



124 N. Cloverdale Boulevard
Cloverdale, CA 95425
Phone: 707-894-2521
www.cloverdale.net

MINUTES - FINAL

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 ARTS CENTER
209 N. CLOVERDALE BOULEVARD, CLOVERDALE, CA 95425

CLOSED SESSION

OPENING: CLOSED SESSION

- Call to Order – Mayor Lands called the meeting to order at 5 p.m.
- Roll Call - Present: Mayor Lands, Vice Mayor Wolter, Councilmembers: Bagby, Cruz, Palla
- Agenda Review: Closed Session (Changes and/or Deletions). No changes/deletions.

PUBLIC COMMENTS ON CLOSED SESSION AGENDA:

The item was opened for public comments. There were no public comments.

RECESS TO CLOSED SESSION:

The meeting recessed to closed session at 5:05 p.m.

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

OPEN SESSION

A. OPENING PUBLIC SESSION

- Call to Order – Mayor Lands called the public session to order at 6:01 p.m..
- Pledge of Allegiance led by Mayor Lands.
- Roll Call – Council Members Present:
Mayor Lands
Vice Mayor Wolter
Councilmember Bagby
Councilmember Cruz
Councilmember Palla
- Report Out of Closed Session – City Attorney Sanchez stated no reportable actions were taken in closed session.

- Conflict of Interest Declaration – City Attorney Sanchez announced that Councilmember Cruz has a conflict of interest with agenda item F.1. relating to the Alexander Valley Wellness Center Project due to proximity to her property. Councilmember Cruz announced she would recuse herself during consideration of this item.
- Agenda Review – Regular Session (Changes and/or Deletions) – City Manager Kelley announced there are no changes to the agenda.

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA:

There were no public comments on this item.

C. PROCLAMATIONS/PRESENTATIONS: (10 Minutes)

C.1 Student Liaison Report

Guadalupe Nunez, Student Liaison, reported on campus activities.

C.2 A Proclamation in appreciation of Library Commissioner Reece Foxen

The City Council recognized Reece Foxen with a proclamation in appreciation of her service on the Sonoma County Library Commission and to the Cloverdale community.

C.3 Reece Foxen, Cloverdale Library Presentation

Reece Foxen presented a PowerPoint on library services and programs. There were no public comments.

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

Lisa Carreno and Nicollette Weinsveg, United Way of the Wine Country, made a presentation on the 211 program that provides vital information on health and human services. There were no public comments.

Councilmember Palla would appreciate bilingual literature that the City can disseminate to the community.

D. CONSENT CALENDAR:

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

Action(s):

Motion made by Councilmember Palla, second by Vice Mayor Wolter, the Consent Calendar was approved by 5-Ayes, 0-Noes.

AYES: (5) Vice Mayor Wolter, Councilmember Palla, Councilmembers Bagby and Cruz,
Mayor Lands

NOES: (0)

Absent: (0)

ABSTAINED: (0)

E. COMMUNICATIONS:

City Manager Kelley referred to a public communication relating to the Alexander Valley Wellness Project that was received after the agenda was published.

F. **PUBLIC HEARING:**

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.

Action(s):

1. Conducted a public hearing and adopted Resolution 18-2022 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) Adopted Resolution 19-2022 approving a Major Design Review and Conditional Use Permit 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) Introduced for First Reading, by Title Only, of Ordinance 745-2022 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)

Councilmember Cruz recused herself during consideration of this item as she owns real property in proximity to the proposed project.

Assistant City Manager/Community Development Director Thompson stated no comments were received following circulation of the Mitigated Negative Declaration. A letter was received from Citrus Fair after the agenda was published. The Planning Commission recommended approval.

Debbie Howell, Alexander Valley Healthcare Chief Executive Officer, outlined the services that would be offered on the second and third floors. The first floor would be rented to other providers of community services. The community room would be used for nutrition services and health education presentations. The facility would bring services currently provided out of five separate facilities to one location. The facility would also be used for urgent care services and training personnel for the healthcare profession.

Matt Stromberg, Stromberg Architecture, reported that Transit Oriented Zoning is intended to create walkable opportunities. All deliveries and patients will arrive from the public right-of-way.

