



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda

City Council

Tuesday, July 5, 2016

6:00 PM

Council Chambers

CITY COUNCIL CLOSED SESSION 5:30PM

A. CALL TO ORDER

B. CLOSED SESSION

B.1 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)

B.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)

Properties: Yolo County Assessor's Parcel Numbers 005-750-003, 005-692-002
Agency Negotiators: City Manager, Community Development Director, City Engineer, City Attorney, and City's Project Manager
Negotiating Parties: Elizabeth J. Crum & Elizabeth J Crum Revocable Trust
Under Negotiation: Price and terms of payment

B.3 CONFERENCE WITH LEGAL COUNSEL

– Existing Litigation (Gov. Code § 54956.9(d)(1))

1. City of Woodland v. Elizabeth J. Crum, et al., Yolo County Superior Court
Case No. ED 16-558

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY

JULY 5, 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.

[16-614](#)

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[16-592](#)

SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the following Planning Commission meetings of April 7, 2016, April 21, 2016 and May 5, 2016.

Attachments: [A - April 7, 2016 Meeting Minutes](#)

[B - April 21, 2016 Meeting Minutes](#)

[C - May 5, 2016 Meeting Minutes](#)

[16-594](#)

SUBJECT: Commission on Aging Meeting Minutes for April 21, 2016

Recommendation for Action: Staff recommends that the City Council receive the April 21, 2016 Commission on Aging Minutes that were approved on June 16, 2016.

Attachments: [42116Minutes.pdf](#)

G. CONSENT CALENDAR

1.

[16-601](#)

SUBJECT: Receive Annual Report from the Manufactured Home Fair Practices Commission

Recommendation for Action: Staff recommends that the City Council receive and file the Manufactured Home Fair Practices Commission Annual Report for the 2015 program year and receive a summary

update on the 2016 program year.

Attachments: [2015 Annual Report](#)

[2015 Meeting Minutes](#)

2. [16-564](#) SUBJECT: Main Street Streetscape Project, CIP 15-16; Final Acceptance and Notice of Completion

Recommendation for Action: Staff recommends that the City Council (1) approve Resolution No. _____, accepting the Main Street Streetscape Project, CIP 15-16, as complete and authorizing the City Clerk to file a Notice of Completion and (2) appropriate \$25,000 of Measure E funding to the project.

Attachments: [Resolution](#)

3. [16-575](#) SUBJECT: Downtown Streetscape Project, CIP 08-58; Final Acceptance and Notice of Completion

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, accepting the Downtown Streetscape Project, CIP 08-58, as complete and authorizing the City Clerk to file a Notice of Completion

Attachments: [A - Resolution](#)

4. [16-579](#) SUBJECT: Woodland Aquatic Center Feasibility Study

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute a contract with Aquatic Design Group for the Woodland Aquatic Center Feasibility Study, for a total amount not to exceed \$25,000.

Attachments: [Aquatic scope of work](#)

[pool feasibility study 2016 resolution](#)

5. [16-585](#) SUBJECT: Reaffirm Policy for naming Parks and Recreation Facilities

Recommendation for Action: Staff recommends that the City Council reaffirm the policy for naming parks and recreation facilities that was approved by the City Council on March 21, 1995.

Attachments: [naming 1995](#)

6. [16-603](#) SUBJECT: Fiscal Year 2015/16 Report on Affordable Housing Loan Portfolio

Recommendation for Action: Staff recommends that the City Council receive the Fiscal Year 2015/16 report on the City's affordable housing loan portfolio.

Attachments: [City Affordable Housing Loans 5Jul16](#)

7. [16-607](#) SUBJECT: Adopt the revisions to the Deputy Director of Community Development, Deputy Director of Public Works, Operations and Maintenance and Approve two new job descriptions, Deputy Director of Public Works, Utilities and Environmental Sustainability Manager

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

1. Adopt the revisions to the Deputy Director of Community Development, and Deputy Director of Public Works, Operations and Maintenance; and
2. Approve two new Job Descriptions ((1) Deputy Director of Public Works, Utilities and (2) Environmental Sustainability Manager) and their associated salary ranges; and
3. Approve a Side Letter which modifies the job classifications covered by the MOU between the City and the Mid-Management Professional Association (MMPA).

Attachments: [Dep Dir PW Utilities](#)

[Deputy Director CDD Planning Job des](#)

[Environmental Sustainability Manager Job Description](#)

[DEPUTY DIRECTOR OF PUBLIC WORKS O M](#)

[Mid Mgmt Side Letter Job Classification](#)

8. [16-598](#) SUBJECT: Reject All Bids and Re-Authorize Bid Advertisement for Well #24 and Well #26 Water Main Project, CIP #16-09

Recommendation for Action: Staff recommends that the City Council Adopt Resolution No. _____, that includes the following actions:

- (1) Reject all bids from the June 14, 2016 bid opening for the Well #24 and Well #26 Water Main Project; and
- (2) Re-Authorize bid advertisement for the Well #24 and Well #26 Water Main Project; and
- (3) Approve additional \$47,602 Contingency for the Consultant Services Agreement with Hatch Mott McDonald; and
- (4) Approve CM and Inspection Services Contract with Psomas for an amount not to exceed \$100,000; and
- (5) Reallocate \$460,000 from CIP 11-14 to CIP 16-09; and
- (6) Approve a new appropriation in FY 16/17 for \$1,000,000 from the water enterprise fund.

