



## AGENDA

### REGULAR MEETING OF THE CITY COUNCIL AND JOINT MEETING OF THE CLOVERDALE COMMUNITY DEVELOPMENT SUCCESSOR AGENCY BOARD OF DIRECTORS

WEDNESDAY, August 12, 2020

CLOSED SESSION: 5:00 p.m.

CLOSED SESSION LOCATION: CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BOULEVARD, CLOVERDALE, CA 95425

PUBLIC BUSINESS SESSION: 6:00 p.m.

Location: Cloverdale Performing Arts Center,  
209 N. Cloverdale Boulevard, Cloverdale, Ca 95425

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The Cloverdale City Council welcomes you to its meetings that are typically scheduled for the 2nd and 4th Wednesday of the month. Your interest and participation are encouraged and appreciated. Please silence all pagers, cellular telephones and other communications devices upon entering the meeting.

#### PLEASE NOTE

In order to minimize the spread of the COVID 19 virus, this Regular Meeting will be conducted pursuant to the provisions of the Governor's Executive Order N-29-20. Some or all members of the City Council will be participating in the meeting remotely via teleconferencing or other electronic means consistent with Executive Order N-29-20, which suspended certain requirements of the Brown Act. Please refer to the end of the agenda for instructions related to public comment and attending the meeting.

#### ADDRESSING THE CITY COUNCIL/PUBLIC COMMENT:

For the public business session of this meeting Public Comments may be made in person or through the use of Zoom. Emailed comments will become part of the record and viewable online and in the City Clerk's Office. Please refer to the end of the agenda for further instruction. Per direction provided by the Sonoma County Health Officer, a facial covering is required to be worn in all City facilities.

When asked to do so by the Mayor, those wishing to address the City Council in person are asked to step up to the podium. Speak directly into the microphone so everyone in the audience can hear your comments and so they'll be recorded into the official record. State your name and City of Residence for the record. Per City Council Policy, three (3) minutes are typically allotted to each speaker. However, Council may at its discretion revise the amount of time allotted.

***"We may disagree, but we will be respectful of one another. All comments will be directed to the issue at hand and addressed to the City Council. Personal attacks are unacceptable."***

#### CLOSED SESSION

**CLOSED SESSION: 5:00 p.m.**

#### **OPENING:**

- Call to Order
- Roll Call
- Agenda Review – Closed Session (Changes and/or Deletions)

**PUBLIC COMMENTS ON CLOSED SESSION AGENDA:**

Prior to adjournment into Closed Session, the public may speak on items to be addressed in Closed Session.

**RECESS TO CLOSED SESSION:**

**1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS:** Pursuant to Government Code Section 54956.8

Property: Thyme Square, West Side of S. Cloverdale Boulevard between Citrus Fair Drive and Healdsburg Avenue, APN 001-440-049  
Agency negotiator: City Attorney Sanchez and Assistant City Manager Thompson  
Negotiating parties: Integrated Community Development  
Under negotiation: Disposition of Real Property

**VIEWING OF MEETING – PUBLIC SESSION:**

As a public service to the community, regular City Council meetings are streamed via live webcast on YouTube at: <https://bit.ly/2R2Odm4> on day and time of meetings. **Please refer to the end of the agenda for instructions on how to view the meeting and provide public comment using Zoom:** <https://us02web.zoom.us/j/89195916678>. You may also listen by Telephone: 1 (669) 900-6833. Zoom Instructions: <https://bit.ly/2A8Mx4M>

**DISABLED OR SPECIAL NEEDS ACCOMMODATION:** In compliance with the Americans with Disabilities Act, if you need assistance to attend or participate in a City Council meeting, please contact the City Clerk’s office at 894-2521. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

**WAIVER WARNING:** If you challenge decisions/directions of the City Council in court, you may be limited to raising only those issues you or someone else raised at public hearings(s) described in this Agenda, or in written correspondence delivered to the City of Cloverdale at, or prior to, the public hearing(s).

