF THE MEMORANDUM OF UNDERSTANDING WITH THE SEIU BARGAINING GROUP. I WILL COME TO CHAMBERS FIRST. SEEING NONE, I'LL GO BACK OUT ZOOM. IF THERE IS ANYONE ON ZOOM THAT WOULD LIKE TO MAKE A PUBLIC COMMENT. KYLE, PLEASE UNMUTE YOURSELF.

YES, I CAN.

CAN YOU SEE THE TIMER?

YEAH, I CAN.

GREAT, GO AHEAD, PLEASE.

I'M ABOUT TO STEP OUT OF THE ROOM FOR A MOMENT FOR THE PRESENTATION. BUT I'M HOPING THERE WAS SOME CLEAR COMMUNICATION FROM THE PUBLIC ABOUT HOW LONG THIS PROCESS WENT ON, AND WHAT LED UP TO THE ACTUAL AGREEMENT. THERE WERE STRIKE SANCTIONS THAT WERE AUTHORIZED BY THE UNION AS A RESULT OF FAILED NEGOTIATIONS. THAT LED US TO THE POINT WHERE WE HAVE THIS CONTRACT TODAY. SO I'M HOPING THAT WAS CLEARLY ARTICULATED IN THE PRESENTATION TONIGHT. SECONDLY I DIDN'T HAVE A CHANCE TO READ THROUGH, BUT THERE WAS SOME PUBLIC COMMENT PARTICULARLY ABOUT A CLAUSE IN THERE. IT SEEMED LIKE A FIRST RIGHT OVER REFUSAL FOR PROVIDING SERVICES THAT WERE THEN IN SCOPE OF THE JOB DESCRIPTIONS THAT ARE WITHIN THOSE POSITIONS. THIS GOES TO A LONG STANDING CONCERN THIEF SHARED WITH THIS COUNCIL, WHICH IS WE ARE OUTSOURCING LABOR. LABOR THAT IS UNIONIZED LABOR WITH JOB DESCRIPTIONS THAT ARE WELL WITHIN THE SCOPE OF THE EMPLOYEES THAT WE HAVE WITH THE CITY. SO I JUST HOPE MAYBE A LITTLE BIT MORE CONTEXT ABOUT THAT CLAUSE. AND IN PARTICULAR ABOUT HOW THE RESPONSIBILITIES OF CITY AND CITY MANAGEMENT TO MAKE SURE THAT THE WORK THAT WE ARE AUTHORIZING IS WITHIN SCOPE OF THE EMPLOYEES THAT ARE DOING THAT WORK, AND WE'RE NOT USING, YOU KNOW, TACTICS LIKE EMERGENCY NEED OR, YOU KNOW, RATHER THAN RECOGNIZING DEFERRED MAINTENANCE, RIGHT? SO WHEN YOU DEFER THE MAINTENANCE ON THE INFRASTRUCTURE FOR AS LONG AS WE HAVE, WE GET TO A PLACE WHERE WE HAVE EMERGENCY NEED OF REPAIR, WHERE IF WE HAD ACTUALLY AUTHORIZED FOR OUR OWN LABOR TO PROVIDE THAT SERVICE TO OUR CITY, THEN WE WOULDN'T BE IN THOSE POSITIONS THAT WE ARE HAVING TO GO TO THE OUTSIDE CONTRACTORS IN THE LAST MINUTE. SO MAYBE ADDRESSING SOME OF THOSE THINGS WOULD BE GREAT. THANKS.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, I'LL COME BACK. I'LL GO BACK OUT TO ZOOM. LEE, CAN YOU UNMUTE YOURSELF, PLEASE?

YEP.

THANK YOU. CAN YOU SEE THE TIMER?

I CAN.

GREAT, GO AHEAD, PLEASE.

YEAH, I THINK I WAS THE PUBLIC COMMENT KYLE WAS TALKING ABOUT, BUT SINCE I'VE SUBMITTED MY PUBLIC COMMENT. IT APPEARS IT'S A STATE LAW. THAT'S INTERESTING. IT WASN'T EXPLAINED IN THE STAFF REPORT. IT WOULD SAVE ME SOME TIME, BECAUSE THEN I WOULD UNDERSTAND WHY WE'RE DOING IT. I DO THINK, AND THIS IS TO COUNCILMEMBER HINTON'S, YOU KNOW, COMMENT ABOUT THE INEFFICIENCIES OF SOMETHING LIKE A \$400 REQUEST THAT PROBABLY COST US \$800 TO PROCESS THROUGH ALL THE LEVELS OF BUREAUCRACY THAT WE HAVE IN A CITY OF 3,000 PEOPLE. BUT I THINK IT WOULD BE WORTHWHILE FOR SOMEBODY IN THE COUNCIL TO ASK MORE ABOUT THE 45-DAY REQUIREMENT BEFORE RFP CAN BE SUBMITTED. HOW IS THAT GOING TO BE MANAGED? WILL IT HAPPEN BEFORE THE CITY COUNCIL GETS THE RFP? SO THE UNION WILL MEET WITH THE CITY, THEN AGREE TO IT TO SUBMIT IT TO THE COUNCIL. DOES THAT DELAY THE PROJECT? THAT IS EXPENSIVE. I JUST THINK IT WOULD BE GOOD TO UNDERSTAND MAYBE THINGS WILL HAPPEN A LOT SLOWER IF THEY EVER THOUGHT THEY WERE MOVING FAST. THANKS.

THANK YOU, LEE. NEXT, I'LL COME BACK INTO CHAMBERS. IF ANYONE IN CHAMBERS THAT WOULD LIKE TO MAKE A PUBLIC COMMENT. SEEING NONE, I'LL GO BACK OUT TO ZOOM. PLEASE RAISE YOUR HAND VIRTUALLY. SEEING NONE, PUBLIC COMMENT IS CLOSED ON THIS ITEM.

OKAY. DOES ANYONE HAVE ANY COMMENTS? DO WE HAVE A MOTION?

I'LL GO AHEAD AND MOVE STAFF'S RECOMMENDATION.

I'LL SECOND THAT.

OKAY.

THANK YOU. SO MOVED BY COUNCILMEMBER ZOLLMAN AND SECONDED BY VICE MAYOR MAURER WITH THE SERVICE EMPLOYEES INTERNATIONAL UNION. LOCAL 1021. COUNCILMEMBER CARTER?

YES.

HINTON?

AYE.

ZOLLMAN?

YES.

MAURER?

YES.

MAYOR MCLEWIS?

YES.

MOTION PASSES UNANIMOUSLY.

OKAY, THANK YOU. ALL RIGHT. LET'S SEE. MOVING ONTO NUMBER 11. CONSIDERATION OF GOOD CAUSE DETERMINATION FOR AUTOMATIC REMOVAL OF PLANNING COMMISSIONER DUE TO ABSENCES PURSUANT TO SEBASTOPOL MUNICIPAL CODE SECTION 2.24.030. THIS IS COVERED BY -- IS IT OUR PLANNING AND OUR CITY ATTORNEY, SO I DON'T KNOW WHO IS PLANNING TO LEAD THIS.

I CAN START THIS ONE, MAYOR. THANK YOU, JANE RILEY, INTERIM PLANNING DIRECTOR, AGAIN, CONTRACT POSITION. THIS IS RATHER AN UNFORTUNATE ITEM, AND I'M SORRY TO BE BRINGING IT TO YOU. WE HAVE A PIECE OF OUR CODE THAT SAYS WHEN A PLANNING COMMISSIONER MISSES THREE MEETINGS IN A ROW, THEY'RE AUTOMATICALLY OFF OF THE COMMISSION. THAT'S A PIECE OF CODE. THAT'S NOT SOMETHING WE'RE ABLE TO DO SOMETHING ABOUT. WE DO HAVE COMMISSIONER HERE WHO IS HERE TO MAKE A GOOD CAUSE CLAIM, IF THE CITY COUNCIL FINDS THAT HE MISSED THESE MEETINGS WITH GOOD CAUSE, THEN THEY MAY REAPPOINT HIM TO THE COMMISSION IMMEDIATELY. IF THEY DO NOT FIND THE GOOD CAUSE HAS OCCURRED, THEN THEY WOULD DECLARE VACANCY ON THE PLANNING COMMISSION, AGAIN, EFFECTIVE IMMEDIATELY. AND COMMISSIONER IS HERE. I WILL SAY IN THE COMMISSIONER'S DEFENSE THAT I DID NOT REALIZE HE WAS ON THREE IN A ROW UNTIL IT HAD ALREADY HAPPENED. HAD I REALIZED THAT, I WOULD HAVE REACHED OUT, AND WE MAY HAVE BEEN ABLE TO AVOID THIS SITUATION. SO JUST WANTED TO LET YOU KNOW THAT.

OKAY. AND IS ANYONE, OUR CITY ATTORNEY, WERE YOU DOING ANYTHING ON THIS?

NO. HAPPY TO ANSWER ANY QUESTIONS. IT'S UP TO THE COUNCIL TONIGHT WHETHER OR NOT TO GRANT THE GOOD CAUSE OR NOT.

GOT IT, OKAY. SO THEN THE QUESTION I HAVE, WE'RE BACK AT THE DAIS HERE. THIS IS AN UNUSUAL CIRCUMSTANCE HERE. I DON'T KNOW WHAT THE WILL OF THE COUNCIL, IF WE WOULD LIKE TO HEAR FROM THE COMMISSIONER FIRST OR IF YOU JUST HAVE QUESTIONS THAT YOU WOULD LIKE TO -- GO AHEAD, VICE MAYOR?

HE IS STANDING AT THE PODIUM.

I'M SORRY. I CAN'T SEE THE PODIUM.

SO I WOULD LIKE TO ASK THAT HE JUST MAKE A STATEMENT.

OKAY, SORRY. NOW I CAN SEE. THANK YOU. SORRY, I DIDN'T REALIZE. GO AHEAD.

YEAH, THANK YOU. ALEX KAFZLER, TECHNICALLY FORMER PLANNING COMMISSION. I SERVED ON THE PLANNING COMMISSION FROM SEPTEMBER 16, 2025 THROUGH MARCH 16, 2026, WHEN I WAS THEN INFORMED BY INTERIM DIRECTOR JANE THAT I WAS IN VIOLATION OF CODE 2.24.030 VACANCY AND REMOVAL. I WAS DEFINITELY DISAPPOINTED. I TAKE RESPONSIBILITY FOR KNOWING THE CODE. I SHOULD HAVE READ THROUGH IT IN DETAIL. I SHOULD HAVE BEEN MORE AWARE THAT THIS PROVISION WAS IN PLACE, AND THAT IT WAS INCUMBENT UPON ME TO FULFILL IT. THAT SAID, I SENT A VERY, WHAT I THOUGHT WAS A VERY DETAILED E-MAIL, EXPLANATION OF EVENTS, AND SORT OF MY POINT OF VIEW ON BOTH MY TIME AND THE COUNCIL, AND MY TIME DURING THE ABSENCES. I SENT THAT TO CITY STAFF, AS WELL AS PLANNING COMMISSION, AND AS WELL AS THE CITY COUNCIL HERE. SO THAT KIND OF LAYS OUT EVERYTHING. HOPEFULLY EVERYBODY IS SOMEWHAT FAMILIAR WITH IT. I'M HAPPY TO TAKE QUESTIONS ABOUT ANY OF THAT. IF YOU WANT ME TO READ IT INTO THE RECORD, I'M HAPPY TO. BUT GENERALLY I'M OPEN FOR QUESTIONS, COMMENTS, CONCERNS, CROSS-EXAMINATION, POINTS OF CLARIFICATION. AND I'D LOVE TO BE BACK ON THE PLANNING COMMISSION, IF YOU GUYS WANT ME.

COUNCILMEMBER ZOLLMAN?

WELL, FIRST, THANK YOU FOR BEING HERE. AND YES, CAN DEFINITELY COMMISERATE WITH THE NEED TO KEEP ON ALL THE VARIOUS RULES AND REGULATIONS FOR ANY WIDE POSITION. MY QUESTION, SINCE YOU ARE HERE IS NOW THAT YOU KNOW THIS, AND IN READING THROUGH YOUR E-MAIL. IT DOES SOUND LIKE YOUR BUSINESS AND YOUR BUSINESS SITUATION IS A LOT. SO NOW THAT YOU KNOW THIS AND YOU KNOW THE IMPORTANCE, AT LEAST TO ME AS A COUNCIL MEMBER FOR THE PLANNING COMMISSION TO MEET WHEN IT NEEDS TO MEET, AND THE MEETINGS, AS YOU KIND OF INDICATED IN THE E-MAIL, ARE HALF HAZARD, BUT THEY WILL BE HALF HAZARD, AND WE ARE EXPECTING, WHEN SOMETHING THAT NEEDS TO GO THROUGH PLANNING COMMISSION, THAT THERE BE A FULL BODY TO HEAR IT TO PROVIDE RECOMMENDATIONS TO US BECAUSE WE'RE NOT EXPERTS IN THE AREA, RIGHT? SO HAVING LIKE NOW A FULL APPRECIATION OF WHAT THE JOB ENTAILS. ARE YOU AVAILABLE, SHOULD WE DECIDE TO FIND GOOD CAUSE AND REINSTATE YOU?

HONESTLY, COUNCILMAN, I'M NOT ENTIRELY SURE HOW TO ANSWER THAT. I OUTLINED IN MY E-MAIL THAT MY TRAVEL SCHEDULE FOR WORK IS SUBJECT TO A LOT OF OTHER FACTORS. I WOULD SAY IF THIS IS RELEVANT THAT FOR TWO OF THE THREE MEETINGS THAT I MISSED, I SUBMITTED COMMENTS BOTH TO CITY STAFF AND TO MY FELLOW COUNCIL MEMBERS. I WAS INSTRUCTED TO DO THAT. I DIDN'T KNOW WHAT I WAS SUPPOSE TO DO WHEN I MISSED A MEETING. FIRST TIME I REACHED OUT TO CITY STAFF WITH MY COMMENTS, CONCERNS, FOLLOWING ALL THE AGENDA ITEMS. YOU KNOW, SUGGESTIONS, COMMENTS, ETC. I NEVER HEARD BACK. THE SECOND TIME WHEN I REACHED OUT TO A FELLOW COUNCIL MEMBER, THEY SENT ME BACK IN TEXT THAT I SHOULD JUST TALK TO STAFF. SO IT IS REALLY KIND OF LOST ON WHAT THAT DOES. I THINK IT WOULD BE BENEFICIAL, WHETHER I'M ON THE COUNCIL OR NOT FOR THERE TO BE SOME SORT OF PROCEDURE OR PLAYBOOK FOR WHAT PLANNING COMMISSIONER IS MEANT TO DO, IF THEY CAN'T ATTEND A MEETING AND PURPOSE OR EXCUSE ME, IN PERSON. BUT YEAH, TO YOUR POINT, THE CALENDAR IS HALF HAZARD. MOST OF MY TRAVEL IS LIMITED TO THE FIRST QUARTER OF THE YEAR. BUT YEAH, TO BE PERFECTLY HONEST WITH YOU, IF I HAVE AN OPPORTUNITY TO GO SELL WINE AND SUPPORT MY BUSINESS IN A HIGH WINE CONSUMING MARKET, I WILL GO DO THAT.

WELL, THANK YOU FOR THE HONESTY.

VICE MAYOR?

I'M GOING TO ASK THE SAME QUESTION MAYBE A LITTLE DIFFERENTLY. ARE YOU ABLE TO PRIORITIZE THE PLANNING COMMISSION MEETINGS OR IS YOUR WORK GOING TO BE PRIORITIZED? I MEAN, YOU KIND OF ANSWERED THAT.

MY WORK IS PRIORITIZED. I WOULD ADD THAT BEFORE FEBRUARY, I HAD A PERFECT ATTENDANCE RECORD. I NEVER MISSED A MEETING FROM SEPTEMBER 2016 WHEN I WAS APPOINTED BY THIS COUNCIL, WALL THE WAY THROUGH THE MONTH OF JANUARY. SO IT WAS CIRCUMSTANTIAL THAT I MISSED THESE MEETINGS, ESPECIALLY THREE IN A ROW. I WAS NOT AWARE OF THE RULE. I THINK BECAUSE I SHOWED IN MY E-MAIL, I TRY TO BE EXTREMELY COMMUNICATIVE AS TO WHERE MY WHEREABOUTS WERE, AND STILL PARTICIPATE ON ALL AGENDA ITEMS, KEEPING UP TO DATE WITH WHAT WAS COMING BEFORE THE COUNCIL, COMMUNICATING WITH MY FELLOW PLANNING COMMISSION MEMBERS. BUT YEAH, AS FAR AS THE CROOKS OF THE QUESTION, YOU KNOW, I RUN A FOUR-PERSON FAMILY BUSINESS, AND IN AN EXTREMELY CHALLENGING ENVIRONMENT RIGHT NOW. SO YEAH, I HAVE TO PRIORITIZE MY FAMILY BUSINESS. IT LITERALLY PUTS FOOD ON THE TABLE.

JUST TO CLARIFY, THE PLANNING COMMISSION MEETINGS, THEY MEET ON THE SECOND AND THE FOURTH TUESDAYS. SO IS IT POSSIBLE FOR YOU TO CARVE THOSE OUT, KNOWING THAT, YOU KNOW, WHETHER THEY ARE CANCELED OR THEY ARE NOT CANCELED. CAN YOU CARVE THOSE OUT AS A PRIORITY?

ABSOLUTELY. AND TO THE EXTENT THAT THE CALENDAR STAYS CONSISTENT, WHICH WAS NOT MY EXPERIENCE FOR THE FIRST PART OF MY TENURE. YES, THEY WILL ABSOLUTELY FACTOR INTO MY TRAVEL PLANS, 100%.

I DON'T UNDERSTAND THAT BECAUSE I THINK THE PLANNING COMMISSION MEETINGS ARE THE SECOND AND FOURTH, AND IF THEY DON'T HAPPEN, THEY ARE JUST CANCELED. SO HOW ARE THEY INCONSISTENT, IT IF THEY ARE HAPPENING THE SECOND AND THE FOURTH?

I WOULD ASK FOR A LITTLE BIT OF GRACE, LIKE I GOT ON THIS ON SEPTEMBER 16. THE EXTENT OF MY TRAINING FOR THE PLANNING COMMISSION WAS ABOUT A 30-MINUTE ZOOM CALL WITH ANOTHER INTERIM PLANNER. A BUNCH OF MEETINGS WERE CANCELED. WE HAD A WALK-IN MEETING. THAT WAS COOL. AND SO THEN I WAS REALLY JUST KIND OF GETTING INTO THE FLOW OF THINGS, WHEN I DID HAVE THE ABSENCES, I FELT I OVERCOMMUNICATED BOTH TO CITY STAFF AND TO FELLOW PLANNING COMMISSIONERS. AND DID MY BEST.

SO ONE MORE. AND I JUST WANT TO IMPRESS UPON YOU THE IDEA THAT SUBMITTING COMMENTS IS NOT THE SAME AS BEING AT A MEETING AND ACTUALLY DIALOGUING WITH YOUR PLANNING COMMISSIONERS. BECAUSE THAT'S THE WAY GOOD DECISIONS GET MADE IS IN THAT DIALOGUE, LISTENING TO THE PUBLIC, LISTENING TO EACH OTHER, AND MAKING DECISIONS FROM THERE. IT'S NOT ENOUGH TO JUST SUBMIT COMMENTS. THE FIVE-PERSON BOARD IS REALLY CRITICAL IN TERMS OF THAT DECISION MAKING. I DON'T DISAGREE.

I WANT TO GIVE COUNCILMEMBER HINTON A CHANCE TO ASK HER QUESTION. SHE'S HAD HER HAND UP FOR A WHILE.

THANK YOU. MY FIRST QUESTION IS JUST LIKE OUR MAYOR ZOOMING IN TONIGHT. CAN YOU ZOOM IN FROM LOCATION?

YES, I WAS ADVISE THAT I COULD ATTEND VIA ZOOM, BUT I COULD NOT BE A PART OF THE COUNSELOR VOTE. [CAPTIONERS TRANSITIONING]

WE HAVE TO BE ABLE TO PUT THE ADDRESS WHERE THE COMMISSIONER IS ATTENDING REMOTELY ON THE AGENDA. WE NEED TO KNOW.

THAT WOULD BE 72 HOURS AHEAD OF TIME.

PROBABLY 96 HOURS SO WE COULD GET IT ON THE AGENDA AS LONG AS IT'S PUBLISHED. DO YOU THINK YOU COULD BE ABLE TO ACCOMMODATE THAT?

ABSOLUTELY.

I HAD ANOTHER QUESTION AND NOW I HAVE FORGOTTEN IT. I WILL LET YOU GUYS GO AND I WILL COME BACK.

