

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - Final

Tuesday, October 6, 2015

6:00 PM

MINUTES ADOPTED BY COUNCIL

Council Chambers

City Council

CLOSED SESSION**5:00 P.M.****A. CALL TO ORDER****B. CLOSED SESSION****B.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Properties: Yolo County Assessor's Parcel Numbers 027-340-030, 027-340-038, 027-340-011, 027-340-020, 027-330-023, 005-720-099, 005-720-021, 005-720-023, 005-720-005, 005-720-024, 005-720-022, 027-330-024, 005-702-008, 005-703-010, 005-703-009, 005-705-007, 005-750-004, 005-750-003, 005-692-054, 005-692-060, 005-680-003, 005-692-002, 005-705-006, 005-750-001, 027-340-015, 027-340-017, 027-340-021, 027-340-023, 027-340-025, 027-340-029

Agency Negotiators: City Manager, Community Development Director, City Engineer, City Attorney, City's Designer Psomas, and City's Right-of-Way Agent Bender Rosenthal

Negotiating Parties: Pioneer Self Storage, Tim Fong, Syar, Bunge Milling, Knaggs Commercial Properties, Pacific Gas and Electric, Geraldine R. Ferro & Geraldine R. Ferro Revocable Trust, Thomas W. Canevari & Joan E. Canevari, Nick Canevari & Dorothy Canevari, John W. Kimzey & John S. & Edith L. Kimzey Family Revocable Trust, Bill and Shirley Wilson Family Revocable Trust, Richard E. Wilson Sr. Living Trust, Alvin Hornbuckle, Kentucky Avenue Church of Christ, 500 Kentucky Ave Associates LLC, Elizabeth J. Crum & Elizabeth J Crum Revocable Trust, Devinder Sahota & Susvir Sahota, Jose Rolon Orozco & Hector M. Gonzalez, Ram N. Sah and B. Devi Sah Trust, Elizabeth Crum, Kentucky Avenue Church of Christ, Mark Milton, ICH Inc., North Kentucky Partners II, T&J Rental Investments LLC

Under Negotiation: Price and terms of payment

B.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4): 8 potential cases

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY**OCTOBER 6, 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 and invocation led by Eric Aiston, Woodland Regional Center Director of Simpson University.

D. COMMUNICATIONS-PUBLIC COMMENT

Eric Aiston, Patricia Morgan, Erin Burek, Stan Borba and Rick Gonzales.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

[16-149](#)

SUBJECT: Long Range Calendar

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

F. COMMITTEE REPORTS

[16-127](#)

SUBJECT: Commission on Aging Meeting Minutes for July 9, 2015

Recommendation for Action: Staff recommends that the City Council receive the July 9, 2015 Commission on Aging Minutes that were approved on September 10, 2015.

Received Commission on Aging Meeting Minutes of July 9, 2015.

[16-138](#)

SUBJECT: Historic Preservation Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Historic Preservation Commission meeting of June 17, 2015 that were approved on August 19, 2015 by the Historic Preservation Commission.

Received Historic Preservation Commission Meeting Minutes of June 17, 2015.

[16-147](#)

SUBJECT: Parks & Recreation Commission Meeting Minutes for June 22, 2015

Recommendation for Action: Staff recommends that the City Council

receive the June 22, 2015 Parks & Recreation Commission Minutes that were approved on September 28, 2015.

Received Parks and Recreation Commission Meeting Minutes of June 22, 2015.

G. MINUTES

1. [16-145](#) 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 September 1, 2015 and September 15, 2015.

On a motion by Council Member Barajas, seconded by Council Member Denny and carried unanimously, Council Members adopted the Joint Regular City Council/Woodland Finance Authority meeting minutes of September 1, 2015 and September 15, 2015.

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

H. PRESENTATIONS

On a motion by Mayor Pro Tem Marble, seconded by Council Member Denny and carried unanimously, Council Members adopted the two proclamations and one presentation as indicated.

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

2. [16-124](#) SUBJECT: Proclaim October 4-10, 2015 as Fire Prevention Week

Recommendation for Action: Staff recommends that the City Council join the National Fire Protection Association in proclaiming October 4-10, 2015 as Fire Prevention Week.

Approved Proclamation proclaiming October 4-10, 2015 as Fire Prevention Week. Council Member Hilliard presented the proclamation to Fire Marshall Tim Annis.

3. [16-148](#) SUBJECT: Proclamation Honoring Judge Sonia Cortes

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation honoring Woodland resident Judge Sonia Cortés as the first Latina Judge to serve on the Yolo County Superior Court Bench.

