



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda City Council

Tuesday, May 19, 2015

6:00 PM

Council Chambers

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MAY 19, 2015 6:00 PM

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.

[14-768](#)

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. PRESENTATIONS

1. [14-720](#)

SUBJECT: Older Americans Month Proclamation

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation declaring May 2015 as Older Americans Month.

Attachments: [Older Americans Month 2015](#)

2. [14-732](#)

SUBJECT: Proclamation - Public Works Week, May 17 - 23, 2015

Recommendation for Action: Staff recommends that the City Council proclaim May 17-23, 2015 as "Public Works Week" and present the proclamation to a Public Works representative.

Attachments: [Pubic Works Week Proclamation](#)

[Pubic Works Week](#)

3. [14-767](#) SUBJECT: Sacramento-Yolo Mosquito & Vector Control District Presentation

Recommendation for Action: Staff recommends that the City Council receive a presentation by Gary Goodman, District Manager for the Sacramento-Yolo Mosquito & Vector Control District to provide an update regarding mosquitoes, West Nile virus activity, new invasive mosquito species, threats to public health and services offered by the Sacramento-Yolo Mosquito & Vector Control District.

G. CONSENT CALENDAR

4. [14-731](#) SUBJECT: Public Safety Department (Police and Fire) Quarterly Status Report for the period of January 2015 through March 2015

Recommendation for Action: Staff recommends that the City Council accept the Public Safety Department Quarterly Status Report for January 2015 through March 2015.

Attachments: [Qtrly Report - Jan-Mar 2015](#)

5. [14-726](#) SUBJECT: Treasurer's Investment Report Quarter Ending March 31, 2015

Recommendation for Action: Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2015.

Attachments: [Q3 FY 2015 05.19.2015](#)

6. [14-747](#) SUBJECT: Approve Contract Amendment with Mark Thomas for the Main Street Streetscape Improvement Project (Elm to Cleveland), CIP 15-16;

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to authorize the City Manager to execute consultant services Amendment #1 with Mark Thomas & Company for Construction Support in an amount not to exceed \$15,000 for the Main Street Streetscape Improvement Project (Elm to Cleveland); CIP 15-16.

Attachments: [A - Resolution](#)

7. [14-347](#) SUBJECT: Douglass Junior High Sewer Realignment Project CIP 15-14, approve Plans and Specifications, and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, approving the plans and specifications and authorizing bid advertisement for the Douglass Junior High Sewer Realignment Project, CIP 15-14.

Attachments: [A - Resolution](#)
[B - Project Aerial View](#)
[C - Proposed Improvements](#)
[D - Easement Plat & Legal](#)

8. [14-758](#) SUBJECT: Intent to Levy Assessment: Gibson Ranch L&L; North Park L&L; West Wood L&L; and Streng Pond Maintenance Districts

Recommendation for Action: Staff recommends that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) 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 3) Call for a public hearing on June 16, 2015

Attachments: [FY 1516 - Gibson ER to Client 5.5](#)
[FY 1516 - North Park to Client 5.5](#)
[FY 1516 Gibson-Resolution Intent](#)
[FY 1516 North Park-Resolution Intent](#)
[FY 1516 Streng Pond-Resolution Intent](#)
[FY 1516 West Wood-Resolution Intent](#)
[FY 1516-West Wood Unit No to Client 5.5](#)
[FY1516-Streng Pond to Client5.5](#)

9. [14-751](#) SUBJECT: Second Reading of Ordinance No. _____, approving the Second Amendment to the Project Development Agreement between Cal West Investors, LLC and Optimistic Partners, LLC, and the City of Woodland

Recommendation for Action: Staff recommends that the City Council conduct the second reading of Ordinance No. _____, approving the Second Amendment to the Project Development Agreement between Cal West Investors, LLC and Optimistic Partners, LLC, and the City of Woodland (Attachment A).

Attachments: [A - CC Ord for Second Amendment to the Development Agreement](#)
[B - Ex 1 \(to Att A\) - Second Amendment to the Development Agreement](#)
[C - Ex 1 \(to Ex 1\) - Legal Descriptions and APN Map](#)
[D - Ex C \(to Ex 1\) TSM 5075 Conditions of Approval](#)

10. [14-753](#) SUBJECT: Second Reading of Ordinance No. _____, approving the

First Amendment to the Project Development Agreement between Woodland Spring Lake Partnership, L.P. and the City of Woodland

Recommendation for Action: Staff recommends that the City Council conduct the second reading of Ordinance No. _____, approving the First Amendment to the Project Development Agreement between Woodland Spring Lake Partnership, L.P. and the City of Woodland (Attachment A).

