

City of Sebastopol City Council Regular Meeting Minutes

Meeting of March 21, 2017

6:00 pm - Convene Regular City Council Meeting, Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol, CA

As approved by the City Council at their regular meeting of April 4, 2017

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.

Please note that minutes are not verbatim minutes and are meant to be the City's record of a summary of actions that took place at the meeting.

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 Sebastopol City Council welcomes you to its meetings that are generally scheduled for the 1st and 3rd Tuesday of every month. Your interest and participation are encouraged and appreciated.

A notice of the meeting was posted by the City Clerk on March 16, 2017.

6:00 pm CONVENE CITY COUNCIL MEETING, Sebastopol Teen Center/Youth Annex, 425 Morris Street, Sebastopol, CA

CALL TO ORDER: Mayor Glass called the meeting to order at 6:06 pm.

ROLL CALL:

Present: Mayor Glass
 Vice Mayor Slayter
 Councilmember Carnacchi
 Councilmember Gurney
 Councilmember Hinton
Absent: None
Staff: City Manager/City Attorney Larry McLaughlin
 Assistant City Manager/City Clerk Mary Gourley
 Engineering Manager Henry Mikus
 Planning Director Kenyon Webster
 Superintendent of Public Works Dante Del Prete

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

PROCLAMATIONS/PRESENTATIONS:

The following was presented:

- Proclamation - National Surveyor's Week in the City of Sebastopol, March 19-25, 2017

PUBLIC COMMENT: (This is an opportunity for the public to address the City Council on items that are not listed on the agenda. This time is set aside to receive comments from the public regarding matters of general interest not on the agenda, but related to City Council business. Pursuant to the Brown Act, however, the City Council cannot consider any issues or take action on any requests during this comment period. Speakers are allowed to speak for a maximum of three minutes so that all speakers have an opportunity to address the City Council. The Mayor has the authority to limit the time allowed for speakers dependent on the amount of speakers in attendance. It is the goal of the Council to conclude the public comments portion of the agenda within 20 minutes. If the public comment period exceeds twenty minutes, the presiding officer, typically the Mayor, reserves the right to reduce the time per speaker or carry over public comments to after all business items are completed.) *There was none.*

Consent calendar items are routine matters or matters which 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.

Vice Mayor Slayter moved and Councilmember Gurney seconded the motion to approve consent calendar item(s) number(s) 1, 2, 3, 4, 5, 6, 7, and 8.

VOTE:

Ayes: Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter, and Mayor Glass
Noes: None
Absent: None
Abstain: None

CONSENT CALENDAR:

1. Approval of Minutes of March 7, 2017 City Council Meeting Minutes (City Administration)

City Council Action: Approved Minutes of the March 7, 2017 City Council Meeting Minutes

Minute Order Number: 2017-065

2. Approval of Waiving of Second Reading and Adoption of Ordinance Number 1099 For Amendment to the Contract Between the Board of Administration of the California Public Employees' Retirement System (CalPERS) and the City of Sebastopol to Include Provisions Pursuant to Government Code 20516 "Cost Sharing" for Local Sebastopol Police Officers Association (SPOA) Members in Accordance with the Previously Approved Comprehensive Memorandum of Understanding (Finance Director)

City Council Action: Approved Waiving of Second Reading and Adoption of Ordinance Number 1099 For Amendment to the Contract Between the Board of Administration of the California Public Employees' Retirement System (CalPERS) and the City of Sebastopol to Include Provisions Pursuant to Government Code 20516 "Cost Sharing" for Local Sebastopol Police Officers Association (SPOA) Members in Accordance with the Previously Approved Comprehensive Memorandum of Understanding

Minute Order Number: 2017-066

3. Approval of Waiving of Second Reading and Adoption of Ordinance Number 1100 on amendments to Accessory Dwelling Unit regulations, per mandatory provisions of State law (Planning Director)

City Council Action: Approved Waiving of Second Reading and Adoption of Ordinance Number 1100 on amendments to Accessory Dwelling Unit regulations, per mandatory provisions of State law

Minute Order Number: 2017-067

4. Approval of Waiving of Second Reading and Adoption of ordinance Number 1101 for Rezone Application, 160 Pleasant Hill Road. Request to change zoning designation from RSF-2, Medium Density Single Family, to RM-H, High-Density Multi-Family. The General Plan designates the

property as High-Density Residential and the request is to make the zoning consistent with the General Plan (Planning Director)

