CITY OF WOODLAND
300 FIRST STREET
WOODLAND, CALIFORNIA

CITY COUNCIL
CLOSED SESSION AGENDA

APRIL 5, 2011

5:00 P.M.

A. CALL TO ORDER

B. CLOSED SESSION

B.1 Conference with Real Property Negotiators, Pursuant to Section 54956.8
Property: APN 041 070 06
Agency Negotiator: City Manager and City Attorney
Negotiating Parties: Mark Deven, Andrew Morris and Forrest Family Trust
Under Negotiation: Price and Terms of Payment

B.2 Conference with Legal Counsel – Existing Litigation, Pursuant to Section 54956.9(a)
Name of Case: Syothay v. City of Woodland

JOINT REGULAR CITY COUNCIL / WOODLAND FINANCE AUTHORITY / REDEVELOPMENT AGENCY BOARD

6:00 P.M.

All times are approximate

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT (6:03)

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 (6:06)

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.

F. COMMITTEE REPORTS (6:10)

F.1 Receive the Minutes of the Water Resources Association Board of Directors Meeting of January 10, 2011

F.2 Receive the Minutes of the Parks & Recreation Commission Meeting of January 24, 2011

F.3 Receive the Minutes of the Commission on Aging Meeting of January 26, 2011

F.4 Receive the Minutes of the Library Board of Trustees Regular Meeting of February 3, 2011

G. CONSENT CALENDAR (6:12)

1. Receive the Monthly Status Report from Community Development Department

2. Receive the Capital Budget Execution Report from Community Development Department

3. Approve LED Street Light Fixtures Engineering Standards Revision

4. Approve Purchase of LED Street Light Fixtures; Authorize Purchase of Additional Lights with Constraints of Approved Budget Programs, CIP 09-26

5. Approve Project Design; Authorize Bidding for Parks Irrigation Rehabilitation Project, CIP 10-01

6. Approve Purchase and Sale Agreement with One West Bank

H. REPORTS OF THE CITY MANAGER (6:14)

7. Receive Water Rate Advisory Committee Report (15 minutes)

8. Accept Appointments to Boards, Commissions and Committees (5 minutes)

I. REDEVELOPMENT AGENCY REPORTS (6:34)

9. Receive Redevelopment Investment Strategy; Approve Allocation of a Portion of Redevelopment Bond Funds (30 minutes)

J. ADJOURN (7:04)

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority/Redevelopment Agency Board of the City of Woodland scheduled for Tuesday, April 5, 2011 was posted on April 1, 2011 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

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Ana B. Gonzalez, City Clerk

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: April 5, 2011

SUBJECT: Water Resources Association Board of Directors Meeting Minutes for January 2011

Report in Brief

Attached are the January 10, 2011 Water Resources Association Board of Directors Meeting Minutes. These minutes were approved at the March 7, 2011 meeting.

Background

The Water Resources Association meets bi-monthly and submits meeting minutes to all jurisdictions attending the meeting. Meeting Minutes are then shared with Council.

Recommendation for Action

No action required. For information only.

Prepared by: Johanna Currie
Senior Management Analyst

Reviewed by: Gregor G. Meyer
Public Works Director

Mark G. Deven
City Manager

Attachments: January 10, 2011 Water Resources Association Board of Directors Meeting Minutes

MINUTES OF JANUARY 10, 2011
OF THE BOARD OF DIRECTORS
WATER RESOURCES ASSOCIATION OF YOLO COUNTY

1. CALL TO ORDER & INTRODUCTIONS
The meeting was called to order at 3:00 p.m. by Chair, William Marble.

Board members present:	William Marble – City of Woodland, WRA Chair
	Sid England - University of CA, Davis, WRA Vice-Chair
	Cecilia Aguiar-Curry – City of Winters, Treasurer
	Matt Rexroad – Yolo County
	Regina Cherovsky – Reclamation District 2035
	Jim Mayer – Yolo County Flood Control & WCD
	Fritz Durst - Reclamation District 108
	Sue Greenwald – City of Davis
	Gary Schaad – Dunnigan Water District
	Chris Ledesma – City of West Sacramento
Alternate members present:	Tim O'Halloran – Yolo County Flood Control & WCD
	Jacques De Bra – City of Davis
	Duane Chamberlain – Yolo County
	Kurt Balasek – City of Winters
Members Agencies absent:	Colusa County Water District
Associate members present:	Lynnel Pollock – Cache Creek Conservancy

Members of the Public & Agency Staff:

	Cindy Tuttle, Yolo County
	Dirk Brazil, Yolo County
	Mark Cocke, City of Woodland
	Liz Houck, City of Woodland
	Kathryn Chandler, Reclamation District 108
	Dave Pratt
	Erik Ringelberg, BSK Associates, representing RD 999
	Max Stevenson, Yolo County Flood Control & WCD
	Stefan Lorenzato, Yolo County Flood Control & WCD
	Yvonne LeMaitre, Yolo County Landowners Assoc.
	Betsy Marchand, Yocha Dehe
	Geoff Johnson, Daily Democrat
	Chad Roberts, Yolo Audubon
	Marty Stripling, River Garden Farms

2. APPROVAL OF AGENDA – The Board motioned, seconded and unanimously approved the agenda.

3. PUBLIC FORUM – There were no comments from the public.

4. CONSENT ITEMS - The Board motioned, seconded and unanimously approved all consent items.
a. Approved minutes: November 15, 2010 Board meeting
b. Received financial reports: November-December 2010
c. Received minutes of Executive Committee: 11/8/10
d. Received minutes of Technical Committee: 11/4/10
e. FY 2010-2011 Budget Amendment #1

MINUTES OF JANUARY 10, 2011
OF THE BOARD OF DIRECTORS
WATER RESOURCES ASSOCIATION OF YOLO COUNTY

5. INFORMATIONAL ITEMS

a. *Report from WRA Chair* – Chair Marble reported on the water resources team meeting he attended for the upcoming Sacramento Metro Chamber's CAP-to-CAP trip to Washington, DC. The water resources team will be emphasizing two or three regional projects this year. The projects will be the Davis-Woodland Water Supply Project, Sacramento's sanitation district issues and possibly a third project yet to be determined. For the first time, monthly meetings co-chaired by the water resources and flood protection teams will begin coordinating flood and water issues in the greater Sacramento area. They will discuss issues beyond the scope of the CAP-to-CAP trip. Both Bill Marble and Tim O'Halloran will be in attendance.

b. *WRA Annual Newsletter: The Year in Review 2010* - Donna presented the 2010 newsletter, which highlighted regional projects and regional issues that the WRA focused on during the past year. Each year the newsletter is broadly mailed to elected and city officials, as well as the WRA's normal distribution list. It is also available on the WRA's website.

6. UPDATE on WATER LEGISLATION & REGULATORY ISSUES

Tim O'Halloran reported that the YCFC&WCD has applied on behalf of the WRA to DWR's California Statewide Groundwater Elevation Monitoring Program (CASGEM) as the regional monitoring entity. The entire Yolo County area is covered including RD 108. Discussions with RD999 and other local reclamations districts are being held to determine their desired level of participation in the program. Currently all districts within Yolo County were included in the monitoring coverage area submitted to DWR. Tim has also been in contact with the Yolo County Farm Bureau's Denise Sagara, who was concerned about farmers that may not be currently covered within the WRA's designated monitoring area. Tim assured her that interested farmers could participate if they contribute financially to the Yolo County Groundwater Monitoring Program. Tim is working with Denise to determine an appropriate contribution level for farmers.

Tim reported that the new legislative session has begun. Senator Simitian's placeholder bill on water user fees is being tracked through organizations such as NCWA. Senator Huffman is talking about new groundwater legislation. Tim also informed that DWR is writing the regulations for the 2009 water use efficiency legislation. The agricultural component may have monetary consequences depending on DWR's interpretation of the legislation. RD108 has been very active and vocal in monitoring these consequences. A recently released report from the Delta Watermaster focused on reasonable and beneficial water use that is raising concerns for agricultural water managers. Concerns raised by the report reinforce that local water managers need to be organized and strategic to address upcoming issues.

7. WRA TECHNICAL COMMITTEE (TC) UPDATE

a. *Status of Yolo County IRWMP Process Update* - Jacques De Bra, TC Chair, reported there has been excellent participation in the Integrated Regional Water Management Plan (IRWMP) update by all TC representatives. A simplified draft list of priority projects to be implemented by 2020 was distributed. Each Integrated Action lead agency provided a 2010 status update on their projects since the IRWMP was adopted in 2007. Jacques explained the draft list and requested comments from the Board. The TC is still receiving updates and will finalize the list for Board approval at a future meeting. Chair Marble noted that the list was not ranked or prioritized in any way. Projects were organized under each of the eight Integrated Actions as designated in the IRWMP. The TC is reviewing draft procedures to approach the prioritizing of projects. Cindy Tuttle summarized the procedure used by the Yolo County Transportation District that the TC is considering. She explained how the priorities were organized based on the funding criteria related to specific funding opportunities. The WRA Technical and Executive Committees will review these guideline procedures for prioritizing as they are developed.

b. *Status of Westside Regional Water Management Group/Prop. 84 Funding* – The Westside submitted a $1 million planning grant application to DWR in September 2009. Those funds would be used to develop a Westside IRWMP. Formal award notification is pending later this month. The Westside RWMG established a coordinating committee with representatives from each of the five counties as the working body for the Westside. Chad Roberts requested to be on the Westside mailing list. Chair Marble inquired when funds would be available. Jacques believes it would be 6 to 9 months after the official award announcement.

8. PRESENTATION: ***Responding to Water Policies & Regulations Impacting the Sacramento Valley***
Tim O'Halloran introduced David Guy, the Executive Director of the Northern California Water Association (NCWA). David has been instrumental in developing a regional, sustainable strategic plan to address the many issues facing water managers today and in the near future. David gave an update on the various Bay-Delta activities and planning processes underway due to recent legislation that impacts Northern California. He described how water moves through the Delta and the environmental sustainability issues affecting the Delta system. The objective is to move water through the Delta in a way that benefits fish and other aquatic species while protecting a sustainable water supply for Northern California. The declining Delta smelt population is representative of all Delta species and the declining health of the system. David likens the Bay-Delta in crisis to a tangled web with a myriad of linked elements. Recent legislation affects all water purveyors, water dischargers, and local governments in California. Stakeholders are being affected by threatening water rights and supplies; usurping local land use authority, and creating new challenges for dischargers. Active engagement and sophisticated strategies will be critical to protecting water supplies, while preserving local authorities. David emphasized the two major issues impacting water managers are flows and fees. There could be forced reductions in water flows in order to add water to the Delta and fix problems, which would in turn incur higher costs by assessing fees on diversions and certain land use to fund Delta programs.

In 2009, the Delta Reform Act (a package of Delta legislation) addressed the water infrastructure crisis by requiring the reorganization of the state's management of the Delta watershed. There are numerous State agencies involved in the implementation of the legislation. Determining Delta flow criteria is a cornerstone piece of the planning decisions for the Delta Plan and the Bay-Delta Conservation Plan. The State Water Resources Control Board (SWRCB) adopted the new flow criteria in a report to the legislature (but it is not a regulatory action at this time). Based on the flow criteria in the informational report, it would require 6 million acre feet of water to implement the proposal; 4 million would likely come from the Sacramento Valley. The legislature only charged the SWRCB to determine what it would take to satisfy fish in the Delta without regard for all the other needs of the Delta for California. The SWRCB is beginning its regulatory process and is starting with the Bay-Delta Water Quality Control Plan. They are doing a technical review of San Joaquin River flows and salinity objectives. The next phase will include the Sacramento River. After the SWRCB sets flow objectives, a water rights proceeding would be implemented that requires stakeholders to forgo diversions, give up stormwater or provide water in some way for Delta needs. NCWA is monitoring this process closely and has suggested to the SWRCB that there be no redirected impacts to Sacramento River. The Delta Watermaster position was created by the Delta Reform Act. This position is intended to enforce the Delta water rights. An initial report was released by the Watermaster that discussed a reasonable use doctrine. The report stated that if you are using agricultural water inefficiently and therefore wasting water, then you would lose that portion of your water rights. David summarized the Delta Stewardship Council's process to develop the Delta Plan. An interim plan was adopted in August 2010. The long-term plan is scheduled to be adopted by January 2012. It has yet to be determined whether/how the flows and fees from the SWRCB will be incorporated in the Delta Plan.

David discussed a strategy for moving forward and how we can come together as a region to advance the economic, social and environmental sustainability of the Sacramento Valley by enhancing and preserving its water rights, supplies and water quality for its cities and communities. Protecting water rights is very important. There is ongoing litigation on Sacramento River water rights settlement contracts. This is basically an effort by a Federal agency and Bay area stakeholders to undermine Northern California water rights. This is one of many active legal proceedings regarding Sacramento River water rights. David talked about the overarching strategy of regional sustainability and self reliance, which is now part of the State's policy and strategy for Delta management (Water Code §85021). The NCWA Board of Directors adopted a Bay-Delta policy in 2006 with input from water managers throughout the region. David outlined the current advocacy components of the Sacramento Valley strategy to develop a solution for regional sustainability. He discussed each of these components, which are:

- Efficient Water Management (Water Management Task Force developing a technical report)
- Biological Enhancements (aquatic & terrestrial; Sacramento Valley flows, explore new flow options)
- Active Groundwater/Conjunctive Management
- Investments in Flood Protection
- Water Quality Improvements
- Storage Opportunities (Sites Reservoir project)
- Legal/Institutional Framework (fees, fiscal issues, legislative policies)
- Information Management (communications strategy, tours, traditional & social media)

David answered questions from the Board and public. (David's presentation is available on the WRA's website - http://www.yolowra.org/meeting_directors.html).

9. **UPDATE from Woodland-Davis Clean Water Agency (WDCWA) on WDCWA-Conaway Agreements,** Eric Mische, General Manager WDCWA, gave an update on the recent Conaway Ranch agreements with WDCWA. He gave an overview of the key objectives of the Davis-Woodland Water Supply Project (DWWSP). Negotiations with Conaway Ranch have been ongoing for the past year. The Conaway agreement was negotiated to meet project objectives related to the intake site, pipeline easements and summer water transfer using senior water rights. Eric discussed the objectives of the agreement that included acquiring: permanent senior water rights, a river intake site and arranging for screened intake construction, pipeline and associated right-of-way easements and environmental mitigation land for project construction. The negotiating parties are WDCWA, Conaway Preservation Group, Tri-City Water and Farm, Reclamation District 2035 and the Cities of Davis and Woodland. There were five separate agreements negotiated. Eric discussed the details of each of the agreements in his presentation, which are:
    1. Joint Diversion and Intake Agreement with RD 2035
    2. Agreement for Conveyance of Real Property and Easements with RD 2035, Tri-City and CPG
    3. Water Agreement with Tri-City and CPG
    4. Installment Purchase Agreement with City of Davis
    5. Installment Purchase Agreement with City of Woodland

The intake facilities will be jointly operated by Conaway and WDCWA. Each party will be responsible for the operation and maintenance costs for their separate facilities. The common facilities have a cost sharing agreement: RD2035 (80% share) and agencies (20% share). RD 2035 will be funding their separate facility through grants (U.S. Bureau of Land Management and CA Dept. of Fish & Game). The cities will fund their separate facilities through rates, bonds and future grant opportunities. Some of the key aspects of the water agreement are: WDCWA buys 10,000 af/yr of senior water rights effective January 2016 with a maximum of 7,500 af available for July through September and the Agency pays $2,600,000/year for 24 years (2016-39). After 24 years the Agency owns the water rights free and clear. All the agreements are subject to approval from the SWRCB and the Bureau of Reclamation, which could take several years. Chair Marble asked Eric to answer questions after the County's presentation. Mr. Mische's presentation is available on the WRA's website - http://www.yolowra.org/meeting_directors.html).

10. UPDATE from Yolo County on Yolo County-Conaway Agreement

Supervisor Matt Rexroad, Yolo County, distributed a copy of the agreement between Yolo County and Tri-City Water and Farm regarding Conaway Ranch that was passed by the Board (3-2 vote) on December 16, 2010 (available on WRA's website). Matt explained that there was much public concern expressed about how quickly the County came to this agreement. The County moved quickly because they saw an opportunity to resolve some of their issues regarding the property. Tri-City also wanted the County to sign-off on the agreement. It was appropriate for the County to do this prior to WDCWA adopting their Conaway Ranch agreements on December 20th. Matt expressed that this agreement does not dissolve any existing authorities of Yolo County. He reviewed the major points of the agreement and addressed some of the points of contention expressed by the public. Yolo County does not have jurisdiction over any water transfers owned by a private property owner. He argued that the water transfers under this agreement could legally take place with or without Yolo County at the table. The same concept applies to easements. Currently private property owners have the authority to sell easements, especially to a federal or state agency without County approval. Matt continued to review each section of the agreement. Matt invited Dirk Brazil, Deputy County Administrator, to add any additional comments.

Chair Marble made the point that both of these agencies vetted the adopted agreements in a public meeting and asked the audience not to re-argue issues presented at those meetings. He emphasized that the point of having this topic on the WRA agenda was to inform and educate WRA members and the public about the agreements. He opened the floor for questions and comments on both the WDCWA and Yolo County updates.

11. MEMBERS' REPORTS & FUTURE AGENDA ITEMS:

This item was not discussed due to time constraints.

12. NEXT MEETING DATE: March 7, 2011 from 3-5 pm, Woodland Community Center

13. ADJOURNMENT - The meeting adjourned at 5:00 p.m.

Respectfully submitted,

Donna L. Gentile

Donna L. Gentile
Board Secretary & Administrative Coordinator

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: April 5, 2011

SUBJECT: Parks & Recreation Commission Minutes January 24, 2011

Report in Brief

Parks & Recreation meeting minutes of January 24, 2011, is attached for the Council's review. No action necessary, this is informational only.

Recommendation for Action

No action is required, informational report only.

Prepared by: Elle Murphy,
Management Analyst

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Mark G. Deven
City Manager

Attachment

Parks & Recreation Commission
Woodland Community & Senior Center
2001 East Street, Woodland, CA 95776

Commission Meeting Minutes January 24, 2011

Call to Order
Meeting convened at 6:31 p.m. at the Woodland Community & Senior Center, 2001 East Street, Woodland, California by V.Chair Murphy.

Commissioners Present: Groom, Murphy, Salinas, Tapia,
Absent: Chavez
Staff: E. Murphy, Haynie, Sanders

Pledge of Allegiance

Correspondence (None)

Public Comment
Board members from Woodland Soccer Club, Peter Holmes, John & Patty Gerald, and Rob Grahn, were in attendance and spoke to the Commission concerning field allocation for Woodland Soccer Club's spring season.

