

# City of Woodland

*300 First Street  
Woodland, CA 95695*



## Meeting Minutes - Final

**Tuesday, May 17, 2016**

**6:00 PM**

**MINUTES ADOPTED BY COUNCIL (CORRECTED)**

**Council Chambers**

**City Council**

**CITY COUNCIL  
CLOSED SESSION  
5:30 P.M.**

**A. CALL TO ORDER**

**B. CLOSED SESSION**

**B.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

**(Gov. Code § 54956.8)**

**Properties: Yolo County Assessor's Parcel Numbers 027-340-030, 027-340-011, 027-340-020, 005-720-023, 005-720-005, 005-750-003, 005-692-054, 005-692-002, 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 Right-of-Way Agent Bender Rosenthal,  
Inc., and City's Project Manager**

**Negotiating Parties: Pioneer Self Storage, Syar, Bunge Milling, Thomas W.**

**Canevari & Joan E. Canevari, Nick Canevari & Dorothy Canevari, Elizabeth**

**J. Crum & Elizabeth J Crum Revocable Trust, Devinder Sahota & Susvir**

**Sahota, Elizabeth Crum, 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 – EXISTING LITIGATION**

**(Gov. Code § 54956.9(d)(1))**

**1. City of Woodland v. Mark D. Milton, et al., Yolo County Superior Court**

**Case No. ED 16-557**

**2. City of Woodland v. Elizabeth J. Crum, et al., Yolo County Superior Court**

**Case No. ED 16-558**

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY  
MAY 17, 2016  
6:00 P.M.**

**A. CALL TO ORDER****B. ROLL CALL**

**Present:** 4 - Council Member Jim Hilliard, Council Member Sean Denny, Council Member Angel Barajas and Mayor Tom Stallard

**C. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance led by former Mayor Gary Sandy.

**D. COMMUNICATIONS-PUBLIC COMMENT**

None.

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

Verbal updates provided by Council Members/Staff.

[16-515](#)

SUBJECT: Long Range Calendar

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

**F. PRESENTATIONS**

1. [16-514](#)

SUBJECT: Commission on Aging Annual Report Presentation

Recommendation for Action: Staff recommends that the City Council receive the annual report from the Commission on Aging including a summary of 2015 activities and proposed 2016 activities.

Commission on Aging member Regan Overholt presented the annual report on the Commission on Aging which included a summary of the 2015 activities and proposed 2016 activities.

**G. CONSENT CALENDAR**

2. [16-465](#)

SUBJECT: Main Street/Cleveland Street Signal Intersection Improvement Project, CIP 11-27; Award Construction Contract

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, to award the construction contract in the amount of \$272,959.00 to Pacific Excavation Inc. for the Main Street/Cleveland Street Signal Intersection Improvement Project, CIP 11-27 and authorize a 20% contingency, not to exceed \$54,592.00.

Pulled from Consent Calendar for discussion.

3. [16-485](#)      SUBJECT:      Final Acceptance and Notice of Completion for WPCF 2015 Phase III Improvement Project-Pond System Enhancements, CIP #10-11
- Recommendation for Action: Staff recommends that the City Council approve Resolution No. \_\_\_\_\_, accepting the WPCF 2015 Phase III Improvement Project-Pond System Enhancements, CIP #10-11, as complete and authorizing the City Clerk to file a Notice of Completion.
- Adopted Resolution No. 6625, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE WPCF 2015 PHASE III IMPROVEMENT PROJECT-POND SYSTEM ENHANCEMENTS, CIP 10-11, CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.**
4. [16-488](#)      SUBJECT:      Lower Cache Creek Flood Feasibility Study, CIP 09-15; Approve Contract Amendment for Consulting Services
- Recommendation for Action: Staff recommends that the City Council approve Resolution No. \_\_\_\_\_, authorizing the City Manager to execute Amendment #2 to the consultant services agreement with Downey Brand LLP (DB) for the Lower Cache Creek Feasibility Study, CIP 09-15, for an additional amount up to \$30,000.
- Adopted Resolution No. 6626, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH DOWNEY BRAND LLP FOR LEGAL CONSULTING SERVICES.**
5. [16-491](#)      SUBJECT:      Proclamation - Public Works Week - May 15- 21, 2016
- Recommendation for Action: Staff recommends that the City Council proclaim May 15-21, 2016 as "Public Works Week."
- Mayor Stallard presented the Proclamation to Public Works employees present at the Council meeting.**
6. [16-495](#)      SUBJECT:      Request for Project Funding from the Water Resources Association of Yolo County
- Recommendation for Action: Staff recommends that the City Council approve Resolution No. \_\_\_\_\_, authorizing staff to submit a project fund request of \$15,000 to the Water Resources Association of Yolo County for Fiscal Year 2016/17 to fund a Multi-Family Residential Large Landscape Water Audit Pilot Program with the Cities of Davis and West Sacramento.
- Adopted Resolution No. 6627, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE SUBMISSION OF AN APPLICATION TO THE WATER RESOURCES ASSOCIATION OF YOLO COUNTY FOR \$15,000 IN FISCAL YEAR 2016/17 FUNDS FOR A PILOT PROJECT TO CONDUCT MULTIFAMILY LARGE LANDSCAPE WATER AUDITS.**

