

MARK WEST CITIZENS ADVISORY COUNCIL
Meeting Minutes, NOT APPROVED, June 8, 2022, 6:00 pm
Hybrid Meeting
Video Available Send request to MarkWestCAC@gmail.com

A) Call to Order: Chair Fies called to order, the regular meeting of Mark West Citizens Advisory Council at 6:10 pm.

1. Roll Call

Members present: Chair Karen Fies, Willie Lamberson, Heidi Would, Stephanie Bisordi, Brad Sherwood

Others present: Jen Mendoza, Field Representative Representing Supervisor James Gore, 4th District, County of Sonoma; Aggie Maggio, Secretary, Mark West Citizens Advisory Council (MWCAC) (via Zoom)

2. Approval of Minutes

On a motion by Sherwood, second by Would, the minutes of the regular MWCAC meeting, May 11, 2022, were approved. The motion carried on a voice vote. (5-0)

Amendment to the agenda

G) Pending Items: Updates when available

1. Utilities & Water – Margaret DiGenova

Cal Am is currently doing maintenance on the water treatment plant, June 7 through June 9. They are using Sonoma Water to fill their tanks. Water usage is slightly lower than normal as was requested of customers.

This is normal maintenance, originally planned for spring. The contractor had to wait on parts. Hopefully the plant will be up and running on Friday. Please continue extra conservation. This will happen again June 14, 15 and 16.

Reminder: Drought is still on. Wait 72 hours, after a rain, before using water systems.

Sherwood: Sewer rates were approved by the board last month; 8% increase.

2. Hawk Light - Jen Mendoza: Still waiting on parts.

3. Porta Potties – Bisordi: Homes 4 the Homeless still examining the possibility of porta potties on their property.

B) Presentations: Action Items

Procedure: 1. Presentation 2. Questions by council members 3. Questions/comments from the public

1. Presentation: Homes 4 The Homeless (Business in Fulton and discussion on Porta Potties)

No one from the business was able to attend; possibly in July.

2. Conversation Continue - Blue Book – Chair Fies and Jen Mendoza: Follow up on boundaries and membership; update from the ad hoc

Ad hoc committee not yet prepared for an update.

Boundaries

Recap - Jen Mendoza: Looking at potential to expand boundaries of the MWCAC. There are lots of inter-connected issues in surrounding areas. Shelly Bianchi-Williamson's suggestion (from the mapping department) was to stick with some pre-existing boundaries, e.g. school board, fire department, etc.

The school board boundaries are closest to that of the Council discussion, last month. However, the boundaries would need to be changed to stop at:

- Santa Rosa boundary line - south end
- Windsor, on Shiloh - north
- roughly close to Slusser Road - west
- to about Franz Valley School Road - east
- School District mad does not include Riebli or Franz Valley Roads.

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Council Discussion

- For the sake of outreach and discussion, it's important to show the community the existing Council Boundaries.
- We are still planning on a community outreach/meeting, perhaps in September.
- Chair Fies asked the council for a straw vote about pursuing this direction.

A motion by Sherwood, seconded by Bisordi, put forth to pursue the option of using the Mark West Union School District jurisdictional map, to replace the existing MWCAC boundaries.

Sherwood and Bisordi agreed to amend the motion to read "minus the City of Santa Rosa"

The motion passed on a roll call, straw vote. (5-0)

- Lamberson - Yes
- Sherwood - Yes
- Would - Yes
- Bisord - Yes
- Fies – Yes

Council Discussion:

Jen Mendoza: The Airport Specific Area has its own version of a Citizens Advisory Council. They basically deal with land use issues. She is pretty sure the Supervisors would want to keep it separate. However, it might be possible for that group to be restructured, with one or two persons, from the MWCAC, sitting on that board; perhaps as a liaison.

- She doesn't know where any of their development fees go - not to Mark West (MW) or Larkfield.
- That group is made up of County wide appointees and few live in the Fourth District. The Airport area is entirely in the Fourth District. They don't have regular meetings; meet as needed.
- They get their water from Windsor while MW gets theirs from Cal Am. It's a reason why it was not within the original MWCAC boundaries.
- The issues at the Airport definitely affect the MW area.
- Supervisor Gore would have to be involved in any conversation about this.
- She suggested inviting Permit Sonoma to present the Airport Industrial Area Specific Plan to the Council.

