



# City of Woodland

300 First Street  
Woodland, CA 95695

## Meeting Agenda

### City Council

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Tuesday, May 17, 2016

6:00 PM

Council Chambers

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

**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 027-340-030, 027-340-011, 027-340-020, 005-720-023, 005-720-005, 005-750-003, 005-692-054, 005-692-002, 005-750-001, 027-340-015, 027-340-017, 027-340-021, 027-340-023, 027-340-025, 027-340-029

Agency Negotiators: City Manager, Community Development Director, City Engineer, City Attorney, City's Right-of-Way Agent Bender Rosenthal, Inc., and City's Project Manager

Negotiating Parties: Pioneer Self Storage, Syar, Bunge Milling, Thomas W. Canevari & Joan E. Canevari, Nick Canevari & Dorothy Canevari, Elizabeth J. Crum & Elizabeth J. Crum Revocable Trust, Devinder Sahota & Susvir Sahota, Elizabeth Crum, Mark Milton, ICH Inc., North Kentucky Partners II, T&J Rental Investments LLC

Under Negotiation: Price and terms of payment

**B.2 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

(Gov. Code § 54956.9(d)(1))

1. City of Woodland v. Mark D. Milton, et al., Yolo County Superior Court  
Case No. ED 16-557
2. City of Woodland v. Elizabeth J. Crum, et al., Yolo County Superior Court  
Case No. ED 16-558

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

**MAY 17, 2016**

**6:00 P.M.**

**A. CALL TO ORDER**

**B. ROLL CALL****C. PLEDGE OF ALLEGIANCE****D. COMMUNICATIONS-PUBLIC COMMENT**

*This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.*

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

*This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.*

[16-515](#)

SUBJECT: Long Range Calendar

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

Attachments: [Council Long Range Calendar.docx](#)

**F. PRESENTATIONS**

1. [16-514](#) SUBJECT: Commission on Aging Annual Report Presentation

Recommendation for Action: Staff recommends that the City Council receive the annual report from the Commission on Aging including a summary of 2015 activities and proposed 2016 activities.

Attachments: [COA 2016](#)

**G. CONSENT CALENDAR**

2. [16-465](#) SUBJECT: Main Street/Cleveland Street Signal Intersection Improvement Project, CIP 11-27; Award Construction Contract

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, to award the construction contract in the amount of \$272,959.00 to Pacific Excavation Inc. for the Main Street/Cleveland Street Signal Intersection Improvement Project, CIP 11-27 and authorize a 20% contingency, not to exceed \$54,592.00.

Attachments: [Reso 6624 Pacific Excavation Main and Cleveland St CIP #11-27](#)

3. [16-485](#) SUBJECT: Final Acceptance and Notice of Completion for WPCF

2015 Phase III Improvement Project-Pond System Enhancements, CIP #10-11

Recommendation for Action: Staff recommends that the City Council approve Resolution No. \_\_\_\_\_, accepting the WPCF 2015 Phase III Improvement Project-Pond System Enhancements, CIP #10-11, as complete and authorizing the City Clerk to file a Notice of Completion.

**Attachments:** [Reso 6625 NOC WPCF 2015 PH III CIP 10-11](#)

4. [16-488](#) SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP 09-15; Approve Contract Amendment for Consulting Services

Recommendation for Action: Staff recommends that the City Council approve Resolution No. \_\_\_\_\_, authorizing the City Manager to execute Amendment #2 to the consultant services agreement with Downey Brand LLP (DB) for the Lower Cache Creek Feasibility Study, CIP 09-15, for an additional amount up to \$30,000.

**Attachments:** [A - Reso 6626 Downey Brand LLP for Legal Consulting Services](#)  
[B - Letter](#)

5. [16-491](#) SUBJECT: Proclamation - Public Works Week - May 15- 21, 2016

Recommendation for Action: Staff recommends that the City Council proclaim May 15-21, 2016 as "Public Works Week."

**Attachments:** [2016 Proclamation](#)

6. [16-495](#) SUBJECT: Request for Project Funding from the Water Resources Association of Yolo County

Recommendation for Action: Staff recommends that the City Council approve Resolution No. \_\_\_\_\_, authorizing staff to submit a project fund request of \$15,000 to the Water Resources Association of Yolo County for Fiscal Year 2016/17 to fund a Multi-Family Residential Large Landscape Water Audit Pilot Program with the Cities of Davis and West Sacramento.