City Council Action: Approved Waiving of Second Reading and Adoption of ordinance Number 1101 for Rezone Application, 160 Pleasant Hill Road. Request to change zoning designation from RSF-2, Medium Density Single Family, to RM-H, High-Density Multi-Family. The General Plan designates the property as High-Density Residential and the request is to make the zoning consistent with the General Plan

Minute Order Number: 2017-068

5. Approval of Acceptance of Bids and Approval of Award of Contract to Team Ghilotti for Contract Number 2016-16 - Intersection Repair At Bodega Avenue and High Street (Contract Amount: \$148,403) (Engineering Manager)

City Council Action: Approved Acceptance of Bids and Approval of Award of Contract to Team Ghilotti for Contract Number 2016-16 - Intersection Repair At Bodega Avenue and High Street (Contract Amount: \$148,403)

Minute Order Number: 2017-069

6. Approval of Support of Letter of Interest Submitted by Teresa Barrett for Re-appointment to the Local Agency Formation Commission (LAFCO) for Voting at the April 13, 2017 City Selection Committee Meeting (City Manager/Assistant City Manager/City Clerk)

City Council Action: Approved Support of Letter of Interest Submitted by Teresa Barrett for Re-appointment to the Local Agency Formation Commission (LAFCO) for Voting at the April 13, 2017 City Selection Committee Meeting

Minute Order Number: 2017-070

7. Approval of Resolution Approving an Amended Comprehensive Memorandum of Understanding (MOU) for the Sebastopol Police Officer's Association (SPOA) adding thereto the position of Lead Dispatcher and the approved salary range for said position (City Administration)

City Council Action: Approved Resolution Approving an Amended Comprehensive Memorandum of Understanding (MOU) for the Sebastopol Police Officer's Association (SPOA) adding thereto the position of Lead Dispatcher and the approved salary range for said position

Minute Order Number: 2017-071

Resolution Number: 6129

8. Approval of Resolution Consenting to the Inclusion of properties located within the City Limits of Sebastopol in the Golden State Finance Authority's SB 555 and AB 811 PACE Programs for Financing Renewable Energy and Energy Efficiency Improvements, Electric Vehicle Charging Infrastructure, and other authorized improvements and approving an Agreement for the Collection of Special Taxes and Contractual Assessments for Participating Properties (Superintendent of Public Works)

City Council Action: Approved Resolution Consenting to the Inclusion of properties located within the City Limits of Sebastopol in the Golden State Finance Authority's SB 555 and AB 811 PACE Programs for Financing Renewable Energy and Energy Efficiency Improvements, Electric Vehicle Charging Infrastructure, and other authorized improvements and approving an Agreement for the Collection of Special Taxes and Contractual Assessments for Participating Properties

Minute Order Number: 2017-072

Resolution Number: 6130 and 6131

INFORMATIONAL ITEMS/PRESENTATION:

9. Informational Presentation by Cittaslow on the Time Bank Program (Gayle Bergman)

Gayle Bergman provided a presentation to the City Council.

Mayor Glass asked for questions from the Council.

Mayor Glass questioned if the Time Bank has done any outreach to other non-profits in town and suggested other non-profits such as the Community Center and Senior Center, and suggested this is another way to get others involved.

Ms. Bergman stated they had reached out to non-profits and are investigating the possibility of having non-profits be members.

The admin team of the time bank were in attendance and were introduced:

- Larry Needleman
- Kent Don
- Debbie Ramirez
- Jan Marks

Mayor Glass opened public comment. There were none.

Councilmember Gurney commented as follows.

- Thanked Maggie and Debbie for this idea
- Was brought up at the Mayor's Breakfast when former Councilmember Robert Jacob was Mayor
- Stated this is a project that the Sebastopol community would love to brag about
- Suggested doing a press release and featuring it on the City web site or and local paper
- Show how proud we are of the volunteer work that has gone into creating something that is a rich design
- Discussed the Cittaslow application in 2010
- No idea this is what would evolve from that application
- Dream come true
- Better and better each year
- Community has shown and displayed efforts that life here is meaningful
- Connect to increasing expense of living here

A member of the audience commented that Tasha Beauchamp was also critical to making this happen.

Councilmember Hinton commented as follows:

- Suggested some great press release for this program
- Great suggestion for the press release is on the last page stated some of the things that have been done such as the elderly companion
- Stated it would also be a way to get more participants

Mayor Glass commented as follows:

- Thanked everyone
- Discussed demographics
- Discussed seniors who have a declining income
- This can provide things that they could not afford or to have services that they could not afford

- Allows people to be a part of the community
- Stated this is a great help to the community
- Numbers bear that out

Ms. Bergman discussed the Stanford Medical Center doctors who are part of exchange of services (time bank rebranded for wellness).