Mr. Holmes stated that the board members had attended a meeting with Commissioner Salinas and thanked the Commissioner for meeting with them. Mr. Holmes explained that soccer is now a year-round sport. Mr. Holmes stated that "Dave Douglass neighbors had chased the league off the fields there."

Staff Haynie clarified that Mr. Marin had voluntarily given up the fields at Dave Douglass informing Staff that "WSC no longer needed Dave Douglass field and that they would be removing WSC goals from the field". Haynie said that only after this conversation with Mr. Marin did the department decide to not to allow permitted use at Dave Douglass field starting on January 1, 2011.

Mr. Gerald, as a past president of the WSC, explained the history of the Club. Mr. Gerald stated that it is about the kids and that the Board members were here to make sure that the Commission understood WSC concerns. Staff Haynie asked if the Club had changed from a recreational league into something different. Mr. Gerald admitted that the Club has gone in different direction and the club was now a competitive club. This is what increased the need for practice times.

Parks & Recreation Commission
Woodland Community & Senior Center
2001 East Street, Woodland, CA 95776

Staff Haynie explained that in the Spring Season "Stick Sports" are given first priority of fields per City Council's direction. Haynie also explained that the City's Softball program receives first priority as does all City programs. It was explained that after the managers' meeting (for Softball) on February 15, 2011, that it could be possible that an additional field would be released to other user groups. It would first be offered to Youth Baseball then if there is space available to the Youth Soccer Groups.

Staff also explained that WSC was given all the practice time that Mr. Marin requested. That after the two youth groups were given their practice times, Mr. Marin turned in an additional request for Sunday practices. Staff reserved these additional times for WSC's use.

E.Murphy thanked the WSC Board members for attending the meeting and assured the group that "the Kids are important". As soon as Staff knows of field availability the WSC would be informed. "E. Murphy committed to WSC that she will look into how field allocation was done to see if there is any more space that could be allocated to WSC. She will review the policy and procedures on this to make sure it was done properly. Everyone was in agreement that the real issue is limited space in light of increasing demand."

Consent Calendar
Minutes
<u>Commission Minutes of November 29, 2010 (Item 1)</u>
Commission accepted November 29, 2010 minutes.

Communications Written-Staff Reports

Recreation Division Report-Elle Murphy

Parks Report/Street/Tree Report-Rob Sanders

Discussed pg. 7 of the staff report, Commissioners like the stats for leagues. Discussed pg. 11, asked about revenue for Softball, staff stated that we usually report revenue once the program begins, registration started in January 2011. Discussed pg. 14, E. Murphy explained the budget report and the percentage of spending.

New Business-Action Items

A. Commission Vacancies-New Officers
   Discussion ensued with a consensus that this item would be shelved until the next meeting.
B. Committee Assignments
   This item is shelved until the next meeting.

New Business- Information Items

Old Business-Action Items (none)

Old Business-Information Items

Committee Reports

A. Budget Sub Committee: Pool Issues
   There was confusion as to who was to report this meeting. It was agreed that E. Murphy would prepare the report for the next Commission meeting.
B. Urban Forest Committee: Urban Forest Master Plan
   Commission recommended the Urban Forest Master Plan.

Communications-Commission/Staff Statements and Requests

E.Murphy informed the Commission that Staff had been working with the City Manager to analyze the "Recreation division" core services, the fiscal impact and where the Recreation division will fit in the City's reorganization. Budget was due last week "no new request status". Currently the City is not asking the Recreation division to cut their budget from last year.

Commissioner Murphy recommended that now would be the time to explore a City wide L&L district that would help fund Parks, Library, and Pools. Commissioner Groom volunteered Commissioner Salinas to work up a proposal for L&L District. Commissioner Salinas stated that now would not be the time to bring this to the public for a vote, with the Governor's budget and other issues facing the City. Commissioner Murphy stated that now would be a good time to develop a plan for a City wide L&L district. Commissioners would add the project to their Workplan. Commission also discussed other potential revenue sources for programs and facilities.

Sanders stated that a group had approached the City about building a cricket field at Dave Douglass Field. Commissioner Murphy asked why and what the costs to the City would be.

Sanders stated that he was meeting with the group on January 25th and would bring a report to the next commission meeting.

Other Business (None)

Business Items for Next Meeting:

February 28, 2011
Budget Sub Committee: Pool Issues
New Officers
Committee Assignments
Workplan
Capital Project List
Clark Field Update

Next Meeting Date: February 28, 2011, 6:30 p.m.

Adjourn: meeting adjourned at 8:10 p.m.

Respectfully submitted,

Cathy Haynie, Administrative Secretary
Parks & Recreation Department

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: April 5, 2011

SUBJECT: Commission on Aging Meeting Minutes of January 26, 2011

Report in Brief

Attached is the Commission on Aging's regular meeting minutes of January 26, 2011 for the Council's review. No action necessary, this is informational only.

Recommendation for Action

No action is required, informational report only.

Prepared by: Elle Murphy
Management Analyst

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Mark G. Deven
City Manager

Attachment

Commission on Aging
Woodland Community & Senior Center, 2001 East Street, Woodland, CA 95776

Regular Meeting Minutes
Regular Meeting Minutes of January 26, 2011

Call to Order

Meeting convened at 3:33 p.m. at the Community & Senior Center, 2001 East Street, Woodland, California; Chair Wright presiding.

Commissioners Present:	Wright, Campbell, Garman
Absent:	Overholt, Talkington
Staff:	Bain, Haynie
Guests:	Donna Currey

Pledge of Allegiance

Minutes

1. Meeting Minutes of December 1, 2010 (Item 1)
   Commissioner Campbell moved to approve the Meeting Minutes of December 1, 2010 with changes requested by Commissioner Garman; Commissioner Garman seconded. Motion carried.

Correspondence

Public Comment

Communications Written-Staff

2. Senior Center Report-Bain
   Commissioner Campbell made the motion to accept staffs report as written, Commissioner Garman seconded the motion.

Presentations (none)

New Business-Action Items

Commission on Aging
Woodland Community & Senior Center, 2001 East Street, Woodland, CA 95776

New Business-Information Items

3. Change COA Meeting Dates

   Staff is requesting that the COA meeting day change from Wedsday to Monday. Change meetings from every month to every other month. Change from fourth week to second week of the month.

   After discussion, Commissioner Garman made the motion to change the COA meeting to the second Monday of the month at 3:30 p.m. and table bimonthly meeting for March COA meeting, Commissioner Campbell seconded the motion. Motion Carried.

   Next meeting date was stated in this meeting as March 7, 2011 but at the typing of the minutes it was confirmed that March 7th was the first Monday of the month not the second. Staff then sent a reminder of the actual date of March 14th to the Commissioner via email.

   Haynie will notify City Clerk about the change of meeting date.

4. Seminar Topics for Senior Link (Senior or Legal)
   Discussed list of topics that Commissioner Overholt supplied to the Commission, a mobility/exercise to Health Issues of Seniors section, add Emergency response and Medical Resources. Contact Fire and Police departments for potential presentations. Staff is unable to plan or schedule seminars currently, if there would be a cost associated with the seminar. Staff is able to plan for 2012.

Old Business-Action Items

5. Workplan Update-Garman

   Commissioner Garman presented the Commission and Staff with a revised draft of the Work Plan. This document outlined objectives, goals, timeline and funding sources. Discussion concerning the items on the work plan followed with the following correction and/or changes.

Item 1: COA Infomercial Presentation to Woodland City Council, Staff will notify City Clerk that the COA would like this item on the second Council Meeting in May 2011. Commissioner Garman will represent COA at the Council Meeting.

Item 2: Focal Point Coordination Council, COA will wait on this item with potential to implement in 2012.

Item 6: Senior Resource Fair, Timeline, change date to March 2011to select a Wednesday in May from 9:30-1:30 p.m. Change May 2011-Hold the fair to May 2012

6. Internship

   Supervisor Bain supplied the Commission with the job description. Discussion ensued on where to post the job description and to get word out about the Internship opportunity at the Senior Center.

Old Business-Information Items

Committee Reports

Transportation Report
Commissioner Talkington was absent; therefore no report was given at this meeting.

Communication-Commission/Staff Statements and Requests

Discussed the Fall guide and Bain suggested that COA consider thanking SCI and Yolo County Food Bank for the support these groups give to the Seniors at the Community & Senior Center. Care Car and ENP numbers are down, consider a donations request page for the guide for these groups. Target has changed their donation process to SCI; they will now donate all items to the Yolo County Food Bank, Yolo County Food Bank will pass items on to the Senior Center. Details still need to be worked out.

Commissioner Campbell again brought up the poor design of the walkways and parking at the Community Center. Commissioner Campbell stated that a participant tripped on one of the rugs while entering the Center. Staffs were not aware of this incident but assured Commissioner Campbell that Staff would address the issue with the supplier of the rugs.

Commission on Aging
Woodland Community & Senior Center, 2001 East Street, Woodland, CA 95776

Other Business

Business Items for Next Meeting:

Approve Work Plan
Confirm Date for Resource
Meeting Change to every other month

Next Meeting Date:

March 14, 2011

Adjourn:

Chair Wright adjourned the meeting at 5:20p.m.

Respectfully submitted,

Cathy Haynie, Administrative Secretary
Parks & Recreation Department

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: April 5, 2011

SUBJECT: Library Board of Trustees minutes for the February 3, 2011, regular session

Report in Brief

Staff recommends that the City Council receive the Library Board meeting minutes for the February 3, 2011, regular session.

Recommendation for Action

No action required.

Prepared by: Heather Muller
Library Services Director

Reviewed by: Woodland Library Board of Trustees

Mark G. Deven
City Manager

Attachment

WOODLAND PUBLIC LIBRARY
BOARD OF TRUSTEES
Minutes, February 3, 2011

Present: Alain Traig, Jorel Difuntorum, Bud Goding, Kay Hodges

Staff: Heather Muller

The Library Board of Trustees meeting was called to order at 4:00 p.m.

I. Welcome Visitors
Alain welcomed Bobby Harris.

II. Public Comment: None

III. Review of Agenda
The agenda was accepted as submitted.

IV. Approval of Minutes
Upon motion made by Bud and seconded by Jorel, the minutes of the January 13, 2011 meeting were approved.

V. Communications

- Heather distributed copies of the latest CALTAC newsletter; she is handling the CALTAC membership renewal process for the Board members.
- The HVAC system for the Leake Center needs repairs estimated at $400-$500 and City funds for such repairs have been exhausted. After discussion, it was agreed to proceed with the repairs at Library expense.
- The Sunrise Rotary has requested that a plaque acknowledging their funding of the computer room project be placed in the computer room. The Board has no objection to displaying such a plaque assuming the size of the plaque is reasonable.
- Heather reported that City Manager Mark Deven is working with Mayor Pimentel and Vice-Mayor Davies to schedule a “two by two” meeting with the Board of Trustees after February 15, 2011.
- Heather reported the following upcoming events:
  Sustainable Public Libraries – March 21-22, 2011
  California State Library Directors conference in San Jose
  California Library Association Library Legislation Day – March 30, 2011
  Library Day in the District – date to be determined
- Sue Bigelow reported to Heather the receipt of a $4500 grant for Literacy.

- The Board reviewed and revised Alain's draft letter regarding making the Literacy Coordinator position fulltime. It was agreed to send the letter to City Manager Mark Deven with a cc to Kimberly McKinney in Finance.

VI Old Business

A. Front Door Update
The new front door has been successfully installed.

B. Staff Hiring Update
Fifty applications for the Youth Services Librarian position were received. Nine applicants were selected for interviews; two declined and the remaining seven will participate in an initial panel interview on February 10, 2011.

C. 917 Funds
Heather has been informed that City Manager Mark Deven has scheduled a meeting with Kimberley McKinney, from the Finance Department, to review the information Heather provided regarding the 917 fund and an answer will be provided sometime in February.

D. Sunrise Rotary Grant
$2000 for the purchase of new computers to be used in the Employment Literacy Program has been received from the Sunrise Rotary Club.

VII. New Business

A. S Consulting LLC
The Board agreed that there is no interest in pursuing the proposal presented.

B. Budget Update

<u>State Budget Impact:</u> Heather provided to the Board a Mountain Valley Region Analysis of CLSA Service Cuts projecting the financial impact of proposed State funding cuts upon each member library. She also provided a narrative outlining the consequences upon existing programs and services that would result from complete elimination of the California Library Services Act.

FY 2011-2012 Planning: The Board reviewed the budget in light of a potential $100,000 shortfall. Considerable confusion regarding the 917 fund exists between the Board and the City. The response Heather received from the City regarding that fund's current and projected balances appears to not contain updated information previously provided to Finance. Heather will follow up with a request for a complete history and reconciliation of the 917 fund.

Mid-Year Adjustment: No changes are being made.

VIII. Reports

A. Director

OverDrive, which facilitates downloadable audio and e-books, is now live. There is a link to the service on the Library's homepage.

Upcoming Friends events include an author event on February 17 featuring Eileen Rendahl and Mystery Night on March 5. The Rose Club is hosting a Valentines Day Tea on February 13.
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B. Board

(1) Council meeting attendance: None
(2) Bud reported that all is going well with the Friends. They are trying to reconnect with individuals whose membership has expired and they received funding from Bank of the West to underwrite the upcoming Mystery Night.

The meeting was adjourned at 5:30 pm.
The next meeting will be March 3, 2011
Minutes prepared by Kay Hodges

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: April 5, 2011

SUBJECT: Community Development Department's Monthly Status Report

Report in Brief

Attached is the Community Development Department's Monthly Status Report. The report highlights major development projects.

Prepared by: Evis Morales
Management Analyst

Reviewed by: Paul Siegel
Deputy Director CDD

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Mark G. Deven
City Manager

Attachment: CDD Monthly Project Status Report

MILESTONE EVENTS

CDD New Project Submittals and Project Activities	• The sale of the Redevelopment Agency's 1.07-acre site for the new Woodland Courthouse was approved March 1 for \$3.4 million. • A permanent Certificate of Occupancy was issued for the Porter Building in time for Cambridge College's accreditation. The \$900,000 construction project will now expand to the second and third floors. • The owner of the old Muscle World building (formerly known as the Mario G. Obledo Center at514 Main Street), is working with Redevelopment staff on designing and financing rehabilitation of the building. • Four (4) model home permits were issued for the Standard Pacific development located west of Matmor and North of the Community and Senior Center. An additional fourteen (14) permits have been issued. • Three (3) model home permits were issued for Pulte/Centex Development Company for the project located north of Gibson Road and West of Ogden Road. An additional seven (7) permits have been applied for. • Staff has completed review and comment on the LAFCO five year update to the Municipal Service Review and Sphere of Influence (MSR/SOI). A LAFCO meeting will be held on March 28, 2011. • Target has submitted plans for the 363,000 square foot addition to their distribution center. The plans have been routed and staff is working at a speedy permit issuance. • The Tremont Group (Agriform) at 1002 North East Street has submitted a development and permit application for a 52,000 square foot fertilizer storage building. • Western Wood (1492 Churchhill Downs) has completed a Site Plan, Design Review, Lot Merger, and submitted a permit application for 29,000 square foot building addition. • Staff has been providing support to the effort to evaluate the potential for solar installations on City property.

DETAILED PROJECT LISTING

Changes will be highlighted in bold

PLANNING

Project: **Spring Lake**

Phase: n/a **PM:** Norris

Description: Proposed development is comprised of approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, about 34 acres of parkland, and over 100 acres of major streets and roads. Overall, residential density will equate to about 6.1 units per acre. The Plan will result in a projected build-out of about 11,270 people.

Status: Spring Lake City Council Subcommittee Reviews

General Spring Lake Issues in process – BUA, Pay as You Go and Infrastructure Improvements

- The Staff recommendation regarding interpretation of the BUA Ordinance and a Pay as You Go financing methodology was presented to the City Council on October 6, 2009. The City Council recommended that staff proceed with measures to complete the financing proposal and allow release of “Second Release” Building Unit Allocations (BUAs).
- The update to the SLIF fees were approved by City Council on January 19, 2010 and updated fees became effective on January 20, 2010. The updated fee provides an increase of $809 per home. Final review of the SLIF Nexus study and fee update was approved by the City Council on February 16, 2010 and the urgency ordinance was extended.
- Proposed amendments to the BUA Ordinance were approved by City Council on October 5, 2010. The amendments allow the third release to be concurrent with second release; and allow the City to consider the possibility of increasing the maximum BUA allocation.
- Staff is working with the development community to facilitate the completion of Pioneer improvements in front of Pioneer High School.

Project Application Review (Norris/Hanson/Contract Planner C. Gnos)
Three active applications to amend the Spring Lake Spring Lake Specific Plan land use have been received and are summarized below:

- Heidrick 5 Acre (R-25): A funding agreement with Sacramento Mutual Housing Authority to allow development of 101 units was approved by City Council on July 20, 2010. Sac Mutual is in the process of applying for other funding as well.

- Pioneer Investors, Heidrick II: DA Amendments were approved by City Council on December 14, 2010.

- Cal West Specific Plan Amendment: The applicant has submitted a revised application based on a determination by the WJUSD that they no longer require the Cal West Seeds school site. This opens up 10 acres of potentially available land and possibly minimized the more complex issues of the park relocation and commercial land use amendment. The Specific Plan Amendment and Development Agreement

Project: **Spring Lake**

was approved by City Council on December 14, 2010.

- **<u>Cal West Tentative Map submittal</u>: Cal West Investors, LLC has submitted a Tentative Map application for 113 lots on the site located east of Hwy 113, north of future Farmers Central Rd and west of Harry Lorenzo Avenue. This map represents a portion of the overall Cal West site. Required studies including traffic, noise and air quality are underway.**

- **<u>Spring Lake Central inquiries</u>: This site is currently bank owned, however, it is currently up for sale. Staff continues to meet with prospective buyers and interested parties to inform them of Spring Lake standards and requirements for this property. This is a key piece of the development and the ability to do future bond financing hinges on this property being in private ownership.**

- **<u>Spring Lake Neighborhood Meeting</u>: At a citizen's request, the City will schedule and hold a Spring Lake Neighborhood meeting. The topics for discussion will focus primarily on bond and financing issues as they affect residents. This would be the second SL neighborhood meeting.**

Project: **Gateway II**

Phase: n/a **PM:** Norris/Consultant Planner C. Gnos

Description: The project site is currently located in Yolo County, south of the existing Gateway I center east of County Rd 102 and north of Gibson Rd. The project site encompasses approximately 154 acres in size and proposed a mix of retail and auto related uses. The current City of Woodland General Plan land use designation is Urban Reserve. The current Yolo County Zoning designation for the site is Agriculture (A-1). Surrounding land uses include the approved Woodland Gateway commercial center under construction in the City to the north, agricultural land in the County to the south, residential development in the City to the east, and the City Wastewater Treatment Plant to the west.

