



## AGENDA

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

WEDNESDAY, MARCH 11, 2020

**PUBLIC BUSINESS SESSION: 6:00 p.m.**

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

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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.**

#### ADDRESSING THE CITY COUNCIL:

When asked to do so by the Mayor, those wishing to address the City Council are asked to step up to the podium. Speak directly into the microphone so everyone in the audience can hear your comments and so they'll be recorded into the official record. State your name and City of Residence for the record. Per City Council Policy, three (3) minutes are typically allotted to each speaker. However, Council may at its discretion revise the amount of time allotted. Public comments will normally be received after staff presentations on an agenda item and before the City Council starts deliberations. A Talking Tips sheet is available for your use.

***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.***

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

**PUBLIC COMMENTS:**

Any person wishing to speak to the City Council on any item not listed on the agenda may do so at this time. Members of the public have the right to speak on any items on the Council Agenda during that item. Pursuant to the Brown Act, the City Council is not allowed to consider issues or take action on any item not listed on the agenda. Each person wishing to speak must go to the podium when advised by the Mayor and speak directly into the microphone. Each speaker will be limited to three minutes unless additional time is authorized by the Mayor

**PROCLAMATIONS/PRESENTATIONS:** (10 minutes)

1. Proclaiming the week of March 15 through March 21, 2020 as, “National Surveyor’s Week” [p.7](#)
2. Presentation by Zero Waste Sonoma on the California Redemption Value Pilot Partnership and Grant [p.7-28](#)
3. Student Liaison 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.

4. **Approval of Previous Meetings Minutes** [p.29-34](#)

**Recommendation:** By motion, approve the February 26, 2020, City Council Regular Meeting Minutes.

5. **Professional Services Agreement with Cropper Accountancy Corporation, CPA to Perform Auditing and Financial Reporting Services for the Fiscal Year ended June 30, 2020- June 30, 2022** [p.35-52](#)

**Recommendation:** Adopt a Resolution titled, “A Resolution Approving a Professional Services Agreement with Cropper Accountancy Corporation, CPA to perform auditing and financial reporting services for the fiscal year ended June 30, 2020- June 30, 2022 and authorizing the City Manager to execute said agreement.

6. **Budget Amendment to Existing Professional Services Agreement with Keyser Marston Associates for Preparation of a Summary Report for the Cherry Creek Affordable Housing Project Located at 520 S. Cloverdale Boulevard** [p.53-57](#)

**Recommendation:** Adopt a Resolution titled, “A Resolution of the City Council of the City of Cloverdale Approving Amendment No.1 to the Professional Services Agreement with Keyser Marston Associates to provide additional assistance pursuant to Safety Code 33433, for the Cherry Creek Affordable Housing Project Located at 520 S. Cloverdale Boulevard. In an amount not to exceed \$10,000; and Authorizing the City Manager to execute said amendment.”

7. **Sale of Surplus Land at the Corner of Healdsburg Avenue and Franklin Street** [p.58-76](#)

**Recommendation:** Adopt Resolution titled, “A Resolution of the City Council of the City of Cloverdale authorizing the City Manager and City Attorney to complete all necessary documentation to complete the sale of City Owned Surplus Property at the Corner of Healdsburg Avenue and Franklin Street.”

**8. Amendment No. 2 to Professional Services Agreements with First Carbon Solutions for CEQA work on both the Alexander Valley Wellness Center Project and the Baumgardner Ranch Development [p.77-89](#)**

**Recommendation:**

- a. Adopt a Resolution titled, “A Resolution of the City Council of the City of Cloverdale approving Amendment No. 2 to the Professional Services Agreement with First Carbon Solutions (FCS) to provide additional greenhouse gas emission services for the Alexander Valley Wellness Center in an amount not to exceed \$6,140; and authorizing the City Manager to execute said amendment.”
- b. Adopt a Resolution titled, “A Resolution of the City Council of the City of Cloverdale approving Amendment No. 2 to the Professional Services Agreement with First Carbon Solutions (FCS) to provide additional greenhouse gas emission, and CEQA Appendix G services for the Baumgardner Ranch Development (AKA Intergrated Community Development- Sandholm Lane Residential Subdivision) in an amount not to exceed \$20,240; and authorizing the City Manager to execute said amendment.”

