



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

**TUESDAY, MAY 10, 2016**

**CLOSED SESSION 5:30 p.m.**

**CLOSED SESSION LOCATION: CITY HALL CONFERENCE ROOM, 124 N. CLOVERDALE BLVD. CLOVERDALE, CA 95425**

**PUBLIC BUSINESS SESSION: 6:30 p.m.**

**PUBLIC BUSINESS SESSION LOCATION: CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BLVD.,  
CLOVERDALE, CA 95425**

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**CLOSED SESSION**

**CLOSED SESSION: 5:30 pm**

**OPENING:**

- Call to Order: Vice Mayor Wolter, acting as Chair due to Mayor Brigham's absence, called the meeting to order at 5:30 p.m.
- Roll Call: Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, and Councilmember Russell, with Mayor Brigham absent
- Agenda Review - Closed Session (Changes and/or Deletions): None

**PUBLIC COMMENTS ON CLOSED SESSION AGENDA: None**

**RECESS TO CLOSED SESSION:**

**CONFERENCE WITH LEGAL COUNSEL- POTENTIAL LITIGATION (1)**

Pursuant to California Government Code Section 54956.9(d)(2)

Number of Cases: 1

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

**OPENING:**

- Call to Order: Vice Mayor Wolter, acting as Chair due to Mayor Brigham's absence, called the meeting to order at 6:30 p.m.
- Pledge of Allegiance
- Roll Call: Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, and Councilmember Russell, with Mayor Brigham absent
- Report out of Closed Session –Actions Taken: No reportable action taken
- Conflict of Interest Declaration: Vice Mayor Wolter recused himself from item number eight since the Exchange Bank is a past employer, from whom he still receives monies.
- Agenda Review – Regular Session (Changes and/or Deletions): None

**PUBLIC COMMENTS:** Vickey Macias, the Cloverdale Rancheria Tribal Treasurer, formally announced that the tribe received a positive decision on their Record of Decision. She shared her excitement, stating that she is eager to work with the City as the project progresses. The Vice Mayor Wolter thanked her and commented that the Council looks forward to chatting with her in the future.

**PROCLAMATIONS / PRESENTATIONS:**

**1. Proclamation endorsing the Community Resilience Challenge**

City Manager Cayler presented the proclamation to Daily Acts Events Coordinator, Susan Price. Ms. Price shared that the Community Resilience Challenge is in its seventh year and encouraged Cloverdale to take an active role in creating a more connected, vibrant, resilient world, one act at a time.

**2. Presentation by Cloverdale Library Commissioner Reece Foxen regarding activities, and her potential reappointment to the Sonoma County Library Commission**

Reece Foxen gave a PowerPoint presentation which provided statistics on library use at the Cloverdale Library. She pointed out that the library is widely used by both onsite and virtual users and discussed the details of the programs offered through the library. The Council thanked Ms. Foxen for the thorough presentation and her valuable work at the library.

**PUBLIC COMMENTS:**

Jane Snibble, Chair of the local Library Advisory Board, voiced support to reappoint Reece to continue in her position at the Cloverdale Library and thanked Ms. Reece for her committed work at the library.

Jeanne Cox, Cloverdale, At-Large Member of the Friends Board, also offered support to reappoint Reece, complimenting her on her devotion to the Cloverdale Library System.

**CONSENT CALENDAR:**

**3. Minutes of Previous Meeting: March 22, 2016**

**4. Minutes of Previous Meeting: April 26, 2016**

Councilmember Russell stated she would be abstaining due to her absence at the April 26, 2016 meeting.

**Action:** Motion was made by Councilmember Palla and seconded by Councilmember Cox to approve the consent calendar. The motion passed by roll call vote: (3-ayes – Councilmember Palla, Vice Mayor Wolter; 0-noes; 1-Abstain- Councilmember Russell; 1-Absent- Mayor Brigham).

**COMMUNICATIONS:** None

**PUBLIC HEARINGS:** None

**NEW BUSINESS:**

**5. Action on Resolution authorizing the City Manager to execute the First Amendment to the License Agreement between the City of Cloverdale and the Cloverdale Senior Multipurpose Center, Inc. concerning the Cloverdale Senior Center at 311 North Main Street**

City Manager Cayler discussed the amendment to the License Agreement and recommended that the City Council adopt the proposal resolution, thus formally amending the license agreement between the City of Cloverdale and the Senior Multipurpose Center.

**PUBLIC COMMENTS:**

Colleen Hale, Director of the Senior Center, thanked City Staff and Council for their consideration of the requested amendments to the License Agreement.

**Action:** Motion was made by Councilmember Cox to adopt Resolutions No. 031-2016, authorizing the City Manager to execute the First Amendment to the License Agreement between the City of Cloverdale and the Cloverdale Senior Multipurpose Center, Inc. concerning the Cloverdale Senior Center at 311 North Main Street, and seconded by Councilmember Palla. The motion passed by roll call vote: (4-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell; 0-noes; 1-Absent-Mayor Brigham).

