

City of Woodland

*City Hall
300 First Street
Woodland, CA 95695*



Meeting Minutes - Final

Tuesday, June 6, 2017

6:00 PM

MINUTES ADOPTED BY COUNCIL

Council Chambers

City Council

**CITY COUNCIL
CLOSED SESSION
5:00 PM**

A. CALL TO ORDER

B. CLOSED SESSION

**B.1 CONFERENCE WITH LABOR NEGOTIATORS, Pursuant to
Government Code Section 54957.6**

**Agency Designated Representatives: City Manager and Human
Resources**

Manager

Employee Organization(s): Woodland Police Employees Association

**B.2 CONFERENCE WITH LABOR NEGOTIATORS, Pursuant to
Government Code Section 54957.6**

**Agency Designated Representatives: City Manager and Human
Resources**

Manager

Employee Organization(s): Woodland Police Supervisors Association

**B.3 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Government Code Section 54956.9(d)(1))**

**Name of case: Bobby Harris v. City of Woodland, Yolo County Superior
Court Case No. PT-17-753**

**B.4 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section
54956.9(d)(2): one case**

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY

JUNE 6, 2017

6:00 PM

A. CALL TO ORDER

B. ROLL CALL

Present: 5 - Mayor Angel Barajas, Mayor Pro Tem Enrique Fernandez, Council
Member Marlin Davies, Council Member Xochitl Rodriguez and Council
Member Tom Stallard

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Phil Hogan.

D. COMMUNICATIONS-PUBLIC COMMENT

Christine Shumaker and Mark Aulman spoke regarding the Paris Climate Agreement.

Angie Roddan and Randy Russell spoke regarding the Woodland Celtic Games and Festival.

Karen Shepard, Marie Perea, Jim Mayer and Seeta Chaganti spoke as part of Woodland Huddle and making Woodland a Sanctuary City and consideration of this item on July 6th agenda.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

[17-0507](#)

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. [17-0499](#)

SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Planning Commission meeting of April 6, 2017 and April 20, 2017.

Received the minutes of the Planning Commission meeting of April 6, 2017 and April 20, 2017.

2. [17-0504](#)

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 4, 2017 and May 16, 2017.

Adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of May 4, 2017 and the corrected minutes of May 16, 2017.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

H. CONSENT CALENDAR

3. [17-0477](#)

SUBJECT: Formally Approve Interfund Loan Agreements

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, Formally Approving the Interfund Loan Agreements.

Adopted Resolution No. 6843, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, FORMALLY APPROVE THE INTERFUND LOAN AGREEMENTS.

4. [17-0480](#)

SUBJECT: Approve Plans & Specifications, and Authorize Bid Advertisement for WPCF Clarifier Coating System Project, CIP #14-02

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, approving the plans and specifications and authorize bid advertisement for the WPCF Clarifier Coating System Project, CIP #14-02.

Adopted Resolution No. 6844, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE THE PLANS AND SPECIFICATIONS AND AUTHORIZE BID ADVERTISEMENT FOR THE WPCF CLARIFIER COATING SYSTEM PROJECT, CIP #14-02.

5. [17-0482](#)

SUBJECT: Contract Amendment - FY2016/17 Annual Cyclical Tree Pruning

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute a contract amendment to the FY 2016/17 annual cyclical tree pruning and maintenance service contract with West Coast Arborist in the amount of \$36,000, for a contract total not-to-exceed \$215,000.

Adopted Resolution No. 6845, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE FY2016/17 CONTRACT WITH WEST COAST ARBORISTS IN THE AMOUNT OF THIRTY-SIX THOUSAND DOLLARS.

6. [17-0483](#)

SUBJECT: Approval of Funding Increase for Fiscal Year 2016/17 Community Development Block Grant Project

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving a funding increase of \$1,875 for the Yolo Family Service Agency's FY 2016/17 Meeting Room Conversion project.

