



MINUTES

JOINT CITY/CLOVERDALE UNIFIED SCHOOL DISTRICT SUBCOMMITTEE MEETING

Meeting Date: Monday, July 19, 2021
Meeting Time: 5:00 p.m.
Meeting Location: Virtual Meeting

THIS MEETING WAS NOT PHYSICALLY OPEN TO THE PUBLIC AND WAS BROADCASTED VIA TELECONFERENCE

Subcommittee Members and City Staff:

Chair Todd Lands, Vice Mayor	School Board President Preston Addison
Vice Chair Joe Palla, Councilmember	School Board Member Ashley Lopus White
City Manager David Kelley	School Superintendent Betha MacClain
Assistant City Manager/CDD Kevin Thompson	

- 1. Call to Order:** Chair Lands called the meeting to order at 5:03 pm.
- 2. Public Comment:** None
- 3. Communications:** None
- 4. Minutes Approved:** Regular Meeting of May 17, 2021
- 5. Current Items for Discussion:**
 - a) Update on the Adoption of Updated Development Impact Fees by the School District.** School Board President Addison reported on the proposed fee increase, which reflects the state rules. City Manager Kelley stated reported that the City was notified about the public hearing, and received a copy of the resolution. As part of the building permit process, the city provides forms to applicants that they take to the school to pay the fees and return to the city. Mr. Addison commented that the fees paid for an average single family home have a negligible impact on what it costs to house students. It typically costs \$160,000 to house a student. The state cap creates limitations. Councilmember Palla asked if any state funding was available to get additional money other than bond funding. Mr. Addison stated the best way is to get bond funding, which is currently maxed out. The state sets the rules based on city size. There are new funds but the only way to qualify is if the students are enrolled and there is nowhere to put them. When the schools install portables, they do not qualify for funds. Developers can also be required by city conditioning to provide some kind of school infrastructure as part of impact fees and conditions of approval. Baumgardner agreed to do grading and undergrounding for fields to be used by the whole community, but this may not work for all developments. If not codified, developers can get around the requirement. The school district will need help from the city to get solutions for this issue.

Public Comment: None

Information only, no action taken.
 - b) Update on Cloverdale Unified School District South Fields Project Notice of Intent to Adopt a Mitigated Negative Declaration (MND)** Mr. Addison reported on the proposed location of fields, parking, and bathrooms for the South Fields project. There is a deeded dog park area that could tie in with a cross country trail at the west end adjacent to the Baumgardner property. It is hoped that the fields will be a

cooperative agreement with the developer. The school district wants an agreement with the City to have a use process in place for fields. The superintendent supports public use of public facilities when not in use by the school, such as for tennis courts, tracks, etc., as long as an agreement for use is in place. Chair Lands asked if the developer had provided anything in writing expressing their willingness to do the work rather than a gentlemen's agreement. Mr. Addison reported that the school has not broken ground, and the district is trying to get everything in place and will then readdress the topic with the developer. The commitment needs to be put on paper, after the school does their preliminary work with the state. City Manager Kelley stated that the Baumgardner tentative map was approved, and the developer has applied to LAFco and received approval to annex the parcel adjacent to the school district parcel to the city. The initial study public review period ends July 26. An outstanding question is if the school district plans to annex to the city. Dry Creek Rancheria, parcel owner to the south, supports annexation of the school district property as part of their project, and they were asked to provide a written statement. The final subdivision map for Baumgardner is incomplete. Council requested a dedicated parcel to the city for future development of a neighborhood park. The top lot is designated and could overlap the proposed dog park, but does not include fields. Mr. Addison stated the district does not care where the dog park is located. He understands that utilities will be brought into the school property by Baumgardner, and the extension to the Rancheria the impacts to the school will need to be reviewed. Concern was expressed that all agreements need to be in writing.

Ashley asked for clarification about encroachment permits and who is responsible. Mr. Addison stated that the school is getting approval from the state, but are not doing the work. Currently there will be no school encroachment to do work. If further development occurs for connections on city owned property that requires work in the roads, the school would need an encroachment permit. City Manager Kelley stated that BHD consultants are doing an infrastructure assessment for the area, to update the sewer, water and drainage master plan to assure that future demand can be met. This will be brought to Council for adoption as part of the master plan.

Action: Chair Lands asked that the dog park put as a future agenda item, as the parcel may not be big enough. Councilmember Palla asked for a study session on the south area projects to clarify the moving parts and schematics for clarification purposes.

