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Sebastopol Commons Committee

Councilmember Stephen Zollman – Chair
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SEBASTOPOL COMMONS: BUILDING THE COMMONS COMMITTEE

THURSDAY, August 13, 2026

3:00 pm

MEETING AGENDA**In Person Locations:**

3:00 pm – O'Reilly Buildings, 1003-1005 Gravenstein Hwy, N. Sebastopol (In person only)

CALL TO ORDER: Councilmember Stephen Zollman (2 min)

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.

Public Presentation

1. Community Needs Assessment interview results: Sarah Glade Gurney (5 min)
2. SWOT Analysis of Potential Locations: Phill Carter (10 min)
3. Financial Viability of O'Reilly: Phill Carter (15 min)
4. Downtown without a Civic Center / Reimagining the Core: Phill Carter (5 min)

Public Tours of O'Reilly

5. Tours of the building in groups of 12.

Community Engagement

6. Ask questions
7. Provide feedback

Adjournment

8. Request for Future Agenda items to be added to the Committee Agenda for September 8 and the City Council Agenda for September 15.

INFORMATION ONLY

9. Brown Act: <https://www.cacities.org/uploadedfiles/leagueinternet/0d/0dd433d2-29c5-410c-af4f-418e247e7af3.pdf>
10. Public Document Access: <https://www.cityofsebastopol.gov/boards-commissions-committees/>

American Disability Act Accommodations/Accessibility: A request can be made orally or in writing, and submitted to the ADA Coordinator by email: building@cityofsebastopol.gov 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.gov 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.

If you have any questions regarding this meeting, please contact the City at citypw@cityofsebastopol.gov or please call: 707-823-5331. The public is advised that pursuant to Government Code section 54957.5 all writings submitted to the Committee are public records and will be made available for review at 714 Johnson Street, Sebastopol, CA during normal business hours.

The Sebastopol Commons

A choice to build the
future with a civic campus.

Community town hall, August 13, 2026. Building the Commons
Committee. Nothing on this page has been decided. Items
marked **[to confirm]** are not yet verified.

Summary

Library, senior center, community center, city offices. All out of room.

The Commons Committee set out to think about how Sebastopol houses the organizations that deliver so much good to our area's citizens, not just in Sebastopol but across greater west Sonoma County. We are honored to help with that.

Six sites evaluated. Three remain.

Committee leaning toward the former O'Reilly campus.

Same cost bracket as alternatives. About a quarter of the timeline.

Recommendation to City Council, September 15, 2026.

No action without a public Council vote.

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2. What a commons is
3. How the committee got here
4. The three remaining options
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6. The O'Reilly campus: what is there
7. The location question
8. How it would be paid for
9. Open questions and unverified numbers
10. Next steps

1. Where we are now

A place in the road. A choice to plan ahead.

Proactive, not reactive.

Assess first. Then decide.

Four organizations. Same squeeze. Twenty years.

Library

10,000 sq ft. Built mid-1970s.

City-owned building. Operated by Sonoma County Library.

Serves Sebastopol and much of west county.

County 2023 Facilities Master Plan: at least 20,000 sq ft.

City 2024 Ad Hoc Committee: 20,000–30,000 sq ft.

County will not add staff. No room for staff.

Closed since June 4, 2026. Black mold in wall cavities, staff room and teen area.

Raised moisture readings elsewhere in the building.

Remediation planned. Library reopens.

Remediation cost: **[to confirm]**. City statement says "substantial."

Remediation adds no square footage, no services, no useful life.

Senior center

Four buildings, not one.

167 N. High St: ~5,000 sq ft. City-owned, no rent. Commercial kitchen, Harvest Cafe.

The Legacy store: 3,000 sq ft. South end of town. Main earned income. Lease renewal approaching.

Borrowed class space: Community Cultural Center, Wischemann Hall, two other venues.

Stated need: 10,000+ sq ft. 15,000–20,000 including the store.

2,200 people. 30,000 visits. One year.

Growth ~20% a year.

~100 people a month turned away from full classes.