The Council thanked Ms. Bergman for the presentation.

City Council Action: None Required. Received the informational report.

Minute Order Number: 2017-073

PUBLIC HEARING(s):

10. Public Hearing – Public Hearing to consider adoption of a Resolution submitted by the City of Sebastopol to initiate proceedings with the Local Area Formation Commission, of the County of Sonoma, for a reorganization consisting of annexation of, and Approval of Waiving of First Reading and Introduction of Ordinance to pre-zone and amend the zoning map for the Village Mobile Home/Tomodachi Park property located at 6665 Sebastopol Avenue (APN 060-060-001) (Planning Director)

Planning Director Webster presented the staff report recommending the City Council adopt the Resolution submitted by the City of Sebastopol to initiate proceedings with the Local Area Formation Commission, of the County of Sonoma, for a reorganization consisting of annexation of, and Approval of Waiving of First Reading and Introduction of Ordinance to pre-zone and amend the zoning map for the Village Mobile Home/Tomodachi Park property located at 6665 Sebastopol Avenue (APN 060-060-001).

Mayor Glass asked for questions of staff. There were none.

Mayor Glass opened the public hearing. Hearing no comments, Mayor Glass closed the public hearing.

Vice Mayor Slayter moved and Councilmember Hinton seconded the motion to adopt the Resolution submitted by the City of Sebastopol to initiate proceedings with the Local Area Formation Commission, of the County of Sonoma, for a reorganization consisting of annexation.

VOTE:

Ayes: Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter, and Mayor Glass
Noes: None
Absent: None
Abstain: None

Vice Mayor Slayter moved and Councilmember Hinton seconded the motion to Approve Waiving of First Reading and Introduction of Ordinance to pre-zone and amend the zoning map for the Village Mobile Home/Tomodachi Park property located at 6665 Sebastopol Avenue (APN 060-060-001).

VOTE:

Ayes: Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter, and Mayor Glass
Noes: None
Absent: None
Abstain: None

City Council Action: Approved Resolution submitted by the City of Sebastopol to initiate proceedings with the Local Area Formation Commission, of the County of Sonoma, for a reorganization consisting of annexation of, and Approval of Waiving of First Reading and Introduction of Ordinance to pre-zone and amend the zoning map for the Village Mobile Home/Tomodachi Park property located at 6665 Sebastopol Avenue (APN 060-060-001)

Minute Order Number: 2017-074

Resolution Number: 6132

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

11. Report Back from West County Community Services Subcommittee on Village Mobile Home Park and Consideration of Approval of Agreement and Authorization for Request for Bids for Capital Improvement Projects for Village Mobile Home Park (Village Mobile Home Park Sub-Committee)

City Manager/Attorney McLaughlin presented the staff report recommending the City Council Consider Approval of Agreement and Authorization for Request for Bids for Capital Improvement Projects for Village Mobile Home Park.

Gayle Brownell, Group of Advocates (GofA), commented as follows:

- Involved in affordable housing issues since 1980
- Involved in homeless count in Sonoma County since 1987
- Sebastopol has its homeless people – last numbers show 44 homeless people in Sebastopol in January 2016
- Project came to us through Darrin Batch who has come to many meetings and concerned of negative cash flow and housing resources not used to their fullest
- Group of Advocates – Loose aggregation of people who are interested in ways to use Safe Parking Program
- GofA talked and decided discuss with a non-profit in West County which is experienced and work in similar interests
- GofA Approached West County Community Services
- Have two permanent supportive housing projects similar to what is planned at Village Mobile Home park
- WCCS has access to Federal funds; however, those funds cannot be easily accessed for VMHP because of flood issues
- This will solve several issues with the proposal here tonight
- Looking for funds and donations to help with costs
- Be able to mobilize in conjunction with WCCS other City organizations such as Sunrise Rotary to do projects at the site
- Discussed personal reasons for voting approval of this item: Going to be ultimately less of cost to the City over time
- Look at costs in the past years of an average of \$65,000 - \$5,000
- If look at that compared to what is proposed, getting supportive services for all of the residents in the park for \$33,000- \$43,000
- Serve on Board of Sonoma County Continuum of Care
- Average cost for kind of housing and services provided per year per client is \$11,000
- If house all 8 of vacant spaces this year cost would be \$90,500
- Getting something on average would cost more than \$90,000
- Think of things that will happen – improvements that will happen in our community if approved

- This is based on housing first model
- Residents will have better health
- Some residents will have more income
- Will be more responsible citizens
- Less impact on public spaces in the community

West County Community Representatives Tim Miller, Scott Lewis and Danielle Danforth were in attendance.

