



Minutes for 14 May 2020

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 14 May 2020 via Zoom Computer Teleconference Media. Council Members present were: Lloyd Chasey, Melissa Finley, Donald Hess, Robert Juengling, Sharon Maier, Tom Murphy and George Provencher. Administrator Mary Mober and five (5) members of the public were also present. **Council Chair Juengling** convened the meeting at 18:01.

1. Introductions and Announcements: None, since Member' and attendee's names were posted below their section of the screen.

2. Consent Agenda:

a. Minutes:

12 March 2020:

Vice Chair Murphy noted the council would need to rescind its April 2 approval of the March 12 minutes because known errors went uncorrected due to a power outage, including: the wrong motion, an overlooked first vote, details of the changes discussed, and the reasons for the review.

It was moved by Council Member Provencher, seconded by Vice Chair Murphy, and unanimously carried that: 1) due to the errors noted the Minutes of 12 March 2020, approved 2 April, be rescinded.

It was moved by Council Member Provencher, seconded by Vice Chair Murphy that the Minutes of 12 March and 2 April be approved as amended. Since Council Member Finley was divided in her vote between the two, the motion was withdrawn.

It was moved by Council Member Provencher, seconded by Council Member Maier, and carried 6 YES (Council Members Chasey, Hess, Juengling, Maier, Murphy, and Provencher) and 1 NO (Council Member Finley) that the Minutes of 12 March 2020 be approved as amended.

2 April 2020:

It was moved by Council Member Provencher, seconded by Council Member Maier, and unanimously carried that the Minutes of 2 April 2020 be approve as amended.

b Correspondence: All were acknowledged as received.

i. **Suggestion from Supervisor Williams:** To Receive GMAC Minutes

ii. **Suggestion from Supervisor Williams:** To Record and Post GMAC's Monthly Meetings on YouTube.

iii. **Invoice:** MCN for Domain Registration \$17.30

iv. **CDP #2019-0017** (Tjogas); Location: 41779 Roseman Creek Road, Gualala

3. Approval of Agenda:

It was moved by Council Member Chasey, seconded by Council Vice Chair Murphy, and unani-mously carried that the Agenda be approved as amended by adding Item 13 Walk/ See: CDP #2019-0017 (Tjogas).

4. Public Input on Non-agenda Items:

Frank Ables, owner of property in Gualala, thanked the Council for approval of the Agenda.

Mary Mober, Gualala-area resident, noted the owners of the property located at the corner of Highway One and Iversen Road were removing the cypress trees that shielded the house from a driver's view corridor from Highway One when driving south. When the Mendocino County Planning and Building Department (MCPBD) issued the building permit, the planner didn't realize the property was within GMAC's boundaries and the CDP wasn't sent to the Council for comment. Since that time, GMAC requested MCPBD mandate a shield of vegetation to obscure the view of the house

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that sits very prominently on a hill above the Highway, which was done. Now that shield is being eliminated and the house is again very prominently in view. After discussion, it was decided that Ms. Mobert, as a member of the public, should send a letter to MCPBD drawing their attention once more to the problem.

Council Member Provencher announced Mendocino County Health and Human Services Department is installing another COVID-19 testing station. He didn't know its location but it will open soon.

- 5. Report: Mendocino County Law/Code Enforcement:** Since this Item's information is vital to both the community and law enforcement, it was decided Chairman Juengling would discuss their participation in video meetings and Administrative Secretary Mobert will send monthly Agendas to the CHP and Sheriff's offices.
- 6. CDP #2019-0009/CDV 2019-0001 (Ables); Location 46785 Ocean View Drive, Anchor Bay; APN 144-036-07;** Development Permit for the construction of a single-family residence with attached garage, including a driveway, production well, and the sewer connections to public sewer district. Administrative Coastal Development Variance for the single-family residence to have a 29 foot building height above average grade. Council Members Chasey and Maier walked the property.

Mr. Frank Ables and his Architect Mr. Paul Douglas were present. **Mr. Ables** stated he had acquired the property to build a retirement home for his parents. Unfortunately, they died before he could do so and it is for his family now.

Mr. Douglas related the home will sit on a .5 acre parcel, be built into the hillside with the garage on the lower level and living area with two bedrooms above. It was a simple 2512 square foot home with decks and around 900 square feet of non-living area. The well is in and approved.

