

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - Final

Tuesday, September 6, 2016

6:00 PM

MINUTES ADOPTED BY COUNCIL

Council Chambers

City Council

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

A. CLOSED SESSION

A. 1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: Assessor's Parcel Number 27-390-20 and 27-390-23

**Agency Negotiators: City Manager, City Attorney, Community
Development Director**

Negotiating Parties: Pacific Coast Producers

Under Negotiation: Price and terms of payment

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY

SEPTEMBER 6, 2016

6:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

Present: 5 - Mayor Jim Hilliard, Council Member Sean Denny, Mayor Pro Tem Angel Barajas, Council Member Tom Stallard and Council Member Marlin Davies

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Mayor Jim Hilliard.

D. COMMUNICATIONS-PUBLIC COMMENT

Don Howell spoke regarding gang activity in Woodland.

Bobby Harris spoke regarding Council debates.

Juan Barajas spoke regarding downtown Woodland.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

[16-698](#)

SUBJECT: Long Range Calendar

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

F. COMMITTEE REPORTS

[16-685](#)

SUBJECT: Historic Preservation Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Historic Preservation Commission meetings of June 15, 2016 and July 20, 2016.

Received Historic Preservation Commission meeting minutes of June 15, 2016 and July 20, 2016.

[16-684](#)

SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the Planning Commission Meeting minutes of the June 16, 2016, July 7, 2016, and July 21, 2016

Received the Planning Commission Meeting minutes of June 16, 2016, July 7, 2016, and July 21, 2016.

[16-686](#)

SUBJECT: Parks & Recreation Commission Meeting Minutes for July 25, 2016

Recommendation for Action: Staff recommends that the City Council receive the July 25, 2016 Parks & Recreation Commission Minutes that were approved on August 22, 2016.

Received the Parks & Recreation Commission meeting minutes of July 25, 2016.

G. MINUTES

1. [16-699](#)

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 August 23, 2016.

On a motion by Council Member Denny, seconded by Mayor Pro Tem Barajas and carried unanimously, Council Members adopted the Joint Regular City Council/Woodland Finance Authority meeting minutes of August 23, 2016.

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

H. PRESENTATIONS

2. [16-700](#)

SUBJECT: Proclamation of Support Prostate Cancer Awareness Month

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation supporting the American Cancer Society Prostate Cancer Awareness Month, September 2016, and encouraging all male citizens to actively play a part in their health by seeking early detection methods.

On a motion by Mayor Pro Tem Barajas, seconded by Council Member Denny and carried on a 4 - 1 vote, Council Members adopted a Proclamation supporting the American Cancer Society Prostate Cancer Awareness Month, September 2016, and encouraging all male citizens to actively play a part in their health by seeking early detection methods.

Ayes: 4 - Mayor Hilliard, Council Member Denny, Mayor Pro Tem Barajas and Council Member Davies

Abstain: 1 - Council Member Stallard

I. CONSENT CALENDAR

3. [16-682](#) SUBJECT: Beamer Trunk Sewer Lining Project, CIP 16-11; Approve Plans and Specifications and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, approving the plans and specifications for Beamer Trunk Sewer Lining Project, CIP 16-11, authorizing Bid Advertisement, Authorizing the City Manager to Execute a Construction Contract to the Lowest Responsive and Responsible Bidder and Reallocating Funds from CIP 14-15 to CIP 16 -11; and
2. Adopt Resolution No. _____, designating Certain Products, Brands or Services pursuant to Public Contract Code Section 3400.

Adopted Resolution No. 6704, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS & SPECIFICATIONS FOR THE BEAMER TRUNK SEWER LINING PROJECT, CIP 16-11, AUTHORIZING BID ADVERTISEMENT, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT TO THE LOWEST RESPONSIVE & RESPONSIBLE BIDDER, AND REALLOCATING FUNDS FROM CIP 14-15 TO CIP 16-11 and Resolution No. 6705, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND DESIGNATING CERTAIN PRODUCTS, BRANDS OR SERVICES PURSUANT TO PUBLIC CONTRACT CODE SECTION 3400.

