

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

TUESDAY, SEPTEMBER 13, 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.
- Pledge of Allegiance
- Roll Call: Present- Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham;
Absent- Councilmember Palla
- Conflict of Interest Declaration: None
- Agenda Review – Regular Session (Changes and/or Deletions): None

PUBLIC COMMENTS:

Shawn Bovee, Cloverdale, announced that a group of young people were present to discuss the skate park. The Mayor suggested they not wait for the agenda item to present. The group came forward to speak in support of the skate park, including: Madelyn Hale (parent of two small children), Charisa and Natalia Choan, Allison and Jacob Buell (age 5), Johnathan Ward, and Samantha Elbeck (age 5). Mr. Bovee also submitted 20 letters written in support of the skate park (attached).

PROCLAMATIONS / PRESENTATIONS: None

CONSENT CALENDAR:

1. **Minutes of Previous Meeting June 28, 2016**
2. **Minutes of Previous Meeting August 30, 2016**

Action: Motion was made by Vice Mayor Wolter to approve the consent calendar; seconded by Councilmember Cox. The motion passed by roll call vote: 4-ayes (Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham); 0-noes; 1-absent (Councilmember Palla).

COMMUNICATIONS: None.

PUBLIC HEARINGS:

3. **Consideration of a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Map Amendment application (ZOA/TM/PUD 023-2015) to amend the zoning designation from the Planned Development (P-D/15 Rink Mixed Use Project) Zoning District to the Two-Family Residential (R-2) Zoning District to allow for a small lot single-family detached four-lot subdivision with an exception to the minimum lot size and lot depth for the 0.52-acre parcel at 531 N. Cloverdale Boulevard (APN 001-021-021)**

Assistant City Manager/Community Development Director, David Kelley, gave the background and an overview of the project and introduced Associate Planner, Rafael Miranda, who discussed the details of the project and presented the recommendations of the Planning Commission. Mr. Kelley closed the staff presentation

recommending Council open the public hearing and take testimony; adopt Resolution 070-2016, adopting a (MMRP) for a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Zoning Map Amendment; adopt Resolution 071-2016, approving a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Zoning Map Amendment; introduce and waive the first reading of an ordinance rezoning the 0.52-acre parcel located at 531 N. Cloverdale Boulevard from "P-D/15 Rink Mixed use" to "R-2 – Two Family Residential", and deleting the Planned Development "P-D/15 Rink Mixed Use Project" Zoning District from Section 18.08.020 of the Zoning Ordinance.

Discussion ensued regarding property use and the limited parking available for the project.

Public Hearing Comments:

Dyanne Stenson, Cloverdale, commented that she lives next door and expressed concerns about the density of the project and the close proximity of the units to her home. She questioned why R-1 Zoning was not used, commenting that R-2 zoning would allow duplexes, which would result in even more crowding and parking issues.

Steve Emerson, stated that he lives next door and also has concerns about density, traffic, and parking.

Melanie Bagby, Cloverdale, asked for clarification about the proposed zoning and voiced apprehension about changing the zoning.

Mardi Grainger, Cloverdale, suggested creating a horseshoe of 6- 8 small units for senior housing.

Shawn Bovee, Cloverdale, asked if the developer had ever discussed more than four units. Mr. Kelley responded that there has been no discussion for more than four units.

The Council discussed the density and parking challenges, with Councilmember Russell stating she would like to discuss the details of the project and possible options with the developer. The Council discussed the desire to move forward with the project, noting there would be a Major Design Review, which would give the Council and the public opportunity for further input.

Action: Motion was made by Councilmember Cox to approve the 070-2016, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Zoning Map Amendment for the 0.52-acre parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021); seconded by Vice Mayor Wolter. The motion passed by roll call vote: 3-ayes (Vice Mayor Wolter, Councilmember Cox, and Mayor Brigham); 1-no (Councilmember Russell); 1-absent (Councilmember Palla).

Action: Motion was made by Vice Mayor Wolter to approve the Resolution 071-2016, approving a Tentative Parcel Map, PUD Permit, Zoning Ordinance and Map Amendment to rezone the 0.52 acres parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021); seconded by Councilmember Cox. The motion passed by roll call vote: 3-ayes (Vice Mayor Wolter, Councilmember Cox, and Mayor Brigham); 1-no (Councilmember Russell); 1-absent (Councilmember Palla).

