

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - Final

Tuesday, December 15, 2015

6:00 PM

MINUTES ADOPTED BY COUNCIL

Council Chambers

City Council

**CLOSED SESSION
5:00PM**

A. CALL TO ORDER

B. CLOSED SESSION

**B. 1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS, Pursuant to
Government**

Code Section 54956.8

Property: APN 042-030-012

**Agency Negotiator: City Manager, Community Development Director, and
City Attorney**

Negotiating Parties: Tuleyome

Under Negotiation: Price and Terms of Payment

SEE PAGE 2 FOR CONTINUATION OF AGENDA ITEMS

B. 2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS, Pursuant to Government

Code Section 54956.8

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 Project Manager: Associate Civil Engineer

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

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
DECEMBER 15, 2015
6:00 P.M.**

A. CALL TO ORDER

B. ROLL CALL

Present: 4 - Council Member Jim Hilliard, Council Member Sean Denny, Mayor Tom Stallard and Mayor Pro Tem William Marble

Absent: 1 - Council Member Angel Barajas

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Ethan Horowitz with Boy Scout Troop #464.

D. COMMUNICATIONS-PUBLIC COMMENT

Christine Shumaker

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

[16-266](#)

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

1. [16-251](#)

SUBJECT: Commission on Aging Meeting Minutes for October 15, 2015

Recommendation for Action: Staff recommends that the City Council receive the October 15, 2015 Commission on Aging Minutes that were approved on November 19, 2015.

Received the October 15, 2015 Commission on Aging meeting minutes.

2. [16-245](#)

SUBJECT: Parks & Recreation Commission Meeting Minutes for October 26, 2015

Recommendation for Action: Staff recommends that the City Council receive the October 26 Parks & Recreation Commission Minutes that were approved on November 23, 2015.

Received the October 26, 2015 Parks & Recreation Commission meeting minutes.

G. PRESENTATIONS

3. [16-262](#)

SUBJECT: Proclamation of Appreciation for Dr. Dennis Dwyer and Mr. Eric Paulsen

Recommendation for Action: Staff recommends that the City Council recognize Dr. Dennis Dwyer and Mr. Eric Paulsen with Proclamations of Appreciation for their willingness to assist with lifesaving efforts until Fire and AMR arrived on scene.

Mayor Pro Tem Marble and Council Member Hilliard presented Dr. Dennis Dwyer and Mr. Eric Paulsen with proclamations in appreciation of their willingness to assist with lifesaving efforts until the Fire Dept. and AMR arrived on scene at the Community Services Department.

4. [16-253](#)

SUBJECT: Proclamation of Recognition for George Bierwirth, III for Service to the City of Woodland

Recommendation for Action: Staff recommends that the City Council adopt a proclamation in recognition of George Bierwirth, III for his many years of dedicated, unwavering service to the City of Woodland.

Mayor Stallard presented a proclamation to Sgt. George Bierwirth for his 30 years of service to the City of Woodland.

H. CONSENT CALENDAR

5. [16-254](#) SUBJECT: Public Works Quarterly Status Report for the period of September through November 2015

Recommendation for Action: Staff recommends that the City Council accept the Public Works Department's Quarterly Status Report

Accepted the Public Works Department's Quarterly Status Report.

6. [16-261](#) SUBJECT: Budget Appropriation Approval for First Time Homebuyer Loan Assistance Program

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the following appropriations to the Housing Assistance Grant Fund (324) and the HOME Grant Fund (323), re-program an existing appropriation for the Spring Lake Offsite Affordable Housing Fund (321), and authorize staff to amend the budget as necessary: (1) \$73,412 in BEGIN Program Income for a total appropriation of \$73,412 to Fund 324, (2) \$417,465 in HOME Program Income for a total appropriation of \$417,465 to Fund 323, and (3) \$77,500 in re-programming from a previous Spring Lake Offsite Affordable Housing Fund appropriation for a total re-programming of \$77,500 to Fund 321 to cover estimated expenditures for first time homebuyer loans and housing consultant costs during FY 2015/16.

Adopted Resolution No. 6571, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING APPROPRIATIONS FOR THE CITY'S FIRST TIME HOMEBUYER LOAN ASSISTANCE PROGRAM.

7. [16-268](#) SUBJECT: Spring Lake Park N-1 - Purchase and Sales Agreement and Parks Master Plan

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

1. Approve Resolution No. _____, authorizing the City Manager to execute the attached Purchase and Sales Agreement with Optimistic Partners, LLC for the acquisition of approximately 7.55 acres to allow the City to proceed with development of Spring Lake Park N-3; and
2. Review and approve the attached proposed Master Plan for Spring Lake Park N-1.

Adopted Resolution No. 6572, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE MASTER PLAN FOR SPRING LAKE PARK N-1.

