

# **AMENDED**

## **Agenda City of Patterson**



**City Council Regular Meeting  
December 5, 2017  
7:00 PM**

**Council Chambers  
1 Plaza  
Patterson, CA 95363**

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- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Statements of Conflict**
- 4. Items from the Public**

Any member of the audience desiring to address the Council regarding a matter on the agenda, please raise your hand or step to the podium at the time the item is announced by the Mayor. The public wishing to address the Council on items that do not appear on the agenda may do so; however, Council will take no action other than referring the item to staff for study and analysis and shall place item on a future agenda (Resolution 92-25)

In order that all interested parties have an opportunity to speak, any person addressing the Council will be limited to a maximum of five (5) minutes unless the Mayor grants a longer period of time (Resolution 92-25)

Please State Your Name and City for the Record.

## 5. Consent Calendar

**All items are approved by a single action. Any item may be removed from the Consent Calendar for separate discussion upon request from a member of the Public, Staff and/or Councilmember.**

- 5.1. Motion to Waive Readings - All Readings of Ordinances and Resolutions, Except by Title are hereby waived.
- 5.2. Approve Minutes of Regular Meeting - September 19, 2017 (7:00 PM)
- 5.3. Approve Minutes of Special Meeting/Closed Session - October 3, 2017 (6:00 PM)
- 5.4. Approve Minutes of Regular Meeting - October 3, 2017 (7:00 PM)
- 5.5. Approve Minutes of Regular Meeting - October 17, 2017 (7:00 PM)
- 5.6. Approve Minutes of Special Meeting - October 30, 2017 (6:00 PM)
- 5.7. Approve Minutes of Special Meeting/Closed Session - November 7, 2017 (6:00 PM)
- 5.8. Approve Minutes of Regular Meeting - November 7, 2017 (7:00 PM)
- 5.9. Approve Resolutions Nos. 2017-63 and 2017-64, Consenting to Inclusion of the City of Patterson Properties in the Golden State Finance Authority PACE Programs and Associate Membership in Golden State Finance Authority.
- 5.10. Approve Resolution No. 2017-65, Accepting the Public Improvements for Les Schwab Tire Center as Complete; Authorizing the City Clerk to File the Notice of Completion; and Begin the One-Year Warranty.
- 5.11. Award of Contract for Cost Allocation Plan and User Fee Study Services to Willdan Financial Services.
- 5.12. Approve Resolution No. 2017-66, Approving the Landscape and Stormwater Treatment Control Measures (SCMs) Maintenance & Access Agreement with Ivy Terrace Association LLC for the Ivy Terrace Condos Project; Authorizing the City Manager or his Designee to Execute the Agreement; and Authorizing the City Clerk to Record the Agreement

- 5.13. Approve Resolution No. 2017-67, Approving the Landscape and Stormwater Treatment Control Measures (SCMs) Maintenance & Access Agreement with Ramos Investments, LLC for the Westside Self Storage Baldwin Project; Authorizing the City Manager or his Designee to Execute the Agreement; and Authorizing the City Clerk to Record the Agreement.
- 5.14. Approve Resolution No. 2017-70, Approving the Homeowner's Association (HOA) Agreement with Ivy Terrace Association LLC for the Ivy Terrace Condos Project; Authorizing the City Manager or his Designee to Execute the Agreement; and Authorizing the City Clerk to Record the Agreement.
- 5.15. Approve the proposal from Salaber Associates, INC. for Construction Management and Contract Administration for The Sperry Avenue/Del Puerto Avenue Intersection Improvement Project and authorize staff to enter into a negotiated Consultant Agreement with a not to exceed cost of \$170,572.58.

## 6. Public Hearings

- 6.1. City Attorney - Motion to Approve Second Reading and Adoption of Multiple Ordinances (Nos. 810, 811, 812, 813, 814 and 815), Reading by Title Only, Waiving Further Reading, Approving Development Agreements between the City of Patterson and Cannabis Business Applicants.

Staff Report: Deputy City Attorney White, City Manager Irwin

Mayor: Open/Close the Public Hearing

Council: Motion to Approve Second Reading of Ordinance Nos. 810 - 815, reading by title only, waiving further reading.