Council Member Chasey stated the house design make good use of the property and he had no issues with the proposal. He saw no Biological, Botanical, or Archaeological Reports, and wondered if the neighbors had been asked about the request for an exemption of one foot in height.

Mr. Ables said his neighbor, Mr. Richard Pierce, had OKed to variance. **Mr. Douglas** noted an Archaeological Report was done in the 1970s; it needed to be updated; that will be done, as well as the Biological and Botanical Reports.

Council Member Provencher ask to what provider the sewer system was connected. **Mr. Ables** said it was connected to the *Anchor Bay Sewer District*.

Council Chair Juengling noted: 1) the plans indicate two driveway egress and access locations and asked which would be used; 2) if trees will be cut to accommodate the driveway; 3) where runoff from the roof and downspouts would go; 4) how much soil will be displaced by grading and where would it be put, since this will affect both the Biological and Botanical Reports, and; 5) would the driveway be paved or gravel, permeable or impermeable.

Messrs. Douglas and Ables said: 1) the drive will enter and exit from Ocean View Drive following the parcel's contours; 2) no trees will be cut; 3) runoff will be collected by a French drain and distributed from there into two drains leading to Ocean View Drive; 4) around 70 cubic yards of graded soil that will be placed at the lower end of the property, and; 5) the drive will be gravel or chip seal (tar with gravel over it), not asphalt, and will be permeable.

It was moved by Council Member Chasey, seconded by Council Member Maier, and unanimously carried that the project be recommended for approval provided MCPBD obtain Botanical, and Biological Reports; ascertain where runoff drainage, as well as grading soil, would go, and; assure a permeable drive was laid. The Council found the variance was satisfactory. Council Member Chasey will write the letter to MCPBD.

- 7. CDP #2020-0010 (Moore); Location 37900 Old State Highway, Gualala; APN 145-212-03;** Administrative Coastal Follow-up on emergency permit EM #2019-0002 a Standard Coastal Development Permit requested to remove trees from the site where the Commission has directed habitat restoration on adjacent lands. Council Members Hess and Provencher walked the property.

Stephany Dall of *Dall and Associates*, Sacramento, California represented the owners and reported on the project. Three trees and a remnant stump were removed last December. Two more trees blew down in a winter storm. PG&E asked another be removed because it was a threat to power lines. Other trees may be removed in the future. Removal was approved by California Coastal Commission and the County.

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Council Member Provencher stated the work followed to the letter what was required by the CDP and was in conjunction with restoration work to the south of tree line.

It was moved by Council Member Hess, seconded by Council Member Finley, and unanimously carried to recommend approval of the project. Council Member Provencher will write the letter to MCPBD.

- 8. Report: Status of the Gualala Water Moratorium:** Council Chair Juengling reported the Gualala River flow is now at the normally-low levels of this time of year: 15 cubic feet a second (CFPS) on the north fork. No change is in the offing. Water supply depends on rainfall in the coming months. Mandatory conservation becomes active when the flow drops below 21 CFPS and is in place now.

9. Council Matters:

a. Various CalTrans, County, and Local Issues:

- i. **Report: GCAP Ad Hoc Committee:** (Council Members Juengling and Murphy)

Council Chair Juengling has received *CalTrans'* plans on paving the pullout just south of the *Vue Restaurant*; they will repave Highway One this summer. Unfortunately, the project has been delayed due to the COVID-19 pandemic. He will report again 4 June.

Council Member Hess noted that *CalTrans'* new project Manager, Steve Blaire, said the contract has been approved and the contractor only has to set a starting date.

- ii. **Report: PSPS and Emergency Preparations Ad Hoc Committee:** (Council Members Hess, Maier, and Provencher)

Council Member Provencher sent copies of the current Draft Plan to the other Committee Members. There has been little work done by the Steering Committee because of COVID-19. There are no plans to address an evacuation during an epidemic; this needs research. The Committee was caught off guard while working on other emergency situations—fire, earthquake, power failure, etc.—when COVID-19 struck. A section on pandemics needs to be inserted; no one prepares for that, no good path is known, and now it must be faced. The minute authorities say evacuate, it's a whole different ball game. The proposed escape routes map is not complete; nothing has been considered or decided. There's a draft for fire evacuation but, with the shelter-in-place order, how does the population evacuate.