I HAD A QUESTION. ZOOMING IN AND THAT WAS THE ONE QUESTION I HAD FOR CITY STAFF. SO WHO IS IT THAT IS PUBLISHING. JUST REMIND ME WHO IS PUBLISHING THAT IS

PUBLISHING THESE AGENDAS AND WHO WOULD NEED TO HAVE THIS COMMUNICATION WITH FOR 96 HOURS. I WANT TO BE CLEAR SO WE ARE ON THE SAME PAGE. CITY STAFF? PLANNING STAFF WOULD BE RESPONSIBLE FOR THE AGENDA. THE COMMISSIONER WOULD NEED TO LET THEM KNOW AHEAD OF TIME TO ADDRESS, LOCATION, PHONE NUMBER. WE WOULD NEED TO POST THE LOCATION WHERE THAT MEETING WILL TAKE PLACE. IT WOULD BE TO THE PLANNING STAFF.

THE OTHER QUESTION I HAVE FOR SEMANTICS SO WE ARE ALL IN THE SAME PAGE, WHEN MEETINGS ARE CANCELED ARE THESE ALL, I DON'T KNOW HOW THIS WORKS. IS IT DONE WAY AHEAD OF TIME OR LAST MINUTE? I'M JUST WONDERING SO ALL COMMISSIONERS, WE CAN RESPECT THEIR TIME BECAUSE OBVIOUSLY THEY ARE NOT BEING PAID, THEY NEED TO HAVE THEIR JOBS LIKE THE REST OF US SO WE CAN SURVIVE. WHO DECIDES WHEN THEY ARE CANCELED AND WHAT CAN NOTICE IS GIVEN?

IN MY BRIEF EXPERIENCE, THE MEETING CANCELLATION TOOK PLACE AT THE PREVIOUS MEETING. WE SAID WE ARE NOT GOING TO HAVE A MEETING TWO WEEKS FROM NOW. TO SCHEDULE PROFESSIONAL TRAVEL, TWO WEEKS IS NOT A LOT OF HEADS UP.

I USED TO TRAVEL A LOT. I JUST WANTED TO HAVE THAT PUBLIC CONVERSATION. ARE THERE ANY OTHER QUESTIONS? IF NOT WE WILL GO TO PUBLIC COMMENT. OKAY. THANK YOU SO MUCH, ALEX.

THIS IS FOR PUBLIC COMMENT FOR THE TERMINATION OF JUST CAUSE. IF YOU WOULD LIKE TO MAKE A COMMENT I WILL COME TO CHAMBERS FIRST. AGAIN A TWO MINUTE TIME LIMIT. SEEING THEN I GO TO ZOOM. KYLE, CAN YOU UNMUTE?

I CAN.

THERE'S A CLEAR DISTINCTION BETWEEN THE ROLE OF THE PLANNING COMMISSION AND THE ROLE OF SAY A CITY COUNCILMEMBER. WITH THE PLANNING COMMISSION THERE'S LESS LIKELIHOOD OF SPECIALIZED MEETINGS THAT WOULD BE NECESSARY. THE SCOPE OF THE PROCESS AND THE SCHEDULING OF THE AGENDA ITEMS IS A LITTLE MORE CONSISTENT AND PREDICTABLE. ON THE OTHER SIDE, CITY COUNCIL MEMBERS ARE ACTUALLY PAID FOR THEIR SERVICE AND ALSO RECEIVE HEALTH BENEFITS TO THE TUNE OF THOUSANDS OF DOLLARS EACH YEAR. THE IDEA ABOUT BEING CRITICAL ABOUT THE ATTENDANCE OF A PLANNING COMMISSIONER I THINK IT IS IMPORTANT THAT WE AS A COMMUNITY ALSO LOOK AT ATTENDANCE POLICIES FURTHER BODIES CONSIDERING CITY COUNCIL. WE HAVE HAD A LOT OF CONVERSATION TONIGHT ABOUT ACCOMMODATIONS AND BEING ABLE TO BE FLEXIBLE AND THINGS LIKE THAT, UTILIZING TECHNOLOGY AND THINGS LIKE ZOOM, NOTICING AND BEING CONCERNED I WOULD HOPE THAT MAYBE AS A COMMUNITY WE COULD START HAVING SOME DIALOGUE ABOUT ATTENDANCE POLICIES FOR CITY COUNCIL MEMBERS. IT SEEMS LIKE A GREAT TOPIC TO BE DISCUSSING AND HOPEFULLY WE CAN EXPAND THE SCOPE OF CONVERSATION ABOUT ATTENDANCE TO BE CONSIDERING THE ATTENDANCE OF COUNCIL MEMBERS AND WHETHER OR NOT THEY ARE ADEQUATELY PROVIDING THE SERVICE WE ARE APPOINTING THEM TO DO WHILE THEY ARE IN THEIR TENURE.

THANK YOU FOR YOUR PUBLIC COMMENT. I COME BACK TO CHAMBERS. I WILL GO BACK TO ZOOM. EVERETT CAN YOU UNMUTE YOURSELF.

CAN YOU HEAR ME?

I CAN HEAR YOU. CAN YOU SEE THE TIMER?

YES I CAN SEE IT.

GO AHEAD.

MY NAME IS EVERETT FERNANDEZ SERVING AS THE CURRENT CHAIR OF THE PLANNING COMMISSION. I WANTED TO MAKE A COMMENT ON THE SITUATION. SO I BELIEVE THAT TO BE FAIR I DO NOT BELIEVE THAT ALEX HAD MAYBE PROPERLY BEEN INSTRUCTED AND GIVEN CORRECT INFORMATION AS FAR AS THIS IS HOW IT WORKS INSTRUCTED WITH RULES FOR EXAMPLE THE BROWN ACT BECAUSE IF HE IS SENDING TEXT TO OTHER COMMISSIONERS AND EXPRESSING HIS OPINION WE ARE NOT SUPPOSED TO BE DOING THAT. HE DID SEND ME AN EMAIL TELLING ME HAS SOME OPINIONS ON AN ITEM AND I RESPONDED TO SAY YOU CAN GIVE ME THEIR OPINIONS BUT I CANNOT SPEAK ON HIS BEHALF. AS FAR AS THE PROCESS, MARY AND I WILL BE MEETING TOMORROW AND WE ARE DEVELOPING A PACKAGE THAT CAN BE GIVEN OUT TO PLANNING COMMISSIONERS WITH THE PROCESS AND THE RULES AND THE TRAINING AND SUPPORT WHICH IS LACKING. THE TIME THAT I HAVE SERVED WITH ALEX HE HAS BEEN A GOOD ADDITION TO

THE COMMISSION. I APPRECIATE HIS VIEWPOINTS. HE'S BEEN VERY DILIGENT IN HIS RESPONSE AND RESEARCH AND SO FORTH. I PERSONALLY WOULD APPRECIATE HAVING HIM ON THE COMMITTEE AND MAKING SURE HE IS WELL AWARE OF THE RULES AND TRAINING. I THINK AS LONG AS HE IS VERY CLEAR ON THE RULES FOR REMOTE ATTENDANCE THAT COULD CERTAINLY COVER SOME OF THE MEETINGS. THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT. WILL COME BACK TO CHAMBERS. IF THERE'S ANYONE IN CHAMBERS.

I JUST WANTED TO QUICKLY SAY THAT AS A PLANNING COMMISSION OR MYSELF FOR THE TOWN WHERE I LIVE I WILL SAY THAT THE LACK OF EXPLANATION ON THE ROLES AND DUTIES IS A VERY MUCH A THING OTHER TOWNS IN CALIFORNIA SHARE. I WANT TO NOTE THAT THE CALIFORNIA LEAGUE OF CITIES DOES A YEARLY PLANNING COMMISSIONERS ACADEMY WHICH I FOUND TO BE A SUPER HELPFUL CRASH COURSE AND THINGS LIKE THE BROWN ACT, EXPECTATIONS OF PLANNING COMMISSIONERS. I WAS APPOINTED 24 HOURS BEFORE MY FIRST MEETING. I SHARE THIS SORT OF SENSIBLE WHIRLWIND OF ALL THE RULES AND REGULATIONS. JUST WANTED TO NOTE THAT THAT IS A RESOURCE AVAILABLE.

NEXT I WILL GO TO ZOOM. OLIVER CAN YOU UNMUTE?

I AM UNMUTE IT.

I THINK THIS DEFINITELY SHOULD BE REINSTATED. THE REALITY IS CALIFORNIA CITIES, THERE IS SO MUCH BUREAUCRACY AND SO MUCH WORK THAT HAS TO BE DONE BY CITIES AND THE BROWN ACT WITH THE STATE AND SO ON AND SO FORTH. KYLE WAS INCORRECT BECAUSE STATE LAW ALREADY REGULATES COUNSELOR ATTENDANT POLICY.

EVERYTHING IS SET IN STONE AND WHERE THINGS FALL APART IS WHEN THE STONES ARE NOT EXPLAINED TO INDIVIDUALS TRYING TO GET THEIR HANDS AROUND HOW ALL THESE COMPLEX SYSTEMS WORK. WE ARE A TINY LITTLE CITY AND WE HAVE TO DEAL WITH SO MUCH FEDERAL AND COUNTY AND STATE BUREAUCRACY. IT IS PRETTY HARD FOR EVERYBODY TO GET THEIR HEADS AROUND IT. THAT IS MY COMMENT.

THANK YOU. NEXT I WILL COME BACK TO CHAMBERS IF THERE'S ANYONE IN CHAMBERS. SEEING THEN I GO BACK TO ZOOM IF THERE IS ANYONE THAT WOULD LIKE TO MAKE A PUBLIC COMMENT PLEASE RAISE YOUR HAND. SEEING NONE, PUBLIC COMMENT IS CLOSED ON THIS ITEM.

WE ARE BACK. COUNCILMEMBER ZOLLMAN, YOU HAVE A COMMENT?

YES. THROUGH THE DISCUSSION WE HEARD THE CHAIR OF THE PLANNING COMMISSION'S MEETING WITH MARY. CAN YOU TELL US A LITTLE MORE ABOUT THIS HANDBOOK FOR GUIDANCE ABOUT THE COMMISSION. I ASK THIS GLOBALLY BECAUSE THESE CHALLENGES ARE NOT JUST WITH THE PLANNING COMMISSION. I CAN SPEAK INDIVIDUALLY BEING ON A COMMITTEE WITH NEW CITIZENS IT IS A LOT. I THINK THERE IS DISCUSSIONS OVER GENERAL CITIZEN HANDBOOK. CAN YOU TALK ABOUT THAT?

THERE'S A COUPLE DIFFERENT THINGS. TOMORROW WHEN I'M MEETING WITH THE CHAIR IT WAS SPECIFIC TO THE PLANNING COMMISSION BUT WE ARE LOOKING INTO COMMITTEE, BOARD, COMMISSION TYPE OF HANDBOOKS BECAUSE THERE ARE THINGS FOR DIFFERENT COMMITTEES. THERE ARE SPECIFIC RULES FOR THE PLANNING COMMISSION. IT'S OUR FIRST ATTEMPT TO SEE WHAT ARE THE REQUIREMENTS AND WE DO HAVE THE CAL CITIES. IT WILL BE SIMILAR TO THE CITY COUNCIL HANDBOOK WHERE IT DISCUSSES TRAINING, REQUIREMENT, THE CODE AND THINGS LIKE THAT. THERE'S A TRACK FOR THE STANDING COMMITTEE, AD HOC COMMITTEE AND ONE SPECIFIC TO THE PLANNING COMMISSION. THERE WILL BE GENERALITIES ACROSS THE BOARD LIKE HOW MANY MEANINGS CAN YOU MISS AND THINGS LIKE THAT. DEFINITELY WORKING ON DIFFERENT TRACKS BUT FOR TOMORROW THERE'S A LOT FOR THE PLANNING COMMISSION THAT WE WILL WORK ON. WE WILL WORK ON TOPICS AND TAKE IT TO THE PLANNING COMMISSION TO MAKE SURE PLANNING COMMISSIONERS HAVE AN ORIENTATION AND GO THROUGH EVERYTHING AND HAVE A HANDBOOK TO KNOW WHAT THE REQUIREMENTS ARE.

THANK YOU.

THAT BRINGS UP A QUESTION THAT ONE OF OUR PLANNING COMMISSIONERS ONLINE BROUGHT UP WHICH IS IF A PLANNING COMMISSION OR EVEN US HAD TO BE ABSENT AND WANTED TO SUBMIT COMMENTS ON AN AGENDA ITEM WHAT ARE THE RULES ABOUT THAT AND CAN WE ONLY SUBMIT THAT FOR PUBLIC RECORD LIKE A CITIZEN

THE BROWN ACT CAN -- PROHIBITS A COUNCILMEMBER, ANY MEMBER OF ANY OF OUR BOARDS FROM COMMUNICATING WITH EACH OTHER OUTSIDE OF A NOTICED MEETING. IF SOMEONE WANTS TO SHARE THEIR THOUGHTS ON SOMETHING THEY SHOULD SEND IT TO STAFF AND STAFF WILL DO ONE OF TWO THINGS. IF THEY GET IT BEFORE THE AGENDA IS PUBLISHED WE CAN PUT IT ON AT THE SAME TIME THE AGENDA IS PUBLISHED LIKE A STAFF REPORT. THAT WAY THE PUBLIC AND COMMISSIONERS ALL GET IT AT THE SAME TIME AVAILABLE NO MATTER WHAT TIME YOU LOOK AT THE AGENDA IT IS THERE FOR YOU. IF WE GET THEM AFTER THAT WE DON'T WANT TO ADDED TO THE AGENDA AT THAT POINT BECAUSE IF A MEMBER OF THE PUBLIC ALREADY LOOKED AT THE AGENDA THEY WON'T KNOW THAT THE COMMENTS HAD BEEN ADDED SO WE WOULD DISTRIBUTE THOSE AT THE MEETING. GENERALLY THEY ARE NOT READ OUT LOUD. THEY ARE JUST THERE FOR COMMISSIONERS TO REVIEW AND IF YOU ARE NOT THERE IN PERSON YOU CAN'T. IT'S UP TO EACH COMMISSIONER WHETHER TO TAKE THAT INTO CONSIDERATION. YOU CAN'T VOTE BY PROXY. IF YOU ARE REMOTE YOU CAN VOTE.

YOU CANNOT SEND YOUR VOTE IN? OKAY.
COUNCILMEMBER CARTER.

OBVIOUSLY WE ARE STILL STRUGGLING. WITH THAT SAID, ALEX, IF YOU ARE STRUGGLING WITH YOUR FAMILY OR BUSINESS I CERTAINLY UNDERSTAND. IF YOU ARE CHOOSING TO BE ON THE BOARD I WOULD SUPPORT IT FOR A NUMBER OF REASONS, BUT ALSO FOR EFFICIENCY FOR OURSELVES AND CONTINUITY. IT IS CERTAINLY UNDERSTANDABLE TO NOT HAVE A FULL GRASP OF THE OBLIGATIONS. SECOND AND FOURTH TUESDAYS, MARKET.

VICE MAYOR.

I WOULD LIKE TO MAKE A MOTION TO APPROVE THAT GOOD CAUSE HAS BEEN SHOWN FOR THE COMMISSIONERS ABSENCES FOR FEBRUARY 10, 24th AND MARCH 10 AND DIRECT THAT HE BE REAPPOINTED TO THE PLANNING COMMISSION.

I WOULD LIKE TO HAVE THE OPPORTUNITY TO COMMENT. I HAVE NOT HAVE THAT YET. I JUST HAD MY HAND UP ALSO. DO YOU WANT TO GO FIRST?

I WAS TRYING TO LETTER BUT HE GOES BEFORE ME BUT PEOPLE WERE JUMPING AHEAD WITH MOTIONS BEFORE I HAD THE CHANCE.

I JUST WANT TO MAKE A COMMENT PICK I WILL BE SUPPORTIVE OF THIS TONIGHT. I'VE MADE MISTAKES MYSELF AND HAD TO GO THROUGH A PREP COURSE WITH SOME OF MY FORMS SO I CAN COMPLETELY UNDERSTAND HOW IT CAN BE HARD TO FIGURE OUT. BASED ON YOUR LETTER I FELT LIKE YOU ALREADY, YOU OBVIOUSLY WANT THE POSITION. YOU JUST GOT CONFUSED. I UNDERSTAND. I HAVE A FULL-TIME JOB ALSO. SOMETIMES I'M A LITTLE LATE BECAUSE I FIGHT TRAFFIC. I'M DEFINITELY FOR REINSTATING AND APPRECIATE YOU TAKING THE EFFORT TO WANT TO SERVE.

I ALSO WANT TO EXPRESS SUPPORT. I ALSO WORK FULL-TIME AND UNDERSTANDING WHEN YOU ARE NEW TO THIS IT'S A LOT OF INFORMATION. I APPRECIATE THE EMAIL YOU SENT AND ALSO HELPING US UNDERSTAND THE PROCESS AND WHERE WE CAN IMPROVE. I DO HOPE WE CAN GET TO A POINT WHERE WHATEVER COMMITTEES ARE ASSOCIATED WITH DEPARTMENTS AND I WILL LEAVE THIS TO THE CITY MANAGER, BUT FROM MY OWN PERSPECTIVE I WILL SPEAK AND SAY I HOPE WE CAN GET TO THE POINT WHERE OUR DEPARTMENT HEADS ARE ABLE TO HAVE THIS ORIENTATION WITH ANY OF THE COMMISSIONS OR DIFFERENT COMMITTEES ASSOCIATED WITH THEIR DEPARTMENTS AND GET EVERYBODY ON BOARD AND GET INTO SOME TYPE OF CADENCE SO PEOPLE DON'T GET INTO THIS POSITION BECAUSE I'M SURE IT'S FRUSTRATING AND EMBARRASSING AND ALL THESE DIFFERENT THINGS. PEOPLE THAT GET ON THESE COMMISSIONS ARE CLEARLY PROFESSIONALS THAT WANT TO MAKE A DIFFERENCE IN THE COMMUNITY AND WE WANT TO MAKE IT AS EASY AS POSSIBLE. I JUST WANTED TO SECOND HOW HELPFUL THE ORIENTATIONS AND DIFFERENT EDUCATIONAL OFFERINGS THEY PROVIDE. I'VE LEARNED A LOT SO I ENCOURAGE ANYBODY WHO HAS THE OPPORTUNITY AND HIS NEW TO SUPPORT THAT. I JUST WANTED TO SAY THAT TONIGHT. I KNOW THAT WE HAVE A MOTION AND A SECOND.

NO MORE COMMENTS? MOVE FORWARD WITH THE MOTION. SO MOVED BY VICE MAYOR MAURER AND SECONDED BY COUNCILMEMBER REAPPOINT. COUNCILMEMBER CARTER. COUNCILMEMBER HINTON. COUNCILMEMBER ZOLLMAN.

YES.

VICE MAYOR. MAYOR.

MOTION PASSES UNANIMOUSLY.

I WANTED TO DO A CHECK IF ANYBODY NEEDS A BREAK BEFORE WE MOVED TO ITEM 12. IS THAT A YES? DO WE NEED FIVE OR 10? SOMEBODY CHIME IN.

10. FIVE. SEVEN.

WE WILL BE BACK AT 8:25. [THE MEETING IS ON A BREAK AND WILL RESUME AT 8:25 P.M. PDT. CAPTIONER STANDING BY.]

ALL RIGHT. WE ARE BACK, EVERYONE. WE ARE STILL IN REGULAR DISCUSSION AND ACTION ITEMS, NUMBER 12. CONSIDERATION AND DISCUSSION FOR REQUEST OF DIRECTION OF STAFF RESEARCHING CITY LOCATIONS FOR SOCCER FIELDS. THE REQUESTER IS COUNCILMEMBER CARTER. IT SAYS PUBLIC WORKS AND PLANNING. I'M NOT CLEAR ON WHO IS KICKING THIS OFF FOR US.

GOOD MEANING. THIS IS THE PUBLIC WORKS DIRECTOR. I WILL KICK IT OFF AND PASS IT TO A REPRESENTATIVE. IT WAS REQUESTED BY COUNCILMEMBER CARTER AND WESCO TO BE BROUGHT BEFORE CITY COUNCIL OF POTENTIAL LOCATIONS FOR SOCCER FIELDS WITHIN THE CITY OF SEBASTOPOL. THEY HAVE A PRESENTATION THEY WILL GO THROUGH TO TALK THROUGH WHAT IT MIGHT LOOK LIKE. I WILL RUN THAT FOR YOU JUST HIT ME WITH NEXT SLIDE WHEN YOU ARE READY.