The Council introduced and waived the first reading of an ordinance amending the adopted Zoning Map and Zoning Ordinance, Title 18 of the Cloverdale Municipal Code, to rezone a 0.52-acre property from "P-D/15 Rink Mixed Use" to "R-2 Two-Family Residential" and eliminate "P-D/15 Rink Mixed Use" from Section 18.08.020 of the zoning ordinance for the Rink Parcel Map Project located at 531 N. Cloverdale Boulevard (APN 001-021-021).

NEW BUSINESS:

- 4. Action on Resolution No. 072-2016, awarding the contract for the purchase of one police vehicle to the Ford Store of San Leandro and authorizing the City Manager, or his designee, to purchase a 2017 Ford Explorer Police Interceptor Utility Model police vehicle, and associated necessary equipment, in an amount not to exceed sixty thousand dollars (\$60,000)**

Chief Cramer presented this item, reporting that the last new police vehicle was purchased in 2015. He stated that the department has 14 vehicles in service, noting that 5 of the vehicles are in need of replacement due to excessive mileage and expensive repairs. He requested the Council adopt the Resolution which would award the contract for the purchase of a police vehicle to the Ford Store of San Leandro. City Manager Cayler acknowledged

that the police fleet is aging and reported that City Staff will continue to pursue avenues to purchase additional police vehicles.

PUBLIC COMMENTS: None

Action: Motion was made by Councilmember Russell to approve Resolution 072- 2016, awarding the contract for the purchase of a police vehicle to the Ford Store of San Leandro and authorizing the City Manager, or his designee, to purchase a 2017 Ford Explorer Police Interceptor Utility Model police vehicle, and associated necessary equipment, in an amount not to exceed sixty thousand dollars (\$60,000); seconded by Councilmember Cox. The motion passed by roll call vote: 4-ayes (Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham); 0-noes; 1-absent (Councilmember Palla).

5. Discussion of revised Conceptual Master Site Plan Drawings for the “Thyme Square” Property prepared by Stromberg Architects and provide comments to City staff on the revised design alternative

Assistant City Manager/Community Development Director Kelley discussed the previous three conceptual plans developed for Thyme Square property and the current proposed site plan. He recommended that the City Council review the revised conceptual master site plan drawings prepared by Stromberg Architects for the Thyme Square project and provide comments to City staff on the revised conceptual design for the property.

The Councilmember Russell expressed appreciation for the collaboration and cooperation in developing this project. Designated parking and signage was discussed as well as the need for a bathroom and fencing for the skate park. Discussion ensued regarding the change in location for the affordable housing component. The Council provided suggestions and voiced overall approval of the conceptual plan and moving forward with the next steps, which will include preliminary engineering for the establishment of the legal lot descriptions, lot plans and plans for work on Washington Blvd.

PUBLIC COMMENTS:

Jeanne Cox, Cloverdale, questioned the parking availability along Cloverdale Blvd. from the traffic signal heading south. City Manager Cayler responded that to his knowledge it is currently a parking zone, adding that taking action to prohibit parking is not part of this plan at this time.

Mardi Grainger, Cloverdale, asked for clarification about the affordable housing funding source and questioned the need for retail stores, suggesting instead to expand the Skate Park or create a green space exercise area.

Shawn Bovee, Cloverdale, thanked the Council for the progress towards bringing a skate park to Cloverdale and requested to be involved in the development process moving forward.

Matt Stromberg, architect for Alexander Valley Health Care, thanked City Staff and Council, stating that Alexander Health Care is excited to be joining this site.

SUBCOMMITTEE ITEMS:

- 6. Action on Resolution No. 073-2016, declaring eight (8) out-of-service patrol vehicles as surplus property and authorize the City Manager, or his designee, to release the vehicles to a local salvage company for disposal, at no cost to the City**

Chief Cramer explained the request to release the old out-of-service patrol vehicles to salvage, explaining that the vehicles are broken down beyond repair and have been scavenged for extra parts to use on other vehicles and, as such, are of little value. He recommended that the Council adopt the Resolution declaring the eight vehicles as surplus property to be released to a local salvage company.

PUBLIC COMMENTS: None

Action: Motion was made by Councilmember Russell to approve Resolution 073-2016, declaring eight (8) out-of-service patrol vehicles as surplus property and authorize the City Manager, or his designee, to release the vehicles to a local salvage company for disposal, at no cost to the City; seconded by Councilmember Cox. The motion passed by roll call vote: 4-ayes (Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham); 0-noes; 1-absent (Councilmember Palla).