Adopted Resolution No. 6846, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN \$1,875 FUNDING INCREASE FOR THE YOLO FAMILY SERVICE AGENCY'S MEETING ROOM CONVERSION PROJECT FUNDED THROUGH THE FISCAL YEAR 2016/17 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

7. [17-0484](#)

SUBJECT: Approval of Subrecipient with the Yolo Wayfarer Center Funded through the 2016 Continuum of Care Competition

Recommendation for Action: recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute a subrecipient agreement in substantially the same form presented to the City Council with the Yolo Wayfarer Center (dba Fourth and Hope) funded through the 2016 Continuum of Care program competition in the aggregate amount of \$149,855 and authorize the Finance Officer to amend the budget as necessary.

Adopted Resolution No. 6847, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO EXECUTE A SUBRECIPIENT AGREEMENT WITH THE YOLO WAYFARER CENTER FOR A 2016 CONTINUUM OF CARE PROGRAM GRANT.

8. [17-0486](#)

SUBJECT: Second Reading and Adoption of an Ordinance Amending the Woodland Municipal Code to Add Chapter 7A, Entitled "Community Choice Aggregation (Electricity)"

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. _____, authorizing the implementation of a Community Choice Energy program - also called Community Choice Aggregation - through the Valley Clean Energy Alliance (VCEA) Joint Powers Authority (JPA).

Adopted Ordinance No. 1616, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE WOODLAND MUNICIPAL CODE TO ADD CHAPTER 7A, ENTITLED "COMMUNITY CHOICE AGGREGATION (ELECTRICITY)" AND AUTHORIZING THE IMPLEMENTATION OF A COMMUNITY CHOICE AGGREGATION PROGRAM.

9. [17-0489](#)

SUBJECT: Appointment of Members to the Valley Clean Energy Alliance Advisory Committee

Recommendation for Action: Staff recommends that the City Council:

- (1) Adopt Resolution No. _____ establishing the process for appointing members to the Valley Clean Energy Alliance (VCEA) Advisory Committee; and
- (2) Appoint Tom Flynn, Christine Shewmaker, and Mark Aulman to represent Woodland on the committee, subject to the approval of the VCEA Board of Directors.

Adopted Resolution No. 6848, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND DEFINING THE PROCESS FOR APPOINTMENT OF MEMBERS TO THE VALLEY CLEAN ENERGY ALLIANCE (ADVISORY COMMITTEE).

10. [17-0495](#)

SUBJECT: COPS Hiring Program

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager and Police Department to submit an application for the 2017 COPS Hiring Program (CHP).

Adopted Resolution No. 6849, 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 2017 COPS HIRING PROGRAM AND, IF AWARDED, ACCEPTANCE OF THE GRANT AND APPROPRIATE FUNDS INCLUDING FOR THE REQUIRED LOCAL MATCH.

11. [17-0460](#)

SUBJECT: Hiddleson Pool Demolition Project, CIP 17-13; Approve Plans and Specifications, Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the plans and specifications and authorizing bid advertisement for the Hiddleson Pool Demolition Project, CIP 17-13; and approve the donation of pool equipment to the City of Maxwell.

Adopted Resolution No. 6850, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE THE PLANS AND SPECIFICATIONS AND AUTHORIZE BID ADVERTISEMENT FOR THE HIDDLESON POOL DEMOLITION PROJECT, CIP 17-13.

12. [17-0508](#)

SUBJECT: Proclamation Recognizing Dennis Diemer for his service as General Manager of the Woodland-Davis Clean Water Agency

Recommendation for Action: Staff recommends that the City Council adopt a proclamation recognizing Dennis Diemer for his service as General Manager of the Woodland-Davis Clean Water Agency.

Adopted a proclamation recognizing Dennis Diemer for his service as General Manager of the Woodland-Davis Clean Water Agency.

On a motion by Mayor Pro Tem Fernandez, seconded by Council Member Rodriguez and carried unanimously, Council Members approved Consent Calendar Item No. 3 thorough 12.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

J. REPORTS OF THE CITY MANAGER

13. [17-0491](#)

SUBJECT: Public Comment Meeting for the Draft Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) and the Public Review Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) (SCH # 2011102043)

Recommendation for Action: Staff recommends that the City Council:

- (1) Receive a presentation from the Yolo HCP/NCCP Conservancy on the Public Review Draft HCP/NCCP and related Public Review Draft EIS/EIR; and
- (2) Receive public comment on the Public Review Draft HCP/NCCP and related Public Review Draft EIS/EIR.