7. [16-499](#) SUBJECT: Approval of Funds for Supportive Housing Rehabilitation and Countywide Homeless Coordination Projects

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, approving the following appropriations and amending the FY 2015/16 budget as necessary:

(1) an additional \$8,000 in Community Development Block Grant funds (Fund 320) for Yolo Community Care Continuum's Supportive Housing Rehabilitation Project for a total appropriation of \$1,060,332 in Fund 320; and

(2) an additional \$18,103 in Housing Trust Funds (Fund 326) for the City's FY 2015/16 participation in the Countywide Homeless Coordination Project for a total appropriation of \$31,255 in Fund 326.

**Adopted Resolution No. 6628, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROPRIATING CDBG FUNDS OF \$8,000 FOR A SUPPORTIVE HOUSING REHABILITATION PROJECT AND \$18,103 IN HOUSING TRUST FUNDS FOR PARTICIPATION IN THE COUNTYWIDE HOMELESS COORDINATION PROJECT.**

8. [16-503](#) SUBJECT: Public Safety Department (Police and Fire) Quarterly Status Report for the period of January 2016 through March 2016

Recommendation for Action: Staff recommends that the City Council accept the Public Safety Department Quarterly Status Report for January 2016 through March 2016.

**Accepted the Public Safety Department Quarterly Status Report for the period of January 2016 through March 2016.**

9. [16-505](#) SUBJECT: Approval of the Woodland Visitor Attraction District ("District") Annual Assessment Report for Fiscal Year 2016-2017, Adoption of Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2016-2017 and Scheduling of Public Hearing

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

1. Approve the Visitor Attraction District Annual Assessment Report for FY 2016-2017; and

2. Adopt a Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2016-2017 within the Woodland Visitor Attraction District; and

3. Schedule a Public Hearing for June 7, 2016 to consider any written or oral protests to the levy of the assessment.

**Adopted Resolution No. 6629, A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO LEVY AN ASSESSMENT FOR IMPROVEMENTS AND ACTIVITIES FOR FISCAL YEAR 2016-2017 WITHIN THE WOODLAND VISITOR ATTRACTION DISTRICT.**

10. [16-506](#)

SUBJECT: Approval of Management Agent Selection for the Leisureville Community Association

Recommendation for Action: Staff recommends that the City Council approve the selection of Berkley Management as the new management agent for the Leisureville Community Association (LCA).

**Approved the selection of Berkley Management as the new management agent for the Leisureville Community Association (LCA).**

11. [16-507](#)

SUBJECT: Intent to Levy Assessment: Gibson Ranch Lighting & Landscaping; North Park Lighting & Landscaping; West Wood Lighting & Landscaping; and Streng Pond Maintenance Districts

Recommendation for Action: Staff recommends that the City Council approve eight Resolutions No. \_\_\_\_\_ through No. \_\_\_\_\_ to Initiate Proceedings for the Annual Levy and Collection of Assessments; Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park Lighting and Landscaping Districts, and Streng Pond Maintenance District; and Call for a public hearing on June 21, 2016.

**Adopted Resolution No. 6630, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; Resolution No. 6631, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; Resolution No. 6632, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2016/2017; Resolution No. 6633, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2016/2017; Resolution No. 6634, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2016/2017; Resolution No. 6635, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2016/2017; Resolution No. 6636, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR**

2016/2017 and Resolution No. 6637, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017.

Council Member Denny asked that Council remove Item No. 2 from the Consent Calendar for discussion.

On a motion by Council Member Hilliard, seconded by Mayor Pro Tem Marble and carried unanimously Council Members approved Consent Calendar Items No. 3 through 11.

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

Mayor Stallard presented Item No. 5, Public Works Week Proclamation to Greg Meyer, Roberta Childers and Jordan Powers and all Public Works employees not present at the Council meeting.

On a motion by Council Member Hilliard, seconded by Council Member Barajas and carried on a 4-1 vote, Council Members adopted Resolution No. 6624, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH PACIFIC EXCAVATION FOR THE MAIN STREET/CLEVELAND STREET SIGNAL INTERSECTION IMPROVEMENT PROJECT, CIP 11-27.