Council Vice Chair Murphy noted a plan is needed for the coming fire season so residents aren't caught without a plan, which leads to chaos. He asked the committee to take leadership on this and suggested inviting a *Cal Fire* representative and *South Coast Volunteer Fire Department* Chief, Greg Warren, to a town hall meeting. Any plan must be a simple but useful model for all residents; two to four pages rather than 30 or more and succinct instructions/directions to follow.

Council Member Maier stated evacuation plans would be different for fire or earthquake than for and/or with a pandemic in play. Having the first plan in place while the second is being drafted would be better for the community this summer and would set minds at ease.

Council Member Hess agreed that The Sea Ranch model of 70-some pages was much too long. Keep it simple; don't cover every situation. Communicate and listen to authorities. Items people need are: a radio, first-aid kit, water, food, information-posting center location for instructions. Don't over plan, be flexible during change.

- iii. **Report: Housing & Economic Development Standing Committee (H&ED) Status of Business in Gualala During COVID-19:** (Council Members Finley and Murphy):

Council Vice Chair Murphy said he spoke at the 7 April Mendocino County Board of Supervisor's (MCBOS) meeting to urge their support of an economic development plan for Gualala (See attached). He also talked with business owners whose small business' applications for federal monetary help could not be processed by local banks because they were not certified to handle the loans. Some local businesses will fail, though retail curb service will open in the County soon, and service-industry organizations and businesses will open eventually.

The situation is hard on businesses now because many are tied to restaurants, tourist housing and rentals, etc. Since the service industry will open last, Gualala will lose population and businesses. He is working on reopening plans with businesses and attended meetings on federal relief aid and working at home.

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After the crisis, people in the Bay Area may like working at home or their employer wants them do that. So they may want to move to the country—to Gualala—injecting, possibly, tens of millions of dollars into the town's economy. Without low-cost housing and new sources of income, Gualala could turn into a ghost town. At the same time, Gualala needs to preserve its rural, small-town feel and avoid a strip-mall design for Hwy. 1 in the GCAP.

Council Member Provencher noted denser housing could fit into the G-PD zoning in the *Gualala Town Plan* and the council may want to revisit that.

iv. Report: Public Electric Vehicle Charging Station in Gualala Report: (Council Members Hess and Juengling)

Council Member Hess displayed a photo of the pullout area south of the *Vue Restaurant*. To the north of the lot is the large PG&E transformer that would be used for charging service; PG&E has yet to be contacted. A company engineer needs to evaluate the transformer to see if it can deliver the power needed for the stations.

The *CALeVIP Program – Sonoma Coast* application is due 8 July when the application process is opened. Grant monies total \$6.75 million. A site verification form should be OKed and maintenance contract in place before building. *CalTrans* will own the property; another entity will own the charging stations. Applications don't require permits in place but proof of a permit application should be submitted within 60 days.

Three chargers will be installed: two slower, Level 2 chargers that will charge any make or model, and; a level 3 DC charger that charge a car in 20-30 minutes. The State will fund 75% of the cost; the owner needs to invest in the project. Most stations north of Gualala—Elk and Little River— are free but some require payment, i.e. Fort Bragg and Ukiah.

The *Redwood Coast Land Conservancy* (RCLC) declined the offer of ownership; their volunteers are busy with their new Mill Bend property. The stations, being on public property, may be considered a gift of public funds to a private owner. This potential problem needs to be solved before construction. Bids for equipment are being received presently. Parking places will be limited to charging only; no one may park there unless they are using the station.

Council Chair Juengling displayed the *CalTrans* paving plans for the pullout. He is keeping the Mendocino Council of Governments (MCOG) updated on the project. They seem to want to help here as they have throughout the County. An easement will need to be issued by *CalTrans* and should happen ASAP. He indicated an area that could be for charging. The stations need five parking places to accommodate all the cars to be charged at once. Some original *CalTrans* drawings showed parking. Several points on the paving plan were discussed.

