



Meeting Agenda

City Council

Tuesday, June 21, 2016

6:00 PM

Council Chambers

**CITY COUNCIL
CLOSED SESSION
5:00PM**

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, 005-750-003, 005-692-002, 005-750-001, 027-340-023, 027-340-099, 005-680-099

Agency Negotiators: City Manager, Community Development Director, City Engineer, City Attorney, and City's Project Manager

Negotiating Parties: Pioneer Self Storage, Syar, Bunge Milling, Elizabeth J. Crum & Elizabeth J Crum Revocable Trust, Mark Milton, T&J Rental Investments LLC, Union Pacific Railroad (UPRR)

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

B.3 CONFERENCE WITH LABOR NEGOTIATORS, Pursuant to Government Code Section 54957

Agency Designated Representatives: Paul Navazio and Sheila McShane

Employee Organization(s): Professional Firefighters' Association (WPFA) and Woodland City Employees' Association (WCEA)

B.4 CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)**Properties: Yolo County Assessor's Parcel Numbers 066-270-055****Agency Negotiators: City Manager, Community Development Director, City Engineer, City Attorney****Negotiating Parties: Woodland Joint Unified School District****Under Negotiation: Price and terms of payment****JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY****JUNE 21, 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.

[16-581](#)

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](#)

F. COMMITTEE REPORTS[16-541](#)

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

Recommendation for Action: Staff recommends that the City Council receive the April 25, 2016 Parks & Recreation Commission Minutes that were approved on May 23, 2016.

Attachments: [42516 Minutes](#)

G. PRESENTATIONS

1. [16-586](#) SUBJECT: Woodland Opera House Theatre and Dance Annex Proclamation

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation honoring the Woodland Opera House new Theatre and Dance Annex (TADA Studio).

Attachments: [Proclamation - Woodland Opera House and Theatre Annex](#)

H. CONSENT CALENDAR

2. [16-551](#) SUBJECT: 2016 4th of July Sponsors, Volunteers, and Listing of Events

Recommendation for Action: Staff recommends that the City Council receive a report on the 4th of July sponsors, volunteers and listing of events.

3. [16-552](#) SUBJECT: Public Works Quarterly Status Report for the period of March through May 2016

Recommendation for Action: Staff recommends that the City Council accept the Public Works Department's Quarterly Status Report

Attachments: [Mar-May PW Quarterly Report.docx](#)

4. [16-573](#) SUBJECT: General Plan Update Progress Report

Recommendation for Action: Staff recommends that the City Council receive progress report #7 regarding the General Plan Update Project.

5. [16-582](#) SUBJECT: Conflict of Interest Code Amendments

Recommendation for Action: Staff recommends that the City Council direct the City Clerk to review the City's Conflict of Interests Code and report to Council should changes to the adopted Code be necessary.

6. [16-583](#) SUBJECT: Second Reading - Adopt Ordinance No. 1599 - Extending half-cent Sales Tax

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. 1599, amending Section 23-73 of Article V of Chapter 23 of the Woodland Municipal Code to extend the 1/2% Transactions and Use Tax for General Purposes, which shall continue to be administered by the State Board of Equalization.

Attachments: [Ord 1599 Extension of half-cent General Sales Tax - Measure E.pdf](#)

7. [16-549](#) SUBJECT: Authorize Award of a Three Year Contract to Dominguez Landscape, Inc. for Citywide Landscape Maintenance

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute a three year contract with Dominguez Landscape, Inc. for citywide landscape maintenance services.

Attachments: [Reso_6656 Dominguez Landscape Contract](#)

8. [16-555](#) SUBJECT: Spring Lake N3 Park Project, CIP 15-05; Approve Plans and Specifications and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council:

1. Approve Resolution No. _____, approving the plans and specifications, authorizing bid advertisement; and
2. Authorize the City Manager to execute the construction contract to the lowest, responsive, responsible bidder at an amount not to exceed \$2,480,000, plus a contingency in the amount of \$158,000 for the Spring Lake N3 Park Project, CIP 15-05; and
3. Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of \$217,640 for the Project and authorize the City Engineer to execute the agreement and amendments as necessary up to 10% of the agreement amount.

Attachments: [A - Reso_6657 Spring Lake N3 Park Project CIP 15-05](#)

[B - Springlake N3 Park Plan Rendering](#)

9. [16-558](#) SUBJECT: Approve Construction Contract with R.J. Gordon Construction, Inc. for Well #24 and Well #26 Water Main Project, CIP #16-09

Recommendation for Action: Staff recommends that the City Council:

- (1) Adopt Resolution No. _____, approving construction contract with R.J. Gordon Construction, Inc. for an amount not to exceed \$1,183,235 with a ten percent (10%) contingency; and
- (2) Approve additional \$47,602 Contingency for the Consultant Services Agreement with Hatch Mott McDonald; and
- (3) Approve CM and Inspection Services Contract with Psomas for an amount not to exceed \$100,000; and
- (4) Reallocate \$460,000 from CIP 11-14 to CIP 16-09; and
- (5) approve a new appropriation in FY 16/17 for \$1,000,000 from the water enterprise fund.