High Street expansion studied. Ruled out on code and accessibility cost.

Rated most pressing of the four needs.

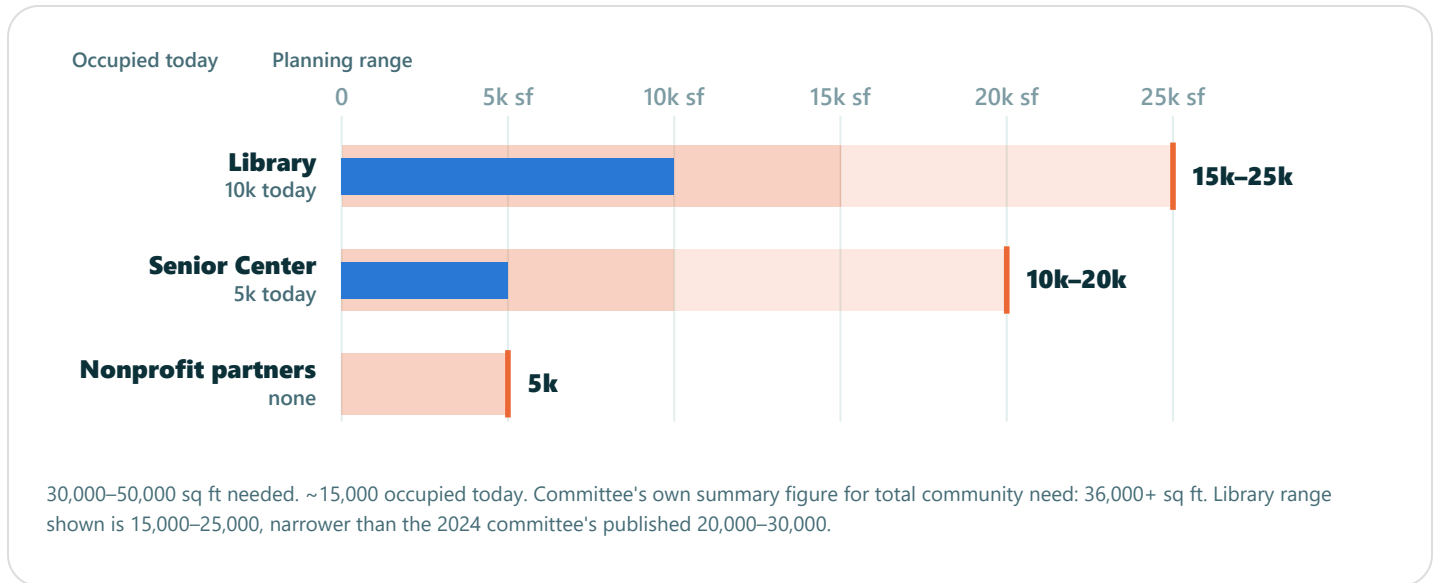
Community center and city offices

Community Cultural Center: deferred repairs, unfunded.

Floodplain constraints.

Also overflow space for the senior center.

City offices: aging Bodega Avenue buildings, not designed to work together.



2. What a commons is

One shared, City-owned building.

Shared: meeting rooms, kitchen, storage, parking, restrooms, front desk, utilities, insurance, roof.

Senior center peak: mornings.

Library peak: after school.

Community center peak: evenings and weekends.

Four buildings

Four kitchens. Cold most of the day.

Four parking lots. Empty most of the week.

Four roofs to replace in thirty years.

Four capital campaigns. Same donor pool.

One building

One of each. Paid once.

One capital campaign.

Permanent public asset.

Surplus space leased. Income toward operations.

3. How the committee got here

June 2023	County Library: cannot add Sebastopol staff. Council creates Ad Hoc Library Committee.
November 2023	County Facilities Master Plan: at least 20,000 sq ft, possibly joint "with another function (such as the senior center and/or city hall)."
May 2024	Ad Hoc Committee report: 20,000–30,000 sq ft, 7–10 years, \$1,000/sq ft construction alone. Library only.
2024–2025	Same problem found at senior center, community center, city offices.
July 2025	Council creates Building the Commons Committee. Working groups on needs and financing.
2025–2026	Six sites evaluated: cost, timeline, size, parking, permitting, fundraising difficulty.
August 13, 2026	Town hall. No vote.
September 15, 2026	Recommendation to City Council.