Kathleen Chasey, *Mill Bend* Project Manager and RCLC member, walked the site with the Committee. She objects to the plan because the pullout is the only place where *Americans with Disabilities Act* (ADA) visitors will have access to the trails and river. She also expressed concern the chargers would block views of the ocean and asked the committee find another site, perhaps around Gualala Arts. A trail-head is also located there providing good access to ADA parkers to the bluff trail and river. Several other locations and owners were discussed.

Council Member Provencher felt ADA parking and statute's enforcement by the CHP, Sheriff, and *CalTrans* would keep vendors out of the pullout.

Council Vice Chair Murphy suggested the committee should with RCLC to get a cohesive plan with community support before applying for grant funding. He would like the committee to talk with Joel Chaben, local representative to *Sonoma Clean Power* and approach businesses as possible sites for EV charging stations. He said ocean views should be protected and the chargers could be sprinkled through town. He suggested the committee hold public hearings and bring a more cohesive plan to the council prior to the deadline to apply for funding.

v. Invite Speakers on Various Issues: (Council)

Council Chair Juengling got a commitment from David Bower of *North Gualala Water Company* who will be invited to speak on present water issues 4 June.

vi. Telecommunications Committee: Report on GMAC YouTube/Zoom Meeting Update. (Council Members Hess and Murphy)

Council Vice Chair Murphy reported MCBOS, 5th District Supervisor Ted Williams suggested the Council's Zoom video recording's be put on GMAC's website. Zoom media allows Mem-

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bers to participate from anywhere, promotes and may increase public participation, and will include all documents addressed at the meeting. The COVID-19 Town Hall was attended by 100 people but 250 have viewed it since it was held.

However, what happens when GMAC returns to physical meetings? Will members bring their own computers and logon to a Zoom format? Will there be a supplementary recording system? How will inclusion of those without computer access be handled?

Alternately, are GMAC Members comfortable with meetings being posted forever on YouTube? Zoom-access costs \$15 a month per meeting and \$45 a month for webinar service. Is it feasible to post two to five meetings, then stop because of returning to physical meetings? For the many people who can't attend, they can look at the web posting whenever they want.

Council Member Finley stated GMAC can't go back to physical meetings before a vaccine is available; that may take up to 15 years. Any attendee at a physical meeting could record it and post it anywhere they want. Meetings could be out there now without Members knowledge.

Council Members Maier, Juengling, Finley, Provencher, Chasey, and Hess expressed concern about having the videos on YouTube forever, suggesting recordings could be posted for a limited time as a test.

Council Member Provencher liked that people were accessing the posting after a meeting but agreed it should be removed in two or three months. Look at how many viewers access it after meetings to see how many are interested. It has a positive effect on GMAC's transparency and reputation, adds to the democratic process, and gets information into the community. If MCBOS wants this, they should fund it.

Council Member Chasey felt posting on YouTube would be overboard when GMAC returns to physical meetings. He said we could put the recording on the website now, not YouTube, then remove it in four months. He felt there was enough money in the budget to pay for this.

Council Vice Chair Murphy found that recordings can be deleted. He suggested posting this meeting's recording on YouTube, send the link to Members for viewing, discussing this issue at the committee level, advise the supervisor of the Council's plan, and bring the matter back to Members in the future. Other Council Members agreed.

vii. **Discussion & Vote on Proposed Draft GMAC Bylaws:** (Council Members Juengling and Murphy)

Council Chair Juengling said the Council was to have a public hearing and vote on the Bylaws changes adopted on a 5-0 vote when Members reviewed the Bylaws line by line on March 12. He noted the Council had adhered to the current Bylaws and Brown Act in this process, and allowed 8 weeks of public comment, although the current Bylaws do not require that. He said he would like to follow this procedure to assure the hearing adheres to its goals.