**9. Professional Services Agreement with Engineering Consultant, MOE Engineering, Inc. for Project Management Services to Construct a New Equipment Storage Building at the Corporation Yard [p.90-112](#)**

**Recommendation:** Adopt a Resolution titled, “A Resolution of the City Council of the City of Cloverdale approving a Master Professional Service Agreement with MOE Engineering, Inc., for Project Management Services to Construct a New Equipment Storage Building at the Corporation Yard in a form approved by the City Attorney.”

**10. Adopting a Roadway Improvement Project List for Fiscal Year 2020/2021 Funded by SB-1: The Road Repair and Accountability Act of 2017 [p.113-116](#)**

**Recommendation:** Approve a resolution titled, “A Resolution of the City Council of the City of Cloverdale Adopting a List of Projects for Fiscal Year 2020/2021 Funded by SB 1: The Road Repair and Accountability Act of 2017.”

**COMMUNICATIONS:** None.

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.

**PUBLIC HEARINGS:** None.

**NEW BUSINESS:**

**11. Audited Financial Statements for Fiscal Year Ended June 30, 2019 [p.117-184](#)**

**Recommendation:** By motion, approve the fiscal year 2018/19 Audited Financial Statements.

**12. Approving the Issuance of Refunding Bonds, Approving the Execution and Delivery of an Indenture of Trust and Escrow Agreement Relating to Thereto, And Providing for Other Matters Properly Relating Thereto, through the Cloverdale Community Development Successor Agency [p.185-299](#)**

**Recommendation:** Adopt Cloverdale Community Development Successor Agency Resolution titled, “A Resolution of the Cloverdale Community Development Successor Agency Approving the Issuance of

Refunding Bonds, Approving the Execution and Delivery of an Indenture of Trust and Escrow Agreement Relating Thereto, and Providing for other Matters Properly Relating Thereto.”

**13. Presentation by Jones Hall on Using Mello-Roos Community Facilities Districts (“CFDs”) to Finance Public Services & Facilities [p.300-314](#)**

**Recommendation:** Receive Presentation from Jones Hall on Using Mello-Roos Community Facilities Districts (“CFDs”) to Finance Public Services & Facilities and Provide Direction to City staff.

**14. Adoption of Debt Management Policy [p.315-321](#)**

**Recommendation:** Adopt a Resolution titled, “A Joint Resolution of the City Council of the City of Cloverdale and the Cloverdale Community Development Successor Agency Approving the Adoption of a Debt Management Policy.”

**15. Budget Amendment and Professional Services Agreement with Engineering Consultant, MOE Engineering, Inc., for the City of Cloverdale GIS/GPS Utility Mapping Project [p.322-344](#)**

**Recommendation:** Approve a Resolution titled “A Resolution of the City Council of the City of Cloverdale (1) Authorizing a Budget Amendment in the Amount of \$46,966.00 for the City Of Cloverdale GIS/GPS Utility Mapping Project; (2) Appropriating Funds for the Project, Approving and Increases the Expenditures in the Water Fund Department 600-40-801-42135 – Other Professional Services by \$7,914.00 , Sewer Fund Department 630-40-801-42135 – Other Professional Services by \$19,052.00, Storm Drain Department 210-40-403-42150 – Misc. Contract Services by \$20,000.00 and Further Authorizes the City Manager to Execute an Agreement on Behalf of the City with Moe Engineering, Inc. in a form approved by the City Attorney.”

**16. Awarding of the Cloverdale Safe Routes to School Phase II Project to TEAM Ghilotti, Inc. [p.355-358](#)**

**Recommendation:** Adopt a Resolution titled, “Resolution of the City Council of the City of Cloverdale Awarding of the Cloverdale Safe Routes to School Phase II project to TEAM Ghilotti, Inc in the amount of \$322,195 and no cents, authorize the City Manager to execute a contract with TEAM Ghilotti, Inc., approve a budget amendment and approve overall budget for the project.”

**SUBCOMMITTEE ITEMS:**

Update on Joint City/School Subcommittee Recommendation on Proposed Skate Park

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

- Finance, Administration & Police - Next Meeting *Tentative*: April 7, 2020, 4:00 p.m.
  - Options for Early Leak Detection;
  - Options for Funding Street Improvements and Paving; and
  - Health Action - Addressing Adverse Childhood Experiences (ACEs) and Engaging Our Cloverdale Residents
- Planning & Sustainability - Next Meeting: April 21, 2020, 4:00 p.m.
  - Reimbursement Options for Legal Fees related to Six Acres Water Company/South Cloverdale Water Company;
  - Update on Sonoma County Transit Route 68; and
  - Dog Park Location
- Public Works - Next Meeting: March 24, 2020, 4:00 p.m.

