CITY OF
CLOVERDALE

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

TUESDAY, MARCH 22, 2016

PUBLIC BUSINESS SESSION: 6:30 p.m.
PUBLIC BUSINESS SESSION LOCATION: CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BLVD., CLOVERDALE, CA 95425

CONVENE PUBLIC BUSINESS SESSION – 6:30 p.m.

OPENING:

- Call to Order: Mayor Brigham called the meeting to order at 6:30 p.m.
- Roll Call: Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, Mayor Brigham
- Conflict of Interest Declaration: None
- Agenda Review – Regular Session (Changes and/or Deletions): None

PUBLIC COMMENTS: None

PROCLAMATIONS / PRESENTATIONS:

1. **Presentation by the Sonoma County Community Development Commission regarding Homelessness**

Jim Leddy, Community Development Commission, gave a presentation on homelessness in Sonoma County and discussed statistics and affordable housing options. Discussion ensued with Councilmembers expressing full support of advocating for low income housing for the homeless.

PUBLIC COMMENTS:

Jason Turner asked about plans to deal with cost of living and growth expectations. Mr. Leddy responded regarding homeless trends and future expectations.

LaReva Myles, Cloverdale, asked how many of those who have recently become homeless are due to rent increases and lack of available low income housing. Mr. Leddy confirmed that the number of people being priced out of housing is increasing. He also reported the waiting period for Section Eight low income housing is currently five to six years because of the lack of units available.

Elissa Morrash, Cloverdale, discussed the challenges of finding and qualifying for low income housing.

Colleen Halbohm, from Wallace House Emergency Shelter in Cloverdale, commented on the lack of funding for case management to oversee low income housing.

CONSENT CALENDAR:

2. **Minutes of Previous Meeting – January 26, 2016**
3. **Consideration of Resolution No. 005-2016 authorizing the destruction of certain records**
4. **Ordinance Repealing and Replacing Cloverdale Municipal Code Chapter 5.24 Relating to Massage Therapy and Massage Establishments**

PUBLIC COMMENTS: None

Action: Motion was made by Vice Mayor Wolter and seconded by Councilmember Palla to approve the consent calendar. The motion passed by roll call vote: (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Russell, Councilmember Cox, Mayor Brigham; 0-noes; 0)

COMMUNICATIONS: None.

PUBLIC HEARING:

5. **Introduction and First Reading of Ordinance No. 706-2016, Amending Cloverdale Municipal Code Chapter 8.08 Related to Smoking in Public Places**

Chief Cramer presented this item, explaining the details of the ordinance, requesting that the City Council introduce and waive the first reading of Ordinance No. 706-2016, amending Cloverdale Municipal Code Chapter 8.08, "Smoking in Public Places," to align regulations with current law and prohibit smoking at outdoor public events.

Mayor Brigham opened the Public Hearing

PUBLIC COMMENTS:

Clay Skelton, Cloverdale, thanked Staff and Council for the Smoking Ordinance and asked about enforcement of the ordinance. Chief Cramer responded, stating the intent is to advise the public of the no smoking areas, adding that signs would be posted and he expects that 95% of the public will voluntarily comply. Chief Cramer commented that those not complying could be issued a citation and incur a fine.

LaReva Myles, Cloverdale, asked for clarification about the 20 feet no smoking requirement and suggested a diagram be used to identify where no smoking perimeters would be for an event. City Attorney, Jose Sanchez, confirmed the 20 foot setback requirement.

Mayor Brigham closed the Public Hearing

Councilmembers discussed the ordinance and ways to inform the public about the ordinance and smoking setbacks.

Action: Motion was made by Councilmember Palla and seconded by Vice Mayor Wolter to introduce and waive the first reading of Ordinance No. 706-2016 amending Cloverdale Municipal Code Chapter 8.08, "Smoking in Public Places" to align with current laws and prohibit smoking at outdoor public events. The motion passed by roll call vote: (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

NEW BUSINESS:

6. **Consideration of Resolutions No. 022-2016, adopting a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting program (MMRP) for the Clover Springs Open Space Preserve Project**

Assistant City Manager/ Community Development Director, David Kelley, presented this item, stating this is a major milestone for the project. He discussed the details of the Declaration and requested the Council adopt the Mitigated Negative Declaration for the project. Mr. Kelley reported typographical corrections. He noted on page 62 of the initial study that there is a reference to the City of Healdsburg that should read the City of Cloverdale. He also reported a couple of corrections to spelling in the Resolution.