It was moved by Council Chair Juengling, seconded by Council Vice Chair Murphy to adopt the rules of discussion as follows:

- A. **the Vice Chair will act as moderator, allowing members of the public to speak up to three minutes, and each council member up to five minutes; alert each speaker when 30 second remain; and alert the chair when time expires;**
- B. **Regular Council Members will speak in rising order of seniority (Maier, Provencher, Hess, and Finley), with the Council Officers speaking last (Chasey, Murphy, and Juengling);**
- C. **Speaker will address remarks to the Chair and refer to the specific section they wish to address. Anyone failing to do so would forfeit their remaining time.**
- D. **The chair will decide if the speaker's time may be extended or if discussion strayed from the topic;**
- E. **after all comments have concluded, the Chair will entertain a motion, a second, and call the roll for a vote of YES or NO with no further comment. Member(s) who vote NO retain the right to state their reason for dissent, but should limit that to a single sentence.**

The motion carried 6 YES (Council Members Chasey, Hess, Juengling, Maier; Murphy, and Provencher), 1 NO (Council Member Finley who felt it was against GMAC's current Bylaws and the Brown Act to limit her input as a Council Member on an Agenda item. She was surprised by the change in format for "discussion"—closed microphone,

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limited speaking time, no open discussion—and was not apprised of the change before the meeting)

Council Vice Chair Murphy posted a clock on the screen, then began the hearing, noting Zoom is a new experience for the council. He said he would monitor the time, mute all participants, then unmute each speaker in turn.

Ms. Moberg, local resident, stated no Parliamentary Authority was cited to reference when parliamentary questions arise. She asked the Council amend the Bylaws to do so.

Council Member Maier noted the 12 March meeting's discussion was extensive, as was the rewriting. The Process was very thorough.

Council Member Provencher was satisfied with process, changes, and corrections; the minutes reflect the minutes reflect the changes the Council went through accurately.

Council Member Hess agreed with the previous two Members and supported the changes.

Council Member Finley cited:

- A. Section 3.04 Open to the Public:** regarding "Executive Sessions," to which the *Brown Act* refers as "Closed Sessions." The wording should be changed.
- B. Section 3.03 Regular and Special Meetings, Time and Place, Notices:** states, "Special meetings may be called at any time by the Chair, or in the Chair's absence, the Vice Chair and three Members of the Council." this is redundant, since **Section 4.2 Vice Chair:** clearly states the Vice Chair will "act in replacement of the Chair if the Chair is unable to participate...." The punctuation means three members of the committee could only call a special meeting if the Chair is absent.
- C. Section 4.01 Chair:** states "The Chair shall appoint chairs of the Council's committees...;" and **Section 5.13 Committees:** states "The Council Chair will designate one committee member as Committee Chair." Since the Council Chair is only an ex-officio member of the committee, committee members should be allowed to choose their own chair.
- D. Section 4.04b Administrative Secretary or Administrator:** states, "The Administrator shall a report to the Council Chair." This is not a complete sentence.
- E. Section 5.01 Agendas:** states, "Individual Council Members or members of the general public may request that specific items be placed on the agenda, subject to approval of the Chair." This eliminates the Council in deciding what goes onto the Agenda, only the chair may decide.
- F. Section 5.13 Committees:** states, "The Council Chair may create Standing and/or Ad Hoc committees...." There are only two kinds of committees, Standing and Ad Hoc. The Council should choose when to create a committee, not the chair.

This Section also states, "Both Standing and Ad Hoc Committees may be dissolved at any time by the Chair upon finding that the committee's work has concluded." This leaves it up to the chair, even if the committee doesn't feel its work is concluded. This means the committee may never get to report to the Council because the Chair decides what is on the Agenda, not the Council. She said the Council has been replaced by the chair in many places.
- G. Section 6.01 Public Hearings:** states, "Members of the public shall have up to three minutes each to address the application,..." and public input "... may continue for up to 60 minutes unless the period is extended by the Chair." She questioned why there is a limit on each individual.

She stated the Council was turning this into a dictatorship. Her time then expired. She continued to speak saying this was only the second time the matters were discussed in council but couldn't continue with further objections to points in the Bylaws.

Council Member Chasey appreciated the work that was done. The Bylaws needed to be addressed for there were many inconsistencies; this now allows meetings to be efficient, people to be heard, and the meeting to move forward.

Council Vice Chair Murphy agrees with three changes where rewording was needed:

- A.** the document be proofread for typos and/or grammatical errors provided they don't change the meaning of any sentences;

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- B. amend **Section 3.04 Open to the Public:** replace the words “Executive Sessions” to read, “Closed Sessions,” and;
- C. amend **Section 3.03 Regular and Special Meetings, Time and Place, Notices:** replace the wording, “Special meetings may be called by the Chair, or in the Chair’s absence, the Vice Chair, or three Members of the Council...” to read “Special meetings may be call by the chair or a majority of the Council.” This was redundant and a holdover from when the Council had fewer Members.