6. Standing Items / Items Continued from Last Meeting:

- a) Update on Draft Thyme Square Storm Water Alternatives Analysis. City Manager Kelley reported that at the last meeting staff reviewed the updated analysis prepared by Brelje and Race. Superintendent McClain provided written response on whose responsibility it is to pay for the development. Collaboration with all concerned parties will address drainage from a public infrastructure perspective, find an engineering solution, and discuss different alternatives to pay for it. The City, Wellness Center, Thyme Square, School and Citrus Fair will need to collaborate on the solution. Mr. Addison supported the collaboration to move forward and stated that now is the time for the school district to make the sure the curb is developed correctly. City Manager Kelley reported that the American Relief Plan funding will be discussed at Council, which could help, and a special meeting may be in order since the next meeting is not until September 20th. Councilmember Palla asked for a phased approach that lays out real costs and would like the status of the Wellness Center purchase agreement.

Debbie Howell, Alexander Valley Wellness, stated that they are still on track for closing, and encouraged the City to use American Relief Funds for the streets. Public access is needed to the public school. The funds are targeted for infrastructure, and the health and economic status for Cloverdale would be elevated. The meeting should take place soon, as there is a significant application process involved for funds.

- b) Update on In-person Instruction for Upcoming School Year Mr. Addison reported that the school board intends to have full in-person learning for the upcoming school year, and the rules are continually changing at the state level. Students will be required to wear masks indoors. The current spikes may impact what can be done. Currently, social distancing requirements will not be required and classes will be full.
No comments

- c) Update on Broadband Access within the Community City Manager Kelley reported that last week at Council a report was made on AB156 and SB126 -bills that support the extension of broadband into underserved and rural communities. The bill passed. The school can direct to assist with upgrading and implementing the infrastructure. No funding guidelines have been released yet. Mr. Addison stated it is about time, access to broadband is a basic right.
- d) Update on MOU for School Resource Officer Councilmember Palla supports filling the position, and mentioned that Chief Ferguson opined that it may be difficult to fill due to staffing problems, as they are already short in the reserve programs.

Recommendation: Set up a meeting with Chief Ferguson and Superintendent McClain to further discuss, even if part time.

Ashley suggested looking at other funding sources such as law enforcement agencies, career readiness programs, etc., noting there is great need. Mr. Addison commented that there may be grants available. Chair Lands supports using a portion of cannabis revenue to fund a portion of the program, as drug prevention and education for kids was part of the Measure. Councilmember Palla noted that this issue is staffing, not funding, and that the main intent of the measure was to support code enforcement.

Public comment: Debbie Howell, Alexander Valley Health Care, stated that they are very concerned about the increase on alcohol, binge drinking, marijuana use in teens, which skyrocketed during the pandemic. They are compelled to address this at the center.

- e) Update on Cloverdale Community Pool City Manager Kelley mentioned that he, Councilmember Palla and Mayor Cruz had a conference call with the County and the YMCA. Problems with infrastructure required closure of the pool for a while. Staff is working on protocol to address community concerns about the pool. Fortunately, the County will pay to address many of the issues at the pool after October 15th. By next year the improvements should be complete. Discussion ensued that if the lifeguard position cannot be filled, the pool cannot open. Suggestions were made to train students for the position and fill it locally.
- f) Update on School Facility Improvements Mr. Addison reported that the civil engineer and state are being involved in the approval of the South Fields project, the gym is almost complete at Washington School. Major rehabilitation is being done through all the schools, to bathrooms and multi-purpose rooms. A new wing is being constructed at the elementary school. There are many improvements.

Recommendation: Upon completion, the school district was requested to host a community open house to show what was done with the bond money. Mr. Addison stated that they could not do what has been done without the support of the community.

- g) Update on Proposed Housing Projects and Future Growth - City Manager Kelley reported on a proposed affordable housing development located on the TOD zone on Asti Road, which includes 83 multi-family units. Pacific West Communities, developer, is hosting a community presentation on July 21. Eventually it will come to the Planning Commission for review.

Recommendation: Obtain a recording of the meeting if possible.

7. Information Only Memos/Announcements: None

8. Future Agenda Items:

- Mayor Cruz met with an artist who wants to do murals and wanted to know if the school would like students to participate.
- Find a location for a dog park within the next year.
- Possibly hold a special meeting prior to the next regular meeting, and hold it at Cloverdale High School or

the library.

9. Pending Items: None

10. Good of the Order: None

11. Adjournment: Chair Lands adjourned the meeting at 6:33 pm to the next meeting date scheduled for Monday, September 20, 2021, at 5:00 p.m. A special meeting may be scheduled prior to the regularly scheduled meeting.