Site locations

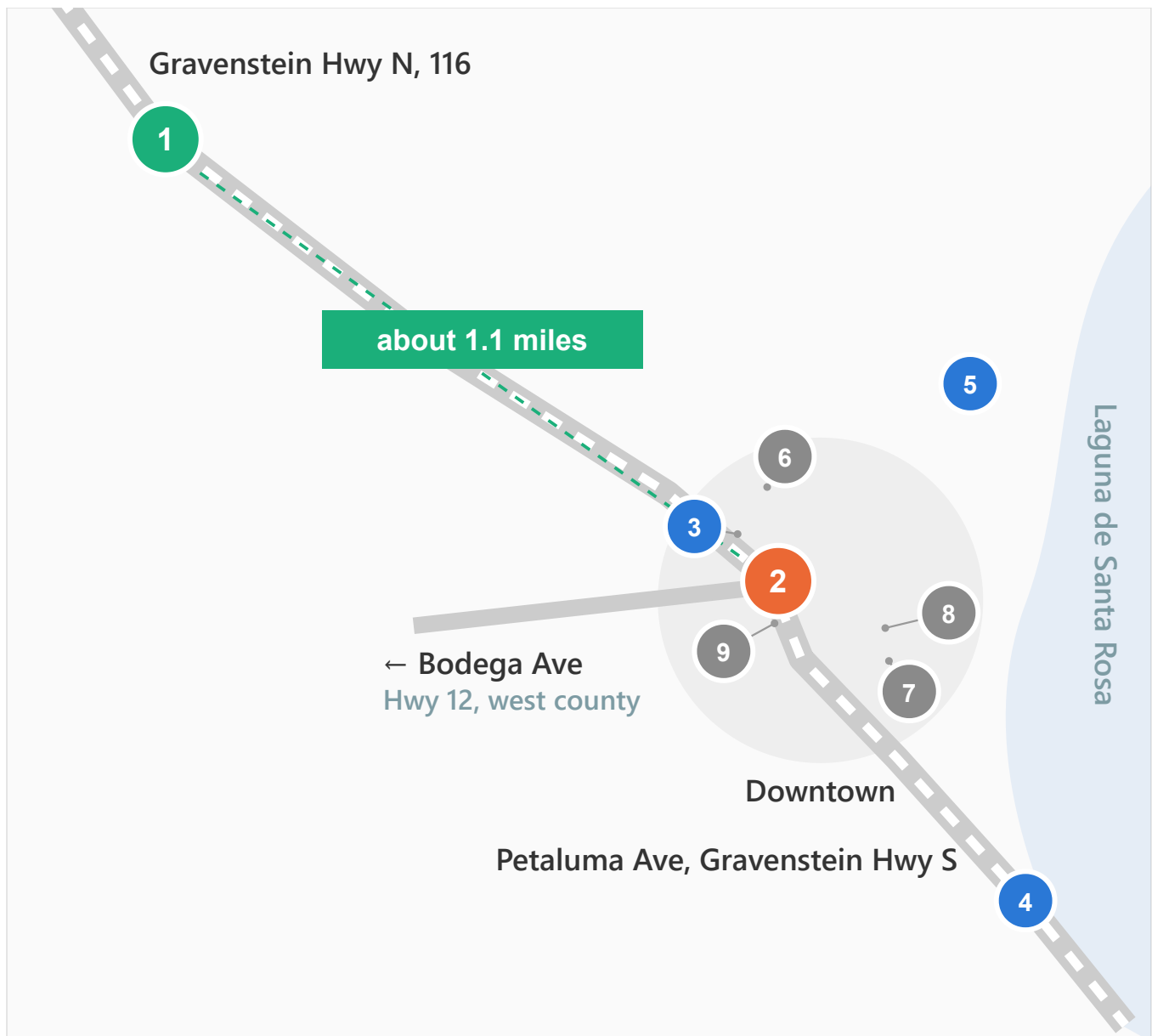
Leading option

Rebuild option

In use today

Ruled out





- | | | |
|------------------------|------------------------------|----------------------|
| 1. O'Reilly campus | 2. Library and City Hall | 3. Senior Center |
| 4. The Legacy store | 5. Community Cultural Center | 6. Rite Aid building |
| 7. Towing company site | 8. Railroad property | 9. Calder Creek lot |