**AB343 Requirements:** Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection in the City Hall offices located at 124 N. Cloverdale Blvd., Cloverdale CA 95425 during normal business hours.

**CONVENE PUBLIC BUSINESS SESSION – 6:00 p.m.**

**OPENING:**

- Call to Order
- Pledge of Allegiance
- Roll Call
- Report out of Closed Session – Actions Taken
- Conflict of Interest Declaration
- Agenda Review – Regular Session (Changes and/or Deletions)

**PUBLIC COMMENTS:**

Any person wishing to speak to the City Council on any item not listed on the agenda may do so at this time. Members of the public have the right to speak on any items on the Council Agenda during that item. Pursuant to the Brown Act, the City Council is not allowed to consider issues or take action on any item not listed on the agenda. Each person wishing to speak must go to the podium when advised by the Mayor and speak directly into the microphone. Each speaker will be limited to three minutes unless additional time is authorized by the Mayor. Public Comments may be made in person or through Zoom at: <https://us02web.zoom.us/j/89195916678> or by calling 1-877-853-5247 (Toll Free) and entering the meeting ID provided on the meeting agenda to join the meeting. Emailed comments will become part of the record and viewable online and in the City Clerk’s Office.

**PROCLAMATIONS/PRESENTATIONS:**

- 1. Presentation by Catholic Charities of Santa Rosa on the California For All Emergency Preparedness Campaign - called LISTOS California** ([Click to View Report](#))

**CONSENT CALENDAR:** All items under Consent Calendar will be considered together by one action of the Council unless any Council Member or member of the public requests that an item be removed and considered separately.

- 2. Approval of Previous Meetings Minutes** ([Click to View Report](#))

**Recommendation:** By motion, approve the City Council July 22, 2020 regular meeting minutes.

- 3. Resolution to Increase the Annual Student Liaison Scholarship** ([Click to View Report](#))

**Recommendation:** By motion, adopt a Resolution entitled, “A Resolution of the City Council of the City of Cloverdale Increasing the Annual Scholarship for the Student Liaison Program from \$500 to \$750 and amending the FY 2020-21 budget to increase appropriations in the City Council budget (Fund 10-100-42345-000) from \$1,000.00 TO \$1,500.00.”

Additional Communication Request for Minor Amendment from Councilmember Cruz Received 08/10/20 ([Click to view communication](#))

- 4. Annual Adoption of a Resolution to Approve the Ad Valorem 2020-21 Tax Rate for Inclusion on Property Tax Bills to Fund CalPERS Retirement Expenses** ([Click to View Report](#))

**Recommendation:** Adopt a Resolution, entitled, “A Resolution of the City Council of the City of Cloverdale Setting the Ad Valorem Tax Rate for Public Employee Retirement System Retirement Benefits for Fiscal Year 2020-2021.”

**COMMUNICATIONS:** Council may discuss at this time written communications sent to Council members since the last council meeting. Written communication to be discussed will be listed below, if any.

- 5. Communication from Reece Foxen regarding the Third Street Bridge/Creek Maintenance.** ([Click to View Report](#))

Additional Communication from Cheryl Steele regarding Shuttle Bus at Kings Valley Senior Apartments Received 8/10/2020 ([Click to view communication](#))

**PUBLIC HEARINGS:** Public Hearing items will begin at the time shown, or as close thereafter to the start of the meeting as possible, to allow for completion of the item.