On other issues raised by Council Member Finley, he noted the Council had addressed all those items in depth at the 12 March meeting that she did not attend; he was comfortable with the process the Council went through in reviewing the Bylaws and Policies.

Council Chair Juengling felt these changes streamlined meetings and brought needed change to guidelines. Members can speak as well as the public. Many details were discussed and the process was fair. Parts of outdated Policies on the website have been updated and brought into the Bylaws. He thanked and commended Council Vice Chair Murphy for his diligent work on an important effort. He noted the Chairperson has traditionally had more power as presiding officer. Checks and balances on that power are the other Council Members and GMACs constituencies, and in the end, the council serves the MCBOS.

It was moved by Council Vice Chair Murphy, seconded. by Council Member Provencher and carried 6 YES (Council Members Chasey, Hess, Juengling, Maier; Murphy, and Provencher), 1 NO (Council Member Finley) that the Bylaws be approved on the proviso that the three amendments noted by Council Vice Chair Murphy (above) be made.

Chairman Juengling’s Report:

Council Chair Juengling stated it was no a trivial matter to update the Bylaws. GMAC Member’s work is voluntary for the good of the community at large and assessing the community’s needs. They are beholding to their oaths, ethics, and terms of office to which they were appointed. Everyone should be heard.

10. Vice Chairman Murphy’s Report:

Council Vice Chair Murphy said his hat’s off to the many Covid-19 volunteers and organizations and wanted to add special recognition to GMAC for working with many organizations and businesses during the crisis and in adopting the new Bylaws. He said to keep up the good work.

11. Treasurer Chasey’s Report:

Council Treasurer Chasey reported the County will give a credit of \$185 for each CDP addressed, and has received \$1.300 between July 2019 and May 2020. The MCBOS granted \$5,000 as well. GMAC’s expenses during that time were around \$2,500 leaving a balance of around \$3,000. The 2020-2021 Budget will reflect the MCBOS’ grant of \$5,000, plus any monies from hearing CDPs. The present balance allows GMAC to pay \$45 a month, a total of \$540, for Zoom access during the coming year. Council Vice Chair Murphy will be reimbursed for all his Zoom expenses to date.

12. Administrator Mobert’s Report: Administrator Mobert reported working 17.33 hours; materials were \$2.16, for a total of \$262.16.

13. Walk/See: CDP #2019-0017 (Tjogas) Council Members Chasey and Murphy will walk the property. Council Chair Juengling will also visit the site.

14. Agenda for next meeting – 4 June 2020

- a. CDP #2019-0017 (Tjogas) Location: 41779 Roseman Creek Road, Gualala: (Council Members Chasey and Murphy)
- b. David Bower of *North Gualala Water Company*: Present Water Issues

15. Adjournment: 21:01

DRAFT Minutes prepared by Administrator Mobert

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ADDENDAE

CONSENT AGENDA:

2a:

Known errors prior to April 2 were not corrected due to power outage. Other errors noted by council members since then. Problems included:

- Excluded reason for bylaw update
- excluded details of changes proposed
- overlooked first vote and
- contained wrong motion

NOTES FROM HOUSING & ECON DEVELOPMENT

Conducted several conversations with business owners on Covid effects on businesses. Concerns expressed about local businesses being unable to obtain vital assistance due to flawed design of federal program.

- Landlords/businesses expect several Gualala businesses to fail.
- Addressed 4/7 BOS meeting at request of WestBDC, urging support for developing a Gualala re-opening plan with help of WestBDC. Request my comments be added as addendum to the minutes.
- Likely phased-in approach to re-opening for restaurants, hotels, and retail in Gualala, impacting workers, owners, landlords & county.
- Ongoing work with hospitality businesses on possible "Safe Gualala" re-opening plans, including possible hotel and restaurant protocols.
- Attended two SBDC webinars on federal relief aid & working at home.
 - No formal H&ED committee meetings conducted in past month due to crisis

TELECOMMUNICATIONS COMMITTEE NOTES:

TOPIC: Long-term use of Zoom to facilitate, record and post meeting videos...

