

**CITY OF WOODLAND
300 FIRST STREET
WOODLAND, CALIFORNIA**

REVISED

**CITY COUNCIL
CLOSED SESSION AGENDA**

MARCH 19, 2013

5:00 P.M.

- A. CALL TO ORDER
- B. CLOSED SESSION
 - B.1 Conference with Real Property Negotiators, Pursuant to Section 54956.8
Property: APN 027-350-058; APN 005-223-001-000, APN 005-223-002-000 and APN 005-223-003-000 (801 - 823 Main Street)
Agency Negotiator: City Manager, Economic Development Manager and City Attorney
Negotiating Parties: Paul Navazio, Wendy Ross, Andrew Morris, Panattoni Corporation and Petrovich Development Company
Under Negotiation: Price and Terms of Payment

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

6:00 P.M.

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. COMMUNICATIONS-PUBLIC COMMENT

This 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.

F. PRESENTATIONS

1. Proclamation in Support of American Red Cross Month 2013
Recommendation: that the City Council adopt a Proclamation declaring March 2013 as American Red Cross Month
2. Proclamation Recognizing March 17-23, 2013 as National Agriculture Week
Recommendation: that the City Council adopt a Proclamation declaring the week of March 17 – 23, 2013 as "National Agriculture Week"

G. CONSENT CALENDAR

3. Final Acceptance and Notice of Completion for Parks Irrigation Rehabilitation Project, Phase 3, CIP 10-01
Recommendation: that the City Council accept the Parks Irrigation Rehabilitation Project, Phase 3, CIP #10-01 as complete and authorize the City Clerk to file a Notice of Completion
4. RFP for Citywide Landscaping Contract
Recommendation: that the City Council approve the request to proceed with an RFP for a new two year/optional third year citywide landscape contract

5. Public Works Quarterly Status Report for the period of December 2012 through February 2013
Recommendation: that the City Council accept the Public Works Departments Quarterly Status Report Summary for the period of December 2012 through February 2013
6. Approve On-Call Services Contract for Public Outreach – Municipal Utilities
Recommendation: that the City Council authorize the City Manager to (1) execute a sole-source contract for On-Call Services for Public Outreach for Municipal Utilities with Kim Floyd Communications for a three-year period with options for awarding up to three additional one-year periods, and (2) authorize the City Manager to execute Task Orders as needed related to said Contract up to \$200,000.
7. Hensel Phelps Construction Co. Lease Agreement
Recommendation: that the City Council authorize the City Manager to execute a lease agreement with Hensel Phelps Construction Co. for city owned property located at 1017 Main Street from April 1, 2013 through June 30, 2015.
8. Council Long Range Calendar
Recommendation: Informational Item

H. PUBLIC HEARING

9. Parkview, by ALC IV Woodland Spring Lake, LLC – Spring Lake Specific Plan Amendment, Tentative Subdivision Map #5004 and Development Agreement
Recommendation: that the City Council 1) Conduct a public hearing; 2) Adopt Resolution No. ____ certifying the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act; 3) Adopt Resolution No. ____ amending the Spring Lake Specific Plan land use designations (rezone), on 16.22 acres, from multi-family R-20 and School designations to a single family R-8 designation; 4) Adopt Resolution No. ____ amending the Housing Element list of available sites; 5) Adopt the proposed "Findings" for approval of the Tentative Subdivision map No. 5004 and "Conditions of Approval", to be incorporated in the Development Agreement between the City of Woodland and the Developer and 6) Waive the first reading and read by title only Ordinance No. ____, approving

the Development Agreement between the City of Woodland and
ALC IV Woodland Spring Lake, LLC

I. REPORTS OF THE CITY MANAGER

10. Consider the establishment of an Irrevocable Trust for other Post-Employment Benefits (retiree health costs) with the Public Agency Retirement Services (PARS)

Recommendation: that the City Council take the following actions: 1) Adopt resolution which authorizes adoption of the PARS Public Agencies Post-Retirement Health Care Plan Trust Agreement, effective March 19, 2013; 2) Appoint the City Manager; and 3) Authorize Plan Administrator to execute the PARS legal and administrative documents on behalf of the City; to take whatever additional actions are necessary to maintain the City's participation in the Program; to maintain compliance with any relevant regulation issued a or as may be issued for the Program; and to take whatever additional actions are required to administer the City's PARS plan(s)

11. Report from Council Sub-Committee regarding California Voting Rights Act (District Elections)

Recommendation: that the City Council receive a report from the Council Sub-committee regarding the latest findings on the California Voting Rights Act

12. Adopt Resolution No. _____, Authorization for the Design and Construction of the Woodland-Davis Clean Water Agency Project Facilities

Recommendation: that the City Council Adopt Resolution No. _____, Authorization for the Design and Construction of the Woodland-Davis Clean Water Agency Project Facilities

13. PERS Employer Paid Member Contribution (EPMC) for Woodland City Employees Association (WCEA)

Recommendation: that the City Council Adopt Resolution No. _____ PERS Employer Paid Member Contribution (EPMC) for Woodland City Employees Association (WCEA)

J. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint City Council/Woodland Finance Authority Regular meeting of the City of Woodland scheduled for Tuesday, March 19, 2013 was posted on March 15, 2013 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.