

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 of Sebastopol

CITY COUNCIL MEETING AGENDA Regular Meeting of Tuesday, May 19, 2026 6:00 pm Start Time

Meeting to be held in Person and Virtual /Remote Participation

In Person Location: 425 Morris Street, Sebastopol, CA 95472

City Council is inviting you to a scheduled Zoom meeting.

Topic: City Council Meeting - May 19, 2026

Time: May 19, 2026 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87497145424>

Meeting ID: 874 9714 5424

Passcode: 237537

One tap mobile

+16694449171,,87497145424#,,,,*237537# US

+16699006833,,87497145424#,,,,*237537# US (San Jose)

Join instructions

https://us02web.zoom.us/join/87497145424?signature=4X6qTtJuPmVpYkHGdnTo-MeYpN8aWdU_b7nOgF2FxM

Vimeo: <https://vimeo.com/event/5424081>

COUNCIL PROTOCOLS FOR MEETING:

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

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

PUBLIC COMMENT

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

CALL TO ORDER

ROLL CALL

REMOTE PARTICIPATION

SALUTE TO THE FLAG

LAND ACKNOWLEDGEMENT: The City of Sebastopol acknowledges that we live and work within the unceded ancestral homelands of the Southern Pomo and the Coast Miwok people. We pay our respect to the past, present, and future generations of these peoples, including the Federated Indians of Graton Rancheria.

REMEMBERING THE HISTORY OF SEBASTOPOL

PROCLAMATIONS/PRESENTATIONS/INTRODUCTIONS: None

STATEMENTS OF CONFLICTS OF INTEREST: Conflicts of interest may arise in situations where a public official deliberating towards a decision, has an actual or potential financial interest in the matter before the Council. In accordance with state law, an actual conflict of interest is one that would be to the private financial benefit of a public official, a relative or a business with which the Councilmember is associated. A potential conflict of interest is one that could be to the private financial benefit of a Councilmember, a relative or a business with which the Councilmember is associated. A Councilmember must publicly announce potential and actual conflicts of interest, and, in the case of actual conflict of interest, must refrain from participating in debate on the issue or from voting on the issue and must remove themselves from the dais.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA (FIRST COMMENT PERIOD): *Up to Twenty (20) Minute Time Limit (Two Minutes for up to ten speakers). Additional public comment will be held at the end of the discussion and action items for up to an additional twenty (20) minutes. Mayor has discretion to allow for additional time beyond the 20 minutes allocated for public comment dependent upon the subject matter or number of speakers.*

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

CONSENT CALENDAR: The consent agenda consists of items that are routine in nature and do not require additional discussion by the City Council or have been reviewed by the City Council previously. These items may be approved by one motion without discussion unless a member of the City Council requests that the item be taken off the consent calendar. The Mayor will read aloud the title of each consent item (either full agenda title or a simplified version of the agenda title), and ask if a Councilmember wishes to remove one or more items from the consent calendar; and then open public comment to the members of the public in attendance. At this time, a member of the public may speak for up to two (2) minutes on the entire consent calendar and request at that time that an item or items removed for discussion. If an item or items are removed from the consent calendar, the item shall be placed at the end of the regular agenda items unless otherwise determined by the Mayor. Council Members may comment on Consent Calendar items or ask for minor clarifications without the need for pulling the item for separate consideration. Items requiring deliberation should be pulled for separate consideration and shall be placed at the end of the regular agenda items unless otherwise determined by the Mayor.

1. Approval of City Council Meeting Minutes of May 5, 2026

Responsible Department: Interim City Manager

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

Additional Fiscal Impact: None

2. Approval of Receipt /Adoption of FY 26 27 City Council Goals, Priorities and Tasks

Responsible Department: Interim City Manager

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

Additional Fiscal Impact: Adoption of the goals itself has no direct fiscal impact. Many tasks are funded within existing budgets or day-to-day operations. Tasks with potential new costs (e.g., studies, grants, capital projects, or consultant support) will be brought forward individually for Council review and budget consideration as part of the FY 2026-27 budget process or through specific agenda items. Staff will identify and flag any significant new expenditures in future reports.

3. Approval of Second Reading and Adoption of Ordinance for Purchase of Cameras for the Sebastopol Police Station/ Amendment for Safe House Security System to be paid for from the Police Endowment Fund

Responsible Department: Police/City Attorney

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

Additional Fiscal Impact: No Impact to General Fund. Costs for Cameras are covered by endowment fund in the amount of \$13,875.