PUBLIC COMMENTS: None

Action: Motion was made by Councilmember Cox and seconded by Councilmember Russell to adopt Resolution No. 022-2016, approving a Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Plan with revised mitigation measures for new and upgraded trails and related recreation improvements within the Clover Springs Open Space Preserve. The motion passed by roll call vote: (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

7. **Action on Letter of Support for Senate Bill 1030 (McGuire) Thus Eliminating Sunset Date for the Sonoma County Regional Climate Protection Authority's (RCPA)**

City Manager Cayler discussed the request received from Sonoma County Regional Climate Protection Authority requesting that the Council support Senate Bill 1030, advocating for the elimination of the Sonoma County Regional Climate Protection Authority's sunset clause.

PUBLIC COMMENTS: None

Action: Motion was made by Councilmember Palla and seconded by Councilmember Russell to authorize Mayor Brigham to sign a letter of support for SB1030 (McGuire) advocating for the elimination of the Sonoma County Regional Climate Protection Authority's sunset clause under State Law. The motion passed by voice vote: (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

8. **Motion Order to Approve the Mayor's Appointment of Bob Bialon as a Regular Member, and Jason Turner as an Alternate Member, of the Planning Commission**

Assistant City Manager Kelley explained that under the Cloverdale Municipal Code Section 2.36.10, the Planning Commission shall be composed of five regular members appointed by the Mayor and, with the approval of the City Council, two alternate commissioners. Mr. Kelley reported that the Commission currently has one regular Commission vacancy and one alternate Commissioner vacancy. He shared that after interviewing three candidates, the Mayor recommended Bob Bialon to fill the regular Commissioner vacancy and Jason Turner to fill the Alternate position.

PUBLIC COMMENTS: None

Action: Motion was made by Councilmember Russell and seconded by Councilmember Palla to approve Bob Bialon as a Regular Member of the Planning Commission with a term ending March 22, 2020 and Jason Turner as an Alternate Member of the Planning Commission with a term ending March 22, 2018. The motion passed by voice vote: (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

Newly appointed Commissioner, Bob Bialon, came to the podium to introduce himself. He thanked the Council for the opportunity to serve as Commissioner and promised to work hard and be worthy of their trust.

Alternate Commissioner, Jason Turner, also introduced himself and thanked the Council, stating that he would like to represent the millennium generation currently living in Cloverdale and those coming to Cloverdale.

9. **Discussion of proposed revisions to the Public Works Director Job Description and Proposed Salary Range**

City Manager Cayler discussed the failed recruitments for Public Works Director position, noting that the position has been vacant since October 16, 2015. He recommended removing the Engineering requirement to enable more candidates to apply. The new job description and proposed salary range was presented as a first-touch information item with the intention of agendizing for approval at the next Council meeting.

PUBLIC COMMENTS: None

10. Presentation on the Master Plan Drawings for the "Thyme Square" Property by Collaborative Design Architects, Inc. and provide comments to City staff on the preferred conceptual design

Assistant City Manager Kelley introduced Jim Burns, President of Collaborative Designs Architects, Inc., who gave a PowerPoint presentation sharing Thyme Square Master Plan Drawings for three conceptual design alternatives. Maps showing the three schemes are attached to these minutes.

PUBLIC COMMENTS:

Matt Stromberg, Architect for Alexander Valley Health Care, stated he has been working with Jim Burns, advocating for Alexander Valley Health Care's desire to get all of their services under one roof. He commented that schemes two and three with the health care facility located on the corner would provide site exposure for the health care facility; however, he understands that easements may be an issue. He indicated that they are amenable to the building location in scheme one, which would meet the desire to house in one building.