Roughly to scale. Highway 116 runs northwest to southeast: Gravenstein Highway North, Main Street, Petaluma Avenue, Gravenstein Highway South. Bodega Avenue, Highway 12, is the road in from Graton, Occidental, Forestville and Bodega.

Ruled out

Rite Aid, 218 N Main St. \$10M purchase plus \$40,000/month rent. Total toward \$30M. Another buyer now circling.

Towing site, 332 Petaluma Ave. 3,700 sq ft at \$1.5M. Against a 36,000+ sq ft need.

Railroad property, behind the feed store. Single access point. Flooding. Laguna-adjacent permitting.

Calder Creek lot, across from SebArts. Past \$60M with creek daylighting and remediation. 8–15 years.

Cost range across all six: \$12–23M. Cost does not separate them.

Timeline range: 20 months to 15 years. Timeline separates them.

4. The three remaining options

Option 1: Wait and see

\$0 capital. Remediate, reopen, continue.

Library remains 10,000 sq ft, understaffed.

Senior center remains across four buildings.

Community center repairs remain deferred.

STRENGTHS

- No capital outlay
- No disruption
- No debt
- Reversible

WEAKNESSES

- Solves nothing
- Four sets of overhead continue
- Maintenance spend with no added capacity

OPPORTUNITIES

- More time to study
- Possible future sites
- Possible future grant cycles

THREATS

- Partners pursue separate solutions
- Costs rise
- O'Reilly sells
- Further building failures

Option 2: Demolish and rebuild downtown

\$13–20M. 5–8 years.

City owns the land. No purchase price.

Existing buildings cannot be extended. Full demolition.

2–3 years construction adjacent to downtown businesses.

Interim location for library and City Hall: unresolved.

Delivers 20,000–30,000 sq ft.

STRENGTHS

- Land already City-owned
- Library stays central
- Purpose-built to spec

City Hall modernized at the same time

WEAKNESSES

- \$433–\$1,000 per sq ft
- Full demolition required
- No interim home identified
- Parking already constrained
- Likely excludes senior center and community center

OPPORTUNITIES

- Underground parking possible
- Downtown revitalization
- Design for the next fifty years

THREATS

- Inflation over 5–8 years
- Construction disruption to merchants
- Rated very difficult to fundraise
- Cost overrun on a new build

Option 3: Buy the O'Reilly campus

\$12–23M all-in. About 20 months.

Listed at \$16,629,000 for the two office buildings since August 2025. ~\$199/sq ft. Warehouse priced separately.

90,258 sq ft across three buildings. ~7.3 acres.

Privately owned. Actively marketed. Negotiation required.

STRENGTHS

- \$133–\$255 per sq ft
- Building exists, built 2001
- Fastest of all six sites
- Houses all four partners plus leasable surplus
- Outside the floodplain

WEAKNESSES

- Not downtown
- Not City-owned
- Interior fit-out unpriced
- Comes off the property tax roll, ~\$36,000/yr

OPPORTUNITIES

- Lease income from surplus space
- Evacuation and resilience center
- Bodega Ave block sold, ~\$4M, returns to tax roll

Rated easiest to fundraise

THREATS

- Seller may sell to another buyer
- Price not agreed
- Tax-exempt private-use limit on leased space
- Partners have not signed

Correction to our own figure

March 2026 minutes: "45,000 sq ft facility." Wrong.

Appears once, in auto-generated minutes. Nothing in the record supports it.