The proposed project includes an annexation, a General Plan Amendment to re-designate the site for General Commercial development, and a Prezoning of the site to General Commercial (C-2) in order to accommodate a future commercial development. In addition, a General Plan Amendment to modify the acceptable level of service from (LOS) from C to D for County Road 102 (CR 102) from Maxwell Avenue south to the City limits is also requested. The specifics of the commercial development are not in the project application.

Status: The Gateway II Draft EIR public comment period has been extended for an additional 45-day period. Comments were accepted through July 8, 2010. Seventeen (17) comments have been received in addition to comments provided at the public meeting. Staff and the consultant are working with the City Attorney's office to review those comments and providing responses.

In addition to working on responses to CEQA based comments, Staff with the City Attorney have been working to develop draft Development Agreement (DA) conditions. The review of the DA and EIR will occur concurrently.

Project: **Gateway II**

Summary/Background:
The build out assumptions made for the purposes of completing the environmental analysis include up to 808,000 square feet of retail, three hotels, one sit down restaurant, three fast food pads, 80,000 square feet of auto mall uses, and 100,000 square feet of office. Detailed project design approvals will be part of a subsequent application**.** Phasing of development is being evaluated.

A Notice of Preparation of an Environmental Impact Report for the project was released on October 2, 2009 and a public scoping meeting held on October 21, 2009 at 6:00 PM in the City Council Chambers. Approximately 20 individuals attended. Staff has continued to receive written comments from agencies and individuals regarding the project.

The City has hired an outside consulting firm, Raney Planning and Management, funded by the applicant, to prepare the EIR and manage the processing of the application in conjunction with staff, including the annexation request. Analysis in the EIR will include assessment of individual and cumulative impacts. Technical studies to be used in the Woodland Gateway II EIR include:

- Traffic
- Ambient Air and Noise
- Climate Change and Greenhouse Gas
- Biological Resources
- Cultural Resources
- Wastewater and Odor
- Water Supply
- Drainage and Flooding
- Urban Decay and Fiscal Analysis

Project: **Historic Preservation Commission (HPC)**

Phase: n/a **PM:** Planning Staff

Description: An appointed Commission for review and oversight of the City's Historic resources

Status: **The Historic Preservation Commission has now met two times since the appointment of the new Commissioners, on February 16, 2011 and again on March 16, 2011. An additional meeting is scheduled for April 20, 2011. The Commission has indicated that their priority is to ensure that the Heritage Home Awards Ceremony happens this year. The Commission members are researching and evaluating possible homes to nominate. HPC has determined that with available staffing, the two key priorities of the Commission at this time are Heritage Home Awards and review of demolitions and development projects in the Downtown National Register District. An additional priority that has been carried forward is the modification of the Historic Resources Ordinance 12A. This is required in order to apply for Certified Local Government Status.**

Project: **Prudler Project (formerly known as Four Seasons - The Mall Expansion Site)**

Phase: n/a **PM:** Hanson

Description: The proposed project, approximately 38 acres, would include 247 single-family homes and a clubhouse facility to serve the active adult homebuyer 55 years of age and above. The project proposes to be a gated community.

Status: The draft Initial Study and Mitigated Negative Declaration was released for 30-day review. **The fiscal study has been completed by Goodwin Consulting Group and the results of the study have been released to the applicant. Staff is now waiting on the applicant before any further action can take place.** The project will go before both the Planning Commission and City Council. The applicant is requesting the following entitlements from the City of Woodland:

- <u>General Plan Amendment</u> to re-designate the site from General Commercial (GC) to Medium-Low Density Residential (MLDR);
- <u>Spring Lake Specific Plan Amendment</u> to modify the East Street cross-section for the segment south of the County Fair Mall to County Road 24A;
- <u>Rezone</u> of the project site from General Commercial Zone (C-2) to Duplex Residential Zone/Planned Development (R-2)(P-D) and adopt Planned Development Standards;
- <u>Conditional Use Permit</u> for development within a PD Zone; and
- <u>Tentative Subdivision Map</u> to subdivide a 38-acre site into 247 lots plus common area lots, which includes internal roadway and utilities necessary to serve the development.

Project: **Target Warehouse Expansion: Target Corporation has proposed to expand their existing 1.5Million square foot facility to add approximately 362,099 square feet, for a total of 1,871,690 square feet.**

Phase: Approved by Planning Commission **PM:** Hanson

Description: The project review included Site Plan, Design Review, including Public Art, and a Mitigated Negative Declaration. The project is located at the southeast corner of Beamer Street and County Rd 102; 2050 East Beamer St.

Status: **The project was approved by Planning Commission February 16, 2011, including the public art concept for a mural on the north building face. The building is in plan check.**

Project: **Cinema 12**

Phase: Application under review **PM:** Hanson

Description: The project review included Site Plan, Design Review, including Public Art, and a Mitigated Negative Declaration. The project is located at the southeast corner of Beamer Street and County Rd 102; 2050 East Beamer St.

Project: **Cinema 12**

Status: **The application is under review for completeness; the applicant has been informed that the application is incomplete.**

Project: **Chase Bank Site Plan and Design Review**

Phase: Site Plan And Design Review Completed **PM:** Hanson

Description: The project is to construct a new 4,120 square-foot Chase Bank with remote drive-up banking at 304 Main Street.

Status: **The project has been review and approved by the City. Staff is waiting on applicant to submit building plans.**

Project: **Inland Terminal, (Agriform) request to add a 52,000 square foot dry fertilizer building on 18.56 acres adjacent to the nine (9) 600,000 gal storage tanks.**

Phase: Application Complete **PM:** Norris

Description: The property is located at 1002 N East Street and is east of Hwy 113 and south of CR 18C. Project request includes a modification of the existing Conditional Use permit, Site Plan and Design Review and a Mitigated Negative Declaration.

Status: **The applicant has submitted their development application for review. Required studies for CEQA evaluation are underway and a flood modeling analysis has been prepared. To assist with facilitating development, staff has accepted the preliminary structural review for the building.**

Project: **Knaggs/Adams Annexation Request: A request to annex to the City the approximately 150 acres of land located at the NE corner of Main Street and CR 102. Rubicon Partners is the applicant**

Phase: Initiation of the CEQA process **PM:** Sokolow/RBF

Description: The applicant has submitted an application to initiate the proposed annexation of land which has a General Plan designation and Pre-Zoning designation for Industrial. Environmental review is required and future LAFCO review. The applicant will also submit a tentative map for review. The City has contracted with the fir of RBF to manage the environmental analysis for the site. The City held an RFP selection process to identify the firm for this project.

Status: **The project CEQA kick off meeting is scheduled for the week of March 21, 2011.**

Project:	**Yolo County Transportation Authority**
Phase:	Building plans under review **PM:** Hanson
Description:	The project proposes improvements to the project site in order to expand the Yolo County Transportation District administrative operations, dispatch, and maintenance facilities. In particular, the Project proposed the following improvements: • Construction of a new 7,110-square-foot administration building, located on the eastern side of the existing large shop and south of the existing administration building, to accommodate current and planned YCTD administrative staff and functions • Conversion of the existing administration building (3,100 square feet) to dispatch and operations uses and construction of an approximately 1,730-square-foot dispatch and operations addition located on the western side of the converted building, for a total of approximately 4,830 square feet of dispatch and operations space • Conversion of a portion of the small shop to storage and a fare box vault • Demolition of the existing modular building • Construction of a new containment structure, with a footprint of approximately 3,000 square feet, over the existing bus wash • Construction of an outdoor employee comfort space to the north of the proposed dispatch and operations addition • Installation of an aboveground 10,000-gallon diesel tank, including spill-proof accommodations and fueling island, on 0.34 acre of the currently undeveloped northern portion of the site • Construction of a new bus parking area on approximately 1.05 acres of the currently undeveloped northern portion of the site (proposed northern parking area) • Construction of a new bus driveway that would allow two-way bus traffic to and from the proposed northern parking area from Cannery Road • Addition of 41 new employee and visitor, bus, and paratransit parking spaces • Construction of a 2- to 5-foot high retention wall around the developed portion of the site where most building structures are located • Safety and security improvements, including fencing upgrades around employee parking and the perimeter of the site, and an automatic gate system • Other site improvements, including drainage, lighting, and landscaping
Status:	**Building plan plans are under review.**

REDEVELOPMENT

Project:	**Downtown Multi-plex Theater**
Phase:	Selection of Developer **PM:** Shallit
Description:	Construction of a downtown 12-14-screen multi-screen theater on Main Street.
Status:	**Cinema West has submitted an application to the Planning Division**. The Board agreed to suspend the RFP process pending the outcome of the CinemaWest project application. Staff was also directed to develop a plan to restore and reuse the State Theater.

Project: **New Woodland Courthouse**

Phase: n/a **PM:** Shallit/Sokolow

Description: Construction of 163,000 square foot courthouse at a cost of nearly $173 million to consolidate all of the court's operations at one location in downtown Woodland and increase the number of courtrooms to 14. The project will also include the provision of on- and off-site parking to support the new courthouse. The State Administrative Office of the Courts (AOC) is taking the lead for the courthouse portion of the project while the City/Redevelopment Agency is taking the lead for the property acquisition required by the project.

Status: **The property acquisition agreement (PAA) for the sale of the court project site from the Agency to the State was approved by the State Public Works Board (PWB) at its March 11, 2011 meeting. The RDA approved the PAA at its March 1, 2011 meeting.** PWB approval of the PAA will allow the RDA to complete the sale of the court properties to the State. A supplemental agreement to the PAA will address the State's payment of $750,000 for the Well #1 replacement and the City's obligations for replacing the well and abandoning the existing well.

Project: **Facade Grants**

Phase: n/a **PM:** Shallit/Sokolow

Description: Downtown storefront improvement program, which will award up to $30,000 in matching funds per applicant.

Status: **Porter Building (501-511 Main Street) –** Cambridge Junior College began classes on the first floor of Porter in September 2010 and the improvements necessary for Cambridge to fully occupy the first floor **were completed in February 2011**. **The façade improvements were completed in March 2011**. The Agency approved a loan of $200,000 to the building owner in October 2010 through the Agency's Second Floor Retrofit Program to help the owner with the rehabilitation of the second and third floors as well as assisting with any remaining work necessary for Cambridge's full occupancy of the first floor. **Work continues on the second and third floors. Staff is evaluating need for additional financial assistance and restructuring of existing loan.**

Muscle World Building (514 Main Street) -The owner of the old Muscle World building is working with Redevelopment staff on designing and financing rehabilitation of the building.

Project: **Casa del Sol Mobile Home Park 621-709 East St.**

Phase: Construction **PM:** Shallit

Description: Rehabilitation of an approximate12.6 acre mobile home park. This project includes the construction and installation of improvements to infrastructure, including roads, water, and sewer, and the rehabilitation or acquisition of 156 mobile homes for very –low, low, and moderate income households. A new 15,000 square foot community center will also be built. Project costs for acquisition and rehabilitation total $16,628,113.

Project: **Casa del Sol Mobile Home Park 621-709 East St.**

Status: **The old staff person has returned to HCD to continue processing the Casa application**. **CHOC has provided the City with draft loan documents that are currently under review.** A target date for the HOME loan closing of October 17, 2010 was missed and a new date will need to be set. The thirty (30) new coaches cannot be ordered from Skyline until the loan is approved.

Project: **SACOG Community Design Program, Woodland Downtown Streetscape Project**

Phase: n/a **PM:** Shallit

Description: Grant application to fund construction of streetscape improvements (landscaping, sidewalks, bulb outs, traffic signal, etc.) on Main Street between Third and East Streets.

Status: **(No Change)** In January 2010, the SACOG Board of Directors approved $915,000 in grant funds under the SACOG Community Design Program for the City's project. SACOG has not yet made a determination on when the funding will be available for the City's project.

Project: **Rule 20A Project (Undergrounding utilities)**

Phase: n/a **PM:** Sokolow

Description: The City's 17th Undergrounding Utility District would underground the overhead utilities on Dead Cat Alley between Third and Fifth streets. PG&E's Rule 20A Program provides funding (credits) to underground utilities in a community.

Status: The City Council, at its February 1 meeting, approved the establishment of Underground Utility District 17 (Dead Cat Alley). **RDA staff notified adjacent property owners as well as the effected utilities of the City Council's approval of the district so they can begin designing their underground utility facilities.**

Project: **CDBG Administration**

Phase: n/a **PM:** Ross

Description: Preparing documentation and project monitoring for CDBG funded activities. Also includes the community application process for funding.

Status: Staff is currently preparing for the FY12 grant year. In preparation, staff is communicating to current subrecipients and the public the requirements of the grant and the application process. Staff has developed a calendar to outline critical dates and is planning to Council on May 17, 2011 for the annual Public Hearing on the Action Plan.

Project: **Inclusionary Housing Program**

Phase: Ongoing **PM:** McLeod

Description: These are affordable housing units made available for sale under the requirement of homes for low and moderate-income families.

Status: **Staff is waiting for the first release of affordable units in Pulte's Starlyn Park subdivision.**

Project: **Rochdale Grange**

Phase: Construction **PM:** McLeod/ Luevano

Description: Construction of a 44-unit very-low income apartment complex by Neighborhood Partners in Spring Lake. The land was dedicated to the project by Reynen and Bardis to fulfill a portion of their Inclusionary Housing requirement in Spring Lake. The main funding source for the project is a $4 million HOME grant.

Status: **The project is 84% complete. Buildings have been completed. Most of the interior work has been completed with cabinets and plumbing being installed. Most of the exterior painting has been completed and the Community building is almost finished as well. Construction is expected to be completed by mid-May at the latest.** Site work is nearly completed as well.

BUILDING

Project: **Porter Building/Cambridge College Tenant Improvement**

Phase: Construction **PM:** Luevano

Description: Seismic Retrofit/Tenant Improvements

Status: **Permanent Certificate of Occupancy was issued for the first floor. The $900,000 construction project will now expand to the second and third floors. Redevelopment staff is evaluating need for additional financial assistance.** Cambridge College is now holding classes at the Porter Building Monday through Friday with approximately 180 students attending, while work on the building continues.

Project: **Maria's Cantina**

Phase: Construction **PM:** Luevano

Description: Restaurant Remodel

Status: **A façade grant application was submitted. Redevelopment staff is processing that request. Project is currently at drywall stages of construction.**

Project: **Maria's Cantina**

Project: **Rochdale Grange**

Phase: Construction **PM:** Luevano

Description: 44 unit apartment complex

Status: **Buildings A through H are at finish stages of construction. The remaining buildings J & I at drywall stage of construction.**

Project: **Red Robin Restaurant**

Phase: Construction **PM:** Luevano

Description: Restaurant

Status: **Project is currently at finish stages of construction. Final target date for completion is scheduled for March 18, 2011.**

Project: **Speed Oil Change and Tune-up**

Phase: Construction **PM:** Luevano

Description: Automotive Repair

Status: CMU block construction has been completed and the interior framing is under construction. **Final target date for completion is scheduled for April 2011.**

Project: **Plan Review**

Phase: n/a **PM:** Essenwanger/Hanson

Description: Projects currently being plan checked in CDD's Building Inspection division.

Status: The following *large scale* projects are currently in plan review:

1. The Woodland Opera House has been tentatively approved pending proposal and approval of revised gas meter location and backflow preventer location.

2. Yolo Transportation New Administration Building, Remodel of Existing Buildings and Site Improvements project at 350 Industrial Way has been

Project: **Plan Review**

reviewed and **the initial comment letter has been sent.**

3. **The Target Distribution Center Expansion Project (2050 E. Beamer Street) Grading Permit is currently in plan review and is expected to be completed and ready to issue in two weeks. We have received the initial submittal of building plans for the approximate 363,000-ft^2 expansion to the existing building.**
4. **Panda Express Restaurant Tenant Improvement plans (2031 Bronze Star Drive) have been submitted and the initial plan review comment letter sent to the applicant.**
5. **A permit application for a new covered pedestrian walkway connecting buildings at Woodland Memorial Hospital at 1325 Cottonwood Street has been submitted for plan review, checked, and is ready for permit issuance.**
6. New Agriform 54,000-ft2 Storage Building at SE corner of State Hwy 113 and County Road 18C has been submitted for initial review and **is in the process of being reviewed.**
7. Master Plans for Solar Photovoltaic systems for Pulte/Centex/Starlyn Park and Standard-Pacific/Parkside subdivisions have been submitted, reviewed, and initial comments issued to the applicant.
8. Starbucks Coffee has submitted plans for a new Starbucks at 2021 Bronze Star Drive in the Gateway Shopping Center. **The initial comment letter has been written and will be distributed today.**
9. **Woodside Electronics (1311 Bluegrass Place) steel storage rack tenant improvement project has been submitted, reviewed, and approved.**

Project: **Code Enforcement**

Phase: n/a **PM:** Dennis

Description: Major code enforcement efforts.

Status: **(No Change)**

ONGOING CASES

1. **Currently working with the Yolo County Health Department on passing the responsibilities of Substandard Housing within the City of Woodland to Code Enforcement.**
2. **32 Joyce Court – Three utility trailers parked in driveway.**
3. **601 Main Street – Capital Saloon and Grill, customers leaving cigarette butts in City landscaping.**
4. **621 West Street – inoperable vehicles and junk/debris accumulation.**
5. **123 Sutter Street – Junk/debris accumulation**
6. **904 Third Street – Guesthouse that has been illegally converted and rented out as a permanent residence.**
7. 555 Matmor – (Cross Road Village Apts.) Garbage accumulation in dumpster enclosures, A/C unit hanging from window.
8. **21/23 Park Avenue – Inoperable vehicles visible from the public right of way.**
9. **102/110 Railroad Drive – Inoperable vehicles and junk/debris accumulation.**

RECENTLY RESOLVED CASES

1. **311 Grafton – Auto repair business being ran out of residence. Noticed on 2/22/11 and compliance on 3/1/11**

Project: **Code Enforcement**

2. **1120 Gum Avenue – Suite E – Illegal residence in a commercial building. Unit has been vacated.**

<u>ONGOING ISSUES</u>

- Business license inspections and violations.

ENGINEERING

Project: **Spring Lake Implementation**

Phase: n/a **PM:** Pollard/ Fong

Description: Proposed development will be comprised of approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, about 34 acres of parkland, and over 100 acres of major streets and roads. Overall, residential density will equate to about 6.1 units per acre. The Plan will result in build-out to accommodate approximately 11,270 residents.