Council: Motion to Adopt Ordinance Nos. 810 - 815, reading by title only, waiving further reading.

- 6.2. Finance - Motion to Approve Resolution No. 2017-68, Properties to be Liened for Unpaid Weed/Mistletoe Abatement.

Staff Report: Finance Director Ryan

Mayor: Open/Close the Public Hearing

Council: Motion to Approve Resolution No. 2017-68

- 6.3. Planning Department - Motion to Approve First Reading and Introduction of Ordinance No. 809, Reading by Title Only, Waiving Further Reading, An Ordinance of the City Council of the City of Patterson, Adding Chapter 9.27 to the Patterson Municipal Code, Regulating the Placement and Use of Unattended Collection Bins.

(Continued Public Hearing from November 7, 2017 Regular Council Meeting)

Staff Report: City Planner Andrews

Mayor: Open/Close the Public Hearing

Council: Motion to Approve First Reading and Introduction of Ordinance No. 809, reading by title only, waiving further reading.

## 7. City Staff Reports

- 7.1. Finance - Approve Resolution No. 2017-69, declaring the City's intention to annex territory to the future annexation area of the City of Patterson Community Facilities District No. 2003-1 (Public Safety/Fire Protection Services) and setting the time and place of a Public Hearing thereon.

Staff Report: Finance Director Ryan

Council: Motion to Approve Resolution No. 2017-69

- 7.2. Planning Department - Motion to Approve Second Reading and Adoption of Ordinance No. 808, reading by title only, waiving further reading, An Ordinance of the City Council of the City of Patterson, Revising the Maximum Height Section of Table 18.45.040-1 of the Patterson Municipal Code "Development Standards for Industrial Districts"

Staff Report: City Planner Andrews

Council: Motion to Approve Second Reading of Ordinance No. 808, reading by title only, waiving further reading.

Council: Motion to Adopt Ordinance No. 808, reading by title only, waiving further reading.

- 7.3. Planning Department - Motion to Approve Second Reading and Adoption of Ordinance No. 807, Reading by Title Only, Waiving Further Reading, An Ordinance of the City Council of the City of Patterson, Amending Table 18.42-030-1 "Permitted Use Matrix for Commercial and Medical/Professional Office Districts" Table 18.46.030-1 "Permitted Use Matrix for Industrial Districts", and Chapter 18.96 "Land Use Definitions" To, Title 18, Zoning, of the Patterson Municipal Code, Relating to Cannabis Uses.

Staff Report: City Planner Andrews

Council: Motion to Approve Second Reading of Ordinance No. 878, reading by title only, waiving further reading.

Council: Motion to Adopt Ordinance No. 807, reading by title only, waiving further reading.

- 7.4. Public Works Department - Presentation and Approval of Water Rate Analysis Conducted by Bartle Wells Associates and Approve Resolution No. 2017-71, Calling a Special Notice Proceeding (Prop 218) and Setting the Date of February 6, 2018 for the Public Hearing on Rates, Fees, and Charges for Water Service(s)

Staff Report: Public Works Director Willett

Council: Motion to Approve Resolution No. 2017-71

## 8. City Council Reports

### A. Councilmember Naranjo

- . (EDAC) Economic Development Action Committee (Councilmember Parham alternate)

### B. Councilmember Farinha

- . Hazardous Waste Advisory Committee (Councilmember Parham alternate)
- . San Joaquin Valley Air Pollution Control District Governing Board (Mayor Pro Tem McCord alternate)

### C. Councilmember Parham

- . Workforce Development Board (Councilmember Naranjo alternate)

### D. Mayor Pro Tem McCord

- . Westside Health Care Task Force

### E. Mayor Novelli

- . Stanislaus County Mayor's Meeting
- . StanCOG (Mayor Pro Tem McCord alternate)
- . League of California Cities (Councilmember Naranjo 2nd alternate, Councilmember Farinha 3rd alternate)
- . Stanislaus County Disaster Council

## 9. Other Matters

## 10. Adjournment