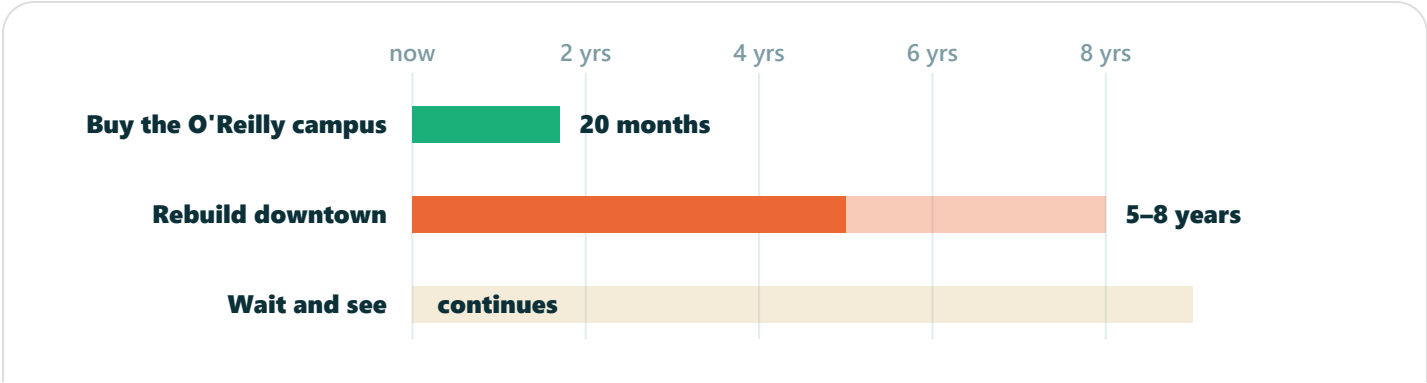
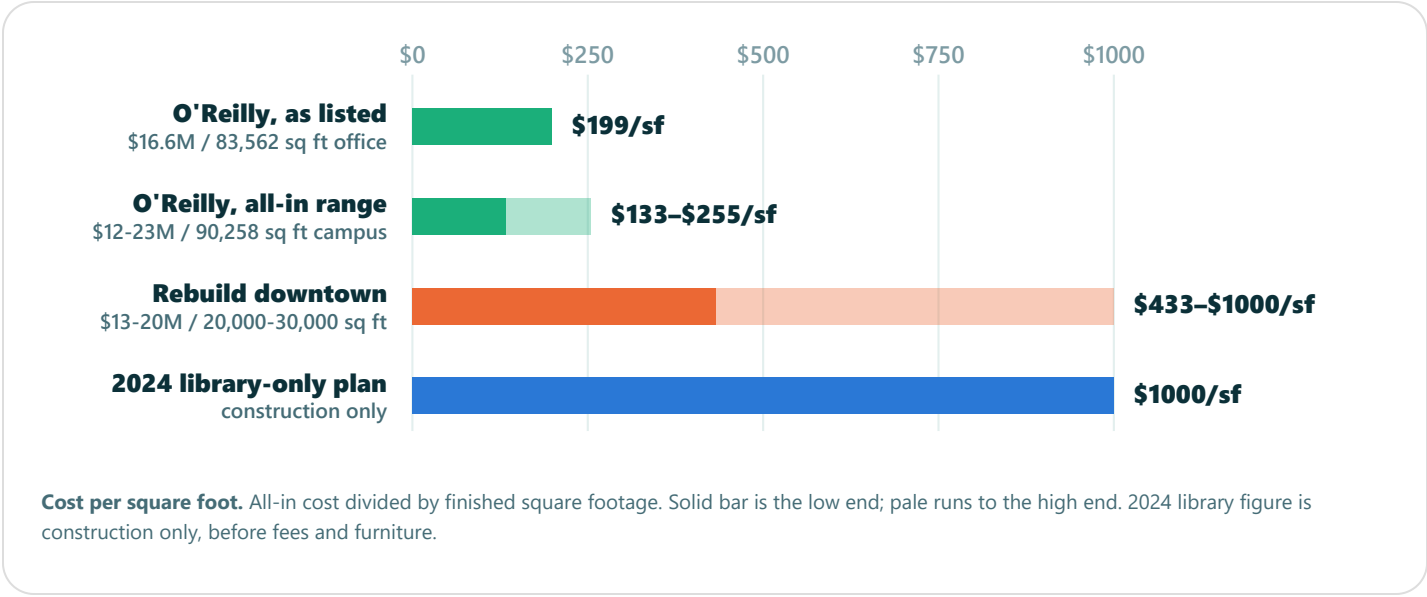
1003 Gravenstein Hwy N: 41,781 sq ft office.