Status: **(No Change)** Staff is working on facilitating various developments in Spring Lake from the first and second release.

Project: **Pulte/Centex/Beeghly**

Phase: n/a **PM:** Pollard

Description: Residential Subdivision on Beeghly Ranch Property.

Status: **(No Change)** Staff and City Attorney working to resolve issues with Breach of Development Agreement City attorney working with Centex's attorney to draft amendment. Staff is also working on property acquisition and Quiet title action. The City put a demand letter on Centex and after meeting with Pulte, the City has since put the demand in abeyance. Additional meetings are needed with Pulte, the Attorneys, and City Staff.

Project: **On Site Civil Improvements**

Phase: Plan Check **PM:** Weichel

Description: Various projects in for plan check.

Project: **On Site Civil Improvements**

Status: **(No Change)** 2011: Three (3) Plan Checks in Process.

Project: **Encroachment Permits**

Phase: Application Processing **PM:** Weichel

Description: Permitting for minor improvements within the public Right of Way.

Status: **Fifteen (15) issued and one (1) in process.**

Project: **Solara Ranch**

Phase: Pre Submittal **PM:** Fong

Description: 94 Residential units within (DR Horton) within Spring Lake

Status: **(No Change)** Had pre-submittal meeting at the request of the developer.

Project: **Gibson & Ogden**

Phase: Final Map/Construction of Improvements **PM:** Fong

Description: Residential Subdivision in the Southeast area.

Status: **Improvements were accepted on March 1, 2011 and the subdivision is in the warranty period.**

Project: **Miekle/Banks**

Phase: Pre Construction **PM:** Fong

Description: Extension of Miekle Avenue and Banks Way within the Spring Lake Area

Status: **(No Change)** Hardscape has been completed. Staff is preparing landscape plans and reviewing & processing payments. Staff is also preparing Reimbursement Agreement for SLIF credits.

Project: **Pioneer Village – Unit 1 (AKA: Merritt Murphy)**
Phase: Plan Check **PM:** Fong

Description: Residential Subdivision in Spring Lake.

Status: **(No Change)** Applicant has resubmitted improvement plans, preparing to update plans and check improvements.

Project: **Standard Specification Update**
Phase: Completed **PM:** Karoly

Description: Updating Engineering Standard Specifications to reflect current desires and practices. **Items under consideration, include, surface seals, traffic rated meter boxes, mapping basis and AMR device change for water meters.**

Status: Staff is preparing an Addendum No. 2.

Project: **Gateway II**
Phase: Preparing Environmental Document **PM:** Pollard

Description: Annexation of approximately 150 acres east of Road 102 for commercial development.

Status: **(No Change)** Assisting consultant in response to comments and reviewing Development Agreement items.

Project: **Prudler Sievers (formerly known as Four Seasons - The Mall Expansion Site)**
Phase: Tentative map **PM:** Pollard

Description: 38-acre Residential senior housing sub division south of the County Fair Mall.

Status: **(No Change)** Prepared revised comments and met with applicant to discuss fees.

Project: **Cal West Seeds**
Phase: Tentative Map 4991 **PM:** Pollard

Description: 109 SFD map plus R-15 site

Status: **Preliminary review has been completed. Staff is preparing studies and drafting conditions.**

Project:	**Final Map Processing**		
Phase:	Processing final Maps	PM:	Hatch
Description:	Processing final Parcel Maps or Sub Division Maps for recordation and division of land		
Status:	**One (1) Subdivision Map completed; Zero (0) Subdivision Maps in process; Zero (0) Parcel maps completed; and One (1) Parcel Map in process.**		

Project:	**Transportation Permits**		
Phase:	Permit Issuance	PM:	Hatch
Description:	Receiving Requests, Processing, and issuing oversized truck permits		
Status:	2011: **34 issued**		

Project:	**Subdivision 4675 Parkside**		
Phase:	Final Map and Plan Submittal	PM:	Fong/Pollard
Description:	Final map for a subdivision located in the Spring Lake with 162 Residential lots and over $7 million in public improvements.		
Status:	**(No Change)** Construction underway with improvement agreement. The Final map is being phased with 42 lots. Staff is working with the off-site property owner to allow for completion of Sports Park Drive and East Street intersection.		

Project:	**Knaggs Annexation II**		
Phase:	Annexation	PM:	Pollard
Description:	Annexation of approximately 160 acres near East Main Street and Road 102.		
Status:	**Staff is starting to work on technical studies.**		

Project:	**Court House**		
Phase:	Preliminary Design	PM:	Pollard
Description:	Construction of $2 million traffic, sewer, water, and sidewalk improvements to support the new Courthouse.		
Status:	**Staff will be facilitating a scoping meeting with project consulting engineer soon.**		

Project:	**Heidrick II**		
Phase:	Final Map	PM:	Fong/Pollard
Description:	Final of 69 lots on the Heidrick tentative map in Spring Lake.		
Status:	**(No Change)** Applicant has requested plan review prior to map submittal. Plan review has been completed and returned to applicant. Draft agreements have been prepared for prospective buyer. Prepared revised conditions for Development Agreement Amendment. Staff is reviewing the second submittal of improvement plans.		

Project:	**Parkland Landscape Design**		
Phase:	Landscape Design for Parkland	PM:	Fong
Description:	Landscape plans for Parkland Avenue between Heritage and Marston between Parkland and Road 101		
Status:	**(No Change)** Waiting for re-submittal of plans.		

Project:	**Widening Pioneer Avenue (CIP 09-24)**		
Phase:	Design	PM:	Fong
Description:	Widening Pioneer Avenue between Gibson Road and the Pioneer HS main entrance.		
Status:	**(No Change)** Staff is reviewing revised plans.		

Project:	**Road 25A (CIP 09-25)**		
Phase:	Road Rehabilitation	PM:	Fong
Description:	Overlay and widening to standard width of 24 feet plus shoulders.		
Status:	**(No Change)** Received funding for design from Pulte Homes and executed contract for services with Cunningham Engineering Corporation. Environmental document being prepared by consultant.		

Project:	**Extending Pioneer Avenue (CIP 09-27)**		
Phase:	Design	PM:	Fong
Description:	Extending two lanes of arterial road from Farmers Central Road to Heritage Parkway.		
Status:	**Plans have been submitted and are under review. Staff has contacted property owners and staff estimates that a purchase agreement will go to Council in April 2011.**		

Project: **Starlyn Park**

Phase: Road Rehabilitation PM: Fong

Description: Design/Plan Check

Status: **Plans have been submitted and are under review.**

Project: **Chase Bank**

Phase: Design PM: Weichel

Description: Constructing Downtown improvements along the property frontage at the corner of Walnut and Main Streets.

Status: **Staff has had a pre-application meeting with the applicant.**

Project: **Capital Projects**

Phase: Pre-Design, Design, Bidding, Construction **PM:** Ayon, Brant, Burnham, Camacho, Chavez, Fisher, Heath, Karoly, Meyer, Scott, Sharp, Weiser, Wurzel

Description: Capital Projects

Status: **(No Change)** Capital Improvement Project Execution **-** Engineering staff is managing/designing 34 active projects (FY 10/11 budget = $24 million) and assisting with PW managed CIPs. For detailed summary of all Capital projects, please see the separate document "CDD Capital Project Status Report."

Project: **Development Projects Under Construction**

Phase: Construction, Warranty **PM:** Heath

Description: Development Projects Under Construction

Status: Major developments under construction:

- Parkside (south of Matmor, east of East Street, north of Community & Senior Center) – completing street construction and public utilities.
- Southerly extension of Miekle to Banks includes portion of Banks– completing street construction and public utilities.

Encroachment Permit Inspection –One (1) 2008 permit still active; nine (9) 2009 permits still active. Six (6) 2010 permits are still active; **Eighteen (18) permits issued thus far in 2011.**

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: April 5, 2011

SUBJECT: Capital Budget Execution Status Report – Community Development Managed Projects

Report in Brief

The procedures approved with the Capital Budget authorized the City Manager to award design/consultant service contracts and to issue Invitations for Bid for construction contracts within approved scope and budget. A Capital Budget Execution Status Report is attached showing recent actions taken relative to the Capital Budget for projects managed within the Community Development Department. Projects managed by Public Works are included with their monthly report.

Staff is available to address any questions Council may have.

Prepared by: Michael Karoly, PE
Sr. Civil Engineer

Reviewed by: Brent Meyer, PE
Principal Civil Engineer

Reviewed by: Paul Siegel
Deputy Director CDD

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Mark G. Deven
City Manager

Attachment: Capital Budget Status Report

MILESTONE EVENTS

EECBG, CIP 09-26	**Received Bids for LED Street Lights; award at April 5th Council meeting; also approve adoption of city-wide LED Street Light standard**
Sewer Trunk Main Rehab, CIP 07-31	**Council accepted the Construction Contract at March 1st meeting**
Parks Irrigation Rehab (Prop 50 Grant), CIP 10-01	**Council approving design and authorize bidding at April 5th meeting**

ADMINISTRATION

Project: **Engineering Standards**

Phase: Admin **PM:** Karoly

Description: Preparing an update to the Engineering Standards to adopt LED Street lights as the City street lighting standard, update pavement surface seal specifications and a few other misc. changes.

Status:

- Draft Addendum in process.
- Council Subcommittee **recommended adoption of** LED lighting standard **at** Feb. 15th **meeting.**
- Council will consider approval of LED lighting standard in April concurrently with award of LED Light purchase (CIP 09-26)
- Addendum #2 will be issued in spring 2011.

DETAILED PROJECT LISTING

Project: **97-24, Interstate 5 & County Road 102 Interchange Improvement**

Phase: Construction **PM:** Ayon

Description: This project consists of the construction of a southbound I-5 on-ramp, modifications to the existing on-ramps and off-ramps, widening CR 102 from two to four lanes between the NB ramp terminal and the SB ramp terminal, and widening CR 102 to six lanes from the SB ramp terminal to Maxwell Avenue.

Status:

- Council awarded construction contract on June 29, 2010.
- Contractor started work during August 2010 and construction completion is expected in fall 2011.
- **Completing bridge work**; **completed** pile driving for the foundations**; completed second pavement lift for the new southbound I-5 on-ramp and opened it to traffic**.

Project:	**98-01, Matmor and E. Gum Traffic Signal**		
Phase:	Design	**PM:**	Camacho
Description:	Install a new traffic signal at the intersection of E. Gum and Matmor. The project is a CEQA requirement of the Parkside development project. Project will install turn pockets and make any needed ADA improvements		
Status:	• Traffic Engineering staff is evaluating the layout of the parking restriction.		

Project:	**00-04, Lemen, North and East Streets Realignment**		
Phase:	Design & RW	**PM:**	Ayon
Description:	This is a Federal Aid project to realign Lemen Avenue opposite North Street, install a traffic signal, and construct a median on East Street at Court Street to prevent left turns to and from Court Street. Signal interconnects between Main Street and North Street will be included.		
Status:	• Right of Way acquisition: land acquisition is complete. Yolo Telecom plans to relocate the fiber line **in conflict with the project** by the end of March 2011. Coordinating with the railroad **and PUC** to obtain required agreements. • Railroad: **Per City Attorney, we may not need to enter into** the Wireline Crossing Agreement **we received** from the railroad **pending further research from City Attorney. Coordinating** with the railroad to prepare a Synchronization Agreement, **submitted the required General Order 88-B to PUC for review/approval.** • Completing design documents. • Undergrounding District: ATT is substantially complete with their undergrounding construction except for one crossing of East Street which requires customer coordination for shut-down and switch over. • Construction of roadwork is expected to begin during summer 2011.		

Project:	**00-06, I-5 and Highway 113 Interconnect, Phase 2**		
Phase:	Design	**PM:**	Ayon
Description:	This project includes the construction of the freeway to freeway connector from northbound I-5 to southbound SR 113. This project is being designed and managed by Caltrans.		
Status:	• Design is substantially complete. • Caltrans is managing Right of Way acquisition and utility relocation; 4 parcels left to acquire for right-of-way and utility relocations. See Project No. 08-20 for city utility relocation work caused by conflicts with this project.		

Project:	**01-01, County Well Acquisition**		
Phase:	Pre-Engineering	**PM:**	Karoly
Description:	The City is pursuing purchase of the County Water Well at the Monroe Detention Center. The well will provide capacity for development and serves as a back-up well for the City.		
Status:	• **Prepared** cost-benefit analysis of well project for staff review and discussion. • After refinement of cost-benefit analysis, meet with county staff to discuss and confirm project purpose. Subsequent steps dependent on results of county discussion. • **Recommendation is to cancel this project due to negative cost-benefit for city.**		

Project:	**01-04, Traffic Model Update**		
Phase:	Pre-Engineering	**PM:**	B. Meyer
Description:	The project includes an update of the City's Traffic Model to reflect changes due to development, and zoning of new growth areas and the update of the Streets Master Plan to address changes in growth, zoning, and the general plan update.		
Status:	• Council approval is planned for summer 2011.		

Project:	**03-25, Springlake Fire Station**		
Phase:	Land	**PM:**	Johnson
Description:	Acquire property (1 acre), improve site and construct neighborhood station with two bays to protect southeast corner of city. (Spring Lake Specific Plan Area).		
Status:	• Design was completed based on prior Building Code; Design update required prior to bidding at future date to be determined. • Land acquisition **is on hold.**		

Project:	**05-09, Main Street widening (west bound), East to 6th Streets** **09-18, East & Main Storm Drain Deficiency Replacement/Repair**		
Phase:	Construction	**PM:**	Chavez
Description:	The 05-09 project will widen the north side of Main Street from East Street to Sixth Street by widening to allow two lanes of westbound traffic through the intersection. The 09-18 project will construct new 18” storm main crossing of RR tracks to replace one of two 6” pipe crossings.		
Status:	• Continuing coordination with railroad for roadway portion of improvements; process was initiated prior to bid. Making minor modifications to plans based on UPRR comments. • City Manager awarded the contract with a delay of construction until spring 2011**.** • **RR coordination for crossing work is delaying construction start until May or June.**		

Project:	**05-27, Springlake Neighborhood Park N2 (Jack Slaven Park)**		
Phase:	Completed	**PM:**	Burnham
Description:	Development of a new 8-acre neighborhood park, which will include grading, drainage, play apparatus, turf areas, picnic area, restroom building and acquisition of land.		
Status:	• Park opened to the public on May 4th, 2010. • Contract acceptance delayed until chemical storage room is constructed. • **Council approved additional contingency, change order executed and construction on chemical storage unit to begin week of March 21st. Weather permitting, work is expected to be completed in one (1) month.**		

Project: **06-09, SCADA System – Water**

Phase: Construction **CM:** Heath

Description: Construction of a centralized control system for water system operational efficiencies.

Status:

- CDD staff will be assisting PW staff with construction management duties.
- See PW Monthly update for detailed report.

Project: **07-49, Water Tank Replacement**

Phase: Completed **PM:** Heath

Description: A tank assessment report indicated that the elevated tank is unsafe due to seismic concerns. The tank was constructed in 1952 and is not in compliance with existing building code for seismic safety. The tank is at the end of its designed useful life. The tank's age renders it too old for retrofit which would be more costly than a new tank. This project would study other tank sizes and types to accommodate future City growth and needs.

Status:

- Project **was accepted by** Council acceptance as complete on March 1st

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Project: **08-06, Series Street Light Replacement, Phase 1**

Phase: Construction **PM:** Chavez

Description: This project will replace old "series" type street light wiring and install new lights. The first phase segments are on Main Street from West Street to Elm Street and from 3rd Street to 6th Street. Project extents will match existing street lighting circuitry.

Status:

- Construction was completed in late January**; except for one last change order to replace a curb ramp.**
- Final inspection will be completed in **March**; Council acceptance scheduled for April.

Project: **08-20, I-5/SR 113 Utility Relocation**

Phase: Design **PM:** Burnham

Description: Relocate water and sewer mains impacted by future construction of the I-5 to SR-113 loop connector (n/b to s/b).

Status:

- Caltrans is concentrating efforts and funding on relocating PGE High Tension lines. This project work is on hold until additional funding is allocated to the project.
- Project work to be filed for future completion.

Project: **08-58, Downtown Beautification**

Phase: Design **PM:** Karoly

Description: Enhance downtown's role as the government, dining, entertainment, cultural and retail/specialty center of the community. Also preserve, as appropriate, historic architectural features. Project limits are Main Street from East Street to Third Street. Possible improvements include curb bulb-outs at intersections, traffic signal at 5th and other features as appropriate or affordable. Applying for a SACOG 2010 Community Design Grant.

Project: **08-58, Downtown Beautification**

Status:

- SACOG has awarded the grant funding to the City for the Federal Fiscal Year 2015. Staff intends to design the project in FY 2011 so that the project will be eligible for advance funding if it becomes available.
- **Field Survey work is complete. Design will be performed by staff; schedule dependent on staff availability due to higher priority projects.**

Project: **09-21, Series Street Light Replacement, Phase 3**

Phase: Pre-Engineering **PM:** Chavez

Description: Perform preliminary engineering (scoping) and design to replace the existing series street lighting in the Gibson-College circuit. Develop construction cost estimate for future funding and/or grant applications.

Status:

- **Consultant preparing final report.**

Project: **09-22, Water Meter Phase 2**

Phase: Construction **PM:** Heath

Description: Grant funded project to install water meters on existing unmetered water services throughout the city. Project design was managed by PW; Construction is managed by CDD. Grant is primarily funded by American Reinvestment and Recovery Act (A.R.R.A.) funds.

Status:

- Work started on September 28, 2009; anticipate completion in January 2012.
- The contractor has completed approximately 5,000 meter conversions out of 8,020 total meters in the contract.
- PW staff is working with various homeowner associations to determine metering and billing details for condominiums.

Project: **09-24, Pioneer Avenue Widening from Gibson Avenue to Farmers Central Road**

Phase: Design **PM:** Fong

Description: Widen Pioneer Avenue to ultimate width (4 lanes) from Gibson to the future Collector 4 intersection (also High School entrance). Includes installing Traffic Signal at Pioneer/Collector 4, transitioning from full width road section north of Collector 4 to the existing two lanes south of Collector 4, and related sewer and storm drain improvements.

Status:

- Project is under design; construction delayed until funding is resolved.

Project: **09-25, County Road 25A from County Road 101 to State Highway 113**

Phase: Design **PM:** Fong

Description: Pavement rehabilitation and widening of County Road 25A between Highway 113 and County Road 101. Final configuration will be a 2-lane roadway.