SUBCOMMITTEE REPORTS:

- Airport (Chair, Councilmember Cox and Vice Mayor Wolter) - Next Meeting: October 4, 2016, 9:00 a.m.
- Finance, Administration & Police (Chair, Mayor Brigham and Vice Mayor Wolter). The subcommittee met and discussed Police vehicles and the reserve policy - Next Meeting: October 13, 2016, 2:00 p.m.
- Planning & Community Development (Chair, Vice Mayor Wolter and Mayor Brigham). The subcommittee met and discussed the Thyme Square project - Next Meeting: October 12, 2016, 4:00 p.m.
- Public Works (Chair, Councilmember Russell and Councilmember Cox) - Next Meeting: September 27, 2016, 10:30 a.m.
- Joint City/Fire District (Chair, Councilmember Palla and Mayor Brigham). The subcommittee met and discussed emergency preparedness and an earthquake tabletop exercise– the Next Meeting: TBA.
- Joint City/School District (Chair, Councilmember Palla and Councilmember Cox) – Next Meeting: September 19, 2016, 5:00 p.m.

COUNCIL REPORTS (INCLUDING STUDENT LIAISON):

Councilmember Russell announced that she is Vice Chair for SETA/RCPA Board and has been asked by the Chair to join an ad hoc committee to look at timing for an extension to Measure M sales tax. She provided data on the Water Bill Saving Act, the Better Community Alliance partner agreement, and Sonoma County’s Transportation Plan- Moving Forward 2040.

Councilmember Cox stated, as Director of Sonoma Clean Power, he attended a meeting where affordable electric cars for the North County were discussed. He stated, with all the available discounts, a \$30,000 car could be purchased for less than \$10,000.

LEGISLATIVE REPORT: None

CITY MANAGER/CITY ATTORNEY REPORT: Assistant City Manager Kelley announced that the Planning Commission recommended approval of the annexation of the Nu Forest and associated properties; therefore, this project will be coming before the Council at a meeting in October.

COUNCIL DIRECTION ON FUTURE AGENDA ITEMS: None

ADJOURNMENT: Mayor Brigham adjourned the meeting at 8:23 p.m. to a regular meeting of the City Council and Cloverdale Community Development Successor Agency, Tuesday, September 27, 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 September 27, 2016, City Council meeting by the following voice vote (Ayes-5; Noes-0; Absent-0).

Ayes: Councilmember Palla, Councilmember Russell, Councilmember Cox, Vice Mayor Wolter, and Mayor Brigham

Noes: None

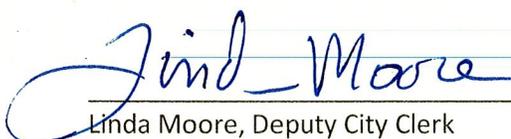
Absent: None

Recuse: None

Approved:

Attested:


Mary Ann Brigham, Mayor


Linda Moore, Deputy City Clerk

To have a skate park in Cloverdale would be legit. I know how to skateboard and I think I could get better at it if we had a skate park. I've also see a lot of skate boarders in Cloverdale and I think they would like to have a skatepark here too!! The nearest skatepark is in healdsburg. Not everyone has a way of transportation to healdsburg or windsor. They can probably also add a shack bar or even just a vending machine and use the money to improve more things in the city. A skatepark would be a great idea because you also get to be more active and stop being on a screen 24/7. It would also be a nice place to hang out, skateboard, and just relax. Skateboarding is fun because you can learn new tricks or techniques to get better at skateboarding. Also for those who don't know how to skateboard can learn. I think a skate park can be good for all ages and this town would be happy to have it.

By:

Selena Arcos

To the city of doverdale.

Please, Please build a skate park in doverdale because kids who want to go somewhere to go on your scooter, skate board, or their bike they could go to a different city but, if there's a skate park here then we don't need to go so far away so, please build a skate park.

Sincerley,

Torcc Hatcher 10 years old

A Skate park would be good
in Cloverdale because excercise is
major key. Another reason is it
can expose people to new things.

Alyssa Maffett

It would be dope if we
had a skate park ~~here~~ because
there is nothing to do here in
Doverdale. You would make the
skater children happy if you do
it. Our job would be easier if
you just did this.

