City of Sebastopol City Council Regular Meeting
Minutes of
Meeting of August 7, 2018

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.

SIMULTANEOUS MEETING COMPENSATION DISCLOSURE (Government Code § 54952.3): Members of the City Council receive no additional compensation as a result of convening a joint meeting of the City Council and Successor Agency to the Former Community Development Agency

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.

A notice of the meeting was posted by the City Clerk on August 1, 2018.

5:00 pm CONVENE CITY COUNCIL SPECIAL MEETING (Interviews), Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol, CA

CALL TO ORDER: Mayor Slayter called the meeting to order at 5:00.

ROLL CALL

Present: Mayor Slayter
Vice Mayor Hinton
Councilmember Carnacchi
Councilmember Gurney
Councilmember Glass

Staff: Assistant City Manager/City Clerk Mary Gourley

1. Interview of Applicants for two (2) Openings on the Local Task Force on Integrated Waste Management (City Administration)

The Council conducted the following interviews:

5:00 pm Sunny Galbraith
5:20 pm Guy Tillotson
5:40 pm Gerald Glaser

City Council Action: None Taken. City Council conducted interviews. Appointment to be made later in the meeting.

Reference Order Number: 2018-162

ADJOURNMENT: The special meeting was adjourned at 5:54 pm and adjourned to the regular City Council Meeting of 6:00 pm, August 7, 2018.

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

CALL TO ORDER: Mayor Slayter called the meeting to order at 6:00 pm.

ROLL CALL

Present: Mayor Slayter
Vice Mayor Hinton
Councilmember Carnacchi
Councilmember Gurney
Councilmember Glass

Staff: City Manager/City Attorney Larry McLaughlin
Assistant City Manager/City Clerk Mary Gourley
Engineering Manager Henry Mikus
Public Works Superintendent Dante Del Prete

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

PROCLAMATIONS/PRESENTATIONS:

The following was presented:

Years of Service Award

- Eric Scott – 25 years (Public Works Department)

- Introduction and Welcoming of Newly Hired City of Sebastopol Planning Director Kari Svanstrom

PUBLIC COMMENT

- Speakers are allowed to speak for a maximum of three minutes so that all speakers have an opportunity to address the City Council. Power point or visual presentations for public comment shall not be permitted unless approved by the Agenda Review Committee two weeks prior to the requested meeting date.
- Yielding Time: Speakers may not "yield" a portion of their allotted time to others.
- The Mayor has the authority to limit or extend the time allowed for speakers dependent on the number of speakers in attendance.
- The Mayor can poll the members of the public for an indication of the number of people wishing to speak, then call on individuals to speak.
- 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.
- The City Clerk will monitor the time for public comments and inform the speakers when the time limitation has been reached.
- The Mayor could survey the members of the public, as appropriate, to move agenda items up or back to address the members of the public items of concern.
- Public participation is encouraged on all public agenda items.
- Council and staff will treat participants and each other with courtesy. Derogatory or sarcastic comments are inappropriate.
- The public will likewise be encouraged by the Mayor to maintain meeting decorum.
- In Council meetings when citizens are agitated, the Mayor may call a short recess to calm the situation.
- If a member of the public is unable to attend the Council meeting, written communications may be sent to the City Clerk by e-mail or by regular mail. Communications received after distribution of the agenda packet will be made available to the Council at the meeting.

Councilmember Carnacchi stated he understands the camping on Morris Street item is not on this agenda and thought it was and informed a public member of that; however, that information was incorrect and the public member is in the audience to speak on that tonight.

Mayor Slayter opened for public comment.

A member of the audience commented as follows:

- Discussed camping on Morris Street
- Things happen beyond people's control
- Taken a big toll on her
- During lawsuit to recover assets, she was denied the ability to tell the jury the contractor's degree of negligence or how handicapped she was
- Have a broken legal system
- Fighting for survival
- Make voice heard and help people
- Discussed emergency housing
- What is policy for emergency housing
- Learned a lot during the recent fires
- Need to have policy
- Need to consider tiny homes on wheels using NFPA code
- Use funds to create emergency housing unit

Alan Horn commented as follows:

- Requested the public be made aware of revisions to telecommunications ordinance
- Wants to know if Sebastopol Police Officers travel to country of Israel and are trained by Israeli police or do they visit Sebastopol and train Sebastopol Police Officers

Linda Collins, Chamber of Commerce, commented as follows:

- Invited the Council and public to the Chamber to see the new Rack at the Chamber
- Built by local businesses in town
- Emphasize visitor center

STATEMENTS OF CONFLICTS OF INTEREST BY MAYOR/CITY COUNCILMEMBERS FOR ITEMS ON THE AGENDA
(This is the time for the Mayor or City Councilmembers to indicate any statements of conflicts of interests for any item listed on this agenda). *There were none at this time.*

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

2. Appointment of Applicants for two (2) Openings on the Local Task Force on Integrated Waste Management. (City Administration)

Assistant City Manager/City Clerk Gourley provided the report recommending the City Council appoint consider Appointment of Applicants for two (2) Openings on the Local Task Force on Integrated Waste Management.

Mayor Slayter asked for questions.

Councilmember Gurney clarified if this is two appointments on the advisory board or one appointment and one alternate as stated in the staff report.

City staff stated the staff report indicates an alternate but it should read two appointments based upon information from the Board representative.

Councilmember Carnacchi questioned if the Council could appoint an alternate as well as the two seats.

Staff stated they would need to check with the Advisory Group.

Vice Mayor Hinton stated each City has two seats available.

Mayor Slayter opened for public comment. There was none.

Council Deliberations:

Councilmember Gurney commented as follows:

- Complimented all interviewees for applying and interviewing
- Reminds her of the Solar Sebastopol group
- Hope whoever is on committee brings information back home to do things here
- Discussed the Study Session for September 18th on Zero Waste - Starting at 5:00 pm
- Pleased to hear from everyone on the interview their comments
- Engage new citizens
- Suggest appointment of Sunny Galbraith and Guy Tillotson
- Stated she is making this recommendation as Gerald Glaser currently sits on the Planning Commission

Vice Mayor Hinton commented as follows:

- Impressed with all three interviewees as well
- Will do research to see if we can add alternate
- Recommended Sunny Galbraith and Guy Tillotson as selection for appointments
- Came down to experience
- Sunny and Guy have experience in Sonoma County on Zero Waste

Councilmember Glass commented as follows:

- Likes Gerry's experience
- Guy and Sunny not serving on Board or Commission currently
- Both have experience in Zero Waste
- This board can put Sebastopol in leading light on a County Commission
- Concurs with colleagues

Mayor Slayter commented as follows:

- Impressed with all three interviews
- Breadth of experience
- Discussed the enthusiasm from Sunny that translates to all ages - Public School teacher
- Guy – brings a lot of experience (current job at SRJC) wonderful for serving on this task force
- Gerry – brings thoughtful approach
- Recommends appointing Sunny and Guy
- Saw Gerry at Sonoma Clean Power meeting - Rare public member attends - Glad to see him at the meeting - Important agency – have outside eyeball looking at the organization – reinforces what he brings to the City

Councilmember Gurney moved and Councilmember Glass seconded the motion to appoint Sunny Galbraith and Guy Tillotson to the Two openings on Local Task Force and in the event City Clerk researches the item and finds that an alternate can be appointed, that the Council appoint Gerald Glaser as the alternate.

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

City Council Action: Appointed Sunny Galbraith and Guy Tillotson to the Two openings on Local Task Force and in the event City Clerk researches the item and finds that an alternate can be appointed, that the Council appoint Gerald Glaser as the alternate.
Minute Order Number: 2018-163

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 the consent calendar items; 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 three minutes on the entire consent calendar and request at that time that an agenda item or items be 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 or Mayor Pro Tern.
- 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 or Mayor Pro Tem.

Vice Mayor Hinton requested Item Number 5 be removed from the consent calendar.
Councilmember Carnacchi requested Item Number 6 be removed from the consent calendar.

Councilmember Glass moved and Councilmember Gurney seconded the motion to approve the Consent Calendar Item(s) number(s) 3, 4 and 7.
VOTE:
Ayes: Councilmembers Carnacchi, Glass, Gurney, Vice Mayor Hinton and Mayor Slayter
Noes: None
Absent: None
Abstain: None

3. Approval of Minutes of July 17, 2018 City Council Meeting Minutes (City Administration)
City Council Action: City Council approved Minutes of July 17, 2018 City Council Meeting Minutes.
Minute Order Number: 2018-164
4. Receipt of Report of Annual Sewer Report (Public Works Superintendent)
City Council Action: Received Report of Annual Sewer Report.
Minute Order Number: 2018-165
~~5. Approval and Authorization for Mayor to Sign letter of Support to commit to going Diesel Free and signing the Statement of Purpose to cut diesel use to zero by the end of 2033 (Mayor Slayter)~~
~~6. Public Works Vehicle Replacement Budget Expenditure Approval for the Purchase of One 5-Yard Dump Truck (Public Works Superintendent)~~
7. Approval of Budget Adjustment for Installation of new Street Light Pole for the Bodega Avenue/Ragle Road Intersection Improvements (Engineering Manager)
City Council Action: Approved Budget Adjustment for Installation of new Street Light Pole for the Bodega Avenue/Ragle Road Intersection Improvements.
Minute Order Number: 2018-168

INFORMATIONAL ITEMS/PRESENTATION: None

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

8. Consideration of Request from Paolo Petrone, Piazza Hospitality for Fee Reductions/Fee Deferrals for the Hotel Sebastopol Project (City Administration)

City Manager McLaughlin introduced the agenda item and recommended the City Council Consider the Request from Paolo Petrone, Piazza Hospitality for Fee Reductions/Fee Deferrals for the Hotel Sebastopol Project and Provide Direction to Staff.