Status:

- Design funding provided by Pulte (Centex) in January 2010.
- Project is under design

Project: **09-26, Energy Efficiency Community Block Grant (A.R.R.A.)**

Phase: Pre-Design **PM:** Karoly

Description: Purchase and install LED Street Lights to replace existing HPS lights. The funding for this project is Federal Economic Recovery Act (A.R.R.A.).

Status:

- Request for Proposals to purchase LED Street light released on Feb 4. Proposal **responses received** Feb 25.
- **Scheduled for Council award of LED Street Light purchase at April 5th meeting.**

Project: **09-27, Pioneer Widening from Farmers Central Road to Heritage Parkway**

Phase: Design **PM:** Fong

Description: Construct 2-lane interim 2-lane roadway, including street lighting, along Pioneer Avenue, south of Farmer's Central Road to Pioneer/Parkland to Parkland/Heritage Parkway, to provide better connectivity within Springlake area.

Status:

- Design is nearly complete**.**
- Anticipate construction during summer 2011.
- Negotiating with property owner for right of way dedication **and acquisition**.
- Reviewing Plans for bidding purposes and preparing capital bid documents.

Project: **10-01, Irrigation Rehabilitation Phase 2**

Phase: Pre-Design **PM:** Karoly

Description: This project will upgrade existing irrigation systems to conserve on energy and water use. Proposition 50 Grant funds must be spent by December 2012. Project work includes installing centralized irrigation control, booster pumps, replacing in-ground irrigation systems and turf repair/replacement.

Status:

- **All prior year Quarterly Reports (12 total) and Reimbursement Invoices have been sent to** State DWR **for review and payment.**
- **Completed** plans and specifications for Phase 1 work (2011) to include complete replacement of the irrigation systems at City and Harris Parks, installation of new booster pumps and centralized controllers at Cline, Douglass, and Schneider Parks and installation of controllers at Woodside, John Ferns, Crawford, Pioneer Klenhard and Campbell Parks. This work will be constructed during summer 2011.
    - **Scheduled for design approval and bid authorization at Council meeting of April 5th.**
    - **Commencing public notification process since City and Harris Parks will be closed during the work. Other parks will remain open since there is very minor impact to the public.**
- Phase 2 (2012) work will include complete replacement of the irrigation systems at Beamer Park (& Circle), Freeman, Tredway Parks, and Buchignani Field (depending on budget since County owned), and installation of controllers at Everman, Clark Field, Roddy, Traynham, Streng Pond and Woodland Cemetery. This work will be constructed during summer 2012.

Project: **10-06, 2010/11 ADA Improvements**

Phase: Design **PM:** Camacho

Description: Project will re-construct ADA required improvements such as curb ramps, driveways and sidewalk to improve existing pedestrian paths of travel in the public right of way.

Status:

- Design is currently underway
- Bidding is anticipated for Spring 2011**.**
- **Construction is planned for Summer 2011.**

Project: **10-07, East Kentucky Rehab (East to Harter)**

Phase: Design **PM:** Burnham

Description: Project will rehabilitate E. Kentucky from East Street to Harter Avenue; including adding bike lanes to close the bike system gap on Kentucky. The project will reconstruct the pavement, valley gutters and curb. This project is Federal-Aid funded by SACOG in 2013. Local funds are being used for design.

Status:

- Retained consultant to obtain topographic survey for design.
- Retained consultant to investigate pavement condition and prepare rehab recommendations.

Project: **10-09, Gibson Ranch Landscaping; Spring Lake Ct. & Bourne Dr.**

Phase: Design **PM:** Karoly

Description: Install landscaping along the south side of Spring Lake Court and at the north end of Bourne Drive. These improvements are the last remaining portions of landscaping in the public right of way to be completed in the Gibson Ranch development.

Status:

- Construction will be coordinated with **Phase 2 of** the Parks Irrigation Rehab (10-01) project. **Work will be performed during Summer 2012.**

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: April 5, 2011

SUBJECT: Revised Public Street Lighting Standards for LED Lights

Report in Brief

In response to energy conservation and operational efficiency initiatives, City staff investigated the feasibility study of changing the primary type of street light from High Pressure Sodium (HPS) to Light Emitting Diode (LED). This study engaged a consultant to analyze differences in lighting patterns and has also tested a variety of LED street lights. The study concluded that LED technology provides a more efficient means for street lights without reducing effectiveness.

In response to the study, staff is proposing the City Council's approval of revised public street lighting standards. If approved by the Council, the new standard will be initially applied to mast arm mounted (cobra head) lights and eventually include post-top style lights (Downtown and Spring Lake lights). The revised standard will be implemented through an Addendum to the City of Woodland Engineering Standards. For design immunity purposes, staff is requesting that Council approve this item. This issue has been discussed with the City Attorney and YCPARMIA.

Staff recommends that the City Council approve the revision to the Engineering Standards that standardizes the use of LED street light fixtures as described herein.

Background

Local governments that provide street lights have been challenged to provide this important service while supporting energy conservation initiatives and facing fiscal conditions that are driving the need to reduce costs. One potential innovation in this area that has been implemented in several communities is to replace the standard HPS street lights with LED street lights. Because the widespread use of LED street lights is a relatively new innovation, uniform industry standards have not been developed. The lack of clarity regarding professional standards generates uncertainty among Public Works and Engineering professional associations and a risk of future claims against local governments that implement LED street lights. Therefore, staff believed it was appropriate to implement a process to study the feasibility of implementing LED street lights in order to evaluate the effectiveness and efficiency of this new system.

The Public Works electrical operations and maintenance group began an informal study of LED lights approximately two years ago. After researching and testing various products related to LED street light technology, it was decided to create an LED street light test area on N. Pioneer Ave from Kentucky Ave to Churchill Downs. The main goal in testing LED lighting was to establish the following criteria:

- Available lighting levels;
- Reliability, durability, affordability and energy conservation of various street lights;
- Ease of maintenance

The results of the informal study suggested that LED technology could be a more efficient and effective means to provide street lights. Therefore, staff moved forward with implementing a larger scale test area in the Gibson Ranch Landscaping and Lighting Assessment District funded by District revenue.

Staff installed about 60 LED fixtures on various collector and residential streets in the Gibson Ranch area beginning in April 2010. Following the installation, an informal survey was distributed to the homeowners in this L&L District. The residents were asked if they approved, disapproved or had no comment on the LED lighting. A total 391 of 1,800 mailed surveys were returned. The response was very positive with over 91% of homeowners preferring the LED lights to the HPS, while 5% had no comment and 4% preferred the HPS over the LEDs. One resident contacted the City Manager's Office to request a change back to HPS lights because the new lights were "too bright". The resident was more supportive of the new technology when the cost efficiency value was explained and quickly understood that LED lights would have a favorable impact on his future L&L rates. Since then, another 57 LED fixtures have been installed on selected arterial streets in the District.

The testing process helped staff to understand the differences in LED systems. Staff has verified that the LED lights should last up to three times longer than a typical HPS lamp. Staff testing has shown that some of the LED lights from competing manufacturers are performing better than others in terms of longevity, efficiency and lighting effectiveness.

Concurrent with Public Works staff testing of LED street lights, the City began implementing an American Recovery and Reinvestment Act (ARRA) Energy Efficiency and Community Block Grant (EECBG) managed by the Federal Department of Energy (DOE). A separate item on the April 5 agenda recommends award of a purchase contract for LED street light fixtures funded by the EECBG program. This project has been a primary driver for the need to review the City's lighting standards since a substantial portion of the HPS lights are being replaced with LED lights.

As part of the EECBG project, Y&C Transportation Consultants were hired to review the City's existing lighting standards, use specialized lighting software to prepare a comparison analysis of HPS versus LED lights and recommend standard LED light illumination levels by street type. The results of the review process and the impact on the City standards are summarized in the following section.

Discussion

During the review process, it was indicated by the consultants that the LED lights could not achieve illumination levels similar to those provided by the HPS lights. The HPS light is a predominately mono-chromatic yellow light. By comparison, the LED light provides a full spectrum white light. From a visual impact standpoint, the illumination level is reduced while the uniformity ratio is increased. The LED street light covers more area with consistent light; however, the focused area closest to the street light is not as bright compared to HPS lights.

Attachment No. 1 is the proposed revisions to the street lighting standards. The differences between illumination levels for the various street types, with the exception of arterial streets, are very slight to the point of being insignificant. Staff believes the expanded use of LED street lights will not generate any perceived or actual reductions in service or effectiveness. This conclusion is based on the field observations and survey results from the Gibson Ranch area in addition to the consultant analysis.

Page 2 of Attachment No. 1 is includes the summary of the energy savings for LED street lights. This summary states that the energy conservation and cost efficiency results are very significant. Given the energy conservation and fiscal challenges faced by the City, staff believes LED technology is the most efficient and effective alternative for providing street lights. The use of LED street lights will result in reduced street lighting cost due to reduced electrical energy consumption. It will also result in a slight reduction in annual lighting maintenance costs due to better longevity from the LED fixtures.

Fiscal Impact

There is no direct impact on either the capital or operating budgets for the City. However, the City will see reduced maintenance costs due to the use of LED lights.

Public Contact

Posting of the City Council agenda

Council Committee Recommendation

At the February 15, 2011 meeting, the Infrastructure Subcommittee discussed this proposed change in the lighting standard and use of LED street lights and supported consideration by the entire City Council.

Alternative Recommendations

1. Approve the revision to the Engineering Standards that standardizes the use of LED street light fixtures as described herein.

2. Do not approve the revision to the Engineering Standards and maintain the current standards.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

Prepared by: Michael Karoly, PE
Sr. Civil Engineer

Reviewed by: Brent Meyer, PE
Principal Civil Engineer/City Engineer

Reviewed by: Paul Siegel
Deputy Director CDD

____
Mark G. Deven
City Manager

Attachment 1 – Revised Public Street Lighting Standards for LED Lights

Table 1

Staff proposes to make the following changes in Woodland street lighting standard for mast-arm mounted lights (also known as "cobra" heads):

Street Type	Illumination[1]		Avg. Uniformity Ratio[2]		Min. Lt. Size	
	Current	Proposed	Current	Proposed	Current (HPS)	Proposed (LED)
Local, Residential	0.20 fc	0.19 fc	6:1	10:1	70 watt	34 w, 20 LED[3]
Collector	0.26 fc	0.20 fc	6:1	10:1	100 watt	55 w, 30 LED
Industrial	0.20 fc	0.19 fc	6:1	10:1	70 watt	34 w, 20 LED
Arterial	0.66 fc	0.46 fc	4:1	8:1	200 watt	95 w, 50 LED
Pedestrian Areas (Path)	0.20 fc	0.19 fc	6:1	10:1	70 watt	34 w, 20 LED
Crosswalks, Signalized Intersections	0.15 fc[4]	0.15 fc (minimum)	Based on street type		Based on street type	
Middle of Signalized Intersection	0.60 fc[5]	0.60 fc (minimum)	Based on street type		Based on street type	

In general for all street classifications, the required illumination level is reduced and the Uniformity Ratio is increased. The only exception is signalized intersections since minimum lighting levels are specified by the Caltrans Traffic Manual.

[1] Measured in foot-candles (fc), total amount of light on roadway expressed as an average.
[2] Measurement of average fc to minimum fc, a measure of the difference between brighter and darker areas.
[3] Indicates the number of individual LED bulbs in each fixture.
[4] Required minimum lighting levels at signalized intersections from Caltrans Traffic Manual
[5] Required minimum lighting levels at signalized intersections from Caltrans Traffic Manual

Table 2

Typical mast-arm mounted street light spacing would change as indicated in the following table. The required spacing is generated based on a lighting software analysis using the Table 1 criteria for illuminance and uniformity ratio.

Street Type	Curb to Curb width	Mounting Height	Current		Proposed	
			Light (HPS)	Spacing	Light (LED)	Spacing
Residential	35 feet	25 feet	70 watt	175 feet	34 w, 20 LED	190 feet
Residential	40 feet	25 feet	70 watt	175 feet	34 w, 20 LED	180 feet
Collector	40 feet	28 feet	100 watt	195 feet	55 w, 30 LED	235 feet
Industrial	40 feet	30 feet	70 watt	175 feet	34 w, 20 LED	155 feet
Arterial	72 feet	31 feet	200 watt	210 feet	95 w, 50 LED	210 feet
Arterial (without median)	96 feet	31 feet	200 watt	210 feet	95 w, 50 LED	165 feet
Arterial (with median)	96 feet	31 feet	200 watt	210 feet	95 w, 50 LED	210 feet
Signalized Intersections	Based on Street Type		200 watt	n/a	139 w, 80 LED	On Signal Poles and as required per lighting analysis

Example Energy Savings

For example[6], if 1,000 100 watt HPS lights are replaced with 54 watt LED lights, the annual PGE cost is reduced by about $35,000. The City also earns a one-time PGE rebate of $75 per 100 watt HPS replaced or $75,000 in this example. The annual reduction in maintenance is cost is estimated to be about $4,000 per year. This cost is for the annualized replacement of HPS bulbs every 3 to 5 years. It is anticipated that the LED bulbs will need to be replaced on a 10 to 15 year cycle thus reducing the staff time required to replace bulbs.

The actual reduction in PGE cost and rebate earned will vary from the example since the city is replacing a mix of 70, 100 and 200 watt HP

[6] Example data is from comparison matrix prepared for the Energy Sub-committee meeting.

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: April 5, 2011

SUBJECT: EECBG, CIP No. 09-26; Award Purchase of LED Street Light Fixtures

Report in Brief

On February 25, 2011, the City received 10 Proposals for purchase of Light Emitting Diode (LED) street light fixtures. This purchase is funded by an Energy Efficiency and Community Block Grant (EECBG) from the US Department of Energy (DOE). These funds are part of the American Recovery and Reinvestment Act (ARRA)/Economic Stimulus Funding. The bid was set up on the condition that the City would order more or less lights to meet the budget constraints. Since the lowest responsive and responsible proposal is less than the full funding of $443,700, the City will order more lights than listed in the RFP until the funding is gone. It should be noted that staff is recommending the rejection of seven (7) of the 10 bidders because the proposed product did not meet the City's specifications. The City Attorney was consulted regarding this issue.

Staff recommends that the City Council approve the purchase specifications; declare the proposals from JAM Services, Graybar, Wesco Distribution, Gexpro, Azco Supply, California Diamond Energy Solutions, and LED Roadway Lighting USA LTD as non-responsive; award the purchase of LED street lights to All Phase Electric, Sacramento, CA in the amount of $443,700; and authorize staff to purchase additional lights within the constraints of other approved budget programs.

Background

The City applied for and received an EECBG allocation from DOE for a photo-voltaic (PV) system at the Police Station. During the preliminary stages of scoping the work, it was determined, that the photo-voltaic system was not a cost effective use of funds when compared to replacing existing High Pressure Sodium (HPS) street lights with Light Emitting Diode (LED) street lights. The pros and cons of installing a PV system at the Police Station versus purchasing LED street lights to replace HPS street lights was presented to the City Council Energy Committee on April 13, 2010. After discussion, the Energy Committee approved the use of the EECBG project funds to purchase LED lights.

A companion item on the April 5 Council Agenda titled "Revised Public Street Lighting Standards for LED Lights" contains a more comprehensive presentation of the process staff followed to implement purchase of the LED street light fixtures. This item needs Council approval in order to facilitate action on this item.

Discussion

On February 25, 2011, the City received the following proposals:

Bidder's Name	Amount	Product	Complies with Specifications	Notes
1. JAM Services, Inc.	$252,128.99	Leotek	NO	1
2. Graybar	$270,158.68	Leotek	NO	1
3. Wesco Distribution	$273,448.86	Leotek	NO	1, 2
4. Gexpro	$274,319.98	Leotek	NO	1, 2
5. All Phase Electric Supply Company	**$300,697.32**	**Beta**	**YES**	**2**
6. Consolidated Electrical Distributors, Inc.	$306,433.88	Beta	YES	
7. Omega Pacific Electric Supply, Inc.	$312,491.53	Beta	YES	2
8. Azco Supply, Inc.	$332,057.60	GE	NO	1
9. California Diamond Energy Solutions	$369,565.55	Sansi	NO	1, 2
10. LED Roadway Lighting USA LTD	$366,100.42	LED Roadway Lighting	NO	1, 2
Budget	$443,700			

Notes:

1. Proposal is non-responsive since indicated product does not comply with the RFP requirements.
2. Total Proposal amount was mathematically incorrect.

Staff has performed due diligence in reviewing the bids and determined that some of the bids did not comply with the technical submittal requirements as indicated in the notes above. After reviewing the technical information provided by each bidder, it was determined that the many of the specified lights did not meet the RFP requirements for the following reasons: the lights did not fit within the power consumption range; did not meet the initial illumination; did not meet the corrosion testing requirements; were not eligible for PGE rebate; and/or did not comply with ARRA Buy America provisions. Based on this information, staff was compelled to declare bids 1-4 and 8-10 as non-responsive. This determination was reviewed with the City Attorney.

Staff will place the initial order after award of the LED purchase. The vendor and manufacturer will need six to eight weeks to manufacture and deliver the first set of LED Lights. City Public Works crews will remove existing HPS lights and install the new LED fixtures. All HPS bulbs will be disposed of as hazardous waste and remaining fixture housings and electrical ballast will be recycled. Installation of new LED lights will take place over the next year.

The use of LED street lights will result in reduced street lighting cost due to reduced electrical energy consumption. In addition, it will also result in a slight reduction in annual lighting maintenance costs due to better longevity from the LED fixtures. The annual operational savings is estimated at $35,000.

Fiscal Impact

The project is fully funded in the Capital Budget. The total budget is $508,700, of which $443,700 is allocated for purchase of LED street light fixtures. The difference between the total project budget and the purchase contract represents the amount budgeted for staff management, preliminary engineering work, and grant related expenses. The staff cost to replace HPS lights with LED lights is included in the Public Works operations budget. There is no impact to the General Fund.

Public Contact

Posting of the City Council agenda.

Council Committee Recommendation

At the April 13, 2010 meeting, the Council Energy Committee discussed the use of the EECBG grant funds for; 1) addition of solar panels at the Police station or 2) purchase of replacement LED light fixtures for HPS lights. After discussion, the Committee agreed with the staff recommendation to purchase LED lights due to reductions in energy savings and better longevity of the LED fixtures (versus HPS).

Recommendation for Action

Staff recommends that the City Council approve the purchase specifications; declare the proposals from JAM Services, Graybar, Wesco Distribution, Gexpro, Azco Supply, California Diamond Energy Solutions, LED Roadway Lighting USA LTD as non-responsive; award the purchase of LED street lights to All Phase Electric, Sacramento, CA in the amount of $443,700; and authorize staff to purchase additional lights within the constraints of other approved budget programs.