UPSIDES:

- **Benefits:** Helpful for "crisis" meetings, share docs, record discussions, easy for distant participants (applicants, planners, supervisors, sheriff, etc.), easy for residents to watch from home, allows council members to participate when away.
- **Recordings:** Supervisor Williams suggests posting recordings to YouTube: encourage professionalism. Also eliminates need to record meetings on tape and post to our website. Would include all exhibits shown during meeting.
- **Involvement:** Increases rate of public involvement (Town Hall: 250 views, vs 100 attendees)

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QUESTIONS:

- **Logistical:** What happens when we go back to F2F meetings? Do we bring computers and log on?
- **Inclusion:** Digital Divide vs. Requiring Physical Attendance
- **Personal:** Is everyone comfortable with recording for “posterity?”
- **Cost:** \$15-45/month... Who pays?

(COUNCIL CAME TO A CONSENSUS TO POST 5/7 VIDEO TO YOUTUBE AND RE-VISIT THE ISSUE AT A FUTURE MEETING AFTER THE TELECOM COMM HAS A CHANCE TO REVIEW QUESTIONS)

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Comment by Tom Murphy, Chair, GMAC-H&ED Committee

To: Mendocino BOS, 4/7/20, Item 5a, via Zoom: 669-900-9128 Webinar: 924 825 964

Thank you, Chairman Haschak, and good afternoon to the Board Members, Mary Anne Petrillo, and county staff. I'm Tom Murphy. I lead the Gualala MAC's Standing Committee on Housing & Economic Development.

Rightfully, businesses and individuals are united countywide right now on the single priority of stopping the spread of COVID-19. Non-essential businesses in Gualala are shut and most of our business owners and employees sit idle. We know that is the right thing to do at this time. I believe it's also very important to use this down-time to start developing a long-term, POST-COVID Economic Recovery Plan for the Gualala area.

As Ms. Petrillo suggested, the ENTIRE County Economy needs strengthening – and county revenue is likely to FALL due to this crisis. In the four months PRIOR TO the COVID crisis, my committee met repeatedly with Gualala business leaders and employees. We found during these hearings that the Gualala Area faces some unique and very deep challenges. The West Center attended some of those meetings.

The vast majority of our six-dozen downtown businesses focus on hospitality or retail – the lowest-paying sectors in the county's economy. Yet our housing costs are among the highest with a one-bedroom apartment starting at around \$1,500 a month – about three-quarters of what a minimum wage worker earns before taxes in our retail stores, restaurants, or hotels.

So even before COVID struck, we recognized these problems threaten the long-term economic viability of our entire community. These issues could result in higher demand for services, rising crime rates, increased homelessness, and so on. Now, we are in an even worse position, and – not to be dramatic -- I fear many of our local businesses will not survive the summer.

Before we ever heard of COVID-19, we started taking the first steps toward drafting a broad economic growth plan. We invited West Center to participate on that. NOW, I'm hoping we can convert that effort into a stronger plan for economic RECOVERY.

It is very early in the process, but the committee has already found a long-term need to:

- Attract new, higher-paying jobs to the South Coast to diversify our economy
- Develop better messaging and communication to attract high-end visitors.
- Prioritize development of low-cost worker housing, perhaps co-housing that offers equity stakes.
- Revitalize and possibly relocate our Visitor's Center and Chamber of Commerce
- Discourage a “strip-mall” appearance by enhancing downtown landscaping to help attract visitors
- Possibly, open a West BDC outpost in Gualala to provide training to business owners and workers

GMAC's archives may be viewed at this website: www.gualalamac.org, and/or by contacting Administrator Mober: (707)884-3368.

The Mendocino County Board of Supervisors established the Gualala Municipal Advisory Council (GMAC) to advise them on planning issues that affect or have the potential to affect the Gualala area. The GMAC's role is advisory only.

Public Attendance and Participation is Encouraged at GMAC Meetings.

I'm not asking for specific board action today other than strongly supporting these local efforts at Gualala MAC and encouraging West BDC to work closely with GMAC's Housing and Economic Development Committee NOW on this post-COVID economic recovery plan for Gualala.
I'm available for any questions you may have. And I want to thank Ms. Petrillo for her good work, and I want to thank the board for its leadership during this crisis. Godspeed in your work.

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