City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

March 5, 2019
6:00 PM

CITY COUNCIL

CLOSED SESSION
5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (one (1) potential case)

JOINT MEETING CITY COUNCIL/WOODLAND FINANCE AUTHORITY
6:00 PM

C. CALL TO ORDER

D. ROLL CALL

E. PLEDGE OF ALLEGIANCE

F. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

2. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

H. MINUTES

3. SUBJECT: City Council Meeting Minutes of February 5, 2019 and February 19, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of February 5, 2019 and February 19, 2019.

I. CONSENT CALENDAR

4. SUBJECT: Second Reading and Adopt Agricultural Mitigation Ordinance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Ordinance No. 1642, an Ordinance of the City Council of the City of Woodland adding Chapter 33 to Title 15 of the City of Woodland Municiapl Code implementing the General Plan Policy pertaining to Agricultural Mitigation.

5. SUBJECT: Green Means Go - Greenhouse Gas Reduction Program.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) receive information concerning the Green Means Go pilot program which is intended to lower greenhouse gas emissions in the SACOG region by accelerating infill development, reducing vehicle trips, and electrifying remaining trips; and 2) adopt Resolution No. _____, supporting the Green Means Go - Sacramento Region Green House Gas Reduction Pilot Program.

6. SUBJECT: Approve Contract with Laugenour and Meikle for 2020 Sewer and Water Main Replacement Project, CIP #20-07

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to 1) Create a new capital project, 2020 Sewer and Water Main Replacement Project, CIP #20-07; 2) Approve the reallocation of $200,000 of Water Enterprise Funds from the Water System Leak Detection, Maintenance and Repairs Project, CIP #09-23 to the 2020 Sewer and Water Main Replacement Project, CIP #20-07 to provide for the project design budget; 3) Approve the reallocation of $200,000 of Sewer Enterprise Funds from the Annual Sewer Repairs & Replacement Project, CIP #08-21 to the 2020 Sewer and Water Main Replacement Project, CIP #20-07 to provide for the project design budget; 4) Authorize the City Manager to execute a consultant agreement with Laugenour & Meikle in the amount of $264,970 for the design of the 2019 Water Main Replacement Project, CIP #20-07; 5) Authorize a contingency of up to 10% ($26,497) for the design of the 2020 Sewer and Water Main Replacement Project, CIP #20-07.

7. SUBJECT: Approval of Final Map 4851, Country Oaks, and associated Subdivision Improvement Agreement

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, a Resolution of the City Council that 1) approves Final Map 4851, Country Oaks, including the relinquishment of 5' of right of way on the north-south section of Betty Avenue; and directs the City Clerk to sign the map and for the City Engineer to forward the map to the County Tax Collector; and 2) approves conversion of the remainder of the right of way for the north south portion of Betty Avenue to a bicycle and pedestrian path; and 3) approves the Subdivision Improvement Agreement and authorizes and directs the City Manager to sign the Agreement, and the City Manager is authorized to amend the agreement to grant time extensions to the agreement if necessary.

8. SUBJECT: Summary Vacation of Portions of Public Utility Easements on Lots Numbered 75, 102, 112; Map 5101 CalWest Phase 2.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, a Resolution of the City Council that in accordance with chapter (4) section 8330-8335 of the Streets and Highway Code does 1) summarily vacate approximately 52 sf. of the PUE on the northeast corner of lot 75 of map 5101 recorded in book of maps 2017 page 78; 2) summarily vacate approximately 45 sf. Of the PUE on the southeast corner of lot 102 of map 5101 recorded in book of maps 2017 page 78; 3) summarily vacate approximately 58 sf. Of the PUE on the north east or west corner of lot 112 of map 5101 recorded in book of maps 2017 page 78; and 4) also authorize the City Manager to execute a Quitclaim Deed for each the property to the underlying property owner, Lennar Homes.

9. SUBJECT: Amended and Restated Lease Agreement between City of Woodland and Las Brasas Express, LLC for the operation of the Woodland Sports Park Concession Stand

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the Amended and Restated Lease Agreement between City of Woodland and Las Brasas Express, LLC for the operation of the Woodland Sports Park Concession Stand.