1005 Gravenstein Hwy N: 41,781 sq ft office.

1007 Gravenstein Hwy N: 6,696 sq ft warehouse, separate parcel.

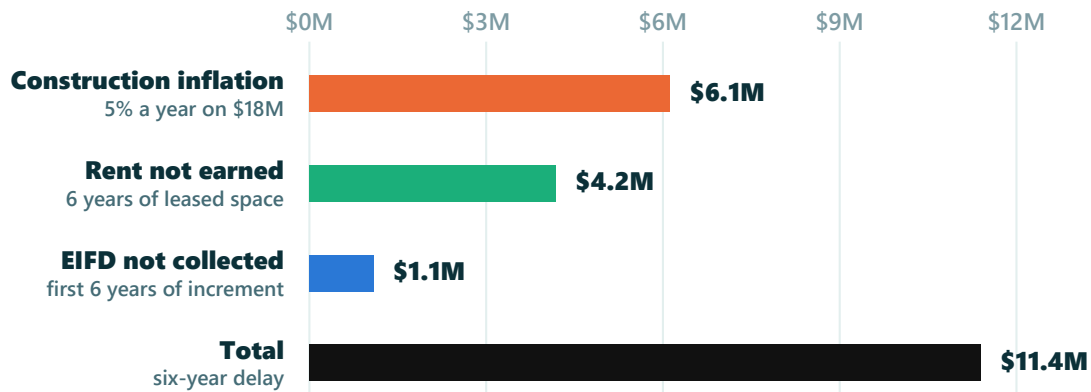
Total 90,258 sq ft.

Same minutes: "approximately \$20 million." Listing says \$16.6M. Model uses \$18M.



5. The cost of waiting

Modelled on a six-year delay: O'Reilly opening 2028 against a rebuild completing 2034.



Assumptions. Construction and property inflation at 5% a year on \$18M, an illustrative rate, not a certified forecast. Rent at 40,000 sq ft, \$1.75/sq ft/month, 22% off for vacancy and costs, rising 2.5% a year. EIFD figures are the first six years of the committee's modelled increment series.

Not quantified

Partners signing leases elsewhere. Senior center searching since 2024.

Continued remediation across four aging buildings.

O'Reilly sold to another buyer. Precedent: Rite Aid site.

Grant and infrastructure-bank cycles missed.

60 new homes must be inside the district boundary at formation. Later addition restarts the process.

6. The O'Reilly campus: what is there

Buildings

Three buildings. Built 2001.

1003: 41,781 sq ft office, three storeys.

1005: 41,781 sq ft office, three storeys.

1007: 6,696 sq ft warehouse, 35 ft clear height, 3 roll-up doors, 5 offices, IT room.

Total 90,258 sq ft on ~7.3 acres.

Zoning OLM: office, food, fitness and more.

Systems and site

Fiber internet. [to confirm: provider, capacity]

Backup generator. [to confirm: capacity, coverage]

Heating and cooling in place. [to confirm: type, age, condition]

On-site surface parking. Listing states ~252 stalls; brochure states "ample." [to confirm: exact count]

EV charging. [to confirm: not in listing or brochure]

Solar-ready. [to confirm: not in listing or brochure]

Outside the floodplain.

Accessible. [to confirm: ADA survey]

Resilience and evacuation-centre potential. [to confirm]

Fit for the Commons

Nine times the current library footprint, on one site.

