


CITY OF SEBASTOPOL CITY COUNCIL
DRAFT AGENDA ITEM REPORT FOR MEETING OF: Sept 15, 2026

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To: Honorable Mayor and City Councilmembers
From: Sebastopol Commons: Building the Commons Committee
Department: Public Works
Subject: Sebastopol Commons: Building the Commons Committee Third Quarterly Report

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RECOMMENDATION:

Receive the Final Report from the Building the Commons Committee and provide any desired direction regarding the Committee's recommendations and next steps.

PROCESS OF AGENDA ITEM:

1. Presentation of Agenda item by the Requestor or Responsible Department
2. Questions and Discussion from Councilmembers
3. Public Comment Period
4. Presentation Received

EXECUTIVE SUMMARY:

This report represents the Committee's final report to the City Council. Over the past year, the Committee evaluated community needs, potential facility options, funding strategies, and governance concepts for a future Sebastopol Commons. The Committee has completed its initial evaluation and is transitioning to the next phase of work, focused on community outreach, grant development, and refinement of financial strategies. The attached report summarizes the Committee's findings and recommendations for Council consideration.

BACKGROUND:

The Sebastopol Commons is envisioned as a shared civic space and multi-use community hub within Sebastopol city limits, serving West Sonoma County residents. It is intended to support education, arts & culture, health & wellness, senior services, community connection, recreational classes, and potentially public library or library-adjacent functions that foster learning, access, and civic engagement.

The Building the Commons Oversight Committee was established by City Council action in 2025. It is charged with guiding early concept development, assessing community needs, exploring funding strategies, and providing quarterly reports to Council on progress in the following areas:

- Identifying and securing membership
- Developing lists of needs and shared needs
- Compiling research on similar projects
- Exploring and defining the project concept and determining the scope of a feasibility study
- Performing other related duties as assigned by the City Council

DISCUSSION:

Since its formation, the Building the Commons Committee has worked to evaluate opportunities for a shared civic campus that could address long-term community facility needs.

The Funding Needs Subcommittee completed its preliminary evaluation of facility alternatives and financing strategies, including analysis of acquisition, lease-to-own, public-private partnership opportunities, grants, and other potential funding mechanisms. The subcommittee's work has established a financial framework to guide future due



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diligence and Council consideration. The former Community Needs Assessment Subcommittee has completed its stakeholder interview process and has transitioned into the Public Awareness & Philanthropy Subcommittee. The subcommittee's focus is now on community outreach, public education, philanthropy, and grant development to build community awareness and identify funding opportunities that may support future implementation.

The Committee as a whole conducted an open house & informative workshop on August 13, 2026 at the O'Reilly building. This project has progressed from the evaluation phase into a planning and implementation support phase. Future efforts will focus on validating financial assumptions, engaging the community, pursuing grant opportunities, and refining recommendations as additional information becomes available.

RECOMMENDATION

The committee would like to propose.....

STAFF ANALYSIS:

Pending

CITY COUNCIL GOALS / PRIORITIES / GENERAL PLAN CONSISTENCY:

This item aligns with:

City Council Goals

- Community Vitality: Enhance Sebastopol as a great place to live that values community health and wellbeing; preserve unique character.
- Infrastructure: Maintain high-quality facilities and services, including repairing/replacing outdated city facilities.
- High Performance Organization: Restore public trust; improve public communications.
- Economic Development

General Plan Consistency

- Action CSF 6c–6d: Collaborate with County library system and partners to expand library services/facilities.
- Action CSF 6j: Conduct needs assessments and prioritize public/community facility improvements with extensive outreach.
- Action CSF 6e: Establish innovative funding approaches for cultural, community, and library facilities/services.
- Supports Sonoma County Mayors and Councilmembers Association priorities on shared facilities, mental health, homelessness, and emergency preparedness.

PUBLIC COMMENT:

As of preparation, no written public comments received. Any received after publication will be provided as supplemental materials. Oral comments may be provided during the public comment period.

COMMUNITY OUTREACH:

Noticed in accordance with the Ralph M. Brown Act; available for public review at least 72 hours prior to the meeting.

FISCAL IMPACT:

There is no additional fiscal impact associated with receipt of this informational item.

RESTATED RECOMMENDATION:

Receive the presentation and provide a decision on the stated recommendation of the Commons Committee.

OPTION(S):

- Approve the recommendation.



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- Provide the Committee with recommendations.

ATTACHMENTS:

- A. Prepared presentation.

APPROVALS:

Department Head Responsible for Agenda Item: Approval Date: xx/xx/26

CEQA Determination (Community Development/Planning): Approval Date: N/A

The proposed action is Exempt from CEQA pursuant to §15306.

Administrative Services (Financial): Approval Date: N/A

Costs authorized in City Approved Budget: ☐ Yes ☐ No ☒ N/A

City Attorney Approval:

Approval Date: x/xx/26

City Manager Approval:

Approval Date: x/xx/26