



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda - Final City Council

Tuesday, October 15, 2013

5:00 PM

Council Chambers

Joint Regular City Council/Woodland Finance Authority

Special Meeting Agenda

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE

STUDY SESSION

- 1. [13-287](#) SUBJECT: Woodland General Plan Update - Growth Projections;
Alternative Land Use Scenarios; Analysis Criteria for Land Use
Scenarios

Recommendation for Action

Staff recommends that the City Council receive the staff presentation(s) and following discussion and comment, direct staff to take the following actions:

- 1) Growth Projections -Use modified regional projections (contained herein) for General Plan land use and CEQA purposes and include General Plan policies and triggers to monitor and respond to actual growth patterns over time.
- 2) Alternative Land Use Scenarios -Proceed with analysis and testing of three identified land use scenarios.
- 3) Criteria for Analysis of Land Use Scenarios - Proceed with analysis and comparison of alternative land use scenarios as described herein.

Staff Contact

Cindy Norris, Principal Planner - 530 661-5911,
cindy.norris@cityofwoodland.org

Attachments: [ATT A - Land Use Scenarios.pdf](#)
[ATT B - Alternative Comparison Table.pdf](#)
[ATT C - Current GP Land Use Designations.pdf](#)
[ATT E - BAE ALt Projection Memo 9.30.13.pdf](#)
[ATT D - BAE Retail Opportunity Memo 9.30.13.pdf](#)
[ATT F - DPFG 9.16.13 Memo.pdf](#)

D. CLOSED SESSION

D.1

Conference with Labor Negotiators, Pursuant to Government Code Section 54957.6
Agency Designated Representatives: Paul Navazio, Sheila McShane, Kimberly McKinney and Dania Torres Wong
Employee Organization(s): Fire Mid-Management and Mid-Management

D.2

Conference with Real Property Negotiators, Pursuant to Government Code Section 54956.8
Property: APN 027-851-024
Agency Negotiator: City Manager, Community Development Director, Economic Development Manager and City Attorney
Negotiating Parties: Panattoni Development Company
Under Negotiation: Price and Terms

D.3

Conference with Real Property Negotiators, Pursuant to Government Code Section 54956.8
Property: APN 042-030-012
Agency Negotiator: City Manager, Community Development Director, Economic Development Manager and City Attorney
Negotiating Parties: Yolo Habitat/Natural Community Conservation Plan Joint Powers Authority
Under Negotiation: Price and Terms

E. COMMUNICATIONS-PUBLIC COMMENT (At conclusion of Closed Session - but no sooner than 6:30PM)

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.

F. 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.

2. [13-296](#) SUBJECT: Long Range Calendar

Recommendation for Action

Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Staff Contact

Ana Gonzalez, City Clerk - (530) 661-5806,
ana.gonzalez@cityofwoodland.org

Attachments: [Council Long Range Calendar.docx](#)

G. COMMITTEE REPORTS

3. [13-270](#) SUBJECT: Commission on Aging Meeting Minutes: April 11, 2013; May 9, 2013; and June 13, 2013

Recommendation for Action

Staff recommends that the City Council receive the Commission on Aging Meeting Minutes for April 11, 2013; May 9, 2013; and June 13, 2013.

Staff Contact

Christine Engel, Community Services Director - (530) 661-2008,
christine.engel@cityofwoodland.org

Attachments: [041113 1Minutes.pdf](#)
[050913 1Minutes.pdf](#)
[061313 1Minutes.pdf](#)

4. [13-271](#) SUBJECT: Parks & Recreation Commission Meeting Minutes: April 22, 2013; June 24, 2013; and July 22, 2013

Recommendation for Action

Staff recommends that the City Council receive the Parks & Recreation Commission Meeting Minutes for April 22, 2013; June 24, 2013; and July 22, 2013.

Staff Contact

Christine Engel, Community Services Director - (530) 661-2008,
christine.engel@cityofwoodland.org

Attachments: [042213 PRC minutes.pdf](#)
[062413 PRC minutes.pdf](#)
[072213PRC minutes.pdf](#)

H. PRESENTATIONS

5. [13-297](#) SUBJECT: Proclamation declaring October 29, 2013 as Turkish Republic Day

Recommendation for Action

Staff recommends that the City Council declare October 29, 2013 as Turkish Republic Day.