10. SUBJECT: First Contract Amendment – Tree Stump Removal Professional Services Agreement

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the first contract amendment to the professional services agreement for tree stump removal services with West Coast Arborist in the amount of $18,000 for a contract total not to exceed $63,000.

J. PUBLIC HEARINGS

11. SUBJECT: Epic Bros Enterprises, Inc, Commercial Cannabis Manufacturing Facility. A proposed Conditional Use Permit to allow a non-volatile cannabis manufacturing facility at 1230 Harter Avenue, Suite J: PLNG 18-00103

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council: 1) Receive the staff report; 2) Conduct a public hearing; 3) Find that the project is exempt from further environmental review pursuant to Class 1 and Class 32 Categorical Exemptions under the California Environmental Quality Act (CEQA) and find that the exemptions reflect the independent judgement of the City as lead agency under CEQA; 4) Adopt Resolution No. _____, recommending that the City Council approve a Conditional Use Permit amendment to allow a commercial cannabis non-volatile, manufacturing facility at 1230 Harter Avenue, Suite J, conditioned upon approval of appropriate Cannabis Business Permit and the recommended conditions of approval; and 5) Adopt Resolution No. _____, authorizing the City Manager, pursuant to Section 5.28.180 to approve a final Operating Agreement for a commercial cannabis manufacturing business at 1230 Harter Avenue, Suite J.

K. REPORTS OF THE CITY MANAGER

12. SUBJECT: Commercial Cannabis Program Oversight

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, 1) amending the FY2018/19 budget appropriating anticipated revenues from the City's Commercial Cannabis Program, 2) authorizing the augmentation of 2.5 staff positions to be supported by Commercial Cannabis Program revenues, and 3) deferring further staff augmentation to the FY2019/20 budget process.

13. SUBJECT: FEMA Staffing for Adequate Fire and Emergency Response (SAFER) Grant

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to submit a grant application under the FEMA Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program.

14. SUBJECT: Award Construction and Consultant Contract for West Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project, CIP 17-16

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) Adopt Resolution No. _____, to award the construction contract in the amount of $9,500,000 for the base bid to Granite Rock for the West Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project, CIP 17-16, authorize a contract contingency up to 15%, and authorize the City Engineer to execute the construction contract and change orders; and 2) Authorize the reallocation of $446,000 from Fund 210-Water Enterprise and $446,000 from the Water System Leak Detection and Repairs Project, CIP 09-23, to the West Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project, CIP 17-16, to fund costs associated with water utility improvements; and 3) Appropriate $700,000 of additional Measure E Fund to the project; and 4) Appropriate $100,000 of additional Grant Funding to the Project from the Community Design Grant Program; and 5) Approve a consultant services agreement for construction management, inspection, and testing services with UNICO Engineering, in the amount of $964,000 for the Project and authorize the City Engineer to execute the agreement and amendments as necessary up to 15% of the agreement amount.

15. SUBJECT: Approval of Amendment to Fiscal Year 2019 Budget to Add Funding and Increase the Purchase Price Limit for the City's First Time Homebuyer Loan Assistance Program

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the following appropriations and amending the FY 2019 budget as necessary: (1) an additional $490,000 in HOME program income funds (Fund 323), (2) an additional $210,000 in BEGIN and CalHome program income funds (Fund 324), and (3) an additional $5,000 in Housing Trust funds (Fund 326) for the City's First Time Homebuyer Loan Assistance Program (FTHB); a total appropriation of $675,250 in Fund 323, $210,000 in Fund 324, and $30,975 in Fund 326; and increasing the FTHB purchase price limit to $360,000 for new and resale homes.

16. SUBJECT: Sustainability Advisory Committee

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) approve Resolution No. _____, establishing the Sustainability Advisory Committee, as proposed, and (2) direct City staff to proceed with committee formation.

L. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Meeting of the City of Woodland scheduled for Tuesday, March 5, 2019 posted on Friday, March 1, 2019 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez
City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.