



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda

City Council

Tuesday, March 15, 2016

6:00 PM

Council Chambers

CITY COUNCIL CLOSED SESSION AGENDA 5:00PM

A. CALL TO ORDER

B. CLOSED SESSION

B.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Properties: Yolo County Assessor's Parcel Numbers 027-340-030, 027-340-011, 027-340-020, 005-720-099, 005-720-021, 005-720-023, 005-720-005, 005-750-003, 005-692-054, 005-692-060, 005-692-002, 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 Right-of-Way Agent Bender Rosenthal, Inc., and City's Project Manager

Negotiating Parties: Pioneer Self Storage, Syar, Bunge Milling, Pacific Gas and Electric, Geraldine R. Ferro & Geraldine R. Ferro Revocable Trust, Thomas W. Canevari & Joan E. Canevari, Nick Canevari & Dorothy Canevari, Elizabeth J. Crum & Elizabeth J Crum Revocable Trust, Devinder Sahota & Susvir Sahota, Jose Rolon Orozco & Hector M. Gonzalez, Elizabeth Crum, 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):

2 potential cases

**B.3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS,
Pursuant to Section 54956.8**

Property: Approximately 4.7 acres of land located at 1585 East Gibson Road, Woodland, CA 95776, known generally as the District's former Willow Spring School site

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

Negotiating Parties: Woodland Joint Unified School District (WJUSD)

Under Negotiations: Price and Terms of Payment

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
MARCH 15, 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.

[16-414](#)

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. [16-413](#)

SUBJECT: Sacramento-Yolo Mosquito & Vector Control District Presentation

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

G. CONSENT CALENDAR

2. [16-399](#) SUBJECT: General Plan Update Progress Report

Recommendation for Action: Staff recommends that the City Council receive progress report #4 regarding the General Plan Update Project

Attachments: [A - General Plan Update - Visioning Statement and Guiding Principles](#)

3. [16-397](#) SUBJECT: Public Works Quarterly Status Report for the period of December 2015 through February 2016

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

Attachments: [Dec-Feb PW Qtrly Report](#)

4. [16-375](#) SUBJECT: Approve the addition of a Senior Associate Civil Engineer and deletion of an Associate Civil Engineer in the Community Development Department

Recommendation for Action: Staff recommends that the City Council approve the addition of a Senior Associate Civil Engineer position and deletion of an Associate Civil Engineer position in the Community Development Department

5. [16-411](#) SUBJECT: Police Supervisors Association Unit Modification allowing representation of Mid Management Non Sworn Police Employees

Recommendation for Action: Staff recommends that the City Council approve the unit modification to allow the Police Supervisors Association to represent Mid Management Non Sworn Police employees.

Attachments: [Petition for unit modification](#)

6. [16-403](#) SUBJECT: Adopt Ordinance No. 1598, Approving a Zoning Ordinance Amendment to Allow the Construction of an 80-unit Apartment Project on 4.49 acres at 180 West Beamer Street, the site of the Former Yolo General Hospital/Peterson Clinic

Recommendation for Action: Staff recommends that the City Council conduct the second reading and adopt Ordinance No. 1598, approving an amendment to the Zoning Ordinance Zoning Map for the 180 West Beamer Street Apartments Project (Attachment A).

Attachments: [A - Ordinance No. 1598](#)

7. [16-387](#) SUBJECT: Adopt Resolution No. _____, a resolution accepting Public Improvements and Authorizing the City Clerk to file the Notice of Completion for Subdivision No. 4818 (Heritage Park Phase 2)

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, accepting the public improvements constructed by Subdivision Map 4818 and authorize the City Clerk to file the Notice of Completion.

Attachments: [A - Resolution](#)

[B - Location Map](#)

8. [16-410](#) SUBJECT: Memorandum of Understanding (MOU) with Yolo County Regarding Bail Bond Judgments

Recommendation for Action: Staff recommends the City Council adopt Resolution No. _____, approving and authorizing the City Manager to execute the attached Memorandum of Understanding Regarding Bail Bond Judgments concerning the apportionment of costs and fees and related reimbursements between the City and the County of Yolo for bail bond judgments.

Attachments: [Woodland MOU-c2](#)

[Woodland - Reso Approving MOU re Bail Bond Judgments-c1](#)

H. PUBLIC HEARINGS

9. [16-412](#) SUBJECT: Downtown Woodland Mixed-Use Hotel Project - Disposition and Development Agreement and Conditional Use Permit (APNs 005-645-010, -011, -012, -014 and -015)

Recommendation for Action: Staff recommends that the City Council:

1. Receive the Staff Report; and
2. Conduct the Public Hearing; and
3. Adopt Resolution No. _____, approving a Conditional Use Permit (CUP), Site Plan and Design Review application (PLNG16-00006) allowing a five-story, 81-room, mixed use hotel project in the Central Business District, Downtown Specific Plan Area, District A4, including a reduction in the number of required on-site parking spaces, and a modification to sign height limit requirements, based on the findings presented and a determination of project consistency with the Downtown Specific Plan; and
4. Adopt Resolution No. _____, authorizing the City Manager to enter into a Disposition and Development Agreement (DDA) with Ganesh Hospitality, LLC, a California limited liability company for the sale of city owned property at 1001 and 1017 Main Street to allow for the development of a mixed-use hotel project.

Attachments: [1 - City Council Resolution Approving CUP](#)
[2 - Conditions of Approval](#)
[3 - CC Resolution Approving the DDA](#)
[4 - Disposition Development Agreement](#)
[5 - Hotel Plan Set \(Site Plan, Floor Plan, Elevations\)](#)
[6 - Architectural Design Statement](#)
[7 - Downtown Specific Plan District Map](#)
[8 - Project General Application and Justification Statement](#)
[9 - 1001 and 1017 Main Street Historical Resource Analysis](#)
[10 - Structured Parking Alternative](#)
[11 - CEQA Notice of Exemption](#)

I. REPORTS OF THE CITY MANAGER

- 10.** [16-415](#) SUBJECT: Appointments, Reappointments and Resignations of Board and Commission Members

Recommendation for Action: Staff recommends that the City Council consider the appointment and reappointment and accept the resignations of members to the various Boards and Commissions.

Attachments: [Board and Commission Applicants](#)

- 11.** [16-401](#) SUBJECT: Award Construction Contract for 2016 Road Maintenance Project, CIP 16-01

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, to award the construction contract in the amount of \$1,667,739.13 for the base bid plus Alternates A and B to Intermountain Slurry Seal, Inc. for the 2016 Road Maintenance Project, CIP 16-01, authorize a contract contingency up to 20%, and authorize the City Engineer to execute the construction contract and change orders; and
2. Authorize the reallocation of \$150,000 of Water Enterprise Funds from the Water System Leak Detection and Repairs, CIP 09-23, to the 2016 Road Maintenance Project, CIP 16-01, to fund costs associated with water conflicts with the project; and
3. Appropriate \$110,000 of additional Measure E Funds to the project to fund two bid alternates; and
4. Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of \$295,250 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 - 03-15-16 Resolution Revised](#)

[B - Consultant Agmt for CM-Inspection Svcs](#)

12. [16-416](#) SUBJECT: FY 2016/17 SPRING BUDGET WORKSHOP

Recommendation: Staff recommends that the Council receive a presentation on the FY2016/17 Budget and Five-Year Forecast and provide direction to staff to guide refinement of the FY2016/17 budget proposal as well as development of the November ballot measure to extend half-cent sales tax.

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 March 15, 2016 was posted on March 11, 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.