**Ayes:** 4 - Council Member Hilliard, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble  
**Noes:** 1 - Council Member Denny

## H. PUBLIC HEARINGS

12.    [16-500](#)           SUBJECT:    Digital Freeway Sign at 2140 Freeway Drive - Conditional Use Permit, Site Plan and Design Review, and Operating Agreement. The project includes a request by applicant, P.C. Dixon I, LLC and Pacific Horizon Group, LLC, for approval of a Conditional Use Permit, Site Plan and Design Review application, and approval of an Operating Agreement between the applicant and the City of Woodland to allow for a 65-foot tall digital freeway sign at the southeast corner of 2140 Freeway Drive adjacent to (north of) Interstate 5, within the Commercial Highway, Entryway Overlay Zone (C-H/ EOZ).

Recommendation for Action: Staff recommends that the City Council:

- 1) Conduct the public hearing; and
- 2) Direct staff to prepare the final approval documents (Resolutions and Operating Agreement) based on the preferred digital sign proposal; and
- 3) Continue the item to June 7, 2016, the next regularly scheduled meeting of the City Council, to take final action on the project.

13. [16-501](#)                   SUBJECT:     Digital Freeway Sign at 530 Quality Circle - Conditional Use Permit, Site Plan and Design Review, and Operating Agreement. The project includes a request by applicant Scott Vanderbeek, for approval of a Conditional Use Permit, Site Plan and Design Review application, and approval of an Operating Agreement between the applicant and the City of Woodland to allow for a 45-foot tall digital freeway sign along the southern property line of 530 Quality Circle, just north of the Interstate 5 freeway corridor and just west of the new Woodland Motors Dealership within the Industrial, Entryway Overlay Zone (I/EOZ).

Recommendation for Action: Staff recommends that the City Council:

- 1) Conduct the public hearing; and
- 2) Direct staff to prepare the final approval documents (Resolutions and Operating Agreement) based on the preferred digital sign proposal; and
- 3) Continue the item to June 21, 2016, the next regularly scheduled meeting of the City Council, to take final action on the project.

**Both Public Hearing Items No. 12 and 13 were conducted as one public hearing. Council directed staff to bring this item back on the June 7th council meeting. City Attorney Kara Ueda will look at content issue related to the digital freeway signs.**

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

14. [16-504](#)                   SUBJECT:     General Plan Update Progress Report

Recommendation for Action: Staff recommends that the City Council receive progress report #6 regarding the General Plan Update Project

**Received progress report #6 regarding the General Plan Update Project.**

15. [16-512](#)                   SUBJECT:     Report from Council's Downtown Sub-Committee

Recommendation: Staff recommends that the Council receive a presentation from the Council's Downtown Sub-committee to include progress made on the FY2014-2016 workplan and anticipated priorities for FY2016-2018.

**Received a presentation from Council's Downtown Sub-committee to include progress made on the FY 2014-2016 workplan and anticipated priorities for FY 2016-2018.**

**At 8:50PM, Mayor Stallard requested that a motion be made to extend the Council meeting beyond 9:00PM. On a motion by Council Member Hilliard, seconded by Council Member Barajas and carried on a 3-2 vote, Council approved extending the Council meeting beyond 9:00PM.**

**Ayes: 3 - Council Member Hilliard, Council Member Barajas and Mayor**

Stallard

Noes: 2 - Council Member Denny and Mayor Pro Tem Marble

16. [16-421](#)

SUBJECT: Fourth Amendment to the Ground Lease with Love Ride Inc. - Velocity Island Park

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, authorizing the City Manager to execute the Fourth Amendment to the Ground Lease with Love Ride Inc. for the Velocity Island Park facility.

**Adopted Resolution No. 6638, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FOURTH AMENDMENT TO GROUND LEASE AGREEMENT WITH LOVE RIDE, INC.**

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

17. [16-498](#)

SUBJECT: Transfer of Well 18 to 40th District Agricultural Association

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, authorizing the City Manager to execute a Well Transfer Agreement and Bill of Sale for the transfer of ownership of City Well #18 to the 40th District Agricultural Association.

**Adopted Resolution No. 6639, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A WELL TRANSFER AGREEMENT AND BILL OF SALE FOR THE TRANSFER OF OWNERSHIP OF CITY WELL #18 TO THE 40TH DISTRICT AGRICULTURAL ASSOCIATION.**

18. [16-513](#)

SUBJECT: Presentation of FY2016/17 Proposed Budget

Recommendation for Action: Staff recommends that the City Council receive a presentation of the City Manager's FY2016/17 Proposed Budget.

Received a presentation by City Manager Paul Navazio regarding the proposed budget for FY2016/17.

**J. ADJOURNED AT 9:20PM**

Respectfully submitted,

/S/ Ana B. Gonzalez, City Clerk

Adopted by Council: June 7, 2016