



## AGENDA

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

WEDNESDAY, August 26, 2020

CLOSED SESSION: 5:00 p.m.

CLOSED SESSION LOCATION: CLOVERDALE PERFORMING ARTS CENTER,  
209 N. CLOVERDALE BOULEVARD, CLOVERDALE, CA 95425

PUBLIC BUSINESS SESSION: 6:00 p.m.

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.

#### PLEASE NOTE

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:

For the public business session comments may be made in person or through the use of Zoom. 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. Per direction provided by the Sonoma County Health Officer, a facial covering is required to be worn in all City facilities.

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

***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.***

#### **VIEWING OF MEETING:**

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: <https://us02web.zoom.us/j/86117781151>. Zoom Instructions: <https://bit.ly/2A8Mx4M>

**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.

### CLOSED SESSION

#### CLOSED SESSION: 5:00 p.m.

##### **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 LEGAL COUNSEL** – Meet with Legal Counsel regarding anticipated litigation pursuant to Government Code Section 54956.9(d)(4): One (1) potential case

#### CONVENE PUBLIC BUSINESS SESSION – 6:00 p.m.

##### **OPENING:**

- Call to Order
- Pledge of Allegiance
- Roll Call
- Report Out of Closed Session – Actions Taken
- 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. Public Comments may be made in person or through Zoom at: <https://us02web.zoom.us/j/86117781151>. Emailed comments will become part of the record and viewable online and in the City Clerk's Office.

**PROCLAMATIONS/PRESENTATIONS:**

1. **Certificate of Appreciation Acknowledging the Contributions by Marge Gray** ([click to view report](#))
2. **Proclamation Proclaiming August 26, 2020 as Women’s Equality Day** ([click to view report](#))
3. **Presentation by Hildebrand Consulting LLC on the Water and Sewer Rate Study Update** ([click to view report](#))

**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** ([click to view report](#))

**Recommendation:** By motion, approve the City Council special meeting minutes of August 5, 2020, regular meeting minutes of August 12, 2020, and special meeting minutes of August 18, 2020.

5. **Second Reading by Title Only, of an Ordinance Rezoning Approximately 4.55 +/- Acres of Developed Land Located at 28243 & 28277 Old Redwood Highway, Generally Referred to as the Payless Storage Annexation and Rezoning Project to the General Industrial (M-1) Zoning District** ([click to view report](#))

**Recommendation:** Hold second reading, by title only, to Adopt an Ordinance entitled, “An Ordinance of the City of Cloverdale Amending Title 18, “Zoning,” of the City Municipal Code, Rezoning certain properties containing approximately 4.55 Acres of land located at 28243 & 28277 Old Redwood Highway to the General Industrial (M-1) Zoning District (APNs 117-040-086 & 087).”

**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.

**PUBLIC HEARINGS:**

Public Hearing items will begin at the time shown, or as close thereafter as possible, to allow for completion of the item.

6. **Approving an Initial Study and Mitigated Negative Declaration for the Baumgardner Ranch Residential Project; Approving a Precise Development Plan, Major Design Review, General Plan Amendment and Tentative Map (PD GPA ANNEX TM 030-2019) and Introducing, for First Reading by Title Only, an Ordinance Approving a Pre-Zoning/Annexation Proposal Review\*** ([Click to View Report](#) – *\*Will require a longer loading time*)

**Recommendation:** Conduct a Public Hearing to Consider:

- a. Adopting, by motion, a resolution entitled, “A Resolution of the City Council of the City of Cloverdale Approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) prepared in accordance with the California Environmental Quality Act For The Baumgardner Ranch Annexation & Rezoning Project on Approximately 28.42 +/- acres of undeveloped land located at 28195 & 28193 Old Redwood Highway (APNs 117-040-053 & -084).”
- b. Adopting, by motion, a resolution entitled, “A Resolution of the City Council of the City of Cloverdale Approving a Precise Development Plan, Design Review, General Plan Amendment, Tentative Map and Rezoning Approximately 28.42 +/- acres of land located at 28195 & 28193 Old Redwood Highway (APNs 117-040-053 & -084) to the “Planned Development (P-D)” Zoning District.