Staff Contact

Ana Gonzalez, City Clerk - (530) 661-5806,
ana.gonzalez@cityofwoodland.org

Attachments: [Proclamation - Turkish Republic Day.doc](#)

6. [13-282](#) SUBJECT: Parks & Recreation Commission Annual Report

Recommendation for Action

Staff recommends that the City council receive the 2013 annual report from the Parks & Recreation Commission and FY 13/14 Work Plan.

Staff Contact

Christine Engel, Community Services Director - (530) 661-2008,
christine.engel@cityofwoodland.org

Attachments: [P&R slides.pdf](#)
[P&R FY13 Workplan.pdf](#)

I. CONSENT CALENDAR

7. [13-259](#) SUBJECT: Community Development Department's Quarterly Status Report

Recommendation for Action

Staff recommends that the City Council receive the Community Development Department's Quarterly Status report.

Staff Contact

Evis Morales, Management Analyst - 530-661-5820,

evismorales@cityofwoodland.org

Attachments: [CDD Quarterly Status Report](#)
[CDD Survey Results](#)

8. [13-227](#) SUBJECT: Building Plan Check Budget Augmentation

Recommendation for Action

Staff recommends that the City Council approve a budget increase of \$33,940 to the Building Division's Plan Check budget for a total of \$50,000 for FY 13/14.

Staff Contact

Paul Siegel, Building Official - (530) 661-5820,
paul.siegel@cityofwoodland.org

9. [13-254](#) SUBJECT: Approve Final Maps 5029 (Heritage 4C & 7) and 5030 (Heritage 4A); and Related Reimbursement Agreements

Recommendation for Action

Staff respectfully recommends that the City Council adopt the attached resolution no _____; Partially approving final subdivision maps 5029 and 5030 and related agreements.

Staff Contact

Bruce D. Pollard, Senior Civil Engineer, (530) 661-5820,
bruce.pollard@cityofwoodland.org

Attachments: [Map display for Subdiv 5029 & 5030](#)
[Subdivision Improvement Agreement 5029](#)
[Subdivision Improvement Agreement 5030](#)
[Agreement Re Reimbursement of SLSP Improvement 5029](#)
[Agreement Re Reimbursement of SLSP Improvement 5030](#)
[Supplemental Improvements Reimbursement Agreement 5029 Heritage 4C & 7](#)
[ResolutionFinalMaps5029and5030.doc](#)

10. [13-281](#) SUBJECT: First Amendment to License and Contract Recreation Agreement

Recommendation for Action

Staff recommends that the City Council authorize the City Manager to execute the first amendment to the License and Contract Recreation Agreement with Phil Cello, Cello International Tennis Academy.

Staff Contact

Dallas Tringali, Recreation Supervisor - (530) 661-2005,
dallas.tringali@cityofwoodland.org

Attachments: [tennis first amendment 2013.docx](#)

11. [13-275](#) SUBJECT: Final Acceptance of the Regional Water Treatment Facility (RWTF)
Site Fill Project, a part of CIP Project 08-07, Surface Water

Recommendation for Action

Staff recommends that City Council accept as complete the public improvements constructed by Lund Construction Company for the Regional Water Treatment Facility (RWTF) Site Fill, a part of CIP Project 08-07 Surface Water, and authorize the City Clerk to file a Notice of Completion.

Staff Contact

Tim Busch, Principal Utilities Civil Engineer - (530) 661-5963,
tim.busch@cityofwoodland.org

12. [13-278](#) SUBJECT: Support for Initiating Residential Component of Clean Energy Yolo PACE Program

Recommendation for Action

Staff recommends that the City Council support the Board of Supervisors' inclusion of residential financing in the Clean Energy Yolo property assessed clean energy (PACE) program.

Staff Contact

Roberta Childers, Environmental Resource Analyst - 661-2060;
roberta.childers@cityofwoodland.org

13. [13-277](#) SUBJECT: Adopt a Resolution Authorizing the Submittal of a Joint Application for Designation of a Recycling Market Development Zone in Yolo County

Recommendation for Action

Staff recommends that Council adopt a Resolution authorizing a joint application for designation of Yolo County cities of Davis, Winters, and Woodland and unincorporated areas as a Recycling Market Development Zone (RMDZ) (Attachment 1).