Approved Proclamation honoring Woodland resident Judge Sonia Cortes as the first Latina Judge to serve on the Yolo County Superior Court Bench. Council Member Barajas presented the proclamation to Judge Sonia Cortes.

4. [16-146](#) SUBJECT: Planning Commission Annual Report

Recommendation for Action: Staff recommends that the City Council receive the Planning Commission Annual Update including a summary of the 2014 accomplishments and proposed 2015 work plan.

Received the Planning Commission Annual Update including summary of 2014 accomplishments and proposed 2015 work plan from Planning Commission Chair Kirby Wells.

I. CONSENT CALENDAR

5. [16-126](#) SUBJECT: Summary Vacation and Quitclaim of approx. 266 s.f. of Heritage Parkway

Recommendation for Action: Staff recommends that the City Council (1) adopt Resolution No. _____, approving summary vacation for excess right-of-way along Heritage Parkway; (2) authorize the City Manager to sign the quitclaim deed on behalf of the City.

Adopted Resolution No. 6534, A RESOLUTION OF THE CITY OF WOODLAND CITY COUNCIL APPROVING SUMMARY VACATION OF PORTIONS OF CITY-OWNED PARCELS.

6. [16-128](#) SUBJECT: Server Replacements

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the purchase of five replacement servers with Dell, Inc. for an amount not to exceed \$100,000.

Adopted Resolution No. 6535, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE PURCHASE OF DELL SERVERS THROUGH A PURCHASE ORDER WITH DELL, INC.

7. [16-129](#) SUBJECT: Resolution Designating the City of Woodland's Authorized Agents for Disaster Relief and Emergency Assistance

Recommendation for Action: Staff recommends that the City Council approve the Designation of Applicant's Agent Resolution for Non-state Agencies designating the authorized agents for the City for disaster relief and emergency assistance.

Approved the Designation of Applicant's Agent Resolution for Non-state Agencies designating the authorized agents for the City for disaster relief and emergency assistance.

8. [16-132](#) SUBJECT: Approve Contract Amendment with Psomas to provide Construction Management and Inspection Services Contract for Water Transmission Main East (CIP 11-14) and West (CIP 12-05), and the Community Center/Sports Park Frontage (CIP 11-15)

Recommendation for Action: Staff recommends that the City Council

approve Resolution No. _____, authorizing the City Manager to execute contract amendment #1 for construction management and inspection services for the Water Transmission Main East (CIP 11-14) and West (CIP 12-05), and the Community Center/Sports Park Frontage (CIP 11-15) projects with Psomas Engineering for an additional amount not to exceed \$90,000.

Adopted Resolution No. 6536, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CONTRACT AMENDMENT #1 WITH PSOMAS FOR CONSTRUCTION MANAGEMENT & INSPECTION SERVICES.

9. [16-136](#)

SUBJECT: Approve Capital Equipment Plan for Utilization of the Wave Broadband PEG Equipment Grant

Recommendation for Action: Staff recommends that the City Council approve the attached Capital Equipment plan for the utilization of the Wave Broadband PEG equipment grant.

Approved the Capital Equipment Plan for the utilization of the WAVE Broadband PEG Equipment Grant.

10. [16-134](#)

SUBJECT: Adopt resolution approving the final Supplemental Environmental Impact Report for the Aquifer Storage and Recovery Project, making CEQA findings, approving mitigation monitoring and reporting plan, and approving the project.

Recommendation for Action

Staff recommends that the City Council approve Resolution No. _____, approving the final Supplemental Environmental Impact Report for the Aquifer Storage and Recovery Project, making CEQA findings, approving Mitigation Monitoring and Reporting Program, and approving the project for the Surface Water Project, CIP #08-07.

Adopted Resolution No. 6537, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE AQUIFER STORAGE AND RECOVERY PROJECT, MAKING CEQA FINDINGS, APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING THE PROJECT.

On a motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously, Council Members approved Consent Calendar Items No. 5 through 10.

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

J. PUBLIC HEARINGS

11. [16-154](#)

SUBJECT: Spring Lake Park N-3 - General Plan/Specific Plan Amendment, Purchase and Sales Agreement, and Parks Master Plan. Request by Turn of the Century, LLC, to amend the General Plan,

Spring Lake Specific Plan and Development Agreement to rezone approximately 2 acres of the ±114 acre Heritage Remainder area (TSM #4784) from Neighborhood Commercial (NC) to Park/Open Space, consistent with the adjacent 8 acre Park/Open Space zoning. The 2-acre rezoned property will be combined with the existing "N-3," 8 acre park site to form an approximately 10-acre park site. The subject property is located at the southeast corner of Centennial Drive and Mickle Avenue in the Spring Lake Specific Plan Area.