Partners need roughly half the campus. Remainder leasable.

Suite plans from ~318 to ~4,214 sq ft.

No interim relocation needed for library or City Hall.

Rated least difficult to fundraise of all six sites.

Rated least inflation-sensitive of all six sites.

Reuse of an existing structure. No demolition, no new concrete.

7. The location question

Not downtown.

About 1.1 miles north of the current library.

Directly on Highway 116, with its own access and parking.

Downtown location genuinely loved.

Does moving north hurt a centre-of-town feel?

Is a linear city design right for Sebastopol?

Closer for some. Further for others.

Closer to some schools. Further from others.

Bodega Avenue block would be sold, not left empty.

Questions for the room

How do you reach the library, senior center or community center today?

How would that change?

Who in your life would find it harder? Who specifically, and why?

What would have to be true about getting there? On foot, by bike, by bus, by car.

What should the Bodega Avenue block become?

What are we missing?

"This is a mistake" is a legitimate answer.

8. How it would be paid for

No single \$18M payment in 2027.

~\$4M from sale of the current City Hall site.

Gifts and grants: joint capital campaign, Library Foundation, grant programs.

Rent from leased surplus space, from day one.

EIFD increment, growing over decades.

EIFD in plain terms

A boundary on a map.

Taxes inside frozen at today's level for normal purposes.

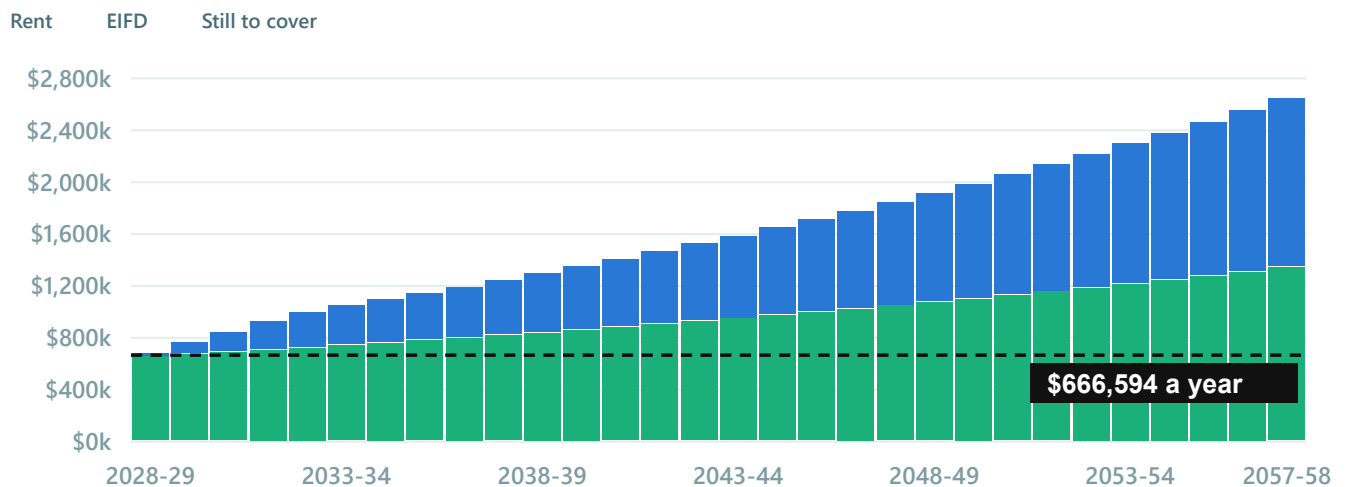
Growth above that level partly set aside for infrastructure inside the district.

Not a new tax. No bill goes up.

City sets aside 25% of its share of growth. Keeps 75% of growth plus 100% of today's base.

Year 1: under \$30,000. Year 30: over \$1,000,000 a year.

Pays the loan off early. Continues afterward.



Borrowed \$11.0M. Annual payment \$666,594. Rent and EIFD cover the payment from year one. No City shortfall. Rent alone clears the loan in year 21. With EIFD, year 15. Interest saved \$2.1M.