- Vanessa

Having a skatepark here in Cloverdale is a great idea. I feel if having a skatepark would get kids out way more. On top of that it would keep the current skaters off the streets. It would also help out because not all kids can get a ride to Healdsburg or Windsor for a skatepark, so they end up staying inside or going on main streets. Having a skatepark is a rad idea and would make alot of kids happier (and parents) It may also attract more people to come into Cloverdale, which means more money for our town.

-Shella Kammondy

I think we should have a skatepar
k in Cloverdale because it's better
then driving to Healdsburg to go
to one. Lets just say this would
other people want kids/ teens riding
on things you like. That's when
a skatepark comes in handy. There's
nothing to do really in cloverdale
except for parks or the movies.
Lets add one more thing to
that list by getting a skatepark

Skating is a very fun thing to do. It also gets people out and active. Having a skatepark would give people another reason to really get out and exercise. Getting a skatepark can even attract more people. I don't know about you but after I get done being outside, I go eat or have a nice drink. (which means having people go to our local food joints and making more money for our town and our towns business'. We need a skatepark here in Cloverdale. Less skaters on the streets, and more active people!

-Vivianna McKinney

Dear People of cloverdale

My name is Patrick Kings
recently my friends have been doing bad
things due to lack of activities and
we all enjoy riding on any wheels.
So come on now you know
what is right.

Sincerely
the soil
Kings Son

Dear, Cloverdale City Council.

Hi My name is Keoki Bovee. My absolute favorite thing to do is skate board. I am one of the many kids that love to skate, scooter, and bike.

Skating in cloverdale is very difficult.

My friends and I are often kicked out and yelled at for skating on some

ones property. My friends I even built a skatepark ourselves in the field in

between Washington middle school and the cloverdale market. For a while kids

had somewhere to go, to have fun and enjoy themselves. Even parents and cloverdale

locals showed support. The small park lasted for the summer of 2015. Until

it was torn down and taken apart.

Once again we were left without anywhere to go. That's why all we

want is a skatepark. We would have somewhere to go again. Kids would

rejoice. It could possibly even bring business to local stores and gas stations. IF

we had a skatepark we would stay in

town. All summer I rode the bus to headsburg

just for the skate park.

So instead of that all we want is
a skate park. We as a community of
kids "just want somewhere to go.

Sincerely Keati Bane

I think we should have a skate park in Cloverdale because, many kids in Cloverdale go to Healdsburg to the skatepark there.

I think we should also have one here because, many parents dont want to drive and pick up their kids from Healdsburg.

Another reason to have a skatepark is because we would have more people come to Cloverdale. If we have more people in Cloverdale we would have more people move to Cloverdale and buy houses here.

- Masha Gernshteyn

Personally I think a skate park
would be great. Not only would it
keep kids from riding on the side-
walks, there are so many kids
that would use it. Honestly our town
needs something like that, that
could be fun.

— Kayla King

9-10-16

To the city of Cloverdale,

We would all love it if we could have a skatepark in Cloverdale because we all like to ride but when we want to go somewhere to ride, we would have to go to a different city or town to find one. Then we need to eat in a different town and the money is being spent somewhere else and no one really likes to do that. It should only be open certain hours and if it gets trashed, it would be shut down until it gets clean. All of the kids should be responsible of keeping it usable and clean.

Sincerely,

Tylie Hatcher

10 years old.

Cloverdale Skate Park - kostudioart1@gmail.com - Gmail

Inbox | x



to me

Dear City Council members,

I am submitting this letter to communicate my full support of the proposed Skate Park in Cloverdale.

The kids need this, and it's up to our community to provide a safe place for them to spend time. A Skate Park would be the IDEAL way to offer our kids a good environment in which to thrive.

Please vote in favor of the Skate Park in Cloverdale.

Thank you!

Sincerely,

Patty Watt



Skateboard Park - kostudioart1@gmail.com - Gmail

Inbox | x

to me

I am so glad a skateboard park is finally being built in Cloverdale, it is long overdue..... This will be a great place for the kids to go and have clean fun, plus the exercise they will be getting. Much better than sitting home on their electronic devices.

I am in favor wholeheartedly for this park and will support it whenever I can. Would like to know if donations will be collected once this project gets underway. Please let me know. I belong to a non-profit organization that might be able to help.