Debbie Howell, Alexander Valley Health Care CEO, stated that housing their facility in two buildings would increase costs in numerous areas, including staffing, IT, supplies. She emphasized the goal of one building that can offer outside activities for community members, conference rooms that could also be used for public education, ample parking and an entrance that will allow patient drop off to accommodate the less mobile. She commented that, of the three designs, she preferred scheme number one.

Clay Skelton, Cloverdale, commented on the importance of parking and voiced approval of the possibility of a three story building in the project for best utilization of space.

Marshall Kelly, Cloverdale, stated that Cloverdale has not been that good with economic development in the past and stressed that this site is a prime retail site and recommended the consideration be for highest and best use. He commented that Alexander Valley Health Clinic qualified because it serves the public need but retail is also important. Mr. Kelly went on to say that he does not feel that the Police Department being located in this project is the best use, commenting that other locations should be considered for the Police Department to allow more retail development in the project.

Mark Thayer, Cloverdale, commented that it has been a night for health care, noting that the Council first addressed homelessness, then the changes to the smoking ordinance, and now a new site for Alexander Valley Health Care Center, where they can have a Community Wellness Center. He thanked the Council for consideration of the Alexander Valley Health Care Center in the project.

LaReva Myles, Cloverdale, compared the new design options to a design plan she saw about five years ago which included a major retail component. She commented that what people see as they exit the freeway and come into Cloverdale should be the face to the world and retail would be a good choice. She also discussed funding restrictions for the affordable housing component. Ms. Myles commented that scheme one would be her preference but she would recommend some adjustments.

Larry Heiges, Geyserville, stated that he is a patient and a Board Member for Alexander Valley Health Care and voiced the importance providing quality health care to everyone in the Northern County, adding that the current facility is cramped and inadequate to provide desired services.

Paula Wrenn, Cloverdale, commented that she would chose design scheme one and expressed concerns about parking for the project, especially during Citrus Fair time. She discussed the need for the housing component to have designated parking that is not shared with the other project uses.

Discussion ensued regarding the benefit and drawback of each design plan with the Council voicing a preference for design scheme number one. Mayor Brigham suggested relocating the affordable housing to the Cherry Creek parcel if the affordable housing funding could be applied there instead. Vice Mayor Wolter suggested considering Marshall Kelly's recommendation of relocating the Police Department to another location.

SUBCOMMITTEE ACTION ITEMS: None

SUBCOMMITTEE REPORTS:

- Airport (Chair, Councilmember Cox and Vice Mayor Wolter) - Next Meeting: April 5, 2016, 8:00 a.m.
- Finance, Administration & Police (Chair, Mayor Brigham and Vice Mayor Wolter) - Next Meeting: April 27, 2016, 2:00 p.m.
- Planning & Community Development (Chair, Vice Mayor Wolter and Mayor Brigham) - Next Meeting: April 19, 2016, 4:00 p.m.
- Public Works (Chair, Councilmember Russell and Councilmember Cox) - Next Meeting: March 29, 2016, 10:30 a.m.
- Joint City/Fire District (Chair, Councilmember Palla and Mayor Brigham) - Next Meeting: June 13, 2016, 5:30 p.m.
- Joint City/School District (Chair, Councilmember Palla and Councilmember Cox) – Next Meeting: March 28, 2016, 5:00 p.m.

COUNCIL REPORTS (INCLUDING STUDENT LIAISON):
Councilmember Russell announced that Sonoma-Marin Area Rail Transit (SMART) would be holding a meeting on March 29, 2016, and stressed the importance of attending to discuss which bus schedules will work best for Cloverdale. She reported that the Regional Climate Protection Authority and Sonoma County Transit Authority discussed the possibility of the California Energy Commission releasing a solicitation in January to fund fast charges along the Highway 101 corridor.

Vice Mayor Wolter announced that regarding the Airport subcommittee, he has had a few very good meetings with Michael Morrissey and the committee expects to come back to full Council with a game plan soon.