Rent assumes 40,000 sq ft leased, 22% off for vacancy and operating costs, 2.5% annual increases. All working assumptions.

The loan

IBank, California's infrastructure bank. Most likely lender.

4.39% over 30 years. Rate from an IBank loan approved February 2026.

No underwriter's fee. No debt service reserve.

~72% more cash than a conventional tax-increment bond on the same income.

No General Fund pledge. Repaid from project income only.

General Fund contributes nothing in every downside case tested.

IBank has not confirmed library eligibility. **[to confirm]**

9. Open questions and unverified numbers

Could change the answer

Tax-exempt private-use limit. Public borrowing is tax-exempt. Private business use of the financed building capped near 10%. 40,000 sq ft of commercial leasing exceeds that. Workarounds: lease to public agencies and nonprofits, or split tax-exempt and taxable borrowing. Bond counsel needed before signing.

Rent. \$1.75/sq ft/month is from listing data, not a broker. At \$1.00 the plan holds but the City covers a shortfall for about eight years.

Moves the numbers

County matching contribution not yet voted. Every EIFD figure could be half.

IBank library eligibility unconfirmed.

Purchase price not agreed.

Square footage from a sales listing, not as-built drawings.

Building leaves the tax roll: ~\$36,000 a year.

City offices and leasable space are the same square feet.

Interior fit-out unpriced.

District boundary must include the 60 new homes at formation.

No binding partner commitments. Letters of intent are not leases.

10. Next steps

Committee, before September 15

1. Written broker opinion on rent.
2. As-built floor plans.
3. Correct the 45,000 sq ft figure in the record.
4. Bond counsel opinion on tax-exempt private use.
5. IBank written answer on library eligibility, plus fallback.
6. County to calendar the EIFD matching vote.
7. Open a conversation with the Sonoma County Library JPA. ERAF-exempt, direct beneficiary, absent from every financing scenario to date.
8. Letters of intent from partners, with square footage.
9. Price the interior fit-out.
10. Confirm parking count, EV charging, solar readiness, generator and HVAC condition.
11. Publish the recommendation before the Council meeting.

Anyone

1. Comment on the location.
2. Tell us what space your organization would use.
3. Introduce a commercial broker working this market.
4. Introduce bond or municipal finance counsel.
5. Introduce a donor or foundation.
6. Attend the September 15 Council meeting.
7. Send this page to west county residents. They use the library and do not vote here.
8. Ask a hard question.

Sources. City of Sebastopol Building the Commons Committee site evaluation, meeting packages and quarterly reports to City Council. Ad Hoc Library Committee report to Council, May 21, 2024. Sonoma County Library Facilities Master Plan, November 2023. City of Sebastopol Resolution 6376-2021, Senior Center lease. City of Sebastopol and Sonoma County Library statements on the library closure and mold remediation, June and July 2026. Sebastopol Times reporting. Kosmont Companies EIFD feasibility and fiscal impact analyses presented to City Council, November 19, 2024 and December 2, 2025. Sonoma County Auditor-Controller property tax base-year tables. IBank published ISRF rates and eligibility criteria. Gravenstein Collective marketing brochure, Keegan and Coppin. Commercial listing data for 1003, 1005 and 1007 Gravenstein Highway North.

Status of the numbers. The \$18 million all-in cost, mid-2027 close, \$4 million City Hall sale, 40,000 sq ft of leasable space, rent per square foot, 2.5 percent rent escalator, 22 percent vacancy deduction and 5 percent construction inflation are working assumptions, not commitments. The library planning range of 15,000 to 25,000 sq ft is narrower than the 2024 committee's published 20,000 to 30,000. The 45,000 sq ft figure in the committee's March 2026 minutes is an error and should be struck. Fiber, generator and HVAC are stated in the committee's site evaluation but not in the marketing brochure. EV charging and solar readiness appear in neither and remain unverified. Every figure is a forecast. No decision has been made by the Building the Commons Committee or the Sebastopol City Council.