



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda City Council

Tuesday, October 6, 2015

6:00 PM

Council Chambers

CLOSED SESSION 5:00 P.M.

A. CALL TO ORDER

B. CLOSED SESSION

B.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Properties: Yolo County Assessor's Parcel Numbers 027-340-030, 027-340-038, 027-340-011, 027-340-020, 027-330-023, 005-720-099, 005-720-021, 005-720-023, 005-720-005, 005-720-024, 005-720-022, 027-330-024, 005-702-008, 005-703-010, 005-703-009, 005-705-007, 005-750-004, 005-750-003, 005-692-054, 005-692-060, 005-680-003, 005-692-002, 005-705-006, 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 Designer Psomas, and City's Right-of-Way Agent Bender Rosenthal

Negotiating Parties: Pioneer Self Storage, Tim Fong, Syar, Bunge Milling, Knaggs Commercial Properties, Pacific Gas and Electric, Geraldine R. Ferro & Geraldine R. Ferro Revocable Trust, Thomas W. Canevari & Joan E. Canevari, Nick Canevari & Dorothy Canevari, John W. Kimzey & John S. & Edith L. Kimzey Family Revocable Trust, Bill and Shirley Wilson Family Revocable Trust, Richard E. Wilson Sr. Living Trust, Alvin Hornbuckle, Kentucky Avenue Church of Christ, 500 Kentucky Ave Associates LLC, Elizabeth J. Crum & Elizabeth J Crum Revocable Trust, Devinder Sahota & Susvir Sahota, Jose Rolon Orozco & Hector M. Gonzalez, Ram N. Sah and B. Devi Sah Trust, Elizabeth Crum, Kentucky Avenue Church of Christ, 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 – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4):
8 potential cases

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
OCTOBER 6, 2015
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.

[16-149](#)

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

[16-127](#)

SUBJECT: Commission on Aging Meeting Minutes for July 9, 2015

Recommendation for Action: Staff recommends that the City Council receive the July 9, 2015 Commission on Aging Minutes that were approved on September 10, 2015.

Attachments: [7915 Minutes](#)

[16-138](#)

SUBJECT: Historic Preservation Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Historic Preservation Commission meeting of June 17, 2015 that were approved on August 19, 2015 by the Historic Preservation Commission.

Attachments: [A - June 17, 2015 Meeting Minutes](#)

[16-147](#)

SUBJECT: Parks & Recreation Commission Meeting Minutes for June 22, 2015

Recommendation for Action: Staff recommends that the City Council receive the June 22, 2015 Parks & Recreation Commission Minutes that were approved on September 28, 2015.

Attachments: [62215 PRC Minutes](#)

G. MINUTES

1. [16-145](#)

SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of September 1, 2015 and September 15, 2015.

Attachments: [09-01-15 DRAFT MINUTES FOR APPROVAL](#)

[09-15-15 DRAFT MINUTES FOR APPROVAL](#)

H. PRESENTATIONS

2. [16-124](#)

SUBJECT: Proclaim October 4-10, 2015 as Fire Prevention Week

Recommendation for Action: Staff recommends that the City Council join the National Fire Protection Association in proclaiming October 4-10, 2015 as Fire Prevention Week.

Attachments: [Proclamation - Fire Prevention Week 2015](#)

3. [16-148](#)

SUBJECT: Proclamation Honoring Judge Sonia Cortes

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation honoring Woodland resident Judge Sonia Cortés as the first Latina Judge to serve on the Yolo County Superior Court Bench.

Attachments: [Proclamation Judge Cortes](#)

4. [16-146](#)

SUBJECT: Planning Commission Annual Report

Recommendation for Action: Staff recommends that the City Council receive the Planning Commission Annual Update including a summary of the 2014 accomplishments and proposed 2015 work plan.

Attachments: [1 - Review of Application Types and Review Authority](#)

[2 - FY 2015-2016 PC Work Program](#)

I. CONSENT CALENDAR

5. [16-126](#)

SUBJECT: Summary Vacation and Quitclaim of approx. 266 s.f. of

Heritage Parkway

Recommendation for Action: Staff recommends that the City Council (1) adopt Resolution No. _____, approving summary vacation for excess right-of-way along Heritage Parkway; (2) authorize the City Manager to sign the quitclaim deed on behalf of the City.

Attachments: [A - Resolution](#)

[B - Plat Map and Legal Description](#)

[C - Location Map](#)

6. [16-128](#) SUBJECT: Server Replacements

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the purchase of five replacement servers with Dell, Inc. for an amount not to exceed \$100,000.

Attachments: [Dell Resolution](#)

7. [16-129](#) SUBJECT: Resolution Designating the City of Woodland's Authorized Agents for Disaster Relief and Emergency Assistance

Recommendation for Action: Staff recommends that the City Council approve the Designation of Applicant's Agent Resolution for Non-state Agencies designating the authorized agents for the City for disaster relief and emergency assistance.

