

# **City of Woodland**

*300 First Street  
Woodland, CA 95695*



## **Meeting Minutes - Final**

**Tuesday, June 2, 2015**

**6:00 PM**

**MINUTES ADOPTED BY COUNCIL**

**Council Chambers**

**City Council**

**CLOSED SESSION**

**5:30 P.M.**

**A. CALL TO ORDER**

**B. CLOSED SESSION**

**B. 1 Conference with Labor Negotiators, Pursuant to  
Government Code Section 54957.**

**Agency Designated Representatives: Paul Navazio,  
Sheila McShane and Dania Torres-Wong  
Employee Organization(s): Management MOU**

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY**

**JUNE 2, 2015**

**6:00 P.M.**

**A. CALL TO ORDER**

**B. ROLL CALL**

**Present:** 5 - Council Member Jim Hilliard, Council Member Sean Denny, Council  
Member Angel Barajas, Mayor Tom Stallard and Mayor Pro Tem William  
Marble

**C. PLEDGE OF ALLEGIANCE**

**Pledge of Allegiance led by Randy Russell**

**D. COMMUNICATIONS-PUBLIC COMMENT**

**Randy Russell  
Pamela Byrd Dunn**

**E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS**

**Verbal updates provided by Council Members/Staff.**

[14-804](#)

**SUBJECT: Long Range Calendar**

**Recommendation for Action: Staff recommends that the City Council  
receive the Long Range Calendar for informational purposes only.**

**F. MINUTES**

**1. [14-806](#)**

**SUBJECT: Council Meeting Minutes**

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of May 5, 2015 and May 19, 2015.

**On a motion by Council Member Denny, seconded by Mayor Pro Tem Marble and carried unanimously, Council Members adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of May 5, 2015 and May 19, 2015.**

**Ayes:** 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

## **G. PRESENTATIONS**

2. [14-810](#) SUBJECT: WJUSD - Spring Lake Elementary School

Recommendation for Action: Receive a presentation from Dr. Maria Armstrong, School Superintendent on district plans for construction of new elementary school in Spring Lake.

**Council Members received a presentation from Dr. Maria Armstrong, School Superintendent on district plans for construction of new elementary school in Spring Lake.**

## **H. CONSENT CALENDAR**

3. [14-757](#) SUBJECT: Increase the Fiscal Year 2014/2015 Vehicle Replacement Budget by \$65,554.67 and authorize the Purchase of Remaining Six FY 2014/2015 Vehicles

Recommendation for Action: Staff recommends that the City Council approve Resolution No. \_\_\_\_\_, authorizing an increase to the Vehicle Replacement Budget from \$1,208,283.50 to \$1,273,808.10, a total increase of \$65,554.67, in support of the purchase of six remaining FY 2014/2015 vehicles.

**Adopted Resolution No. 6445, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN INCREASE TO THE FISCAL YEAR 2014/2015 VEHICLE REPLACEMENT BUDGET AND THE PURCHASE OF FIVE (5) VEHICLES.**

4. [14-777](#) SUBJECT: Approval of Four Subrecipient Agreements with the Yolo Wayfarer Center Funded through 2014 Continuum of Care Program Competition

Recommendation for Action: Staff recommends that the City Council approve Resolution No. \_\_\_\_\_, authorizing the City Manager to execute four subrecipient agreements in substantially the same form presented to the City Council with the Yolo Wayfarer Center (dba Fourth and Hope) funded through the 2014 Continuum of Care

program competition in the aggregate amount of \$207,614 and authorizes the Finance Officer to amend the budget as necessary.

**Adopted Resolution No. 6446, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO EXECUTE FOUR SUBRECIPIENT AGREEMENTS WITH THE YOLO WAYFARER CENTER FOR CONTINUUM OF CARE PROGRAM GRANTS**

5.     [14-786](#)             SUBJECT:     Approve Consultant Agreement Amendment for Construction Management and Inspection Services

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, to (1) authorize a General Fund appropriation for \$122,000 and (2) approve professional services contract amendment #1 with Associated Engineering Consultants for construction management and inspection services in the amount of \$145,000 and authorize the City Manager to execute the contract.

**Adopted Resolution No. 6447, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, APPROVING AN AGREEMENT AMENDMENT WITH ASSOCIATED ENGINEERING CONSULTANTS FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES AND APPROVING A GENERAL PLAN APPROPRIATION.**

6.     [14-787](#)             SUBJECT:     Final Acceptance and Notice of Completion for E. Kentucky Avenue Road Rehabilitation Project, CIP #10-07 and Budget Adjustment

Recommendation for Action: Staff recommends City Council (1) accept the E. Kentucky Avenue Road Rehabilitation Project, CIP #10-07, construction contract as complete and authorize the City Clerk to file a Notice of Completion and (2) transfer \$6,000 of Measure E funding from CIP #06-06 to the project.