Prepared by: Michael Karoly, PE
Sr. Civil Engineer

Reviewed by: Brent Meyer, P.E.
City Engineer

Reviewed by: Paul Siegel
Deputy Director CDD

____

Mark G. Deven
City Manager

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: April 5, 2011

SUBJECT: Parks Irrigation Rehabilitation, Phase 2, CIP 10-01, Approve Plans and Specifications, and Authorize Bid Advertisement

Report in Brief

This project will replace aging irrigation systems at City and Harris Parks and provide irrigation system improvements at Woodside, John Ferns, Crawford, Campbell, Klenhard, Douglass, Schneider, and Wayne Cline Parks. This project is the second of three project phases using Measure E funding and Proposition 50 grant funding to rehabilitate park irrigation systems (the Phase 1 project upgraded the irrigation system at Camarena Park in 2008/09). The cost of this phase of work is estimated at $1.06 million for the base bid with bid alternates totaling $360,000.

City and Harris Parks will be closed to public access for the construction period from June to September. The other parks will not see any significant public impact.

Staff recommends that the City Council approve the project design and bid package for the Parks Irrigation Rehabilitation Project, CIP 10-01 and authorize bid advertisement.

Background

The City obtained a grant from the State Department of Water Resources in 2007 using Proposition 50 funds for the purpose of making water efficiency improvements at City parks. The City executed the grant agreement in January 2008. In 2008/09, the City bid, awarded and constructed the first phase of irrigation efficiency improvements at Camarena Park. In late 2008, the City prepared plans, specifications and estimate, and took bids for the rehabilitation of City and Harris Parks. The bids were rejected due to the lack of Measure E funds at that time. The project was reauthorized in the FY 2011 CIP in July 2010 with adequate Measure E funds to match the Proposition 50 grant funds.

Per the State agreement, the City is required to monitor and report on irrigation usage at rehabilitated parks. The estimated reduction in annual water usage at Camarena Park is about 7.2 acre-feet or 315,000 gallons. This is a savings of about 30%.

Discussion

The proposed project includes upgrading obsolete and inefficient manual sprinkler systems at City Park and Harris Parks and softball fields. The upgrades will make the parks compatible with the Citywide centralized irrigation controller which will improve water-use efficiency. Upgrades include a new water service connection, replacing inefficient piping, valves, and sprinkler heads with new more efficient hardware and installation of controllers that are compatible with the centralized irrigation control system. The master unit for the irrigation control system, located at the Community and Senior Center, is managing irrigation at the Community and Senior Center, Sports Park, Jack Slaven Park as well as a few other locations. The existing turf will be repaired and reused, over-seeded or replaced with new sod. The use of sod at City and Harris Parks is being bid as an alternate and may be awarded depending on cost and other factors. The other bid alternate is the replacement of the electrical panel at City Park.

The Phase 3 project is planned for the summer of 2012. This work includes complete replacement of the irrigation systems at Beamer Park (& Circle), Freeman Park, Tredway Park, and Buchignani Field and installation of controllers at Everman Park, Clark Field, Roddy Park, Traynham Park, Streng Pond and the Woodland Cemetery. Depending on the available budget, some of this scope may be reduced.

It is important for the City Council and the community to note that this project is critical to helping the City to meet mandated water conservation standards. Parks are major water users, especially during the summer. Inefficient use of water in publicly landscaped areas is commonly reported by citizens who resent the bad example the City and other public agencies set when water is wasted. Modernizing the parks irrigation systems as described herein is necessary, even in these fiscally challenging times, in order for the City to set a positive example of efficient water use.

A full set of Plans and Specifications are available for review at the Community Development counter. For inquiries regarding project details, please contact CDD engineering staff at 661-5820.

Upon Council authorization, the project bids will be solicited with an approximate bid opening date of April 28th. Staff anticipates a bid award date for the May 17th Council meeting with construction beginning during June and continuing to September or October depending on turf reestablishment.

Fiscal Impact

The project is fully funded in the Capital Budget. The total budget for Phases 2 and 3 is $2,126,831; which consists of $1,601,965 from Measure E and $524,866 from Proposition 50 (grant). The landscape architect’s opinion of construction cost for this phase of work is $1.06 million with $360,000 of bid alternates. The cost for design and construction management of Phase 2 is approximately $200,000. All remaining project funding will be transferred to Phase 3. There is no impact to the General Fund.

Public Contact

This item was posted on the City Council agenda.

Recommendation for Action

Staff recommends that the City Council approve the project design and bid package for the Parks Irrigation Rehabilitation Project, CIP 10-01 and authorize bid advertisement.

Prepared by: Michael Karoly, PE
Sr. Civil Engineer

Reviewed by: Brent Meyer, PE
Principal Civil Engineer/City Engineer

Reviewed by: Paul Siegel
Deputy Director, Community Development

Mark G. Deven
City Manager

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: April 5, 2011

SUBJECT: Approve Purchase and Sale Agreement with One West Bank

Report in Brief

Capital Project 09-27, the extension of Pioneer Avenue/Parkland Avenue between Farmers Central Road and Heritage Parkway necessitates the purchase of road right-of-way from One West Bank (owner of the Spring Lake Central Property). Project staff, the City Attorney, and the property owner have negotiated a Purchase and Sale Agreement to transfer the property to the City for $78,250.

Staff recommends that the City Council approve the purchase and sale agreement with One West Bank and authorize the City Manager to sign on behalf of the City.

Background

The Spring Lake Specific Plan (SLSP) circulation element includes a four lane arterial road (extension of Pioneer Avenue and Parkland Road) between Farmers Central Road and Heritage Parkway. The Spring Lake Mello Roos bond district includes financing for two of the four lanes. The City is planning to construct the eastern two lanes of the ultimate roadway. The project also includes a sidewalk on the eastern side of the road, as well as some utility work. Construction is scheduled for summer 2011.

In 2004, the City sold bonds to fund the initial infrastructure needed to support development in the Spring Lake area. In order to meet their schedules the Developers constructed all of the improvements included in the bond documents except Pioneer Avenue. Because there is not a development interest that can carry the cost of these improvements (subject to reimbursement), and may not be for some time, the City is stepping forward to complete the necessary infrastructure listed in the bond documents. Therefore, staff has prepared construction plans and requested right-of-way from the property owner, One West Bank.

In order to efficiently acquire the land, provide adequate construction access and to accommodate utilities within the roadway section, the City has prepared a purchase agreement for the entire four-lane road right of way.

Discussion

The SLSP requires property owners to dedicate the first 68 feet of width of a roadway to the City with any excess portion of land to be purchased at the value of $25,000 per acre (price set in accordance with the Spring Lake Capital Improvement Plan). The total land to be dedicated is 5.88 acres with an excess amount of 3.13 acres at a total cost of $78,250.

The property owner has agreed to terms and signed the agreement.

This project is funded by the Mellow Roos bonds. Construction at this time will provide the following benefits:

- Improve traffic circulation and emergency vehicle response times for the residents in the Beeghly Ranch area;
- Allow the District to take advantage of the continued good bid climate;
- Improve the local economy by providing additional construction jobs;
- Allow the City to determine if there will be any remaining bond money that can be reallocated to other projects within the District or returned to the developers; and
- Improve the marketability of land in the SLSP area

It is important for the City Council to note that this specific project is one of the primary issues expressed by Spring Lake resident Linda Hadley who addressed the City Council during public comments on March 15.

Fiscal Impact

The purchase cost of $78,250 is funded from Spring Lake Mello Roos bond sales. There is no impact to the General Fund.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council approve the purchase and sale agreement with One West Bank and authorize the City Manager to sign on behalf of the City.

Prepared by: Bruce Pollard
Senior Civil Engineer

Reviewed by: Brent Meyer
Principal Civil Engineer
City Engineer

Reviewed by: Paul Siegel
Deputy Director
Community Development

Mark G. Deven
City Manager

Attachments: Purchase and Sale Agreement
Location Map

RIGHT OF WAY ACQUISITION AGREEMENT
(WITH ESCROW INSTRUCTIONS)

THIS RIGHT OF WAY ACQUISITION AGREEMENT (this "Agreement") is made and entered as of 3/17, 2011 (the "Effective Date"), by and between the City of Woodland, California, a California municipal corporation ("Buyer" or "City") and IMV 6 SPR Lake LLC, a Delaware limited liability company ("Seller").

1. BASIC DEFINITIONS.

1.1 "Buyer Parties" shall collectively mean Buyer and its employees, officials, agents, representatives, consultants, contractors and subcontractors.

1.2 "Civil Improvement Plans" shall mean and refer to Buyer's plans for the Improvements to be constructed on the Real Property, which plans shall include installation of utility laterals extending to Seller's Remaining Property.

1.3 "Closing"/"Close of Escrow" shall mean and refer to the consummation of the transactions described in this Agreement, and will be deemed to have occurred on that date when the Grant Deed is recorded in the official records of the county in which the Property is located. Closing and Close of Escrow are terms used interchangeably in this Agreement.

1.4 "Closing Date" shall mean the date which is fifteen (15) days following expiration of the Due Diligence Period or such earlier date as the parties shall agree upon in writing for the close of escrow with respect to the purchase and sale of the Property.

1.5 "Contract Period" shall mean the period from the Effective Date through and including the Closing Date.

1.6 "Dedication Property" shall mean that portion of the Real Property that is equal to or less than 68 feet in width and contains 2.75 acres, more or less, as shown on **Exhibit "B."**

1.7 "Development Agreement" shall mean the statutory development agreement entered into on or about March 6, 2007 by the City Council of Buyer with Seller's predecessor-in-interest, which set forth certain obligations of the Parties with respect to the purchase and sale or dedication of portions of Seller's Property for public improvements, including the Pioneer/Parkland Extension.

1.8 "Due Diligence Period" shall mean a period commencing on the Effective Date and ending thirty (30) days thereafter at 5:00 p.m. Pacific time.

1.9 "Final Issuance Date" shall mean the date upon which the final certificate of occupancy is issued for all of the structures being constructed on Seller's Remaining Property pursuant to any approvals issued by the City as of the Effective Date.

1.10 "Improvements" shall mean the construction, operation, maintenance and repair of roadway, street lighting, water, sewer and storm utilities for the Pioneer/Parkland Extension within the Real Property, in accordance with the Spring Lake Specific Plan and the Spring Lake Capital Improvement Plan.

1.11 "Purchase Property" shall mean that portion of the Real Property that exceeds 68 feet in width on each side of the Dedication Property and contains 3.13 acres, more or less, as shown on **Exhibit "B."**

1.12 "Real Property"/"Property" shall mean that portion of Seller's Property located in Yolo County, California commonly known as the right-of-way for the Pioneer/Parkland Extension and containing 5.88 acres, more or less, as described on **Exhibit "A"** and depicted on **Exhibit "B."** The Real Property consists of the Dedication Property and the Purchase Property. For sake of clarification, the terms "Real Property" and "Property" shall include, without limitation, any and all improvements which may be located upon the Real Property.

1.13 "Seller Parties" shall collectively mean Seller and its employees, members, partners, owners, officers, heirs, representatives, agents, attorneys, successors, and assigns.

1.14 "Seller's Property" shall mean that certain real property located in an unincorporated area of Yolo County, California, commonly known as Yolo County Assessor's Parcel Numbers 042-010-75, 042-010-76, 042-010-08 and 042-010-92.

1.15 "Seller's Remaining Property" shall mean that portion of Seller's Property remaining in Seller's ownership after Closing.

1.16 "Title Company" shall mean First American Title Insurance Company, 215 Court Street, Woodland, California 95695; (530) 669-3643.

2. DEDICATION AND ACCEPTANCE. Pursuant to and in partial satisfaction of Seller's obligations under Section 4.10 of the Development Agreement, Condition of Approval No. 143 of the Findings and Conditions of Approval for Seller's Property, Section 3 of the Class B Participation Agreement, and Section 3 of the First Release Participation Agreement, Seller hereby agrees as of the Closing to dedicate and transfer fee title to the Dedication Property to Buyer without charge, and Buyer agrees to accept the Dedication Property from Seller, upon all of the terms, covenants and conditions set forth in this Agreement.

3. PURCHASE AND SALE. Seller also agrees to sell the Purchase Property to Buyer, and Buyer agrees to purchase the Purchase Property from Seller, upon all of the terms, covenants and conditions set forth in this Agreement. The purchase price for the Property (the "Purchase Price") shall be the sum of $78,250.00 ($25,000 per acre) and shall be payable by Buyer to Seller on the Closing Date through the escrow described in Section 7.1 below.

4. BUYER'S REVIEW AND SELLER'S DISCLAIMER.

4.1 Due Diligence Materials. Buyer is relying solely on its own investigations and review, and not on any information provided or to be provided by Seller.

4.2 Title Review. Buyer shall obtain from the Title Company a preliminary title report with respect to the Real Property (the "Preliminary Report") and copies of all exception documents referred to therein, and shall promptly deliver to Seller (i) a copy of the Preliminary Report, (ii) copies of all such exception documents, and (iii) the Title Company's requirements of Seller with respect to the sale of the Property to Buyer and the issuance of Buyer's Title Policy (defined in Section 5.1 below), including without limitation the Title Company's standard escrow provisions and form of owner's affidavit. Buyer shall complete its review of the Preliminary Report and any survey ordered by Buyer and all documents and information pertaining thereto any exceptions to title listed therein by the end of the Due Diligence Period, and shall deliver to Seller by the end of the Due Diligence Period written notice (the "Objection Notice") of any exceptions set forth in the Preliminary Report which are not approved by Buyer (the "Disapproved Exceptions"). In the event that Buyer fails to deliver an Objection Notice to Seller by the end of the Due Diligence Period setting forth Buyer's Disapproved Exceptions, it shall be deemed that Buyer has approved all encumbrances and exceptions to title, and such encumbrances and exceptions to title shall be referred to as "Permitted Exceptions". If Buyer properly delivers an Objection Notice to Seller by the end of the Due Diligence Period setting forth Buyer's Disapproved Exceptions, then Seller shall notify Buyer in writing within five (5) business days after receipt of Buyer's Objection Notice of whether Seller shall cause the Title Company to remove any such Disapproved Exceptions. If Seller does not deliver such notice within such 5-business day period, then it shall be deemed that Seller has elected to not cause such Disapproved Exceptions to be removed from title. If Seller does not elect, or is deemed to have not elected to remove all Disapproved Exceptions, then, with written notice (the "Final Title Notice") given to Seller by (i) the date which is ten (10) business days after Buyer's receipt of Seller's response to Buyer's Objection Notice, or (ii) the date which is ten (10) business days after the end of the Due Diligence Period if Seller does not respond to Buyer's Objection Notice, Buyer may either waive such Disapproved Exceptions and proceed with the Closing, or terminate this Agreement. If Buyer does not deliver the Final Title Notice to Seller by the applicable date set forth above, Buyer shall be deemed to have disapproved title, this Agreement and the escrow established hereunder shall terminate, the Title Company shall immediately return the Deposit to Buyer without any additional instructions from Seller, and the parties shall have no further obligations to one another hereunder except those that by their terms expressly survive the termination hereof. Any Disapproved Exceptions listed on Buyer's Objection Notice that are subsequently approved by Buyer shall thereafter be considered "Permitted Exceptions". Notwithstanding any other provisions of this Section 4.2, whether included by Buyer in its Objection Notice or not, the term "Disapproved Exceptions" will be deemed to include, and Seller agrees to cure and remove, at or before the Closing Date, any and all (A) deeds of trust, (B) mechanics' liens not arising out of the activities of a Buyer Party, and (C) other monetary encumbrances and obligations disclosed in the Preliminary Report, other than the liens of non-delinquent real property taxes and assessments (which are subject to proration under Section 7.4 hereof).

4.3 Physical Inspections. Seller shall permit Buyer reasonable access to the Real Property during the Due Diligence Period and shall cooperate with Buyer in the making of its investigations but shall not be obligated to incur any expense in connection therewith. Buyer shall make arrangements for all third-party inspections of the Property which it desires to conduct and shall advise Seller in writing of the projected dates upon which such third parties intend to go onto the Real Property. Buyer shall obtain and maintain during the Contract Period, and shall require any other Buyer Parties entering upon the Real Property for the purpose of conducting any testing to maintain, not less than $3,000,000 comprehensive general liability insurance, insuring all activities and conduct of such Buyer Parties on the Real Property, issued by an insurance company licensed in the State of California, having a Best's rating of not less than B+/VII and otherwise reasonably acceptable to Seller; or in the alternative, Buyer can satisfy its obligations under this section through its participation in a self-insurance program. Seller and any other Seller Parties designated by Seller shall be additional insureds under such policy(ies). Buyer shall deliver to Seller certificates of insurance evidencing the coverages required hereunder, as well as original endorsements evidencing additional insured status, prior to any entry upon the Real Property by any Buyer Party. Buyer shall indemnify, defend, and hold Seller harmless from any and all claims, suits, proceedings, losses, costs, fines, demands, judgments, damages, liabilities and expenses, including reasonable attorneys' fees (collectively, "Claims"), arising out of any Buyer Party's activities on the Real Property during the Contract Period, excluding only any Claims to the extent arising out of the negligence or willful misconduct of a Seller Party. The foregoing indemnity shall survive the Closing and any termination or expiration of this Agreement. In conducting its physical inspection of the Real Property, Buyer shall not undertake or authorize to be undertaken any invasive testing, excavation or other earth moving activity (including without limitation any drilling). Buyer shall give Seller written or telephonic notice not less than two (2) business days prior to commencing any onsite environmental inspections or testing, shall keep Seller fully apprised of the progress of such inspections and testing, and the procedures being followed with respect thereto, and shall cooperate fully with all reasonable requests by Seller in connection with the completion of such inspections and testing. Buyer shall deliver to Seller, at no cost to Seller, within ten (10) days after Buyer's receipt thereof, copies of all written assessments, reports or studies resulting from any tests or inspections, whether of an environmental nature or not, conducted or commissioned by Buyer with respect to the Property.

