

City of Woodland

City Hall
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, July 17, 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 (Gov. Code § 54956.8)

Properties: Yolo County Assessor's Parcel Numbers 005-680-010-000 and 005-031-010-000

Agency Negotiators: City Manager, Assistant City Manager, Deputy Community Development Director and City Attorney

Negotiating Parties: Ram Sah

Under Negotiation: Price and terms of payment

JOINT MEETING CITY COUNCIL/WOODLAND FINANCE AUTHORITY

July 17, 2018

6:00 PM

A. CALL TO ORDER

Meeting called to order at 6:14 PM.

B. ROLL CALL

Present: Barajas, Davies, Fernandez and Stallard

Absent: Rodriguez

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Mayor Fernandez.

D. COMMUNICATIONS-PUBLIC COMMENT

None

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.

F. MINUTES

2. City Council Meeting Minutes of June 19, 2018

Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of June 19, 2018.

On a motion by Council Member Barajas, seconded by Council Member Davies and carried unanimously, Council Members adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of June 19, 2018.

Ayes: Barajas, Davies, Fernandez, Stallard

Absent: Rodriguez

G. CONSENT CALENDAR

3. Community Services Department Quarterly Status Report for the period April through June 2018

Staff recommends that the City Council receive the Community Services Department Status Report for the period of April through June 2018.

Received the Community Services Department Status Report for the period of April through June 2018.

4. Approve New Job Description and Salary Range for Executive Assistant and Authorize Placement in the Confidential Unit

Staff recommends that the City Council:

- Adopt new job description of Executive Assistant – Confidential
- Approve the salary range for the Executive Assistant – Confidential \$4,212.36 to \$5,376.17
- Authorize that the Executive Assistant Confidential be placed in the Confidential Employee Unit

Adopted new Job Description of Executive Assistant - Confidential, approved salary range and authorized placement in the Confidential Employee Unit.

5. Receive Annual Report from the Manufactured Home Fair Practices Commission

Staff recommends that the City Council receive and file the Manufactured Home Fair Practices Commission Annual Report for the 2017 program year.

Received Manufactured Home Fair Practices Commission Annual Report for the 2017 program year.

6. Receive Fiscal Year 2017/18 Report on Affordable Housing Loan Portfolio and Status of City Affordable Housing Funds

Staff recommends that the City Council receive the Fiscal Year 2017/18 report on the City's affordable housing loan portfolio and use of affordable housing in-lieu and Spring Lake Affordable Housing Off-Site funds.

Received the Fiscal Year 2017/18 report on the City's affordable housing loan portfolio and use of affordable housing in-lieu and Spring Lake Affordable Housing Off-Site funds.

7. Authorize Contract Amendment with Fehr and Peers for Transportation Impact

Study for the Woodland Research and Technology Park Specific Plan Project

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment #1 to the consultant services agreement with Fehr and Peers for the Transportation Impact Analysis for the Woodland Research and Technology Park Specific Plan Project for an additional amount not to exceed \$46,115.

Adopted Resolution No. 7121, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE FIRST AMENDMENT TO THE CONSULTANT AGREEMENT FOR PROFESSIONAL SERVICES FOR FEHR AND PEERS FOR THE PREPARATION OF A TRANSPORTATION IMPACT STUDY AND RELATED SUPPORT WORK FOR THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT.

8. Award Construction Contract for the WPCF Slide Gate Replacement Project, CIP #19-20

Staff recommends that the City Council adopt Resolution No. _____, to:

1. Award a construction contract in the amount of \$254,032 to Clyde G. Steagall, Inc. for the WPCF Slide Gate Replacement Project, CIP #19-20 and authorize a contract contingency of up to 15% (\$38,105); and
2. Appropriate \$300,000 from Water Pollution Asset Replacement Project, CIP #14-02, to the WPCF Slide Gate Replacement Project, CIP #19-20.

Adopted Resolution No. 7122, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT WITH CLYDE G. STEAGALL, INC. FOR CIP #19-20, WPCF SLIDE GATE REPLACEMENT PROJECT.