Lamberson: Now, while the Airport Specific Plan is being worked on, would be the time to get involved.

Chair Fies asked for a second amendment to exclude the Airport Industrial Specific Area.

The motion now reads:

A motion by Sherwood, seconded by Bisord, put forth to pursue the option of using the Mark West Union School District jurisdictional map, to replace the existing MWCAC boundaries, minus the City of Santa Rosa and excluding the Airport Industrial Specific Area.

The motion passed on a roll call, straw vote. (4-1-0)

- Lamberson - No
- Sherwood - Yes
- Would -Yes
- Bisord – Yes
- Fies – Yes

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Attendee Comments:

- Attendee: Steve Harp: Concerned because the airport impacts our area. Asked general questions about the MWCAC.
- Mendoza: There is another committee that deals with the aviation part of the airport.
 - Ideally the Airport would fall under the MWCAC.
- Margaret DiGenova: Grants are only available to those in the Cal Am Water District and Cal Am customers.

Membership Based on Proposed Area Change

Council Discussion

- Sherwood: Last month, he voted against expanding membership. Knowing now, what the boundaries may be, he is for expansion of Council membership.
- Chair Fies: Given that a wide expansion is proposed; are people open to expanding the membership to seven representatives?
- Suggestion: Idea of having someone from the Airport at MWCAC meetings or someone from the MWCAC sit in on the Airport meetings to represent the MW area. It would be good to have information go between the two.
- Suggest someone from here go there representing the MW area.
- Could make that recommendation to the Board of Supervisors that a Fourth District individual be on that Airport Council.
- Mendoza: There is now an appointee that does a lot of work in that area that would be a good liaison to the MWCAC. Her personal opinion is that there should be someone who is representing the area affected by the airport go, from the MWCAC to sit in on the Airport meetings.

Sherwood made a motion, for discussion purposes, seconded by Lamberson, to expand council membership to seven members, if and when the boundaries are expanded to that of the Mark West Union School Board, minus the City of Santa Rosa, and excluding the Airport Industrial Specific Area, to replace the existing MWCAC boundaries.

Council Comments:

- Airport should have local representative, one way or another, on the Council. A representative from each Council should be attending the other.
- There are currently two representatives from the Chamber, one from the school district, one appointed at large by Supervisor Gore and one representing Fulton.
- Remains to be seen whether additional member(s) would be appointed by Supervisor Gore or as a representative of a local group, chosen by that group; perhaps by public input.

The motion carried on a voice, straw vote. (5-0)

Recap of proposed changes to the MWCAC Blue Book, based on Council direction - Chair Fies:

- Recommended name change to Mark West Area Municipal Advisory Council (MWAMAC)
- Cleaned up language on NIFP
- Agreed to follow up on potential expansion of boundaries
- Voted to expand membership from five to seven, if the potential boundary expansion is approved
- Made recommendation to discuss Airport Industrial Specific Plan representation with Supervisor Gore.

Mendoza: Possible Time Line

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- First, a Board item has to be remediated.
- Then sent to county administrators' office (won't happen before July 1)
- Looking at August 9, to go before the Board of Supervisors
- Then to County Counsel for review (Possibly goes back and forth)
- Her guess is for all to happen it will probably be August 23 at the soonest.

We are still looking at the fall for a public outreach meeting. Stay tuned.

C) Presentations of Referrals from Permit Sonoma: ACTION ITEM None

Consideration of proposed projects will proceed as follows: 1. Presentation by project applicant 2. Questions by Councilmembers 3. Questions and comments from the public 4. Response by applicant, if required 5. Comments by Council members 6. Resolution, ACTION, if indicated.

D) Council Member Announcements/Information/Discussions/Disclosures: Information only, unless stated

1. Sherwood: Update on MW Unified School District

- Rachael Valenzuela is the new Superintendent of the MW Union School District. She lives in Windsor, knows this community and district well.
- Looking at expanding Transitional Kindergarten (TK) programs, starting next year, to include a pre-TK.
- Financially we are good. We are almost through the PG&E funding.
- Enrollment continues to decline. Although others are continually coming into the schools from other districts. Typically, 55% of District enrollment comes from out of the District.
- One bond will sunset in three years; no other bonds are being considered at this time.
- We are one of few districts with three counselors, a psychologist and a nurse.

