



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda

City Council

Tuesday, June 7, 2016

6:00 PM

Council Chambers

CITY COUNCIL STUDY SESSION 4:00PM

A. CALL TO ORDER

1. [16-538](#) SUBJECT: Workshop on Affordable Housing Issues

Recommendation for Action: Staff recommends that the City Council hold a workshop on the subject of affordable housing to inform and guide direction on steps needed to best achieve affordable housing policy goals.

Attachments: [A - Affordable Housing Ordinance 6A](#)

[B - Survey Comparing Cities](#)

CITY COUNCIL CLOSED SESSION 5:30PM OR UPON CONCLUSION OF STUDY SESSION

A. CALL TO ORDER

B. CLOSED SESSION

B.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)

Properties: Yolo County Assessor's Parcel Numbers 027-340-023

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: T&J Rental Investments LLC

Under Negotiation: Price and terms of payment

B.2 CONFERENCE WITH LABOR NEGOTIATORS, Pursuant to Government Code Section 54957

Agency Designated Representatives: Paul Navazio and Sheila McShane

Employee Organization(s): Professional Firefighters' Association (WPFA) and Woodland City Employees' Association (WCEA)

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
JUNE 7, 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.

[16-544](#)

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

[16-525](#)

SUBJECT: Historic Preservation Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Historic Preservation Commission meetings of August 19, 2015, October 21, 2015, November 18, 2015, December 16, 2015, January 20, 2016 and March 16, 2016.

Attachments: [A - August 19, 2015 Meeting Minutes](#)

[B - October 21, 2015 Meeting Minutes](#)

[C - November 18, 2015 Meeting Minutes](#)

[D - December 16, 2015 Meeting Minutes](#)

[E - January 20, 2016 Meeting Minutes](#)

[F - March 16, 2016 Meeting Minutes](#)

[16-530](#)

SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the following Planning Commission meetings of February 18, 2016, March 3, 2016 and March 17, 2016.

Attachments: [A - February 18, 2016 Meeting Minutes](#)

[B - March 3, 2016 Meeting Minutes](#)

[C - March 17, 2016 Meeting Minutes](#)

G. MINUTES

1. [16-545](#)

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 meetings of May 3, 2016 and May 17, 2016.

Attachments: [05-03-16 DRAFT MINUTES FOR APPROVAL](#)

[05-17-16 DRAFT MINUTES FOR APPROVAL](#)

H. PRESENTATIONS

2. [16-451](#)

SUBJECT: Proclamation Celebrating the Woodland Senior Center Computer Club's 25th Year

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation recognizing 25 years of service from the Woodland Senior Center Computer Club.

Attachments: [WSCCC Proclamation 2016](#)

I. CONSENT CALENDAR

3. [16-553](#)

SUBJECT: Appointment of Library Board Member

Recommendation for Action: Staff recommends that the City Council consider and appoint a member to the Library Board as recommended by the Council Sub-Committee.

4. [16-519](#)

SUBJECT: Approve the Purchase and Installation of Precast Restrooms for City, Campbell and Everman Parks

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute a contract with Public Restroom Company for the purchase of three precast restrooms for City, Campbell and Everman Parks utilizing BuyBoard Purchasing Cooperative not to exceed \$358,901.

Attachments: [Restroom Resolution](#)
[Bathroom Pictures](#)

5. [16-521](#) SUBJECT: Update to Manufactured Home Fair Practices Commission Fees for Net Operating Income and Fair Return Applications

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, (1) rescinding City Council Resolutions 4342 (dated April 2, 2002) and 4429 (dated April 15, 2003) and (2) establishing Manufactured Home Fair Practices Commission Net Operating Income and Fair Return applications on a time and materials basis with minimum initial deposits of \$10,000 (Net Operating Income) and Fair Return (\$16,000).

Attachments: [CC Reso 7Jun16](#)

6. [16-522](#) SUBJECT: Intent to Levy Assessment: Spring Lake and Gateway Lighting & Landscaping Districts

Recommendation for Action: Staff recommends that the City Council approve and adopt:

- 1) Resolution No. _____, to Initiate Proceedings for the Annual Levy and Collection of Assessments;
- 2) Resolution No. _____, to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments;
- 3) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on June 21, 2016 for the Spring Lake Lighting & Landscaping Districts;
- 4) Resolution No. _____, to Initiate Proceedings for the Annual Levy and Collection of Assessments;
- 5) Resolution No. _____, to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments; and
- 6) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on June 21, 2016 for the Gateway Lighting & Landscaping Districts.