4.4 AS-IS. Except as otherwise expressly provided in Section 6.1 below, Seller disclaims the making of any representations or warranties, express or implied, regarding the Property or matters affecting the Property, including, without limitation, the physical condition of the Real Property, title to or the boundaries of the Real Property, pest control matters, soil condition, hazardous waste, toxic substance or other environmental matters, including without limitation the condition of the soils and materials located upon the Real Property, compliance with building, health, safety, land use and zoning laws, regulations and orders, development of the Property for any purpose, and the completeness or accuracy of any Due Diligence Materials. Buyer, moreover, acknowledges (1) that Buyer has entered into this Agreement with the intention of making and relying upon its own investigation of the physical, environmental, economic and legal condition of the Property and (2) that Buyer is not relying upon any statements, representations or warranties made by Seller, any other Seller Party, or anyone acting or claiming to act on Seller's or any other Seller Party's behalf concerning the Property, other than those expressly set forth in Section 6.1 below. Buyer further acknowledges that it has not received from Seller any accounting, tax, legal, environmental, architectural, engineering or other advice with respect to this transaction or Buyer's proposed development on the Real Property and is relying solely upon the advice of its own accounting, tax, legal, environmental, architectural, engineering and other advisors. Subject to the provisions of Section 8.1 of this Agreement, Buyer shall purchase the Purchase Property and accept the Dedication Property in their "AS IS" condition as of the Closing Date, and Buyer expressly acknowledges that, in consideration of the agreements of Seller herein, and except as otherwise expressly set forth in Section 6.1 below, SELLER MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, and Buyer assumes the risk that adverse physical, environmental, economic or legal conditions may not have been revealed by any investigation conducted on the Property.

4.5 Buyer, for Buyer, the other Buyer Parties, and Buyer's successors in interest, releases each of the Seller Parties from, and waives all claims and liability against the Seller Parties for or attributable to the physical and environmental condition of the Property, including without limitation, claims or liabilities relating to the presence, discovery or removal of any hazardous substances or hazardous materials in, at, about or under the Property, or for, connected with or arising out of any and all claims or causes of action based upon CERCLA (Comprehensive Environmental Responses, Compensation, and Liability Act of 1980, 42 U.S.C. §§ 9601 et seq., as amended by SARA [Superfund Amendment and Reauthorization Act of 1986] and as may be further amended from time to time), the Resource Conservation and Recovery Act of 1976, 42 U.S.C. §§ 6901 et seq., or any related claims or causes of action or any other Federal or State based statutory or regulatory causes of action for environmental contamination at, in or under the Property. As between Buyer and the Seller Parties, Buyer assumes and takes responsibility and liability for all obligations attributable to the physical and environmental condition of the Property (including, without limitation, any hazardous substances or hazardous materials in, at, under or about the Property) and agrees to indemnify, defend and hold harmless the Seller Parties from any Claims with respect thereto. Notwithstanding anything herein to the contrary, the agreements of Buyer set forth in this Section 4.5 shall be deemed reaffirmed as of the Closing and shall survive the Closing and shall not be merged therein.

4.6 Opportunity to Inspect. Buyer hereby agrees that the waiver or satisfaction of the condition set forth in Section 5.1(a) below shall constitute an acknowledgment that Seller has given Buyer every opportunity to consider, inspect and review to its satisfaction the physical, environmental, economic and legal condition of the Property.

4.7 Unknown Claims. Except with respect to any claims arising out of any breach of the Seller's covenants, representations or warranties set forth in Sections 6.1 or 6.2 below, Buyer, for itself and each of the other Buyer Parties, and their respective agents, affiliates, successors and assigns, hereby releases and forever discharges Seller and the other Seller Parties from any and all rights, claims and demands at law or in equity, whether known or unknown at the time of this agreement, which Buyer has or may have in the future, arising out of the physical, environmental, economic or legal condition of the Property. Buyer hereby specifically waives the provisions of section 1542 of the California Civil Code ("Section 1542") and any similar law of any other state, territory or jurisdiction. Section 1542 provides:

> "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM

OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

Buyer hereby specifically acknowledges that Buyer has carefully reviewed this subsection and discussed its import with legal counsel and that the provisions of this subsection are a material part of the consideration provided to Seller under this Agreement.

Buyer ___________

5. CONDITIONS PRECEDENT.

5.1 Buyer's Conditions. Notwithstanding anything in this Agreement to the contrary, Buyer's obligation to purchase the Property shall be subject to and contingent upon the satisfaction or waiver of the following conditions precedent:

(a) Buyer's inspection and delivery to Seller of its unconditional written approval (the "Approval Notice"), within the Due Diligence Period, of all physical, environmental, economic and legal matters relating to the Property, pursuant to Section 4 above, with the parties agreeing that Buyer's (i) failure to deliver to Seller the Approval Notice by the end of the Due Diligence Period, or (ii) delivery of a conditional written approval of all physical, environmental, economic and legal matters relating to the Property being deemed a failure of this condition;

(b) the willingness of Title Company or some other reputable title insurer to issue, upon the sole condition of the payment of its regularly scheduled premium, its standard California Land Title Association owner's form policy of title insurance ("CLTA Policy") or, at Buyer's election and cost, extended coverage American Land Title Association owner's form policy of title insurance ("ALTA Policy"), insuring Buyer in the amount of the Purchase Price that title to the Real Property is vested of record in Buyer on the Closing Date, subject only to the standard printed conditions and exceptions of such policy, the Permitted Exceptions, any other exceptions approved in writing by Buyer, and any exceptions to title resulting from any act or omission of Buyer, with either the CLTA Policy or the ALTA Policy, as applicable, being referred to herein as the "Buyer's Title Policy"; and

(c) the due performance by Seller of all material covenants and the truth and accuracy, in all material respects, as of the Closing Date, of all of the representations and warranties of the Seller made in this Agreement.

5.2 Seller's Conditions. Notwithstanding anything in this Agreement to the contrary, Seller's obligation to sell the Property shall be subject to and contingent upon the satisfaction or waiver of the following conditions precedent:

(a) Seller's receipt of the Civil Improvement Plans prepared by Buyer for the Improvements to the Pioneer/Parkland Extension, including the design and location of utility laterals extending to Seller's Property;

(b) Buyer's delivery to the Title Company on or before the Closing Date, of the Purchase Price and the Closing Documents required to be delivered by Buyer pursuant to Section 7 below;

(c) Buyer having duly performed each and every other agreement to be performed by Buyer hereunder; and

(d) the due performance by Buyer of all material covenants and the truth and accuracy, in all material respects, as of the Closing Date, of all of the representations and warranties of the Buyer made in this Agreement.

5.3 Failure or Waiver of Conditions Precedent. In the event any of the conditions set forth in Section 5.1 or Section 5.2 are not fulfilled or waived by the Closing Date, this Agreement shall terminate, and all rights and obligations hereunder of each party shall be at an end. Either party may, at its election, at any time or times on or before the date specified for the satisfaction of the condition, waive in writing the benefit of any of the conditions set forth in Section 5.1 or Section 5.2 above. Buyer's failure to notify Seller in writing of the failure of any condition set forth in Section 5.1(a) prior to the expiration of the Due Diligence Period shall constitute a waiver of such condition. In any event, Buyer's consent to the Close of Escrow shall waive any remaining unfulfilled conditions.

6. COVENANTS, WARRANTIES AND REPRESENTATIONS.

6.1 Seller's Warranties and Representations. Seller hereby makes the following representations and warranties to Buyer:

(a) Seller is a duly organized and validly existing federal savings bank, is qualified to do business and in good legal standing in the State of California, and has full power and lawful authority to enter into and carry out the terms and provisions of this Agreement and to execute and deliver all documents which are contemplated by this Agreement, and all actions of Seller necessary to confer such power and authority upon the persons executing this Agreement and all documents which are contemplated by this Agreement on behalf of Seller have been taken or will be taken by Closing Date; and

(b) Seller has not (i) made a general assignment for the benefit of creditors, (ii) filed any voluntary petition in bankruptcy or suffered the filing of any involuntary petition by its creditors, (iii) suffered the appointment of a receiver to take possession of all or substantially all of its assets, (iv) suffered the attachment or other judicial seizure of all or substantially all of its assets, or (v) admitted in writing its inability to pay its debts as they become due. The representations in this subparagraph (b) shall survive only for the duration of the Limitation Period set forth in Section 6.5 below.

6.2 Seller's Covenants. Seller hereby covenants and agrees that, during the Contract Period, Seller will not enter into any agreements with respect to the Real Property by which Buyer would be bound without first seeking Buyer's written approval, which approval may be withheld in Buyer's sole discretion.

6.3 Buyer's Warranties and Representations. Buyer hereby represents and warrants to Seller that:

(a) Buyer is a municipal corporation duly organized and validly existing under the laws of the State of California and as of the Closing Date shall have, full power and lawful authority to enter into and carry out the terms and conditions of this Agreement and to execute and deliver all documents which are contemplated by this Agreement, and all actions necessary to confer such power and authority upon the persons executing this Agreement and all documents which are contemplated by this Agreement to be executed on behalf of Buyer or its assignee have been taken; and

(b) Neither this Agreement nor any Closing Document executed and delivered by Buyer pursuant to this Agreement contravenes or will contravene any provision of the Buyer's governing documents or any judgment, order, decree, writ or injunction to which Buyer is subject.

6.4 Buyer's Covenants. Buyer hereby covenants and agrees to the following:

(a) Buyer shall deliver to Seller, for Seller's review and comment, the Civil Improvement Plans for the Improvements to be constructed on the Real Property at least fifteen (15) days before the end of the Due Diligence Period. Buyer shall confer with the City's Civil Engineer and staff no later than five (5) days prior to the end of the Due Diligence Period to identify dry utility crossings commensurate with industry standards and professional engineering practices. Buyer agrees to install the identified dry utility crossings at its sole cost concurrently with the construction of any Improvements on the Real Property. In connection therewith, Buyer shall coordinate with, and obtain approval from, dry utility providers, and shall complete all necessary applications and pay all applicable fees relating to the installation of the dry utility crossings, all at Buyer's sole expense.

(b) Buyer hereby agrees that after the Closing has occurred, Buyer will give Seller prior written notice that Buyer intends to remove any soil on the Real Property to an off-site location, a reasonable period of time before Buyer takes any such actions, and shall afford to Seller the right to acquire all or any part of such soil from Buyer at no charge to Seller. Without limiting the foregoing, Buyer shall specifically permit Seller to have sufficient time to (i) test such soil for environmental issues and suitability as permanent fill, (ii) determine the volume required by Seller, and (iii) determine the delivery location for such soil on Seller's Remaining Property, before Buyer removes any such soil to an off-site location. The parties hereby agree that the consideration for such acquisition and the obligations incurred in connection therewith pursuant to this paragraph, is the Seller's performance of its obligations under this Agreement to transfer ownership of the Real Property to Buyer, and Seller's willingness to accept delivery of any such soil, subject to the terms and conditions of this paragraph. In the event that Seller elects to accept any soil from Buyer, then all such soil may, prior to delivery, be tested by Seller, at its sole cost and expense, for any environmental issues as well as for suitability as permanent fill under all applicable regulations, all subject to the requirements and directives of Seller. To the extent that Seller approves the results of all such investigations, then Buyer shall at its sole cost stockpile that portion of the fill material that Seller's has designated as acceptable at those locations on Seller's Remaining Property which are mutually agreed to by Buyer and Seller. Seller's approval and determinations under this paragraph shall be made in Seller's sole and absolute discretion. In no event shall Seller have any obligations or liability for any soils or materials which Seller does not permit Buyer to place on Seller's Remaining Property. Buyer shall retain ownership of all material that Seller has designated as unacceptable, and may handle, dispose, and export such materials from the Real Property in whatever way that Buyer deems fit, with no Seller Party having any liability therefor. Without limiting the foregoing or anything else in this Agreement, Buyer hereby agrees that any and all soil and materials located upon any portion of the Real Property as of Closing are (i) considered a part of the "Real Property" being conveyed to Buyer, (ii) fully subject to all applicable provisions of this Agreement relating thereto, including without limitation those of Sections 4.4, 4.5, and 4.7, and (iii) as of the Closing, owned by Buyer.

(c) If Seller gives notice of intent to enter the Real Property and complete construction of the Improvements, Buyer will provide to Seller complete, full-size copies of all plans, approvals, and related documents required to construct full-width Improvements, including the Civil Improvement Plans, at no cost to Seller, within ten (10) days of written demand from Seller. If Buyer has not completed plans for the full-width Improvements upon receipt of notification of Seller's intent to complete construction, Buyer agrees to cooperate with Seller in preparing and approving said plans on an expedited basis consistent with Seller's construction timetable.

The provisions of Sections 6.4(a), 6.4(b), and 6.4(c) shall not merge and shall survive the Closing hereunder until the Final Issuance Date.

6.5 Limitations. The parties agree that (i) Seller's representations and warranties contained in Section 6.1(b) above and in the Closing Documents, if any, shall survive Buyer's purchase of the Property only for a period of one (1) year after the Closing Date (the "Limitation Period") and (ii) Buyer shall be entitled to recover its damages for breach of any of the representations and warranties only in the event its actual damages for such breach(es) exceed the Purchase Price in the aggregate. Buyer shall provide actual written notice to Seller of any breach of such representations and warranties and shall allow Seller thirty (30) days within which to cure such breach, or, if such breach cannot reasonably be cured within thirty (30) days, an additional reasonable time period, so long as such cure has been commenced within such initial 30-day period and is diligently pursued to completion. If Seller fails to cure such breach after actual written notice and within such cure period, Buyer's sole remedy shall be an action at law for damages as a consequence thereof, which must be commenced, if at all, within the period provided by law

7. ESCROW AND CLOSING.

7.1 Escrow Arrangements. An escrow for the purchase and sale contemplated by this Agreement shall be opened by Buyer with Title Company within two (2) business days following the Effective Date. On or before the Closing Date, Seller and Buyer shall each deliver escrow instructions to the Title Company consistent with this Section 7 and the parties shall deposit in escrow the funds and documents (collectively, the "Closing Documents") described below.

(a) Seller shall deposit:

(1) a duly executed and acknowledged grant deed to the Real Property in the form attached to this Agreement as **Exhibit "C"** (the "Deed");

(2) instructions to the Title Company to close this transaction in accordance with this Agreement;

(3) such other documents which may be reasonably required by the Title Company in order to close the transactions contemplated under this Agreement so long as such documents are consistent with the terms and conditions of this Agreement.

(b) Buyer shall deposit:

(1) immediately available cash in an amount equal to the Purchase Price, plus sufficient additional cash to pay Buyer's share of all escrow costs and closing expenses;

(2) instructions to the Title Company to close this transaction in accordance with the terms of this Agreement;

(3) such other documents which may be reasonably required by the Title Company in order to close the transactions contemplated under this Agreement so long as such documents are consistent with the terms and conditions of this Agreement.

7.2 Closing. Title Company shall close escrow by:

(a) recording the Deed;

(b) issuing Buyer's Title Policy to Buyer;

(c) delivering to Buyer a conformed copy of the Deed;

(d) delivering to Seller the Purchase Price (after adjusting for prorations and credits as described below).

7.3 Filing of Reports. Title Company shall be solely responsible for the timely filing of any reports or returns required pursuant to the provisions of Section 6045(e) of the Internal Revenue Code of 1986 (and any similar reports or returns required under any state or local laws) in connection with the closing of the transaction contemplated in this Agreement.

7.4 Prorations. Seller shall timely pay all real property taxes and assessment allocable to the Real Property accruing prior to the Closing Date. Because Buyer is a public agency to which real property taxes do not apply, no proration of real property taxes will be made through Escrow. Seller will have the right to file for and receive a refund of general and special real property taxes and assessments previously paid by or on behalf of Seller with regard to the Real Property, which become refundable due to Buyer's status as a public agency. Buyer shall cooperate reasonably with Seller's efforts to obtain any such refund. Title Company shall prorate all real property assessments not then due, without warranty by Seller regarding the amount(s) of such assessments.

7.5 Other Closing Costs. Buyer shall pay any and all governmental documentary transfer or transaction taxes or fees due on the transfer of the Property from Seller to Buyer. Seller shall pay the premiums for Buyer's Title Policy to the extent equal to the costs of a CLTA Policy, and Buyer shall pay any additional costs associated with an ALTA Policy, as well as the costs of any endorsements to Buyer's Title Policy, and any related survey costs. Buyer shall pay the recording costs and escrow fees. Any other closing costs shall be paid in accordance with custom in the county where the Real Property is located.

7.6 Insurance. Seller's existing liability and other insurance coverages with respect to the Property shall be canceled as of the Closing Date, and Seller shall receive any premium refund due thereon.

7.7 No Relocation. Seller acknowledges that neither Seller nor any tenant or lessee of the Real Property is entitled to relocation assistance or any other benefits under the Uniform Relocation Assistance Act or any other applicable provision of law upon the acquisition of the Real Property by Buyer.

8. MISCELLANEOUS.

8.1 Casualty and Condemnation.

(a) The rights and obligations of Buyer and Seller under this Agreement shall be unaffected by the occurrence, prior to the Closing Date, of any damage to the Property caused by fire, vandalism, earthquakes, sinkholes, floods, other acts of God, or any other casualty; provided, however, in the event that any such casualty materially interferes with Buyer's ability to develop the Real Property for Buyer's intended use or materially increases the cost of such development, both in Buyer's reasonable discretion, then Buyer may elect to terminate this Agreement with written notice to Seller given within five (5) business days after Buyer has actual notice of such casualty, in which event, this Agreement shall terminate as of the date of such notice, and neither party shall have any further obligation to the other hereunder except for obligations which, by their express terms, survive the termination of this Agreement.

(b) If, prior to the Closing Date, the entire Property is taken by eminent domain or similar proceeding, this Agreement shall be deemed terminated, whereupon the parties shall have no further rights or obligations hereunder except as otherwise expressly provided. If only a portion of the Property is so taken, Buyer shall have the option of (i) proceeding with the Closing and accepting the Property as affected by such taking, together with all compensation and damages awarded or to be awarded, or (ii) terminating this Agreement as described above. If Buyer elects option (i) above, Seller shall assign to Buyer at Closing all of its rights to such compensation and damages and shall pay over to Buyer any such compensation and damages already received. Seller agrees not to settle any proceeding related to such taking without Buyer's prior written consent.

8.2 Brokerage Commissions and Finder's Fees. Each party to this Agreement warrants to the other that no person or entity can properly claim a right to a real estate commission, real estate finder's fee, real estate acquisition fee or other real estate brokerage-type compensation (collectively, "Real Estate Compensation") based upon the acts of that party with respect to the transaction contemplated by this Agreement. Each party hereby agrees to indemnify and defend the other against and to hold the other harmless from any and all loss, cost, liability or expense (including but not limited to attorneys' fees and returned commissions) resulting from any claim for Real Estate Compensation by any person or entity based upon such acts. The foregoing indemnities shall survive the Close of Escrow.

8.3 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of each of the Parties and their respective heirs, successors and permitted assigns. Buyer shall not assign its interest in or obligations under this Agreement without the prior written consent of Seller.