Piazza Group is in attendance and commented as follows:

- Dug in to what environmental goals are and wanted for themselves and the City
- Know values of Sebastopol
- Solar important goal
- Hotel will be an exemplary project
- Hope to be Net Zero Hotel in California
- Like to meet with sub-committee to discuss ways to support goals of this hotel
- Will be building an excellent project
- Link to achieve connection between Barlow and downtown
- Be outstanding project with great design
- Urge the Council to Support this request
- Proposal beginning of an idea for discussion
- Open for discussion of ways to approach this

Mayor Slayter asked for questions of staff or the consultant.

Vice Mayor Hinton questioned who was on the sub-committee as this was prior to herself and Councilmember Carnacchi being on the Council.

City Manager McLaughlin commented Mayor Slayter and Councilmember Glass.

Councilmember Gurney commented as follows:

- Understanding the applicant will be using an outside professional for plan check
- Stated this will save staff time
- Questioned the measure of savings

City Manager McLaughlin stated he would need to discuss that with the Building Official as the only information the City has is what is in the staff report tonight.

Councilmember Gurney questioned the fee deferral agreement and questioned if it is similar to what the City did with Barlow.

City Manager McLaughlin commented as follows:

- The agreement is similar but not identical
- Discussed provisions of occupancy
- Stated the Barlow paid fees in monthly installments over a number of years

Councilmember Gurney questioned what is the average occupancy rate in town.

The applicant discussed that rooms are full and that he is suggested repayment as listed in the letter. He stated that Hotel Healdsburg is 75% and H2 is 82%.

Mayor Slayter commented as follows:

- Discussed the plan check fee and stated that was reasonable
- Stated other fee reductions had logical and easily understandable reductions

Councilmember Gurney commented as follows:

- Discussed the reconstruction of Brown Street and Depot Street
- Questioned if this is routine requirements on undeveloped property
- Discussed completion of incomplete sidewalks if a property is developed and the developer is required to complete those improvements

City Manager McLaughlin stated that generally speaking that is correct and that the City does require developers to make those improvements.

The applicant commented as follows:

- Proponents of walkability
- Sidewalks large and gracious
- Brown Street – reconstructing entire roadway
- Providing new roadway, street bed sidewalks, gutter beyond what is required (3/4 of properties along street owned by Hotel, 1 other property)
- Stated this letter is just a beginning point and they would be happy to discuss

Mayor Slayter opened the public comment.

ila Benavidez-Heaster commented as follows:

- Applicant consistent and well organized
- Looked to City to ask us what is needed and then integrated those ideas into the project
- Can trust the work they have done
- Not see group wanting to take advantage of anything
- Going beyond what is required
- Can really believe in that – know that is a given
- Advocate for these individuals
- Integrators
- Bringing new things - Need those things in town
- Got energy and willingness and capability of doing it
- Staff willing to work with them
- Stated she supports this request

A member of the audience commented as follows:

- Discussed building development
- Looking at international development in UK and France
- Encouraged by what seen
- Put into development considerations
- Educate ourselves on this

Mayor Slayter commented as follows:

- Looked at all manners of construction techniques
- Architect is world class
- Studied all manners of things

Council Deliberations:

Mayor Slayter commented as follows:

- Discussed repaneling the sub-committee
- Have that sub-committee make recommendations to the City Council
- Not comfortable making decision tonight

Councilmember Gurney commented as follows:

- Thanked everyone for being receptive to a sub-committee
- Fine with fee deferral plan
- City has precedence with Barlow for fee deferral
- Project will revitalize downtown - Beneficial to community
- Other reductions – receptive to those as well
- Discussed potential for months of delay for sub-committee
- Encourage fee deferrals rather than lengthy sub-committee meetings
- Building plan check fee reduction is workable
- Strong argument in favor of reduction of water/sewer fees because of lower water use
- Zero net energy hotel proposed to be located in this town
- Willing to look at that (35% fee reduction for water/sewer)
- Valuable to our community to have exemplary building that expresses the value of our community
- Transportation Impact Fee Reduction – hard time with that fee
- Discussed intersection issues
- Account always needs to be funded – City has different uses for that money
- Good to have that stay funded
- Discussed ambience of sidewalks – applicant fixing road beyond what own - Generosity – thank you – appreciate that
- Not comfortable diminishing this fund though
- If interested in taking some action tonight – she would suggest moving forward in that way
- If sub-committee know the Council's values they can discuss with applicant – Suggested setting timeline for sub-committee - Difficult to schedule those conversations if rolled into two or three meetings
- Would prefer to take action tonight

Councilmember Carnacchi commented as follows:

- Agrees with Councilmember Gurney, especially in regard to Transportation Impact fee
- Happy to take action tonight absent traffic impact fund fee reduction

Councilmember Glass commented as follows:

- Concur with a lot of what has been said

- Makes sense to reduce fees for plan check
- Reducing traffic impact fee does not make sense
- Only ways to replenish the funds that we collect that we can use on putting pedestrian safety infrastructure in place has to do with these types of impact fees
- Water/Sewer – impact is still there
- Understands the expense of doing something like this up front
- Discussed cash flow and debt
- Less in favor of reducing all fees (other than plan check) – City still having to pay more for our projects a well
- No way to recoup money
- Suggested allowing the applicant to stretch expense over long period of time
- Could work on mitigating cash flow issues
- Supports reduction of one of the fees (plan check fee)
- Work out cash flow agreement – giving delays in expenses – chance to recoup costs
- Need to protect our City's investment
- City has costs too – City suffering from expenses
- Have same problems with construction costs
- Supporting working to make this viable
- Hotel important to downtown

Councilmember Carnacchi questioned the condition of the sewer in that vicinity.

Public Works Superintendent Del Prete commented that he has not yet seen the plans for the project.

Vice Mayor Hinton commented as follows:

- Not prepared to decide tonight
- Create sub-committee and have them move quickly
- Do more research on concessions that are being asked
- Willing to negotiate
- Want hotel here
- Willing to stretch out fees
- What is our cost for water/sewer – would like to see those figures and make sure City's costs are covered
- Can make compromises and sit down and lay numbers out
- Sub-committee can do that
- Would like to discuss whether old sub-committee continues or new members are appointed

Mayor Slayter commented as follows:

- Understand construction costs
- Discussed a recent project that is modest addition – price came back – for when first started ($200) came back at ($400K) - Discussed increase in construction costs
- Reduction in fees – feels like they could have easily justified an even greater fee reduction request
- Difficult to know that without further conversation, more in-depth analysis
- Benefit of this project – cache real and unmeasurable
- Cannot put a number on it but it needs to be considered

- In favor of sub-committee to do work rapidly

Councilmember Gurney commented as follows;

- Discussed the difficulty of a sub-committee
- No experience for analyzing what applicant brings in
- City is like old house- fix one thing in one place and then something else breaks elsewhere
- Discussed fees
- This type of project is going to save us water over the most typical use for hotel occupancy
- Benefit to City
- Wants to protect the transportation fund
- Safety factors key for use of those funds
- Save staff time – reasonable

Mayor Slayter commented as follows:

- Discussed reaching out to City of Petaluma
- Helped understand how another City dealt with now more common circumstances
- Came to agreement – this is a parallel course
- In agreement with colleagues on traffic impact fee fund
- Know how rapidly that fund can be depleted
- Happy to do sub-committee or come to agreement tonight

The applicant commented as follows:

- Okay with sub-committee but would not want this to stretch out months and months
- Asking for small amount of relief – City will get that in PR
- Zero energy hotel
- Taxes for City (revenue)
- Like to get answer tonight if can
- If do sub-committee, put timeline on it
- Filed building permit already
- Going to build the project
- Not want to lose six months for an answer

Mayor Slayter commented as follows:
General consensus for the following:

- Water/Sewer fee reduction as proposed (35%) ($71,090) $38,279
- Reducing building plan check fee by 50% ($40,010)
- Not hearing support for elimination of transportation impact fee (keep as per City schedule)
- $78,239 fee as listed in letter
- Using Barlow model for deferral of fees

The applicant stated as follows:

- Discussed good faith and comfortable with what is proposed
- Would like to leave the final decision up to the Council

Councilmember Glass commented as follows:

- $15,000 for water/sewer

- Reducing impact by creating impact is not accurate
- Going to be less of impact
- Reduce by $20,000 rather than 35%
- Reduce to $86,000 - Keeping sewer system running
- Not about flow – About what our City has to pay to keep sewer system working
- Having an impact on it
- Protect our investment and invest also

Vice Mayor Hinton commented as follows:

- $78,000 fees seem fair
- Not worried about $15,000 - $20,000
- TOT will bring more than that
- Would support making a deal tonight if it is favorable for both sides
- Committed to having traffic impact taken care of

Councilmember Gurney moved and Vice Mayor Hinton seconded the motion to:

- Reduce water/sewer fees by 35%
- Reduce plan check/building fees as listed in memo by 50%
- Do not reduce the transportation impact fee
- Fee deferral program similar to Barlow – one year after opening or three consecutive months of 75% room occupancy whichever comes first
- Fees paid in monthly installments – over course of five years
- Detailed worked but by City Manager

Discussion:

Councilmember Carnacchi commented as follow:

- Discussed ADA issues
- Depot Street main sticking point
- Discussed the crosswalk to plaza
- Get in on Caltrans meeting to participate in this meeting
- Work in conjunction with Caltrans

The applicant stated that they would like to be part of that meeting and has also already started conversations with Caltrans.