2. Mendoza: She has the list of roads scheduled for repair in the MW area in 2023. It is attached to the minutes.

E) Subcommittee Reports & Discussions: ACTION ITEM

1. Neighborhood Improvement Funding Program (NIFP) Subcommittee (Fies/Sherwood) **None**

2. Rebuild/Fire Mitigation Subcommittee (Sherwood/Fies)

- Chair Fies will be attending the Cross County Land Owner Town Hall at Pepperwood Preserve on Thursday. She will report anything she learns.
- Sherwood: PG&E put out a press release about undergrounding of, roughly two miles, power lines on Porter Creek Road to Franz Valley Road. And, additional safety upgrades to other lines that cannot go underground.
- Reminder: Control burn, Saturday, 6/11, Fountaingrove and Mendocino Ave. in Santa Rosa.

3. Wikiup Open Space (Lamberson/Would)

- Lamberson: Still in a holding pattern, waiting for information.

4. Sonoma County General Plan (GP) for Mark West Area (Lamberson/Would)

- The GP discussion is on a back burner because there are several large policy initiatives going on for Permit Sonoma. Some need to be settled first. Maybe pick up the discussion in August.

5. Community Services District (CSD) Subcommittee (Sherwood/Lamberson)

- Lamberson: Found a Sonoma LAFCO District Formation Application for the MW area, written in 2010. It is an application to form a CSD in the MW area.
 - He is willing to put in the work to spread the word about a CSD.
 - Could be used as guide for a current application
 - Open Space could be a good visual for people to see the value of a CSD.

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- Sherwood: An entity would need to be formed to support the campaign; track funds, etc. Create a 501(c)6 to seek donations. Maybe create a Friends of Mark West Community Service District (MWCSD) group that would participate in this. That group could maybe come to the NIFP to seek funds.
 - Need a five-member board, all to be elected. Volunteers could also be a part of it.
- Mendoza: Money is available for this, about \$75,000. It could get eaten up quickly.
 - She is meeting with the office charged with how to get through this process.

F) Public Comments on Non-Agenda Items:

1. Steve Harp regarding the PD Article: Casino of Shiloh Road
 - Individual citizens can send their opinions about a casino being built on Shiloh Road to tribalaffairs@sonoma-county.org, by 6/20/22.
 - If we are not able to stop it, we can try to get benefits from it.
 - Mendoza: She can talk to Chris Collins at Transportation and Public Works (TPW).
 - There can be negotiations. We can talk to Jennifer Cline, from County Counsel.
 - The Geyserville MAC is temporarily fully funded by tribal funds, which had been set aside by the tribe, for negotiations, before the River Rock Casino went in. Those funds will end.
 - They are a temporary MAC and are interested in following the MWCAC format, using fees paid to Cal Am, because they are also Cal Am customers. That would provide funding for a permanent MAC.
2. Catherine Dodd (via email). Catherine Dodd's email.
 - She wrote to Cal Am about the lead water service lines not yet being replaced and asked her about providing water filters and lead test kits for 30 days.
 - Supports more representatives on Council.
 - She recommends Map Your Neighborhood rather than COPE, as a future discussion item. It builds community. She cited an abandoned home on Carriage Lane.

H) Correspondence: Information Only **None**

I) Future Agenda Items: Potential projects and/or suggestions for future MWCAC meetings

1. Possibility of an update on the COPE program in Wikiup (Or possibly Map Your Neighborhood) (TBD)
2. Possible speaker on home hardening and vegetation management (TBD)
3. Possible community clean up? Maybe in partnership with the Chamber. (TBD)
4. List of unmet needs projects for Larkfield/Mark West/Wikiup (Presentation: Sherwood/Lamberson) (TBD)
5. Discussion about the impact of the possibility of a Casino on Shiloh Rd. on Mark West area (TBD)
6. Presentation: Homes 4 The Homeless (possibly in July)

J) Adjournment: ACTION ITEM

There being no other business to discuss, on a motion by Would, seconded by Bisordi, the meeting was adjourned At 7:34pm. (5-0)

Approved Date:

Chair

MWCAC MEETINGS: 6:00 PM—SECOND WEDNESDAY OF THE MONTH

Hybrid Meetings until further notice

Mark West School District Office, The Learning Center, 305 Mark West Springs Road, Santa Rosa

(NOTE: Location or time may change due to anticipated greater community participation.)

Be sure to check the MWCAC website for meeting agenda, location & time

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