



MINUTES

PLANNING AND SUSTAINABILITY SUBCOMMITTEE MEETING

Meeting Date: Tuesday, April 21, 2020
Meeting Time: 4:00 p.m.
Meeting Location: Teleconference

Subcommittee Members:

Chair: Mayor Gus Wolter
Vice Chair: Councilmember Mary Ann Brigham

Asst. City Manager/CDD Kevin Thompson
City Manager David Kelley

- 1. Call to Order (This meeting was held by teleconference):** Chair Wolter called the meeting to order at 4:00 p.m. and read the protocol regarding the COVID-19 virus. In order to minimize the spread of the COVID-19 virus, this Regular Meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20, which suspended certain requirements of the Brown Act.
- 2. Communications:** Correspondence from Rob Koslowsky on "All-Electric Reach Codes" Discussion of the Koslowsky letter and Item 5(d), which is related, were both placed on hold due to the current COVID-19 pandemic.
- 3. Public Comment:** None
- 4. Minutes Approved:** February 21, 2020
- 5. Current Items for Discussion**
Review climate change and sustainability projects/technologies Assistant City Manager/CDD Thompson provided a background on how the subcommittee name was changed to Planning and Sustainability, to review the emergency climate resolution and make recommendations for implementation, however, due to the COVID-19 pandemic many discussions have become stationary. Assistant City Manager/CDD Thompson added that the City had completed an energy audit by Sonoma County Energy Independence Program (SCEIP) and included suggestions to improve the energy use.

Direction was given to identify which suggestions in the resolution could be most easily implemented and how to use SB funding for downtown improvements, such as walkable communities, incentives, and reduced parking constraints. Vice Chair Brigham would like to see the improvements expanded for the whole town and find ways to increase density. Chair Wolter supports finding ways for more people to be able to work from home.

Recommendation: Assistant City Manager/CDD Thompson stated that he will follow up and identify the areas in the resolution that can be implemented to minimize financial impact on the City, as well as a full report of the SCEIP energy audit findings and recommendations. He will bring them back for a recommendation and will invite Jane Elias, Division Manager from SCEIP.

- a) Update on Six Acres Water Company/South Cloverdale Water Company Assistant City Manager/CDD Thompson reported that a complaint was made to the City Council regarding the lack of action on this item by the City. The City and Six Acres Water Company attorneys are currently working out discrepancies on the pre-annexation agreement. Public Works Director Rincon had indicated it would be a significant expense for the City to retrofit the bridge infrastructure to improve access to the undeveloped vineyard parcel at the end of the lane; however, the bridge is located past the parcels that wish to hook up to water and sewer services. A signed agreement will facilitate action from the state and county and make it easier to get grant funding for the sewer and water improvements. The issue was raised to the California Regional Water Quality Control Board but appears that the state and county may expect the City to bear all the expenses. Costs of sidewalks and road improvements would fall on the City. If in the future the vineyard is developed, the project could be conditioned for some of the improvements.

Discussion followed, consensus was that perhaps the timelier solution would be to simply provide water meters that the residents could hook up to, and to consider putting the full infrastructure improvements off until such time that the vineyard is developed. The Church Lane area to the south may also wish to connect and it may be more prudent to consider annexation of both at the same time. Unfortunately, no assistance has been provided by the County to date. There was concurrence of the need to move forward, as access to clean water is a right.

Recommendation: Assistant City Manager/CDD Thompson will prepare an estimate of costs that include annexation, maps and CEQA and bring it to the next meeting. Vice Chair Brigham stated she would contact County Supervisor Gore to discuss Six Acres as well as the South Cloverdale Water Company at Church Lane.

- b) Update on Sonoma County Transit Route 68 Assistant City Manager/CDD Thompson stated he had met with Bryan Albee, Transit Systems Manager with Sonoma County Transit to discuss recommended changes, but, due to the current COVID-19 pandemic, action will be put off until the fall.

Recommendation: Keep as a standing item, with understanding that no action will take place until the fall.

- c) Follow up information on Reach Codes Not discussed due to COVID-19.
- d) Dog Park Location Assistant City Manager/CDD Thompson has been in contact with Elsa Halbach, who volunteered to assist in locating a dog park. Baumgardner Ranch has not provided for recreational or open space areas in their development, and it may be feasible to condition a dog park there, but the City may incur expenses and maintenance responsibility. The ideal location for a dog park is next to open space or park areas. Chair Wolter stated he supports the Vintage Meadows location.
- e) Update Community Development Planning Log Assistant City Manager/CDD Thompson reported on current projects. Baumgardner Ranch has completed CEQA review and no comments were received. The developer has the financing in place. It will be going to Planning Commission. Assistant City Manager/CDD Thompson noted the difficulty of presenting plans using Zoom technology if the meeting is held online and the City continues to follow the shelter in place order.

6. Information Only Memos None

7. Future Agenda Items

Vice Chair Brigham commented that the Alexander Valley Health Care project is working diligently and the City needs to find a way to let them begin their project. Unresolved issues with the school are impacting their ability to move forward. The school is involved in the infrastructure and drainage improvements that are proposed. City Manager Kelley indicated that he sent Superintendent Decker the information from Brelje and Race. At previous meetings, the school was reluctant to commit to the infrastructure issues, and their focus was on finding an alternate location for the skate park. One reason given was lack of emergency access. Chair Wolter indicated that he had spoken with Fire Chief Jenkins, who indicated that the fire access could be incorporated into the plans for the skate park in the concrete design.

Chair Wolter asked that the tire storage at the corner of Sandholm Lane near Payless Storage be investigated through City Code Enforcement, as it is a fire hazard.

- 8. Pending Items** None
- 9. Good of the Order** None
- 10. Adjournment:** Chair Wolter adjourned the meeting to next scheduled meeting June 16, 2020 at 4:00 p.m.