Councilmember Gurney commented as follows:

- Discussed LEED – would this approval be contingent upon hotel getting LEED certification and Zero net energy
- Execute fee deferral agreement as set forth by the Council tonight
- Does not need to return to the City Council for execution

Councilmember Gurney amended her motion and Vice Mayor Hinton seconded the amended motion to:

- Reduce water/sewer fees by 35%
- Reduce plan check/building fees as listed in memo by 50%
- Do not reduce the transportation impact fee

- Fee deferral program similar to Barlow – one year after opening or three consecutive months of 75% room occupancy whichever comes first
- Fees paid in monthly installments – over course of five years
- Detailed agreement to be worked out by City Manager
- Would need to be LEED Certified as represented
- Would need to be Zero Net Energy

VOTE:
Ayes: Councilmembers Carnacchi, Glass, Gurney, Vice Mayor Hinton and Mayor Slayter
Noes: None
Absent: None
Abstain: None
City Council Action: **Approved:**

- Reduce water/sewer fees by 35%
- Reduce plan check/building fees as listed in memo by 50%
- Do not reduce the transportation impact fee
- Fee deferral program similar to Barlow – one year after opening or three consecutive months of 75% room occupancy whichever comes first
- Fees paid in monthly installments – over course of five years
- Detailed fee deferral agreement to be worked out by City Manager
- Would need to be LEED Certified as represented
- Would need to be Zero Net Energy

Minute Order Number: 2018-169

Councilmember Gurney moved and Vice Mayor Hinton seconded the motion to authorize the City Manager/Attorney to negotiate a development fee agreement per the City Council discussion tonight.
VOTE:
Ayes: Councilmembers Carnacchi, Glass, Gurney, Vice Mayor Hinton and Mayor Slayter
Noes: None
Absent: None
Abstain: None
City Council Action: Authorized the City Manager/Attorney to negotiate a development fee agreement per the City Council discussion tonight.
Minute Order Number: 2018-170

9. Discussion and Consideration of City Council Designate(s) to Attend Caltrans Meeting on ADA Pedestrian Sidewalk Improvement Project (Councilmember Carnacchi)

Councilmember Carnacchi provided the report recommending the City Council Designate(s) to Attend Caltrans Meeting on ADA Pedestrian Sidewalk Improvement Project.

City Manager McLaughlin commented as follows:

- Provided past history on this project -Council reviewed previously
- Discussed first meeting with Caltrans – Mayor attended that meeting
- Helpful to have person from Council at this meeting due to potential impact on City from this project
- Project has challenges

- Discussed that business interests as well need to be represented at this meeting
- Discussed ADA advocates interest
- Crucial to whatever work is done out there, not only not affects our business community adversely but also needs to be ADA compliant
- Not confident in ability of Caltrans to negotiate these issues
- Do not know when this project will begin
- Council should direct someone to attend

Councilmember Carnacchi commented as follows:

- Spoke with Caltrans (Jim Davis)
- Stated Mr. Davis promised that the project will not happen this year - Happen sometime next year
- Discussed providing the plans to citizens
- Important to have City Council member present at meeting

Mayor Slayter asked for questions.

Councilmember Gurney commented as follows:

- Discussed the representation of a Councilmember
- Discussed the proposed recommendations for members:
    - Councilmember
    - SDA representative
    - Advocate to represent
    - Chamber of Commerce present
- Potentially five people coming to table to talk to Caltrans
- No one of these members would have authority to negotiate

Councilmember Carnacchi commented as follows:

- Recommended having the business interest in attendance
- Consensus of all businesses to have the businesses represented
- Not sure if need SDA and Chamber member

City Manager McLaughlin commented as follows:

- Meetings typically are staff to staff
- Typically engineering staff meets with Caltrans staff
- Caltrans can schedule a series of meetings - First with staff - Second representatives from Council - Third – Business interests – multiple business representatives - Fourth ADA advocates or any member of public
- Conduct several meetings and outreach
- Meetings could get confused over attendees however

Vice Mayor Hinton questioned who is Jim Davis. Councilmember Carnacchi stated he is the District Director for Caltrans and his office is in Oakland.

Mayor Slayter opened for public comment.

Ian commented as follows:

- Living in Sebastopol since 2013
- Worried of safety for people with disabilities
- Gone to all curbs in Sebastopol and checked all but ten of them
- Few things to know:
    - Curbs are not safe for people in wheelchairs
    - Majority going out into middle of street – dangerous for people in wheelchairs
    - Some areas are good however
- Appreciate listening
- Hope tonight concerns are heard

Ben commented as follows:

- Father
- If opportunity to meet with Caltrans, he would appreciate that
- Stated they looked at all ten intersections, evaluated each and would like to share notes as it would be helpful
- One woman died this past year in wheelchair
- Disabled community has this on their minds
- Discussed other accidents
- Blinking lights working
- Advocate more funds to put in more of those lights
- Make City safer
- General observations - Newest curb cuts are the worse
- ADA Specs not working

Jann, Gypsy Cafe commented as follows:

- Exciting to see this
- Supporter of this notion - business community needs to be represented
- Thanked the City Manager for articulating that
- Stated this is about how the town functions as well
- Discussed frustration with Caltrans
- Discussed Eddie Way construction project - City project – Contractor performed and did beautifully
- SDA needs to work tightly with the Chamber of Commerce
- Project is in design - Can contribute to that - On the ground perspective

Rei Blaser, SDA, commented as follows:

- Support for delegate to speak with Caltrans and participate in meetings
- Ask for Councilmember Carnacchi to be designated to attend
- Discussed Councilmember Carnacchi' s participation in previous project as follows:
    - Provided information to the SDA
    - Knowledgeable of project
    - Knows what SDA needs
- Frightful to think Caltrans will be coming in and doing work
- Discussed state of downtown - Empty retail spots
- Discussed construction during high seasons - Downtown businesses are concerned
- Accountability with Caltrans - Holding them liable with their schedules

- Week behind now - Will they be held liable

Craig Williams commented as follows:

- Care of impacts that occur here
- Discussed helping cities through ADA maze in right way
- Stated he is recognized as expert witness in subject matter
- Urged the City to continue to avail him for his insight
- Prepared draft report for General Plan and City's objectives and impacts with relationship with Caltrans
- Risk management related issues pertinent to the City
- City expressed ongoing interest to meet needs of everyone of all disabilities
- Made his services available to the City

A member of the audience commented as follows:

- Impacts more than people in wheel chairs
- Includes older generation
- Discussed being a frail individual
- Recognize temporary inconveniences but we need to move bodies as age

Holyan D'Lil commented as follows:

- Been involved in disability standards in building codes for decades
- Been involved in developing state codes
- On committee of US Access Board
- Plaintiff against Caltrans
- Impressed and grateful that Councilmember Carnacchi took time to review curb ramps
- Discussed issue of directionality
- Does impact people with mobility disabilities
- Biggest impact is upon people with visual impairment
- Need directionality
- Important issue for many members of the disabled public
- Happy to work with Councilmember Carnacchi
- Discussed Councilmember Carnacchi' s knowledge

Hearing no further comments, Mayor Slayter closed public comment.

Council Deliberations:

Councilmember Gurney commented as follows:

- Would like to understand what project this is for Caltrans
- Like to appreciate Councilmember Carnacchi for bringing this forward and bringing so many people tonight
- Thanked people for volunteering for this group meeting
- Great generosity to our community and Council

Councilmember Carnacchi commented as follows:

- First have City meeting
- Discuss what needs to be done

- Meet with Caltrans
- Project backed up to design phase - Good place to be to discuss design of intersections
- Could set precedent for what Caltrans does in other cities as well

Mayor Slayter commented as follows:

- Not know what process should be or is
- Aghast at plans presented by Caltrans
- Reacted negatively at Caltrans - Everyone frustrated
- Not only the access issues it is urban design issues
    - SDAT
    - General Plan
    - Documents state vision
    - Not one of them was consulted
- Frustrating meeting to explain to Caltrans - they ignored everything the City said
- Need to have input as voice of community at Caltrans meeting - is important
- Struggling how that message best gets to Caltrans - How best to get the message to Caltrans
- May be gaps in knowledge with empaneling members
- Come up with way that is productive for Caltrans – need to be collaborative – they are the holder of purse strings and deed to property
- Come up with method to get ideas across
- Suggested the City hosting a town hall meeting

Councilmember Glass commented as follows:

- Caltrans is not clear what the process should be
- They do not have a process
- City needs to define process
- Insert information and outcome of process in friendly collaborative way
- Agree there is no process
- Figure out process for our community
- May be a series of meetings
- What is our access point to Caltrans
- Work to figure out how to get it there
- Workshops with constituents (ADA and disabled community/downtown business community)
- Contact before get community input and get agreement that they will receive input

Mayor Slayter suggested adding urban design advocates as well.