The public hearing was opened.

Kirsten Tellez, Cloverdale resident and Alexander Valley Healthcare Board, spoke in support of these services that serve the entire community.

James Novak, Cloverdale family physician, spoke in support.

Garrett Broughton, Cloverdale resident, expressed concerns regarding the extension of Washington Street and whether this is the best use of this property. The deed allows other uses after fifteen years.

Alison Keaney, Citrus Fair, referred to her letter outlining concerns regarding design elements that do not have positive impacts on Citrus Fair, including the driveway into the Wellness Center, street width reduction, safety impacts, and real property easements.

The public hearing was closed.

Councilmember Bagley commented that the project meets General Plan goals. However, it requires a Conditional Use Permit and is not the highest and best use for this City-owned property at this location. She supports Alexander Health Care, but the location will impact Citrus Fair. She believes the project requires more vetting and more public input.

Councilmember Palla believes this is a good use of the property that fills a critical health care need in the community.

Vice Mayor Wolter spoke in support.

In response to Mayor Lands' questions, City Manager Kelley stated the proposed emergency access may not be technically required but could be critical during emergency events. It provides future opportunities for ingress and egress to the project site and surrounding areas. Mayor Lands suggested alternatives that may address Citrus Fair's concerns, including a fence to restrict unauthorized parking and a gate for emergency use only. He noted the 180 parking spaces could be used by the Fair if a good neighbor arrangement could be negotiated.

Mayor Lands invited Allison Keaney to respond to comments on her letter.

Allison Keaney, Citrus Fair, stated they would like a partnership. Their concerns relate to pedestrian safety hazards. Parking needs to be contained, and the fence would increase guest safety.

Mayor Lands reopened public comments.

Angela Cordova stated that other sites near City Park and near the school should be considered.

Debbie Howell stated that the Center closes weekends and holidays, and the urgent care would see limited patients on weekends. The sidewalk is proposed for safety reasons. She would not like a cyclone fence but they are open to working on concerns. Other sites were considered.

Motion made by Councilmember Palla, second by Vice Mayor Wolton, to adopt Resolution 18-2022 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).

Ayes: (3) Councilmember Palla, Vice Mayor Wolter, Mayor Lands
Noes: (1) Councilmember Bagby
Absent:
Abstaining:
Recused: (1) Councilmember Cruz

Motion made by Councilmember Palla, second by Vice Mayor Wolter to adopt Resolution 19-2022 approving a Major Design Review and Conditional Use Permit 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.

Ayes: (3) Councilmember Palla, Vice Mayor Wolter, Mayor Lands
Noes: (1) Councilmember Bagby
Absent:
Abstaining:
Recused: (1) Councilmember Cruz

Vice Mayor Wolter introduced for First Reading, second by Councilmember Palla, by Title Only, of Ordinance 745-2022 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).

Ayes: (3) Councilmember Palla, Vice Mayor Wolter, Mayor Lands
Noes: (1) Councilmember Bagby
Absent:
Abstaining:
Recused: (1) Councilmember Cruz

The Council recessed at 8:05 and reconvened at 8:11 p.m.

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

Action(s):

1. Conducted public hearing and adopted Resolution 20-2022 approving an amended Tentative Map and Amended Conditions of Approval for the Bumgardner Ranch Housing Project located 28195 & 28193 Old Redwood Highway
2. Adopted Resolution 21-2022 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.

Assistant City Manager Thompson presented his report. He stated this Final Map was scheduled as a public hearing because of the changes from the initial approval. Amendments include a new 1.6 acre parcel for a park and roadway by eliminating eight single family lots.

Jake Lingo, Integrated Community Development, spoke in support of the recommended action. The State requested a stand-alone riparian parcel dedicated into perpetuity. The Cloverdale City Council felt strongly they wanted a stand alone parcel for the public park on the south end of town. The reduction in multi- family units was driven by the availability of disaster relief financing resulting from the wildfire destruction.

Councilmember Cruz wants to ensure park development is not forgotten. Mr. Lingo stated the tonight's action would require dedication of the park parcel, which the City would own in the worst case scenario. It will be built out when the development moves forward.