THANK YOU. THANK YOU TO MAYOR McLEWIS AND CITY COUNCIL FOR HAVING US TONIGHT. WE HAVE AN EXCITING PROJECT WE'VE BEEN WORKING ON THAT I PRESENT TO YOU. I WANT TO GIVE YOU A LITTLE BIT ABOUT MYSELF SO YOU HAVE SOME OF THAT BACKGROUND. MY NAME IS STEVE. I'M ON THE BOARD. I'M A RESIDENT FROM THE LAST EIGHT YEARS. A LIFELONG SOCCER PLAYER AND A 15 YEAR SOCCER COACH. I COACH THE HIGHEST LEVEL BOYS TEAM IN OUR CLUB. I'M ALSO THE DIRECTOR FOR THE APPLE CLASSIC SOCCER TOURNAMENT WHICH IS THE LARGEST IN THE NORTH BAY. WE HOST 160+ TEAMS FROM ALL AROUND NORTHERN CALIFORNIA. SO THAT IS A LITTLE BIT ABOUT MYSELF. I ALSO HAVE A DAY JOB JUST LIKE EVERYBODY ELSE. I'M IN INFORMATION TECHNOLOGY EXECUTIVE FROM ONE OF THE LARGEST IN SANTA ROSA SO I HAVE A DEMANDING JOB ON TOP OF ALL THE SOCCER STUFF I THOROUGHLY ENJOYED. I'M EXCITED TO BE HERE TO TALK TO YOU TONIGHT. A LITTLE BIT ABOUT WESCO. WE HAVE A 50 YEAR HISTORY AND SEBASTOPOL. WE HAVE ABOUT 1300 MEMBERS CURRENTLY GROWING EXPONENTIALLY SINCE THE PANDEMIC. A PRETTY TOUGH TIME FOR US, BUT WE HAVE BEEN GROWING. WE HOST OVER 750 SOCCER GAMES YEAR. 500 WITH CLUBS OUTSIDE OF THE AREA. SANTA ROSA, NAPA COUNTY, MARIN COUNTY, MENDOCINO COUNTY. THOSE CLUBS COME TO US TO PLAY SOCCER GAMES. THERE'S ABOUT 500 THAT OCCUR WHERE WE ARE BRINGING FOLKS INTO SEBASTOPOL, BRINGING COMMERCE TO THE COMMUNITY AT A SIGNIFICANT LEVEL. IT HAS NOT BEEN MEASURED BUT YOU CAN ARGUE THERE'S QUITE A FEW VISITORS THAT COME HERE. WE SERVE OVER 5000 FAMILIES WHICH INCLUDE THOSE OUT-OF-TOWNERS THAT I'M TALKING ABOUT. WE EMPLOY OVER 100 REFEREES PER YEAR AND WE COMANAGE FIVE DIFFERENT SCHOOL FIELDS WHERE WE HELP WITH THE LINING OF THE FIELDS, CARE OF THE GOPHER PROBLEMS THAT WE SEE IN THE REGION AND WE ALSO CARE FOR THE REAL RANCH FIELDS AS WELL. WE MANAGE 300 VOLUNTEERS ANNUALLY. THE BUDGET AS THE CLUB, I'M THE TREASURER AS WELL, IS ABOUT \$535,000 AND GROWING BECAUSE THE MEMBERSHIP PULL IS GROWING, PROGRAMS ARE GROWING SO OBVIOUSLY BUDGETARY FIGURES WILL GROW AS WELL. LET ME GO TO THE NEXT SLIDE. CHALLENGES. FIELD CHALLENGES HAS BEEN THE NUMBER ONE ITEM SINCE I'VE BEEN PART OF THE CLUB. I'VE COACHED IN OTHER COMMUNITIES THAT HAVE HAD DEDICATED SOCCER SPACE FOR THE COMMUNITY. SEBASTOPOL JUST DOES NOT HAVE THAT. OBVIOUSLY THE RANCH IS A KEY COMPONENT OF WHERE WE PLAY. WE DO WORK CLOSELY WITH THE COUNTY, LINDA HOPKINS INCLUDED TO FIGURE OUT HOW WE CAN REVAMP THOSE FIELDS BECAUSE THEY ARE IN SUCH BAD SHAPE. THAT'S A MULTIMILLION DOLLAR PROJECT THAT WILL TAKE SIGNIFICANT WORK. THAT IS COMPLEMENTARY TO WHAT WE ARE TALKING ABOUT TONIGHT. TONIGHT WE ARE TALKING ABOUT ALL WHETHER PLAYING SERVICES -- SURFACES THAT CAN BE USED ALL YEAR ROUND. AT THE RANCH WE CAN'T USE IT IN THE WINTER BECAUSE IT'S CLOSED DUE TO THE NATURE OF THE NATURAL GRASS FIELDS. THEY HAVE NO PUBLIC SOCCER SPACE. THERE'S SPACE FOR OTHER TYPES OF ATHLETICS. SWIMMING, BASEBALL, TENNIS, EVEN SKATEBOARDING BUT IT HAS NO SOCCER SPACE. WE SUPPORT THE ENTIRE COMMUNITY

FROM FORT ROSS ALL THE WAY DOWN TO DILLON BEACH. THAT IS BASICALLY THE POOL OF THE PLAYERS AND MEMBERS. WE OPERATE A VERY LARGE SWATH OF THE WEST COUNTY. GIVEN OUR LARGE NUMBER OF GAMES, LARGE NUMBER OF MEMBERS AND PROGRAMS THAT WE OPERATE WE ARE REQUIRED TO GO OUT OF SEBASTOPOL TO FIND SPACE. WE OPERATE ON 17 FIELDS OUTSIDE OF THE AREA WHICH INCLUDE OCCIDENTAL, PLACED A PLAY IN SANTA ROSA, PINER HIGH SCHOOL, LC ALLEN HIGH SCHOOL WHERE WE DO PRACTICES, GAMES AND TOURNAMENTS. NEXT SLIDE. WHAT I AM HERE TO TALK TO YOU ABOUT TONIGHT IS WHAT IS CALLED A MINI PITCH. TO EXPLAIN WHAT THIS IS THESE ARE A MODULAR TYPE UNIT THAT IS BUILT OFF-SITE AND ASSEMBLED ON SITE. THEY COME IN VARIOUS DIFFERENT SIZES TICKET IS BASICALLY THE SAME AS A TENNIS COURT. THEY COME IN DIFFERENT SERVICES. YOU CAN HAVE HARD SURFACE GROUND OR ARTIFICIAL GRASS. THERE IS NETTING, LIGHTING VARIOUS SIZES, THESE ARE GREAT FOR URBAN AREAS THAT DON'T HAVE A LOT OF SPACE FOR A FULL-SIZE COMPLEX MIKE SEBASTOPOL. IT'S A PERFECT LOCATION. THESE ARE YEAR-ROUND FACILITIES. THERE'S L.E.D. LIGHTING DIRECTED ONTO THE SURFACE. THERE'S MULTIPLE VENDOR OPTIONS THAT ARE OUT THERE. THESE ARE BECOMING VERY POPULAR. THEY ARE ALREADY POPULAR IN INTERNATIONAL LOCATIONS. YOU CAN SEE SOME OF THE PHOTOS I HAVE TO THE RIGHT. THERE IS ONE THERE CALLED THE URBAN SOCCER PARK. THERE IS ALSO THE U.S. SOCCER FOUNDATION WHICH IS ANOTHER VENDOR. IT'S A NONPROFIT THAT PROVIDES THIS TYPE OF MINI PITCH. THERE'S MULTIPLE OPTIONS. WE'VE EXPLORED SEVERAL. THE BUILD COST WHICH WESCO WOULD BE FUNDING THROUGH OUR OWN RESOURCES AS WELL AS SPONSORS AND DONATIONS IS ABOUT 150,000 TO \$200,000 PER COURT DEPENDING ON THE FEATURES AND FUNCTIONS AND THE SIZE. THE ANNUAL MAINTENANCE COST IS ROUGHLY \$12-\$15,000 PER YEAR WHICH WESCO WOULD ALSO MAINTAIN AND HANDLE UNDER OUR OWN EXPENSE BUDGET. THIS CAN BE OUTSOURCED TO THE PROVIDERS THAT THE COURTS OR WE THINK WE COULD POTENTIALLY DO IT CHEAPER IN-HOUSE WITH OUR OWN RESOURCES AND VOLUNTEERS. THE MOST IMPORTANT THING IS TO REMEMBER WHATEVER WE PUT IN PLACE IS PROFESSIONALLY DONE, LOOKS BEAUTIFUL, IMPROVES THE LOCATION WE PUT IT IN SO THE COMMUNITY CAN ENJOY AND FEEL PROUD OF WHAT WE PUT IN THE SPACE. NEXT SLIDE. I WANT TO GIVE YOU A LITTLE INFORMATION ABOUT THE U.S. SOCCER FOUNDATION. THEY ARE ONE OF THE VENDORS THAT PROVIDES THESE MANY PITCHES. IT'S A NONPROFIT ASSOCIATED WITH U.S. SOCCER. THEY'VE BEEN GOING ON A SIGNIFICANT CAMPAIGN TO BUILD A LARGE NUMBER OF THESE COURTS ACROSS THE NATION. THEY HAVE BEEN PREPARING FOR THE WORLD CUP COMING THIS SUMMER. THEY HAVE A GOAL OF BUILDING 1000 OF THESE COURTS. THEY ARE LOOKING AT REALLY UNDERPRIVILEGED AREAS SPECIFICALLY WHERE THEY CAN SECURE LARGE CORPORATE DONORS TO HELP FUND THESE SOCCER COURTS IN UNDERPRIVILEGED COMMUNITIES. LEAVE IT OR NOT IT'S AN OPTION FOR US BECAUSE OF THE WIDE AREA THAT WE SUPPORT WE ARE CONSIDERED UNDER THEIR DESCRIPTION AS AN UNDERPRIVILEGED AREA THAT COULD POTENTIALLY GAIN GRANT APPROVAL FROM ONE OF THEIR SPONSORS. SO THIS IS A POTENTIAL OPTION FOR US. INTERESTING BUT IT'S TRUE. THE REASON I PUT THIS UP THERE IS SO YOU CAN SEE SOME OF THE FINDINGS THE U.S. SOCCER FOUNDATION HAS COME UP WITH IN TERMS OF SURVEYING THE COMMUNITIES WHERE THEY PUT THE COURTS IN. ONE IS THE COMMUNITY IS MORE ACTIVE. THEY FEEL SAFER WITH THESE COURTS AND MANY PITCHES INSTALLED THEY ARE ACCESSIBLE TO EVERYONE. IT WOULD BE A PUBLIC OFFERING OPEN TO THE PUBLIC. THE MINI PITCH SERVES AS A NEW COMMUNITY HUB FOR THESE COMMUNITIES AND GENERALLY THERE IS JUST MORE OPPORTUNITY FOR KIDS THAT GENERALLY DO NOT HAVE THE OPTION TO PLAY SOCCER THE ABILITY TO PLAY THEMSELVES WHICH THEY MAY NOT HAVE HAD OTHERWISE. NEXT SLIDE. OUR PROPOSAL REALLY IS TO BUILD A SOCCER COURT OR MINI PITCH ON CITY PROPERTY. WE WANT TO CREATE A SAFE, ACCESSIBLE PLACE FOR PEOPLE TO PLAY AND WE WANT TO MAKE IT WALKABLE FROM THE NEIGHBORHOODS WITHIN DOWNTOWN SEBASTOPOL. WE WANT TO TRANSFORM AN UNDERUTILIZED SPACE IN THE CITY. BEAUTIFY IT, MAKE IT LIKE A PARK SETTING WHERE KIDS CAN THRIVE AND HAVE AN ENJOYABLE TIME AND ADULTS AS WELL. IT'S REALLY TIME TO DO SOMETHING BEAUTIFUL FOR THE COMMUNITY. TIMES HAVE BEEN CHALLENGING AS OF LATE AND WE ALL WANT TO SEE SOMETHING GOOD

HAPPEN. NOW IS THE TIME TO ACT. NEXT SLIDE. JUST A QUICK BEFORE YOU LEAVE THAT. THE PICTURE ON THE RIGHT IS GIANTS STADIUM SAN FRANCISCO.

Agenda Item Number 3

I WANT TO INTERRUPT TO BE SURE WE ARE A 10 MINUTE TIMEFRAME. WE ARE TEETERING ON GOING OVER.

I DID NOT REALIZE I HAD 10 MINUTES. SAN FRANCISCO GIANTS STADIUM PARTNERED WITH THE COMPANY TO INSTALL COURTS RIGHT ACROSS THE BAY FROM THE STADIUM. NEXT SLIDE. HOW MUCH TIME DO I HAVE?

WE ARE PRETTY MUCH AT THAT BUT GO AHEAD A COUPLE MORE MINUTES.

MY INTEREST ON THE SLIDE IS TO COMMUNICATE THE FACT THAT WESCO IS BRINGING A FREE ASSET TO THE COMMUNITY HITTING THE SIX KEY GOALS THE CITY COUNCIL OUTLINED AS PART OF THE FISCAL YEAR BUDGET REFERRING TO COMMUNITY VITALITY REALLY CREATING A GOOD GATHERING SPACE FOR YOUTH. A MULTI GENERATIONAL YEAR-ROUND FACILITY FOR ATHLETICS AND SPORTING FACILITIES. AN INFRASTRUCTURE PLACE MAKING IMPROVEMENTS TO CITY SPACE THAT IS POTENTIALLY NOT BEEN USED EFFECTIVELY. WE WANT TO BE SURE CITY COUNCIL IS A HIGH-PERFORMING ORGANIZATION SO IT'S A GREAT TIME TO DO WHAT THE RESIDENTS ARE ASKING FOR. LET'S BEAUTIFY THE CITY AND PUT IN SOME PARK AT TIFFANY'S AND INFRASTRUCTURE FOR THE COMMUNITY TO USE. IT ALSO IMPROVES PUBLIC SAFETY. IT'S KNOWN THAT RECREATIONAL SPACES GENERALLY HAVE LOWER CRIME RATES. WE HAVE SOME UNDERUTILIZED SPACE WHERE IF YOU HAVE MORE PEOPLE INVOLVED IN THOSE SPACES THAT IS NATURALLY GOING TO BE A SAFER LOCATION FOR CHILDREN TO BE AT. IT'S FINANCIALLY STABLE BECAUSE IT IS 100% FUNDED THROUGH WESCO AND OUR SPONSORS. IT'S LOW RISK AND NO CAPITOL OUTLAY FOR THE CITY AND NO OPERATIONAL COST GOING FORWARD. IT IS ECONOMIC DEVELOPMENT. WESCO WAS PROVEN TO BRING A SIGNIFICANT AMOUNT OF OUTSIDE RESOURCES TO OUR COMMUNITY TO SPEND MONEY BUYING FOOD AND GAS, VISITING ALL OF OUR SHOPPING HERE. IT HITS THE KEY GOALS THE CITY COUNCIL OUTLINED. NEXT SLIDE. THIS IS A COUPLE VISUALS OF THE LOCATIONS. THE PROPOSED LOCATION IS RIGHT OUTSIDE THE BUILDING HERE NEXT TO THE YOUTH AND EX-. YOU CAN SEE WE PUT IN ABOUT TWO SOCCER COURTS ABOUT THE SIZE OF A TENNIS COURT EACH. YOU CAN SEE NO IMPACT TO THE CITY UTILITY AREA AND ALSO PLENTY OF PARKING REMAINING FOR THE COMMUNITY CENTER AND THE SOCCER COURTS TO SHARE. OF COURSE, WE WOULD PLAN AROUND ANY SORT OF COMMUNITY CENTER EVENT THAT WOULD BE OCCURRING SHOULD NOT IMPACT PARKING THEY MAY NEED FOR THEIR EVENT. IT ALSO PROVIDES ACCESS TO THE LAGUNA BECAUSE THERE IS A LOOK IN A PARKING SITUATION AS WELL AS ACCESS TO THE BOTTOM RIGHT OF THE FIRST IMAGE. THE SECOND LOCATION, THE ASSUMPTION IS THE PERMANENT LOCATION COULD TAKE SOME TIME TO FINALIZE PERMITTING AND GET FULL APPROVAL. THE SECOND LOCATION IS THE SEBASTOPOL HOTEL LOCATION AS A POTENTIAL TEMPORARY LOCATION WE COULD LAND AND INSTALL ONE OF THESE SOCCER COURTS. AGAIN THESE ARE MODULAR SO AFTER INSTALLATION WE CAN EASILY HAVE IT MOVED TO THE YOUTH ANNEX LOCATION ONCE THE SEBASTOPOL HOTEL DECIDES TO MOVE FORWARD WITH THEIR PROJECT. IT'S A LITTLE BIT OF A WIN WIN FOR THE HOTEL PROJECT SO WE CAN MOVE FORWARD QUICKLY WITH PUTTING IN PLACE A SOCCER COURT, MAYBE EVEN BEFORE THE WORLD CUP HAPPENS THIS SUMMER BECAUSE THERE WILL BE A HIGH DEMAND FOR SOCCER GUARANTEED THIS YEAR.

WE ALWAYS GIVE PEOPLE 10 MINUTES SO WE ARE AT HOME IS 15 SORRY TO INTERRUPT. I APPRECIATE THE TIME. JUST TWO MORE STATEMENTS. I AM HERE TODAY TO SEEK COUNCIL APPROVAL TO ADVANCE FEASIBILITY ANALYSIS OF THESE LOCATIONS. THAT IS REALLY WHAT WE WANT TO DECIDE ON TODAY. THE FIRST ONE BEING THE LOCATION AT THE ANNEX AND THE SECOND BEING THE TEMPORARY LOCATION AT THE SEBASTOPOL HOTEL AND THAT IS IT. I'M OPEN FOR QUESTIONS.

THANK YOU. VICE MAYOR.

THANK YOU. IN TERMS OF THE HOTEL LOT, WHAT KIND OF TIMELINE DO YOU NEED TO MAKE IT FEASIBLE AND YOU ARE YOU AWARE OF CEQA OR ARCHAEOLOGY STUDIES. I AM AWARE.

HOW LONG WOULD YOU NEED TO MAKE IT WORK.

FOR US WE CAN MOVE RELATIVELY QUICK START TO FINISH IN TERMS OF IMPLEMENTATION WOULD BE PROBABLY 4 TO 6 MONTH

WHAT I'M THINKING IS THE END TIME. IF IT TAKES SIX MONTHS TO GET GOING AND THE HOTEL DEVELOPMENT AGREEMENT ENDS IN JUNE 2027 IS THAT ENOUGH TIME FOR YOU? THAT WOULD BE LESS THAN A YEAR. IS THAT EVEN WORKABLE?

YES. DEFINITELY WORKABLE.

OTHER QUESTIONS? COUNCILMEMBER HINTON.

YOU TALKED ABOUT LOW INCOME AND WOULD QUALIFY BECAUSE OBVIOUSLY THE TOTAL AREA. LOOKED ON YOUR WEBSITE AND DID NOT SEE AN OPPORTUNITY FOR LOW INCOME STUDENTS. HOW MANY SCHOLARSHIPS HE OR DOES THE ORGANIZATION GIVE HOW DO YOU WORK WITH LOWER INCOME KIDS WHO WANT TO PLAY SOCCER.

WE DON'T CALL THEM SCHOLARSHIPS WE DO FINANCIAL AID. WE DO PLAN APPROXIMATELY ONE FINANCIAL AID RECIPIENT PER TEAM. WE HAVE ROUGHLY 110 TEAMS.

SO ABOUT 100 KIDS PER YEAR.

THE WAY THAT THE SOCCER FOUNDATION DETERMINES ELIGIBILITY FOR A LOCATION OF NEED IS BASICALLY THROUGH FREE LUNCH PROGRAMS AT THE SCHOOL.

YOUR LAST SLIDE SET TWO YEAR DURATION BUT YOU'RE SAYING UP AND RUNNING AT THE HOTEL SIDE IN ABOUT FOUR MONTHS. WHAT DID THAT MEAN?

START TO FINISH WE CAN IMPLEMENT THE PROJECT IN ABOUT 4 TO 6 MONTHS. THE DISCUSSION WITH THE HOTEL PROJECT WAS FOR US TO MAKE IT FEASIBLE FOR US TO SPEND THE MONEY TO INSTALL IT AT THE HOTEL SITE AND THEN MOVE IT, THE SUBSTANTIAL AMOUNT OF MONEY TO MOVE THE PRODUCT WE WOULD WANT TO KEEP IT THERE FOR ABOUT TWO YEARS. THAT WOULD BE THE MINIMUM. OF THE HOTEL PROJECT TAKES LONGER WE COULD STAY LONGER BUT IF WE FIND A PERMANENT LOCATION LIKE THE ANNEX THAT COMES TO FRUITION MUCH MORE QUICKLY WE WOULD NOT NECESSARILY NEED TO GO TO THE HOTEL LOCATION.

SO IF WE WERE TO AGREE TO THAT THE HOTEL WOULD BE AGREEING TO ABOUT TWO YEARS AS WELL WHICH WOULD PUSH THEIR PERMIT OUT THAT WE JUST APPROVED TONIGHT SO THAT WOULD BE PART OF THE NEGOTIATION. THANKS.