**Adopted Resolution No. 6448, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE EAST KENTUCKY AVENUE ROAD REHABILITATION PROJECT (CIP 10-07) CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION AND ADJUST BUDGET.**

7.     [14-798](#)             SUBJECT:     Internet Services Contract

Recommendation for Action: Staff recommends that the City Council approve Resolution No. \_\_\_\_\_, authorizing the City Manager to execute a 3-year Internet services agreement with Wave Business Solutions LLC.

**Adopted Resolution No. 6449, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH WAVE BUSINESS SOLUTIONS LLC FOR INTERNET SERVICES.**

8.     [14-803](#)             SUBJECT:     Waste Management Delinquent Garbage/Refuse

Accounts - Call for a Public Hearing

Recommendation for Action: Staff recommends that the City Council set a Public Hearing for July 7, 2015 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

**Council Members approved a Public Hearing for July 7, 2015 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.**

9. [14-774](#) SUBJECT: Request for Council Authorization of Additional Funds to Support Police Operations

Recommendation for Action: Staff recommends that the City Council

1. Adopt Resolution No. \_\_\_\_\_, a Resolution of the City Council of the City of Woodland Authorizing the City Manager to Submit a 2015 COPS Hiring Program Grant Application in support of up to 3 Additional Police Officers; and
2. Authorize the appropriation of \$ 15,000 in available asset seizure funds to support current police operations.

**Adopted Resolution No. 6450, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANGER TO SUBMIT GRANT APPLICATION FOR THE DEPARTMENT OF JUSTICE'S 2015 COPS HIRING PROGRAM AND, IF AWARDED, ACCEPTANCE OF THE GRANT AND APPROPRIATE FUNDS INCLUDING FOR THE REQUIRED LOCAL MATCH.**

10. [14-805](#) SUBJECT: Amendment to Ordinance No. 1576

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. \_\_\_\_\_, amending Ordinance No. 1576 regarding the date of the City of Woodland's General Municipal Election in order to correct inadvertent errors.

**Waived first reading and read by title only an ordinance amending Ordinance No. 1576 regarding the date of the City of Woodland's General Municipal Election in order to correct inadvertent errors.**

**On a motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously, Council Members approved Consent Calendar Items No. 3 through 10.**

**Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble**

## I. PUBLIC HEARINGS

11. [14-719](#) SUBJECT: Public Hearing - Bulls Eye Bail Bonds Project - (1)  
Request to amend the Downtown Specific Plan to (a) conditionally

allow a bail bonds business within District A4 of the Downtown Business District; (b) adopt performance standards for all bail bonds businesses within the Downtown Specific Plan; and (2) approve a Conditional Use Permit to allow Bulls Eye Bail Bonds to operate at 1037 Main Street, within District A4

Recommendation for Action: Staff recommends that the City Council take action on the following:

- 1) Conduct a public hearing; and
- 2) Approve a Conditional Use Permit for the Bulls Eye Bail Bonds business with specified conditions of approval; and
- 3) Introduce and waive the first reading of Ordinance No. \_\_\_\_\_, authorizing amendments to the Downtown Specific Plan Table 8-1, Land Use Matrix, and Section 8.5, Performance Standards.

From and after the effective date of Ordinance No. \_\_\_\_\_, the Bulls Eye Bail Bonds business would be permitted to operate pursuant to a Conditional Use Permit.

**Council Member Hilliard recused himself from the Public Hearing item.**

**This Public Hearing item was not approved. Council gave direction to staff that this item go back to the Planning Commission with questions previously discussed and return to Council.**

**12.    [14-725](#)**

**SUBJECT:**    Approve purveyorship of recycled water through the Water Utility Enterprise, and first reading of proposed ordinance adding Article XIV to Chapter 23C of the Woodland Municipal Code Related to Recycled Water Service

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_ approving purveyorship of recycled water through the Water Utility Enterprise and waive the first reading and read by title only Ordinance No. \_\_\_\_\_, "An Ordinance of the City Council of the City of Woodland, California Adding Article XIV to Chapter 23C of the Woodland Municipal Code Related to Recycled Water Service."

**On a motion by Mayor Pro Tem Marble, seconded by Council Member Hilliard, and carried unanimously, Council Members adopted Resolution No. 6451, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING RECYCLED WATER PURVEYORSHIP THROUGH THE WATER UTILITY ENTERPRISE and waived first reading and read by title an ordinance adding article XIV to Chapter 23C of the Woodland Municipal code related to Recycled Water Service**

**Ayes:**   5 -   Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

**13. [14-775](#)**

**SUBJECT:** Public Hearing on the Fiscal Year 2015-2016 Community Development Block Grant Annual Action Plan and Authorization for Submittal of Action Plan

Recommendation for Action: Staff recommends that the City Council hold a public hearing and approve the 2015-16 Community Development Block Grant Annual Action Plan.

