

## **City of Woodland**

City Hall  
300 First Street  
Woodland, CA 95695



### **Regular Meeting Minutes**

**Tuesday, February 6, 2018**

6:00 PM  
Council Chambers  
**City Council**

**CITY COUNCIL  
CLOSED SESSION**

**5:30 PM**

**A. CALL TO ORDER**

**B. CLOSED SESSION**

**B.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Pursuant to  
Section 54956.8**

**PROPERTIES: APNs 027-360-010**

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

**NEGOTIATING PARTIES: Boundary Bend Olives, Inc.**

**UNDER NEGOTIATIONS: Price and Terms of Payment**

**JOINT MEETING CITY COUNCIL/WOODLAND FINANCE AUTHORITY**

**February 6, 2018**

**6:00 PM**

**A. CALL TO ORDER**

**Meeting called to order at 6:00PM.**

**B. ROLL CALL**

**All Council Members present.**

**Present: Barajas, Davies, Fernandez, Rodriguez and Stallard**

**C. PLEDGE OF ALLEGIANCE**

**Pledge of Allegiance led by Steve Coyle, Deputy Community Development  
Director.**

**D. COMMUNICATIONS-PUBLIC COMMENT**

**None.**

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

**Verbal updates provide by Council Members/Staff.**

**1. Long Range Calendar**

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

**F. MINUTES**

2. City Council Meeting Minutes of January 16, 2018

Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of January 16, 2018.

**Adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of January 16, 2018.**

3. Commission on Aging Minutes for November 16, 2017

Staff recommends that the City Council receive the November 16, 2017 Commission on Aging meeting minutes that were approved on January 18, 2018.

**Received the November 16, 2017 Commission on Aging meeting minutes.**

4. Parks & Recreation Commission Meeting Minutes for November 27, 2018

Staff recommends that the City Council receive the November 27, 2017 Parks & Recreation Commission Minutes that were approved on January 22, 2018.

**Received the November 27, 2017 Parks & Recreation meeting minutes.**

**On a motion by Council Member Barajas, seconded by Council Member Stallard and carried unanimously, Council Members adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of January 16, 2018; received the November 16, 2017 Commission on Aging meeting minutes and received the November 27, 2017 Parks & Recreation meeting minutes.**

**Ayes: Barajas, Davies, Fernandez, Rodriguez, Stallard**

**G. CONSENT CALENDAR**

5. Budget Appropriation Request: Walmart Foundation Grant Award

Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, authorizing the City Manager to appropriate \$2,500 to the FY18 Woodland Fire Department Budget.

**Adopted Resolution No. 7001, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO APPROPRIATE \$2500 TO THE FY18 WOODLAND FIRE DEPARTMENT BUDGET.**

6. Final Acceptance and Notice of Completion for Destroy Wells 10, 17 & 20 Project, CIP #11-10

Staff recommends that the City Council approve Resolution No. \_\_\_\_\_, accepting the Destroy Wells 10, 17 & 20 Project, CIP #11-10, as complete and authorizing the City Clerk to file a Notice of Completion.

**Adopted Resolution No. 7002, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION FOR DESTROY WELLS 10, 17 & 20 PROJECT (CIP #11-10).**

7. Appropriation of \$31,000 from the Asset Seizure Fund for purchase of Police Department-issued Smart Phones

Staff recommends that the City Council approve Resolution No. \_\_\_\_ authorizing the appropriation of \$31,000 from the Asset Seizure Fund for the purchase of department-issued smartphones.

**Adopted Resolution No. 7003, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO APPROPRIATE \$31,000 IN ASSET SEIZURE FUNDS TO PURCHASE POLICE DEPARTMENT SMARTPHONES.**

8. Treasurer's Investment Report Quarter Ending December 31, 2017

Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended December 31, 2017.

**Accepted the Quarterly Treasurer's Investment Report for the quarter ended December 31, 2017.**

9. Approve Consultant Agreement for Sewer Collection System Hydraulic Model Update, CIP 08-35

Staff recommends that the City Council:

1. Adopt Resolution No. \_\_\_\_, approving reallocation of \$50,000 of Sewer Enterprise Funds from the Sewer Collection System Master Plan, CIP #14-07 to the Sewer Collection System Hydraulic Model Update, CIP 08-35 to complete the study budget; and
2. Authorize the City Manager to execute a consultant agreement with Water Works Engineers, LLC. in the amount of \$79,987 for the Sewer Collection System Hydraulic Model Update, CIP 08-35; and
3. Authorize a contingency of up to 10% (\$7,998) for the Sewer Collection System Hydraulic Model Update Project contract.

**Adopted Resolution No. 7004, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE CONSULTANT AGREEMENT WITH WATER WORK ENGINEERS IN THE AMOUNT OF \$79,987 WITH A 10% CONTINGENCY FOR SEWER COLLECTION SYSTEM HYDRAULIC MODEL UPDATE, CIP 08-35.**

10. Second Reading - Public Art Ordinance

Staff recommends that the City Council adopt Ordinance No. \_\_\_\_, adding Section 25-21-90 to the Woodland Municipal Code pertaining to Public Art Requirements for new construction projects.