- SB-1: The Road Repair and Accountability Act of 2017
- New Pre-fabricated Building at the Cloverdale Corporation Yard
- Joint City/Fire District - Next Meeting: June 8, 2020, 5:30 p.m.
  - No current items
- Joint City/School District– Next Meeting: *Cancelled*: March 16, 2020, 5:00 p.m.
  - MOU for School Resource Officer
- Homelessness Community Advisory Group – Next Meeting: April 7, 2020, 5:00 p.m.
  - Continue Review of Draft Strategic Plan Goals 5-7
  - Review Priority Ranking Sheets

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

**LEGISLATIVE REPORT:**

**CITY MANAGER/CITY ATTORNEY REPORT(S):**

**COUNCIL DIRECTION ON FUTURE AGENDA ITEMS:**

**ADJOURNMENT:** Adjourn to a regular meeting of the City Council and Cloverdale Community Development Successor Agency, March 25, 2020 for Closed Session at 5:00 p.m. (at the City Hall Conference Room 124 N. Cloverdale Blvd., Cloverdale, CA 95425) and Public Business Session at 6:00 p.m. (at the Cloverdale Performing Arts Center 209 N. Cloverdale Blvd., Cloverdale, CA 95425).

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, 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 5<sup>th</sup> day of March 2020, at or before 5:00 p.m.



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Irene Camacho-Werby, City Clerk

**ACTIVITIES REPORT: MARCH 11, 2020**

Councilmember MARTA CRUZ

macruz@ci.cloverdale.ca.us

**FEBRUARY**

DATE	ENTITY	CONTACT
SAT 29	Cooperativa Campesina. Contacting Cloverdale farmworkers impacted by the Kincaid Fire.	C. Bravo A. Lara, El Palomo

**MARCH**

DATE	ENTITY	CONTACT
THURS 27 <u>thru</u> MON 2	<ul style="list-style-type: none"> <li>• Budget and spending procedures,</li> <li>• Coordinate and confirm list of participants.</li> <li>• Artwork by Jaslyn Ortiz.</li> <li>• Design of flyers and other promotion materials for César Chávez Celebration and Day of Service.</li> <li>• Pick up and distribute flyers.</li> <li>• Coordinate children’s program at Family Apartments</li> <li>• Cloverdale Library Book Display</li> </ul>	N. Hanchett S. Guthman E. Guzmán B. Solero D. Romeo
WED 4	Meeting in Ukiah, to coordinate parking; security; cleaning for César Chávez Celebration	L. Luna gluna@wincco.com
THUR 5 <u>thru</u> SUN 8	<p>Participated in Seminar #3: Water Education for Elected Latino Leaders</p> <ol style="list-style-type: none"> <li>1. Objectives and classes: Addressing issues and challenges communities face regarding water quality, access, distribution and regional impacts to variety of neighborhoods. <ul style="list-style-type: none"> <li>• Speaker: Cástulo R. Estrada, Coachella Valley Water District Board of Directors</li> </ul> </li> <li>2. Visited communities and met with residents in Indio; Coachella; Mecca; Thermal; Salton Sea (Chemicals in Water; Coachella Valley Water District: Water distribution)</li> <li>3. Meeting with Coachella Mayor Steven Hernández, Assembly E. García Staff – 56<sup>th</sup> District <ul style="list-style-type: none"> <li>• Contaminated water and its human impact;</li> <li>• Political representation, processes, relations;</li> <li>• Bonds &amp; Taxes; Schools and Transportation;</li> <li>• Extension of infrastructure to non-incorporated areas;</li> <li>• Integrating water retention/capturing areas in plazas and parks;</li> <li>• Town’s beautification.</li> </ul> </li> </ol> <p>Discussion:</p>	B. Logasa
MON 9	Conversations with Zero Waste Sonoma. Voting on issues via telephone call.	L. Lukacs
TUES 10	<ol style="list-style-type: none"> <li>1. Meeting with Alexander Valley Health to coordinate services that will be provided at the César Chávez Celebration on Sun March 29.</li> <li>2. Attendance to Geyserville Chamber of Commerce - Mtg &amp; Dinner</li> </ol>	S. Guthman GCC