Received a presentation from the Yolo HCP/NCCP Conservancy on the Public Review Draft HCP/NCCP and related Public Review Draft EIS/EIR; and received public comment on the Public Review Draft HCP/NCCP and related Public Review Draft EIS/EIR.

14. [17-0506](#)

SUBJECT: Amendment to Gibson Ranch Tax Sharing Agreement and Introduction of Ordinance Amending Section 23-62 of the Woodland Municipal Code Related to the Documentary Transfer Tax

Recommendation for Action: Staff recommends that the City Council:

- 1) Adopt Resolution No. _____, authorizing the City Manager to execute the Amendment to Agreement No. 92-49, the Gibson Ranch Revenue Sharing and Property Tax Exchange Agreement; and
- 2) Waive first reading and introduce by title only an ordinance Amending Section 23-62 of the Woodland Municipal Code Related to the Documentary Transfer Tax

Adopted Resolution No. 6851, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT TO THE TAX SHARING AGREEMENT FOR GIBSON RANCH and waived the first reading and introduced by title only an ordinance amending Section 23-62 of the Woodland Municipal Code Related to the Documentary Transfer Tax.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

15. [17-0479](#)

SUBJECT: Approve Sole Source Consultant Agreement with ATEEM Electrical Engineering, Inc. for Programming and SCADA integration services for ASR Wells 29 & 30, CIP 15-02

Recommendation for Action:

Staff recommends that the City Council adopt Resolution No. _____, to approve a sole source consultant agreement with ATEEM Electrical Engineering, Inc. for Programming and SCADA Integration Services for ASR Wells 29 & 30 (CIP 15-02) in an amount up to \$62,660, and authorize a contingency of up to 10% (\$6,266).

Adopted Resolution No. 6852, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSULTANT AGREEMENT WITH ATEEM ELECTRICAL ENGINEERING, INC. FOR PROGRAMMING AND SCADA INTEGRATION SERVICES FOR ASR WELLS 29 & 30, CIP 15-02.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

16. [17-0475](#)

SUBJECT: Extension of Development Impact Fee Deferral Program

Recommendation for Action: Staff recommends that the City Council waive first reading and adopt by title only, an Ordinance amending Woodland Municipal Code section 6B-110 to extend the City's temporary development impact fee deferral program for an additional

five years for multi-family residential and non-residential development projects.

Waived first reading and read by title only an ordinance amending Section 6B-110 of the Woodland Municipal Code relating to the Deferral of Certain Development Impact Fees.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

17. [17-0501](#)

SUBJECT: Urgency Ordinance Establishing a Moratorium on Mini-Storage/ Warehouse Facilities

Recommendation for Action: Staff recommends that the City Council:

- 1) Receive information about the proposed Urgency Ordinance; and
- 2) Consider adoption of an urgency ordinance prohibiting the processing and/or approval of any and all mini-storage/warehouse facilities in the City of Woodland; and
- 3) Direct staff to commence review of the Zoning Ordinance and prepare all items necessary and appropriate for further regulation of mini-storage/warehouse facilities.

Adopted Urgency Ordinance No. 1617, AN URGENCY INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND ESTABLISHING A MORATORIUM ON ANY AND ALL MINI-STORAGE/WAREHOUSE FACILITIES IN THE CITY OF WOODLAND, TO TAKE EFFECT IMMEDIATELY, AND DECLARING THE URGENCY THEREOF.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

18. [17-0497](#)

SUBJECT: Approval of \$1,000,000 Loan Commitment for Mutual Housing California's Phase 2 Multi-Family Project

Recommendation for Action: Staff recommends that the City Council adopt Resolution No._____, approving a 57-year term residual receipts loan with Mutual Housing California (Mutual) in the amount of \$1,000,000 with three percent (3%) simple interest for Mutual's Phase 2 multi-family project (39 farmworker units) at the southeast corner of Pioneer Avenue and Farmers Central Road and funding of the loan through the Spring Lake Affordable Housing and Affordable Housing In-Lieu Fee funds.

THIS ITEM WAS PULLED FROM THE AGENDA AND WILL COME BACK AT A FUTURE DATE.