9. Approval of Final Map and SIA for 5110 Spring Lake Central Phase 4

Staff recommends that the City Council adopt Resolution No. _____, a Resolution of the City Council 1) approving Final Map 5110 Spring Lake Central Phase 4; 2) approving the related Subdivision Improvement Agreement and authorizing the Mayor 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.

Adopted Resolution No. 7123, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING FINAL MAP 5110, SLC 4, AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH TAYLOR MORRISON OF CALIFORNIA FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS.

10. Final Acceptance and Notice of Completion for Spring Lake Park N1 Project, CIP 17-10

Staff recommends that the City Council approve Resolution No. _____, accepting the Spring Lake Park N1 (Spring Lake Park) Project, CIP 17-10, as complete and authorizing the City Clerk to file a Notice of Completion.

Adopted Resolution No. 7124, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND REJECTING ALL BIDS FROM THE JULY 10, 2018 BID OPENING FOR THE 2018 DOG GONE ALLEY WATER AND SEWER REPLACEMENT PROJECT, CIP #19-16.

11. Final Acceptance and Notice of Completion for Spring Lake Park N3 (Rick Gonzales, Sr. Park) Project, CIP 15-05

Staff recommends that the City Council adopt Resolution No. _____, accepting the Spring Lake N3 Park (Rick Gonzalez Sr. Park) Project, CIP 15-05, as complete and authorizing the City Clerk to file a Notice of Completion.

Adopted Resolution No. 7125, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE SPRING LAKE PARK N3 (RICK GONZALEZ SR.) PROJECT, CIP 15-05 CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.

12. Final Acceptance and Notice of Completion for 2018 ADA Improvement Project, CIP 18-03

Staff recommends that the City Council adopt Resolution No. _____, accepting the 2018 ADA Improvement Project, CIP 18-03, as complete and authorizing the City Clerk to file a Notice of Completion.

Adopted Resolution No. 7126, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE 2018 ADA IMPROVEMENT PROJECT (CIP 18-03) CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.

13. Reject All Bids and Re-Authorize Bid Advertisement for 2018 Dog Gone Alley Water and Sewer Replacement Project, CIP #19-16

Staff recommends that the City Council adopt Resolution No. _____, rejecting all bids from the July 10, 2018 bid opening and reauthorizing bidding for the 2018 Dog Gone Alley Water and Sewer Replacement Project, CIP #19-16.

Adopted Resolution No. 7127, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND REJECTING ALL BIDS FROM THE JULY 10, 2018 BID OPENING FOR THE 2018 DOG GONE ALLEY WATER AND SEWER REPLACEMENT PROJECT, CIP #19-16.

14. Resolution of Application to Detach from the Willow Oak Fire Protection District

Staff recommends that the City Council:

1. Adopt Resolution No. _____; authorizing the filing of an application for the detachment from the Willow Oaks Fire Protection District with the Yolo County Local Area Formation Commission (LAFCO); and
2. Authorize the appropriation of \$2,400 from the General Fund to cover the processing costs by LAFCO.

Adopted Resolution No. 7128, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND REQUESTING TO DETACH THE PROPERTIES ON THE SOUTH SIDE OF WEST MAIN STREET BETWEEN ASHLEY AVENUE AND COTTONWOOD STREET FROM THE WILLOW OAK FIRE PROTECTION DISTRICT.

15. Approval of Emergency Solutions Grant Application for Fourth & Hope's Emergency Shelter Services Program

Staff recommends that the City Council:

1. Approve the submittal of a 2018 Emergency Solutions Grant funding application by Fourth and Hope; and
2. Direct the City Manager to sign a Certification of Local Approval for the grant application.

Approved submittal of a 2018 Emergency Solutions Grant funding application by Fourth and Hope and directed City Manager to sign a Certification of Local Approval for the grant application.

On a motion by Council Member Davies, seconded by Council Member Stallard and carried unanimously, Council Members approved Consent Calendar Items No. 3 through 15, minus Item No. 13, as Council Member Stallard had to recuse himself from voting on this Item.