Attachments: [reso 062116 award contract CIP 16-09](#)

10. [16-584](#) SUBJECT: Authorize City Manager to Execute Agreements with, and Payment to, the Railroad for the Kentucky Widening Improvement Project, CIP 04-07

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute agreements with Genesee & Wyoming (California Northern Railroad) and Union Pacific Railroad for rail crossing improvements and wire and water line crossings associated with the Kentucky Avenue Widening and Complete Streets Improvements Project, CIP 04-07, in an amount not to exceed \$1,531,000.

Attachments: [A - Reso. 6658 Kentucky Ave Widening CIP 04-07 Agreements](#)

11. [16-572](#) SUBJECT: Resolution Approving Memorandum of Understanding with the County of Yolo Regarding the Westucky Utility Connection Project

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a Memorandum of Understanding with the County of Yolo regarding the Westucky Utility Connection Project and authorizing City staff to take steps necessary to implement the project.

Attachments: [Reso. 6659 Westucky Utility Conn Project City and County MOU](#)
[WOODLAND Westucky City-County MOU-c1 v 5 \(Clean\)](#)

12. [16-571](#) SUBJECT: Approval of New Purchase Price Limits for First Time Homebuyer Loan Assistance Program

Recommendation for Action: Staff recommends that the City Council approve a new purchase price limit of \$332,000 for new and resale homes purchased with HOME, CalHome, and BEGIN loan funds through the City of Woodland's First Time Homebuyer Loan Assistance Program.

Attachments: [New Limits](#)
[Resale Limits](#)

I. PUBLIC HEARINGS

13. [16-565](#) SUBJECT: PUBLIC HEARING - Adopt Resolution to Rescind the Stage Two, Water Warning and Stage One, Water Alert of the City's Water Shortage Contingency Plan and Call for an Ongoing Voluntary Reduction in Water Use and Limitation of Outdoor Irrigation

Recommendation for Action: Staff recommends that the City Council:

(1) Adopt Resolution No. _____, rescinding the Stage Two, Water Warning and Stage 1, Water Alert of the City's Water Shortage Contingency Plan, and

(2) Encourage continued community-wide conservation by calling for a voluntary water-use reduction of ten percent and a voluntary restriction

of outdoor irrigation to three days per week between the hours of 6 p.m. and 10 a.m. with the exception of drip irrigation.

Attachments: [Reso_6660 Rescinding Stage Two Water Warning](#)

14. [16-574](#) SUBJECT: PUBLIC HEARING - Approve the 2016/17 Community Development Block Grant Annual Action Plan

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

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2016/17 Community Development Block Grant (CDBG) Action Plan (Attachment A); and
2. Adopt a Resolution No. _____ to approve the Fiscal Year FY 2016/17 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel and staff (Attachment C); and
3. Direct staff to complete the FY 2016/17 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; and
4. Direct staff to forward the completed FY 2016/17 Action Plan once completed; and
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 reduce slum and blight conditions and assisting low and moderate income people.

Attachments: [A - Action Plan](#)

[B - Funding Recommendations](#)

[C - Reso_6661 CDBG FY 2016_17 Annual Action Plan](#)

15. [16-576](#) 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 Ordinance No. _____, 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 Ordinance No. _____, approving a Development Agreement.

Attachments: [Attachment 1 - EIR Resolution](#)

[ATT 1A - - Findings of Fact and Statement of Overriding Considerations](#)

[ATT 1B - Mitigation Monitoring and Reporting Plan](#)

[Attachment 2 - GPA Resolution](#)

[ATT 2A - GPA Circulation Diagram](#)

[ATT 2B - GPA Land Use](#)

[Attachment 3 - SLSPA Resolution](#)

[ATT 3A- SLSP East Street Cross Section](#)

[Attachment 4 - Rezone Ordinance](#)

[ATT 4A - Rezone Exhibit](#)

[ATT 4B - Planned Development Exhibit and Standards](#)

[Attachment 5 - TM and CUP Resolution](#)

[ATT 5A - Tentative Subdivision Map # 4856 \(4 sheets\)](#)

[Attachment 6 - DA Ordinance](#)

[Attachment 6B - Development Agreement](#)

[ATT 7 - Conditions of Approval v 6.14.16](#)

[ATT 8 - PC Report cover 4.7.16](#)

[ATT 9 - Legal Services of Northern Ca](#)

[ATT 10 - City Response to LSNC Letter](#)

[ATT 11 - Applicant Response to Legal Services June 2016](#)

16. [16-508](#)

SUBJECT: PUBLIC HEARING - Gibson Ranch Lighting & Landscaping District

Recommendation for Action: Staff recommends that the City Council conduct a public hearing and adopt Resolution No. _____, to approve the fiscal year 2016/2017 annual levy report and order the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

Attachments: [Reso 6662 Gibson Ranch L&L](#)

17. [16-509](#) SUBJECT: PUBLIC HEARING - North Park Lighting and Landscaping District

Recommendation for Action: Staff recommends that the City Council conduct a public hearing and adopt Resolution No. _____, to approve the fiscal year 2016/2017 annual levy report and order the levy and collection of the assessment within the North Park Lighting and Landscaping District.