19. [17-0488](#)

SUBJECT: Petition to Prepare the Woodland Research and Technology Park Specific Plan

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, accepting the petition to prepare a

specific plan as proposed by the Woodland Research and Technology Park application (PLNG17-00017); initiating the specific plan process; directing the formation of a Technical Advisory Committee; and, authorizing the City Manager to execute an Agreement for Fund Advancement with the project applicant including specific payment terms and the continued use of the wells located within the project site for agricultural irrigation purposes (Attachment 1);

2. Adopt Resolution No. _____, to approve a contract agreement with AECOM in the amount of \$206,510 for the preparation of the environmental review of the Woodland Research and Technology Park Project Specific Plan and authorize the City Manager to execute the agreement and amendments, as necessary, up to 20% of the agreement amount;

3. Adopt Resolution No. _____, to approve a contract agreement with Fehr and Peers in an amount of \$188,000 for the preparation of the Transportation Impact Study (TIS) and related support work for the Woodland Research and Technology Park Project Specific Plan and authorize the City Manager to execute the agreement and amendments, as necessary, up to 20% of the agreement amount; and

4. Adopt Resolution No. _____, to approve a contract agreement with Ponticello Enterprises Consulting Engineers, Inc., in the amount of \$140,400 for project management services and authorize the City Manager to execute the agreement and any amendments, as necessary, up to 20% of the agreement amount.

On a motion by Council Member Davies, seconded by Council Member Rodriguez and carried unanimously, Council Members adopted Resolution No. 6853, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING INITIATION OF THE REVIEW AND PREPARATION OF THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN COMPRISED OF 351 ACRES SOUTHEAST OF FARMER'S CENTRAL ROAD AND HIGHWAY 113 AND AS IDENTIFIED IN THE 2035 GENERAL PLAN AS "SP-1A" AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR FUND ADVANCEMENT WITH THE PROJECT APPLICANT, WOODLAND RESEARCH AND TECHNOLOGY GROUP, TO COVER ALL COSTS ASSOCIATED WITH THE REVIEW AND PREPARATION OF THE SPECIFIC PLAN; Resolution No. 6854, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING INITIATION OF THE REVIEW AND PREPARATION OF THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN COMPRISED OF 351 ACRES SOUTHEAST OF FARMER'S CENTRAL ROAD AND HIGHWAY 113 AND AS IDENTIFIED IN THE 2035 GENERAL PLAN AS "SP-1A" AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR FUND ADVANCEMENT WITH THE PROJECT APPLICANT, WOODLAND RESEARCH AND TECHNOLOGY GROUP, TO COVER ALL COSTS ASSOCIATED WITH THE REVIEW AND PREPARATION OF THE SPECIFIC PLAN; Resolution No. 6855, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE CONSULTANT AGREEMENT FOR PROFESSIONAL SERVICES FOR FEHR AND PEERS TO PREPARE A TRANSPORTATION IMPACT STUDY AND RELATED SUPPORT WORK FOR THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT and Resolution No. 6856, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE CONSULTANT

AGREEMENT FOR PROFESSIONAL SERVICES WITH PONTICELLO ENTERPRISES FOR PROJECT MANAGEMENT SERVICES FOR THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT.

COUNCIL MEMBERS TOOK A FIVE-MINUTE RECESS PRIOR TO CONTINUING TO NEXT ITEM.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

20. [17-0502](#)

SUBJECT: Report from the City Council Sub-Committee on Implementing Proposition 64 - Adult Use of Cannabis in the City of Woodland

Recommendation for Action: Staff recommends that the City Council:

- 1) Receive a report from the City Council Sub-Committee on Proposition 64; and
- 2) Provide feedback on preliminary direction and next steps pertaining to the regulation of Cannabis in Woodland.

Received a report from the City Council Sub-Committee on Proposition 64.

21. [17-0505](#)

SUBJECT: Presentation of FY2017/18 Proposed Budget

Recommendation for Action: Staff recommends that the City Council receive a presentation of the City Manager's FY2017/18 Proposed Budget.

Received a presentation of the City Manager's FY2017/18 Proposed Budget.

Motion was made by Council Member Stallard, seconded by Council Member Davies and carried unanimously, to extend the Council meeting 15 minutes.

K. ADJOURNED AT 9:12PM.

Respectfully submitted,

/s/ Ana B. Gonzalez, City Clerk

Adopted by Council: July 6, 2017