Mr. Miller commented as follows:

- Appreciate everyone's time
- Discussed the time of the working committee, City staff, Boardmembers, staff members and all other involved
- Opportunity for WCCS and Sebastopol
- Discussed tight real estate market currently
- Discussed 44 individuals who are homeless in Sebastopol
- What can we do to help that – providing 8 housing sites that are sitting empty
- 18 families living at VMHP
- Room for 8 more
- That is what they can do
- Responsible for fiscal and safety and quality of life of citizens
- Project offers marriage of both
- Proud to partner with GofA and City

The Village Mobile Home Park Subcommittee (Councilmember Gurney and Councilmember Hinton) commented as follows:

Councilmember Hinton commented as follows:

- First time worked on a subcommittee like this
- Did a lot of preliminary work
- Quality of life point is an important one
- Helped with homeless count and saw what was going on
- Need to make capital improvements at this site
- Funds can come out of the low income account
- Concerned of costs and fiscal responsibility
- In Agreement, part of what we asked for was an update that will happen monthly to make sure we are on track
- Talked of savings, are in partnership, maybe that budget can go down yearly working together

Councilmember Gurney commented as follows:

- Part of Council in 2007 when the City bought this property
- Thought it would be park property
- Over years realized the mobile home park was not operating well to credit or pride of community
- Awareness is what put this project on the Board
- Grateful Robert Jacob elected – social consciousness – convincing advocate for housing and affordable housing

- It was his mind that inspired us to perceive the mobile home park as something not just worth saving but worth improving as a facility
- Discussed turning this around financially so the City is not in a losing mode and for the community to not lose quality of life and housing
- Thanked Robert for that inspiration
- As looking at this and investigating, people from the community joined together to help this property
- Thanked Councilmember Hinton for her work and budget experience in helping to bring this item forward

Mayor Glass asked for questions of staff.

Councilmember Carnacchi discussed some typos in the agreement and discussed the comments that he addressed with the City Manager earlier in the day and questioned if this item would return once those changes were made.

City Manager McLaughlin commented as follows:

- Stated although this agreement was reviewed many times, there are still some items that need to be corrected such as typos
- Stated the name of the park also needs to be addressed
- Suggested that the item for tonight is to authorize the City Manager to make minor changes to the agreement without having the item be returned to the City Council

Councilmember Carnacchi questioned if this would return as a consent calendar item.

City Manager McLaughlin stated no, that, if approved, the action tonight would be to give the City Manager discretion to make those changes without having to return to Council so long as those changes are not substantive.

Vice Mayor Slayter commented as follows:

- Discussed Item Number 3- Capital improvement projects
- Discussed this project is in the flood plain
- Stated building a permanent community building here would be problematic

City Manager McLaughlin commented as follows:

- Stated he believes the intent was for a temporary building or trailers that is not a permanent structure
- Stated the City was requested to provide the pad
- Stated it has not been finalized what will go on the pad
- Emphasized City staff and representatives did a thorough inspection of the mobile home park in person with a construction consultant
- Discussed scope of services needed for the park

Vice Mayor Slayter commented as follows:

- Discussed staff's recommendation for funding
- Stated he is curious as to what other types of projects can be done with funds from the housing linkage and inclusionary housing in lieu fund

Director Webster commented as follows:

- Stated these funds are used for affordable housing purposes such as housing development design or other services
- Stated these funds are restricted to low income housing purposes
- Stated they are two separate funds
- Wide range of uses that they could have, but are only to be used for affordable housing

Vice Mayor Slayter questioned if this is the first project to come forward since the elimination of the Community Development Agency where these funds could be put to use.

Director Webster commented that is correct. He stated the amount of money in the funds compared to what it would cost to build a significant housing development is not much. He stated this is an ideal use of these funds. He stated the City does not have enough funds in these accounts to get a large project, but that there are enough funds to assist with this project.

Vice Mayor Slayter questioned if the on-site case manager would be an employee of West County Community Services.

City Manager McLaughlin stated that is correct and that the staff reports requests \$7500 in the form of a grant to WCCS for this year's budget to allow for the on-site manager to begin in May.

Vice Mayor Slayter discussed the agreement and the reduction goal of 20% and questioned if this is an annual reduction goal or is the target greater.

Mr. Miller stated it is WCCS' goal to reduce this each year.

