

City of Woodland

City Hall
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, January 16, 2018

6:00 PM
Council Chambers
City Council

**CITY COUNCIL
CLOSED SESSION**

5:15PM

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): Mid-Management Unit Employees

**B.2 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.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Pursuant to Section 54956.8

PROPERTY: APN'S 027-390-20, -22 and APN 063-050-10

AGENCY NEGOTIATOR: City Manager, Assistant City Manager and City Attorney

NEGOTIATING PARTIES: Pacific Coast Producers

UNDER NEGOTIATIONS: Price and Terms of Payment

JOINT MEETING CITY COUNCIL/WOODLAND FINANCE AUTHORITY

**January 16, 2018
6:00 PM**

VIDEO A. CALL TO ORDER

Meeting called to order at 6:20PM.

VIDEO B. ROLL CALL

All Council Members present.

Present: Barajas, Davies, Fernandez, Rodriguez, Stallard

VIDEO C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Boy Scouts Troop #464.

VIDEO D. COMMUNICATIONS-PUBLIC COMMENT

Jim Scott spoke regarding homelessness and the conditions in Woodland.

VIDEO E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

1. Long Range Calendar

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

VIDEO F. MINUTES

- VIDEO**
2. City Council Meeting Minutes of December 5, 2018 and December 19, 2018

Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of December 5, 2017 and December 19, 2017.

On a motion by Council Member Stallard, seconded by Council Member Barajas and carried unanimously, Council Members adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of December 5, 2017 and December 19, 2017.

Ayes: Barajas, Davies, Fernandez, Rodriguez, Stallard

VIDEO G. PRESENTATIONS

- VIDEO**
3. Homeless Action Plan Update

The Council will receive a presentation on the status of the City's Homeless Action Plan.

Received presentation on the status of the City's Homeless Action Plan from City Manager Paul Navazio and Police Lieutenant Heath Parsons.

VIDEO H. CONSENT CALENDAR

4. Spring Lake Infrastructure Fee - Extend Urgency Resolution

Staff recommends that the City Council adopt Resolution No. _____, to extend the interim Spring Lake Infrastructure Fee adjustment for a thirty day period.

Adopted Resolution No. 6983, AN URGENCY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND EXTENDING FOR AN ADDITIONAL THIRTY DAYS RESOLUTION 6980 ADOPTING SPRING LAKE INFRASTRUCTURE FEES.

5. Policy - Donation of Surplus Property

Staff recommends that the City Council adopt Resolution No. _____, Authorizing the Donation of Surplus Personal Property.

Adopted Resolution No. 6984, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE DONATION OF SURPLUS PERSONAL

PROPERTY.

6. Community Services Department Quarterly Status Report for the period of October through December 2017

Staff recommends that the City Council receive the Community Services Department Quarterly Status Report.

Received the Community Services Department Quarterly Status Report.

7. Summertime Fun Club Fee Schedule Update

Staff recommends that the City Council 1) receive an update on the Summertime Fun Club day camp and 2) increase the fee schedule for Summertime Fun Club from \$145-208 per session to \$505 - \$575 per summer (10-week session) and \$305-\$375 per 5-week session.

Received update on the Summertime Fun Club day Camp and increased the fee schedule for Summertime Fun Club from \$145-\$208 per session to \$505-\$575 per summer (10-week session) and \$305-\$375 per 5-week session.

8. Approval of Scope Change for Yolo Family Service Agency's FY 2016/17 Community Development Block Grant Project

Staff recommends that the City Council adopt Resolution No. _____, approving a scope change for the Yolo Family Service Agency's (YFSA) construction project funded through the City's FY 2016/17 Community Development Block (CDBG) program to permit YFSA to replace the windows in Building 1 located at 455 First Street.

Adopted Resolution No. 6985, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A SCOPE CHANGE FOR THE YOLO FAMILY SERVICE AGENCY'S CONSTRUCTION PROJECT FUNDED THROUGH THE CITY'S FY 2016/17 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

9. Amended and Restated Lease Agreement – Pacific Coast Producers

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the Amended and Restated Agricultural Lease Agreement with Pacific Coast Producers for the operation of tomato wastewater facilities.

This item was pulled from the Consent Calendar by Council Member Davies for discussion, after presentation from staff, and further discussion, item was approved.

On a motion by Council Member Stallard, seconded by Mayor Pro Tem Rodriguez and carried on a 3-2 vote, Council Members adopted Resolution No. 6986, A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED AND RESTATED AGRICULTURAL LEASE AGREEMENT WITH PACIFIC COAST PRODUCERS FOR THE OPERATION OF TOMATO WASTEWATER FACILITIES ON A PORTION OF THE CITY OWNED PROPERTIES REFERRED TO AS THE SPRAYFIELD PROPERTY (APN 027-390-20, -22, -23) AND 1376 LEMEN AVENUE (APN 063-050-10).