Councilmember Carnacchi commented as follows:

- 12-18-2017 – sign in sheet
- Bringing in their superior (Jim Davis)
- Know who to contact with Caltrans

Councilmember Gurney commented as follows:

- Draw parallels to process
- Discussed ridership fare on bus

- Strong current in community - Aware of strong current - Worked up public forums - Did public survey
- Came to Council with specific request
- Head of Sonoma County Transit informed or was at meetings
- Collaborative process
- Not know at time started would be $10,000 ask - that is what developed
- See similarly to this
- Figure out who is the person - who is a decision maker
- No point with confusing their staff or taking staff time if they are not the decision makers
- Suggest reaching out with public forums
- Community committee to fashion those forums
- Sub-committee involve two Councilmembers
- Before go to Caltrans, Council review ask then go to Caltrans
- Discussed having experts in the field - Have a lot of resource here
- Figure out our process
- Include ADA and business interest
- Fine tune steps of two-member sub-committee

Vice Mayor Hinton commented as follows:

- Create two-member sub-committee
- Councilmembers are not individual decision makers
- Not represent the City as individuals
- Move forward with joint sub-committee
- Hold stake holder meetings
- Help define the direction and provide information to the Council
- Bus Fare came from SCTA committee
- See sub-committee so not to have one person speaking for the whole Council

Councilmember Gurney suggested Mayor Slayter be on the sub-committee as well.

Vice Mayor Hinton stated he and Councilmember Carnacchi have already met with Caltrans as well.

Councilmember Carnacchi discussed the upcoming Caltrans meeting and questioned where that leaves the City.

City staff to reach out to Caltrans to set up a meting and discuss the Council concerns and that the sub-committee would like to meet with Caltrans as well as other groups.

Councilmember Carnacchi stated he would like to include ADA proponents as well.

City Manager McLaughlin commented as follows:

- The first meeting would be staff only
- Can discuss the comments and concerns of the other groups
- City heard their concerns
- Need to outline process with appropriate Caltrans people present

Councilmember Carnacchi questioned if the City should meet with the groups first.

Councilmember Gurney commented as follows:

- Spoken to key points
- Don't yet know where to land this message at Caltrans
- Discussed having a Sub-committee and Caltrans meeting
- Right people at the table
- Have a process - Work collaboratively - Not just be one meeting
- Discussed outreach and meetings
- Sub-committee meetings open to public
- Sub-committee making recommendations to Council

Mayor Slayter commented as follows:

- Need to speak with Caltrans to see if they are receptive
- Have their attention and point person
- Meeting with Staff first – then have sub-committee meeting with Caltrans contacts
- Work with advocate group at large - Do workshops - Do collaboratively
- Not do in atmosphere of animosity or aversion

Councilmember Hinton moved and Councilmember Gurney seconded the motion to create a Sub-Committee for two Councilmembers to the Caltrans ADA pedestrian sidewalk sub-committee and appoint Councilmember Carnacchi and Mayor Slayter.

VOTE:

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

City Council Action: Approved creation of a Sub-Committee for two Councilmembers to the Caltrans ADA pedestrian sidewalk sub-committee and appoint Councilmember Carnacchi and Mayor Slayter.
Minute Order Number: 2018-170

PUBLIC HEARING(s):

10. Public Hearing – Waiving of Further Reading and Introduction of Ordinance. This public hearing is to consider a comprehensive update to the City's Zoning Ordinance to make a variety of amendments. The Planning Commission developed the revisions in a series of meetings since fall 2017 and is recommending their adoption by the City Council. The amendments include changes related to definitions, use allowances, general development standards, zoning districts, and additional revisions. Specific revisions include but are not limited to consolidation of several similar zoning districts, standards for mobile food trucks and commercial outdoor barbeques, downtown noise standards, updating of formula business provisions, and organizational changes. The intent of the revisions is to achieve consistency with the City's new General Plan, address selected policy issues, streamline provisions, provide standards for several uses not currently addressed, and address internal consistency issues. The Council conducted a Public Hearing on this matter on May 1, 2018, and also discussed the revisions on May 30, 2018; review of the amendments will continue at the June 19, 2018 meeting. The Council will also be conducting a hearing on a proposed new Zoning Map. (Planning Department)

City Manager McLaughlin introduced the item and introduced the City's Consultant, Beth Thompson, DeNovo, who provided the report to the City Council and provided a discussion of changes.

Mayor Slayter asked for questions of staff or the consultant.

Councilmember Carnacchi commented as follows:

- Discussed the previous meetings
- Not sure big questions were answered
- How many good paying jobs will the zoning code enable and how much money from revenue will be derived
- How many low wage jobs will the zoning code enable
- Discussed auto commuters and less parking with low wage jobs
- Doing anything to create good paying jobs for people to stay and live in Sebastopol

The consultant commented as follows:

- No fiscal or economic analysis of zoning code update
- Was done as part of the General Plan update
- General Plan encourages high paying jobs for community
- Discussed General Plan
- Encourages additional economic opportunities
- Zoning code implements and carries out those changes
- No specific numbers
- Discussed this as a tool needed to bring businesses in and also to streamline the process

Councilmember Carnacchi commented as follows:

- Questioned if residential only projects are allowed in the downtown core as permitted
- Believe this was to come before the Council in all cases

The consultant commented as follows:

- Table 17.25.1 (on page 49) reflects allowed residential uses in the Commercial zones.
- Per the chart, Affordable housing is a permitted us in downtown
- Residential uses as part of mixed use development are allowed as permitted use (discussed footnote 6)

Councilmember Carnacchi questioned if the Council was in consensus for this to be permitted in the downtown core and not be at the Planning Commission level and questioned if his colleagues were comfortable with this being approved at the planning department level. He questioned limiting the number of wine tasting rooms.

The consultant commented as follows:

- Same table, page 48
- Tasting rooms require a Conditional use permit in zones where they are allowed
- Provides discretion to the City

Councilmember Carnacchi stated there is no limit listed but that it is the Planning Commission's decision.

The consultant stated that is correct.

Councilmember Carnacchi discussed putting a cap on it now.

The consultant commented as follows:

- Would not put a cap on it now
- Would be arbitrary
- Not example what have or what want
- Council could give PC general direction that that was a concern of that
- Have them looking at tasting establishments more closely
- Planning Commission can refer to Council for consideration or if appealed to Council
- Discussed some additional edits to zoning code
- 17.350.080(B), Exemptions 3, 4, and 6 should read "alcoholic beverages" (not just wine)
-

Councilmember Carnacchi commented as follows:

- Discussed the formula business ordinance
- Did we go over it
- Discussed basic changes

The consultant commented as follows:

- Changing definition
- Section 17.340 (page 188), paragraph A was revised to apply more broadly so applies not just to restaurants, but to all businesses
- 17.340.040 (A) (page 189) prohibits formula offices on ground floor.
- Page 190 also includes Findings, Finding B was added to ensure formula businesses will be complementary to existing businesses

Councilmember Carnacchi questioned if the antenna ordinance was on hold.

The consultant stated that is correct and will be a different set of revisions.

Mayor Slayter opened the public hearing.

Paul McGavin commented as follows:

- Working hard with citizens of Sebastopol to make sure the Council and Planning Commission are educated and to prepare for wireless telecommunication issues
- Strongest way deal with it is in zoning ordinance and specific wireless code
- Two different places
- Discussed SB 649- got it vetoed
- Have the freedom to take look at ordinances
- Figure out best way to regulate facilities
- What is missing – how much power is enough in order to provide service
- Kids getting cancer and dying from exposure from cell phone that is close to the ground (Petaluma Avenue apartments)
- Pulling data together
- How much radiant does it take to make a phone call
- Questioned what is going on in that place – 120,000 radiation units

- Few FCC guidelines
- Ability to regulate operation of cell phone tower
- Take care of in zoning and wireless code

Dante Love commented a follow:

- Trying to build ten net zero energy homes
- Delighted to hear comments on agenda number 8
- Benefits of net zero energy
- Discussed construction costs
- Discussed Council relief
- Easier to absorb fees and requirements with hotel - Less easy with smaller development
- Consider returning exemption 7 in Inclusionary Housing portion of zoning ordinance
- Need for housing in Sebastopol
- No action since February on this item
- Consider adopting legislation tonight that improves inclusionary housing by adding the exemption for units below 1000 SF

Dan Davis commented as follows:

- Section 17.250.30 (Inclusionary housing)
- Discussed his development proposal
- 18 units - 1200 SF each - Property directly west of park village
- 100 percent residential would be considered
- Discussed Section 17.460.090 (ESOS)
- Parcel has been fully covered with buildings in the early 1900s
- Phase 1 on this property
- Encouraged Council to allow properties to be reviewed on a case by case consideration - flexibility
- His design ensures water would not go to run off
- He's going to be added 50 trees and only taking out one tree

Bob Marsaro commented as follows:

- Home builder works with Dante Love
- Trying to bring small home project to Sebastopol
- Project is important
- Everything Sebastopol wants
- Units are under 1000 SF per unit
- If exemption is put back in will allow that project to move forward
- Discussed bigger picture
- Been on committees to foster housing
- Discussed the Napa Housing Action Plan
- System for building affordable and work force housing does not work – broken
- Crisis with housing
- Municipalities have to be bold and show leadership
- Commended Council on changes to ordinance (housing component)
- Put back exemption of 1000 SF or less exemption for Inclusionary housing
- Takes bold leadership to solve big problems

- Housing in north bay significant problem
- Lost population is work force, make too much for Affordable units, but still need housing

Craig Williams commented as follows:

- Discussed being on Planning Commission and General Plan update
- Discussed the complexities of housing and affordability
- Discussed community vision
- Recognize issues are close to the heart
- Small rural municipalities are an endangered species
- Make sure Zoning Ordinance doesn't have loopholes

Barney Aldridge commented as follows:

- Discussed challenges to build housing
- One or two sites in Sebastopol to make dent in housing
- Discussed work force housing
- Discussed batch plant site on Morris Street – blighted for long time
- Discussed scenic overlay - Discussed limit of 50 residential units per year for Growth Management ordinance
- Need to find way to build 100 work force units
- Helps to stabilize cost of housing
- Zoning with scenic overlay but keeps it bighted
- Discussed the downtown core – not allowing office space on the first floor could result in vacancies
- Would rather see nice office than vacancies
- Require use permit for office

Paul Fritz commented as follows:

- Important to listen to the developers tonight who want to build houses
- Hard to develop in Sebastopol
- Developers in business to build housing
- Zoning code makes it difficult for developers to make a profit
- Each site is different
- Allow zoning code to be flexible
- Work with developers
- Understand what is needed
- How long to take to build ten units in Sebastopol
- Developers know what it will take
- Important to listen to that
- Important to consider exemption 7 or small units
- Maintain open mind and be flexible
- Encourage more housing developers to come and build houses

Gerry Glaser commented as follows:

- Discussed the inclusionary requirement
- Only gotten one inclusionary unit in last ten years
- All want the same goal

- Technique is wrong, need to look at other techniques
- Discussed compromise of Planning Commission
- Comply with General Plan
- Get affordable housing and integrated neighborhoods
- Put 1000 SF exemption back in
- Discussed ESOS
- Morris Street is blighted area
- Get projects in front of the Council
- Believe in findings to determine if projects appropriate
- Have trust in successors on Council and people the Council has appointed

A member of the audience commented as follows:

- Discussed tiny homes and accessory dwelling units
- Discussed disaster relief
- Need emergency plan to deal with housing in a disaster immediately
- Homeowners need that option
- SB 1069 encouraging accessory dwelling units
- Look at considering tiny homes using NFAP code they can look like cottages
- Will help the community
- Means thinking differently

Hearing no further comments, Mayor Slayter closed the public hearing.

Council Deliberations:
Mayor Slayter asked for clarification regarding 50 dwelling units per year.

The consultant replied to public comment as follows:

- 50 housing units per year is a reference to the growth management allocation program – Section 17.500.030(B) (page 249)
- Notes general provisions and limit of 750 dwelling units through 2035
- Dwelling allocations include an annual allocation of 50 units, can be carried over for 2 years if not used in that year
- Discussed exemptions to 50-unit annual limit (paragraph C) for senior housing, single room occupancy, accessory dwelling units, and Affordable housing units (count against 750 unit limit, but not annual limit)

Mayor Slayter commented as follows:

- Asked if this was the growth management that the voters passed
- Consultant states she believed so, with minor changes
- If passed by voters, Council has no discretion
- Staff clarified that is what the measure is

Councilmember Glass stated the 50 units is cumulative over the course of three years, if nothing is built in one year, then the allocation gets carried over, so up to 150 units if nothing built.

The consultant confirmed this:

- Section 17.500.040(C) (page 251)

- Unused allocations carried over for up to two years

Mayor Slayter responded to public comment as follows:

- Emergency ordinance – City does have one – Recovery District - Section 17.48
- Respond in real time to situations that are created by natural disasters

Councilmember Gurney commented as follows:

- Discussed ESOS
- Noted we had a letter from Mr. Davis that referenced Section 17.46 (page 64)

The consultant commented as follows:

- Discussed PC Review had recommended some changes to ESOS
- Page 68 (Section 17.46.070) regarding Exempt projects
- Discussed PC recommendation
- Referenced track changes code [May 1 staff report], Page 75, which had recommended changes for previously improved land
- Revision would have expanded the exemption to previously improved land
- Current version reverts to previous language (per Council direction)
- Regarding other comment, for case by case consideration for ESOS– not reference specific section
- First comment was regarding page 46 (Section 17.25.030, paragraph C) has Development standards for
- Comment was asking for allowances for 100% residential development
- Noted residential only projects are provided for – allowed with conditional use permit if residential only and not Affordable
- That reference is Table 17.25.1, page 50

Mayor Slayter stated this (ESOS language) also addresses Mr. Aldridge's comments as well about previously improved land.

Councilmember Gurney asked about downtown office on first floor. Asked if the formula business ordinance addresses the comments from Mr. Aldridge on offices on the first floor where they are allowed on first floor.

Vice Mayor Hinton commented as follows:

- Stated it is not just for the formula business ordinance
- Not want to do spot zoning
- Can do if unique property

The consultant commented as follows:

- Office permitted in CM district, but not on the ground floor
- The table doesn't currently allow for office on a first floor, even with a use permit
- Can add allowance that ground floor office could be permitted with a conditional use permit
- Would need to add that allowance (add "/C" to table on page 48, Office row on chart)

Councilmember Gurney questioned if the Planning Commission had discussion on this item.

The consultant stated they had discussion of allowing as conditional use permit but ended up with permitted on second floor for CM.

Councilmember Gurney discussed the ESOS and questioned if there is an environmental review, is there the ability to limit the review to particular points.

The consultant commented as follows:

- The ESOS is very broad for environmental review
- Page 68 Section 17.46.090 allows for modification of analysis requirements
- Read language

Councilmember Gurney stated it is important to talk tonight of the exemption in inclusionary ordinance.

Councilmember Glass commented as follows:

- Discussed exemptions for Affordable Housing
- We have a lot of exemptions, but these don't address missing work force housing
- Exceeded required building of low and very low housing for ABAG
- Focus on work force - What need to do in this document to think of that section of housing
- How is this document restricting that - Apply exemptions for low and very low to moderate

The consultant discussed difficulty with moderate housing – no programs (tax credit) – more oversight involved by City if wanted to go that way. Concurred it was a good point, because much-needed units.

Vice Mayor Hinton commented as follows:

- Knew probably going to have concessions for project
- Now we are talking of changing rules for everyone
- Not see how get diversity wanted if builders are not adding that to their projects
- Concerned we are talking about 1000 SF and now we'll have a lot of developers who will build just under that
- Feels like projects that are in play were already looking at a set of rules, and now changing in mid-stream doesn't feel fair
- Looking to change rules for both projects

Consultant commented that there was a provision for modifications to the requirements.

Mayor Slayter commented as follows:

- Project being brought forward in real time
- Telling us what they need to make this work
- Disclosed meetings with Mr. Love and Mr. Massaro between last meeting and this meeting
- Want reasonably affordable housing for work force
- Only one inclusionary unit is not good
- Agree with what we have been doing is not working
- Ability to bring housing units in at a specific cost is virtually impossible
- Easy to reference this project - 10 units of moderately priced housing - discussed cost of housing
- In favor of designing zoning ordinance to get projects that the city wants
- Discussed letter from Mr. Love and Mr. Massaro – not in favor of "project a" size development
- Discussed 10 buyers for each one of those houses

- In favor of exemption number 7
- If 1000 SF is too big, how about 600 SF or 700 SF
- Affordable by design because smaller units
- Page 152 -Inclusionary – Exemption 7 was page 154 of prior version
- Propose expanded to read – developments consisting entirely of units less than XX SF
- Incentive for smaller less expensive infill types of projects
- Hears from people that that is what they like

Councilmember Gurney commented as follows:

- Prior discussion on this wasn't resolved, was 3-2 each way
- Need to look at the old section and review what we want

The consultant commented as follows:

- Deleted and called out in the memo as continued item
- Concern of small units as second homes or vacation rentals
- Can put restriction that needs to be owner occupied

Councilmember Gurney commented as follows:

- Strong commitment we have towards owner-occupied
- Don't want places to sit empty
- Do restriction
- Leaving in exemption is important
- Mechanism to make it all possible
- Is it as big as 1000 SF; thought there was discussion of 840 SF
- What is small and buildable to provide housing that someone can pay for and survive

Mayor Slayter stated 840 SF is an ADU.

Councilmember Glass commented as follows:

- Discussed restrictions as owner occupied
- Issue is not owner occupied, may be owner-occupied by someone as their 'second home', which would still be an issue if give a lot of exemptions but used by people from out of town as second (or third or fourth) homes
- Real issue is whether they are taking the homeowner exemption as their primary residence
- Healdsburg and Sonoma have this issue; don't want our community to get hollowed out
- Aimed at owner purchases as opposed as properties that are being used as rentals

Councilmember Gurney discussed the distinction between a project building small homes someone can buy versus ADUs.

Mayor Slayter discussed deed restrictions to owner-occupied and administration.

The consultant stated it could narrow the pool of potential buyers kill projects and the City would need a regulatory agency to do annual checks. The consultant also read the definition for Affordable Housing, which does include Moderate Income level.

Councilmember Carnacchi commented that Moderate income projects would be just permitted in the Downtown Core as well.

Consultant noted that Affordable Housing projects need to be deed restricted, would only be available to those who demonstrate income levels.