City Manager McLaughlin commented as follows:

- Stated it is a goal, but the first primary goal is to provide services that the agreement provides for
- Stated following that goal, is the goal of reducing the City's financial commitment other than the capital improvements
- Stated the operations will need to commence for a while before the City and WCCS sees how this is going
- City will monitor this financially
- Will provide services as agreed in the contract
- Will work to reduce the financial commitment

Ms. Brownell stated that in working with WCCS, the City and WCCS have already identified costs that can be reduced in this year.

City Manager McLaughlin stated that WCCS had their financial person review the records and have identified a number of savings and the City has achieved some costs savings from the advice received.

Vice Mayor Slayter commented as follows:

- Year 2020 gets us down financially to a reduce figure
- Discussed potential savings

- Rapid rate to reduced savings
- Questioned the new resident selection criteria
- Discussed types of housing units
- Units from various sources (trailers)
- Thinking some will require an infusion of cash

Mr. Miller stated that may be the case, but will not know until they see the units.

Vice Mayor Slayter questioned who will evaluate the units.

Mr. Miller stated WCCS and GofA will review and also suggested having the City staff review the units to ensure they are up to code and stated they will not bring in a unit that is not up to code.

Vice Mayor Slayter questioned the insurance and registration of the units and if it is the intention not to operate them.

Mr. Miller stated they will not be operational.

Vice Mayor Slayter questioned how they will be removed during a flood.

Mr. Miller stated they would be towed.

Vice Mayor Slayter stated it will need an operational permit to move or will need to be placed on a flatbed to be towed.

Ms. Brownell discussed working with adjacent owners if they need to be moved, but stated this does need to be checked out.

Vice Mayor Slayter commented as follows:

- Discussed restroom facilities
- Discussed that they are used by current residents
- Understand that some dwelling units are lacking restrooms
- Questioned if this is a Year 1 priority

City Manager McLaughlin commented as follows:

- Stated the bath house will be demolished
- First year task to do so
- GofA intent to have functioning bathrooms in each structure

Vice Mayor Slayter commented as follows:

- This project is adjacent to the City's new park, Tomodachi
- Curious if there is a possible partnership between Tomodachi Park and the Housing Unit to provide a public restroom for park visitors as well as residents
- Park Funds might be able to be used as part of construction

City Manager McLaughlin stated there has been no discussion of that but the City can look into that.

Councilmember Carnacchi commented as follows:

- Page 2 of agreement - Item 6 - Questioned present law
- Questioned if the waiting list to work from may not provide housing from within Sebastopol

Danielle Danforth, WCCS, commented as follows:

- Mindful to adhere to State and Federal laws of fair housing
- Discussed regulations in place
- Discussed contracts in place
- Discussed the vetting process
- Discussed funding sources and stated that depending on funding sources, there can be special waiting lists
- No universal waiting list
- Every property can start their own waiting list
- City of Sebastopol funding can give preference to the area
- City money is funding this project
- People can apply from other areas though
- Currently, people who are working with homeless people are being referred to WCCS

Councilmember Carnacchi commented as follows:

- Questioned if the case manager is available to everyone or only those who live in the Village Park
- Questioned if this was open to all homeless persons all over the County

Ms. Danforth commented as follows:

- Stated the case manager will be full time for this property
- Will be there for those who are there now and those who will be moving in
- Not have office hours for all homeless persons

Mayor Glass commented that she does not see an emergency plan for flooding.

Mr. Miller stated there will be one and it will be done prior to July 1st.

Mayor Glass commented as follows:

- Discussed moving of dwellings to other locations during a flood
- Will WCCS work with the community to find other locations during a flood
- Wondering if there is income criteria for people who are going to be housed in these trailers
- What is generally their source of income
- Questioned if there are income restrictions

Mr. Miller commented as follows:

- Stated the income may vary
- Discussed the homeless - some are working some are not some have SSI some do not
- Follow HUD model
- Not exceed 30% of income

Mayor Glass commented as follows:

- Looked at budget and calculated average monthly costs
- Stated this may be an inaccurate analysis
- Average cost at year one is \$477 monthly
- Based on what says in income from the units, is the incoming and rents varying depending on circumstances of person renting

Mr. Miller stated that is correct that the income would vary but that rents are not proposed to be increased.

Mayor Glass commented as follows:

- This is a real low income housing solution
- Happy to see numbers like this
- Questioned if utilities would be included or would the renter be paying their utilities

Mr. Miller stated the utilities are not included and that WCCS also has to be aware of the renter's income ceiling.