Attachments: [Resolutions of Intent Spring Lake 2016](#)
[Spring Lake Engineer's Report 16-17](#)
[Resolutions of Intent Gateway 2016](#)
[Gateway Engineers Report 1617](#)

7. [16-532](#) SUBJECT: Approval of Emergency Solutions Grant Application for Fourth & Hope's Emergency Shelter Services Program

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

1. Approve the submittal of a 2016 Emergency Solutions Grant

application by Fourth and Hope for its Emergency Shelter Services Program; and

2. Direct the City Manager to sign a Certification of Local Approval for the grant application.

Attachments: [Certification Form](#)

8. [16-540](#) SUBJECT: Product Durability Letter

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, supporting the Product Durability letter written on behalf of the Sustainability Committee and supporting letter be sent to local newspapers on behalf of the committee and the City Council.

Attachments: [Product Durability Resolution](#)
[Product Durability by John McKean](#)

9. [16-542](#) SUBJECT: State Theatre - Disposition and Development Agreement Amendment

Recommendation for action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute the attached Amendment to the Disposition and Development Agreement with Woodland State Theatre, LLC.

Attachments: [WDL Reso Approving Amendment 2 to State Theatre DDA-c2](#)
[Amendment 2 to Woodland State Theatre DDA-Extension-c2](#)

10. [16-556](#) SUBJECT: Waste Management Delinquent Garbage/Refuse Accounts - Call for a Public Hearing

Recommendation for Action: Staff recommends that the City Council set a Public Hearing for July 5, 2016 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

11. [16-520](#) SUBJECT: Treasurer's Investment Report Quarter Ending March 31, 2016

Recommendation for Action: Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2016.

Attachments: [Woodland Ex Summary March 31 2016](#)
[Q3 FY 2016 06.07.2016](#)

12. [16-537](#) SUBJECT: Approve Installment Sale Agreement and Grant Water Recycling Construction Financing for the Industrial Park Recycled Water Project (CIP #15-10)

Recommendation for Action: Staff recommends that the City Council

adopt Resolution No. _____, authorizing the City Manager to sign the Clean Water State Revolving Fund, Proposition 1 Water Recycling, California State Water Resources Control Board (SWRCB) Installment Sale Agreement and Grant Water Recycling Construction Financing - Clean Water State Revolving Fund Project No. C-06-8075-110, Agreement No. D15-01031.

Attachments: [A - Resolution](#)

[B - SWRCB Installment Sale Agreement & Grant Water Recycling Const. Fin.](#)

13. [16-527](#) SUBJECT: ASR Wells #29 and #30 Well Equipping and Building, CIP# 15-02 Approve Plans and Specifications and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving plans & specifications and authorizing bid advertisement for CIP 15-02, New ASR Wells #29 and #30 Well Equipping and Building.

Attachments: [A - RESOLUTION](#)

14. [16-546](#) SUBJECT: Approve Changes to the Utility Assistance Program

Recommendation for Action: Staff recommends that the City Council modify the Utility Assistance Program to decrease discount to \$60/month for up to six (6) months in a rolling 12-month period.

J. PUBLIC HEARINGS

15. [16-526](#) SUBJECT: PUBLIC HEARING - 2015 Urban Water Management Plan

Recommendation for Action: Staff recommends that the City Council conduct a public hearing and adopt Resolution No. _____, approving the 2015 Urban Water Management Plan.

Attachments: [reso UWMP 060716](#)

[City of Woodland Draft UWMP](#)

[City of Woodland Draft UWMP Appendices](#)

16. [16-502](#) SUBJECT: PUBLIC HEARING - Adopt a resolution increasing solar photovoltaic permit fees to reflect actual costs incurred by the City Building Division performing inspections and plan reviews

Recommendation for Action: Staff recommends that the City Council hold a Public Hearing and adopt Resolution No. _____, establishing solar photovoltaic permit fees to reflect actual costs incurred by the City Building Division performing inspections and plan reviews.

Attachments: [1- Resolution](#)[1A - Exhibit A](#)[2 - Sierra Club 2011 and Study for Yolo County](#)[3 - Staff's Internal Permit and Plan Review Cost Analysis](#)**17.** [16-543](#)

SUBJECT: PUBLIC HEARING - Renewal of the 2016-2017 Annual Assessment for the Woodland Visitor Attraction District (BID)

Recommendation for Action: Staff recommends that the City Council:

1. Hold a Public Hearing to receive comments concerning the renewal of the 2016-2017 Annual Assessment for the Woodland Visitor Attraction District (BID); and
2. Adopt Resolution No. _____, confirming the 2016-2017 Annual Assessment Report; and
3. Adopt Resolution No. _____, authorizing the City Manager to sign the Administrative Agreement with Yolo County Visitors Bureau and retain a Marketing and Promotions Coordinator to implement the Woodland Visitor Attraction District.