- c. Introducing for First Reading, by Title Only, an Ordinance entitled “An Ordinance of the City of Cloverdale Amending Title 18, “Zoning,” of the City Municipal Code, Rezoning Certain Properties Containing Approximately 28.42 acres of land located at 28193 & 28195 Old Redwood Highway to the Planned Unit Development (P-D) Zoning District (APNs 117-040-053 & 084).”

**NEW BUSINESS:**

7. **Cloverdale Chamber of Commerce Funding Agreement for Fiscal Year 2020-21** ([click to view report](#))

**Recommendation:** Adopt a resolution entitled, “A Resolution of City Council of the City of Cloverdale approving a Professional Services Agreement between the Cloverdale Chamber of Commerce and the City of Cloverdale for Economic Development and Promotional Services in Fiscal Year 2020-21 and Authorizing the City Manager to Execute the Agreement.”

8. **Budget Amendment for the Cloverdale Safe Routes to School Phase II Project in the Amount of \$150,000.00, Authorization for the City Manager to Execute a Contract with GHD, Inc., and Approve Revised Overall Budget for the Project** ([click to view report](#))

**Recommendation:** Adopt a Resolution, entitled, “A Resolution of the City Council of the City of Cloverdale approving a budget amendment of \$150,000.00 to increase the total project budget for the Cloverdale Safe Routes to School Phase II project, authorizing the City Manager to pay all change orders and expenses up to the authorized project budget amount and authorizing the City Manager to execute a contract with GHD, Inc. for project management services in an amount not to exceed \$69,303, in a form approved by the City Attorney.”

9. **Designation of the City of Cloverdale’s Voting Delegate and Alternate(s) Voting Delegate for the 2020 League of California Cities Annual Conference Business Meeting** ([click to view report](#))

**Recommendation:**

- a. By motion, designate the City’s voting delegate and alternate(s) voting delegate for the League of California Cities 2020 Annual Conference scheduled for October 7-9, 2020 (Virtual Meeting)
- b. By motion, authorize the City Clerk to complete the 2020 Voting Delegate/Alternate Form according to Council direction and submit said form to the League.

**SUBCOMMITTEE ITEMS:**

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

- Finance, Administration & Police - Next Meeting: September 1, 2020, 1:00 p.m.
  - Community Engagement as part of My Brother’s Keeper Alliance
  - Opening and Recovery Post-COVID 19
- Planning & Sustainability - Next Meeting: October 20, 2020, 4:00 p.m.
  - Emergency Preparedness – Access to Generators and Potential Shelters
  - Review Climate Change and Sustainability Projects/Technologies
- Public Works - Next Meeting: September 22, 2020, 4:00 p.m.
  - Update on the Sustainable Groundwater Management Act/Potter Valley Relicensing Project
  - Sonoma County Transit Route 68
- Joint City/Fire District - Next Meeting: October 12, 2020, 5:30 p.m.
  - Update on preparation for the upcoming Fire Season

- Joint City/School District– Next Meeting: September 21, 2020, 5:00 p.m.
  - Update on Distance Learning
  - Location of Skate Park
- 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 & DIRECTION:**

**STATUS UPDATE ON CURRENT EMERGENCY:** Discussion and possible direction related to COVID-19.

**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, September 9, 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, 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 21st day of August 2020, at or before 5:00 p.m.

**SEE BELOW FOR MEETING INFORMATION AND HOW TO VIEW AND PARTICIPATE**

**PLEASE NOTE**  
**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. In order to minimize the spread of the COVID 19 virus, if you wish to participate in the meeting please do the following:

- **Meeting Attendance** is welcome either in-person or through the use of Zoom at: <https://us02web.zoom.us/j/86117781151>. Webinar ID: **861 1778 1151**. You may also call in to: 1 (669) 900-6833. Meeting ID: **861 1778 1151**
- **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 Chair 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 virus.