LEGISLATIVE REPORT: None

CITY MANAGER/CITY ATTORNEY REPORT: None

COUNCIL DIRECTION ON FUTURE AGENDA ITEMS: None

ADJOURNMENT: Mayor Brigham adjourned the meeting at 9:57 p.m. to a regular meeting of the City Council and Cloverdale Community Development Successor Agency, Tuesday, April 12, 2016, for Closed Session at 5:30 p.m. (at the City Hall Conference Room 124 N. Cloverdale Blvd., Cloverdale, CA 95425) and Public Business Session at 6:30 p.m. (at the Cloverdale Performing Arts Center 209 N. Cloverdale Blvd., Cloverdale, CA 95425).

These minutes were approved at the May 10, 2016, City Council meeting by the following voice vote (Ayes-3; Noes-0; Absent-1; Recuse-1).

Ayes: 3 -Councilmember Palla, Vice Mayor Wolter, and Councilmember Cox
Noes: 0
Absent: 1- Mayor Brigham
Recuse: 1- Councilmember Russell

Approved:

Gus Wolter, Vice Mayor

Attested:

Linda Moore, Deputy City Clerk

314 Laurel Court
Cloverdale, CA 95425

April 10, 2016

Dear Sonoma County Planning Commissioners and PRMD Staff,

Please add my name to those of other concerned residents writing to you in support of renewing and updating voter protections and policies for Sonoma County's community separators in 2016.

I respectfully urge you to support designating lands between Cloverdale and Healdsburg as a community separator. The Sonoma County General Plan having identified them as a priority area for that designation.

By safeguarding adjacent unincorporated lands, a community separator is an important complement to a city's urban growth boundary. The continued protection of our county's greenbelts and rural character from urban sprawl is vital to our economy, environment and overall quality of life.

Renewing and updating community separators will preserve what we have and build on Sonoma County's legacy of ag' land and open space for future generations.

Sincerely,
Carol Russell
City Council Member,
City of Cloverdale

From:	Teri Shore
To:	Mary Ann Brigham; Joe Palla; Bob Cox; Gus Wolter; Carol Russell; Paul Cayler; David Kelley
Cc:	James Gore; Jenny Chamberlain; Jennifer Mendoza
Subject:	Cloverdale City Council Meeting April 26 - Item 10 Support Community Separator Letter Re: Clovderdale Community Separator Public Workshop - April 6
Date:	Friday, April 22, 2016 12:34:57 PM

Dear Mayor Brigham and Cloverdale City Council,

Thank you for considering sending a letter of support from the City of Cloverdale to the County of Sonoma to support renewing and strengthening community separators. Please vote to send this letter as part of the public process now underway.

Community separators are important as they complement the city's urban growth boundary (UGB) by safeguarding adjacent unincorporated agricultural and rural lands. The continued protection of Sonoma County's greenbelts and rural character from urban sprawl is an important to our economy, environment and quality of life.

Greenbelt Alliance urges you to vote "aye" to send this letter to show your support for extending voter protections for community separators with a countywide ballot measure in November 2016.

We also urge you to support consideration of designating lands between Healdsburg and Cloverdale as a community separator. The Sonoma County General Plan has identified these lands as a priority area for designation as a community separator.

Renewing and updating community separators will preserve what we have and build on the county's legacy of ag land and open space for the future.

Sending a letter on behalf of the City of Cloverdale to show support for renewing community separators with a ballot measure and designating a Cloverdale-Healdsburg Community Separator will help guide the county's decisionmaking on this important long-term greenbelt protection policy.

Sincerely,

Teri Shore

Cc
Supervisor James Gore James.Gore@sonoma-county.org

On Mon, Mar 28, 2016 at 1:27 PM, Teri Shore <tshore@greenbelt.org> wrote:

Dear Cloverdale Mayor Brigham, City Council, City Manager and Staff,

Please find attached and here notice of the public workshop on renewing and adding to county community separators being held by the Sonoma County Permit and Resource Management Department in Cloverdale from 4 to 6 pm on Wednesday, April 6 at the Veterans Memorial Building.