Ayes: Fernandez, Stallard and Rodriguez

Noes: Barajas and Davies

10. Approval of Final Map 5027 Spring Lake Central Phase 1, Related Subdivision Improvement Agreement, and Reimbursement Agreement

Staff recommends that the City Council adopt Resolution No. _____, 1) approving Final Map 5027 Spring Lake Central Phase 1; and 2) approving the related Subdivision Improvement Agreement and authorizing City Manager to sign on behalf of the City; and 3) authorizing the City Manager to approve amendments to the Subdivision Improvement Agreement for the extension of time.

It is further recommended that the City Council adopt Resolution No. _____, 1) Approving the SLIF Reimbursement Agreement, and authorize the City Manager to sign on behalf of the City; and 2) authorizing the City Manager to sign amendments up to 15% of the reimbursement agreement.

Adopted Resolution No. 6987, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING FINAL MAP 5027 AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH TAYLOR MORRISON OF CALIFORNIA FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS and Resolution No. 6988, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A SLIF REIMBURSEMENT WITH AGREEMENT WITH JOHN D REYNEN CONSTRUCTION AND ASSOCIATED WITH FINAL SUBDIVISION MAP 5027 SPRING LAKE CENTRAL 1.

11. Adopt Resolution Accepting the Public Improvements for Subdivision Final Map 4853, Solara Ranch.

Staff recommends that the City Council adopt Resolution No. _____, accepting the Public Improvements for Subdivision Final Map 4853 completed by Western Pacific Housing, Inc. a Delaware Corporation.

Adopted Resolution No. 6989, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A SLIF REIMBURSEMENT WITH AGREEMENT WITH JOHN D REYNEN CONSTRUCTION AND ASSOCIATED WITH FINAL SUBDIVISION MAP 5027 SPRING LAKE CENTRAL 1.

12. Approve Plans & Specifications, and Authorize Bid Advertisement for the West Street Water Transmission Main Project, CIP #17-08

Staff recommends that the City Council adopt Resolution No. _____, approving the plans and specifications and authorize bid advertisement for the West Street Transmission Main Project, CIP #17-08.

Adopted Resolution No. 6990, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE THE PLANS AND SPECIFICATIONS AND AUTHORIZE BID ADVERTISEMENT FOR THE WEST STREET WATER TRANSMISSION MAIN PROJECT, CIP #17-08.

13. Approval of Subrecipient Agreement with the Yolo Wayfarer Center Funded through the 2016 Continuum of Care Program

Staff recommends that the City Council adopt 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 \$24,085 and authorizes the Finance Officer to amend the budget as necessary.

Adopted Resolution No. 6991, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO EXECUTE A SUBRECIPIENT AGREEMENT WITH THE YOLO WAYFARER CENTER FOR A 2016 CONTINUUMM OF CARE PROGRAM GRANT.

14. Approve Consultant Agreement for Design of WPCF South Pond Pump Station Rehabilitation, CIP 18-07

Staff recommends that the City Council adopt Resolution No. _____, approving a Design Contract with Carollo Engineering, Inc. in the Amount of \$140,017 with a Ten Percent (10%) Contingency for CIP 18-07, WPCF South Pond Pump Station Rehabilitation.

Adopted Resolution No. 6992, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A DESIGN CONTRACT WITH CAROLLO ENGINEERING, INC. IN THE AMOUNT OF \$140,017 WITH A TEN PERCENT (10%) CONTINGENCY FOR CIP 18-07, WPCF SOUTH POND PUMP STATION REHABILITATION.

15. Professional Services Agreement for Plan Checking and Building Inspection Services

Staff recommends that the City Council adopt Resolution No. _____, approving a professional services agreement with Interwest Consulting Group for as-needed plan checking and building inspection services in an amount not to exceed \$200,000; and authorize the City Manager to execute the agreement.

Adopted Resolution No. 6993, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH INTERWEST CONSULTING GROUP FOR PLAN CHECKING & BUILDING INSPECTION SERVICES.

16. Correction to Hiddleson Pool Demolition Project CIP from 17-03 to 17-13

Staff recommends that the City Council rescind Resolution No. 6978 previously adopted at the December 19th Council meeting and adopt Resolution No. 6978-A accepting the Hiddleson Pool Demolition Project, CIP 17-13, as complete and authorizing the City Clerk to file a Notice of Completion.

Rescinded Resolution No. 6978 previously adopted at the December 19th Council meeting and adopted Resolution No. 6978-A accepting the Hiddleson Pool Demolition Project, CIP 17-13, as complete and authorizing the City Clerk to file a Notice of Completion.