Attachments: [Reso 6663 North Park L&L](#)

18. [16-511](#) SUBJECT: PUBLIC HEARING - Streng Pond Landscape Maintenance District

Recommendation for Action: Staff recommends that the City Council conduct a public hearing and adopt Resolution No. _____, to approve the fiscal year 2016/2017 annual levy report and order the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

Attachments: [Reso 6664 Streng Pond L&L](#)

19. [16-510](#) SUBJECT: PUBLIC HEARING - West Wood Lighting and Landscaping District

Recommendation for Action: Staff recommends that the City Council conduct a public hearing and adopt Resolution No. _____, to approve the fiscal year 2016/2017 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

Attachments: [Reso 6665 West Wood L&L.pdf](#)

20. [16-569](#) SUBJECT: PUBLIC HEARING: Gateway Landscaping & Lighting District

Recommendation for Action: Staff recommends that the City Council conduct a public hearing and adopt Resolution No. _____, approving the fiscal year 2016/2017 annual levy report and Resolution No. _____, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

Attachments: [Reso 6666 Gateway Eng Report L&L](#)

[Reso 6667 Gateway L&L](#)

21. [16-568](#) SUBJECT: PUBLIC HEARING: Spring Lake Lighting & Landscaping District

Recommendation for Action: Staff recommends that the City Council conduct a public hearing and adopt Resolution No. _____, approving the fiscal year 2016/2017 annual levy report and Resolution No. _____, ordering the levy and collection of the assessment within the Spring Lake Lighting and Landscaping District.

Attachments: [Reso 6668 Spring Lake Eng Report L&L](#)

[Reso 6669 Spring Lake L&L](#)

J. REPORTS OF THE CITY MANAGER

22. [16-566](#) SUBJECT: Digital Freeway Sign at 530 Quality Circle - Conditional Use Permit, Site Plan and Design Review Approval Resolution and Operating Agreement. Final adoption of the Resolutions approving the Conditional Use Permit, Site Plan and Design Review application, the CEQA Mitigated Negative Declaration, and the project Operating Agreement 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) Adopt Resolution No. _____, approving the CEQA Mitigated Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1); and
- 2) Adopt Resolution No. _____, approving the Conditional Use Permit, Site Plan and Design Review application for a 45-foot tall digital freeway sign along the southern property line of 530 Quality Circle (Attachment 2); and
- 3) Adopt Resolution No. _____, approving the Operating Agreement between the City of Woodland and WM Sign, LLC, for the installation and operation of a Digital Freeway Sign at 530 Quality Circle (Attachment 3).

Attachments: [1 - Reso 6670 Woodland Motors Digital Freeway Sign Adopt Neg Dec](#)

[2 - Reso 6671 Woodland Motors Digital Freeway Sign Approve CUP](#)

[3 - Reso 6672 Woodland Motors Digital Freeway Sign Approve Operating Agre](#)

[4 – Site Plan and Elevations](#)

23. [16-567](#) SUBJECT: Digital Freeway Sign at 2140 Freeway Drive -Resolution of Denial Final adoption of the Resolution of Denial for the proposed digital

freeway sign located at 2140 Freeway Drive

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, denying the proposed digital freeway sign located at 2140 Freeway Drive (Attachment 1).

Attachments: [1 - Reso. 6673 Deny CUP 2140 Freeway Drive Digital Freeway Sign](#)

24. [16-578](#) SUBJECT: Council Member Election, November 8, 2016

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, calling a General Municipal Election for November 8, 2016 to fill three seats on the City Council via by-district elections, calling a Special Election for November 8, 2016 to place a general tax measure on the ballot, requesting the Yolo County Board of Supervisors to consolidate the Elections with the Statewide General Election and any other elections, and directing the County Election's Official to provide services in relation to the Election.

Attachments: [Reso. 6674 Calling Election Council Members by District and Extension General](#)

25. [16-577](#) SUBJECT: Fiscal Year 2016-2017 Budget

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the Fiscal Year (FY) 2016-2017 Annual Budget of \$155.83 million, which includes the budgets for the Capital Improvement Program, the Woodland Finance Authority and the Successor Agency to the former Redevelopment Agency.

Attachments: [Reso. 6675 Annual Budget Adoption FY 2016_17](#)

[Copy of FY17 Total Appropriations by Fund-Exhibit A](#)

[City Organization - FTE Count FY17](#)

K. 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 June 21, 2016 was posted on June 17, 2016 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

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.