



## AGENDA

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

WEDNESDAY, January 13, 2021

CLOSED SESSION: 5:00 p.m.  
Location: Via Teleconference

PUBLIC BUSINESS SESSION: 6:00 p.m.  
Location: Via Teleconference  
(This meeting will not be physically open to the public)

All Members of the City Council will be participating in the regular meeting remotely via teleconference, as listed below. Please refer to the end of the agenda for instructions related to public comment and attending the meeting.

#### PLEASE NOTE

In response to the recent resurgence of coronavirus cases in the Council and continuing concerns of the Government of California and the County Public Health Officer about potential community spread of the virus resulting prolonged indoor gatherings, the City has suspended conducting in-person City Council meetings in order to minimize the spread of the COVID 19 virus, and pursuant to the provisions of the Governor's Executive Order N-29-20, which suspended certain requirements of the Brown Act.

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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.

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:

Public Comments may be made through the use of Zoom or sent by email. 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.

When asked to do so by the Mayor, those wishing to address the City Council, **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 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.

*"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. (Zoom Link: [https://us02web.zoom.us/webinar/register/WN\\_5BiMc96zTSqBI82V-wDLng](https://us02web.zoom.us/webinar/register/WN_5BiMc96zTSqBI82V-wDLng))**

**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 001-440-051
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. Zoom Meeting Link: <https://us02web.zoom.us/j/87586644435>. Zoom Call-in Telephone: 1 (669) 900-6833**

**Instructions for using Zoom available at: <https://bit.ly/2A8Mx4M>.** Closed Session is open for public comments at the beginning of each session, by clicking the closed session link on the agenda to register.

**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
- Conflict of Interest Declaration
- Agenda Review – Regular Session (Changes and/or Deletions)

**PUBLIC COMMENTS:**

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. Emailed comments will become part of the record and viewable online and in the City Clerk’s Office.

**PROCLAMATIONS/PRESENTATIONS:**

**1. Student Liaisons Reports**

**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 regular meeting minutes of December 9, 2020.

**3. Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Coastland Engineering, Inc. to Provide Professional Engineering and Land Surveying Services for 4th Street Reconstruction Project at a Cost Not to Exceed \$59,251.50 [Click to view report](#)**

**Recommendation:** Adopt a resolution entitled, “A Resolution of the City Council of the City of Cloverdale Approving a Professional Services Agreement with Coastland Civil Engineering, Inc., to Provide Professional Engineering and Land Surveying Services for 4th Street Reconstruction Project and Authorizing the City Manager to Execute Said Agreement.”

**4. Resolution Approving an Exclusive Negotiating Agreement (ENA) with Integrated Community Development for the Design and Development of an Affordable Housing Project on Parcel “A” of the Thyme Square Project [Click to view report](#)**

**Recommendation:** Adopt a Resolution entitled, “A Resolution of the City Council of the City of Cloverdale approving an Exclusive Negotiating Agreement (ENA) with Integrated Community Development for design and development of an affordable housing project on Lot “A” (A.P.N.: 001-440-051) of the City/Housing Successor Agency owned Thyme Square property and authorizing the City Manager to Execute the agreement.”

**5. Resolution Authorizing the City Manager to Execute a Professional Services Agreement with V&A Consulting Engineers, Inc. to Provide Professional Engineering for Open Channel Flow Monitoring Services at a Cost Not to Exceed \$58,250.00 and Authorizing the Budget Amendment [Click to view report](#)**

**Recommendation:** Adopt a Resolution entitled, ““A Resolution of the City Council of the City of Cloverdale Approving a Professional Services Agreement with V&A Consulting Engineers, Inc. to provide Open Channel Flow Monitoring Services for the Infrastructure Assessment of the southwest Cloverdale Planning Area Project and Authorizing the City Manager to Execute Said Agreement.”

**6. Resolution Accepting Public Improvements Performed by Alexander Valley View Homes, LP. for the Alexander Valley View Subdivision and Authorizing the City Manager to Close the Subdivision Improvement Agreement with Blackstone Lucas, LLC and Release All Undisputed Bonds [Click to view report](#)**

**Recommendation:** Adopt a Resolution entitled “A Resolution of the City Council of the City of Cloverdale accepting public improvements performed by Alexander Valley View Homes, LP. for the Alexander Valley View Subdivision and authorizing the City Manager to close the Subdivision Improvement Agreement with Blackstone/Lucas, LLC and release all undisputed bonds.”

**7. Resolution Authorizing the City Manager to Execute a Professional Services Agreement with HdL for Business License Administration [Click to view report](#)**

**Recommendation:** Adopt a resolution entitled, “A Resolution of the City Council of the City of Cloverdale Approving a Professional Services Agreement with HdL Companies to Provide Business License Administration and Authorizing the City Manager to Execute Said Agreement”.

**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.

- [Correspondence from Al Myers](#), Board President of the Cloverdale Senior Multi-purpose Center, establishment of a Food Security Taskforce. p. 62-63

**PUBLIC HEARINGS:** None.

**NEW BUSINESS:**

**8. Discussion and Direction on Draft City Council 2021 Subcommittee, Joint Committee and Regional Board/Committee Appointments [Click to view report](#)**

**Recommendations:** Staff recommends that the City Council review the Preference Indication Ranking Worksheet Results and finalize recommendations for Council Subcommittee, Joint Committee and Regional Board/Council Assignments, and direct staff to return with a Resolution to ratify the appointments and set the meeting dates and times at the January 27, 2021, City Council meeting.

**SUBCOMMITTEE ITEMS:**

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

- Finance, Administration & Police - Next Meeting: February 2, 2021, 1:30 p.m.
  - Update on St. Joseph Health - Building Self-Healing Communities
  - Update on COVID-19 Opening and Recovery Plans
- Planning & Sustainability - Next Meeting: February 16, 2021, 4:00 p.m.
  - Update on Six Acres Water Company/South Cloverdale Water Company
- Public Works - Next Meetings: January 26, 2021, 4:00 p.m.
  - Update on Sonoma County Transit Shuttle Bus Routes
- Joint City/Fire District - Next Meeting: Special Date: February 8, 2021, 5:30 p.m.
  - Vegetation Management Activities
- Joint City/School District– Next Meetings: January 2021 (schedule TBD), 5:00 p.m.
  - Update on Distance Learning/Hybrid Model
- 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, January 27, 2021 for Closed Session at 5:00 p.m. (by teleconference) and Public Business Session at 6:00 p.m. (by teleconference).

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 8th day of January 2021, at or before 5:00 p.m.

### **IMPORTANT NOTICE REGARDING THIS CITY COUNCIL MEETING**

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. To participate in the meeting please do the following:

- **Public Business Session Participation** is welcome through the use of Zoom at: <https://us02web.zoom.us/j/87586644435>. Webinar ID: **875 8664 4435** or by Telephone Dial by your location **1 (669) 900-6833** and entering Webinar ID: **875 8664 4435**
- **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***