I HAVE A QUESTION. IT IS NO SURPRISE TO ME. WE HAVE LESS THAN TWO SQUARE MILES IN THE CITY. I'M JUST CURIOUS, WHAT OTHER AREAS ARE YOU EXPLORING? IT'S NO SURPRISE THAT YOU PROBABLY SERVE A LOT MORE PEOPLE IN WEST COUNTY. ARE YOU EXPLORING OTHER AREAS SO AS WELL? I'M JUST CURIOUS ARE YOU LOOKING OUTSIDE THE CITY?

I SPENT QUITE A BIT OF TIME WITH THE GIS INDIVIDUAL FROM THE SONOMA COUNTY OFFICE EXPLORING DIFFERENT POSSIBILITIES FOR LAND-USE CONVERSION. THERE IS JUST NOT MUCH HERE LOCALLY UNFORTUNATELY. THE ONLY OTHER OPTION WOULD BE PRIVATE LAND.

OKAY.

THERE IS ONE, JUST WERE QUICK TO EXPAND ON THAT. THERE'S ONE LOCATION WE LOOKED AT WHICH WE DON'T THINK IS FEASIBLE CALLED THE BROWN PROPERTY OVER BY THE OLD -- RIGHT ON THE INTERSECTION OF 12. THERE IS SOME GREEN SPACE BACK THERE BEHIND THE OLD HENDRIX LAWNMOWER COMPANY BACK OVER THERE, BUT IT IS OWNED BY THE SANTA ROSA CITY UTILITY OFFICE IS OUR UNDERSTANDING SO IT'S AN UNLIKELY CANDIDATE.

MY QUESTION IS TO ALEX. I READ THE STAFF REPORT AND IT IS VERY VAGUE. MAYBE YOU DID IT ON PURPOSE. I'M ASSUMING YOU WERE CONSULTED. THE OVERALL CONTEXT FOR MY QUESTION IS WHILE I WANT TO DO GOOD FOR MY YOUTH I WANT THE HOTEL AND THE REVENUE TO HELP THE BUDGET. IF WE WENT TO LONG AND ALLOWED THEM TO DO SOMETHING IN THE HOTEL SPACE FROM YOUR POINT OF VIEW HOW DOES THAT POSITION US WHEN WE ARE TRYING TO APPLY AS MUCH PRESSURE AS WE CAN TO THE PEOPLE TO GET ON WITH IT AND GET THE HOTEL GOING.

THIS TYPE OF FACILITY IS NOT ALLOWED ON THAT SITE DOWN. FIRST THEY WOULD NEED TO BE SOME SORT OF ZONING CODE CHANGE TO ALLOW IT. THERE ARE DIFFERENT WAYS WE COULD DO THAT. CHANGING ALLOWED USES IN THE DISTRICT, CHANGING WHAT DISTRICT THE SITE IS IN, DOING AN OVERLAY TO ALLOW SOCCER AT THIS ONE SITE. THERE IS NO SUCH THING AS A TEMPORARY USE PERMIT THAT GOES ON FOR YEARS. A TEMPORARY USE PERMIT IN GENERAL IS FOR VERY LIMITED DURATIONS. WINTER, FESTIVAL,. UNDER ZONING LAWS, ONCE YOU ESTABLISH A USE IT CONTINUES IT IS

ALLOWED TO CONTINUE. WHAT THE STAFF REPORT SAYS IS IF WE CHANGE THE ZONING TO ALLOW SOCCER AS AN ALLOWED USE, OR CONDITIONALLY ALLOW A C.U.P. WE COULD CONTINUE. WE COULD COME IN AND SAY OKAY NOW YOU HAVE TO STOP ON THIS DATE. THEY CAN DISCUSS WHETHER THAT IS SOMETHING THEY WOULD ACTUALLY DO OR NOT. WANT TO USE IT IS ESTABLISHED IN THE ZONING LAW IT CAN CONTINUE.

SO BASICALLY IF WE ALLOW THIS TEMPORARY SOCCER THING TO HAPPEN THAT WOULD PRECLUDE THE HOTEL OR PROVIDE AN EXCUSE FOR THEM TO NOT DO ANYTHING BECAUSE THEY WOULD HAVE A JUSTIFICATION LIKE YOU PASSED THIS REVISION SO THAT PRECLUDES THE HOTEL AND NOW WE CAN JUST WALK OUT.

IT WOULD NOT PRECLUDE THEM. AS AN OWNER OF THE PROPERTY THE LEASE MIGHT EXPIRE. THEY COULD HAVE A SHORT-TERM LEASE WITH THEM AND THE LEASE COULD AND THEY WOULD BE DOING THAT, IF THE DEVELOPER DOES NOT WANT TO MOVE FORWARD WITH THAT SITE THEY DON'T NEED AN EXCUSE OR APPROVAL TO NOT MOVE FORWARD. THEY JUST DON'T MOVE FORWARD. I DO NOT KNOW THAT THERE IS, THAT THIS WOULD BE AN EXCUSE THEY WOULD USE. I SUPPOSE THE RISK IS THAT WE DON'T HAVE ANYTHING ELSE GOING ON, LET'S JUST LET THE SOCCER CONTINUE LONGER, INSTEAD OF EXPLORING SOME OTHER USE WE WILL JUST LET THE SOCCER CONTINUE.

SO YOU ARE SAYING IN ESSENCE IF WE EXPAND THE ZONING CHANGE WE ARE PROVIDING MORE OPPORTUNITIES TO USE IT IN OTHER WAYS AND NOT IN THE WAY IT IS CURRENTLY ZONED.

CORRECTS.

I HAVE ANOTHER QUESTION IF I CAN ASK THAT. THE QUESTION I HAVE IS IN THE EARLIER ITEM WHEN WE WERE TALKING WITH PIAZZA, THEY CLEARLY STATED IT WOULD COST ABOUT \$100,000 TO DEAL WITH ARCHAEOLOGICAL THINGS THAT NEED TO BE DONE TO PRESERVE WHATEVER HISTORICAL ITEMS THEY FIND. IS, ARE YOU PREPARED TO WORK WITH THEM BECAUSE IT DID NOT SOUND LIKE THEY WANTED TO MOVE FORWARD ANYTIME SOON. THEY WERE SAYING IT COULD BE DONE WHEN THEY GET THERE ALONE. I'M CURIOUS BECAUSE I SEE THAT COULD IMPACT EVEN THE ABILITY TO USE THAT. I'M NOT AN EXPERT ON THAT BUT WE JUST HEARD THE COST AND THE TIMELINE AS FAR AS THE PROPERTY OWNER SO I'M CURIOUS IF YOU HAVE THAT DISCUSSION ALREADY IF ANYTHING HAS BEEN SUSSSED OUT.

I'M NOT AN EXPERT ON THAT PROCESS EITHER BUT I KNOW WE HAVE HAD SOME DISCUSSIONS RELATED TO WHETHER OR NOT WE WOULD BE DISTURBING THE SOIL BY PUTTING THE COURT ON THE SURFACE THERE. OUR COURT DOES NOT REQUIRE DIGGING PICK IT JUST REQUIRES A FOUR INCH LAYER OF AGGREGATE OR ROCK TO LEVEL THE SERVICE SO I'M NOT SURE WE WOULD ACTUALLY BE DISTURBING THE SURFACE. THAT WOULD BE PART OF THE RESEARCH WE NEED TO GO THROUGH TO UNDERSTAND THAT BETTER.

SO THE QUESTION I HAVE THAT WOULD BE PART OF THE STAFF COST YOU WOULD HAVE TO COVER. CAN I ASK A QUESTION IF PLANNING. WITH THAT IN MIND HAVE HE TALKED TO MANY EXPERTS ABOUT THIS AS FAR AS WHAT WOULD NEED TO BE DONE WITH SOCCER VERSUS IF THEY WOULD PUT THESE TEMPORARY COURTS IN THEIR HAVE HE TALKED TO ANY EXPERTS ABOUT THE DIGGING?

THANK YOU FOR ASKING. THERE ARE A COUPLE THINGS GOING ON HERE. ONE IS ONE WAY TO MITIGATE ARCHAEOLOGICAL ARTIFACTS IS TO COVER THEM UP. COVERING THEM TEMPORARILY WOULD BE AN ACCEPTABLE WAY TO DEAL WITH THAT. WHAT I WANT TO MAKE CLEAR HERE TONIGHT IS THERE ARE MANY THINGS, THIS IS JUST ONE OF THEM THAT WERE GOING TO THE FEASIBILITY ANALYSIS. WE HAVE EXPANDED SOME SIGNIFICANT STAFF TIME GETTING THIS FAR AND WE WOULD NEED TO EXPEND MORE STAFF TIME TO FIGURE OUT WHAT WE ARE GOING TO DO AND HAVE APPLICATIONS ROLL FORWARD. SO WHAT WE ARE DOING TONIGHT WHAT WE ARE ASKING TONIGHT IS FOR YOU TO TELL US IF WE SHOULD CONTINUE DOWN THE FEASIBILITY PATH?

ARE WE RECEIVING RYAN HUNTER-REAY EMBARRASSMENT? HOW MANY HOURS -- ARE WE RECEIVING REIMBURSEMENT? HOW MANY HOURS HAVE BEEN SPENT ON THIS ALREADY?

I WOULD SAY BETWEEN THE DEPARTMENT HEADS AND INDIVIDUAL MEETINGS WE HAVE SPENT 20+ HOURS.

I SEE THAT AS A VIOLATION OF ESTABLISHED PROTOCOL. I CAN SPEAK PERSONALLY. THE WAY I PHRASED THINGS IS A GENERIC REQUEST TO THE FULL COUNCIL ABOUT EXPENDING A SIGNIFICANT DEGREE OF STAFF TIME. THIS IS NOT ALL RIGHT.

I AGREE. WE SPENT QUITE A BIT OF STAFF TIME ON THIS ITEM WHEN IT WAS FIRST PROPOSED. WE DID NOT THINK IT WAS GOING TO DEVELOP INTO THIS. THE MORE THAT WE GOT INTO IT THE MORE THAT ALL OF THESE SITUATIONS STARTED COMING UP. SO IT WOULD BE A REQUEST FROM WESCO TO COVER THE FEES.

MY GENERAL QUESTION, HAVE THEY AGREED TO RE-COMPENSATE FOR THE SIGNIFICANT STAFF TIME THAT WAS APPROVED WITHOUT THE FULL BLESSING OF ALL OF US ON COUNCIL.

NOT THAT I AM AWARE.

I ALSO WANT TO EXPRESS MY CONCERN OVER THIS. ARE THERE ANY OTHER QUESTIONS? SO LET'S SAY WE ARE ABLE TO PUT IT IN THE HOTEL LOT. HOW MANY DAYS A WEEK DO YOU FIRST SEE THIS BEING USED HOW MANY HOURS A DAY AND HOW MANY NIGHTS. WHAT KIND OF USAGE ARE WE TALKING ABOUT.

YOU ARE PROBABLY LOOKING AT FOUR EVENINGS DURING THE WEEK. DURING THE WEEK WOULD BE MORE EVENING TIME. AFTER SCHOOL ANYWHERE FROM 4:00 TO 9:00 AT NIGHT.

HOW MANY KIDS?

ON THE SURFACE IS ROUGHLY 20 KIDS PER COURT. MAXIMUM.

SUBTOTAL.

IF THERE'S TWO COURTS THAT WOULD BE 40 KIDS. IF YOU HAVE LARGER OLDER INDIVIDUALS IT WOULD BE LESS INDIVIDUALS THERE. IT JUST DEPENDS ON THE TEAM THAT IS ASSIGNED FOR THE TIME SLOT.

SO IS THIS JUST ONE TIME SLOT FOR THE EVENING? WHAT IS THE TURNOVER?

TRADITIONAL TURNOVER IS ABOUT AN HOUR AND A HALF PER TRAINING SESSION. PROBABLY TWO SESSIONS PER EVENING. LIKE AT THE HIGH SCHOOL WE CANNOT GET ON THE FIELD UNTIL 7:00 SO WE GO FROM 7:00 TO 8:30 JUST ONE SESSION.

HAVE YOU TALKED TO SUNRIDGE ABOUT THEIR FIELD. IT IS A CHARTER SCHOOL ON LITCHFIELD HAYDEN.

THEY HAVE A PRETTY BIG FIELD.

SO IS WESCO PREPARED TO MOVE FORWARD ON THE YOUTH ANNEX IDEA IF WE ARE NOT WILLING TO BLESS THE HOTEL PROPERTY FOR VARIOUS REASONS.

OUR OBJECTIVE IS REALLY BEING THE PRIMARY LOCATION WE WOULD LIKE TO ENTERTAIN. THE HOTEL LOCATION IS MORE OF A TEMPORARY SPOT IF SECURING THE ANTICS TAKES CONSIDERABLE TIME.

ONE COMMENT. WE COULD ENTER INTO AN AGREEMENT WITH THEM THAT THEY AGREED TO NOT GO PAST TWO YEARS AT THE HOTEL SITE. THE POTENTIAL RISK IS WE HAVE CHANGE THE ZONING. WHAT ARE SOMEBODY ELSE SUBMITS AN APPLICATION.

ANY OTHER QUESTIONS? OTHERWISE WE WILL GO TO PUBLIC COMMENT.

GO AHEAD.

COUNCILMEMBER CARTER HAS A QUESTION.

I DID NOT SEE HER HAND.

SO A CURVEBALL TO MY OWN TEAM. IF OTHER FIELDS BECOME AVAILABLE TO CAUSE ANY MORE COST WITHOUT COMPENSATING STAFF, LET'S SAY WE FOUND ANOTHER SPOT SOMETHING CAME UP, IS THERE ANYTHING VOTING FOR TONIGHT THAT WOULD ALSO ALLOW US TO PURSUE RESEARCHING ANYTHING?

IT IS HARD TO SAY WITHOUT KNOWING THE SITES. THERE ARE SITES IN THE CITY THAT ARE ZONED AND SOMEBODY COULD COME IN WITH THE DESIGN REVIEW AND THERE'S NO NEED FOR ZONING CHANGE OR USE PERMIT OR ANYTHING LIKE THAT AND THERE WOULD NEED TO BE STUDIES AND THERE HE WOULD JUST BE THAT. THE REASON THERE IS DIRECTION NEEDED IS BECAUSE ONE SITE IS ON CITY PROPERTY AND THE OTHER INVOLVES A ZONING CHANGE. IF THERE'S A SITE THAT IS FOUND THAT IS FEASIBLE THAT DOES NOT NEED A ZONING CHANGE AND IS PRIVATELY OWNED THEY WOULD JUST GO THROUGH THE NORMAL PROCESS OF DESIGN REVIEW OR PERMITTED USE, OR IF THEY NEED CONDITIONAL USE THAT WOULD BE IT AND THEY WOULD PAY THE ESTABLISHED FEE.

I HAVE A QUESTION ABOUT PROCESS JUST BECAUSE THIS WAS A LOT OF HOURS EXPENDED. IT GOES BEYOND OUR PROTOCOL. I WANT TO UNDERSTAND FROM STAFF, WHO WAS DRIVING IN THIS? IF WE HAVE A COUNCILMEMBER DRIVING THIS. WE RECOGNIZE THAT IT'S COUNCILMEMBER CARTER'S INITIATIVE. IF WE HAVE A COUNCILMEMBER DRIVING THIS AND WE KNOW WE ARE GOING OVER THE HOURS, I'M A LITTLE CONCERNED THIS WAS NOT COMMUNICATED TO ANY OF US. THERE'S A BIT OF AN IMBALANCE OR BECAUSE A COUNCILMEMBER IS. I'M JUST WONDERING FROM THE PLANNING DEPARTMENT DID WE JUST REALIZE AT THE END? HOW DID THIS HAPPEN IS WHAT IS VERY CONCERNING. I'M HOPING SOMEBODY CAN HELP ME TO BETTER UNDERSTAND THIS.

IF I CAN, AT THE COMPLICATED THING IS THE FACT THAT WHEN COUNCILMEMBER CARTER PUT THAT AT -- PUT FORTH THAT HE DID NOT VIEW THIS AS A CONFLICT OF INTEREST HELD A SHARE I TEXTED. I HAVE ALL THE CONCERNS THE MAYOR JUST EXPRESSED COMBINED BY THE FACT THAT THE PERSON WHO PUSH THIS FORWARD IS ON A BOARD PAID OR UNPAID SO I'M CONCERNED ABOUT THE CHECKS AND BALANCES AND HOW IT WENT THROUGHOUT THE CITY STAFF AND NOBODY SAID THIS IS ABOVE THE ALLOCATED AMOUNT OF SIMPLE STAFF TIME TO PREPARE AN AGENDA ITEM.

I HAVE A QUESTION OF WHETHER WESCO CAME FORWARD FIRST OR COUNCILMEMBER CARTER. TYPICALLY WHEN ONE OF US WANTS TO BRING AN AGENDA AND WE CHAMPION IN OUR NAME IS ON IT. IN THIS INSTANCE THE COUNCIL MEMBERS NAME IS NOT ON IT ANYWHERE WHICH DOESN'T SEEM TRANSPARENT AND WE WILL TACKLE NEXT OUR ETHICS. I WOULD LIKE TO KNOW WHO REALLY BROUGHT THIS FORWARD. I AM CURIOUS ABOUT THAT.

I BROUGHT THIS FORWARD FOR SURE. I WILL SAW AN OPPORTUNITY. IF THERE WAS CREEP WITH STAFF I APOLOGIZE BUT ALL I DID WAS SAY COULD THIS BE A THING. THERE WAS SOME DISCUSSION OF WHETHER IT CAN BE A THING. HAVING A SOCCER COURT THERE WAS SOMEBODY ELSE'S IDEA WHICH CAME TO ME. THE ORIGINAL IDEA THAT I WENT ABOUT ASKING STAFF IF THIS COULD BE SOMETHING. IT'S JUST GENERAL NAIVETY, WHAT DO WE DO, HOW DO WE CHAMPION SOMETHING IF YOU WANT TO BRING A PROJECT. I KNOW WE ALL HAVE COMMENTS. I WILL SAVE THOSE FOR LATER BUT JUST QUESTIONS BEFORE. WE DID NOT REALLY GET TO ANSWERS TO OUR QUESTIONS AS TO HOW WE GOT TO THIS PLACE. COUNCILMEMBER CARTER BROUGHT IT FORTH AND WHAT HAPPENED? I WAS NOT AWARE OF HOW MUCH TIME. I KNOW THAT WE MET CONCEPTUALLY FOR AN HOUR OR TWO AND THEN WE MET TONIGHT FOR AN HOUR. THAT WOULD BE ON ME. I WILL TAKE THE HIT FOR NOT KNOWING HOW MUCH HOURS WERE SPENT BY STAFF. SO YES THAT WOULD FALL TO ME.

I ALSO HAVE A QUESTION. WHAT RESPONSIBILITY DO WE HAVE. WE HAVE SOMEBODY WHO IS A CONTRACTOR HOW MANY, WHAT RESPONSIBILITY DO THEY BEAR. I APPRECIATE THAT YOU WANT TO TAKE THE HIT BUT WE HAVE DEPARTMENT MEMBERS RESPONSIBLE FOR KEEPING TRACK. IS THIS SOMETHING THAT NEEDS TO BE ASSESSED? TYPICALLY FOR ANYTHING THAT GOES SUBSTANTIAL THAT WOULD BE RETURNED TO THE CITY COUNCIL. AGAIN, IT WAS CUMULATIVE AND THAT'S WHEN I HAD A CONVERSATION TONIGHT WHEN I FOUND THE NUMBER OF HOURS BEING SPENT. TYPICALLY WE WOULD CATCH IT IN THE BEGINNING WHEN WE MET. WE BELIEVED, MY UNDERSTANDING WHEN IT CAME FORWARD WAS CONCEPTUAL. IT GREW INTO MORE AND MORE. SO THAT COMES WITH ME.

FOR ME THERE IN LIES THE QUESTION THAT NONE OF US WERE ABLE TO WEIGH-IN ON THIS. WE ALL TALK ABOUT HOW MANY HOURS WE CAN SPEND. TO YOU WANT TO GO TO PUBLIC COMMENT IF EVERYBODY IS GOOD WITH THE QUESTIONS.

GO AHEAD.

THIS IS FOR PUBLIC COMMENT ON THE PROPOSED LOCATIONS. IF YOU WOULD LIKE TO MAKE A COMMENT THERE'S A TWO MINUTE TIME LIMIT. I WILL COME TO CHAMBERS FIRST AND THEN GO OUT TO ZOOM.

