



SUMMARY MINUTES OF THE WILLOWS CITY COUNCIL REGULAR MEETING HELD July 10, 2018

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Mayor Warren called the meeting to order at 7:00 p.m.

The meeting opened with the Pledge of Allegiance led by Planning Commissioner Jose Hansen.

Roll Call:

Council Members Present: Council Members Williams and Hansen, Vice-Mayor Mello and Mayor Warren.

Council Members Absent: Council Member Yoder

Staff Present: Administrative Services Director Tim Sailsbery

Public Comment/ Written Communications: No public comments or written communications.

Consent Agenda:

- a. Approval of minutes of the Regular City Council Meeting held on June 26, 2018.

Council Member Williams requested minor changes be made to the minutes; including two name directions.

Action:

Motion: Council Member Hansen/Second: Council Member Williams
Moved to approve the Consent Agenda as presented above and the following item(s). The motion passed unanimously 4/0 carried by the following voice vote:

AYES: Hansen, Williams, Vice-Mayor Mello, Mayor Warren NOES:

ABSENT: Council Member Yoder

ABSTAIN:

Regular Business:

- a. Conduct adoption of a Resolution authorizing staff to submit a HOME Program Funding Application in support of the proposed 24-unit family apartment housing project.

City Planner Karen Mantele introduced the agenda item to Council. Sharing a short summary that there is funding available that requires Council action. The proposal is in support of a 24-unit multi-family apartment housing project. The project has been discussed at the Planning Commission prior to reaching Council tonight.

She then gave information on the funding through NOFA (Notice of Funding Availability) explaining it came out in early June for developers and non-profit organizations such as various state and cities to apply for funding.

She then explained that the project began in June of 2016.

Cameron Johnson AMG Associates submitted some information towards this funding and his work was reviewed and approved, that work would be what the City would use on a parcel on W Sycamore kitty corner from the existing senior facility. Ms Mantele then explained the benefits to this apartment expressing it would meet the needs of residents within the City.

The Commission did approve this design review request. She then gave a brief description on what the esthetics would look like. The Structure would be two building both that each have two floors. Totaling eight two bedroom units, sixteen three bedroom units and community shared building.

Ms. Mantele then went on about more information on steps that were taken by the City and also Mr. Johnson in this process earlier on. Ms. Mantele ended her report by requesting that the Council approve staff to submit the HOME application for the project described, reminding the Council that there are no financial contributions needed from the City as the project would be grant funded. She then also shared that Mr. Johnson was present at the meeting and would address any questions that Council may have.

Council Member Hansen expressed that he thought this was a good project the first time it was brought to Council and he continues to think so.

Council Member Williams posed multiple questions; one clarification was that the City would not be responsible for any monies? City Planner Mantele assured him that the City would not be contributing it would be grant funded.

He then addressed Mr. Johnson with a question in regard to the estimated cost of the building? Mr. Johnson, responded with an estimated of about 26-27 million. Elaborating that, this is an opportunity to take Federal Funds that come to the City in the form of a grant. He then expressed that he hopes to apply for about 5.1 million which is the max. He then assured that his company would be working with City to help with the funds.

Council Member Hansen then added, we are always under the gun for housing plan. I think it's an important project. I think it would be silly to pass up on something like this.

Action:

Motion: Vice Mayor Mellow/Second: Council Member Hansen

Move to approve the adoption of a Resolution authorizing staff to submit a HOME Program Funding Application in support of the proposed 24-unit multi-family apartment housing project. With the correction of an additional zero added to the amount.

The motion passed unanimously 4/0 carried by the following voice vote:

AYES: Hansen, Williams, Vice-Mayor Mello, Mayor Warren

NOES:

ABSENT: Council Member Yoder

ABSTAIN:

- b. Discussion and possible action on potential sale or other disposition of surplus City real property.

Administrative Service Director Sailsbery introduced the topic, sharing that this topic was discussed at the special budget meeting and requested staff to look into property and the possible sale of it. One of those properties has become of interest to a local business owner. More specifically the parking lots that the City owns.