17. Adopt City of Woodland Public Safety and Citizen Flood Maps

Staff recommends that the City Council adopt Resolution No. _____, adopting the City of Woodland Public Safety and Citizen Flood Maps.

Adopted Resolution No. 6994, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING THE CITY OF WOODLAND FLOOD SAFETY

PLAN.

18. FEMA Assistance to Firefighters Grant (AFG)

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager and the Fire Department to:

1. Submit a FEMA Assistance to Firefighters Grant (AFG) application for self-contained breathing apparatus (SCBAs) and related equipment;
2. Approve City of Woodland to be the Host Agency and to create a MOU with partner agencies including Willow Oak Fire Protection District and the West Plainfield Fire Protection District wherein the partner agencies agree to pay matching funds as required by FEMA for their portion of the requested equipment;
3. Accept grant funding, if awarded, and approve the initial expenditure for the total equipment costs of approximately \$440,000. Of this amount, approximately \$430,500 will be reimbursed by FEMA and partner agencies as outlined in the MOU and required by FEMA.

Adopted Resolution No. 6995, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION FOR THE FEMA ASSISTANCE TO FIREFIGHTERS GRANT, ENTER INTO A MOU WITH PARTNER AGENCIES AND, IF AWARDED, ACCEPT THE GRANT AND APPROVE INITIAL EXPENDITURE.

19. Authorization to Purchase Two (2) Replacement Ford Interceptor Utility Police Patrol Vehicles

Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase of two (2) Ford Interceptor Utility Police Patrol Vehicles from Team Ford of Woodland in the amount of \$93,294.44.

Adopted Resolution No. 6996, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION FOR THE FEMA ASSISTANCE TO FIREFIGHTERS GRANT, ENTER INTO A MOU WITH PARTNER AGENCIES AND, IF AWARDED, ACCEPT THE GRANT AND APPROVE INITIAL EXPENDITURE.

20. Water Pollution Control Facility - Restroom / ADA Upgrades

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to enter into a Contract for \$74,897 with Northern Pacific Builders for expansion of the women's restroom at the Water Pollution Control Facility in compliance with the Americans with Disabilities Act (ADA), and increase the Sewer Enterprise budget by \$80,000 for that purpose.

Adopted Resolution No. 6997, AUTHORIZED THE CITY MANAGER TO ENTER INTO A CONTRACT FOR \$74,897 WITH NORTHERN PACIFIC BUILDERS FOR EXPANSION OF THE WOMEN'S RESTROOM AT THE WATER POLLUTION CONTROL FACILITY IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), AND INCREASE THE SEWER ENTERPRISE BUDGET BY \$80,000 FOR THAT PURPOSE.

21. Waste Advisory Committee Appointment

Staff recommends that the City Council adopt Resolution No. _____ approving

the appointment of Rosie Ledesma as the City's representative on the Yolo County Waste Advisory Committee.

Adopted Resolution No. 6998, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPOINTING A REPRESENTATIVE TO SERVE ON THE YOLO COUNTY WASTE ADVISORY COMMITTEE.

VIDEO

22. 2018 Water Rate Adjustments

Staff recommends that the City Council receive an informational update related to the previously-approved 2018 water rate adjustments.

Council Member Davies pulled tem No. 9 from the Consent Calendar.

Received an informational update related to the previously-approved 2018 water rate adjustments.

On a motion by Council Member Stallard, seconded by Mayor Pro Tem Rodriguez and carried unanimously, Council Members approved Consent Calendar items No. 4 through 22, minus Item No. 9.

Ayes: Barajas, Davies, Fernandez, Rodriguez, Stallard

I. PUBLIC HEARINGS

VIDEO

23. PUBLIC HEARING - Code Enforcement: Nuisances Caused by, and Maintenance of, Vacant, Unoccupied, or Abandoned Buildings or Structures Ordinance

Staff recommends that the City Council:

1. Conduct the public hearing; and
2. Waive the first reading of an ordinance amending Sections 14A-1-2, 14A-1-3 and 14A-3-5 of the Woodland Municipal Code and adding Section 14A-1-3.2 – Nuisances caused by, and maintenance of, vacant, unoccupied, or abandoned buildings or structures and penalties for repeat nuisance violations; and
3. Schedule the second reading and adoption of ordinance for the February 6, 2018 City Council meeting.

On a motion by Council Member Barajas, seconded by Mayor Pro Tem Rodriguez and carried unanimously, Council Members waived the first reading of an ordinance amending Sections 14A-1-2, 14A-1-3 and 14A-3-5 of the Woodland Municipal Code and adding Section 14A-1-3.2 - Nuisances caused by, and maintenance of, vacant, unoccupied, or abandoned buildings or structures and penalties for repeat nuisance violations.