I AM KENYON WEBSTER. RESIDENT OF THE COMMUNITY CENTER BOARD. WE PROVIDE ACTIVE RECREATION. CERTAINLY SUPPORT ACTIVE RECREATION. WE DO THAT OURSELVES. WE SUPPORT OTHER ORGANIZATIONS THAT PROVIDE THAT. HOWEVER, WE HAVE SIGNIFICANT CONCERNS WITH THE IDEA OF ELIMINATING BASICALLY THIS PARKING LOT. IT IS A RESOURCE FOR THE COMMUNITY CENTER, WICHITA FALLS CITY

COUNCIL MEETINGS, AND SO ON. ALL OF THE PEOPLE THAT USE THE AREA, IT IS A PARTICULAR RESOURCE FOR LARGE EVENTS AT THE COMMUNITY CENTER. CONCERTS, FESTIVALS, SOMETIMES MULTI-DAY USE IN THE FESTIVAL CONTEXT WHERE SOME OF THE VENDORS MIGHT PARK THERE FOR SEVERAL DAYS SO LOSING THAT WOULD BE A SIGNIFICANT IMPACT ON OUR OPERATIONS. I PROVIDED A LETTER AND AN EMAIL ABOUT THIS. BASED ON MY PREVIOUS EXPERIENCE WORKING FOR THE CITY I BELIEVE THERE IS A CONFLICT WITH THE LAGUNA PARK MASTER PLAN THAT SPECIFICALLY THIS PARKING LOT THAT IS OUT THERE TO BE DEVELOPED BY THE MASTER PLAN IS RIGHT IN THEIR. IT WAS BUILT FURTHER WITH THE GRANT. I HAVE NOT RESEARCHED IT EXACTLY BUT I BELIEVE FROM THE STATE OF CALIFORNIA. I DO NOT THINK THERE WERE ANY RESTRICTIONS THAT CAME OUT OF THE GRANT, BUT THERE MAY BE PROVISIONS OR AGREEMENTS THAT WERE MADE IN CONNECTION WITH THE GRANT THAT SHOULD BE LOOKED AT FROM THE LEGAL PERSPECTIVE TO SEE IF THERE'S ANYTHING THAT REQUIRES ITS RETENTION IN THE PRESENT USE WHICH WAS DEVELOPED UNDER THE MASTER PLAN. WE HAVE A SIGNIFICANT CONCERN WITH THE PROPOSAL. IT IS CERTAINLY NOT THAT WE PUT -- OPPOSE THIS KIND OF USE IN THE CITY. IT IS VERY COMMENDABLE ALL THE EFFORTS THAT THE SOCCER CLUB HAS UNDERTAKEN TO TRY TO ACHIEVE THIS. THAT IS TWO MINUTES. THANK YOU. NEXT I WILL GO TO ZOOM. OLIVER, CAN YOU UNMUTE? CAN YOU SEE THE TIMER?

THAT IS A SHAME BECAUSE I WAS GOING TO SAY I LOVE THE GAME. WE CALL IT FOOTBALL BECAUSE I'M ENGLISH. I WAS GOING TO SAY IT WOULD BE GREAT TO HAVE SOCCER FIELDS BEHIND THE COMMUNITY CENTER, BUT CLEARLY THAT CAN'T HAPPEN. THERE'S NO WAY YOU CAN HAVE SOCCER FIELDS WHERE THE HOTEL SITE IS. THAT'S THE BUSIEST CROSSROADS IN ALL OF SONOMA COUNTY. THERE'S A NICE GREEN SHOP ACROSS THE STREET. SO MANY THINGS THAT COULD GO WRONG. BALLS COULD FLY OVER WHATEVER FENCE THEY PUT UP BECAUSE THAT IS WHAT HAPPENS WITH SOCCER. HITTING CAR WINDSCREENS AND ALL THAT STUFF ON A VERY BUSY ROAD. IT'S JUST NOT REALLY VIABLE. IT'S A REAL SHAME BECAUSE THERE'S SO MUCH VACANT LAND THAT THE COUNTY HAS. IT IS INCREDIBLE TO ME THAT ALL OF THE LAND YOU DRIVE PAST FOR SALE THAT IS OWNED BY THE COUNTY COULD NOT BE USED FOR THIS. IT'S A RELATIVELY SMALL FOOTPRINT FOR THESE SURFACES. FOR ME IT IS A NONSTARTER. THE LAST POINT I WANT TO MAKE THE THEME OF THE EVENING SEEMS TO BE PROCESS SCREW UPS. YET THE PROBLEM WITH THE PLANNING COMMISSION EARLIER WHERE PEOPLE DID NOT UNDERSTAND THE RULES AND NOW IT WOULD APPEAR THIS HAS HAPPENED AGAIN TO COUNCILMEMBER CARTER. THESE ARE DIFFICULT TO GET THEIR HEAD AROUND. IT IS SO EASY TO GO OFF ON A TANGENT THINKING YOU'RE MOVING AHEAD ON SOMETHING BUT YOU HAVE TO GO THROUGH ALL OF THE STEPS. THAT IS JUST THE REALITY OF BUREAUCRACY.

THANK YOU. NEXT I WILL COME INTO CHAMBERS. IF THERE IS ANYONE THAT WOULD LIKE TO MAKE A PUBLIC COMMENT.

I AM A RELATIVELY NEW MEMBER. THIS IS MY OWN STATEMENT SPEAKING AS AN INDIVIDUAL. I AM SURPRISED, STEVE AND PHIL, YOU DID NOT MENTION THAT THIS IS WETLANDS RESERVE. WE ARE TALKING ABOUT PUTTING A FIELD HERE WHICH HAS MICRO PLASTICS. YES THERE'S A CATCHMENT SYSTEM BUT THEY DON'T LAST FOREVER AND MICRO PLASTICS PROBABLY DO. I HAVE THIS WRITTEN UP BASICALLY JUST THAT. ALSO, IT DOES AFFECT THE BIRDS. YOU ARE TALKING ABOUT FOUR NIGHTS A WEEK UNTIL 8:00 OR 9:00. IT WILL AFFECT THE WHOLE AREA. I THINK THAT SHOULD BE TAKEN INTO CONSIDERATION.

THANK YOU. NEXT I WILL GO TO ZOOM. ROB, UNMUTE PLEASE.

I'M ROB PENNINGTON. SEBASTOPOL RESIDENT. ALSO A COACH FOR WESCO AND HAVE TWO BOYS WHO PLAY. I WANT TO THANK PHIL CARTER AND STEVE FOR BRINGING THIS FORWARD. I THINK THERE IS TREMENDOUS NEED FOR ADDITIONAL SPACE. WESCO HAS OUTGROWN THE FIELD CAPACITY IN TOWN STARTING TO HAVE TO GO ELSEWHERE TO FIND SPACE. I JUST NEED MORE IN TOWN. THESE MANY SOCCER PITCHES ARE QUITE SMALL. THE AMOUNT OF PLAY, THE AMOUNT OF ACTIVITY THEY WILL GET WILL BE HUGE. COMPARABLE TO OR MORE SO THAN THE -- CONSIDERING THE NUMBER OF PLAYERS WHO PLAY AROUND FOR WESCO AND THE OTHER SOCCER GROUPS, ADULT LEAGUES, OTHERS THAT WOULD CERTAINLY USE THAT SPACE. SIMILAR TO OTHER PITCHES.

OTHER PLACES GET A HUGE AMOUNT OF USE SIMILAR TO A SKATE PARK. IT'S A GREAT THING TO HAVE IN THE CITY. NOT OUT IN THE COUNTRY. WE WANT THIS TO BE A PLACE WHERE KIDS CAN READ THEIR BIKE, WALK TO IN TOWN. MAKING SURE IT'S IN TOWN IS QUITE IMPORTANT. THOSE THINGS CAN BE CHANGED THAT IS WHAT YOU GUYS DO. HOPING YOU CAN FIGURE THAT OUT AND MOVE THE PROJECT FORWARD.

THANK YOU. NEXT I WILL COME BACK TO CHAMBERS. IF THERE IS ANYONE THAT WOULD LIKE TO MAKE A PUBLIC COMMENT.

I AM HERE AS A REPRESENTATIVE OF THE PROPERTY OWNER WHICH IS THE PROPOSED SITE OF THE TEMPORARY SITE. ALSO AS A SOCCER FAN THOUGH AS A FAN OF THE ITALIAN NATIONAL TEAM I'M A SOCCER FAN WITH A BROKEN HEART. I JUST WANTED TO EXPRESS OUR SUPPORT FOR THE IDEA AND QUICKLY ANSWER SOME THINGS THAT HAVE COME UP. WE WOULD PLAN TO OFFER WHAT'S CALLED A NO-COST LEASE. CONCERNS ABOUT US DOWN THE ROAD WITH THE CONTINUATION OF A SOCCER FIELD VERSUS BUILDING THE HOTEL THERE'S NO ECONOMICS THAT WILL ALLOW IT TO BE A VIABLE THING FOR US TO CONSIDER. I WANTED TO MENTION PARKING. WE ALSO HAVE THE BROWN STREET WHICH WE HAVE A NO-COST LEASE WITH THE FARMERS MARKET FOR VENDOR PARKING ON SUNDAYS AND ALSO OFFERING A NO-COST LEASE FOR PARKING FOR THE SITE IF THE TEMPORARY FIELDS WERE TO BE INSTALLED. BEYOND THAT I JUST WANT TO ECHO AS A SOCCER FAN IT SEEMS LIKE A GREAT TIME TO CAPITALIZE ON THAT. THANK YOU. NEXT I WILL GO TO ZOOM. KYLE PLEA UNMUTE. GO AHEAD.

I'M REALLY HOPING WE GET SOME GOOD FOLLOW-UP ABOUT PROCESS. I THINK THAT IS THE BIGGEST TAKE AWAY. I'M KIND OF CURIOUS WHY THERE WAS NOT A CONSIDERATION OF THE AN EXCELLENT AS A TEMPORARY LOCATION. I THINK SOME OF THE PREPARATORY MATERIAL MAKING REFERENCE. TWO YEARS IS A MULTIYEAR PERIOD I'M CURIOUS ABOUT EXPLORING MORE TEMPORARY OPTIONS RATHER THAN A PERMANENT OPTION. TIME ALWAYS HAPPY TO HEAR SOME PREVIOUS COMMENTS THAT ARE ALWAYS ROOTED IN SOME SORT OF NEGATIVE CONNOTATION TRYING TO MAKE OUTLANDISH CLAIMS ABOUT THINGS LIKE SAFETY OR SECURITY. THERE IS PAST PRESIDENT FOR A LOT OF THIS AND OTHER CITIES THAT HAVE TRAFFIC PATTERNS THAT ARE SIMILAR TO WHAT WE HAVE. I THINK ANY OF THE PROPOSED LOCATIONS WOULD BE FINE IN THAT CAPACITY. I ENCOURAGE COUNCIL TO EXPLORE WHERE SOME OF THESE HAVE BEEN SET UP IN OTHER CITIES. I THINK THE HUGEST CONCERN IS THAT SOMEHOW SOMEBODY GOT AWAY WITH SPENDING 20 HOURS WORKING ON THIS PROJECT BILLING US UNDER A CONTRACT BECAUSE WE DON'T HAVE OUR SHIP TOGETHER.

THANK YOU. NEXT I WILL COME BACK TO CHAMBERS. IF THERE IS ANYBODY THAT WOULD LIKE TO MAKE A PUBLIC COMMENT.

I AM TIM ELLIOTT. I HAVE THREE BOYS. THEY ALL THREE PLAY WITH WESCO FOR THE PAST 10 YEARS. THEY ALL STILL PLAY. THEY ARE 16, 13, AND NINE. OF COURSE I GOT ROPED INTO COACHING SO I NOW COACH AS WELL. YESTERDAY I WAS AT BROOKHAVEN. IT IS PRETTY AWESOME TO SEE IT USED IN THIS WAY. I LOVE WHAT SOCCER DOES. I SEE IT BUILD CONFIDENCE FOR THESE KIDS. I SEE YOU GIVING THEM SOMETHING TO DO OUTSIDE OF ELECTRONIC DEVICES AND I SEE IT BUILDING FRIENDSHIPS NOT JUST BETWEEN KIDS BUT BETWEEN PARENTS ALSO. MY BOYS, THE OLDER TWO ACTUALLY BIKE TO BROOKHAVEN ON THEIR OWN AND THEY CAN TO THAT INDEPENDENTLY. I REALLY SEE A VALUE IN HAVING THESE KINDS OF SOCCER FIELDS IN PLACES THAT ARE ACCESSIBLE AND DO NOT REQUIRE DRIVING. I SEE NOT JUST KIDS THAT ARE PART OF THE CLUB BUT I SEE KIDS FROM THE NEIGHBORHOOD. THEY SHOW UP AND PLAY SOCCER. IT IS AMAZING SPACE AND IT BRINGS KIDS AWAY FROM DEVICES AND HAS THEM DOING SOMETHING OUT IN THE OUTDOORS. I WANT TO SAY I REALLY APPRECIATE THE EFFORTS TO MAKE SOMETHING HAPPEN AND GIVE US MORE SPACES LIKE THIS. I THINK IT IS A REALLY GOOD THING. FOR EVERYONE WHO IS PUTTING WORK INTO THIS TRYING TO MAKE IT HAPPEN I REALLY APPRECIATE IT.

THANK YOU. NEXT I WILL GO BACK TO ZOOM. SUE CAN YOU UNMUTE.

I AM UNMUTE IT. THANK YOU FOR BRINGING THIS PROJECT FORWARD. I GREW UP PLAYING SPORTS. IT REALLY DOES MOLD WHO WE BECOME AS ADULTS. IT IS IMPORTANT TO FIND A PLACE FOR OUR YOUNG ADULTS AND CHILDREN TO FORM WHO THEY BECOME. I AM FULLY IN SUPPORT OF FINDING A VENUE FOR SOMETHING LIKE THIS. I AM CONCERNED, HOWEVER, THE FELLOW WHO BROUGHT UP THE CONCERN OVER THE

DISTURBANCES THROUGH THE LIGHTING AT NIGHT TO BIRDS. I AGREE WHOLEHEARTEDLY WITH THAT. NIGHTTIME LIGHTS TO DISTURB BIOLOGICAL CYCLES OF BOTH PLANTS, BIRDS, AND OTHER ANIMALS. I THINK THOSE THINGS SHOULD BE CONSIDERED BEFORE THE COUNCIL AGREES TO PUT ANY MORE TIME INTO STAFF TIME FOR PURSUING THIS AS WELL AS LOOKING EVEN SUPERFICIALLY THE IMPACTS FOR TRAFFIC MIGHT BE. I HAVE CONCERNS ABOUT THE BACKUPS IN TOWN ARE DURING PEAK TIMES AND THE TIMES PROPOSED WOULD BE AT PEAK COMMUTE TIME. PERHAPS A WESCO CONSULTANT CAN DO AN INITIAL REVIEW OF THE STUDY UNDER THE CEQA LAW TO DETERMINE THE IMPACTS OF THOSE THINGS. I WOULD BE OPPOSED TO ANYTHING THAT WOULD INTERRUPT BIRD AND ANIMAL LIFE AT NIGHT. THANK YOU.

THANK YOU FOR YOUR PUBLIC COMMENT. NEXT, BACK INTO CHAMBERS. WOULD ANYONE LIKE TO MAKE A PUBLIC COMMENT.

MY NAME IS BEN HARRIS. I HAVE IT IN THIS FESTIVAL FOR SIX YEARS. I COACH FOR WESCO. ALL OF MY KIDS HAVE GONE THROUGH THEIR. I CURRENTLY COACH AT THE HIGH SCHOOL. I HAVE ALREADY SENT A PUBLIC COMMENT BY EMAIL. IT IS QUITE LONG SO I HOPE THAT THE COUNCIL READ ALL DIFFERENT POINTS THAT I MADE IN SUPPORT OF THESE PROPOSALS. SOCCER IN SEBASTOPOL IS BOOMING. THERE'S MENTION OF HOW MANY KIDS ARE PLAYING. THERE IS A CRUNCH FOR FIELDS AND NOT A LOT OF OPPORTUNITY TO FIND SPACE. I UNDERSTAND SOME CONCERNS RAISED HERE, BUT IN TERMS OF THE BENEFITS THESE CAN BRING TO THE COMMUNITY, JUST PLACES FOR KIDS TO GO AND PLAY. NOT JUST FOR STRUCTURED COACHING BUT JUST PLACES FOR THEM TO GO EASILY ACCESSIBLE AND IN MANY RESPECTS I THINK THAT'S WHAT WE ARE ALL LOOKING FOR IS TO BENEFIT THE COMMUNITY AND THE YOUNGER GENERATION. THINK IN MANY WAYS WHAT WE ARE PROPOSING HERE IS VERY WELL DETAILED, VERY WELL PUT TOGETHER. I THINK THE CITY COUNCIL HAVING THEIR OWN PLAN FOR FINDING RECREATIONAL FACILITIES. I THINK HOW THEY HAVE BEEN PRESENTING THIS TAKEN ABOARD SOME OF THE CONCERNS THAT YOU DO MOVE FORWARD WITH AT LEAST ANALYZING THE POTENTIAL FOR THE SITES. PARTICULARLY AT THE ANNEX.

NEXT I WILL GO TO ZOOM IF THERE IS ANYBODY THAT WOULD LIKE TO MAKE A PUBLIC COMMENT PLEASE RAISE YOUR HAND VIRTUALLY. SEEING THEN I WILL COME BACK TO THE CHAMBERS IF ANYONE WOULD LIKE TO MAKE A PUBLIC COMMENT. SEEING NONE, PUBLIC COMMENT IS CLOSED.

THANK YOU VERY MUCH. COUNCILMEMBER HINTON.

I WILL GO OUT FIRST. MY KIDS PLAYED WESCO SOCCER ALSO. I DO REALIZE THE IMPORTANCE OF THAT AND HAVING PLACES TO PLAY FOR KIDS. I'M NOT IN FAVOR. I KIND OF THOUGHT SOMETHING GOING ON IN THE HOTEL SPACE WOULD BE BETTER THAN NOTHING BUT I'M NOT IN FAVOR BECAUSE OF THE LONG-TERM IMPACT OF THE ZONING CHANGE. WE SIT HERE AND TWO YEARS FROM NOW WE CHANGE THE ZONING AND ALL THE SUDDEN THE CENTER OF THE DOWNTOWN HAS A PERMANENT SOCCER FIELD. I CANNOT SUPPORT THAT SO IT'S JUST NOT GOING TO FLY. I MIGHT BE ABLE TO SUPPORT SOMETHING OUT HERE. I HEAR THE COMMUNITY CENTER SAY IT'S LOSING A PARKING LOT BUT LET'S BE REAL. THE HIGH SCHOOL FILLS UP WE CAN WALK A LITTLE MORE. I'M NOT WORRIED ABOUT LOSING THE PARKING LOT. WHEN I AM WORRIED ABOUT IS THE LAGUNA AND THE RULES AROUND THAT. I SAT ON AG AND OPEN SPACE FOR SIX YEARS. THERE IS A LOT OF TALK ABOUT SOCCER FIELDS IN COMPETITION WITH OPEN AG SPACES IN CITIES. THIS TO ME IS A HUB. MY KIDS PLAYED BASEBALL HERE FOR OUTDOOR YOUTH AND THIS IS THE YOUTH ANNEX. LET'S BE REAL. IT WOULD BE NICE TO FIGURE OUT IF THAT IS A POSSIBILITY. I DON'T HAVE A FIRM DECISION TONIGHT. IT'S A BIG DECISION BUT IF I WERE TO CONSIDER ANYTHING IT WOULD BE TO CONSIDER SOMETHING HERE, BUT WE WOULD HAVE TO HAVE WESCO LOOK INTO WHETHER IT IS POSSIBLE WITH ENVIRONMENTAL RESTRICTIONS.

COUNCILMEMBER ZOLLMAN.

THE WHOLE THING AT THE PIAZZA IS A COMPLETE NO GO FOR ME. I AM NOT GOING TO PUT US IN SOME SITUATION SO SOMEBODY DOES NOT CONTINUE TO EXERCISE GOOD FAITH BECAUSE THEY HAVE AN OUT BECAUSE WE PUT SOMETHING THERE THAT IS A DIFFERENT USE AND IT IS COMPLETELY NOW REZONED SO THAT IS A COMPLETE OUT FOR ME. PUTTING ASIDE MY OWN CONCERNS ABOUT HOW WE GET HERE WITH 20+ HOURS OF TAXPAYER MONEY SPENT ON AN ISSUE THAT THE FIVE OF US DID NOT WANT TO BRING

THAT UP WITH THE FUTURE AGENDA REQUEST WHICH IS NOT ALL RIGHT IF THEY WERE FINE WITH REIMBURSING THE CITY FOR THE AMOUNT OF MONEY THAT HAS ALREADY BEEN SPENT I WOULD BE OPEN TO AT LEAST HAVING SOME TYPE OF ENVIRONMENTAL IMPACT LOOKED INTO FOR THE PLACE THAT IS OUTSIDE THE WINDOW HERE. BUT ONLY IF THEY AGREE TO PAY STAFF FOR THE AMOUNT OF TIME THAT -- IT IS NOT THEIR FAULT AND I'M NOT TRYING TO PLACE FAULT, BUT NEVERTHELESS TAXPAYER MONEY WAS SPENT ON SOMETHING THAT THE FIVE OF US DID NOT APPROVE. THAT'S WHERE I AM. VICE MAYOR.