With this interest, it gave a good starting point for the sale of City property. With that, at the sale of these properties, it is code that the City notify all public agencies first, giving them a 60 day period if there is an interested party. If not, the sell goes out the general public.

He also shared the option of an appraisal, which Mr. Sailsbery shared the difference in opinion of his thoughts which was against the City investing in an appraisal and also the City Attorney's, which favors the City in getting an appraisal. Giving Council the option to choose which way would be in the City's best interest.

Staff recommends that we declare the city property as surplus, the City Attorney contacted Mr. Sailsbery and informed him that the decision needed to be done through resolution which is the resolution that has been placed at the dais Council to look over and consider.

Following Mr. Sailsbery's recommendation for Council gave brief comments and thoughts towards the decision to surplus the property or not.

Council Member Hansen began the comments, sharing he felt that the appraisal was not necessary. Furthermore, he would like to see the sale of the first parcel that surrounds the Ace Hardware Store and see how that goes.

Council Member Williams followed Council Member Hansen by asking staff, what the cost of an appraisal would be for the City. Staff responded with an estimate of about \$2000.00. He

continued with a few more questions of staff. Ending his comments with, he would agree with Council Member Hansen in that there is no upside to owning either of these parking lots.

Vice-Mayor Mello then shared brief comments going on the say that it is only valuable to someone who within that area and has potential interest in the parking lot. Mentioning that he felt the City should get rid of both parcels.

Mayor Warren finished commentary with agreement with Council Member Hansen that she didn't feel that an appraisal would be necessary and that Council should only surplus parcel 1 at this time. She then directed Council to respond to create consensus.

Consensus was determined by Council to only surplus parcel 1 without appraisal.

Action:

Motion: Council Member Hansen /Second: Council Member Williams

Moved to approve the resolution titled a resolution of the City Council of the City of Willows declaring certain real property as surplus with a minor change, only to surplus APN 003-034-006.

The motion passed unanimously 4/0 carried by the following voice vote:

AYES: Hansen, Yoder, Williams, Vice-Mayor Mello, Mayor Warren

NOES:

ABSENT: Council Member Yoder

ABSTAIN:

Council/Staff Reports/Comments:

a. Staff Reports/Comments:

- Sherriff Warren presented a monthly report to Council
- City Clerk Robyn Johnson gave Council information on elections
- Administrative Services Director Sailsbery gave brief comments in regards to Pers Unfunded Liability request from the Grand Jury and also comments about the confusion with the local newspaper.

b. City Council Reports/Comments:

Council Member Hansen:

- Participated in the 4th of July Parade with Kerri in her Corvette.
- He gave kudos to City Clerk Robyn Johnson for her work.

Council Vice Mayor Mello:

- He gave kudos to City Clerk Robyn Johnson as well.
- Participated in the 4th of July Parade in the Good Ship Lollipop.

Council Member Williams:

- Participated in the 4th of July Parade rode with Vice Mayor Mellow and his daughter Angela
- Attended the flag ceremony following the parade.
- Announced recusal from closed session due to family member conflict.

Mayor Warren:

- Participated in the 4th of July Parade in her Corvette.
- She gave kudos to the events at the Park.
- Young man from Willows High School went to Australia for Cross Country to run a 5.7 K out 3000, came in at 35th.

Recess to closed sessions:

- PUBLIC COMMENT-Pursuant to Government Code Section 54954.3, the public will have an opportunity to directly address the legislative body on the item below prior to the Council convening into closed session. Public Comments are generally restricted to three minutes.
- CONFERENCE WITH REAL PROPERTY NEGOTIATORS, pursuant to Gov. Code Section 54956.8:
 - Property: 153 N. Lassen Street
 - Agency negotiators: Wayne Peabody, Tim Sailsbery
 - Negotiating parties: Cathy Baroni-Briggs
 - Under negotiations: Price

Council reconvened into open sessions at 8:18 pm

Announcement of any action taken in closed session:

Mayor Warren reported that Directions was given to staff and there was no reportable action.

Adjournment:

The Meeting was adjourned at 8:18 p.m.

Dated: July 11, 2018

Robyn Johnson, City Clerk