



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda

City Council

Tuesday, December 15, 2015

6:00 PM

Council Chambers

HSSEQUENC

CLOSED SESSION

5:00PM

A. CALL TO ORDER

B. CLOSED SESSION

B. 1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS, Pursuant to
Government

Code Section 54956.8

Property: APN 042-030-012

Agency Negotiator: City Manager, Community Development Director, and City
Attorney

Negotiating Parties: Tuleyome

Under Negotiation: Price and Terms of Payment

SEE PAGE 2 FOR CONTINUATION OF AGENDA ITEMS

HSSEQUENC**B. 2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS, Pursuant to Government****Code Section 54956.8**

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 Project Manager: Associate Civil Engineer

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

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY**DECEMBER 15, 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**

HSSEQUENC

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.

[16-266](#)

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 REPORTS1. [16-251](#)

SUBJECT: Commission on Aging Meeting Minutes for October 15, 2015

Recommendation for Action: Staff recommends that the City Council receive the October 15, 2015 Commission on Aging Minutes that were approved on November 19, 2015.

Attachments: [101515 Minutes](#)

2. [16-245](#)

SUBJECT: Parks & Recreation Commission Meeting Minutes for October 26, 2015

Recommendation for Action: Staff recommends that the City Council receive the October 26 Parks & Recreation Commission Minutes that were approved on November 23, 2015.

Attachments: [102615 PRC Minutes](#)

G. PRESENTATIONS3. [16-262](#)

SUBJECT: Proclamation of Appreciation for Dr. Dennis Dwyer and Mr. Eric Paulsen

Recommendation for Action: Staff recommends that the City Council recognize Dr. Dennis Dwyer and Mr. Eric Paulsen with Proclamations of Appreciation for their willingness to assist with lifesaving efforts until Fire and AMR arrived on scene.

Attachments: [Proclamation of Appreciation - Dwyer](#)

[Proclamation of Appreciation - Paulsen](#)

4. [16-253](#)

SUBJECT: Proclamation of Recognition for George Bierwirth, III for Service to the City of Woodland

Recommendation for Action: Staff recommends that the City Council adopt a proclamation in recognition of George Bierwirth, III for his many years of dedicated, unwavering service to the City of Woodland.

Attachments: [Bierwirth Proclamation](#)

HSSEQUENC**H. CONSENT CALENDAR**

5. [16-254](#) SUBJECT: Public Works Quarterly Status Report for the period of September through November 2015

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

Attachments: [Sept-Nov PW Quarterly Status Report](#)

6. [16-261](#) SUBJECT: Budget Appropriation Approval for First Time Homebuyer Loan Assistance Program

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the following appropriations to the Housing Assistance Grant Fund (324) and the HOME Grant Fund (323), re-program an existing appropriation for the Spring Lake Offsite Affordable Housing Fund (321), and authorize staff to amend the budget as necessary: (1) \$73,412 in BEGIN Program Income for a total appropriation of \$73,412 to Fund 324, (2) \$417,465 in HOME Program Income for a total appropriation of \$417,465 to Fund 323, and (3) \$77,500 in re-programming from a previous Spring Lake Offsite Affordable Housing Fund appropriation for a total re-programming of \$77,500 to Fund 321 to cover estimated expenditures for first time homebuyer loans and housing consultant costs during FY 2015/16.

Attachments: [CC Reso 15Dec15](#)

7. [16-268](#) SUBJECT: Spring Lake Park N-1 - Purchase and Sales Agreement and Parks Master Plan

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

1. Approve Resolution No. _____, authorizing the City Manager to execute the attached Purchase and Sales Agreement with Optimistic Partners, LLC for the acquisition of approximately 7.55 acres to allow the City to proceed with development of Spring Lake Park N-3; and

2. Review and approve the attached proposed Master Plan for Spring Lake Park N-1.

Attachments: [WOODLAND CALWEST Resolution Approving PSA for N1 Park-c1](#)
[Park N1 Purchase and Sale Agreement](#)
[Resolution approving Park N1 Masterplan](#)
[15.036 Springlake N1 Park-Master Plan- Phasing Plan 15 10-01](#)

8. [16-164](#) SUBJECT: Second Reading of Ordinance No. _____ approving the Second Amendment to the Development Agreement between the City of Woodland and Turn of the Century, LLC and Spring Lake Park N-3

HSSEQUENC

Purchase and Sales Agreement Amendment

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

1. Conduct the second reading of Ordinance No. _____, approving the second amendment to the Development Agreement between the City of Woodland and Turn of the Century, LLC pertaining to the Heritage Remainder Area Development Project within the Spring Lake Specific Plan Area (Attachment 1); and
2. Adopt Resolution No. _____, amending the Purchase and Sales Agreement for Spring Lake Park N-3.

Attachments: [Ordinance Approving Second Amendment to Development Agreement WOODLAND HERITAGE REMAINDER AREA Resolution Approving Amendm](#)
[WOODLAND First Amendment to N3 PSA-c2](#)

9. [16-252](#) SUBJECT: Spring Lake Maintenance CFD Annual Accountability Report

Recommendation for Action: Staff recommends that the City Council accept the Spring Lake Maintenance Community Facilities District Local Agency Special Tax and Bond Accountability Report for the Fiscal Year Ended June 30, 2015.

Attachments: [SB 165 Report 2014-15](#)

10. [16-256](#) SUBJECT: Approve Contract Amendment #3 with Kennedy/Jenks Consultants for the Industrial Park Recycled Water Project, CIP 15-10

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute contract amendment #3 with Kennedy/Jenks Consultants for the Industrial Park Recycled Water Project, CIP 15-10, for a total amount not to exceed \$60,000.

Attachments: [Resolution](#)

11. [16-255](#) SUBJECT: Increase the Fiscal Year 2015/16 Water Conservation Rebate Budget Appropriation by \$15,000

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing an additional FY 2015/16 appropriation of \$15,000 for water conservation rebates in the Water Conservation Program budget.

Attachments: [Resolution - Water conservation rebate funds](#)

I. REPORTS OF THE CITY MANAGER

12. [16-264](#) SUBJECT: Lower Cache Creek Feasibility Study - Authorization

HSSEQUENC

Requesting the U.S. Army Corps of Engineers to Pause Feasibility Study; Approve Contract Amendment with Wood Rodgers; and Approval of Supplemental Budget Appropriation

Recommendation for Action: Staff requests that the City Council:

- (1) Authorize the City Manager to sign a letter to the U.S. Army Corps of Engineers (Corps) to request a pause for the Corps Lower Cache Creek Feasibility Study;
- (2) Authorize the City Manager to execute Amendment #6 to the consultant services agreement with Wood Rodgers for the Lower Cache Creek Feasibility Study for an additional amount up to \$170,000; and
- (3) Approve an supplemental budget appropriation in the amount of \$500,000 from the Sewer Enterprise Fund for the Lower Cache Creek Feasibility Study, CIP #09-15.

Attachments: [A - Resolution for Wood Rodgers Contract Amendment](#)

[B - Wood Rodgers proposal](#)

[C - Resolution approving additional budget appropriation](#)

13. [16-269](#)

SUBJECT: General Plan Update 2035 - Transportation and Circulation Element Workshop

Recommendation for Action: Staff recommends that the City Council:

- (1) Receive a presentation regarding the General Plan Transportation and Circulation Element (TCE); and
- (2) Direct to staff to evaluate as part of the General Plan Update a citywide level of service standard of D for the roadway system with exceptions for further reductions to align with fiscal constraints and community values.

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 December 15, 2015 was posted on December 12, 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

HSSEQUENC

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.