I PLAYED INDOOR SOCCER WHEN I WAS IN HIGH SCHOOL AND I LOVED IT. I'M A FAN OF SOCCER. I WOULD BE A FAN OF HAVING THE SOCCER FIELDS IN TOWN, BUT IT IS THE LOCATION THAT IS CONCERNING FOR ME. THE ZERO WASTE BOARD IN NOVEMBER, THEY ARE TALKING ABOUT DEVELOPING AN ORDINANCE THAT WOULD ALLOW JURISDICTIONS TO CONSIDER OPTIONS FOR PLACING BANS ON ARTIFICIAL TURF ON PUBLIC, PRIVATE, OR COMMERCIAL SPACES. THAT HAS ME CONCERNED, ESPECIALLY IN THE YOUTH ANNEX THAT IS IN A FLOODPLAIN. THAT IS NOT OKAY FOR ME TO HAVE ARTIFICIAL TURF IN A FLOODPLAIN. I THINK I WOULD BE OKAY WITH IT IF THERE WERE ENVIRONMENTAL TYPES, I HEARD THERE ARE INSTEAD OF RUBBER YOU CAN GET IT WITH COCONUT SHELLS OR SOMETHING LIKE THAT. I WOULD BE OKAY WITH THAT AT THE DOWNTOWN SITE, BUT I HAVE CONCERNS ABOUT THE CHANGE OF ZONING ALTHOUGH WE HAVE BEEN ASKING FOR PICKLE BALL COURTS SO IF THAT BECAME A PICKLE BALL COURT THAT WOULD BE OKAY MAYBE. AT THE YOUTH ANNEX YOU WILL HAVE TO CUT DOWN AT LEAST 8 TO 12 TREES AND THAT IS NOT OKAY WITH ME. THIS IS A WETLANDS LAGUNA PRESERVE. I WOULD LIKE TO MAINTAIN THAT STATUS AS WELL AS THE FACT THAT IT IS OVERFLOW PARKING. TO ME THE FACT THAT IT'S A WETLANDS PRESERVE AND YOU WOULD HAVE TO REMOVE TREES AND IT WOULD BE INTRODUCING A RISK OF PLASTICS INTO THE LAGUNA THAT IS A NO GO FOR ME. JUST KNOW, BUT THE HOTEL SITE, I WOULD BE WILLING TO LOOK AT MAYBE ONE YEAR UNTIL THE DEVELOPMENT AGREEMENT CAME UP ALTHOUGH I DO HAVE CONCERNS WITH THE CHANGE OF ZONING. THE OTHER THOUGHT THAT I HAD IS IF YOU ARE ABLE TO DO SOMETHING TEMPORARY, RIGHT BEHIND THE CATHOLIC CHURCH THERE IS A BIG FIELD THAT IS GOING TO BE FOR SALE. THERE'S MAYBE A POSSIBILITY THEY WOULD ALLOW THAT FOR TEMPORARY SOCCER USE. ALSO TALKING WITH THE PEOPLE AT SUNRIDGE. THAT'S ALL THAT I HAVE TO SAY.

I WILL GIVE MY COMMENTS NOW. I THINK SUPPORTING YOUTH IN MANY DIFFERENT THINGS IS IMPORTANT JUST AS A GENERAL RULE THE PRINCIPAL. I'M ALWAYS EXCITED WHEN I HEAR WE CAN SUPPORT MORE THINGS FOR THE YOUTH BECAUSE I DON'T THINK WE SEE IT ENOUGH. IT'S UNFORTUNATE THAT, THERE IS A NUMBER OF CHALLENGES WITH THIS HERE. I CAME INTO IT THINKING ONE THING AND NOW AFTER LISTENING TO PEOPLE AND HEARING THE PUBLIC I AM LEAVING WITH SOMETHING DIFFERENT. I WILL SAY WITH DOWNTOWN THE IDEA OF CHANGING THE ZONING, THE LONG-TERM IMPACT THAT COULD HAVE I'M NOT WILLING TO KICK OPEN THAT DOOR RIGHT NOW SO I WILL SAY IT IS JUST A NO GO FOR ME DOWNTOWN. THERE ARE HUGE IMPACTS THAT CAN HAPPEN ONCE WE CHANGE ZONING AND IT OPENS A WHOLE CAN OF WORMS. DEFINITELY NOT SUPPORTIVE. I CAME INTO THIS THINKING THE LAGUNA MIGHT BE A GOOD AREA. I WILL SAY I'VE BEEN WORKING WITH THE FOLKS THAT WOULD LIKE TO SEE PICKLE BALL COURTS. THEY HAVE THE SAME CHALLENGES AND THEY CONTINUE TO TELL ME THEY NEED SOMETHING HERE. SO I KNOW THE CHALLENGES WITH TRYING TO GET ALL OF THIS. I THINK THE BIGGEST THING THAT STRIKES ME AS WE ARE LESS THAN TWO SQUARE MILES. WE HAVE ALL THIS SPACE BUT EVERYBODY WANTS TO CRAM IT IN THESE LESS THAN TWO SQUARE MILES. IT'S A CHALLENGE AND PUTS THE BURDEN ON US. RIGHT NOW I'M CONCERNED ABOUT ENVIRONMENTAL IMPACTS ON THE LAGUNA. I HAVE A FRIEND RIGHT NOW WHO IS RESEARCHING MICRO-PLASTICS AND THE LONG-TERM HEALTH IMPACTS. I WOULD LIKE TO UNDERSTAND MORE OF THAT. AS FAR AS IF WE DID EXPLORE THIS GOING FORWARD, I UNDERSTAND IT IS NO FAULT OF YOURS, BUT AT THE SAME TIME WE HAVE A COUNCIL MEMBERS IT'S ON THE BOARD AND I THINK THAT HAVING EXPENDED WHATEVER HOURS, 20 SEEMS TO BE THE NUMBER COMING OUT OF TAXPAYER DOLLARS ON SOMETHING NONE OF US APPROVED IS A REAL SHAME AND I WOULD LIKE TO SEE A NEW AGENDA ITEM COMING FORWARD TO ENSURE THIS DOES NOT HAPPEN AGAIN. IF THEY WERE WILLING TO REIMBURSE FOR THAT AND ANY TYPE OF STUFF GOING FORWARD I WOULD BE OKAY

WITH THAT, BUT AT THIS POINT THERE WOULD HAVE TO BE US TALKING ABOUT THIS AND PUTTING VERY STRONG GUARDRAILS AROUND THIS BECAUSE I AM A NO GO FOR DOWNTOWN COMPLETELY. AT THE LAGUNA THERE WOULD HAVE TO BE A LOT OF ENVIRONMENTAL STUDIES AND EVERYTHING WOULD NEED TO BE PAID FOR BY WESCO. THAT'S WHERE I'M AT WITH THIS. COUNCILMEMBER CARTER, DO YOU HAVE THOUGHTS ON THIS?

I AM SURE I HAVE THOUGHTS FOR DAYS BUT I WILL TRY TO LIMITED JUST TO TOUCH. FIRST OFF, I HAD NO IDEA I WAS GETTING INTO 20 HOURS OF WORK ASKING TO SEE IF WE COULD DO THIS. I'M REACHING OUT ON BEHALF OF THE SOCCER CLUB WHO WAS DESPERATE TO GET A PLACE FOR THE KIDS TO PLAY. WE NEED A PLACE TO PLAY SO BADLY. I'VE BEEN LOOKING AROUND FOR THREE YEARS AND SOME OTHER COACHES BROUGHT THIS IDEA TO ME AND I BROUGHT IT UP TO TRY TO ACTIVATE THE DOWNTOWN, JUST TRY TO MAKE THINGS EXCITING, MAKE IT COOL TO BE DOWNTOWN AND ALL OF THESE SOCCER FIELDS WOULD HAVE NETS SO THE BALLS WILL GO FLYING ALL OVER THE PLACE. I'M SURE WE COULD MANAGE KIDS WALKING ACROSS THE STREET. I NAÏVELY DID NOT THINK IT WAS A BAD THING AT ALL. I THOUGHT IT WAS AN EXTREME WIN WIN. THAT IS WHY I BROUGHT IT UP. WE HAVE THIS OPPORTUNITY TO PUT A SOCCER FIELD HERE, WE COULD MAKE IT GORGEOUS, RING OTHER PEOPLE DOWN AND THAT'S THE REASON TO PUT A HOTEL HERE IN THE FIRST PLACE. IF WE HAVE SOCCER GAMES AND SOCCER TOURNAMENTS PEOPLE WILL BUILD A HOTEL. THAT'S LIKE A REASON TO BUILD A HOTEL. I'M DOING MY JOB TO TRY TO BRING SOMETHING HERE AND NOW WE WILL SIT WITH A GREEN DEAD SPACE FOR A LITTLE WHILE LONGER BECAUSE WE ARE WORRIED THAT A LITTLE BIT OF LIFE WILL PRECLUDE THE TOT BUT WE ARE CHOPPING OFF OUR NOSE TO SPITE YOUR FACE BECAUSE WE ARE NOT DEVELOPING ANYTHING FUN FOR THE AREA. THAT IS WHY I WANTED TO BRING THIS ESPECIALLY DOWNTOWN AND POSSIBLY TO THE YOUTH ANNEX. ALL I CAN ENVISION IS FAMILIES WALKING OVER TO MIMI'S OR DOWN THE STREET OR HANGING OUT WHILE FUN THINGS HAPPEN. IF THE MAJOR CONCERN IS LIKE ENVIRONMENTAL, IF WE CAN JUST POCKET IT. THERE ARE A LOT OF NEW WAYS TO BUILD SOCCER FIELDS NOW. WE CAN HAVE DIFFERENT KINDS OF SURFACES. THERE ARE NIKE GRIND SOFT SURFACES THAT DON'T HAVE THE MICRO-PLASTICS IN THEM. THERE ARE A NUMBER OF THINGS IN A PARKING LOT THAT IS RARELY USED. IF WE CAN BLEND IT BEAUTIFULLY SO IT DOESN'T SEEM LIKE IT'S PLUNKED DOWN IN THE BACK SIDE OF THE PARKING LOT SO IT SEEMS LIKE IT AUGMENTS THE LAGUNA ATMOSPHERE IT WOULD BEAUTIFY THE SPACE, MAKE THE LAGUNA EVEN MORE ATTRACTIVE AS A PLACE TO BE. WHAT ARE YOU GOING TO DO WHILE YOU DROP YOUR KID OFF FOR PRACTICE I WILL TAKE A WALK AND GET A GLASS OF WINE OR SOMETHING LIKE THAT. I ONLY HAD POSITIVE THOUGHTS WHEN I BROUGHT THIS. I AM REALLY SORRY ABOUT THE PROCESS BUT IT CERTAINLY WAS NOT MY INTENTION. I HAVE TO GO TO WESCO. I CAN'T JUST SAY, THEY WILL PAY FOR IT. I DO NOT SPEAK FOR WESCO, BUT BEING THE ORGANIZATION THAT WE ARE, HOW MUCH WE ARE GROWING AND HOW MUCH THE INTEREST IS IN HAVING SOMETHING LIKE THIS IN SEBASTOPOL AND HOW CRITICAL I THINK IT IS NOT ONLY FOR THE YOUTH TO HAVE SOME THIRD-PLACE TO BE BUT ALSO FOR OUR ECONOMY AND HAVE SOME REASONS TO COME HERE. THAT IS REASON TO LOOK INTO SOME OF THESE OUTER EXPERIENCES. THIS IS WORTH NOTHING TO ME, WHY WOULD I PRECLUDE NOT BUILDING MY HOTEL BECAUSE A SOCCER FIELD IS THERE. WHAT IS THE REAL RISK OF ANOTHER SOCCER FIELD COMING IN FOR PROFIT THAT WILL MAKE IT WORTH IT. WE WERE LOOKING AROUND FOR SOCCER FIELDS ALL OVER THE PLACE. WE WILL EITHER HAVE TO PAY \$1.5 MILLION OR SOMETHING LIKE THAT FOR A PIECE OF PROPERTY OUTSIDE OF THE COUNTY OR ONE AND A HALF MILLION DOLLARS TO FIX OR \$45,000 A MONTH SO THE KIDS CAN PLAY FOR ALMOST FREE. HERE WE HAVE A CHANCE TO BUILD A FREE PARK WITH THE SAME KIND OF FORMAT AS THE BASEBALL FIELDS AND PROVIDE ALL OF THIS JOY AN OPPORTUNITY FOR ECONOMIC DEVELOPMENT AND ALL OF THAT, THAT IS MY PASSION. THAT IS WHY I BROUGHT IT WITH THE NAÏVETÉ THAT I HAD. WITHOUT THINKING. WE CAN POKE HOLES IN ALL KINDS OF EFFORTS, BUT THIS IS SOMETHING THAT WOULD BRING JOY. I WILL JUST KILL IT AT THAT. YOU HAVE TO KNOW WHAT THE PASSION WAS TO BRING IT.

I WILL JUST CHIME IN REAL QUICK. I JUST WANT TO SAY I DID NOT MENTION BEFORE BUT I WILL MENTION IT NOW. I'M REALLY DISMAYED BY THE WHOLE PROCESS I WANT TO

CALL OUT A COUPLE THINGS. I THINK THERE IS EDUCATION THAT CAN BE GAINED IN HERE. THERE'S A LOT OF DIFFERENT THINGS TO LOOK AT. LOOKING AT THE OPTICS, ETHICAL OR LEGAL CONFLICTS THAT HAPPEN HERE. I HEARD TALKING ABOUT WE WILL GIVE A FREE LEASE AND WE HAVE A COUNCILMEMBER WHO IS ON THE BOARD WHO IS CHAMPIONING THIS AND MAKING DECISIONS ABOUT WHAT HAPPENS WITH THAT PROPERTY. I JUST WANT TO POINT THAT OUT. I'M NOT MAKING ANY ACCUSATIONS. I'M SAYING WE AS COUNCILMEMBERS ARE HELD TO A HIGHER STANDARD. I KNOW THAT I FULLY BELIEVE THAT EVERYTHING YOU DID WAS FULLY WITH GOOD INTENT. I JUST THINK THERE NEEDS TO BE MORE VISIBILITY AND THOUGHT AND ALSO DRIVING STAFF TO SPEND 20 HOURS ON PROJECTS. JUST AS COUNCILMEMBERS WE HAVE TO THINK ABOUT ALL OF THESE THINGS. AT THE END OF THE DAY I COMPLETELY UNDERSTAND YOU ARE SAYING NAÏVELY YOU WENT INTO THIS BUT WE CAN'T DO THAT AS COUNCILMEMBERS BECAUSE WE HAVE TO MAKE THE DECISIONS. IT IS BOTHERSOME TO ME. GO AHEAD.

I JUST WANTED TO SAY AGAIN BECAUSE I THINK I SPOKE FIRST, I DO NOT EXPECT WESCO. IT IS OUR ERROR. WE WILL BRING AN AGENDA ITEM FORWARD TO SET SOME PARAMETERS. I DO KNOW HAVING SAT ON THE COUNCIL FOR QUITE A FEW YEARS IT'S NOT THE FIRST TIME SOMETHING LIKE THIS HAS HAPPENED SO I'M NOT SAYING IT IS OKAY BUT I'M ALSO SAYING I UNDERSTAND. I STILL THINK THAT IF WESCO IS INTERESTED IN PURSUING WITH A DIFFERENT ENVIRONMENTALLY SOUND CHECKS OUT IN THE ENVIRONMENT HERE I MIGHT BE WILLING TO SUPPORT THAT IF THEY ARE WILLING TO PAY MOVING FORWARD TO FETID OUT. I ALSO SAID ON THE FAIR BOARD AS IN A POINTER OF SUPERVISOR HOPKINS. I'M SURE YOU'VE ALL READ IN THE PAPER THAT SOCCER FIELDS ARE BEING LOOKED AT AT THE FAIRGROUNDS SPONSORED AND SUPPORTED BY BOTH THE COUNTY AND CITY OF SANTA ROSA. I KNOW THERE IS A DESPERATE NEED OF THE COUNTY AND THERE ARE SOCCER FIELDS BEING WORKED ON A VARIETY OF FRONTS. IT IS HARD. WE GOT A LOT OF LETTERS ON THIS ALL IN SUPPORT OF THIS. I DO NOT WANT TO -- EVERYBODY BECAUSE YOU PROBABLY DID NOT KNOW PROTOCOL AND IF YOU WANT TO PURSUE A SITUATION, I DON'T WANT TO HAVE YOU WALK OUT OF HERE LIKE DISHEARTENED. WE WANT TO MAKE SURE WE MOVE FORWARD IN AN APPROPRIATE WAY. WE HAVE TO DO SOME WORK ON OUR SIDE AND IF YOU GUYS HEARING OUR COMMENTS WANT TO MOVE FORWARD. I UNDERSTAND COUNCILMEMBER PARKER -- COUNCILMEMBER CARTER WENT THROUGH THIS LIKE I'M EXCITED. I UNDERSTAND.

VICE MAYOR, YOU HAD YOUR HAND UP

I AM JUST GOING TO GUESS AND PROTECT THAT IF THIS VOTE DOES MOVE FORWARD FOR PUTTING SOCCER FIELDS NEXT TO THE YOUTH ANNEX THAT THERE WILL BE SIGNIFICANT PUSHBACK FOR ENVIRONMENTAL REASONS. THE WETLANDS PEOPLE, THE WATER PEOPLE. IT IS GOING TO BE CONSIDERABLE AND IT WILL TAKE A LOT OF TIME AND A LOT OF MONEY TO PROCESS ALL OF THAT. THERE WILL BE STUDIES ET CETERA. I AM IN FAVOR OF LOOKING AT A SHORT-TERM POSSIBILITY AT THE HOTEL LOT.

SO YOU ARE SAYING YOU ARE IN SUPPORT OF DOWNTOWN. WE DO NOT HAVE A MOTION HERE.

I WOULD SUPPORT IT BECAUSE I THINK IT WAS ACTIVATE THE TOWN AND BE SHORT-TERM.

YOU ARE SUPPORTIVE OF DOWNTOWN BUT NOT THE LAGUNA. I AM NOT SUPPORTIVE OF DOWNTOWN. COUNCILMEMBER ZOLLMAN SAID YOU ARE NOT SUPPORTIVE OF DOWNTOWN, CONCERNED ABOUT THE LAGUNA AND ALSO WHETHER OR NOT WESCO WOULD BE WILLING TO COMPENSATE FOR THE 20 HOURS WE HAVE COUNCILMEMBER HINTON'S IS SUPPORTIVE WITH THE ENVIRONMENTAL STUDIES FROM THE LAGUNA BUT NOT SUPPORTIVE OF DOWNTOWN. IT SOUNDS TO ME LIKE WE HAVE THREE PEOPLE WHO ARE NOT SUPPORTIVE OF DOWNTOWN RIGHT NOW. I THINK THE QUESTION REMAINS WHERE WE ARE AS FAR AS THE LAGUNA. THAT SEEMS TO BE THE ONE IN QUESTION. WHAT DO WE DO WITH THAT AND WHAT KIND OF GUARDRAILS. I DO NOT KNOW IF ANYBODY HAS ADDITIONAL COMMENTS. I WAS GOING TO SAY, COUNCILMEMBER CARTER. I AM MAKING AN ASSUMPTION THAT YOU ARE SUPPORTIVE OF IT ALL BUT MAYBE I'M WRONG.

I HAVE MORE IDEAS. NO I AM SORRY. NOT TO BE CHEEKY. I WANT TO SAY WE WOULD COVER COST. I KNOW THAT IS A CONCERN. THAT IS NOT SOMETHING WE WANT TO CAUSE THE CITY.

I WAS NOT SURE BECAUSE YOU SAID YOU DON'T SPEAK FOR WESCO. I DO NOT SPEAK FOR WESCO BUT WE ALREADY COMMITTED TO IF WE LOOK AT THE YOUTH ANNEX IN A DIFFERENT WAY, WE ALREADY HAD THE ASSUMPTION THAT WE WERE GOING TO PAY COST TO LOOK AT IT SO IN THAT WAY, THE BACK COST FOR IT I THINK I CAN MAKE THE ASSUMPTION THAT THE BOARD WOULD, BUT I DO NOT SPEAK. THIS IS REALLY HARD BECAUSE YOU SPEAK AS A COUNCILMEMBER AND YOU ARE SPEAKING AS WESCO. IT IS REALLY CHALLENGING.

I WILL STOP SPEAKING.

THE QUESTION I HAVE FOR EVERYONE HERE IS JUST WITH THE LAGUNA. THAT SEEMS TO BE THE STICKING POINT. WE KNOW THE VICE MAYOR IS NOT IN SUPPORT OF DOING THE LAGUNA. WE HAVE COUNCILMEMBER HINTON WHO IS IN FAVOR OF DOING THE LAGUNA WITH ENVIRONMENTAL STUDIES. IS THAT CORRECT?