Recommendation for Action: Staff recommends that the City Council take action on this item, as follows.

1: General Plan/Specific Plan and Development Agreement Amendment:

- a) Conduct the public hearing;
- b) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1);
- c) Adopt the attached Resolution No. _____, amending the City General Plan land use designations in accordance with the proposed Turn of the Century (Heritage Remainder Area) Project, Spring Lake Specific Plan Amendments (Attachment 2);
- d) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) and removing Section 2.43.1(e) of the Spring Lake Specific Plan Land Use Element pertaining to the rezoning of the 2-acre Neighborhood Commercial sites (Attachment 3);
- e) Adoption of Ordinance No. _____, authorizing the Second Amendment to the Development Agreement between the City of Woodland and Turn of the Century, LLC (Attachment 4).

2: Purchase and Sales Agreement for Acquisition of Park N-3:

- a) Approve Resolution No. _____, authorizing the City Manager to execute the attached Purchase and Sales Agreement with Turn of the Century, LLC for the acquisition of approximately 10 acres to allow the City to proceed with development of Spring Lake Park N-3.

3: Spring Lake Park N-3 Master Plan:

- a) Review and approve the attached proposed Master Plan for Spring Lake Park N-3; and
- b) Approve Resolution No. _____, authorizing the City Manager to enter into a Consultant Service Agreement with Callander Associates

Landscape Architecture in the amount not to exceed \$243,000 for preparation of the final design and construction drawings.

Council took action on the following three items as indicated:

1) On a motion by Council Member Barajas, seconded by Mayor Pro Tem Marble and carried unanimously, Council Members conducted a public hearing; adopted Resolution No. 6538, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING CEQA EIR ADDENDUM #13 TO THE TURN OF THE CENTURY EIR; adopted Resolution No. 6539, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE GENERAL PLAN LAND USE DIAGRAM FOR THE TURN OF THE CENTURY, HERITAGE REMAINDER AREA PROJECT; adopted Resolution No. 6540, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE SPRING LAKE SPECIFIC PLAN LAND USE DESIGNATIONS AND REMOVING SECTION 2.43.1(E) OF THE SPRING LAKE SPECIFIC PLAN LAND USE ELEMENT FOR THE TURN OF THE CENTURY, HERITAGE REMAINDER AREA PROJECT and introduced the first reading of an ordinance APPROVING THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND AND TURN OF THE CENTURY, LLC FOR THE HERITAGE REMAINDER AREA DEVELOPMENT LOCATED WITHIN THE SPRING LAKE SPECIFIC PLAN AREA.

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

2) On a motion by Council Member Hilliard, seconded by Council Member Barajas and carried unanimously, Council Members adopted Resolution No. 6541, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE THE PURCHASE AND SALE AGREEMENT BETWEEN TURN OF THE CENTURY AND THE CITY OF WOODLAND .

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

3) On a motion by Council Member Barajas, seconded by Council Member Hilliard and carried unanimously, Council Members adopted Resolution No. 6542, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE MASTER PLAN FOR SPRING LAKE PARK N-3 AND AN AGREEMENT WITH CALLANDER ASSOCIATES LANDSCAPE ARCHITECTURE FOR DESIGN CONSULTANT SERVICES.

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

K. REPORTS OF THE CITY MANAGER

12. [16-142](#)

SUBJECT: Amendment of Purchase Order for Additional Water Distribution Mainline Flushing

Recommendation for Action: Staff recommends that the City Council approve amendment to Contract #000456 increasing it from \$49,500.00 to \$77,500.00 for additional water distribution mainline

flushing.

On a motion by Council Member Denny, seconded by Mayor Pro Tem Marble and carried unanimously, Council Members adopted Resolution No. 6543, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN INCREASE TO CONTRACT #000456 FROM \$49,500.00 TO \$77,500.00 FOR ADDITIONAL WATER DISTRIBUTION MAINLINE FLUSHING.

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

13. [16-135](#)

SUBJECT: Community Service Awards Nominating Committee

Recommendation for Action: Staff recommends that the City Council appoint a new Nominating Committee at the October 6 regular City Council meeting for the 2016 Community Service Awards.

Each Council Member was asked to appoint a member to the 2016 Community Services Award Nominating Committee. Council Member Hillard appointed Phil Hogan, Council Member Barajas appointed Joe Romero, Council Member Denny appointed Don Campbell, Mayor Pro Tem Marble appointed Debbie Hoppin and Mayor Stallard appointed Skip Davies and Dotty Pritchard.

L. ADJOURNED AT 7:30 P.M.

Respectfully submitted,

/s/ Ana B. Gonzalez, City Clerk

Adopted my Council: November 3, 2015