Mayor Slayter commented as follows:

- Feb 2018 – CA Housing future challenges report
- Discussed what makes a project affordable
- First four attributes that make units affordable: small by design; flexibility in unit design and mix; green by design; parking reductions/elimination
- Have things in code to make this doable
- Target- make vital members of the community who are priced out of housing

The Council was in consensus to continue this item to the September 4, 2018 City Council Meeting.
City Council Action: None taken. Item continued.
Minute Order Number: 2018-171

11. Public Hearing – Waiving of Further Reading and Introduction of Ordinance. This public hearing is to consider a comprehensive update to the City's Zoning Map. The Planning Commission has been working on both Zoning Ordinance and Zoning Map amendments at a series of meetings since fall 2017. The primary objective of the Map update is to achieve consistency with the recently-adopted new General Plan, which specifically identified changes to the Land Use Map which are required to be reflected in the Zoning Map. In addition, under proposed Zoning Ordinance changes, several similar zoning districts will be consolidated, and this is also reflected on the draft Zoning Map. Changes to the Map are also the result of a land use consistency analysis which compared existing land use to zoning; several changes to the Map are intended to better align land use and zoning. In addition, consistent with the proposed Zoning Ordinance changes, a number of zoning districts will be renamed to have a more logical naming protocol. The Planning Commission, following a public hearing process, approved the revisions, and is recommending Council adoption. The City Council is expected to first work on the draft Zoning Ordinance revisions at the same meeting. (Planning Department)

City Manager McLaughlin introduced the item and introduced the City's Consultant, Beth Thompson, DeNovo Planning Group, who provided the report to the City Council.

Mayor Slayter asked for questions of staff or the consultant. There were none.

Mayor Slayter opened the public hearing.

Laura Schaffer, Neva Street, commented as follows:

- Provided an aerial photo to the Council
- Discussed history of the property
- Parcel should not have been included into Bately Court zoning
- Requested chant to R4 like the rest of Neva Street

Paul Donner, 361 Neva Street, commented as follows:

- Living with wife's mother
- Was a victim of the recent fire
- Zimpher Creek runs through 370 Neva Street
- Concern for the quality of the creek
- Santa Rosa has a great program of restoration
- Important quality of life these days
- Needs to be maintained and improved upon
- Discussed the garbage trucks not being able to turn around on this street
- Discussed people would not be able to get out easily in a fire or disaster
- Granny units are wonderful
- Change high residential zoning at that address

Craig Williams commented as follows:

- 295 Neva Street
- Phenomenal area
- Hesitate to say need housing
- Limited by choices
- Take into consideration the value of the neighborhood
- Street is characteristic of small town

Clare Najarian commented as follows:

- 357 Neva Street
- 19 homes on Neva Street
- 8 has some type of granny unit
- Not all are just single-family homes
- Has a lot of infill happening
- Want compatibility
- Unique area
- Microcosm of a great neighborhood
- Consider changing zoning [for 370 Neva] to R4

Resident, 315 Neva Street, commented as follows:

- Lived on dead end streets
- Children on streets playing
- Hate to see a complex go in there
- Cannot turn around
- Consider what other people have said

Susan Donner, 361 Neva Street, commented as follows:

- Concerned
- Wonderful street
- Beautiful street
- Concern of safety of street
- Narrow street would not work with high density zoning
- Discussed elderly mother
- Several instances where fire department has had to come

- More people would make it more dangerous
- Not a lot of off street parking

Maxine Clarke, 291 Neva Street, commented as follows:

- There for trees
- Architectural heritage
- Utter peace and feeling of comradery of everyone on street
- Look at apartments on Wilton - Wiped out memory of architectural history - Building now does not respect it
- Horrified of more cars
- Concern for scale and compatibility
- Just as opposed as one person coming to build a mansion on this street as she is with more density
- Requested zone like rest of Neva Street

Gerry Glaser commented as follows:

- Discussed that this would need a General Plan amendment as well
- Zoning showed up that way as well
- Live in the neighborhood
- Concur with speakers

Paul McGavin commented as follows:

- Discussed City policy
- Cities are picking winners and losers
- Discussed housing density
- Why would you put industrial equipment in the residential neighborhood
- Discussed definition of residential character
- When plan a town it should be one of choice
- Worked carefully with Petaluma
- Put good guidelines in zoning ordinance
- Not appropriate in residential zones
- Want buffer in zone
- Put cell sites farther apart
- Not get too dense in any one place
- Review code
- Worried of changes to code
- Nothing has changed
- Good things to consider when working through the ordinance

ila Benavidez-Heaster commented as follows:

- Discussed sitting in public meetings
- It is not like it is perceived
- Listen to the members of the audience
- Discussed zoning
- Not about because the dot on the map was put there - It is because the City is concerned of the general health of the community

- Don't see council standing behind this for one second
- Council will hear you - Not out to get you
- Encourage Council to go direction she suspects they will go
- Not into putting high density on this street
- Listen to the people
- Do this better in the future
- Do not like seeing what she is seeing tonight
- Know the Council will make the best decision

Hearing no further comments, Mayor Slayter closed the public hearing.

Councilmember Gurney requested staff provide a clear map with clear lines for the next discussion as well as having the map pin point the parts in ordinance that are protective of our natural creeks.

The Council was in consensus to continue this item to the September 4, 2018 City Council meeting.
City Council Action: None Taken. Item continued.
Minute Order Number: 2018-172

12. Public Hearing – Approval of Resolution for Reorganization Consisting of Annexation and General Plan/Sphere of Influence Amendment for Parcel 060-120-015; and Approval of Introduction and First Reading of an Ordinance Pre-Zoning the Property and Amending the Zoning Map for Parcel 060-120-015. (Planning Department)

This Item was continued to a future meeting.
City Council Action: None Taken. Item continued.
Minute Order Number: 2018-173

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

13. Consideration of Approval of Recommendations from the Locals Who Make a Difference (LWMAD) Sub-Committee for Honoree and Approval of Adoption of Resolution Amending the Locals Who Make a Difference Recognition Program (LWMAD Sub-Committee/Responsible Department: Public Works)

Vice Mayor Hinton presented the staff report to the City Council recommending the City Council approve the LWMAD Subcommittee's recommendation to announce and recognize Meg Mizutani as the succeeding honoree of the Locals Who Make a Difference Recognition Program and Approve Resolution Amending the LWMAD program.

Sub-Committee member Councilmember Gurney commented as follows:

- Stated the sub-committee has been learning from experience and Council comments
- Detailed information has come back to the Council
- Fine tuning this program
- See what has developed as a well-run program

Mayor Slayter asked for questions of staff or the sub-committee.

Councilmember Carnacchi questioned if there is a set way of notifying the honoree or is this up to the sub-committee.

Vice Mayor Hinton commented as follows:

- Stated there is no formal way
- The sub-committee will out an email to the Council once it has been arranged to invite them to attend
- Stated at the last announcement, the City provided balloons and knocked on the door and surprised the honoree
- Stated that seems like our Sebastopol way

Councilmember Gurney commented as follows:

- Announcement to individual personally first
- Recognition at the Council meeting after the announcement

Mayor Slayter opened for public comment. There was none.

Council Deliberations:
There were none.

Councilmember Gurney moved and Councilmember Glass seconded the motion to approve Meg Mizutani as the Locals Who Make a Difference (LWMAD) Honoree and Approval of Adoption of Resolution Amending the Locals Who Make a Difference Recognition Program.

VOTE:

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

City Council Action: Approved Meg Mizutani as the Locals Who Make a Difference (LWMAD) Honoree and Approval of Adoption of Resolution Amending the Locals Who Make a Difference Recognition Program.
Minute Order Number: 2018-174

14. Discussion and Consideration of Amendments to the City Council Committee Assignments. This item is to:
    a) Request Creation of a Downtown Parking City Council Subcommittee (Mayor Slayter)
    b) Request Creation of an Affordable Housing Site Search City Council Subcommittee (Mayor Slayter)
    c) Request to Disband the Sub-Committee to explore ideas for a new City Hall and new Civic Center that includes an expanded facility for the Regional Public Library (Pine Grove Square Civic Center) (Councilmember Carnacchi)

Mayor Slayter provided the report recommending the City Council discuss and consider committee assignments as listed.

Mayor Slayter asked for questions. There were none.

Mayor Slayter opened for public comment. There were none.

Council Deliberations:

Councilmember Gurney commented as follows:

- Discussed the perception of parking issues in the wider downtown area
- Great interest in housing (in downtown area, affordable, work force housing)
- Decoupling them will make it clearer
- Let housing and parking move forward separately
- Fit goals and be valuable work
- Address issues of downtown businesses and customer base
- Review potential housing
- Both are worthy sub-committees
- Work from former subcommittee valuable

Councilmember Carnacchi commented as follows:

- Discussed a former agenda item that was pulled
- Discussed the Burnett Street parking lot
- Discussed the new sub-committee and questioned if the Burnett Street lot is one of its goals
- Is the Burnett Street lot being looked at for affordable housing

Mayor Slayter commented as follows:

- Discussed the proposal to do a housing site search
- Facilitate conversations with potential developers and property owners

Councilmember Carnacchi questioned if the City is the property owner.

Mayor Slayter stated the City is the owner and is not counting out any property owner at this point.

Councilmember Carnacchi read Article 24 from the CA Constitution regarding affordable housing and taking it to the electors.

Councilmember Gurney stated there are no proposals.