4. [16-687](#) SUBJECT: City Council Review of Historic Preservation Commission Action to Rescind the Historic Designation of 440-442 College Street as a Contributing Resource to the Woodland Downtown Historic District

Recommendation for Action:

Staff recommends that the City Council:

1. Review the draft meeting minutes of the August 17, 2016, Historical Preservation Commission; and
2. Accept the draft minutes, including the Historical Preservation Commission's action to rescind the historic designation of 440-442 College Street as a contributing resource to the Woodland Downtown Historic District.

Reviewed draft meeting minutes of the August 17, 2016, Historical Preservation

Commission; and
accepted the draft minutes, including the Historical Preservation
Commission's action to rescind the historic designation of 440-442 College
Street as a contributing resource to the Woodland Downtown Historic District.

5. [16-691](#)

SUBJECT: Approval of Subrecipient Agreement with the Yolo
Wayfarer Center Funded through the 2015 Continuum of Care
Competition

Recommendation for Action: Staff 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 2015 Continuum of Care
program competition in the aggregate amount of \$149,855 and
authorizes the Finance Officer to amend the budget as necessary.

**Adopted Resolution No. 6706, RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF WOODLAND TO EXECUTE A SUBRECIPIENT
AGREEMENT WITH THE YOLO WAYFARER CENTER FOR CONTINUUMM OF
CARE PROGRAM GRANT.**

6. [16-693](#)

SUBJECT: Approval of Funding for Parks, Historic Woodland Train
Depot, and First Time Homebuyer Projects

Recommendation for Action: Staff recommends that the City Council
adopt Resolution No. _____, approving the following appropriations
and amending the FY 2016/17 budget as necessary:

- 1) additional \$172,677.02 in Housing Related Parks Program grant
funds (Fund 325); and
- 2) additional \$3,750 in Community Development Block Grant funds
(Fund 320) for the Sacramento Valley Historical Railways' Historic
Woodland Train Depot Project; and
- 3) additional \$2,700 in Housing Trust funds (Fund 326) for the City's
First Time Homebuyer Loan Assistance Program; a total appropriation
of \$172,667 in Fund 325, \$987,196 in Fund 320, and \$23,800 in Fund
326.

**Adopted Resolution No. 6707, RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF WOODLAND APPROPRIATING HOUSING RELATED PARKS
PROGRAM GRANT FUNDS OF \$172,677.02 FOR PARK IMPROVEMENTS, \$3,750
IN CDBG FUNDS FOR IMPROVEMENTS AT THE HISTORIC WOODLAND TRAIN
DEPOT, AND \$2,700 FROM THE HOUSING TRUST FUND FOR THE FIRST TIME
HOMEBUYER LOAN ASSISTANCE PROGRAM.**

7. [16-701](#)

SUBJECT: Community Service Awards Nominating Committee

Recommendation for Action
Staff recommends that the City Council appoint a new Nominating
Committee at the September 20, 2016 regular City Council meeting
for the 2017 Community Service Awards.

On a motion by Council Member Stallard, seconded by Mayor Pro Tem Barajas and carried unanimously, Council Members approved Consent Calendar Items No. 3 through 7. Item No. 8 was removed from the Consent Calendar for discussion by Council Member Denny.

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

8. [16-694](#)

SUBJECT: Authorize Amendment to the Professional Services Agreements in Support of the General Plan Update Project (CIP #07-06)

Recommendation for Action: Staff recommends that the City Council:

- 1) Approve Resolution No. _____, authorizing Contract Amendment No. 3 to the Professional Services Agreement (CM #000215) for Tschudin Consulting Group, from \$372,450 to \$393,850
- 2) Approve Resolution No. _____, authorizing Contract Amendment No. 6 to the Professional Services Agreement (CM #219) for Dyett and Bhatia, Urban and Regional Planners from \$964,726 to \$1,151,926
- 3) Approve Resolution No. _____, authorizing an additional allocation to the General Plan Update Project (CIP #07-06) for staff, support and contingency in the amount of \$116,200

This item was pulled from the Consent Calendar for discussion.