4. **FY 2026-27 Street Lighting Assessment District. Adopt a resolution of intention to levy and collect the annual assessments for Fiscal Year 2026-27 for the City of Sebastopol Street Lighting Assessment District, preliminarily approving the annual Engineer’s Report and setting the date of the Public Hearing in accordance with provisions of the Landscaping and Lighting Act of 1972.**
Responsible Department: Administrative Services/Public Works
Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries.
Additional Fiscal Impact: There is no additional fiscal impact with approval of this item.
5. **Approval of Contract Change Order 3 with Team Ghilotti Inc, Approve Budget Amendment for the Bodega Avenue Bike Lanes and Pavement Rehabilitation Phase 2 Project for a total Project Budget of \$2,673,600 and authorize the City Manager to execute the amendment.**
Responsible Department: Public Works
Fiscal Impact: Approval of the proposed Budget Amendment will increase the total project budget for the Bodega Avenue Bike Lanes and Pavement Rehabilitation Phase 2 Project. The additional funding is proposed from Pavement Reserve Fund 123. The project continues to be primarily funded through the Go Sonoma Grant, Measure M Transportation funds, and SB1 Road Maintenance funds.
6. **Approval of Resolution Authorizing the California Urban Streams Partnership (CUSP) to prepare and submit a grant application to the California Natural Resources Agency Urban Greening Grant program, on behalf of the City. Grant funding would allow design work to begin on Phase 1 of the Calder Creek project.**
Responsible Department: Planning/Public Works
Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries. No direct fiscal impact from authorization of the grant application as staff time to prepare the agenda item is covered within existing budgeted salaries. If the grant is awarded, administrative costs would occur as staff administers the grant.
Additional Fiscal Impact: Staff time required to administer the grant is not yet know but may be covered within existing budgeted salaries.
7. **Approval of Pay Rates and Ranges Related to the Approved City Manager Employment Agreement**
Responsible Department: Administrative Services
Fiscal Impact: Staff time required to prepare the agenda item is covered within existing budgeted salaries.
Additional Fiscal Impact: There is no additional fiscal impact with approval of this item as salary is included within the City budget.
8. **Approval of Renewal of agreement between the City of Sebastopol and Sonoma County Community Development Commission for administration of the Sebastopol Mobilehome Rent Stabilization Program (July 1, 2026 to June 30, 2027).** The City of Sebastopol adopted its Mobilehome Rent Stabilization Ordinance to protect residents of mobile home parks from unreasonable rent increases while ensuring park owners receive a fair return on their investment. The City contracts yearly with the Sonoma County Community Development Commission (CDC) to administer the requirements in the ordinance due to the specialized nature of rent stabilization administration.
Responsible Department: City Attorney/City Manager
Fiscal Impact: Staff time required to prepare the report is covered within existing budgeted salaries.
Additional Fiscal Impact: The City budget yearly contains allocation of \$500 for this contract.

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).***

9. **Gravenstein Commons: Informational Update from St Vincents de Paul**
Responsible Department: City Manager
Fiscal Impact: Staff time required to prepare the agenda report is covered within existing budgeted salaries.
Additional Fiscal Impact: There is no additional fiscal impact with receipt of this informational item.

- 10. Development Agreement Annual Report – Barlow 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. Annual Report is due each June.**

Responsible Department: Planning

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

Additional Fiscal Impact: There is no additional fiscal impact with receipt of this informational item.

PUBLIC HEARING(s): NONE

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

- 11. Adoption of the Downtown STG Project. Review and adopt the proposed plan to convert both Petaluma Ave and Main Street to two way traffic with the inclusion of pedestrian safety improvements.**

Responsible Department: Planning

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

Additional Fiscal Impact: The Reimaging the Core Plan has been funded by a Sustainable Transportation Grant, with a small City contribution made possible by cost savings in the Planning Department budget.

Fiscal impacts related to future projects to implement the Plan are not yet known, but can be expected to include some level of City match for most grant funding sources. Future opportunities will be presented as they arise, with a fiscal analysis for the Council's consideration.

- 12. Adoption of City of Sebastopol Emergency Operations Plan**

Responsible Department: Police Chief

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

Additional Fiscal Impact: There is no additional fiscal impact with adoption of the Plan.

- 13. Approval of Special Event Fee Waivers – Micah's Hugs. Fee Waiver has been requested in the amount of \$275.00**

Responsible Department: Public Works

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

The fee that would be waived for this event amounts to \$275.00

- 14. Consideration of Direction to Staff to review City Council Salaries. In 2023 the Governor signed SB 329 into law which increased the amount council members could be paid. Pursuant to California Government Code Section 36516, the maximum compensation for council members in a city with a population of under 35,000 is \$950 per month. Thereafter, compensation may be increased annually by no more than the greater of either: 1) the percentage change in the Consumer Price Index since the last adjustment, or 2) 5% per year for each since the last adjustment. State law provides that compensation for council members may only be changed by ordinance. Additionally, any change may not take effect until a new term in office begins for at least one council seat. If Council supports this item, City staff will return with a proposed ordinance.**

Responsible Department: City Attorney/Interim City Manager

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

Additional Fiscal Impact: Impact to General Fund for proposal would depend on the final salary. If the Council considers the maximum allowed, the new base pay would be \$950 per month (\$11,400 per year) per City Councilmember. If the Council chooses the full allowable increase, the change from \$300 per month (\$18,000 total annually for the full Council) to \$950 per month would increase the total annual amount for the full City Council by \$39,000, for a new total of \$57,000 annually.

ADDITIONAL PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA: Two minutes per speaker for up to twenty (20) minutes total for public comments but can be reduced at Mayor's discretion depending upon the number of speakers

or Mayor has discretion to allow for additional time beyond the 20 minutes allocated for public comment dependent upon the subject matter or number of speakers.

COUNCILMEMBER(S) REQUESTS FOR FUTURE CITY COUNCIL AGENDA ITEMS

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

15. 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. Monthly Departmental Reports
16. 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)
17. Council Communications Received (Information/Meetings/Correspondence Received from the General Public to Councilmembers)

CLOSED SESSION: NONE

ADJOURNMENT OF CITY COUNCIL MEETING

May 19, 2026 City Council Regular Meeting will be adjourned to the next Regular City Council Meeting of Tuesday, June 2, 2026 at **6:00 pm**, Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA.

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

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

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

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

Government Code Section 54953.

- (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided in this chapter.
- (b)
 - (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

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

There are times that the City Council open meetings may not be live streamed due to technical issues; if that is the case, the meeting will be video-taped and uploaded as soon as possible to the City Web Site. In the event of a disruption that prevents the legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

COUNCIL PROTOCOLS FOR MEETING RESTATED:

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

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

(b) As used in this section:

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

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

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

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

How can I provide Public Comment on Zoom?

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

USING A COMPUTER OR SMART PHONE:

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

USING A REGULAR PHONE:

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

- *You will hear "you are unmuted" and then you will have two minutes to provide public comment.*

- *Once your public comment has ended, you will be muted again*