Attachments: [A - Resolution](#)

H. PUBLIC HEARINGS

9. [16-604](#) SUBJECT: PUBLIC HEARING - Prudler Tentative Subdivision Map Project (PLNG 14-00090): A request to amend the General Plan and Spring Lake Specific Plan, rezone the project site, and approve a Tentative Subdivision Map (TSM #4856), Conditional Use Permit and

Development Agreement to allow the development of 183 detached single-family units in two phases and a 1.46 acre park, on an approximately 38-acre site located at the northeast corner of East Street and Sports Park Drive/ County Road (CR) 24A in the City of Woodland

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, certifying the Environmental Impact Report (EIR), adopting Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP); and
2. Adopt Resolution No. _____, amending the General Plan Land Use Diagram from General Commercial (GC) to Low Density Residential (LDR), 3-8 dwelling units/acre and amending the Circulation Element to reduce the segment of East Street, located south of the County Fair Mall to CR 24A, from four lanes to two lanes; and
3. Adopt Resolution No. _____, amending the Spring Lake Specific Plan (SLSP) East Street cross-section; and
4. Introduce Ordinance No. _____, Rezoning from General Commercial (C-2) to Single Family Planned Development (R-1) and adoption of Planned Development Standards (PD); and
5. Adopt Resolution No. _____, approving Tentative Subdivision Map # 4856 to subdivide the 38-acre site into 183 residential lots and a 1.46 acre park site and approving a Conditional Use Permit for development criteria within the Planned Development Zone; and
6. Introduce Ordinance No. _____, approving a Development Agreement.

Attachments: [Attachment 1 - EIR Resolution](#)[ATT 1A - - Findings of Fact and Statement of Overriding Considerations](#)[ATT 1B - Mitigation Monitoring and Reporting Plan](#)[Attachment 2 - GPA Resolution](#)[ATT 2A - GPA Circulation Diagram](#)[ATT 2B - GPA Land Use](#)[Attachment 3 - SLSPA Resolution](#)[ATT 3A- SLSP East Street Cross Section](#)[Attachment 4 - Rezone Ordinance](#)[ATT 4A - Rezone Exhibit](#)[ATT 4B - Planned Development Exhibit and Standards](#)[Attachment 5 - TM and CUP Resolution](#)[ATT 5A - Tentative Subdivision Map # 4856 \(4 sheets\)](#)[Attachment 6 - DA Ordinance](#)[Attachment 6B - Development Agreement](#)[ATT 7 - Conditions of Approval v 6.14.16](#)[ATT 8 - PC Report cover 4.7.16](#)[ATT 9 - Legal Services of Northern Ca](#)[ATT 10 - City Response to LSNC Letter](#)[ATT 11 - Applicant Response to Legal Services June 2016](#)[ATT 12 - Letter to Council from LSNC June 20, 2016.pdf](#)[ATT - 13 City Attorney Response to LSNC June 29, 2016.pdf](#)

10. [16-615](#) SUBJECT: PUBLIC HEARING - Waste Management Liens

Recommendation for Action: Staff recommends that the City Council conduct a Public Hearing to receive input from property owners and adopt Resolution No. _____, "A Resolution Requesting Collection of Charges on Tax Roll".

Attachments: [Resolution 2016 2017 Waste Management Liens](#)

I. REPORTS OF THE CITY MANAGER

11. [16-605](#) SUBJECT: Consideration of Permit Application to U.S. Fish & Wildlife Service for the Yolo Habitat Conservation Plan / Natural Communities Conservation Plan

Recommendation for Action: Staff recommends the City Council approve Resolution No. _____, authorizing the City Manager to complete and submit the required habitat conservation permit application to the U.S. Fish & Wildlife Service as a permittee under the Yolo Habitat and Natural Communities Conservation Plan (Yolo HCP/NCCP) as attached hereto.

Attachments: [CC Resolution authorizing permit submittal](#)
[HCP application](#)

12. [16-611](#) SUBJECT: Reappointment and Appointment of Board and Commission Members

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

Attachments: [Cronin MHFPC Board and Comm App](#)

13. [16-613](#) SUBJECT: City Council Vacancy - Selection of Mayor Pro Tempore and Other Council Assignments

Recommendation for Action: Staff recommends that the City Council select a Mayor Pro Tempore and assign Council Members to various committees in light of Council Member Bill Marble's recent resignation.

Attachments: [2014-2016 Council Assignments](#)

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 July 5, 2016 was posted on July 1, 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.