Ayes: Barajas, Davies, Fernandez, Rodriguez, Stallard

VIDEO

24. PUBLIC HEARING - Public Art Ordinance. Approval of Public Art Ordinance and Related Consistency Amendments

Staff recommends that the City Council:

1. Conduct a public hearing; and

2. Waive the first reading of an Ordinance adding Section 25-21-90 to the Woodland Municipal Code related to Public Art Requirements for new construction projects; and
3. Schedule the second reading and adoption of the Ordinance for the February 6, 2018 City Council meeting; and
4. Adopt Resolution No. _____, amending the Community Design Standards for Commercial Development Section 10 to reference the Public Art Ordinance.

On a motion by Council Member Davies, seconded by Mayor Pro Tempore Rodriguez and carried unanimously, Council Members waived the first reading of an Ordinance adding Section 25-21-90 to the Woodland Municipal Code related to Public Art Requirements for new construction projects.

Ayes: Barajas, Davies, Fernandez, Rodriguez, Stallard

On a motion by Council Member Davies, seconded by Council Member Stallard and carried unanimously, Council Members adopted Resolution No. 6999, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING SECTION 10 OF THE CITY OF WOODLAND COMMUNITY DESIGN STANDARDS TO REFLECT UPDATES TO THE WOODLAND MUNICIPAL CODE PERTAINING TO PUBLIC ART REQUIREMENTS.

Ayes: Barajas, Davies, Fernandez, Rodriguez, Stallard

VIDEO

25. PUBLIC HEARING - Agreement to Join the California Public Finance Authority (CalPFA) and Approval of Mortgage Revenue Bonds to be Issued by CalPFA for the Acquisition/Rehabilitation of The Greenery Apartments

Staff recommends that the City Council take the following actions:

1. Hold a public hearing, which is a Federal requirement for projects involving tax-exempt bond financing, known as the Tax Equity and Fiscal Responsibility Act (TEFRA) hearing;
2. Adopt Resolution No. _____, approving a joint exercise of powers agreement relating to the California Public Finance Authority (CalPFA), agreeing to join the CalPFA as an additional member, and approving the issuance of mortgage revenue bonds by the CalPFA not to exceed twenty million dollars (\$20,000,000) for the purposes of financing the acquisition and rehabilitation of The Greenery Apartments affordable housing facility; and
3. Authorize the City Manager to execute any and all documents needed for the City to implement the project.

On a motion by Council Member Stallard, seconded by Council Member Davies and carried unanimously, Council Members adopted Resolution No. 7000, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND

APPROVING THE ISSUANCE BY THE CALIFORNIA PUBLIC FINANCE AUTHORITY OF MULTIFAMILY HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$20,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION AND REHABILITATION OF THE GREENERY APARTMENTS AND CERTAIN OTHER MATTERS RELATING THERETO

Ayes: Barajas, Davies, Fernandez, Rodriguez, Stallard

VIDEO J. REPORTS OF THE CITY MANAGER

- VIDEO 26. Consideration of Funding Priorities for FY 2018/19 Community Development Block Grant Program
- Staff recommends that the City Council provide staff with input on funding priorities for the Fiscal Year 2018/19 Community Development Block Grant (CDBG) program.

Council Members provided staff with input on funding priorities for the Fiscal Year 2018/19 Community Development Block Grant (CDBG) program.

- VIDEO 27. 2018 Community Service Awards Nominating Committee Report
- Staff recommends that the City Council:
- 1) Approve the nominating committee's recommended recipients selected to receive the 2018 Community Service Award; and
 - 2) Determine which Council Members will present the awards to the selected award recipients.

Approved the Community Service Awards Nominating Committee's recommended recipients selected to receive the 2018 CSA and determined which Council Members will present the awards to selected recipients. Mayor Fernandez will present to Faye Di Dio; Council Member Barajas will present to Greta Eoff; Mayor Pro Tem Rodriguez will present to Deborah Zavala and Council Member Stallard will present to Soroptimist International.

- VIDEO 28. Status Report - 2017-2018 Council Goals
- Staff recommends that the City Council receive a status report on progress toward achieving Council's priority goals for 2017-18.

Received a status report on progress toward achieving Council's priority goals for 2017-18.

VIDEO K. ADJOURN

Meeting adjourned at 8:49PM in memory of Pam Lial, Code Enforcement Officer with the City of Woodland.

Respectfully submitted,

/s/ Ana B. Gonzalez, City Clerk

Adopted by Council: February 6, 2018