- 6. Resolution Approving a Conditional Use Permit and Introducing, for First Reading by Title Only, an Ordinance Rezoning Approximately 4.55 +/- Acres of Developed Land Located at 28243 & 28277 Old Redwood Highway, Generally Referred to as the Payless Storage Annexation and Rezoning Project to the General Industrial (M-1) Zoning District** ([Click to View Report](#))

**Recommendation:** Conduct a public hearing to:

- Adopt a resolution entitled, “A Resolution of the City of Cloverdale City Council approving a conditional use permit for approximately 4.55 +/- acres of developed land located at 28277 & 28243 Old Redwood Highway (APNs 117-040-086 & 087); and

- b. Introduce for First Reading, by Title Only, of an Ordinance entitled “An Ordinance of the City of Cloverdale Amending Title 18, “Zoning,” of the City Municipal Code, Prezoning certain properties containing approximately 4.55 Acres of land located at 28243 & 28277 Old Redwood Highway to the General Industrial (M-1) Zoning District (APNs 117-040-086 & 087).

**7. Resolutions Approving an Initial Study and Mitigated Negative Declaration for the Baumgardner Ranch Residential Project; Approving a Precise Development Plan, Major Design Review, General Plan Amendment and Tentative Map (PD GPA ANNEX TM 030-2019) and Introducing, for First Reading by Title Only, an Ordinance Approving a Pre-Zoning/Annexation\* ([Click to View Report](#) – \*Will require a longer loading time)**

**Recommendation:** Conduct a public hearing to consider:

- a. Adopt a Resolution entitled, “A Resolution of the City of Cloverdale City Council Approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) prepared in accordance with the California Environmental Quality Act For The Baumgardner Ranch Annexation & Prezoning Project on Approximately 28.42 +/- acres of undeveloped land located at 28195 & 28193 Old Redwood Highway (APNs 117-040-053 & -084).
- b. Adopt a Resolution entitled, “A Resolution of the City of Cloverdale City Council Approving a Precise Development Plan, Design Review, General Plan Amendment, Tentative Map and Prezoning Approximately 28.42 +/- acres of land located at 28195 & 28193 Old Redwood Highway (APNs 117-040-053 & -084) to the “Planned Development (P-D)” Zoning District.
- c. Introduce for First Reading, by Title Only, of an Ordinance entitled “An Ordinance of the City of Cloverdale Amending Title 18, “Zoning,” of the City Municipal Code, Prezoning Certain Properties Containing Approximately 28.42 acres of land located at 28193 & 28195 Old Redwood Highway to the Planned Unit Development (P-D) Zoning District (APNs 117-040-053 & 084).
- d. Consider Possible Project Alternative as described in Agenda Staff Report.

Click to view 1) [Presentation](#), 2) Additional [Comments Received](#)

**NEW BUSINESS:**

**8. Draft Memorandum of Understanding between the City of Cloverdale and Cloverdale Unified School District for a School Resource Officer ([Click to View Report](#))**

**Recommendation:** Review Draft Memorandum of Understanding between the City of Cloverdale and Cloverdale Unified School District for formal establishment of a School Resource Officer and provide direction to staff on next steps.

**9. Resolution Authorizing the Submittal of an Application for Funding for Three Million Dollars (\$3,000,000) Grant to the Sonoma County Agricultural Preservation and Open Space District’s Matching Grant Program ([Click to View Report](#))**

**Recommendation:** Adopt a resolution, entitled, “A Resolution of the City of Cloverdale City Council authorizing the submittal of an application for funding for a three million dollar grant to the Sonoma County Agricultural Preservation and Open Space District’s matching grant program for the Cloverdale Headwaters acquisition for park expansion and flood & recharge mitigation project , located contiguous to the city park in Cloverdale; determining that the project is consistent with the City of Cloverdale general plan acknowledging that there are sufficient match funds and fund to operate and maintain the project; and authorizing the City Manager to sign and submit all required documentation for the application and grant agreement documents, if awarded.”