The City Council's approval is based on taking the following actions:

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2015-16 Community Development Block Grant (CDBG) Action Plan (Attachment A);
2. Adopt a Resolution to approve the Fiscal Year FY 2015-16 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel and staff (Attachment B);
3. Direct staff to complete the FY 2015-16 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
4. Direct staff to forward the completed FY 2015-16 Action Plan once completed;
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
6. Authorize the Finance Officer to make the budget allocations as specified.

These Actions are consistent with the 2015-2019 CDBG Consolidated Plan goals to reduce slum and blight conditions and assisting low and moderate income people.

**On a motion by Council Member Hilliard, seconded by Council Member Denny, Council Members held a Public Hearing and adopted Resolution No. 6452, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO HOLD A PUBLIC HEARING TO RECEIVE COMMUNITY INPUT ON THE 2015-2016 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN AND APPROVE THE ANNUAL ACTION PLAN.**

**Ayes:** 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

**14. [14-800](#)**

**SUBJECT:** Annexation of Property into the Community Facilities District 2004-1 (Spring Lake) and the Spring Lake Maintenance Community Facilities District

Recommendation for Action: Staff recommends that the City Council:  
(1) Hold a public hearing; and

- (2) Adopt Resolution No. \_\_\_\_\_, Calling an Election to Submit the Qualified Electors the Question of Levying the Special Tax within the Proposed Annexation Area to the Community Facilities District 2004-1; and
- (3) Adopt Resolution No. \_\_\_\_\_, Calling an Election to Submit the Qualified Electors the Question of Levying the Special Tax within the Proposed Annexation Area to the Spring Lake Maintenance Community Facilities District; and
- (4) Adopt Resolution No. \_\_\_\_\_, Declaring the Results of the Special Election for Annexation to Community Facilities District 2004-1; and
- (5) Adopt Resolution No. \_\_\_\_\_, Declaring the Results of the Special Election for Annexation to Spring Lake Maintenance Community Facilities District; and
- (6) Introduce Ordinance No. \_\_\_\_\_, Levying and Apportioning the Special Tax in the Annexed Territory to the Community Facilities District 2004-1; and
- (7) Introduce Ordinance No. \_\_\_\_\_, Levying and Apportioning the Special Tax in the Annexed Territory to the Spring Lake Maintenance Community Facilities District.

On a motion by Mayor Pro Tem Marble, seconded by Council Member Denny and carried unanimously, Council Members adopted Resolution No. 6453, A RESOLUTION CALLING AN ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS THE QUESTION OF LEVYING A SPECIAL TAX WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2004-1 (SPRING LAKE); Resolution No. 6454, A RESOLUTION CALLING AN ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS THE QUESTION OF LEVYING A SPECIAL TAX WITHIN THE AREA PROPOSED TO BE ANNEXED TO SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT; Resolution No. 6455, A RESOLUTION DECLARING THE RESULTS OF THE SPECIAL ELECTION HELD ON TUESDAY, JUNE 2, 2015, AND ORDERING THE ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2004-1 (SPRING LAKE); Resolution No. 6456, A RESOLUTION DECLARING THE RESULTS OF THE SPECIAL ELECTION HELD ON TUESDAY, JUNE 2, 2015, AND ORDERING THE ANNEXATION OF TERRITORY TO SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT; Introduced an ordinance levying and apportioning the Special Tax in the Annexed Territory to the Community Facilities District 2004-1; and introduced an ordinance Levying and Apportioning the Special Tax in the Annexed Territory to the Spring Lake Maintenance Community Facilities District.

**Ayes:** 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

## **J. REPORTS OF THE CITY MANAGER**

15. [14-799](#) SUBJECT: Exclusive Negotiating Agreement with Jivan B. Patel and Ramilaben J. Patel Living Trust - Downtown Mixed Use Hotel and Retail/Restaurant Project

Recommendation for Action: Staff recommends that the City Council

adopt the attached resolution approving an Exclusive Negotiating Agreement (ENA) with Jivan B. Patel and Ramilaben J. Patel Living Trust for the disposition of 1017 Main Street and a portion of 1001 Main Street (Freeman Park) for the development of a mixed use hotel and retail/restaurant project in Downtown.

**On a motion by Council Member Denny, seconded by Mayor Pro Tem Marble and carried unanimously, Council Members adopted Resolution No. 6457, RESOLUTION APPROVING AGREEMENT TO NEGOTIATE EXCLUSIVELY WITH JIVAN B. PATEL AND RAMILABEN J. PATEL LIVING TRUST FOR 1017 MAIN STREET AND A PORTION OF 1001 MAIN STREET.**

**Ayes:** 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

**16. [14-809](#) SUBJECT: Fiscal Year 2015-2016 Proposed Budget Discussion**

Recommendation for Action: Staff recommends that the City Council receive this informational Fiscal Year 2015-2016 (FY 2015-16) Proposed Budget report for discussion.

**Council Members received an informational Fiscal Year 2015-2016 Proposed Budget report.**

**K. ADJOURNED AT 6:55 PM.**

**Respectfully submitted,**

**/S/ Ana B. Gonzalez, City Clerk**

**Adopted by Council: July 7, 2015**