While this is primarily a county process, the City of Cloverdale may have an interest in supporting the renewal of county community separators and designating a new community separator outside of the city's Urban Growth Boundary -- as called for in the Sonoma County 2020 General Plan.

The county is now seeking input on designating community separators between Cloverdale and Healdsburg and around the county for a General Plan amendment in 2016.

Based on public input, county planners will present a draft proposal to the county Planning Commission on May 5.

I hope you will consider participating to learn more about this process and offer your support as the county moves forward.

Greenbelt Alliance supports the creation of a community separator between Cloverdale and Healdsburg, I would be happy to meet with the City Council and/or have a phone conversation to discuss. Read more here: http://www.greenbelt.org/sonoma-county/

PRMD staff is also always available to answer your questions. They have been excellent in organizing and implementing this process, per the Board of Supervisors' direction.

Thanks for your consideration.

Teri Shore

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Teri Shore
Regional Director, North Bay

Greenbelt Alliance
555 Fifth Street, Suite 300 B | Santa Rosa, CA 95401
1 (707) 575-3661 office | 1 (707) 934-7081 cell | tshore@greenbelt.org

Read five ways local governments can help farms and ranches in HomeGrown

greenbelt.org | Facebook | Twitter

From: Mark Thayer [mailto:markthayer411@yahoo.com]
Sent: Monday, April 25, 2016 5:26 PM
To: Paul Cayler <PCayler@ci.cloverdale.ca.us>
Subject: Community Separators

Paul: I have some thoughts on extending Cmmunity Separators you may share with cocil as I can't attend Tuesday night.

Based on what I see in the packet and attendance at the April 6 meeting, I agree with extending the existng separators. I oppose adding separators between Healdsburg and Cloverdale because I feel Cloverdale is protected with City Limits, an Urban Growth Boundary and sphere of influence.

Restrictions exist in the county that limit the size of parcels, how many and type of structure per parcel with perc requirements for construction on existing parcels. It seems to me the Separator is an unneeded layer in this part of the county.
Regards,

Mark Thayer

From:	Kerry Fugett <kerry@conservationaction.org>
Sent:	Tuesday, April 26, 2016 12:58 PM
To:	Mary Ann Brigham; Gus Wolter; Carol Russell; Joe Palla; Bob Cox
Cc:	David Kelley; Paul Cayler; James.Gore@sonoma-county.org; Jenny.Chamberlain@sonoma-county.org
Subject:	Suggested Action - Letter of Support for Community Separator Renewal

Dear Mayor Brigham and Cloverdale City Council,

Thank you for considering sending a letter of support from the City of Cloverdale to the County of Sonoma to support renewing and strengthening community separators. Please vote to send this letter as part of the public process now underway.

Community separators are important as they complement the city's urban growth boundary (UGB) by safeguarding adjacent unincorporated agricultural and rural lands. The continued protection of Sonoma County's rural character and community identity are important as our county faces pressures of growth.

Sonoma County Conservation Action works to improve the quality of life for residents while protecting the natural beauty of Sonoma County. We have long been active in the fight to preserve our working agricultural and rural landscape.

We appreciate the City of Cloverdale's efforts to protect open space, as exemplified through the western hillsides preservation measures taken through the General Plan update process and the Urban Growth Boundary of 2010. We urge the City to further protect the lands to the South and East of Cloverdale by supporting the County of Sonoma's designation of lands as Community Separator zones.

We encourage you to vote in favor of sending this letter of support to extend voter protections for community separators with a countywide ballot measure in November 2016.

We also urge you to support consideration of designating lands between Healdsburg and Cloverdale as a community separator. The Sonoma County General Plan has identified these lands as a priority area for designation as a community separator.

Renewing and updating community separators will preserve what we have and build on the county's legacy of ag land and open space for the future.

Sending a letter on behalf of the City of Cloverdale to show support for renewing community separators with a ballot measure and designating a Cloverdale-Healdsburg Community Separator will help guide the county's decision making on this important long-term greenbelt protection policy.

Sincerely,

Kerry Fugett

Executive Director, Sonoma County Conservation Action

Cc

Supervisor James Gore James.Gore@sonoma-county.org

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