Staff Contact

Wendy Ross, Economic Development Manager, 530 661-5921,
wendy.ross@cityofwoodland.org

Attachments: [WoodlandResolutionLeadAgency10.15.13.docx](#)

[Notice of Exemption Yolo RMDZ 100713](#)

[Yolo Recycling Zone Map](#)

[Recycling Market Development Zone Program Fact Sheet for PAO August 2012](#)

14. [13-295](#) SUBJECT: Proposed Amendments to Terms for Payment of Deferred Development Impact Fees - 16435 County Road 99

Recommendation for Action

Staff recommends that the City Council:

- 1) Approve amended terms for repayment of deferred development impact fees owed to the City related to the property located at 16435 County Road 99, and
- 2) Authorize staff to execute amendments to the Promissory Note related to this debt obligation.

Staff Contact

Paul Navazio, City Manager - 530 661-5802,
paul.navazio@cityofwoodland.org

Attachments: [Promisory Note Dated March 12, 2009](#)

[Revised Amortization Schedule](#)

J. PUBLIC HEARINGS

At conclusion of Consent Calendar - but no sooner than 7:30PM

15. [13-273](#) SUBJECT: Final Action for the 2013-2021 Housing Element Update

Recommendation for Action

Staff recommends that the City Council

- 1) Hold a public hearing
- 2) Approve a Resolution Adopting the California Environmental Quality Act (CEQA) Negative Declaration (Attachment "A") for the 2013 Housing Element
- 3) Approve a Resolution Amending the existing General Plan to replace the

existing Housing Element with the final 2013 Housing Element (Attachment "B")

4) Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g)

Staff Contact

Cindy A. Norris, Principal Planner, 530-661-5911,
cindy.norris@cityofwoodland.org

Attachments: [ATT A HE ND RESO.10.15.13.pdf](#)
[ATT B HOUSING ADOP RESO.10.15.13.pdf](#)
[ATT C COMMENT LETTERS.pdf](#)
[ATT D HCD LETTER.pdf](#)

K. REPORTS OF THE CITY MANAGER

16. [13-286](#) SUBJECT: Resolution of Intention to change Section 20516 (Employees Sharing Additional Cost), from 4.00% to 4.887% for classic police members

Recommendation for Action

Staff recommends that the City Council approve the Resolution to change Section 20516 (Employees Sharing Additional Cost), from 4.00% to 4.887% for classic police members.

Staff Contact

Sheila McShane, Human Resources Manager - 661 5807,
Sheila.mcshane@cityofwoodland.org

Attachments: [4.887 amendment to police safety agreement.pdf](#)
[Police 4.887 RESO PERS Cost share.docx](#)

17. [13-262](#) SUBJECT: Yolo County Visitor's Bureau Administrative Agreement

Recommendation for Action

Staff recommends that the City Council adopt the attached resolution authorizing the City Manager to execute the Administrative Agreement with Yolo County Visitors' Bureau ("Bureau") for the 2013-14 Woodland Visitor Attraction District ("BID") and establish a Woodland Visitor Attraction District 2x2 subcommittee.

Staff Contact

Wendy Ross, Economic Development Manager-530 661-5921,
wendy.ross@cityofwoodland.org

Attachments: [YCVB Administration Agreement](#)
[Exhibit A - Scope of Work.docx](#)
[Resolution Service Agreement YCVB.docx](#)

18. [13-280](#) SUBJECT: Adopt a Resolution Approving First Amendment to Deferral Agreement between City and M&S LLC for Continued Deferral of Connection to City's Sewer System

Recommendation for Action

Staff recommends that the City Council adopt a resolution approving the first amendment to the deferred water and sewer connection agreement between the City of Woodland and M&S LLC regarding the continued deferral of the connection to the City's sewer system.

Staff Contact

Wendy Ross, Economic Development Manager-530 661-5921,
wendy.ross@cityofwoodland.org

Attachments: [Resolution Lasher Deferral Amendment to Agmt](#)
[First Amendment to Deferral Agmt](#)

19. [13-294](#) SUBJECT: Executive Negotiating Agreement with RCI Development - State Theatre, 322 Main Street

Recommendation for Action

Staff recommends that the City Council adopt the attached resolution approving an Exclusive Negotiating Agreement (ENA) with RCI Development, Inc. for rehabilitation and re-use of the State Theatre.

The ENA language was still being finalized at the time of posting of the Agenda and will be provided under supplemental memorandum to the City Council prior to the October 15th meeting.

Staff Contact

Ken Hiatt, Community Development Director - 530 661-5930,
ken.hiatt@cityofwoodland.org

Attachments: [Resolution - Exclusive Negotiating Agreement](#)

L. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Special Joint City

Council/Woodland Finance Authority Meeting scheduled for Tuesday, October 15, 2013 was posted on October 11, 2013 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.