**Adopted Ordinance No. 1631, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADDING SECTION 25-21-90 TO THE WOODLAND MUNICIPAL CODE RELATED TO PUBLIC ART REQUIREMENTS FOR NEW CONSTRUCTION PROJECTS.**

11. Second Reading - Code Enforcement: Nuisances Caused by, and Maintenance of, Vacant, Unoccupied, or Abandoned Buildings or Structures Ordinance

Staff recommends that the City Council adopt Ordinance No. \_\_\_\_\_, amending Sections 14A-1-2, 14A-1-3 and 14A-3-5 of the Woodland Municipal Code and adding Section 14A-1-3.2 – pertaining to nuisances caused by, and maintenance of, vacant, unoccupied, or abandoned buildings or structures and penalties for repeat nuisance violations.

**Adopted Ordinance No. 1632, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING SECTIONS 14A-1-2, 14A-1-3, AND 14A-3-5 OF THE WOODLAND MUNICIPAL CODE AND ADDING SECTION 14A-1-3.2. TO THE MUNICIPAL CODE PERTAINING TO NUISANCES CAUSED BY, AND MAINTENANCE OF, VACANT, UNOCCUPIED, OR ABANDONED BUILDINGS OR STRUCTURES AND ADDING AN ADDITIONAL PENALTY FOR REPEATED NUISANCE VIOLATIONS.**

12. Exclusive Negotiating Agreement between City and GST Capital Partners, LLC

Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, authorizing the City Manager to execute the attached Exclusive Negotiating Agreement (ENA) between the City and GST Capital Partners, LLC for the development of communication tower facilities on two sites owned by the City: Jack Slaven Park located at 1705 Miekle Avenue (APN: 042-580-015-00) and northeast corner of the North Gibson Ponds site located north of the wastewater pollution control facility (APN: 027-390-037-000; 027-390-036-000)

**Item No. 12 was removed from the Consent Calendar for discussion.**

**On a motion by Council Member Stallard, seconded by Council Member Davies and carried unanimously, Council Members approved Consent Calendar Items No. 5 through 11, minus Item No. 12.**

**Ayes: Barajas, Davies, Fernandez, Rodriguez and Stallard**

**After a brief report from Assistant City Manager Ken Hiatt on Item No. 12, Council Members recommended the removal of Jack Slaven Park site from the Exclusive Negotiating Agreement. Ken Hiatt also recommended the earnest payment be reduced from \$1,000 to \$500 to contemplate removal of Jack Slaven Park site.**

**On a motion by Council Member Rodriguez, seconded by Council Member Davies and carried unanimously, Council Members adopted Resolution No. 7007, RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EXCLUSIVE NEGOTIATING AGREEMENT ASSOCIATED WITH A LEASE/OPTION OF IDENTIFIED CITY OWNED PARCEL FOR COMMUNICATION TOWER FACILITY(IES) with amendments listed above.**

**Ayes: Barajas, Davies, Fernandez, Rodriguez and Stallard**

## **H. PUBLIC HEARINGS**

13. Amendments to Affordable Housing Ordinance

Staff recommends that the City Council:

- 1.) Receive a staff report regarding amendments to the Affordable Housing Ordinance;
- 2.) Conduct a public hearing; and
- 3.) Introduce and waive the first reading of Ordinance No. \_\_\_\_\_ amending Chapter 6A Affordable Housing Ordinance of the Municipal Code.

**Council Members introduced and waived the first reading of an Ordinance amending Chapter 6A Affordable Housing Ordinance of the Municipal.**

**On a motion by Council Member Barajas, seconded by Mayor Pro Tem Rodriguez and carried unanimously, After discussion, a final motion was made by Council Member Barajas, seconded by Mayor Pro Tem Rodriguez and carried unanimously to amend the proposed ordinance to a 15% requirement for multi-family rental projects of 81 or more units. Ten percent of the units shall be dedicated to very low income households and five percent of the units shall be dedicated to low income households.**

**Ayes: Barajas, Davies, Fernandez, Rodriguez, Stallard**

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

14. City of Woodland and County of Yolo Tax Sharing Agreement related to planned Annexations for the Woodland Commerce Center, Woodland Industrial Park, and HWY 113/CR25A Mixed Use Development (Woodland Research and Technology Park)

Staff recommends that the City Council:

1. Adopt Resolution No. \_\_\_\_\_ authorizing execution of a Revenue Sharing and Property Tax Exchange Agreement between the City of Woodland and Yolo County related to planned annexations for the Woodland Commerce Center, Woodland Industrial Park, and HWY 113 / CR 25A Mixed Use Development (Woodland Research and Technology Park), and
2. Adopt Resolution No. \_\_\_\_\_ authorizing execution of the Second Amendment to the Gibson Ranch Revenue Sharing and Property Tax Exchange (Agreement 92-49, dated March 31, 1992).

**On a motion by Council Member Davies, seconded by Council Member Barajas and carried unanimously, Council Members adopted RESOLUTION NO. 7005, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE THE TAX EXCHANGE AGREEMENT BETWEEN THE COUNTY OF YOLO AND THE CITY OF WOODLAND RELATING TO THE WOODLAND COMMERCE CENTER, WOODLAND INDUSTRIAL PARK, AND HIGHWAY 113/COUNTY ROAD 25A MIXED USE DEVELOPMENT PROJECTS and RESOLUTION NO. 7006, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDMENT**

**TO THE TAX SHARING AGREEMENT FOR GIBSON RANCH.**

**Ayes: Barajas, Davies, Fernandez, Rodriguez, Stallard**

**J. ADJOURN**

**Meeting adjourned at 8:04 PM.**

**Respectfully submitted,**

**/S/ Ana B. Gonzalez, City Clerk**

**Adopted by Council: March 6, 2018**