8. [16-164](#) SUBJECT: Second Reading of Ordinance No. _____ approving the Second Amendment to the Development Agreement between the City of Woodland and Turn of the Century, LLC and Spring Lake Park N-3 Purchase and Sales Agreement Amendment

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

1. Conduct the second reading of Ordinance No. _____, approving the second amendment to the Development Agreement between the City of Woodland and Turn of the Century, LLC pertaining to the Heritage Remainder Area Development Project within the Spring Lake Specific Plan Area (Attachment 1); and
2. Adopt Resolution No. _____, amending the Purchase and Sales Agreement for Spring Lake Park N-3.

Adopted Ordinance No. 1595, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA 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 and Resolution No. 6573, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE PURCHASE AND SALE AGREEMENT BETWEEN TURN OF THE CENTURY AND THE CITY OF WOODLAND AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT.

9. [16-252](#) SUBJECT: Spring Lake Maintenance CFD Annual Accountability Report

Recommendation for Action: Staff recommends that the City Council accept the Spring Lake Maintenance Community Facilities District Local Agency Special Tax and Bond Accountability Report for the Fiscal Year Ended June 30, 2015.

Accepted the Spring Lake Maintenance Community Facilities District Local Agency Special Tax and Bond Accountability Report for the Fiscal Year ended June 30, 2015.

10. [16-256](#) SUBJECT: Approve Contract Amendment #3 with Kennedy/Jenks Consultants for the Industrial Park Recycled Water Project, CIP 15-10

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute contract amendment #3 with Kennedy/Jenks Consultants for the Industrial Park Recycled Water Project, CIP 15-10, for a total amount not to exceed \$60,000.

Adopted Resolution No. 6574, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE CONTRACT AMENDMENT #3 WITH KENNEDY JENKS CONSULTANTS FOR THE INDUSTRIAL PARK RECYCLED WATER PROJECT, CIP 15-10.

11. [16-255](#)

SUBJECT: Increase the Fiscal Year 2015/16 Water Conservation Rebate Budget Appropriation by \$15,000

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing an additional FY 2015/16 appropriation of \$15,000 for water conservation rebates in the Water Conservation Program budget.

Adopted Resolution No. 6575, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A \$15,000 INCREASE TO THE WATER CONSERVATION PROGRAM BUDGET FOR FISCAL YEAR 2015/16 FOR CUSTOMER REBATES.

On a motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously, Council Members approved Consent Calendar Items No. 5 through 11.

Ayes: 4 - Council Member Hilliard, Council Member Denny, Mayor Stallard and Mayor Pro Tem Marble

I. REPORTS OF THE CITY MANAGER

12. [16-264](#)

SUBJECT: Lower Cache Creek Feasibility Study - Authorization Requesting the U.S. Army Corps of Engineers to Pause Feasibility Study; Approve Contract Amendment with Wood Rodgers; and Approval of Supplemental Budget Appropriation

Recommendation for Action: Staff requests that the City Council:

- (1) Authorize the City Manager to sign a letter to the U.S. Army Corps of Engineers (Corps) to request a pause for the Corps Lower Cache Creek Feasibility Study;
- (2) Authorize the City Manager to execute Amendment #6 to the consultant services agreement with Wood Rodgers for the Lower Cache Creek Feasibility Study for an additional amount up to \$170,000; and
- (3) Approve an supplemental budget appropriation in the amount of \$500,000 from the Sewer Enterprise Fund for the Lower Cache Creek Feasibility Study, CIP #09-15.

On a motion by Council Member Hilliard, seconded by Mayor Pro Tem Marble and carried unanimously, Council Members adopted Resolution No. 6576, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH WOOD RODGERS ENGINEERS FOR ENGINEERING CONSULTING SERVICES and Resolution No. 6577, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN ADDITIONAL BUDGET APPROPRIATION FOR THE LOWER CACHE CREEK FEASIBILITY STUDY, CIP #09-15.

13. [16-269](#)

SUBJECT: General Plan Update 2035 - Transportation and Circulation Element Workshop

Recommendation for Action: Staff recommends that the City Council:

- (1) Receive a presentation regarding the General Plan Transportation and Circulation Element (TCE); and
- (2) Direct to staff to evaluate as part of the General Plan Update a citywide level of service standard of D for the roadway system with exceptions for further reductions to align with fiscal constraints and community values.

Received presentation rearding the General Plan Transportation and Circulation Element (TCE) and directed staff to evaluate as part of the General Plan Update a citywide level of service standard of D for the roadway system with exceptions for further reductions to align with fiscal constraints and community values.

J. ADJOURNED AT 7:07PM

Respectfully submitted,

/s/ Ana B. Gonzalez, City Clerk

Adopted by Council: January 5, 2016