City Manager Cayler requested to move item number ten forward on the agenda to allow the consultants from RMC an earlier departure due their travel distance. The Council agreed.

**10. Presentation of the Public Draft Urban Water Management Plan by RMC**

Leslie Dumas and Ian Jaffe presented a PowerPoint presentation regarding the details of the Urban Water Management Plan, including guideline and timeline requirements, as well as population and demand analysis. There was no action taken on this presentation item. Ms. Dumas stated that the intention was to return at a later meeting date to request approval of the Urban Water Management Plan.

**SUBCOMMITTEE ACTION ITEMS:**

Finance, Administration & Police

**6. Introducing and waiving the first reading of Ordinance No. 707-2016 amending Cloverdale Municipal Code, Title 3, Chapter 3.04, "Officers Authorized to Sign - Procedure," Section 3.04.020, adding the Assistant City Manager as an officer authorized to sign on behalf of the City**

Finance Manager Cavallari presented this item stating the amendment is a minor change to add the Assistant City Manager as a signer. Ms. Cavallari reported that Section 3.04.020 authorizes the City Manager, Mayor and Vice Mayor to sign checks and warrants drawn on the City treasury, noting that one signature must be manually executed on checks or warrants, the other may be affixed by plate or other approved mechanical means. Ms. Cavallari further commented that presently, the manually executed signature is that of the City Manager, and the Mayor or Vice Mayor's signature is affixed electronically and that adding the Assistant City Manager as an authorized signer would allow more flexibility in the City Manager's schedule, and ensure that checks can be issued in the event of an emergency.

**PUBLIC COMMENTS:** None

**Action:** Motion was made by Councilmember Cox to waive the first reading of Ordinance No. 707-2016, amending Cloverdale Municipal Code, Title 3, Chapter 3.04, "Officers Authorized to Sign - Procedure," Section 3.04.020, adding the Assistant City Manager as an officer authorized to sign on behalf of the City, and seconded by Councilmember Russell. The motion passed by roll call vote: (4-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell; 0-noes 1;-Absent-Mayor Brigham).

**7. Action on Resolution No. 032-2016, adopting an Investment Policy for the City of Cloverdale**

Finance Manager, Joanne Cavallari, explained that the Investment Policy Statement for the City of Cloverdale is based on state law and will serve as guidelines for staff that are directing the investment of the City's pooled cash reserves.

**PUBLIC COMMENTS:** None

**Action:** Motion was made by Councilmember Russell to adopt Resolution No. 032-2016, adopting an Investment Policy for the City of Cloverdale, and seconded by Councilmember Palla. The motion passed by roll call vote: (4-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell; 0-noes; 1-Absent-Mayor Brigham)

**8. Action on Resolution No 033-2016, authorizing the City Manager to sign an agreement with the Exchange Bank and approving the City Manager and Finance Manager as signers on the Investment Account**

Due to a possible conflict of interest, Vice Mayor Wolter recused himself from this item, passed the gavel to Councilmember Cox, and left the room.

Finance Manager Cavallari presented this item, discussing the City's investment portfolio. She commented that currently the cash reserves are deposited with the Exchange Bank in an interest bearing general checking account with low interest rates and suggested the Council consider other investment options. Ms. Cavallari discussed an

investment proposal received from the Exchange Bank which would require a signed agreement with designated authorized signers on the account. She reported that the City Treasurer was consulted and agrees with this investment strategy.

Councilmember Russell questioned the rate of return the Exchange Bank has historically provided on their investments. Discussion ensued with City Manager Cayler stating this item could be delayed until the next Council meeting in order to provide the Exchange Bank rate of return information. The council agreed to delay the vote on this item until the next Council meeting to permit the Exchange Bank investment history information to be provided prior to the vote.

Vice Mayor Wolter returned to the dais and resumed presiding of the meeting.

#### Public Works

#### **9. Update and potential direction related to Solar Project at Water and Wastewater Treatment Plants**

City Manager Cayler discussed the terms of the Power Purchase Agreement with SolEd for installation of solar power generating facilities at the City's Water and Wastewater Treatment Facilities. He reported that SolEd failed to complete their obligations due to financing and has requested the City execute an Estoppel Certificate that includes an amendment to the agreement in order to move forward with the project. Mr. Cayler discussed the City's option to move forward with SolEd or to prepare and send SolEd a ten (10)-day Notice of Termination to end the current Power Purchase Agreement with SolEd. City Attorney Sanchez also commented on SolEd's lack of compliance, the impact of the options on the City, and possible next steps. The Council discussed the agreement and their disappointment that the City does not have another solar option at this time.

