



124 N. Cloverdale Boulevard  
Cloverdale, CA 95425  
Phone: 707-894-2521  
[www.cloverdale.net](http://www.cloverdale.net)

## AGENDA

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

WEDNESDAY, FEBRUARY 23, 2022

CLOVERDALE PERFORMING ART CENTER  
209 N. CLOVERDALE BOULEVARD, CLOVERDALE, CA 95425

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

**THIS PORTION OF THE MEETING WILL NOT BE PHYSICALLY OPEN TO THE PUBLIC. ZOOM LINK IS AVAILABLE BELOW.**

**OPEN SESSION: 6:00 p.m.**

**IMPORTANT:**

**THIS MEETING WILL BE OPEN TO THE PUBLIC, ATTENDEES WILL BE REQUIRED TO WEAR MASKS.**

**Members of the City Council may participate in the meeting via Zoom consistent with the provisions of Assembly Bill 361, which amended the Brown Act.**

**To Participate in the meeting please use the link: <https://us02web.zoom.us/j/88648416804?pwd=QjFHTkt1TGlwMVN4V1lQR0FLRmw1UT09>**

**Meeting ID: 886 4841 6804**

**Passcode: 551890**

**Telephone Dial** by your location 1-(669) 900-6833 and entering the meeting ID.

Public Business Session Participation is welcome in-person at the Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., or through the use of Zoom at link above.

**Viewing of meeting - Public Session:** Regular City Council meetings are streamed via live webcast on YouTube at: <http://bit.ly/2R@Odm4> on day and time of meetings.

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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 communication devices upon entering the meeting.

#### **PUBLIC COMMENT: ADDRESSING THE CITY COUNCIL**

Public Comments may be made through the use of Zoom or sent by e-mail to [dkelley@ci.cloverdale.ca.us](mailto:dkelley@ci.cloverdale.ca.us). 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.

## **CLOSED SESSION**

### **OPENING: CLOSED SESSION - 5:00 p.m.**

Call to Order

Roll Call: Mayor Lands, Vice Mayor Wolter, Councilmembers: Bagby, Cruz, Palla

Agenda Review - Closed Session (Changes and/or Deletions)

**PUBLIC COMMENTS ON CLOSED SESSION AGENDA:** Prior to recessing into Closed Session, the public may speak on items to be addressed in Closed Session.

### **RECESS TO CLOSED SESSION:**

#### **CLOSED SESSION ITEM**

**A. CONFERENCE WITH LABOR NEGOTIATOR** - Pursuant to Government Code Section 54957.6 Labor Negotiator: City Attorney Sanchez and Assistant City Manager/Community Development Director Thompson Employee Groups: Cloverdale Classified Association, Cloverdale Police Officers' Association, Cloverdale Dispatchers' Association, and Unaffiliated Employees

**A. OPENING PUBLIC SESSION – 6:00 p.m.** Please click the link below to join the webinar:

- Call to Order
- Pledge of Allegiance
- Roll Call:
  - Mayor Lands
  - Vice Mayor Wolter
  - Councilmember Bagby
  - Councilmember Cruz
  - Councilmember Palla
- Report out of Closed Session
- Conflict of Interest Declaration
- Agenda Review – Regular Session (Changes and/or Deletions)

**B. 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 item on the Council Agenda at the time the item comes up for consideration. 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. Per City Council Policy, three minutes are typically allotted to each speaker.

**C. PROCLAMATIONS/PRESENTATIONS:** (10 Minutes)

C.1 Student Liaison Report

#### **Recommended Action(s):**

Receive a report from Guadalupe Nunez, Student Liaison.

C.2 A Proclamation in appreciation to Commissioner Reece Foxen and honor her for her many contributions to the Sonoma County Library and the and the Cloverdale Branch Library

 [Proclamation - Recognizing Reece Foxen\\_02.23.2022.pdf](#)

C.3 Reece Foxen Cloverdale Library Presentation

 [CC Agenda C.3 Report - Cloverdale Library Presentation\\_02.23.2022.pdf](#)

C.4 United Way of Wine Country Presentation 2-1-1 -Lisa Carreno

 [211 Sonoma Presentation.pptx](#)

**D. CONSENT CALENDAR:** All items under Consent Calendar will be considered together by one action of the City Council unless any Councilmember or member of the public requests that an item be removed and considered separately.