Attachments: [Reso Approving Assessment June 7.2016](#)[YCVB 2016-17 Annual Report_Woodland](#)[YCVB Budget 2016-17](#)[Gibson House YCVB Letter of Support](#)[HWDBA Support Letter](#)[Holiday Inn.Fairfield Inn YCVB Letter of Support](#)[RESOLUTION service agmt YCV 16.17](#)[YCVB Administration Agreement 16.17_6.7.16](#)[Exhibit A - Scope of Work draft 6.7.16](#)**18.** [16-550](#)

SUBJECT: Digital Freeway Sign at 530 Quality Circle - Conditional Use Permit, Site Plan and Design Review, and Operating Agreement. The project includes a request by applicant Scott Vanderbeek, for approval of a Conditional Use Permit, Site Plan and Design Review application, and approval of an Operating Agreement between the applicant and the City of Woodland to allow for a 45-foot tall digital freeway sign along the southern property line of 530 Quality Circle, just north of the Interstate 5 freeway corridor and just west of the new Woodland Motors Dealership within the Industrial, Entryway Overlay Zone (I/EOZ).

Recommendation for Action: Staff recommends that the City Council:

- 1) Conduct the public hearing;
- 2) Take action to approve the Conditional Use Permit, Site Plan and Design Review application for the 530 Quality Circle sign based on preferred design, location and terms of operation and overall

community benefit, including all proposed operating deal points and provide any additional recommendations from the City Council to be negotiated by staff for inclusion in the Operating Agreement;

3) Take action to direct staff to prepare the final approval documents (Resolutions and Operating Agreement) for the digital sign application at 530 Quality Circle; and

4) Continue the item to June 21, 2016, the next regularly scheduled meeting of the City Council, to take final action to adopt the prepared Resolutions and approve the Operating Agreement for the digital freeway sign application at 530 Quality Circle.

Attachments: [1 - Project Site Plan and Elevations, Photosimulations](#)
[2 - Final Project Proposal/Terms](#)
[3 - Digital Freeway Sign Application](#)
[4 - Draft Conditions of Approval](#)
[5 - CEQA Mitigated Negative Declaration](#)
[6 - CEQA Comment Letters](#)
[7 - Permitted Digital Freeway Sign Locations Map](#)
[8 - Public Comment Letters](#)
[9 - Published Public Hearing Notices for Zoning Ordinance Amendment](#)
[10 - Digital Freeway Sign Ordinance](#)
[11 - Planning Commission Resolution](#)

19. [16-548](#) SUBJECT: Digital Freeway Sign at 2140 Freeway Drive - Conditional Use Permit, Site Plan and Design Review, and Operating Agreement. The project includes a request by applicant, P.C. Dixon I, LLC and Pacific Horizon Group, LLC, for approval of a Conditional Use Permit, Site Plan and Design Review application, and approval of an Operating Agreement between the applicant and the City of Woodland to allow for a 65-foot tall digital freeway sign at the southeast corner of 2140 Freeway Drive adjacent to (north of) Interstate 5, within the Commercial Highway, Entryway Overlay Zone (C-H/ EOZ)

Recommendation for Action: Staff recommends that the City Council:

- 1) Conduct the public hearing; and
- 2) Direct staff to prepare the Resolution for Denial for the 2140 Freeway Drive digital sign application; and
- 3) Continue the item to June 21, 2016, the next regularly scheduled meeting of the City Council, to take final action to adopt the resolution for denial.

Attachments: [1 - Project Site Plan and Elevations, Photosimulations](#)
[2 - Final Project Proposal/Terms](#)
[3 - Digital Freeway Sign Application](#)
[4 - Draft Conditions of Approval](#)
[5 - CEQA Mitigated Negative Declaration](#)
[6 - CEQA Comment Letters](#)
[7 - Permitted Digital Freeway Sign Locations Map](#)
[8 - Public Comment Letters](#)
[9 - Published Public Hearing Notices for Zoning Ordinance Amendment](#)
[10 - Digital Freeway Sign Ordinance](#)
[11 - Planning Commission Resolution](#)

K. REPORTS OF THE CITY MANAGER

20. [16-554](#) SUBJECT: Measure E Renewal

Recommendation for Action: Staff recommends that the City Council:

- 1) Introduce Ordinance No. _____, re-authorizing and extending the City of Woodland's half-cent sales tax for general city services, programs and facilities for a period of twelve years, subject to approval by the voters at the November 8, 2016 municipal election; and
- 2) Provide comment on draft ballot language; and
- 3) Direct staff to return to Council with resolution calling for the consolidation of the election, and placing a single measure on the November 8, 2016 ballot.

Attachments: [WOODLAND Ordinance Extending General Sales Tax \(Measure E\)-c2](#)

21. [16-557](#) SUBJECT: Process for Filling Council Vacancy by Appointment

Recommendation for Action: Staff recommends that the City Council receive an informational report and provide direction on initiating the process for filling the pending City Council vacancy through an appointment.

Attachments: [DRAFT Council Application](#)

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 June 7, 2016 was posted on June 3, 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.