Councilmember Carnacchi commented as follows:

- Not enough information of what are the powers of the sub-committee
- Several times he has tried to have sub-committees formed and has been met with a lot of resistance
- Read minutes from the June 19th meeting - Work plan for community outreach – What does sub-committee want to achieve
- Cannot tell from the report what the powers of the sub-committee will be and what they will be looking to do
- Empowers two councilmembers to do the work – excludes three councilmembers from the conversation
- Needs to be broader based – More conversation at the Council level
- What would subcommittee do - What is site search subcommittee do - Nothing in staff report for him to support this item

Councilmember Glass commented as follows:

- Why isn't the housing sub-committee thinking of this issue
- Make sense for housing sub-committee to go through specific City map of zoning ordinance as well as identify opportunity sites for very low, low and moderate-income housing
- Then discuss strategies for getting people to build them
- Appropriate item for housing sub-committee

Councilmember Gurney commented as follows:

- Discussed the experience of the sub-committee on Locals Who Make a Difference
- Sub-committee entered work
- Clarify what was being done then about 4-6 months later the sub-committee retuned with an amended plan
- Brought back tonight for Council review and direction
- Sub-committee reported back to the Council
- Anticipate each sub-committee will work with support staff and create an outline of a work plan and return back to the City Council for direction
- Stated the purpose of the sub-committee is to investigate a subject more deeply than having a conversation with the entire Council
- Responsibility of the sub-committee is to report to the City Council
- Council cannot ignore the issues discussed
- Sub-committees came from the community interest
- Discussed positive and negative comments
- Responsible way to move forward rather than to bury the issue or let them go
- Pine Grove Square looked at sites – we have that information
- Work with the new Planning Director to look at the opportunity sites in the General Plan
- May come up with additional sites to those
- Work reportable to Council
- Similar to LWMAD
- Sub-committee has to start somewhere with some direction and has to report back
- Work plan off what is discussed tonight
- Parking important – that has raised the most attention
- Irresponsible to think that it does not matter anymore

Councilmember Carnacchi commented as follows:

- Questioned if the parking sub-committee is to consider affordable housing sites such as the Burnett Street lot
- Stated that piece of property should be left alone
- Stated there are several affordable housing projects going on in town
- If leave Burnett alone could be good place to draw people in for central park idea
- Discussed daylighting of the park
- Too valuable a piece of property for affordable housing
- Not good for tax revenue

Mayor Slayter commented as follows:

- Not here tonight to debate that particular parcel

- Sub-committee to identify issues from former sub-committee work such as – is parking a problem downtown or not

Vice Mayor Hinton stated the Council called for and funded a study of downtown traffic.

Mayor Slayter stated that some people found the study bogus and questioned why not try to identify a problem if it exists.

Councilmember Gurney suggested investigating the issue to see if there is a solution.

Councilmember Carnacchi stated he would volunteer for both sub-committees.

Vice Mayor Hinton commented as follows:

- Concurs with Councilmember Glass
- Stated the City has a housing sub-committee that can work on these issues
- Stated it feels and looks like we are disbanding an old sub-committee and creating a new sub-committee similar to the sub-committee that was disbanded
- Ironic disbanding and creating basically the same subcommittees with different names
- What is the job that the sub-committee would do here

Councilmember Gurney commented as follows:

- Stated there are misunderstandings
- Inaccurate as to what happened or what is happening
- Discussed the original interest ten years ago arose from if the City were a landowner and developer, what does our community want us to do to meet the needs of the community
- Was directed at City owned properties
- Sub-committee looked at more than publicly owned lands
- Wanted to make sure there was not something better out there for the City
- Looked at different lots
- This sub-committee tonight is interested in a much wider search
- Opportunity sites are listed in the General Plan
- Could be other potential opportunity sites
- This sub-committee is to look around the entire town

Vice Mayor Hinton commented as follows:

- Discussed the proposed zoning changes
- If zoning changes occur, there may be more housing happening
- Might take care of itself in the immediate future

Councilmember Gurney stated the City has not experienced many developers coming forward.

Councilmember Glass commented as follows:

- Stated the City has not yet implemented the zoning changes
- Discussed the upcoming County/City Housing Fair Event

Councilmember Gurney commented as follows:

- Discussed outreach

- Stated that is important
- Stated the sub-committee might be doing that
- Discussed looking at the parking issue
- City has heard that there is a lot of conflict of parking in neighborhoods

Councilmember Glass commented as follows:

- Discussed parking
- Experts did quantitative analysis - Thought that was inaccurate
- Perception is reality
- If perception that there is no parking then they do not come downtown to go shopping or go to restaurants
- Critical to find out what people's perception are who live here and in greater market area
- Know what people are perceiving of parking and what actual problems are

Councilmember Gurney commented as follows:

- Looking at specific steps/organizing the process in context of sub-committee
- Does Council want to face these issues proactively and do a work plan
- Does anyone want to volunteer
- Does the housing sub-committee want to take this on

Vie Mayor Hinton suggested not creating a sub-committee tonight and letting the housing sub-committee take this on.

Councilmember Gurney commented as follows:

- Stated she is interested in exploring more opportunities
- Has done 10 years of work on this item
- Does not want the work that was approved get put on a shelf or in a garbage can
- Like to pursue this

Mayor Slayter commented as follows:

- Discussed being a devoted member of the housing sub-committee
- Believes the insights are invaluable
- Understands the requests from all Councilmembers
- Difficult position to be in

Councilmember Gurney questioned Councilmember Glass the following:

- Would she be willing to allow the site search sub-committee to move forward while the housing sub-committee is also moving forward
- Stated this is a site-specific search
- Provided the history of this issue

Councilmember Glass commented as follows:

- Need to go through our opportunity sites in cursory short-term way
- Have map of those in time for our housing event
- Take further in future
- In middle of working on housing fair now

Councilmember Gurney commented as follows:

- Housing sub-committee has different purpose than this sub-committee
- Informational program of housing sub-committee
- This is specific to looking for affordable housing
- Distinguishing what doing
- Understand s the logic of housing subcommittee
- Not on work agenda
- This is a public site search effort intended to widen the search to more sites, more opportunity and more locations
- Allow this sub-committee to move forward with that responsibility
- This does not stop the work of the housing sub-committee

Councilmember Glass stated she is not intending on quitting the housing sub-committee.

Mayor Slayter commented as follows:

- Housing sub-committee would continue to be
- Other sub-committee empaneled would need to come up with a work plan distinct from the housing sub-committee

Councilmember Gurney stated she has not heard from the housing sub-committee that they are doing a site search.

Councilmember Glass commented as follows:

- This is not perceived as a fresh idea
- Stated it obviously is a continuum for figuring out housing
- First step was to engage the community
- What are the different things that can be done about housing
- Need to educate ourselves
- Need to educate the community
- Need to develop programs
- For profit versus non-profit
- Opportunities
- General Plan updated into zoning – almost there
- Not take to public until adopt zoning laws
- Discussed public outreach
- Homeowners, renters, developers
- Potential sites listed
- Maybe those get expanded on
- Take what we have in place identified and publicize that
- Stated it is parallel with the new sub-committee

Councilmember Gurney commented as follows:

- Not see parallel part
- Discussed a work plan
- Not specific to a list of properties

- Limited function
- If perceived as a problem, is a problem
- Asset to parking solution to have a sub-committee
- Look at other solutions
- Forward thinking
- Come back with original ideas and not just standard solutions
- The work intending to do is valuable
- No intention to take off or replace
- This is specific and limited

Councilmember Carnacchi commented as follows:

- No parking issue now because we have a parking lot in town
- Remove that and will have a parking problem

Councilmember Gurney commented as follows:

- Not getting rid of parking lot
- When walking around town, hear parking is a perceived issue
- Encouraging people to walk around town

Councilmember Carnacchi commented as follows:

- Suggested tabling this item and bringing it back at a later time with a work plan
- Would also like to see a list of sites

Mayor Slayter stated he does not see a lot of interest in anyone creating a sub-committee for parking.

Councilmember Gurney commented as follows:

- Discussed the commitment to the tax measure
- Could be citizen driven committee to support committee
- Work plan would be helpful to Council to make decision
- Work plan folds it into housing or creation of a separate sub-committee
- Could be modifiable

Mayor Slayter stated that he will table the item for now and reconsider it.

Councilmember Carnacchi commented as follows:

- Stated he did a lot of effort and research studying the Brown Act
- Sometime between then and now sub-committee was dissolved
- Not find out about the disbandment of the committee until it was in the paper
- Not feel right
- Studied for this item
- No one thought to reach out and inform him that it was disbanded
- Nice to have notice that the committee was disbanded
- Would have been courteous for someone to each out
- Moot point now

City Council Action: No action taken. Items a and b were tabled at this time, item c – committee was reported as disbanded.

15. Discussion and Consideration of Language for Ballot Arguments in Favor of the Proposed Measures as follows:
    a) Ballot Measure XXX, Known as the "EXTENSION IN SALES TAX"
    b) Ballot Measure XXX, Known as the "INCREASE IN TRANSIENT OCCUPANCY TAX"

(Vice Mayor Hinton/Councilmember Glass)

Vice Mayor Hinton and Councilmember Glass provided the report recommending the City Council discuss and consider the proposed arguments in favor of proposed ballot measures.

Mayor Slayter asked for questions.

The Council discussed the arguments and directed the sub-committee to provide a final argument for submission to Sonoma County elections for the 2018 Election.

Mayor Slayter opened for public comment. There was none.