Ayes: Barajas, Davies, Fernandez and Stallard

Absent: Rodriguez

Consent Calendar Item No. 13 - Reject All Bids and Re-Authorize Bid Advertisement for 2018 Dog Gone Alley Water and Sewer Replacement Project, CIP #19-16. Council Member Stallard recused himself and item was carried on a 3-0 vote.

Ayes: Barajas, Davies, Fernandez

Absent: Rodriguez and Stallard

H. PUBLIC HEARINGS

16. PUBLIC HEARING - Waste Management Liens

Staff recommends that the City Council conduct a Public Hearing to receive input from property owners and adopt Resolution No. _____, "A Resolution Requesting Collection of Charges on Tax Roll".

On a motion by Council Member Davies, seconded by Council Member Barajas and carried unanimously, Council Members adopted Resolution No. 7129, A Resolution Requesting Collection of Charges on Tax Roll.

Ayes: Barajas, Davies, Fernandez, Stallard

Absent: Rodriguez

17. PUBLIC HEARING - Fiscal Year 2018/19 Community Development Block Grant

Annual Action Plan and Authorization for Submittal of Action Plan

Staff recommends that the City Council hold a public hearing and approve the 2018/19 Community Development Block Grant Annual Action Plan.

The City Council's approval is based on taking the following actions:

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2018/19 Community Development Block Grant (CDBG) Action Plan (AP) (Attachment A);
2. Adopt a Resolution to approve the Fiscal Year FY 2018/19 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel and staff (Attachment C);
3. Direct staff to complete the FY 2018/19 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
4. Direct staff to forward the completed FY 2018/19 Action Plan once completed;
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
6. Authorize the Finance Officer to make the budget allocations as specified.

These Actions are consistent with the 2015-2019 CDBG Consolidated Plan goals to assist low and moderate income persons.

On a motion by Council Member Barajas, seconded by Council Member Stallard and carried unanimously, Council Members adopted Resolution No. 7130, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO HOLD A PUBLIC HEARING TO RECEIVE COMMUNITY INPUT ON THE FISCAL YEAR 2018/19 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN AND APPROVE THE ACTION PLAN.

Ayes: Barajas, Davies, Fernandez, Stallard

Absent: Rodriguez

I. REPORTS OF THE CITY MANAGER

18. Approve the Sale and Related Documents for the Spring Lake CFD 2004-1, Special Tax Bonds, Series 2018

Staff recommends that the City Council adopt Resolution No. _____, Authorizing the Execution and Delivery of a Second Supplemental Fiscal Agent Agreement, a Bond Purchase Agreement, and a Continuing Disclosure Certificate; Approving the Form of the Official Statement and the Distribution Thereof; Authorizing the Issuance of Series 2018 Bonds and Approving Certain Other Actions Related Thereto.

On a motion by Council Member Stallard, seconded by Council Member

Davies and carried unanimously, Council Members adopted Resolution No. 7131, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL FISCAL AGENT AGREEMENT, A BOND PURCHASE AGREEMENT, AND A CONTINUING DISCLOSURE CERTIFICATE; APPROVING THE FORM OF THE OFFICIAL STATEMENT AND THE DISTRIBUTION THEREOF; AUTHORIZING THE ISSUANCE OF SERIES 2018 BONDS; AND APPROVING CERTAIN OTHER ACTIONS RELATED THERETO.

Ayes: Barajas, Davies, Fernandez, Stallard

Absent: Rodriguez

19. Homeless Action Plan Update

Staff recommends that the City Council:

- 1) receive a report on the progress of the Homeless Action Plan; and
- 2) provide direction on next steps; and
- 3) appropriate an additional \$100,000 in support of Homeless Action Plan initiatives from funds being contributed from the Hotel Project at Freeman Park.

Received a report on the progress of the Homeless Action Plan; provided direction to staff on next steps and approved an additional \$100,000 in support of Homeless Action Plan initiatives from funds being contributed from the Hotel Project at Freeman Park.

J. ADJOURN

Meeting adjourned at 8:02 PM.

Respectfully submitted,

/S/ Ana B. Gonzalez, City Clerk

Adopted by Council: August 21, 2018