D.1 Minutes of the February 9,2022, City Council Meeting

**Recommended Action(s):**

Approve as presented or with edits.

 [Draft CC Mins 2-9-2022.pdf](#)

**E. COMMUNICATIONS:** Council may discuss at this time written communications sent to Councilmembers since the last council meeting. Written communications to be discussed will be listed below, if any.

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

F.1 Adopting Resolutions to Approve an Initial Study and Mitigated Negative Declaration for the Alexander Valley Wellness Center Project approving a Major Design Review and Conditional Use Permit (DR CUP 024-2019) and introducing, for First Reading by Title Only, an Ordinance Approving a Development Agreement with Coppertower Family Medical Center pertaining to the Development of the Alexander Valley Wellness Center.

**Recommended Action(s):**

Hearing to Consider:

1. Resolution (**Attachment 1**) Approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) prepared in accordance with the California Environmental Quality Act for the Alexander Valley Wellness Center Project on the 2.8-acre project site located at the corner of S. Cloverdale Boulevard and Citrus Fair Drive (APN 001-440-049).
2. Resolution (**Attachment 2**) Approving a Major Design Review and Conditional Use Permit and adopting an Ordinance approving a Development Agreement to construct an all-inclusive community wellness center (The Alexander Valley Wellness Center) on the 2.8-acre project site located at S. Cloverdale Boulevard and Citrus Fair Drive (APN 001-440-049), subject to the conditions of approval included therein.
3. Introduce for First Reading, by Title Only, of an Ordinance (**Attachment 3**) entitled "An Ordinance of the City of Cloverdale Approving a Development Agreement with Coppertower Family Medical Center pertaining to the development of the Alexander







Valley Wellness Center Project Located on the 2.8-acre project site at S. Cloverdale Boulevard and Citrus Fair Drive (APN 001-440-049)

-  [CC Agenda Report - AVW.pdf](#)
-  [Attachment 1 - CC Resolution Alexander Valley Wellness MND - CEQA.pdf](#)
-  [Attachment 2 - CC Resolution - Alexander Valley Wellness CUP DR.pdf](#)
-  [Attachment 3 - Ordinance apprv DA.pdf](#)
-  [Attachment 4 - PC staff report Alexander Valley Wellness.pdf](#)
-  [Attachment 5 - Plan set 5.21.19.pdf](#)
-  [Exhibit A to attachment 1 - Alexander Valley Wellness Center IS-MND.pdf](#)
-  [Exhibit A to attachment 3 - Development Agreement for Thyme Square - 6-16-19V2 \(002\).pdf](#)
-  [Exhibit B to attachment 1 - Mitigation Monitoring and Reporting Program.pdf](#)

F.2 Bumgardner Ranch Housing Project, Amendments to Tentative Map and Conditions of approval, approving a Final Map, and approval of Subdivision Agreement.

**Recommended Action(s):**

1. Adopt a Resolution approving an amended Tentative Map and amended Conditions of Approval for the Bumgardner Ranch Housing Project located 28195 & 28193 Old Redwood Highway.
2. Adopt a Resolution approving a Final Map for 28195 & 28193 Old Redwood Highway and authorizing the City Manager enter into a Subdivision Agreement and to transmit the Final Map to the County Clerk Recorder of the County of Sonoma for recording.

-  [CC Agenda Report Baumgardner Final Map.pdf](#)
-  [Attachment 1 - CC Reso Baumgardner PD GPA ANNEX\\_Amended.pdf](#)
-  [Exhibit A to attachment 1 Vesting Tentative Map.pdf](#)
-  [Attachment 2 - Reso Approving Baumgardner Final Map.pdf](#)
-  [Exhibit A to attachment 2 Final Map.pdf](#)
-  [Exhibit B at Attachment 2 Baumgardner Ranch Improvement Agreement\\_v3.pdf](#)

**G. NEW BUSINESS:**

G.1 Mid-Year Financial Report for Fiscal Year 2021-22

**Recommended Action(s):**

Accept Mid-Year Financial Report for Fiscal Year 2021-22

-  [CC Agenda Report - Mid Year Financial Report\\_02.23.2022.pdf](#)
-  [Attachment 1 Mid-Year Review FY 2021-22.pptx](#)
-  [Attachment 2 Draft Mid-Year Report 12-31-22.pdf](#)
-  [Budget Amendments Running Totals 21-22.pdf](#)

G.2 Sustainable Solutions Turnkey (SST) Program for energy efficiency projects.