On a motion by Council Member Davies, seconded by Council Member Stallard and carried unanimously, Council Members adopted Resolution No. 6708, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CONTRACT AMENDMENT NO. 3 WITH TSCHUDIN CONSULTING GROUP, FOR THE GENERAL PLAN UPDATE PROJECT CIP # 07-06; Resolution No. 6709, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CONTRACT AMENDMENT NO. 6 WITH DYETT AND BHATIA, URBAN AND REGIONAL PLANNERS, FOR THE GENERAL PLAN UPDATE PROJECT CIP # 07-06 and Resolution No. 6710, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING AN ADDITIONAL ALLOCATION FOR THE GENERAL PLAN UPDATE PROJECT CIP # 07-06.

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

J. PUBLIC HEARINGS

9. [16-670](#)

SUBJECT: PUBLIC HEARING - Prudler Tentative Subdivision Map Project (PLNG 14-00090): A request to amend the General Plan and Spring Lake Specific Plan, rezone the project site, and approve a Tentative Subdivision Map (TSM #4856), Conditional Use Permit and Development Agreement to allow the development of 183 detached single-family units in two phases and a 1.46 acre park, on an approximately 38-acre site located at the northeast corner of East Street and Sports Park Drive/ County Road (CR) 24A in the City of Woodland

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, certifying the Environmental Impact Report (EIR), adopting Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP); and
2. Adopt Resolution No. _____, amending the General Plan Land Use Diagram from General Commercial (GC) to Low Density Residential (LDR), 3-8 dwelling units/acre and amending the Circulation Element to reduce the segment of East Street, located south of the County Fair Mall to CR 24A, from four lanes to two lanes; and
3. Adopt Resolution No. _____, amending the Spring Lake Specific Plan (SLSP) East Street cross-section; and
4. Introduce an Ordinance Rezoning from General Commercial (C-2) to Single Family Planned Development (R-1) and adoption of Planned Development Standards (PD); and
5. Adopt Resolution No. _____, approving Tentative Subdivision Map # 4856 to subdivide the 38-acre site into 183 residential lots and a 1.46 acre park site and approving a Conditional Use Permit for development criteria within the Planned Development Zone; and
6. Introduce an Ordinance approving a Development Agreement.

1) On a motion by Council Member Denny, seconded by Council Member Stallard and carried unanimously, Council Members adopted Resolution No. 6711, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND CERTIFYING THE ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS, AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PRUDLER TENTATIVE SUBDIVISION MAP PROJECT.

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

2) On a motion by Council Member Denny, seconded by Council Member Davies and carried unanimously, Council Members adopted Resolution No. 6712, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE GENERAL PLAN LAND USE DIAGRAM AND CIRCULATION ELEMENT FOR THE PRUDLER TENTATIVE SUBDIVISION MAP PROJECT BY YOLO RESIDENTIAL INVESTORS, LLC.

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

3) On a motion by Council Member Stallard, seconded by Council Member Denny and carried unanimously, Council Members adopted Resolution No. 6713, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE SPRING LAKE SPECIFIC PLAN EAST STREET CROSS SECTION FOR THE PRUDLER TENTATIVE SUBDIVISION MAP PROJECT.

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

4) On a motion by Council Member Davies, seconded by Council Member Denny and carried unanimously, Council Members introduced AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE REZONING FROM GENERAL COMMERCIAL (C-2) TO SINGLE FAMILY/PLANNED DEVELOPMENT (R-1/PD) AND ADOPTION OF PLANNED DEVELOPMENT STANDARDS FOR THE PRUDLER TENTATIVE SUBDIVISION MAP PROJECT SITE.

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

5) On a motion by Council Member Denny, seconded by Mayor Pro Tem Barajas and carried unanimously, Council Members adopted Resolution No. 6714, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING TENTATIVE SUBDIVISION MAP NO. 4856 AND CONDITIONAL USE PERMIT FOR THE PRUDLER TENTATIVE SUBDIVISION MAP PROJECT.

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

6) On a motion by Council Member Stallard, seconded by Mayor Pro Tem Barajas and carried unanimously, Council Members introduced AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND AND YOLO RESIDENTIAL INVESTORS, LLC TO USE AND DEVELOP THE PRUDLER PROJECT.

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

K. ADJOURNED AT 7:38PM

Respectfully submitted,

/s/ Ana B. Gonzalez, City Clerk

Adopted by Council: October 4, 2016