Attachments: [A - CC Ord for the First Amendment to DA](#)

[B - Exhibit 1 to \(Att A\) - Development Agreement \(2007\)](#)

[C - Exhibit 2 \(to Att A\) - First Amendment to the Development Agreement](#)

11. [14-740](#) SUBJECT: 2014 Water Quality Report

Recommendation for Action: Staff recommends that the City Council receive and review the 2014 Water Quality Report...body

Attachments: [A - 2014 Water Quality Report](#)

H. PUBLIC HEARINGS

12. [14-765](#) SUBJECT: Public Hearing - Annexation of Property into the Community Facilities District 2004-1 (Spring Lake) and into the Spring Lake Maintenance Community Facilities District

Recommendation for Action: Staff recommends that the City Council open the public hearing and continue it to the June 2, 2015 City Council meeting.

13. [14-769](#) SUBJECT: Public Hearing - Terra Verde / Solar Project - Approval of First Amendment to Power Purchase Agreement and Site Agreement with Hanwha Q Cells/Performance Contracting Inc.

Recommendation for Action: Staff recommends that the City Council:

- (1) Conduct a Public Hearing; and
- (2) Adopt Resolution No. _____, making findings under Government Code section 4217.12 and authorizing the City Manager to execute the proposed First Amendment and Site Agreement with the special purpose entity formed by Hanwha Q Cells/Performance Contracting, Inc. (Hanwha/PCI).

Attachments: [PPA 1st Amendment report Att A - Resolution](#)

[PPA 1st Amendment report Att A Exhibit 1 - PPA](#)

[PPA 1st Amendment report Att A Exhibit 2 - PPA First Amendment w attachmts](#)

[PPA 1st Amendment report Att B - New Solar Project pro forma_05-2015](#)

14. [14-752](#) SUBJECT: Public Hearing - Resolution Proclaiming a Stage Two, Water Warning of the City's Water Shortage Contingency Plan

Recommendation for Action: Staff recommends that the City Council:

- (1) hold a public hearing; and
- (2) Adopt Resolution No. _____, proclaiming a Stage Two, Water Warning of the City's Water Shortage Contingency Plan in Compliance with the State Emergency Regulation for Statewide Urban Water Conservation.

Attachments: [WOODLAND Resolution Declaring a Stage Two, Water warning](#)

15. [14-755](#)

SUBJECT: Public Hearing and Approval of 2015 - 2019 CDBG Consolidated Plan and Analysis of Impediments to Fair Housing

Recommendation for Action: Staff recommends that the City Council approve the 2015 - 2019 Community Development Block Grant Consolidated Plan and the 2015 Analysis of Impediments to Fair Housing.

The City Council's approvals are based on taking the following actions:

1. Hold a public hearing to receive community input on the 2015 - 2019 Community Development Block Grant (CDBG) 2015 - 2019 Consolidated Plan) Attachment A);
2. Adopt Resolution No. _____, to approve the 2015 - 2019 Consolidated Plan (Attachment B);
3. Direct staff to complete the 2015 - 2019 Consolidated Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating any public input received during the public comment period;
4. Adopt Resolution No. _____, to approve the 2015 Analysis of Impediments to Fair Housing (AIFH) Update (Attachment C);
5. Direct staff to complete the 2015 AIFH Update, as well as any other related documents required by HUD, incorporating any public input received during the public comment period; and
6. Direct staff to forward the 2015 - 2019 Consolidated Plan and the 2015 AIFH Update to HUD once completed.

Attachments: [ConPlan CC Reso 19May15](#)

[AIFH CC Reso 19May15doc](#)

[ConPlan+Appendices](#)

[AIFH](#)

I. REPORTS OF THE CITY MANAGER

16. [14-759](#)

SUBJECT: Comments on the Second Administrative Draft of the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP)

Recommendation for Action: Staff recommends that the City Council:

- (1) Receive a report regarding the Second Administrative Draft of the Yolo Habitat HCP/NCCP; and
- (2) Review comments; and
- (3) Direct staff to submit comments to the Yolo County HCP/NCCP Joint Powers Agency (JPA) by May 29, 2015, on behalf of the City Council.

Attachments: [A - 3 -31-15 Transmittal letter form the HCP/NCCP](#)

17. [14-756](#) SUBJECT: Approval of the Woodland Visitor Attraction District ("District") Annual Assessment Report for Fiscal Year 2015-2016, Adoption of Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2015-2016 within the Woodland Visitor Attraction District, 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 2015-2016; and
 2. Adopt a Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2015-2016 within the Woodland Visitor Attraction District; and
 3. Schedule a public hearing for June 16, 2015 to consider any written or oral protests to the levy of the assessment.

Attachments: [YCVB 2015-16 Annual Report -- Woodland](#)

[YCVB Budget 2015-16](#)

[Resolution of Intent May 19](#)

18. [14-770](#) SUBJECT: Zoning and Land Use Considerations - Medical Clinics, Substance Abuse Treatment Facilities and Social Services

Recommendation for Action: Staff is seeking Council direction on review and possible amendments to the City's Zoning Code related to medical clinics, substance abuse treatment facilities, and providers of social services.

19. [14-771](#) SUBJECT: Presentation of FY2015/16 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 19, 2015 was posted on May 15, 2015 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.