Mayor Glass commented as follows:

- Agreement refers to four to eight families
- Questioned if it would be open to individuals

Mr. Miller commented as follows:

- Stated this was discussed back and forth
- Discussed that the agreement indicates first year 8 hours units
- Hopefully in year two the apartments will be added in
- Discussed criteria for residents
- Stated once family applications have been completed, if there are no further families, then the applications would be to individuals

Mayor Glass commented as follows:

- Questioned if there are any State law restrictions on how much you can have in volunteer services when government project is involved
- Could we find a group of contractors that could work on the community building as volunteers
- Questioned if there were any restrictions on that

City Manager McLaughlin commented as follows:

- Not aware of what restrictions are being referred to regarding volunteer labor
- City and REMIF have had continuing discussion concerning use of volunteers
- Stated the City often uses volunteers
- Stated volunteers can perform the building services
- Stated however the plan for now is to get operations in place and then go out for public bid

Vice Mayor Slayter discussed the income requirements and use of not to exceed 30% if income and questioned if this applies to everyone in the park to include current residents.

Mr. Miller commented as follows:

- Stated it is not clear what the current rents are based on
- Stated WCCS is not raising the resident's income
- Discussed meeting with the residents of Village Mobile Home Park and discussing this project
- Many expressed concerns of having to move out
- Many questioned how this project will help the current residents and not just new residents moving in
- Some asked if they would be able to move into a new trailer
- Initial focus is the 8 new families will be housed in the trailers, but there is the potential to help the current families there as well

Vice Mayor Slayter commented as follows:

- Questioned if this will be a case by case basis
- Stated some existing units may need to be replaced who want to remain residents of the facility but may want to move into a better unit

Mr. Miller stated that could be part of year 2.

Vice Mayor Slayter questioned if there is no rent adjustment for the existing residents, other than potentially in a downward direction and not upward rent increase.

Mr. Miller commented as follows:

- Stated he cannot say how it will be in year 2
- Stated WCCS is not doing this to make money
- Stated an increase would be minimal at best
- None planned but does not want WCCS to be held to that

Councilmember Gurney commented as follows:

- Discussion was of how things might unfold in the future
- WCCS looking at funding sources
- Stronger and able to do that with an agreement
- Discussed labor such as Rebuilding Together or Habitat for Humanity to do volunteer projects
- Keep costs down
- Stated provides what is needed

Mr. Miller commented as follows:

- Discussed the partnership between WCCS and the City
- Beautiful work that can happen there
- Matter of working with residents
- Bringing in groups and work as community
- Funding requests out to organizations
- Few willing to sign on dotted line until see something
- Letter of intent very helpful to get funding

Councilmember Gurney commented as follows:

- Important to consider this as an entire property
- Improving housing

- Infrastructure is the City's responsibility
- Discussed services to be provided
- When look at entire property as park, see public park with community garden
- Maybe public restroom if possible to be shared
- Look much lovelier all around when done
- Hard to see that now
- Suggestion was to explore possibility of the Public Arts Committee to look at locating the approved sculpture in that area
- Reiterated Councilmember Carnacchi's comments that people need to be able to walk around base of that art piece and look up to experience it
- Would be a much improved presence in front of this property and then residents would be able go through to the private property
- Proud of as community
- Doing the right thing
- Taking care of people
- Been asked why no homeless shelter in town
- Been asked why not doing more for homeless
- Getting close to win win win situation

Mr. Miller commented as follows:

- Talked of value of community site
- Discussed bi-lingual Spanish population
- WCCS will bring services on site
- Need platforms of service
- Community room can be platform of service

Councilmember Carnacchi commented as follows:

- Discussed the 8 spots available
- Discussed bringing in new trailers
- Discussed low income teachers, volunteer fire fighters or police reserve officers
- Questioned if at some point, is it possible to make one lot a priority for the City of Sebastopol to offer that lot to someone such as volunteer fire or police

Mr. Miller commented as follows:

- Stated that the City owns the property
- Discussed the year 1 priorities of the eight units
- Stated the person would need to meet the criteria
- Focus on Sebastopol area homeless or fragilely housed
- If apartments are available could be matter of future discussion
- If 8 sites now and 12 people to 8 sites, leave 32 people homeless in greater Sebastopol area still

Councilmember Carnacchi commented as follows:

- Stated he attended the meeting at Village Mobile Home Park
- Discussed an issue with an oven not heating for one of the residents and questioned how that would be addressed
- Quersted if there is a way to address that problem

Ms. Danforth commented as follows:

- Stated that oven unit has been fixed by the resident's son
- Stated residents did not put a lot of energy into fixing their units as they did not know if they were being kicked out or not
- Stated going forward, WCCS will work with the residents to help those who want to be helped be put in touch with the right people
- Discussed some residents may not want help
- Stated grants can be applied for to help with costs
- Discussed partnering with different organizations that have skills to help with projects
- Stated people want to volunteer
- Feel like they have the venue in line with what they do

Mr. Miller commented as follows:

- Value of case manager to interested residents
- Convene as coordinator
- Know what is available
- Be the real value of that position

Councilmember Gurney commented as follows:

- Discussed the future of housing
- Discussed a future agenda item regarding Pine Grove Square
- Discussed micro-units
- Work force housing
- Make more available to entry level persons

Vice Mayor Slayter stated this will also be discussed in the housing committee reports.

Mayor Glass opened the public comment.

ila Benavidez-Heaster commented as follows:

- Commend work done
- Seems to have a lot of integrity
- Likes the partnership
- Followed up with real work
- Suggested the Council go for it
- Discussed the HAWK
- Discussed flooding at the site
- Discussed low income
- Hope we can really look at piece of not placing low income in the flood plain
- When have low income folks, be nice someday not to put them in a flood zone
- Future – find little high ground for low income
- Amazing project
- Thanked everyone
- Urged the Council not to take away funds from the HAWK

Hearing no further comments, Mayor Glass closed public comment.

City Manager McLaughlin commented as follows:

- Discussed the funding for the HAWK
- Stated these are different funds than the funds for the HAWK
- Stated the City will not be using the HAWK funds for this project

Vice Mayor Slayter commented as follows:

- Discussed the history of the property
- Discussed the addition of the new City Park (Tomodachi)
- Opportunity to provide low income housing for folks who need it
- Talked of this site a lot
- Long meetings about it
- Reminder of original intent - Day Use Park in entirety
- When Council made decision to purchase, that was the intent, but it became rapidly clear that was not possible
- Stated the site provides housing
- Folks rights were and are appropriately covered by State Law
- To repurpose that land as public park is highly problematic and costly to the City
- As the Council has turned over new folks, the idea came to put to a higher use more than what a public park can do
- Can be used to continue to those folks who need housing
- Appropriate use in this instance
- Discussed the flood plain issue
- Severe flood plain
- What matters is decent housing for people
- Discussed not having permanent housing in flood plain
- In this instance RV not built to live that long
- Should not surrender the possible in searching for the perfect
- In favor of giving City Manager latitude to adjust non substantive items in agreement
- Stated his questions have been answered
- Discussed partnership with GofA and WCCS
- Brought reality to project
- In favor of project

Councilmember Gurney commented as follows:

- Acknowledged all the work that has gone into this project
- Discussed the work behind the scenes
- Discussed future partnerships
- Discussed the number of subcommittee meetings, working group meetings, staff meetings, and full group meetings
- Did not do a tally of the total hours, but it was many
- Stated the number is greater than anyone can acknowledge
- Stated there has been a lot of dedication and commitment to this project
- Convinced WCCS wants this to be a success
- Stated it will be a nice item on their resume as a non-profit

- New model that is working
- Breaking ground as a way to approach this community problem and provide solution that enriches everyone
- Discussed funding sources, donor sources, volunteer workers, etc.
- So much can be done with the benefit of moving forward
- Discussed the fluidity of the project
- Stated we do not know how it will turn out
- Fluidity can be success of the project
- Adjustments will be based on what we learn along the way
- Find solutions to those situations that we discover as we move forward
- Like Park Village as name
- Village at this beautiful park
- Lovely concept
- Discussed having the sculpture in the park land

Councilmember Hinton commented as follows:

- Excited of whole project
- Stated it is a real project
- Stated it is not perfect
- Project provides housing
- Commitment that the City is making what a community wants to have happen
- Honor to work with committee
- Everyone has done a great job

Mayor Glass commented as follows:

- Clarified that when listening to the report, it sounds like a lot of money for a tiny city
- Stated the Planning Director talked of the funds where the money would come from
- Stated these funds are money collected when someone does not build a low income house that the City requires when building a subdivision
- Stated the City has accumulated this money
- Cannot use this money in other ways
- Citizens are saying please do not use the HAWK money – stated the HAWK is coming from the transportation fund not these funds
- City has the funds in these two housing accounts to fund this
- Concurs with the Planning Director that this is a perfect project for these funds
- Stated it is leveraging funds we already have
- Stated it is a great project
- Thanked WCCS for getting involved
- Thanked Gale Brownell for bringing this forward
- Stated this is making something work in our community
- Not letting perfect be the enemy of the good
- Fluidity will be the source of success for this project
- Congratulated everyone involved with this project

Vice Mayor Slayter moved and Councilmember Gurney seconded the motion to approve the Agreement and Authorized the City Manager to execute the agreement and make any minor changes and Approved the Authorization for Request for Bids for Capital Improvement Projects for Village Mobile Home Park.