**Attachments:** [Reso 6627 WRA Pilot Project Multifamily Large Landscape Water Audits](#)

7. [16-499](#) SUBJECT: Approval of Funds for Supportive Housing Rehabilitation and Countywide Homeless Coordination Projects

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, approving the following appropriations and amending the FY 2015/16 budget as necessary:

- (1) an additional \$8,000 in Community Development Block Grant funds (Fund 320) for Yolo Community Care Continuum's Supportive Housing Rehabilitation Project for a total appropriation of \$1,060,332 in Fund 320; and
- (2) an additional \$18,103 in Housing Trust Funds (Fund 326) for the

City's FY 2015/16 participation in the Countywide Homeless Coordination Project for a total appropriation of \$31,255 in Fund 326.

**Attachments:** [Reso 6628 CDBG Supportive Housing Rehab Project and Countwie Homeless](#)

8. [16-503](#) SUBJECT: Public Safety Department (Police and Fire) Quarterly Status Report for the period of January 2016 through March 2016

Recommendation for Action: Staff recommends that the City Council accept the Public Safety Department Quarterly Status Report for January 2016 through March 2016.

**Attachments:** [Qtrly report - Jan-Mar 2016](#)

9. [16-505](#) SUBJECT: Approval of the Woodland Visitor Attraction District ("District") Annual Assessment Report for Fiscal Year 2016-2017, Adoption of Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2016-2017 and Scheduling of Public Hearing

Recommendation for Action: Staff recommends that the City Council take the following actions:

1. Approve the Visitor Attraction District Annual Assessment Report for FY 2016-2017; and
2. Adopt a Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2016-2017 within the Woodland Visitor Attraction District; and
3. Schedule a Public Hearing for June 7, 2016 to consider any written or oral protests to the levy of the assessment.

**Attachments:** [YCVB 2016-17 Annual Report\\_Woodland](#)

[YCVB Budget 2016-17](#)

[Reso 6629 Levy Woodland Visitor Attraction Dist 2016 17](#)

10. [16-506](#) SUBJECT: Approval of Management Agent Selection for the Leisureville Community Association

Recommendation for Action: Staff recommends that the City Council approve the selection of Berkley Management as the new management agent for the Leisureville Community Association (LCA).

**Attachments:** [Management Agreement](#)

[Berkley Management Corporate Resume](#)

11. [16-507](#) SUBJECT: Intent to Levy Assessment: Gibson Ranch Lighting & Landscaping; North Park Lighting & Landscaping; West Wood Lighting & Landscaping; and Streng Pond Maintenance Districts

Recommendation for Action: Staff recommends that the City Council approve eight Resolutions No. \_\_\_\_ through No. \_\_\_\_ to Initiate Proceedings for the Annual Levy and Collection of Assessments;

Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park Lighting and Landscaping Districts, and Streng Pond Maintenance District; and Call for a public hearing on June 21, 2016.

**Attachments:** [Reso 6630 Levy Gibson Ranch 2016 17](#)  
[Reso 6631 Levy Gibson Ranch ROI](#)  
[Reso 6632 Levy North Park 2016 17](#)  
[Reso 6633 Levy North Park ROI](#)  
[Reso 6634 Levy Streng Pond 2016 17](#)  
[Reso 6635 Levy Streng Pond ROI](#)  
[Reso 6636 Levy West Wood 2016 17](#)  
[Reso 6637 Levy West Wood ROI](#)

## H. PUBLIC HEARINGS

12. [16-500](#) SUBJECT: Digital Freeway Sign at 2140 Freeway Drive - Conditional Use Permit, Site Plan and Design Review, and Operating Agreement. The project includes a request by applicant, P.C. Dixon I, LLC and Pacific Horizon Group, LLC, for approval of a Conditional Use Permit, Site Plan and Design Review application, and approval of an Operating Agreement between the applicant and the City of Woodland to allow for a 65-foot tall digital freeway sign at the southeast corner of 2140 Freeway Drive adjacent to (north of) Interstate 5, within the Commercial Highway, Entryway Overlay Zone (C-H/ EOZ).