The Council was in consensus to have the sub-committee edit for final the arguments in favor of both ballot measures for submission to the County elections by Friday, August 10, 2018.
City Council Action: None Taken. No formal vote required.
Minute Order Number: 2018-176

5. Approval and Authorization for Mayor to Sign letter of Support to commit to going Diesel Free and signing the Statement of Purpose to cut diesel use to zero by the end of 2033 (Mayor Slayter)

Councilmember Carnacchi commented as follows:

- Discussed health effects of diesel
- Discussed downtown corridor of cars
- Affects those that live and work in downtown
- Not sure how diesel free by 2033
- Stated this should push us towards a bypass
- Discussed health concerns
- Take that into consideration
- Revisit idea of bypass
- Discussed contradictory agenda item number 5
- Purchase of diesel vehicle
- 15-20-year vehicle – goes beyond year 2033

Mayor Slayter opened for public comment. There was none.

Council Deliberations:

Mayor Slayter commented as follows:

- Discussed cutting emissions from diesel vehicles
- Discussed vehicles emitting emissions
- Heard comments from Councilmember Carnacchi

- Not sure what is the question of what is to be achieved

Councilmember Carnacchi questioned if we are trying to be a diesel free City.

Mayor Slayter commented as follows:

- Broadly worded goal towards a sector of our economy (transportation) is greatest output generator of greenhouse gasses
- Way to begin to address reducing that

Councilmember Carnacchi questioned if this is a statement of what the City would do to reduce diesel emissions.

Mayor Slayter stated it is a statement of purpose.

Councilmember Carnacchi commented as follows:

- Discussed City vehicles
- What diesel emissions are we cutting

Mayor Slayter discussed vehicle such as those that tow gravel trailers.

Councilmember Carnacchi questioned if we regulate trucks from out of town.

Mayor Slayter stated the City does not.

Councilmember Carnacchi commented as follows:

- Item does not make sense
- Feel good statement if there is no plan to do this

Councilmember Glass commented as follows:

- Initiated by the American Lung Association
- Trying to get jurisdictions to think of the diesel that is in their environment

Councilmember Gurney commented as follows:

- Stated she did the math
- The diesel truck would end service cycle by about 2033
- May not be in service by then
- Discussed climate protection goals
- Looking towards moving to electric instead of natural gas, gasoline, diesel etc.
- Pollution and noise on Main street would disappear if everyone drove quiet electric cars
- Discussed this is a statement of purpose of commitment
- Beginning of more detailed work
- Good idea to do

Mayor Slayter stated that Windsor has signed and has hear every other city is going to bring this to their Councils.

Mayor Slayter moved and Councilmember Glass seconded the motion to Authorize the Mayor to Sign letter of Support to commit to going Diesel Free and signing the Statement of Purpose to cut diesel use to zero by the end of 2033

VOTE:

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

City Council Action: Authorized Mayor to Sign letter of Support to commit to going Diesel Free and signing the Statement of Purpose to cut diesel use to zero by the end of 2033
Minute Order Number: 2018-166

6. Public Works Vehicle Replacement Budget Expenditure Approval for the Purchase of One 5-Yard Dump Truck (Public Works Superintendent)

Vice Mayor Hinton commented as follows:

- Concern with purchasing this in August
- Budget was just approved but the sales tax measure has not been approved yet
- Surprised at amount of this vehicle
- Stated only one bid was received one auto dealer
- Discussed government rebate /dealers
- Suggested getting a second bid even if from out of the area
- Would like to see a competitive bid
- Postpone purchase until after the election
- Discussed purchasing a 2019 in the fall when it has not been built yet

Public Works Superintendent Del Prete stated he did reach out to Henry Curtis Ford who is owned by Hansel.

Mayor Slayter stated there are dealerships that are experts in government sales.

Superintendent Del Prete commented as follows:

- Stated it is a specialty
- City has dealt with this government sales person before
- City received a $12,5000 government discount

Vice Mayor Hinton stated that the dealership gets that rebated to them.

Councilmember Glass questioned if there is the possibility of having a dump truck that is not diesel.

Superintendent Del Prete commented as follows:

- Do make comparable gasoline engines
- Make 6.8-liter V 10 gasoline motor
- Not as good as mileage on highway but the city does not use vehicles on the highway often
- Do not think gas engine would be hinderance or cost use effectiveness issue
- Could be one option
- Spoke to dealer - believes at same cost – or less

Councilmember glass commented that we are trying to lower our particulates in the air and we need to walk the walk.

Mayor Slayter stated commented as follows:

- driving factor is that a gasoline engine has lower emissions than diesel.
- Not time sensitive item
- City should go outside area and get bid
- Council can review those numbers at a future meeting

Superintendent Del Prete commented as follows:

- City can obtain more bids
- If at this price or lower, Council can authorize staff to purchase not to exceed the current quote
- Council could approve spending limit to this amount

Vice Mayor Hinton commented as follows:

- Stated she would like to see the bids
- Has some ideas as to where to get some bids

Councilmember gurney commented as follows:

- Suggested waiting until after the election
- Can the Department be able to endure that wait time

Staff stated yes.

Councilmember Carnacchi commented as follows:

- Talked to Dante
- Questioned if we really need two dump trucks
- Have 2010 truck now
- How many times send out two dump trucks – Dante informed him once or twice at most
- Big expenditure
- Small city
- Not need two huge dump trucks

Superintendent Del Prete commented as follows:

- Used two dump trucks more than twice a year
- Important to offset purchase dates
- Due for replacement four years ago
- Concern if one dump trucks not available for back up
- City has two backhoes for emergencies also
- 1994 will have to be sold out of California due to emissions regulations

The Council was in consensus to:

- Continued item until after the election
- Obtain pricing for gas engine versus diesel engine
- Obtain prices from two different dealerships not owned by same person
- Obtain prices from out of area as well

City Council Action: The Council was in consensus to:

- Continued item until after the election
- Obtain pricing for gas engine versus diesel engine
- Obtain prices from two different dealerships not owned by same person
- Obtain prices from out of area as well

Minute Order Number: 2018-167

Councilmember Carnacchi made a motion to reconsider the vote for the following agenda item previously acted upon at tonight's meeting: Authorize the Mayor to Sign letter of Support to commit to going Diesel Free and signing the Statement of Purpose to cut diesel use to zero by the end of 2033.
Vice Mayor Hinton seconded the motion.

VOTE:

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

City Council Action: Approved Reconsideration of the vote for the following agenda item previously acted upon at tonight's meeting: Authorize the Mayor to Sign letter of Support to commit to going Diesel Free and signing the Statement of Purpose to cut diesel use to zero by the end of 2033.
Minute Order Number: 2018-

Councilmember Carnacchi moved and Mayor Slayter seconded the motion to Authorize the Mayor to Sign letter of Support to commit to going Diesel Free and signing the Statement of Purpose to cut diesel use to zero by the end of 2033

VOTE:

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

City Council Action: Approved and Authorized Mayor to Sign letter of Support to commit to going Diesel Free and signing the Statement of Purpose to cut diesel use to zero by the end of 2033
Minute Order Number: 2018-

CITY COUNCIL REPORTS:

16. City Manager-Attorney/City Clerk Reports:
    - Discussed the Caltrans project ongoing in the City

17. 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):

Vice Mayor Hinton reported on the League of CA Cities and provided a handout to the Council.

Councilmember Carnacchi reported on the Sebastopol Library and provided a handout to the Council.

Mayor Slayter reported on Sonoma Clean Power and the EV Program which ends in October.

Councilmember Gurney reported on the following:

- Peacetown Work Day at Park
- Peacetown Adopt an area for landscaping
- Ridership figures 24 shuttle - Up 83% compared to July 2017

Councilmember Glass reported as follows:

- Housing Sub Committee report
- Met with County representatives
- Hope to be prototype in other districts
- County has provided money for this event
- County is working on the PR for this event

18. Council Communications Received: There were none.
19. Future City Meeting Dates/Events (Informational Only): (See Agenda Below and City Web site for Up to Date Meeting Dates/Times)

Mayor Slayter adjourned the regular City Council meeting to the Closed Session at 12:35 a.m.

CLOSED SESSION:
Call to Order: Mayor Slayter called the closed session to order at 12:40 a.m.
Roll Call:

Attending:	Mayor Slayter
	Vice Mayor Hinton
	Councilmember Carnacchi
	Councilmember Glass
	Councilmember Gurney
Absent:	None
Staff:	City Manager-Attorney McLaughlin
	Assistant City Manager-City Clerk Gourley

Public Comment (Prior to adjournment into Closed Session, the public may speak up to 3 minutes on items to be addressed in Closed Session). There was none.

CLOSED SESSION:
20. Conference with Legal Counsel – Anticipated Litigation
Significant exposure to litigation pursuant to § 54956.9(b): (One Case)
City Council Action: There was no report out as the Council did not have findings to conduct a closed session.
Minute Order Number: 2018-177

ADJOURNMENT OF CLOSED SESSION: Mayor Slayter adjourned the closed session to the regular City Council meeting at 1:00 am.

ADJOURNMENT OF REGULAR MEETING:
Mayor Slayter adjourned the regular City Council meeting at 1:01 am. This meeting will be adjourned to the next Regular City Council Meeting will be held on Tuesday, September 4, 2018, at 6:00 pm, at the

Sebastopol Youth Annex/Teen Center, 425 Morris Street, Sebastopol, CA. The regular City Council Meeting of August 21, 2018 has been cancelled.

Respectfully Submitted,

Mary Gourley
Assistant City Manager/City Clerk, MMC

DRAFT