School Superintendent McClain stated that the developer's process with the School District has not been collaborative. The former Superintendent has confirmed that he did not sign a will serve agreement during his tenure. The developer has advised that they will perform grading work, but they should make contributions for the impacts on the District.

Mr. Lingo responded that they will pay their fair share of development fees. They remain open to more discussions regarding the grading, but have requested a scope of work and budget to discuss what can or cannot be done.

There were no more public comments.

Mayor Lands expressed concern regarding the dedication of the park without assurances of development.

Councilmember Cruz stated that Mr. Lingo has been reputable and trustworthy in his other projects and is vested in Cloverdale.

Councilmember Palla asked about a bond to do improvements if needed. City Manager Kelley replied that the bonding agreement is for necessary improvement based on engineering estimates relating to the Final Map. There is no condition for park improvements, only to dedicate the land. However, the developer is receptive to improvements if offset by park impact fee credits. Park improvement is not in the Subdivision Agreement because it is not serving the portion of the project that is going to be developed.

Vice Chair Wolter commented that Mr. Lingo has been trustworthy in his other community projects..

Councilmember Bagby thanked staff for crafting an air tight deal and looks forward to the future provision of area homes.

Mayor Lands likes the project, but gets nervous when the Final Map does not include park completion. However he appreciates the additional grading and the developer's willingness to listen to and work with the community.

City Attorney Sanchez and Assistant City Manager Thompson noted the change in resolution condition from designation of the park to dedication of the park. Mr. Lingo pointed out that the dedication is reflected in the Subdivision agreement that will be

approved by the resolution. City Manager Kelley clarified that dedication is required by the General Plan. There would not be a park fee credit for dedication of the park, only for development.

Councilmember Palla moved, second by Councilmember Bagby, to adopt Resolution 21-2022 approving the Final Map to subdivide approximately 28.42 +/- acres of land located at 28195 & 28193 Old Redwood Highway (APN 117-040-053 & -084) commonly known as the Baumgardner Ranch Subdivision into seven parcels, authorizing the City Manager to accept the easements dedicated by separate deeds, and approving the Subdivision Improvement Agreement and associated improvement securities, with noted amendments.

Councilmember Bagby moved, seconded by Councilmember Palla, to adopt with noted amendments Resolution 20-2022 amending Resolution 079-2020 approving an amended Tentative Map and amended conditions of approval for approximately 28.42 +/- acres of land located at 28195 & 28193 Old Redwood Highway (APN 117-040-053 & -084) to the "Planned Development (P-D)" zoning district.

Ayes: (5) Councilmembers Palla, Cruz, Bagby, Vice Mayor Wolter, Mayor Lands

Noes:

Absent:

Abstaining:

Recused:

G. NEW BUSINESS:

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

Finance Director Holmes provided a presentation of major fund balances as of December 31, 2021, including General Fund, Enterprise Funds, and Special Funds including Landscape and Lighting and assessment districts.

In response to Vice Mayor Wolter, Finance Director Holmes expressed confidence that the General Fund revenues would be met.

Councilmember Palla commented on increasing restricted reserves.

Councilmember Bagby stated there are areas for improvement but it is good preparation for budget and priority setting.

Councilmember Cruz appreciated the PowerPoint to help constituents' understanding.

Mayor Lands noted the corresponding increase in cannabis taxes during the period of shelter in place.

Dan R Braccialini, Cottages, requested the Landscape and Lighting District fund balances at the beginning of the fiscal year. It is important because this is a special assessment belonging to homeowners, and fund accounting should be a public record. He is also concerned with the reserve balance and ensuring there is no comingling of funds. He checks the reserve balances with audited financials, which do not always balance. By his calculations, the 2021-22 beginning revenue is approximately \$69,700, which has grown from \$17,700 in 2015-16.

Finance Director Holmes will provide the requested information after the audit.

The Council accepted the Mid-Year Financial Report for Fiscal Year 2021-22 by consensus.