VOTE:

Ayes: Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter, and Mayor Glass
Noes: None
Absent: None
Abstain: None

City Council Action: Approved of Agreement and Authorized the City Manager to execute the agreement and make any minor changes and approved the Authorization for Request for Bids for Capital Improvement Projects for Village Mobile Home Park.

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CITY COUNCIL REPORTS:

12. City Manager-Attorney/City Clerk Reports:

- Please RSVP for the April 13, 2017 Sonoma County Mayors and Councilmembers Association Dinner
- March 27, 2017 – 6:00 pm- City Council Subcommittee on Housing will meet at Parkside School
- March 28, 2017 – 10:30 am – Budget Subcommittee on Community Benefit Grants

13. 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):

Councilmember Gurney reported out as follows:

- Discussed the RCPA Meeting for Thursday March 23rd at 8:30 am at Department 6 on the Riverwatch Lawsuit
- Stated she will provide to the Council on how that meeting goes
- Discussed a meeting with SCTA Suzanne Smith and James Cameron regarding the Caltrans Report and suggested a meeting with SCTA, Councilmember Gurney and Councilmember Carnacchi and City staff to go through the historical information and get a foundation on what has happened and how to proceed and suggested a meeting in the second half of April

Vice Mayor Slayter reported as follows:

- Discussed the budget subcommittee – met with all departments – met with consultant on CalPERS future obligations
- Discussed the housing committee – had initial meeting – approximately 30 people attended – introduced the process, potential topics, and stated the next meeting is Monday, March 27th

Mayor Glass commented as follows:

- Discussed the initial housing subcommittee meeting – planning meeting – conducting workshops – discussed the format – what are the things we can do to address the housing needs in the City
- Public is invited
- Panel presentation by experts on the topic
- Q&A

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- Breakout sessions
- Groups come back and report back
- Keeping Planning Commission apprised of the work being done
- Dovetails with their work on re-doing the Zoning Ordinance in light of the General Plan update
- Do final summation
- Adjourn meeting
- Planning Director will be doing an informational presentation at the first meeting informing the participants of demographic information – what our housing stocks looks like right now – average rents – second units – public outreach conducted to encourage more of these kinds of units – what the City is doing to facilitate second housing units
- Other topics could include: legal mechanism and programs to support affordable housing – subsidized housing – kinds of housing that qualifies for section 8 such as Burbank Heights – what does our housing look like – how someone gets into the stream to participate in that program- possibility of building more housing like that
- Final meeting will be on issues of rent control
- Meeting is not to be a community argument but a community discussion of how to come together and work on housing solutions

Councilmember Gurney suggested that the meetings be live streamed as it is an important activity to capture as a community.

Councilmember Carnacchi reported as follows:

- Sebastopol Downtown Association – New Board – will be seated at the next meeting
- Attended the Latinos in the Work Place Conference – discussed the key speakers
- Nothing to report from the Palm Drive Health Care District Board

Councilmember Hinton reported as follows:

- Discussed the Village Mobile Home Park subcommittee
- Invited guest for Santa Rosa Symphony
- Open Space Advisory Committee
 - Vital lands initiative community meetings
 - West County held March 15th
 - Santa Rosa march 29th
 - Sonoma March 30th

Mayor Glass stated she attended the Community Center dinner.

14. Council Communications Received:

Councilmember Gurney reported the Council received communication received from Mark Mills-Thysen and provided a response from Engineering Manager Mikus

Councilmember Carnacchi commented as follows:

- Turned in Fire Department pager
- Enlightening experience
- Suggested Councilmembers do it
- Insight not experienced before

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- Educational and rewarding

Vice Mayor Slayter reported as follows:

- Reminder April 6th CPUC Voting Meeting - CCAs not on agenda
- People will be able to speak during public comment

ADJOURNMENT: Mayor Glass adjourned the regular City Council meeting of March 21, 2017 at 8:42 pm. The meeting will be adjourned to the next Regular City Council Meeting will be held on Tuesday, April 4, 2017, at 6:00 pm, at the Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol, CA.

Respectfully Submitted,



Mary Gourley
Assistant City Manager/City Clerk, MMC