Attachments: [Cal OES 130](#)

8. [16-132](#) SUBJECT: Approve Contract Amendment with Psomas to provide Construction Management and Inspection Services Contract for Water Transmission Main East (CIP 11-14) and West (CIP 12-05), and the Community Center/Sports Park Frontage (CIP 11-15)

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute contract amendment #1 for construction management and inspection services for the Water Transmission Main East (CIP 11-14) and West (CIP 12-05), and the Community Center/Sports Park Frontage (CIP 11-15) projects with Psomas Engineering for an additional amount not to exceed \$90,000.

Attachments: [A - Resolution](#)

[B - 1st Contract Amendment](#)

9. [16-136](#) SUBJECT: Approve Capital Equipment Plan for Utilization of the Wave Broadband PEG Equipment Grant

Recommendation for Action: Staff recommends that the City Council approve the attached Capital Equipment plan for the utilization of the

Wave Broadband PEG equipment grant.

Attachments: [Capital Equipment Plan PEG Grant Request 2015](#)

10. [16-134](#) SUBJECT: Adopt resolution approving the final Supplemental Environmental Impact Report for the Aquifer Storage and Recovery Project, making CEQA findings, approving mitigation monitoring and reporting plan, and approving the project.

Recommendation for Action

Staff recommends that the City Council approve Resolution No. _____, approving the final Supplemental Environmental Impact Report for the Aquifer Storage and Recovery Project, making CEQA findings, approving Mitigation Monitoring and Reporting Program, and approving the project for the Surface Water Project, CIP #08-07.

Attachments: [A - Resolution](#)

[B - SEIR Agenda Packet](#)

J. PUBLIC HEARINGS

11. [16-154](#) SUBJECT: Spring Lake Park N-3 - General Plan/Specific Plan Amendment, Purchase and Sales Agreement, and Parks Master Plan. Request by Turn of the Century, LLC, to amend the General Plan, Spring Lake Specific Plan and Development Agreement to rezone approximately 2 acres of the ±114 acre Heritage Remainder area (TSM #4784) from Neighborhood Commercial (NC) to Park/Open Space, consistent with the adjacent 8 acre Park/Open Space zoning. The 2 -acre rezoned property will be combined with the existing "N-3," 8 acre park site to form an approximately 10-acre park site. The subject property is located at the southeast corner of Centennial Drive and Mickle Avenue in the Spring Lake Specific Plan Area.

Recommendation for Action: Staff recommends that the City Council take action on this item, as follows.

1: General Plan/Specific Plan and Development Agreement Amendment:

- a) Conduct the public hearing;
- b) Adopt the attached Resolution No. _____, approving 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 (Attachment 1);
- c) Adopt the attached Resolution No. _____, amending the City General Plan land use designations in accordance with the proposed Turn of the Century (Heritage Remainder Area) Project, Spring Lake Specific Plan Amendments (Attachment 2);

d) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) and removing Section 2.43.1(e) of the Spring Lake Specific Plan Land Use Element pertaining to the rezoning of the 2-acre Neighborhood Commercial sites (Attachment 3);

e) Adoption of Ordinance No. _____, authorizing the Second Amendment to the Development Agreement between the City of Woodland and Turn of the Century, LLC (Attachment 4).

2: Purchase and Sales Agreement for Acquisition of Park N-3:

a) Approve Resolution No. _____, authorizing the City Manager to execute the attached Purchase and Sales Agreement with Turn of the Century, LLC for the acquisition of approximately 10 acres to allow the City to proceed with development of Spring Lake Park N-3.

3: Spring Lake Park N-3 Master Plan:

a) Review and approve the attached proposed Master Plan for Spring Lake Park N-3; and

b) Approve Resolution No. _____, authorizing the City Manager to enter into a Consultant Service Agreement with Callander Associates Landscape Architecture in the amount not to exceed \$243,000 for preparation of the final design and construction drawings.

Attachments: [Attachment 1 - CC Reso CEQA Addendum](#)

[Attachment 2 - CC Reso General Plan Amendment](#)

[Attachment 3 - CC Reso SLSP Amendment](#)

[Attachment 4 - Ord. Amending DA](#)

[Attachment 5 - Proj App Justification Leg](#)

[Attachment 6 - Public Comment Letters Emails](#)

[Attachment 7 - Resolution Approving PSA for N3 Park](#)

[Attachment 9 - N3 Callander Resolution](#)

[Attachment 10 - Springlake Park N3 Master Plan](#)

[Attachment 11- Springlake N3 Park Phasing Plan](#)

K. REPORTS OF THE CITY MANAGER

12. [16-142](#) SUBJECT: Amendment of Purchase Order for Additional Water Distribution Mainline Flushing

Recommendation for Action: Staff recommends that the City Council approve amendment to Contract #000456 increasing it from \$49,500.00 to \$77,500.00 for additional water distribution mainline flushing.

Attachments: [ValveTek Resolution](#)

13. [16-135](#) SUBJECT: Community Service Awards Nominating Committee

Recommendation for Action: Staff recommends that the City Council appoint a new Nominating Committee at the October 6 regular City Council meeting for the 2016 Community Service Awards.

L. 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 October 6, 2015 was posted on October 2, 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.