CAN I JUST CLARIFY FROM THE ATTORNEY ONE MORE TIME, THE ADVICE YOU GAVE US BEFORE THERE'S NO WAY,

WE COULD ENTER INTO AN AGREEMENT WITH WESCO ABOUT THEIR USE AND HOW LONG THAT WILL LAST, BUT ONCE WE CHANGE THE ZONING THERE ISN'T RISK THAT ANOTHER THIRD PARTY COULD COME.

SO THAT IS A NO GO FOR ME. CANNOT DO DOWNTOWN. WE CAN'T HAVE A SOCCER FIELD IN THE MIDDLE OF DOWNTOWN PERMANENTLY.

IT SOUNDS LIKE -- CAN YOU REITERATE WHAT YOUR THOUGHTS WERE ON THE LAGUNA SO WE UNDERSTAND WHAT GUARDRAILS YOU ARE SAYING YOU WANT.

YEAH. IF THERE IS A MAJORITY ALL THEY HAVE TO DO IS CALL THE -- THAT WILL SAVE THEM A TON OF MONEY BECAUSE I THINK COUNCILMEMBER MAURER IS CORRECT. IT IS GOING TO BE PETITIONED. WE WILL END UP DRAGGING THE CITY COUNCIL AND STAFF THROUGH TONS OF THINGS WHICH MAKES IT SO MUCH MORE IRRITATING THAT WE SPENT SO MUCH TIME ON STAFF APART FROM OTHER THINGS THAT THE FIVE OF US HAVE AGREED ON AND HOW MANY HOURS TONIGHT WHEN ONE PHONE CALL WOULD HAVE RESOLVED THE WHOLE THING. IF THERE IS A WILL TO DO IT THEN JUST PUSH THE MONEY THAT THAT WOULD COST THE 10 MINUTES TO TALK TO HER ON THE SOCCER GROUP. IF THEY DO AGREE WITH IT THAN THAT IS GREAT I'M FINE FOR VOTING FOR THAT. IF SHE IS GOING TO CLEAR IT IT'S GOOD. IF SHE'S GOING TO SAY NO ALL THE SUDDEN WE WILL GET THE ENVIRONMENTALISTS IN HERE THAN I WANT TO KNOW THAT BECAUSE I DON'T WANT TO DEAL WITH THAT. I DON'T WANT TO DEAL WITH THE COST AND THE EXPENSE.

GO AHEAD.

IT WON'T JUST BE HER. IT'S THE ZERO WASTE GROUP. THEY'VE ALREADY DISCUSSED THIS AND THEY ARE COMING OUT WITH A MORATORIUM ON ARTIFICIAL TURF AND WE ARE TALKING ABOUT PUTTING ARTIFICIAL TURF IN A FLOODPLAIN. I THINK THAT IS VERY SERIOUS. IT'S HARD FOR ME TO BELIEVE THAT THIS COUNCIL WOULD THINK THAT WAS AN OKAY THING TO DO. IT FLOODS HERE.

WHEN I WAS THE COUNCIL LIAISON TO WHATEVER IT WAS, THERE IS THAT AND THE OTHER TECHNICAL ONE THAT NONE OF US ARE GOING TO ANYMORE BECAUSE SUNNY BACK DOWN ON THEY WERE TALKING ABOUT THE MORATORIUM ON TURF SO THANKS FOR BRINGING THAT UP. NOW THAT MAKES ME THINK THIS, WE HAVE SPENT SO MUCH TIME TONIGHT AND STAFF TIME ON AN ISSUE THAT IF IT WERE A SIMPLE AGENDA ITEM WE'VE ALL DONE IN THE PAST WITH FIVE VOTES YES OR NO IT WOULD HAVE BEEN A 15 MINUTE DISCUSSION.

GO AHEAD, COUNCILMEMBER CARTER.

I HAVE A QUESTION ON THE ZONING. IF WE CAN FLIP ZONING FOR CONDITIONAL USE ONCE IS IT NOT REVOCABLE? DOES IT SUNSET?

IT DOESN'T SUNSET. YOU CAN CHANGE ZONING IN THE FUTURE. THERE ARE ISSUES IN GENERAL ABOUT SPOT ZONING TO TAKE A USE AWAY FROM ONE PARTICULAR PROPERTY. WE HAVE NOT DONE THAT ANALYSIS OF WHETHER WE COULD DO THAT, THERE ARE RESTRICTIONS ON THE ABILITY TO TAKE AWAY A USE. ONCE YOU ESTABLISH A USE EVEN IF YOU CHANGE THE ZONING, THE EXISTING USE IS ALLOWED TO CONTINUE. I THINK OUR CODE SAYS NEW USES CAN COME IN AS LONG AS IT DOES NOT CEASE FOR 180 DAYS OR MORE. IT IS UP TO THE COUNCIL WHETHER THEY ARE WILLING TO TAKE THOSE RISKS OR TAKE THE REPRESENTATION OF PROPERTY OWNERS.

THIS IS SO HARD. I'M TRYING TO FIGURE OUT HOW TO GET TO A YES FOR THE KIDS THAT WANT TO PLAY SOCCER BUT NEITHER OF THESE PLACES ARE IDEAL. I AM WITH COUNCILMEMBER ZOLLMAN. THIS COULD TURN INTO A HUGE DEAL BETWEEN WHAT THE VICE MAYOR SAID AND DIFFERENT FOLKS. IF THEY WANT TO SPEND THEIR MONEY THAT WAY THEY ARE NONPROFIT. I RUN NONPROFITS. MONEY IS NOT PLENTIFUL FOR NONPROFITS THESE DAYS. IF THEY WOULD LIKE TO SPEND THAT MONEY FIGURING THAT OUT, I DO NOT WANT ANY MORE TAX DOLLARS SPENT ON ANY OF THIS AT THIS POINT. I'M OKAY IF WE CAN FIGURE OUT HOW TO PUT THE GUARDRAILS ON THIS BUT IT IS STRICTLY A WESCO FUNDED THINK. WE ARE COMING UP ON DOING OUR GOALS

THIS MAY MAKE EVERYTHING MORE COMPLICATED. IF THE COUNCIL WANTED THEY COULD EXPLORE OR SUBJECT TO WHATEVER GUARDRAILS COUNCIL WANTED. IF THERE WAS SOME WAY FOR US TO ENTER INTO AN AGREEMENT WITH THE PROPERTY OWNER TO PUT SOME DEED RESTRICTION ON THE PROPERTY TO PROHIBIT THE SOCCER USE EVEN THOUGH IT WOULD BE ALLOWED BY THE ZONING TO PROHIBITED AFTER THREE YEARS. I HAVE NOT THOUGHT IT THROUGH ABOUT WHETHER THAT IS FEASIBLE OR NOT, BUT IF THAT IS SOMETHING THAT THE COUNCIL WANTS US TO EXPLORE, THAT MIGHT BE A WAY. EVEN IF THE ZONING WOULD ALLOW IT WE WOULD HAVE A DEED RESTRICTION ON THE PROPERTY TO ENFORCE THAT.

IF THERE IS ANY WAY THAT COULD BE WORKABLE, A SHORT-TERM SOLUTION SO THEY COULD USE THAT HOTEL SITE, I WOULD RATHER SEE THAT ACTIVATED WITH PEOPLE AND KIDS AND FAMILIES THEN HAVE IT SIT THERE AND DO FOR THE NEXT YEAR AND A HALF.

I WAS JUST GOING TO SAY. EVEN IF THAT WERE THE CASE I HAVE OTHER CONCERNS. WE HAVE CONCERNS WITH PARKING. I'VE HAD BUSINESS OWNERS REACH OUT. WE HAVE THE FARMERS MARKET THAT TAKES THE PARKING ON SUNDAYS. I HAVE BEEN GETTING TEXTS AND EMAILS CHECK I STILL HAVE MANY OTHER CONCERNS ABOUT A DOWNTOWN LOCATION. I'M SORRY.

I WAS GOING TO SAVOR THOSE KINDS OF RESTRICTIONS I MIGHT BE WILLING TO INVESTIGATE AND SUPPORT THE DOWNTOWN LOCATION. WHEN I HEAR PARKING I WAS THINK PEOPLE CAN WALK A LITTLE BIT. WE ALWAYS HAD TO PARK A LONG WAY WHEN MY KIDS PLAYED SPORTS. I MIGHT BE ABLE TO SUPPORT SOMETHING LIKE THAT, BUT THE BIG QUESTION FOR WESCO AS THEY ARE INVESTING IN THIS BIG FIELD AND THEY WILL HAVE A PLAN TO WHERE THEY MOVE IT AND THEY DO NOT HAVE A PLACE TO MOVE IT IF THAT'S WHAT WE ARE APPROVING TICKET WOULD HAVE TO BE TWO FOLD. HOTEL TWO YEARS OR WHATEVER A LOVELY. THE BIRDS LIKE THE WINDOW. IT IS A BAD. WESCO WOULD HAVE TO HAVE A PLACE TO MOVE IT SO WE WERE ASSURED IT WAS AN AGREEMENT. EVERYBODY WOULD RATHER PAY ATTENTION TO THE BAD.

THEY ARE IN YOUR -- IN MY HOUSE ALL THE TIME IT'S A VERY CONFUSED BAD. IS IN A MOSQUE.

THERE IS A GIANT MOTH FLYING AROUND.

ARE WE OKAY WITH MOVING FORWARD? I JUST WANT TO BE SURE BECAUSE EVERYONE IS DISTRACTED.

I HAVE A QUESTION. COULD WESCO SPEND MONEY FOR STAFF TIME JUST TO THINK ABOUT OTHER OPTIONS OR SOMETHING LIKE THAT THAT IS NEITHER THIS NOR THAT. OR IS IT JUST TOO MUCH.

THEY COULD SUBMIT A PRELIMINARY APPLICATION. WE WOULD HAVE TO HAVE SOME SPECIFICS. LIKE A PRELIMINARY APPLICATION OF THE COUNCIL WANTED TO LOOK AT IT WE COULD TAKE IT. IT'S CALLED THE PRELIMINARY. IT'S NOT THE FULL USE. I DO NOT HAVE THE COST IN FRONT OF ME RIGHT NOW.

LOOKING INTO THAT IT IS COMPLICATED.

VICE MAYOR.

IN TERMS OF THE PARKING'S CONCERN BECAUSE I SHARE THOSE CONCERNS. I THINK MAYBE THE PIAZZA, THEY SUGGESTED THAT THERE IS OVERFLOW ON BROWN STREET. MY THOUGHT IS THAT WESCO CAN COMMUNICATE WITH THEIR PEOPLE. YOU COMMUNICATE WITH YOUR FAMILIES. IF YOU MAKE IT CLEAR THERE IS NO PARKING ON BROWN OR THE BROWN OVERFLOW, THE PARKING GOES TO POSSIBLY THE BARLOW OVERFLOW PARKING LOT WHICH IS NOT BEING USED THAT MUCH RIGHT NOW. IF THERE WAS COMMUNICATION AND YOUR FAMILY COULD FOLLOW THROUGH WITH THAT, THEY COULD WALK FROM THE OVERFLOW PARKING TO THE DOWNTOWN

WE HAVE TO BE CAREFUL PICKETS THAT A PRIVATE PARKING LOT? WE DO NOT HAVE AUTHORITY.

I HAVE BEEN TOLD BARNEY SUPPORTS THIS PROJECT. HE WOULD NEED TO BE COMMUNICATED. THERE'S ALSO THE PARKING LOT AT CVS. YOU WOULD HAVE TO CROSS THE STREET. IF THERE WAS A WAY BARLOW COULD APPROVE OF THAT.

ALL RIGHT. WE ARE STILL NOT STRAIGHT ON WHERE WE ARE MOVING HERE. WE HAVE A PRETTY DIVIDED FOLKS HERE TONIGHT. I PERSONALLY HAVE CONCERNS WITH BOTH OF THEM. I AM STILL NOT KEEN ON DOWNTOWN. I AM HAPPY TO BE OKAY WITH THEM DOING AN ENVIRONMENTAL STUDY TO LOOK AT THE ANNEX. TO ME DOWNTOWN, CHANGING ZONING AND DOING ALL THESE THINGS, IT IS ALSO GOING TO GET VERY EXPENSIVE FOR WESCO TO BE FUNDING ALL OF THIS. FOR ME I'M OKAY WITH HAVING THEM DO THE ENVIRONMENTAL STUDY, TALK WITH THE PEOPLE AND FIND OUT IF IT'S EVEN POSSIBLE. IF THEY ARE FINE WORKING THROUGH WORKING THROUGH THAT PLACE THEY WILL HAVE TO PAY FOR WHAT IT'S GOING TO COST. IT IS -- TO HAVE SOMETHING IN WRITING LIKE A STAFF REPORT. I DON'T WANT TO DISCUSS IT ANYMORE TONIGHT.

I AM OKAY WITH THAT.

OKAY. I GUESS LET ME LOOK AT WHAT ALL DIRECTION YOU NEED. I'M NOT SURE WE ARE CLEAR ON THE OTHER SITE. I'M TRYING TO LOOK AT THAT ITEM.

WE JUST NEED WHATEVER DIRECTION THEY WANT TO GIVE. RIGHT NOW I'VE HEARD THE DIRECTION FROM COUNCIL IS IF THEY SUBMIT A PRELIMINARY APPLICATION STAFF CAN WORK ON EXPLAINED FEASIBILITY OF A DOWNTOWN SITE. NO DECISIONS ABOUT THAT. IT WILL HAVE TO COME BACK TO THE COUNCIL, BUT EXPLORING THE FEASIBILITY OF WHETHER THERE IS A WAY TO HAVE A TEMPORARY USE AT THE DOWNTOWN SITE. OTHER THAN THAT I DON'T HAVE ANY DIRECTION FROM THE MAJORITY OF THE COUNCIL.

IN MY OPINION IT WOULD BEHOOVE WESCO TO HAVE THAT CONVERSATION WITH THE LAGUNA FOLKS AND EVERYTHING ELSE AND EXPLORE THAT BEFORE A LOT OF MONEY IS INVESTED INTO ANY OF THAT. I FEEL LIKE THEY NEED TO HAVE SOME DIRECTION. SO THEY ARE NOT SPENDING THEIR WHEELS AND NOT CLEAR ON WHAT THE NEXT STEPS ARE FOR THEM.

I THINK WHAT IS ON THE TABLE WITH THREE PEOPLE IS A PRELIMINARY APPLICATION FOR THE DOWNTOWN.

I UNDERSTAND. I'M JUST TRYING TO LOOK AT BOTH OPTIONS BECAUSE THAT IS WHAT WAS PRESENTED TO US.

DOES ANYBODY HAVE ANY FEET BACK OR ARE WE JUST GOING TO TABLE THAT?

I WOULD LIKE TO LEAVE IT OFF THE TABLE FOR ENVIRONMENTAL REASONS.

I WOULD SECOND THAT. LEAVE IT OFF THE TABLE. I DON'T WANT TO BRING THIS INTO ANOTHER STUDY. WE HAVE A LOT OF THINGS WITH NO STAFF AND NO MONEY.

IT SOUNDS LIKE YOU HAVE SOME DIRECTION THERE. DO WE NEED A VOTE?

IT WOULD BE DIRECTION TO STATE -- CITY STAFF TO WORK WITH WESCO TO SUBMIT FOR AN APPLICATION UNDERSTANDING TO PAY FOR STAFF TIME TO REVIEW POTENTIAL OPTIONS SUCH AS A DEED RESTRICTION ON THE DOWNTOWN HOTEL LOT AND NO CONSIDERATION OF THE ANNEX.

YES.

CITY STAFF HAS INSTRUCTION.

OKAY. VICE MAYOR?

IS THERE A VOTE REQUIRED ON THAT?

IT WAS DIRECTION. YOU DO NOT NEED A VOTE ON DIRECTION.

JUST WANTED TO BE SURE. I WAS WAITING THINKING YOU ARE GOING TO SAY SOMETHING ELSE. OKAY. HOW ARE WE DOING? WE ARE AT 10:00. NUMBER 13

CONSIDERATION OF APPROVAL OF CITY COUNCIL PROTOCOLS. DO YOU WANT ME TO READ THROUGH ALL OF THIS? I GUESS I WILL. ADDITION OF MANDATORY TRAINING ADDED TO POLICY NUMBER SIX. FISCAL AND FINANCIAL TRAINING SB 827 EFFECTIVE JANUARY 1, 2026. A LOCAL AGENCY OFFICIALS MUST COMPLETE AT LEAST TWO HOURS OF FISCAL AND FINANCIAL TRAINING EVERY TWO YEARS. NEWLY APPOINTED ELECTED OFFICIALS MUST COMPLETE TRAINING WITHIN SIX MONTHS OF ASSUMING OFFICE. OFFICIAL SERVING PRIOR TO JANUARY 1 2026 MUST COMPLETE PRIOR TO 2028 UNLESS IT ENDS PRIOR. POLICY NUMBER 11. USE OF TRAVEL FUNDS FOR CITY COUNCIL, CONFERENCES AND TRAINING. THIS INCORPORATES APPROVED RESOLUTION NUMBER

NUMBER 12, ETHICS AND PROFESSIONAL CONDUCT INCORPORATES APPROVED CITY COUNCIL RESOLUTION. POLICY NUMBER 13, PROCESS OF CITY COUNCIL MEETINGS. POLICY NUMBER 14, CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS. POLICY NUMBER 15, BEST PRACTICES FOR COUNCIL MEMBERS. DID YOU WANT TO TAKE IT FROM THERE AND START TALKING?

YOU JUST GAVE A STAFF REPORT. THE AD HOC COMMITTEE CONSISTING OF THE MAYOR, VICE MAYOR, MYSELF HAS BEEN CONTINUING TO CREATE THE CITY COUNCIL PROTOCOL HANDBOOK. THESE ADDITIONAL POLICIES ARE INCORPORATED. SOME OF THEM HAVE BEEN IN OTHER DOCUMENTS SUCH AS THE TRAVEL POLICY IN THE BUDGET TRYING TO INCORPORATE EVERYTHING IN ONE DOCUMENT. THERE WAS A REQUEST TO PUT IN THERE HOW A MEETING IS RUN. WE HAVE ADDED THAT, INFORMATION ABOUT CONFLICT OF INTEREST AND EX PARTE COMMUNICATIONS. WE HAVE ALSO ADDED SEPARATE FROM THE TRAINING WHICH IS THE ETHICS TRAINING, SEXUAL HARASSMENT, THERE WAS A NEW TRAINING WE ADDED ON FINANCIAL MANAGEMENT AND A POLICY ON PROFESSIONAL, PERSONAL CONDUCT, ETHICAL LEADERSHIP, FISCAL RESPONSIBILITY AND THEN INCORPORATING THE CURRENT CODE OF CONDUCT INTO THIS POLICY AS WELL. AND HOW THE COUNCIL INTERACTS WITH CITY STAFF THOSE POLICIES ARE ATTACHED FOR YOUR CONSIDERATION. WE WILL CONTINUE TO BRING ITEMS BACK AS WE CONTINUE TO CREATE PROTOCOLS FOR THE HANDBOOK

ANY QUESTIONS?

GO AHEAD.

LOOKING AT THE REPORT ON PAGE 9 WHICH IS HOW THE MEETING GOES. IT IS INCLUDED. THE MAYOR WILL PROVIDE INFORMATION ON THE HISTORY OF SEBASTOPOL. I UNDERSTAND THAT'S WHAT WE ARE DOING THIS YEAR BECAUSE THE CURRENT MAYOR WANTS THAT TO BE HER THING FOR THE YEAR. SHOULD IT BE ON THIS EXAMPLE ON PAGE 9?

I WILL JUMP IN. IF IT'S GOING TO BE PART OF THE EXAMPLE I DON'T WANT THAT. WHOEVER IS THE MAYOR MAY HAVE SOMETHING THAT THEY WANT TO DO. WE COULD CERTAINLY ADD. WE JUST WANT THAT TO REFLECT WHAT IS OCCURRING NOW. IS PART OF THE PROCESS. WE COULD CHANGE THAT TO SAY THE MAYOR MAY INSTEAD OF WILL AND THEN IT IS UP TO THE MAYOR.

IT SHOULD SAY SOMETHING LIKE MAYOR MAY, I DON'T KNOW, SOMETHING ELSE. IT IS UP TO THE MAYOR. WHEN STEPHEN WAS MAYOR HE MADE A PERMANENT LAND ACKNOWLEDGMENT. WHATEVER. WE DISCUSSED THAT AS A GOAL AND IT IS PART OF THE REGULAR PROTOCOL THAT WE ALL AGREED ON. IF WE DON'T 05 AGREE I DON'T THINK IT SHOULD BE LISTED ON THIS PAGE. EVEN THOUGH I UNDERSTAND THE MAYOR CAN DO IT THIS YEAR.

I AGREE IT SHOULDN'T BE PART OF THE FORMAL PROCESS. I THINK THAT SHOULD BE STRUCK FOR THIS DOCUMENT

I DON'T MAKE ANY ASSUMPTION THAT ANYBODY WANTS TO DO THAT. THE MAYOR MAY WANT TO DO SOMETHING. WHAT WOULD BE THE PROPER WORDING TO HAVE A PLACEHOLDER SO THAT -- I DON'T HAVE THE WORD FOR THAT EITHER. DO YOU?