**SUBCOMMITTEE ITEMS:**

**SUBCOMMITTEE REPORTS:** (VERBAL REPORTS: 15 minutes)

- Finance, Administration & Police - Next Meeting: September 1, 2020, 1:00 p.m.
  - Community Engagement as part of My Brother's Keeper Alliance
  - Utility User Tax Measure
- Planning & Sustainability - Next Meeting: August 18, 2020, 4:00 p.m.
  - Emergency Preparedness – Access to Generators and Potential Shelters
- Public Works - Next Meeting: September 22, 2020, 4:00 p.m.
  - Update on Accessibility Improvements on S. Cloverdale Blvd @ Healdsburg Ave
  - Update on Drought Conditions
- Joint City/Fire District - Next Meeting: October 12, 2020, 5:30 p.m.
  - Update on preparation for the upcoming Fire Season
- Joint City/School District– Next Meeting: August 17, 2020, 5:00 p.m.
  - Introduction of New School District Superintendent
  - Update on Re-open of Schools/Distance Learning
- Homelessness Community Advisory Group – Next Meeting: Date to be Determined, 5:00 p.m.
  - Continue Review of Draft Strategic Plan Goals 5-7
  - Review Priority Ranking Sheets

**COUNCIL REPORTS** (VERBAL REPORTS: 15 minutes)

**INFORMATIONAL REPORTS:**

**LEGISLATIVE REPORTS, LETTERS OF SUPPORT/OPPOSITION:**

**CITY MANAGER/CITY ATTORNEY REPORT(S):**

**STATUS UPDATE ON CURRENT EMERGENCY:** Discussion and possible direction related to COVID-19.

**COUNCIL DIRECTION ON FUTURE AGENDA ITEMS:**

**ADJOURNMENT:** Adjourn to a regular meeting of the City Council and Cloverdale Community Development Successor Agency, August 26, 2020 for Closed Session at 5:00 p.m. (at the City Hall Conference Room 124 N. Cloverdale Blvd., Cloverdale, CA 95425) and Public Business Session at 6:00 p.m. (at the Cloverdale Performing Arts Center 209 N. Cloverdale Blvd., Cloverdale, CA 95425).

The City does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation. Questions about this agenda should be directed to City Hall at 707-894-2521. State of California, County of Sonoma, City of Cloverdale.

CERTIFICATION: I, Irene Camacho-Werby, City Clerk do hereby declare under penalty of perjury that the foregoing agenda was posted on: (1) the outdoor bulletin board at the City Hall, 124 N. Cloverdale Blvd., Cloverdale, California, and (2) Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425; and made available for public review, prior to or on this 7th day of August 2020, at or before 5:00 p.m.

**\*\*SEE BELOW FOR IMPORTANT NOTICE REGARDING THIS CITY COUNCIL\*\***

This Meeting will be conducted pursuant to the provisions of the Governor’s Executive Order N-29-20, which suspended certain requirements of the Brown Act. In order to minimize the spread of the COVID 19 virus, if you wish to participate in the meeting please do the following:

- **Meeting Attendance** is welcome either in-person or through the use of Zoom at: <https://us02web.zoom.us/j/89195916678>. Webinar ID: **891 9591 6678**  
**By Telephone:** 1-877-853-5247 (Toll Free) and enter the meeting ID provided on the meeting agenda to join the meeting.
- **Zoom Attendees** will be muted until they are called upon for Public Comment. To make a public comment, use the “raise hand” 🙋 icon on your smart device or desktop computer, or dial \*9 if you are using just your telephone. Please listen carefully for the Mayor or City Clerk to address you by name (or phone number) and for the audible Zoom notification that you have been unmuted. Once you begin your public comment, your three (3) minutes will begin. Zoom Instructions: <https://bit.ly/2A8Mx4M>
- If you would prefer to submit public comment in writing, please email your comments to [iwerby@ci.cloverdale.ca.us](mailto:iwerby@ci.cloverdale.ca.us). If you are commenting on a specific agenda item or items, please state the agenda item number(s) in the subject line of the email. All comments received via email will be provided to the Subcommittee in writing and included as a part of the record of the meeting.

**The City of Cloverdale thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.**