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

Action(s):

Received Preliminary Feasibility Assessment Presentation and authorized the City Manager to execute of Change Order #01 to the Investment Grade Audit Work Order

City Manager Kelley and David Carter, Centrica, provided an update on the PG&E program for evaluating utility energy savings. This is an opportunity to look at a water meter projects that would result in cost savings. To date, measures evaluated include lighting, mechanical HVAC replacement, upgrade of city street lights, solar and storage to generate electricity, water treatment plant aeration for energy use, and EV charging. Based on base line energy costs of \$360,000, a 67% reduction in energy costs is anticipated. The change order would provide for the purchase of a little over 100 meters for sampling and shipping the old ones for testing. If the City moves forward, it would roll into the project financing. If not moving forward, the change order would need to pay for those meters and testing process. The Subcommittee recommends approval of the Change Order.

In response to Councilmember Palla, City Manager Kelley stated that if not moving forward, he would recommend paying for the Change Order from the water enterprise fund.

Councilmember Bagby spoke in support of the significant cost and water savings components. City Manager Kelley stated the proposal would graduate from AMR to AMI meter reading technology. This represents a time saving because they can be read faster and allow for real time data to customers. He appreciates PG&E testing and validation of projected savings.

Vice Mayor Wolter noted that the proposal's savings could cover the Capital Improvement Program budget in a few years. City Manager Kelley stated this program would create finance savings and allow for quicker completion than the multi-year CIP program, resulting in additional savings.

Mayor Lands invited public comments. There were no public comments.

Motion made by Councilmember Bagby and seconded by Councilmember Cruz, the Council authorized the City Manager to execute Change Order No. 1.

Ayes: (5) Councilmembers Palla, Cruz, Bagby, Vice Mayor Wolter, Mayor Lands

Noes:

Absent:

Abstaining:

Recused:

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 Regular Meeting – June 13, 2022. Councilmember Cruz noted that the February special meeting was cancelled. City Manager Kelley will follow up with Fire Chief Jenkins for a new special meeting date.
- **Joint City/Cloverdale Unified School District**
 - Next Meeting – March 21, 2022. Mayor Lands reported on the ribbon cutting for the building paid with Measure H funds.
- **Homelessness Community Advisory Group**
 - Next Meeting – March 8, 2022. Mayor Lands reported there is a “point and time” count on February 25.

I. SUBCOMMITTEE REPORTS: (Verbal reports only)

There were no Subcommittee reports.

J. COUNCIL REPORTS: (Verbal reports only)

No additional reports.

K. INFORMATIONAL REPORTS:

Councilmember Cruz reminded interested persons about mattress recycling event.
Councilmember Bagley announced the electronics recycling event this weekend.

L. LEGISLATIVE REPORTS, LETTERS OF SUPPORT/OPPOSITION:

None

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

None

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

N.1. Updated Drought Memo from Woodard Curran

City Manager Kelley provided an update on the State’s expected response to drought conditions and Cloverdale’s petition to increase consumption from 55 minimum gallons to 104 gallons per day per capita. The petition also addressed the water use from the production process at the treatment plant. The State Water Board requested their steering committee to seek alternative to curtailment by a process of consensus of users. He referred to the agenda report and a discussion item will be brought to council as to whether to participate in this process.

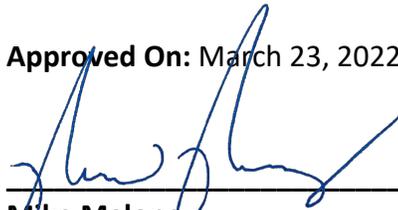
O. **STATUS UPDATE ON CURRENT EMERGENCY:** Discussion and possible direction related to COVID-19.
No updates.

P. **COUNCIL DIRECTION ON FUTURE AGENDA ITEMS:**
None.

Q. **ADJOURNMENT:** The next regular meeting of the City Council and Cloverdale Community Development Successor Agency is scheduled for March 19, 2022. Public business Session at 6:00 p.m. (at the Cloverdale Performing Arts Center 209 N. Cloverdale Blvd., Cloverdale, CA 95425, and by teleconference).

The meeting adjourned at 9:44 p.m.

Approved On: March 23, 2022

A handwritten signature in blue ink, appearing to read "Mike Maloney", is written over a horizontal line.

Mike Maloney
City Clerk