Cloverdale is finally doing the right thing in helping our kids have a safe place of their own.

GO SKATEBOARD PARK!!!!!!!!!!

SUSAN WENDT



CLOVERDALE

Cloverdale Skate Park - kostudioart1@gmail.com - Gmail

Inbox | x

to me

I am a long time resident of Cloverdale (since 1973) and am definitely in support of the proposed skate park for our community! I have two great- grandsons who will put it to good use!

Patricia Snider



[Click here to Reply or Forward](#)

1.51 GB (10%) of 15 GB used

CLOVERDALE

September 7, 2016

Cloverdale City Council,

I am writing in support of a skate park for Cloverdale.

The youth of Cloverdale deserve a safe place to ride scooters and
For the past two summers my 13 year old son has been riding the
County transit bus to Healdsburg to use their skate park. According
rules, scooters that do not fold are not allowed on the bus and he
denied a ride on occasion.

Please consider the needs of our youth as you make important decisions.

Rachel Adams
31966 McCray Road
Cloverdale

Skate Park - kostudioart1@gmail.com - Gmail

Inbox | x



to me

Dear Council members,
Please include me as a full supporter of the Cloverdalw Skate Park.
Phil Watt
Cloverdale Resident



Skatepark - kostudioart1@gmail.com - Gmail

Inbox | x

to me

My name is Chrissy Hart a cloverdale resident in favor and support of the skate park. I have a 6 yr old and 11 yr old and would love to have this in our town. I drive weekly to Healdsburg for my kids to have fun at their skatepark. Over the summer I was driving to other cities too. Santa Rosa and even Marin County. When I'm in these other towns and cities I'm also spending money there too. When in Healdsburg I'm eating at big Johns weekly. I would much rather stay in our home town and spend money here.

Thank you

Chrissy Hart



[Click here to Reply or Forward](#)

1.51 GB (10%) of 15 GB used



Ipolani Bovee <kostudioart1@gmail.com>

Skatepark

1 message

Toni Pate <[REDACTED]>
Reply-To: "[REDACTED]" <[REDACTED]>
To: "Kostudioart1@gmail.com" <Kostudioart1@gmail.com>

Tue, Sep 13, 2016 at 12:38 PM

To whom it may concern,

My family supports the development of a skatepark in Cloverdale! Having a 6 year old daughter who loves to skateboard I think it would be an amazing asset to this community and it's youth. This community has been in need of more activities for the youth for a long time. I hope that the city council sees the community coming together for this skatepark and what amazing things it could do for our town. I have lived in this town my whole life and this skatepark is needed!

Thank you for your time,

Toni Sack

[Sent from Yahoo Mail on Android](#)



Ipolani Bovee <kostudioart1@gmail.com>

Skate Park

1 message

Allison Elbeck <allisonelbeck@gmail.com>
To: kostudioart1@gmail.com

Mon, Sep 12, 2016 at 9:08 PM

To Whom it May Concern,

My two children, Jacob and Samantha are 11 and 5 years of age. Jacob and Samantha thoroughly enjoy skating, bmx and scootering at both the Ukiah Skatepark and the Santa Rosa Skatepark very much, but are upset about the travel time that it takes to get there.

While at the skatepark each of them are surrounded by other skateboarders, BMX riders, scooter riders, wheelchairs and aggressive inline skaters of all different ages.

The sense of community that a skatepark provides them is a blessing, they all join together to help keep the park clean, they all take turns though the half-pipes, quarter pipes, spine transfers, handrails, funboxes, vert ramps, pyramids, banked ramps, full pipes, pools, bowls, snake runs, stairsets, and any number of other objects, more experienced folks help coach the beginners of all ages and provide

each other with positive feedback for both their efforts and their successes equally.

A skatepark is extremely easy to maintain and most require little or no maintenance. Unlike playgrounds which quickly become boring for youth, skateparks allow children and adults to stay physically active and the learning ceiling seems limitless. Cloverdale is very limited in the number of things the youth of our community have to do and a skatepark would be a fun, healthy way for the community to be active.

Best Regards,

Allison Elbeck

[\(707\)235-4387](tel:(707)235-4387)

PS-

"Can we please have a skatepark? They are so much fun and we really want to be able to go everyday!" -Samantha (age 5)

"I really want to be able to practice more and if there was a skatepark here I could, so please let us have a skatepark!" -Jacob (age 11)