WE COULD SAY MAYOR COULD PROVIDE INFORMATION ON TOPIC RELEVANT TO CITY. THAT WOULD BE ACCEPT DOUBLE TO ME. WE HAVE HONORED PEOPLE IN THE CITY THAT HAVE PASSED. THERE ARE DIFFERENT THINGS. SOMETHING LIKE THAT WOULD BE.

WE CAN SAY MAYOR MAY PROVIDE INFORMATION ON TOPICS RELEVANT TO SEBASTOPOL COMMUNITY.

THAT IS GENERIC ENOUGH. FOR ME I AM OKAY WITH THAT WORDING. ANY OTHER QUESTIONS FROM ANYONE? I KNOW IT IS GETTING LATE. IF WE DON'T HAVE ANY QUESTIONS WE CAN GO TO PUBLIC COMMENT.

THIS IS FOR PUBLIC COMMENT ON THE PROPOSED PROTOCOLS FOR THE CITY COUNCIL HANDBOOK. I WILL GO TO CHAMBERS FIRST AND THEN TO ZOOM. IS THERE ANYBODY IN CHAMBERS? IF THERE IS ANYBODY ON ZOOM CAN YOU UNMUTE YOURSELF? CAN YOU STILL SEE THE TIMER?

YES I CAN. I'M HOPING THIS IS ONE OF MANY CONVERSATIONS AROUND THE CITY COUNCIL HANDBOOK. WATCHING THIS COUNCIL OPERATE OVER THE LAST FEW YEARS IDENTIFYING THE NEEDS OF CHANGE AND PRACTICES. THESE ARE ALL GREAT THINGS. I HOPE YOU PUT ALL THE ENERGY AND FOCUS IS IN ENGAGEMENT WITH THE PUBLIC. WAYS

IN WHICH YOU ENGAGE WITH PUBLIC COMMENT MAYBE EVEN RECONSIDER WHAT WAS FOR MANY YEARS PAST PRACTICE OF HAVING A THREE-MINUTE PUBLIC COMMENT AS OPPOSED TO TWO MINUTES. YOU KNOW, THAT REALLY TAKES THE WHEEL -- THE WILL OF THE BODY. [CAPTIONERS TRANSITIONING]

HOPING THAT THE PUBLIC BECOMES A PRIORITY THAT GETS BROUGHT IN.

NEXT I'LL COME BACK INTO CHAMBERS.

SEEING PUBLIC COMMENT IS CLOSED.

ALL RIGHT, THANK YOU.

WE'RE BACK TO COMMENTS, IF ANYONE HAS ANY COMMENTS.

VICE MAYOR?

I WANT TO THANK THE INTERIM

CITY MANAGER FOR HER WORK ON

THIS. THANK YOU.

AND I WOULD MAKE A MOTION TO ADOPT THE POLICIES 1111 15 BEING INCORPORATED IN THE CITY COUNCIL POLICIES AND PROCEDURES HANDBOOK.

COUNCILMEMBER, I'M SORRY, CAN I ASK THAT MOTION BE AMENDED, BE MOVED AND THAT THE MAYOR MAY

PROVIDE COMMENT TO THE

COMMUNITY?

YES.

SO MOVED BY THE
VICE MAYOR
AND COUNCILMEMBERS TO
IMPROVE
THE POLICIES AS AMENDED AS
I
STATED FOR THE MAYOR TO WRITE

TOPICS.

COUNCILMEMBER CARTER?

YES.

COUNT MEMBER HINTON?

AYE.

ZOLLMAN?

YES, MAYOR McLEWIS?

YES.

MOTION PASSES UNANIMOUSLY.

ADDITIONAL
PUBLIC COMMENT.

THIS IS THE SECOND
COMMENT
PERIOD.

IF YOU'RE NOT ABLE TO
TALK
DURING THE FIRST PUBLIC COMMENT

PERIOD, NOW IS AN OPPORTUNITY.

IF YOU LIKE TO MAKE
A PUBLIC
COMMENT AND YOU'RE NOT
ABLE TO
AGAIN SPEAK DURING THE
FIRST
PUBLIC COMMENT, PLEASE
RAISE
YOUR HAND VIRTUALLY.

SEEING NONE IN CHAMBERS.

SEEING NONE -- OH,
KYLE?
CAN YOU AT MITT YOURSELF,
PLEASE.

SO I HAD THIS BRILLIANT
IDEA.
ALL YOU HAVE TO DO IS MAYBE
JUST
SAY WATER A COUPLE OF TIMES
IN
ASSOCIATION WITH EXPLORATION OF
THE SOCCER, AND THEN WHAT YOU
CAN DO IS YOU CAN JUSTIFY TRYING
TO BUILD THE ENTERPRISE ENTERPRISE
OR
ALL OF THOSE 20-PLUS HOURS.

SO, AGAIN, THIS CITY HAS BEEN
CHARGING THE ENTERPRISE FUND FOR
ACTIVITIES THAT WOULD
NORMALLY
BE BILLED TO GENERAL FUND FOR
YEARS.

AGAIN, SAY WATER A FEW
TIMES,
SAY SEWAGE A FEW TIMES, AND
WE
CAN GO AHEAD AND COVER ALL
THE
COSTS OF OUR ENTIRE MEETING
TO
THE ENTERPRISE
FUND.
YOU'VE BEEN DOING IT FOR YEARS.

WHY NOT CONTINUE THE PRACTICE.
AND WHERE DO WE GO?

WE JUST SAVE THE GENERAL FUND A
SHIT TON OF MONEY ON THE
BACKS
OF PEOPLE JUST WANTING TO
FLUSH
THEIR
TOILETS.

THANKS A LOT.

THANK YOU, KYLE, FOR
YOUR
PUBLIC
COMMENT.
NEXT I WILL COME BACK INTO
CHAMBER.

SEEING NONE IN CHAMBER, I'LL
GO
BACK OUT TO ZOOM.

IF THERE IS ANYONE ON
ZOOM,
PLEASE RAISE YOUR HAND

VIRTUALLY.

SEEING NONE, PUBLIC COMMENT
IS
CLOSE FOR THE SECOND PUBLIC
COMMENT PERIOD.

THANK YOU.

NOW WE ARE AT -- DO
ANY
COUNCILMEMBERS HAVE ANY FUTURE

AGENDA ITEMS?

GO AHEAD, COUNCILMEMBER
ZOLLMAN.

YEAH, A SIMPLE
ONE.
JUST TO REITERATE THE
IMPORTANCE
OF FILLING OUT THE
AGENDA ITEM
REQUEST FORM.

IT COULD NOT BE MORE
CLEAR.
MARY INSISTS AND FOR
SOME OF US
TRIED TO SEND HER AN EMAIL,
I'M
THINKING OF REQUESTING SOMETHING

ON A FUTURE AGENDA ITEM.

RIGHTFULLY SO, SHE JUST IGNORED

IT.
IT NEEDS TO BE FILLED OUT ON
THE
FORM, AND IT NEEDS TO BE AN

ACKNOWLEDGMENT OF WILL THIS
ITEM
TAKE A SIGNIFICANT -- I
THINK
THAT'S THE WORDING,
SIGNIFICANT
AMOUNT OF TIME.

IF SO, HOW MANY HOURS?

AND THEN THERE IS A

JUSTIFICATION AND THEN
THERE IS
A PROTOCOL.

SO THAT'S MY AGENDA
ITEM REQUEST
FOR THE MAYOR AND THE VICE
MAYOR
TO FIGURE OUT DOES IT NEED TO
BE
PART OF A PROTOCOL OR DO WE NEED

TO JUST TAKE A SOLEMN OATH THAT

WE WILL REALLY READ THE
FORM,
AND WE WILL BE -- IT COMES
DOWN
TO OUR CHARACTER TOO.

IF STAFF ARE SAYING THIS
IS
GOING TO MAKE A SIGNIFICANT

AMOUNT OF TIME AND WE JUST BACK

OFF, OR STAFF SAYS HERE IS
A WAY
TO DO IT, JUST BRING IT UP AS AN

INFORMATION REQUEST TO
SEE IF
YOUR OTHER COLLEAGUES WILL
AGREE
TO HAVE A SIGNIFICANT
AMOUNT OF
MONEY SPENT, NOT JUST
BLINDLY, I
DON'T KNOW, COERCING, PUTTING

PRESSURE, SENDING EMAILS
TO
STAFF.

WHERE ARE YOU ON THIS ISSUE?

AND NOT EVEN REALIZING THE
FACT

THAT THEY'RE NOT EVEN STAFF.
THEY'RE CONSULTANTS.

SO I GUESS WE JUST NEED A

RECOMMITMENT, UNDERSTANDING
AND
ABIDING BY THE TERMS OF
THE
AGENDA ITEM REQUEST FORM.

I THOUGHT IT WAS A NO-BRAINER

UNTIL TONIGHT.

AND I'LL SUPPORT YOU
ON THAT

IF WE NEED TO.
SO.

ANYONE ELSE?

I'M INTERESTED IN
ACTUALLY
BRINGING FORTH AN AGENDA ITEM

THAT WOULD TAKE MINOR ITEMS

UNDER A CERTAIN COST OF
A
THOUSAND OR \$2,000 AND
NOT
BRINGING EVERYTHING TO
BUDGET
SUBCOMMITTEE AND BRINGING SOME

OF
THESE REQUESTS STRAIGHT TO
COUNCIL.

SO I WOULD LIKE TO MOVE THAT,
IF
I HAVE A SECOND, THAT I CAN
PUT
IN

THAT.

I'LL SECOND IT.

THE AGENDA REQUEST.

THANK YOU.

I THINK IT WAS UNFORTUNATE
THAT
WE HAD TO APPROVE
SOMETHING

AFTER THE EVENT HAD ALREADY
HAPPENED TONIGHT.

VICE MAYOR?

I JUST WANT TO CLARIFY
THAT,
BECAUSE I THINK WHAT YOU'RE

WANTING IS FOR THE GROUP NOT
TO
HAVE TO PAY IT UP FRONT, RIGHT.

NO, THAT'S NOT WHAT I'M

CLARIFYING.

I THINK WE MAKE
EVERY
NONPROFIT PAY IT UP FRONT,
AND
JUST LIKE APPLE
BLOSSOM.
AND WE WILL DISCOUNT IT BACK.

BUT I JUST DON'T UNDERSTAND
WHY
THESE SMALL NONPROFIT
THINGS
THAT USED TO JUST COME
BEFORE
ALL OF US ARE NOW ALL BEING

BUDGETED, FUNNELED
THROUGH
BUDGET SUBCOMMITTEE.

SO IT'S NOT A TIMING THING.

IT'S A -- I THINK -- I

UNDERSTOOD THAT WAS BROUGHT
TO
US LATE BECAUSE OUR
POLICY
CURRENTLY REQUIRES IT GO TO

BUDGET SUBCOMMITTEE.

AND I DON'T THINK IT SHOULD
FOR
SMALL LITTLE
ITEMS.

SO CAN I JUST JUMP IN
HERE
REAL
QUICK.
I THINK WE NEED TO BRING IT IT

BACK.

THERE ARE TIMES WHEREWHERE WILL

TAKE APPLE BLOSSOM, FOR EXAMPLE,

THEY DON'T PAY IN ADVANCE.

WE DON'T KNOW WHAT THEIR STAFF

TIME IS.

SO IF THEY'RE ASKING FOR
A
WAIVER FEE FOR POLICE TIME
OR
PUBLIC WORKS TIME OR
SUPPLIES
AND MATERIALS, WE WON'T
KNOW
THAT UNTIL AFTER.

SO TAKE APPLE BLOSSOM OUT OF

IT.

OKAY.

I DON'T THINK SMALL
THINGS
SHOULD HAVE TO RUN
THROUGH
BUDGET SUBCOMMITTEE.

THEY
NEVER USED TO.
I THINK IT'S UNNECESSARY.

OKAY.

COUNCILMEMBER CARTER, YOU
HAD
YOUR HAND UP,
RIGHT?

YEAH, I WOULD
CONSIDER
SECONDING THIS.

YOU KNOW, NOT EVERYTHING HAS
20
GO THROUGH THE BUDGET
COMMITTEE.
IF THERE IS A WAY TO MAKE
IT
MORE -- SYSTEM MATTMATTIC.

WE DON'T NEED A FULL-ON
DISCUSSION.

THERE IS A PROPOSAL.

THERE IS A SECOND.

IT'S ON THE
AGENDA.
LET'S MOVE THE CALENDAR ALONG,

PLEASE.
THANKS.

ALL RIGHT.

LET ME -- SORRY, I MOVE MID

PAERM.

THE NEXT THING I HAVE HERE IS
STAFF REPORTS.

REMINDER THAT WE HAVE A
S PRIORITIES WORKSHOP NEXT WEEK.

FOR THOSE COUNCILMEMBERS THAT
DID NOT PROVIDE GOALS, IF
YOU
WANT TO PROVIDE THEM TO ME TODAY

OR TOMORROW, I CAN INCORPORATE
THEM,
OR YOU CAN BRING THEM TO
THE WORKSHOP ON TUESDAY.

WE DID GET ABOUT 150,
160
RESPONSE FOR THE
SURVEY THAT

ALWAYS BRINGING THOSE ITEMS BACK
AS WELL.

FOR TRANSPARENCY, WE DID
DO
RECRUITMENT FOR PLANNING
DIRECTOR.

AND WE WERE UNSUCCESSFUL
WITH
THE PLANNING DIRECTOR
RECRUITMENT.

WE ARE GOING BACK OUT.

WE ARE ALSO HIRING FOR
AN
ASSOCIATE PLANNER.

BEEN TALKING TO HR
CONSULTING
FIRMS, AND THERE HAS BEEN
A
COUPLE OF GOOD
RECRUITMENTS
LATELY FOR PLANNING

RECRUITMENTS.

SO WE MAY BE MORE SUCCESSFUL
IN
THAT DIRECTION RIGHT NOW.

BUT IF I DON'T FIND A PLANNING
DIRECTOR, WE'D PROBABLY HAVE
TO
BRING THIS BACK FOR REQUEST FOR

PROPOSALS, AND WE ARE ALMOST

FULLY STAFFED
IN THE POLICE
DEPARTMENT NOW.

WE ARE GOING THROUGH BACKGROUND

CHECKS.
WE SHOULD BE CLOSE TO FULLY

STAFFED BY THE BEGINNING OF THE
FISCAL YEAR.

AND I BELIEVE THAT IS -- OH,
THE
MILLER OIL, I JUST WANT TO PUT

IT OUT THERE THAT THE OWNER
IS
WORKING WITH US TO REMOVE
THE
BOATS AND THE CARS.

SHE HAD A PERSONAL ISSUE
THAT
POPPED UP.

SO NOW SHE IS BACK ON TO IT.

SO WE'RE DOING THAT.

WE ARE ALSO WORKING WITH
THE
BARBECUE PLACE DOWN ON SOUTH

MAIN STREET.

AND TRYING TO RESOLVE THAT ISSUE

DOWN
THERE WITH THE SMOKE.
AND THAT IS ALL I HAVE.

ALL RIGHT.

THANK YOU.

COUNCILMEMBERS, ANYONE WANT TO

GO?

WE HAVE 10 MINUTES
HERE.
SO HOPEFULLY GO AHEAD.

OKAY.

LET'S SEE.
WHERE TO GO.

ZERO WASTE MEETING,
THEY
APPROVED THEIR BUDGET.

AND THEN JUST TWO JOINT
BUDGET
AND ENTERPRISE
OVERSIGHT
COMMITTEE MEETINGS.

SO
WE MET TWICE THIS WEEK AND
LAST WEEK.

AND WE WORKED ON THE COST
ALLOCATION PLAN.

AND THIS WEEK WE WORKED ON THE
CIP.

WE ALSO LOOKED AT THE
ENTERPRISE
WATER AND WASTE WATER BUDGETS.

THAT'S IT.

THANK YOU.

ANYONE ELSE, OR I CAN
GO?

IN ADDITION TO MY
OTHER
REGULAR MEETINGS, THE
HOMELESS
COALITION BOARD AND THE VARIOUS

SUBCOMMITTEE MEETINGS THAT
I
SERVING ON IN ORDER TO
CONTINUE
DEALING WHAT OUR
FEDERAL
ADMINISTRATION IS DOING
TO
CONTINUE TO STRIKE SAFETY NETS

ALL ACROSS THE BOARD --

MEDI-CAL, HOUSING, ET CETERA.

OKAY.
I'M GOING TO GO AHEAD AND GIVE

MINE REALLY QUICKLY.

SINCE OUR LAST COUNCIL
MEETING,
I
ATTENDED -- WE HAD OUR LEDGE
MEETING.

AND THE COMMITTEE DID VOTE
TO
SUPPORT A VARIETY OF BILLS
THAT
I'LL BE BRINGING SOME OF THOSE

BACK FOR YOU ALL
TO CONSIDER
WRITING LETTERS TO CITY.

I ATTENDED THE GATHERING WITH
TAKEO DELEGATION AND MONJI.

AND ALSO WE PLANTED A TREE
TO
CELEBRATE THE 40th
ANNIVERSARY
CHERRY TREE.

IT'S RIGHT OUT THERE BY
THE
PEACE
WALL.
IF YOU NOTICE IT THERE,
IT'S
BLOOMING RIGHT NOW.

THAT WAS A REALLY NICE

CELEBRATION.
I'VE ALSO ATTENDED GTLR, THE
GOVERNANCE TRANSPARENCY LABOR
RELATIONS COMMITTEE
MEETINGS
WITH CAL CITIES REPRESENTING US

AS A SMALL CITY.

AND THEN I ALSO, LET'S SEE,
TODAY, I -- WE'VE CONTINUED TO
HAVE MEETINGS WITH THE POLICE
CHIEFS, INTERIM CITY MANAGER AND
SAFEWAY AND WEST COUNTY
SCHOOLS,
JUST CONTINUING TO DISCUSS
AND
WORK ON THE CHALLENGES THAT
WE'VE HAD AT SAFEWAY.

AND I FEEL LIKE WE'RE
MAKING
PROGRESS WITH THAT.

BUT WE CONTINUE TO MEET
ONCE
EVERY THREE MONTHS.

SO WE HAD A MEETING TODAY.

SO THAT'S ALL I HAVE TO
REPORT
AT THIS POINT, IF ANYONE ANYONE

HAS --

I'LL GO AHEAD AND GO.

I WILL SUBMIT NOTES FROM THE
SCTCA TRANSIT AD HOC COMMITTEE
MEETING.

I KNOW THERE WAS A LOT
OF
QUESTIONS FROM THE PUBLIC, AND
I
SIT ON THAT COMMITTEE FOR NOT

JUST REPRESENTING
SEBASTOPOL,
BUT THEY KIND OF AGREE TO
HAVE
DIFFERENT AREAS REPRESENTED.

SO I SIT IN LIEU OF
LINDA
HOPKINS WITH TWO OTHER --
WHERE

THERE IS ANOTHER
SUPERVISOR,
CHRIS CORSI ON THAT COMMITTEE.

I WILL SUBMIT THAT FOR
COUNCIL.
AND THE PUBLIC ASK
MARY TO SEND IT
OUT.

THE HIGHLIGHT OF THAT
MEETING
WHICH HAVE COME UP A NUMBER OF

TIMES, AND I'VE NOTED IT
HERE,
THAT THE COUNTY HAS NOT
YET
STARTED ON THE
TRANSPORTATION
ELEMENT OF THE GENERAL PLAN,
BUT
THAT IS WHERE SEBASTOPOL
BYPASS
WOULD BE PLANNED IF THAT
WAS
SOMETHING SEBASTOPOL WANTED TO

DISCUSS, AND THAT CAME UP
AGAIN
IN OUR DISCUSSION OF ONE-WAY,
TWO-WAY STREETS.

SO I'M GOING TO GO AHEAD AND
GET
THIS POSTED THROUGH MARY.

AND YOU'LL ALL GET A COPY.

THANK YOU.

COUNCILMEMBER CARTER, DID
YOU
HAVE ANYTHING BEFORE WE --

I MEAN, I'VE TAKEN UP ALL OF
YOUR TIME TODAY.

BUT I FEEL LIKE YOU GUYS NEED TO

KNOW ABOUT SINOVA CLEAN
POWERS.
THEY'RE GOING TO HAVE A \$10

MILLION BUILDING
FOR
ENTREPRENEURS TO COME IN,
AND
THEY'RE GOING
GIVE THEM GRANTS
FOR THEIR POWER.

OKAY.

IF NOTHING ELSE, THEN I THINK

WE -- MARY, IS THERE
ANYTHING
ELSE YOU NEED?

OTHERWISE, I CONSIDER US

ADJOURNED.

NO, WE ARE ADJOURNED.

OKAY, THANK YOU. [Event Concluded]