**Recommended Action(s):**

Receive Preliminary Feasibility Assessment Presentation and consider authorizing the City Manager to execute of Change Order #01 to the Investment Grade Audit Work Order

to enable completing water meter testing and acknowledgement of the cost and payment terms of the meter testing process.

 [CC Agenda Staff ReportTurnKey.pdf](#)

 [Council Presentation for Meter Change Order 022322.pptx](#)

 [Resolution 059-2021 Authorizing Use of GC 4217 Allowing Forgo of Standard Low Bid Process to Complete Energy Program with PGE.pdf](#)

**H. SUBCOMMITTEE ITEMS: -**

- **Finance, Administration & Police**
  - Next Meeting - March 7, 2022
- **Planning & Sustainability**
  - Next Meeting – April 19, 2022
- **Public Works & Facilities**
  - Next Meeting - March 22, 2022
- **Joint City/Cloverdale Fire District**
  - Next Meeting – June 13, 2022
- **Joint City/Cloverdale Unified School District**
  - Next Meeting – March 21, 2022
- **Homelessness Community Advisory Group**
  - Next Meeting – March 8, 2022

**I. SUBCOMMITTEE REPORTS: (Verbal reports only)**

**J. COUNCIL REPORTS: (Verbal reports only)**

**K. INFORMATIONAL REPORTS:**

**L. LEGISLATIVE REPORTS, LETTERS OF SUPPORT/OPPOSITION:**

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

**N. STATUS UPDATE ON CURRENT IMPACTS TO WATER SUPPLY: (Verbal report)**

N.1 Updated Drought Memo from Woodard Curran

 [Memo to Cloverdale City Council -Russian River Drought Response\\_02.15.22.pdf](#)

 [Voluntary Water Conservation Program Presentation to City Council.pdf](#)

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

**P. COUNCIL DIRECTION ON FUTURE AGENDA ITEMS:**

**Q. ADJOURNMENT: The next regular meeting of the City Council and Cloverdale Community Development Successor Agency is scheduled for . Public Business Session at 6:00 p.m. (at the Cloverdale Performing Arts Center 209 N. Cloverdale Blvd., Cloverdale, CA 95425, and by teleconference).**

### CERTIFICATE OF POSTING

I, Lori Frontella, Interim City Clerk, do hereby declare under penalty of perjury that the foregoing agenda was posted on 1) the outdoor bulletin board at City Hall, 124 N. Cloverdale Blvd., Cloverdale, CA 95425, and 2) Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425; and made available for public review prior to or at 5:00 p.m., on or before the 18 day of February 2022.

Date posted:

Time posted:

Signature City Clerk:

### IMPORTANT NOTICE REGARDING THIS CITY COUNCIL MEETING BELOW

- **Public Attendees** - 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 and for your comments to be recorded into the official record. State your name and City of Residence for the record.
- **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. **Instructions for using Zoom available at:** <https://bit.ly/2A8Mx4M>.
- If you would prefer to submit public comment in writing, please email your comments to [dkelley@ci.cloverdale.ca.us](mailto:dkelley@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 City Council in writing and included as a part of the record of the meeting.

### OTHER IMPORTANT NOTICES REGARDING THE CITY COUNCIL MEETING

**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 72 hours prior to the meeting will assist the City Clerk in assuring those reasonable accommodations are made to provide accessibility to the meeting.

**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.

**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 described in this agenda, or in writing correspondence delivered to the City of Cloverdale, or prior to, the public hearing.

**TRANSCRIPTIONS:** The City does not transcribe its proceedings. Anyone who desires a verbal record of this meeting should arrange for an attendant by a court reporter or for other acceptable means of recording. Such arrangement will be at the sole expense of the individual requesting the recording. Questions about this agenda should be directed to City Hall at 707-894-2521.

*The City of Cloverdale thanks you in advance for taking all precautions to prevent spreading COVID-19.*