Recommendation for Action: Staff recommends that the City Council:

- 1) Conduct the public hearing; and
- 2) Direct staff to prepare the final approval documents (Resolutions and Operating Agreement) based on the preferred digital sign proposal; and
- 3) Continue the item to June 7, 2016, the next regularly scheduled meeting of the City Council, to take final action on the project.

**Attachments:** [1 - Project Site Plan and Elevations, Photosimulations](#)  
[2 - Digital Freeway Sign Application](#)  
[3 - Draft Conditions of Approval](#)  
[4 - CEQA Mitigated Negative Declaration](#)  
[5 - CEQA Comment Letters](#)  
[6 - Permitted Digital Freeway Sign Locations Map](#)  
[7 - Public Comment Letters](#)

13. [16-501](#) SUBJECT: Digital Freeway Sign at 530 Quality Circle - Conditional Use Permit, Site Plan and Design Review, and Operating Agreement. The project includes a request by applicant Scott Vanderbeek, for approval of a Conditional Use Permit, Site Plan and Design Review

application, and approval of an Operating Agreement between the applicant and the City of Woodland to allow for a 45-foot tall digital freeway sign along the southern property line of 530 Quality Circle, just north of the Interstate 5 freeway corridor and just west of the new Woodland Motors Dealership within the Industrial, Entryway Overlay Zone (I/EOZ).

Recommendation for Action: Staff recommends that the City Council:

- 1) Conduct the public hearing; and
- 2) Direct staff to prepare the final approval documents (Resolutions and Operating Agreement) based on the preferred digital sign proposal; and
- 3) Continue the item to June 7, 2016, the next regularly scheduled meeting of the City Council, to take final action on the project.

**Attachments:** [1 - Project Site Plan and Elevations, Photosimulations](#)

[2 - Digital Freeway Sign Application](#)

[3 - Draft Conditions of Approval](#)

[4 - CEQA Mitigated Negative Declaration](#)

[5 - CEQA Comment Letters](#)

[6 - Permitted Digital Freeway Sign Locations Map](#)

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

14. [16-504](#) SUBJECT: General Plan Update Progress Report

Recommendation for Action: Staff recommends that the City Council receive progress report #6 regarding the General Plan Update Project

**Attachments:** [A - GPSC Packet 5/4/16](#)

[B - Power Point Slides for the GPSC 5/4/16](#)

[C - Meeting Notes for the GPSC 5/4/16](#)

15. [16-512](#) SUBJECT: Report from Council's Downtown Sub-Committee

Recommendation: Staff recommends that the Council receive a presentation from the Council's Downtown Sub-committee to include progress made on the FY2014-2016 workplan and anticipated priorities for FY2016-2018.

16. [16-421](#) SUBJECT: Fourth Amendment to the Ground Lease with Love Ride Inc. - Velocity Island Park

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, authorizing the City Manager to execute the Fourth Amendment to the Ground Lease with Love Ride Inc. for the Velocity Island Park facility.

**Attachments:** [Reso 6638 Fourth Amendment Love Ride, Inc - Velocity Island](#)  
[SITE PLAN Exhibit "C"](#)  
[Fourth Amendment to Ground Lease Love Ride Inc for VIP](#)

17. [16-498](#) SUBJECT: Transfer of Well 18 to 40th District Agricultural Association

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, authorizing the City Manager to execute a Well Transfer Agreement and Bill of Sale for the transfer of ownership of City Well #18 to the 40th District Agricultural Association.

**Attachments:** [Reso 6639 Well #18 Transfer Agreement to 40th Dist Ag Assoc](#)  
[WOODLAND Well Transfer Agreement to Fairgrounds - Final](#)

18. [16-513](#) SUBJECT: Presentation of FY2016/17 Proposed Budget

Recommendation for Action: Staff recommends that the City Council receive a presentation of the City Manager's FY2016/17 Proposed Budget.

## J. ADJOURN

*I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Regular Meeting of the City of Woodland scheduled for May 17, 2016 was posted on May 13, 2016 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.*

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*Ana B. Gonzalez, City Clerk*

**Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st. Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.**