#### **PUBLIC COMMENTS:**

Jeanne Cox, Cloverdale, commented that SolEd was aware this item was on the agenda and since there was no representative from SolEd present to speak to the agreement, she recommended the agreement be cancelled.

**Action:** Motion was made by Councilmember Palla to prepare and send SolEd a ten (10)-day Notice of Termination to end the current Power Purchase Agreement with SolEd, and seconded by Councilmember Cox. The motion passed by roll call vote: (4-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell; 0-noes; 1-Absent-Mayor Brigham)

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

- Airport (Chair, Councilmember Cox and Vice Mayor Wolter) - Next Meeting: July 19, 2016, 9:00 a.m. Councilmember Cox reported the committee met and discussed airport hangers and Jimmy Halliday gave a presentation, which demonstrated his efforts on noise reduction. The airport financial report was also discussed.
- Finance, Administration & Police (Chair, Mayor Brigham and Vice Mayor Wolter) - Next Meeting: May 25, 2016, 2:00 p.m. Vice Mayor Wolter reported the committee met and discussed the investment policy and Councilmembers stipends.
- Planning & Community Development (Chair, Vice Mayor Wolter and Mayor Brigham) - Next Meeting: June 21, 2016, 4:00 p.m.
- Public Works (Chair, Councilmember Russell and Councilmember Cox) - Next Meeting: May 24, 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: May 16, 2016, 5:00 p.m.

#### **COUNCIL REPORTS (INCLUDING STUDENT LIAISON): (VERBAL REPORTS: 15 minutes)**

Student liaison, Karsyn Stewart, reported that the prom went smoothly last week. She commented that Community Unity day is Friday and AP Testing is in process. Graduation is on June 3<sup>rd</sup>. She reported that the

school softball team is second in their league and the baseball team is tied for first place in their league. She commented that there is a new Vice Principal that the students are eager to meet.

Councilmember Russell provided updates on RCPA, sharing that the Board voted to approve a three percent increase in Cities' contributions. She also discussed an upcoming carbon reduction program through RCPA. She requested staff to follow up on the availability of Transportation Development Act, Article Three Program of Projects funds. Councilmember Russell shared information regarding the Sonoma County Disadvantaged Communities, stating that Cloverdale will be included on their map.

Councilmember Cox reported that Sonoma Clean Power Board met last week and discussed their financial status. He shared that the Sonoma Clean Power has been in existence for two years now and has no debt and ten million in reserve and rates are being reduced by two percent.

Councilmember Palla reported that he attended the Legislative Action Days in Sacramento where legislators were reminded about transportation funding and the dire condition of roads and the need for low to moderate income housing in our communities, as well as services to deal with the growing homeless population.

Vice Mayor Wolter reminded everyone present that Supervisor Jim Gore will be in Cloverdale May 11<sup>th</sup> at the Vet's Building and that the Mayors' and Councilmembers' meeting is on May 12<sup>th</sup>.

**LEGISLATIVE REPORT:** None

**CITY MANAGER/CITY ATTORNEY REPORT:**

City Manager Calyer announced the recruitment for the Public Works Director is progressing nicely with interviews scheduled for May 23<sup>rd</sup> and invited a Councilmember to sit in as an observer. He also reminded those present that Bike to Work Day is May 12<sup>th</sup> and the City is ready with goody bags and snacks for bikers.

**COUNCIL DIRECTION ON FUTURE AGENDA ITEMS:**

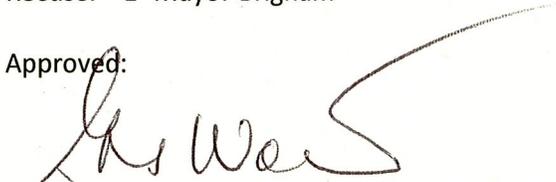
Assistant City Manager Kelley stated that at the last Planning & Community Development Committee meeting, it was suggested that the Vista Oaks project be brought before the Council and Planning Commission as a Joint meeting to discuss the request to increase project density from 19 units to 34 units.

**ADJOURNMENT:** Vice Mayor Wolter adjourned the meeting at 98:42 a.m. to a special meeting of the City Council and Cloverdale Community Development Successor Agency, Tuesday, May 27, 2016, at 9:00 a.m. (at the Fire Station) 451 S. Cloverdale Blvd., Cloverdale, CA 95425

These minutes were approved at the June 14, 2016, City Council meeting by the following voice vote: (Ayes-3; Noes-0; Recuse-1; Absent-1).

Ayes: 4- Councilmember Palla, Councilmember Russell, Councilmember Cox, Vice Mayor Wolter  
Noes: 0  
Absent: 1- Vice Mayor Wolter  
Recuse: 1- Mayor Brigham

Approved:



Gus Wolter, Vice Mayor

Attested:



Linda Moore, Deputy City Clerk