8.4 Notices. All written notices required to be given pursuant to the terms hereof shall be either delivered personally, by U.S. certified mail return receipt requested, or by commercial messenger service or national overnight courier service, addressed as follows:

To Seller:

IMV 6 SPR Lake LLC
c/o OneWest Bank, FSB
888 East Walnut Street
Pasadena, CA 91101
Attn: Jon L. Spelke
Email: jon.spelke@owb.com
Phone: (310) 449-2211
Fax No.: (866) 451-8029

with a copy to:

Sheppard Mullin Richter and Hampton LLP
650 Town Center Drive, 4th Floor
Costa Mesa, CA 92626-1993
Attn: Deborah M. Rosenthal, Esq.
Email: drosenthal@sheppardmullin.com
Phone: (714) 424-2821
Fax No.: (714) 428-5932

To Buyer:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: Mark Deven, City Manager
Email: cm1@cityofwoodland.org
Phone: (530) 661-5850
Fax No.: (530) 661-5848

with a copy to:

Best, Best & Kreiger, LLP
400 Capitol Mall, Suite 1650
Sacramento, CA 95814
Attn: Andrew Morris, Esq.
Email: andrew.morris@bbklaw.com
Phone: (916) 325-4000
Fax No.: (916) 325-4010

The foregoing addresses may be changed from time to time by written notice. Notices shall be deemed received upon the earlier of actual receipt or upon signed acceptance from an overnight courier. Notwithstanding the foregoing, the Approval Notice and other title notices described in Section 4.2 may be sent via fax and/or e-mail so long as an original copy thereof is concurrently sent via one of the approved methods set forth above.

8.5 Time of the Essence; Waivers. No waiver of any breach of any covenant or provision contained herein will be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision contained herein. No extension of time for performance of any obligation or act will be deemed an extension of the time for performance of any other obligation or act except those of the waiving party, which will be extended by a period of time equal to the period of the delay. Time is of the essence of every provision contained in this Agreement.

8.6 Possession. Possession of the Real Property shall be delivered to Buyer on the Closing Date, provided Buyer has completed the purchase of the Real Property in conformance with all terms and conditions of this Agreement.

8.7 Incorporation by Reference. All of the exhibits attached to this Agreement or referred to herein and all documents in the nature of such exhibits, when executed, are by this reference incorporated in and made a part of this Agreement.

8.8 Attorneys' Fees. In the event any dispute between Buyer and Seller arising out of or in connection with this Agreement should result in litigation, the prevailing party shall be reimbursed for all reasonable costs incurred in connection with such litigation, including, without limitation, reasonable attorneys' fees.

8.9 Construction. The parties acknowledge that each party and its counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendments or exhibits hereto. As a result, the parties agree that the principle of law set forth in California Civil Code §1654 (or its successor) that contracts are construed against the drafter shall not apply to this Agreement.

8.10 No Merger. The provisions of this Agreement shall not merge with the delivery of the Deed but shall, except as otherwise provided in this Agreement, survive the Close of Escrow.

8.11 Governing Law and Venue. This Agreement shall be construed and interpreted in accordance with and shall be governed and enforced in all respects according to the laws of the

State of California. Any action to interpret or enforce this Agreement shall be brought and maintained exclusively in the courts of and for Yolo County, California.

8.12 Limitation on Liability. Buyer agrees that any liability of Seller under any claim brought pursuant to this Agreement or any document or instrument delivered simultaneously or in connection with, or pursuant to this Agreement, including any Closing Documents, shall be limited to the right to seek specific performance of Seller's obligations under this Agreement, further subject to the provisions of Section 6.4 above.

8.13 Captions. Section titles or captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provision hereof.

8.14 Counterparts. This Agreement may be executed in one or more counterparts. All counterparts so executed shall constitute one contract, binding on all parties, even though all parties are not signatory to the same counterpart.

8.15 Entire Agreement. This Agreement and the attached exhibits, and all documents in the nature of such exhibits, when executed, contain the entire understanding of the parties with respect to the subject matter hereof, and supersede any and all other written or oral understandings.

9. SELLER'S ACCESS OVER REAL PROPERTY.

9.1 At any time following the Closing and upon request of Seller, Buyer shall issue Seller an encroachment permit or grant Seller a license allowing Seller to have access to the Real Property for ingress and egress purposes in connection with Seller's construction activities on Seller's Remaining Property, provided that the exercise of Seller's rights under the encroachment permit or license shall not materially and adversely interfere with Buyer's use of the Real Property. The encroachment permit or license shall remain in force until the Final Issuance Date provided that Seller has complied with its terms.

9.2 Additionally, as of the Closing Date, Buyer hereby grants to Seller a non-exclusive license allowing Seller to enter the Real Property for the limited purpose of completing construction of the Improvements in the event that Buyer fails to complete such Improvements as contemplated and identified in the Spring Lake Initial Facilities Requirement ("IFR") prior to or concurrent with the timing set forth in the Development Agreement. Seller must give Buyer at least thirty (30) days prior written notice of its election to exercise the rights set forth above, and if Buyer commences and diligently pursues completion of construction of the Improvements within such 30-day period, then Seller's rights shall be tolled until such time as Buyer has ceased diligently performing such work (prior to completion). If Seller elects to take such actions, then upon Seller's completion of the Improvements, the license granted by this paragraph shall expire, and Buyer agrees to reimburse Seller for the actual, documented, verifiable and reasonable costs Seller incurred in connection with constructing such Improvements in accordance with the IFR, including without limitation any costs related to compliance with Prevailing Wage Laws (defined below); provided that such reimbursement shall occur in accordance with the procedures and timing set forth in that certain "Funding and

Reimbursement Agreement for Development Within the Spring Lake Specific Plan Area," to which Seller's predecessor in interest and Buyer are parties. Buyer agrees to use commercially reasonable good faith efforts to obtain such reimbursement as soon as possible, and to at all times keep Seller informed and involved in the reimbursement process.

9.3 Seller is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., as well as California Code of Regulations, Title 8, section 16000 et seq. ("Prevailing Wage Laws") which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. Since the construction of the Improvements involves an applicable "pubic works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since the total compensation is $1,000 or more, in the event that Seller exercises its right to perform the Improvements on Buyer's behalf set forth above, Seller agrees to fully comply with such Prevailing Wage Laws in the construction of the Improvements, and to cause any contractor engaged by Seller to so comply. In such event Seller shall cause its contractor(s) to obtain a copy of the prevailing rates of per diem wages applicable to the work to be performed by subcontractors from the website of the Division of Labor Statistics and Research of the Department of Industrial Relations located at http://www.dir.ca.gov/dlsr/PWD/index.htm. In the alternative, Buyer shall provide Seller with a copy of the prevailing rates of per diem wages applicable to the work to be performed by subcontractors. In connection with its obligations under this paragraph, Seller shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to perform work on the Improvements available to interested parties upon request, and shall require its contractor(s) to post copies at the contractor's principal place of business and at the project site. Seller shall defend, indemnify and hold Buyer, its elected officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or allege failure by Seller or its contractor(s) to comply with the Prevailing Wage Laws in the event that Seller exercises its right to perform the Improvements on Buyer's behalf.

9.4 The provisions of this Section 9 shall survive the Closing.

10. INDEPENDENT CONSIDERATION. Concurrent with its delivery of a fully executed copy of this Agreement, Buyer shall deliver to Seller in cash the sum of One Hundred and No/100 Dollars ($100.00) (the "Independent Contract Consideration") which amount has been bargained for and agreed to as consideration for Buyer's exclusive option to purchase the Property and the Buyer's Due Diligence Period provided herein, and for Seller's execution and delivery of this Agreement. The Independent Contract Consideration is in addition to and independent of all other consideration provided in this Agreement, and is nonrefundable in all events. In addition, in consideration of the Independent Contract Consideration, during the Due Diligence Period Seller agrees to not market all or any portion of the Real Property for sale to any third parties.

IN WITNESS WHEREOF, the parties have executed this Right of Way Acquisition Agreement as of the Effective Date.

Seller

IMV 6 SPR LAKE LLC,
a Delaware limited liability company

By:
Name: John Devereux
Its: EVP.

Buyer

CITY OF WOODLAND,
a California municipal corporation

By: ____________________
Name: ____________________
Its: ____________________

EXHIBIT A

Legal Description - Real Property

A portion of a certain parcel containing 77.90 Ac. shown on that certain Record of Survey recorded in Book 9 of Maps & Surveys at page 20 in the office of the Yolo County Recorder, and a portion of Parcel 2 of that certain Lot Line Adjustment, Document No. 2007-0033700-00, Yolo County Records, Yolo County, California, being more particularly described as follows:

Beginning at the southwest corner of "Pioneer Avenue" right-of-way as shown on Subdivision No. 4670, "Heidrick Ranch, Phase 1", recorded in Book 2006 of Maps at Page 124, records of Yolo County, Yolo County, California; thence the following 18 (eighteen) courses:

1. Along the southerly right-of-way of said "Pioneer Avenue" right-of-way, South 88°51'32" East, 131.00 feet to the southwest corner of said right-of-way;

2. Thence leaving said right-of-way, South 01°02'00" West, 170.86 feet;

3. Thence along the arc of a 1065.50 foot radius, tangent curve to the right, through a central angle of 9°06'25" a distance of 169.36 feet, said arc being subtended by a chord which bears South 05°35'12" West, 169.18 feet;

4. Thence South 35°17'54" East, 36.77 feet;

5. Thence South 13°23'32" West, 68.00 feet;

6. Thence South 61°38'34" West, 36.72 feet;

7. Thence along the arc of a 1065.50 foot radius non-tangent curve to the right, through a central angle of 18°55'47", a distance of 352.03 feet, said arc being subtended by a chord which bears South 25°53'06" West, 350.43 feet;

8. Thence South 35°21'00" West, 110.74 feet;

9. Thence South 00°51'18" East, 128.98 feet;

10. Thence along the arc of a 481.50 foot radius, non-tangent curve to the right, through a central angle of 64°08'57", a distance of 539.09 feet, said arc being subtended by a chord which bears South 05°27'45" East, 511.37 feet;

11. Thence South 26°36'43" West, 159.75 feet, to a point on "Heritage Parkway" right-of-way, recorded as Doc-2008-0028907-00, Yolo County Records, Yolo County, California;

12. Thence along the northerly line of said "Heritage Parkway" right-of-way, North 56°49'10" West, 178.11 feet;

13. Thence leaving said right-of-way, North 33°10'50" East, 109.45 feet;

14. Thence along the arc of a 319.76 foot radius, non-tangent curve to the left, through a central angle of 88°27'10", a distance of 493.65 feet, said arc being subtended by a chord which bears North 10°09'20" West, 446.07 feet;

15. Thence North 54°39'00" West, 65.36 feet;

16. Thence North 35°21'00" East, 344.50 feet;

17. Thence along the arc of a 934.50 foot radius, tangent curve to the left, through a central angle of 34°19'00", a distance of 559.71 feet, said arc being subtended by a chord which bears North 8°11'30" East, 551.38 feet;

18. Thence North 01°02'00" East, 171.10 feet to the Point of Beginning.

Said property contains (256,164 Sq Ft 5.88 Ac.), more or less.

EXHIBIT B

Depiction of Real Property

- Dedication Property - That property identified as "Pioneer Avenue" and "Parkland Avenue" on the diagram below, as outlined with a think black line.

- Purchase Property - That property immediately adjacent to the Dedication Property identified with cross-hatching and outlined with a thick black line.

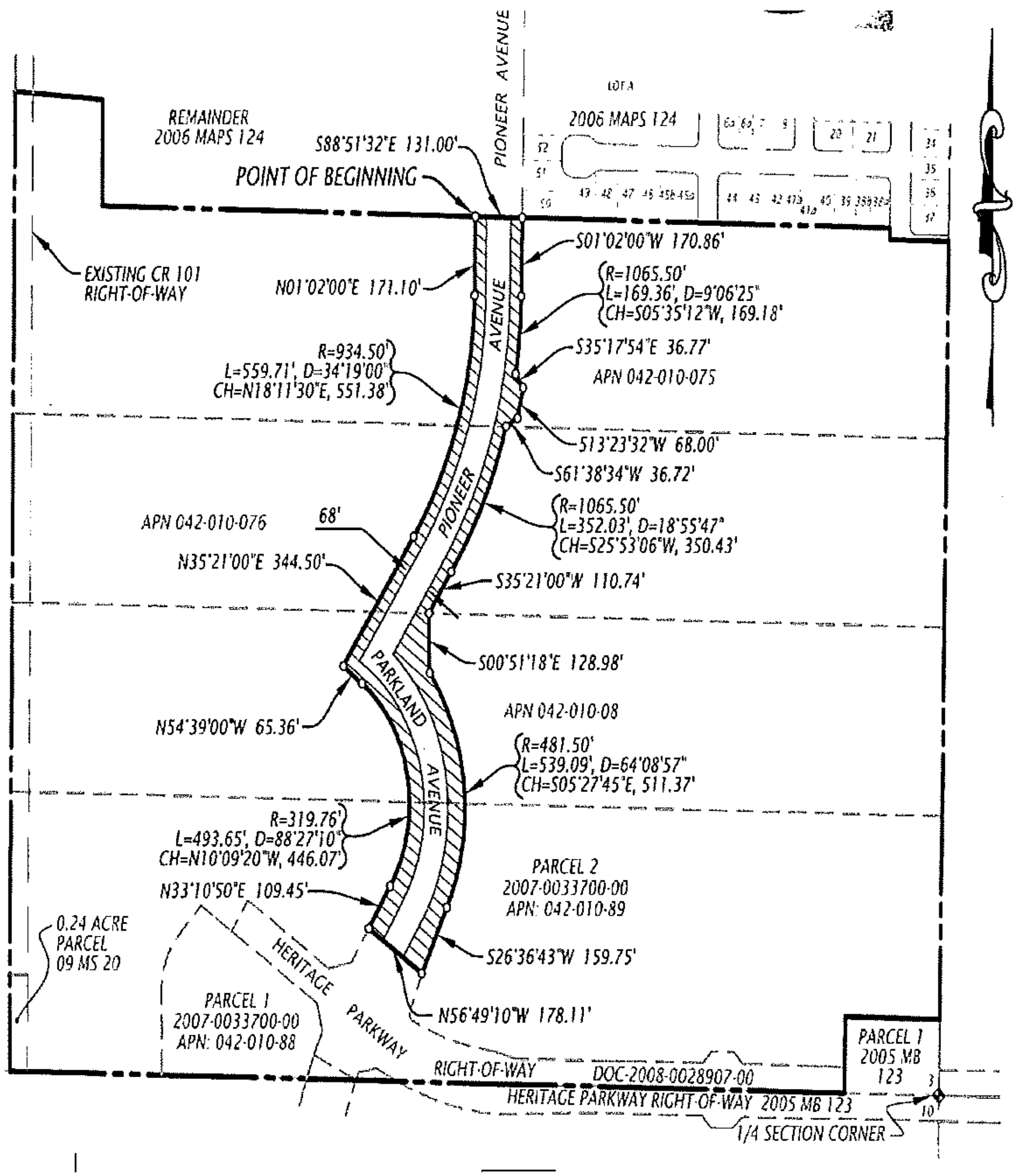


EXHIBIT C

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

____
____
____
____

THIS SPACE ABOVE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX is $____________
____computed on full value of property conveyed; or
____computed on full value less value of liens and encumbrances remaining at time of sale
____ Unincorporated area: ___ City of ________________
____ Realty not sold.

GRANT DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, IMV 6 SPR Lake LLC, a Delaware limited liability company ("Grantor"), hereby grants to the City of Woodland, California, a California municipal corporation, that certain real property in the City of Woodland, County of Yolo, State of California, legally described as follows:

See Exhibit 1 attached hereto and incorporated herein by this reference.

This conveyance is made subject to all matters, liens and encumbrances of record.

GRANTOR:

IMV 6 SPR Lake LLC, a Delaware limited liability company

By: ______________________________
Name: ______________________________
Its: ______________________________

Exhibit 1

A portion of a certain parcel containing 77.90 Ac. shown on that certain Record of Survey recorded in Book 9 of Maps & Surveys at page 20 in the office of the Yolo County Recorder, and a portion of Parcel 2 of that certain Lot Line Adjustment, Document No. 2007-0033700-00, Yolo County Records, Yolo County, California, being more particularly described as follows:

Beginning at the southwest corner of "Pioneer Avenue" right-of-way as shown on Subdivision No. 4670, "Heidrick Ranch, Phase 1", recorded in Book 2006 of Maps at Page 124, records of Yolo County, Yolo County, California; thence the following 18 (eighteen) courses:

1) Along the southerly right-of-way of said "Pioneer Avenue" right-of-way, South 88°51'32" East, 131.00 feet to the southwest corner of said right-of-way;
2) Thence leaving said right-of-way, South 01°02'00" West, 170.86 feet;
3) Thence along the arc of a 1065.50 foot radius, tangent curve to the right, through a central angle of 9°06'25" a distance of 169.36 feet, said arc being subtended by a chord which bears South 05°35'12" West, 169.18 feet;
4) Thence South 35°17'54" East, 36.77 feet;
5) Thence South 13°23'32" West, 68.00 feet;
6) Thence South 61°38'34" West, 36.72 feet;
7) Thence along the arc of a 1065.50 foot radius non-tangent curve to the right, through a central angle of 18°55'47", a distance of 352.03 feet, said arc being subtended by a chord which bears South 25°53'06" West, 350.43 feet;
8) Thence South 35°21'00" West, 110.74 feet;
9) Thence South 00°51'18" East, 128.98 feet;
10) Thence along the arc of a 481.50 foot radius, non-tangent curve to the right, through a central angle of 64°08'57", a distance of 539.09 feet, said arc being subtended by a chord which bears South 05°27'45" East, 511.37 feet;
11) Thence South 26°36'43" West, 159.75 feet, to a point on "Heritage Parkway" right-of-way, recorded as Doc-2008-0028907-00, Yolo County Records, Yolo County, California;
12) Thence along the northerly line of said "Heritage Parkway" right-of-way, North 56°49'10" West, 178.11 feet;

13) Thence leaving said right-of-way, North 33°10'50" East, 109.45 feet;
14) Thence along the arc of a 319.76 foot radius, non-tangent curve to the left, through a central angle of 88°27'10", a distance of 493.65 feet, said arc being subtended by a chord which bears North 10°09'20" West, 446.07 feet;
15) Thence North 54°39'00" West, 65.36 feet;
16) Thence North 35°21'00" East, 344.50 feet;
17) Thence along the arc of a 934.50 foot radius, tangent curve to the left, through a central angle of 34°19'00", a distance of 559.71 feet, said arc being subtended by a chord which bears North 18°11'30" East, 551.38 feet;
18) Thence North 01°02'00" East, 171.10 feet to the **Point of Beginning.**

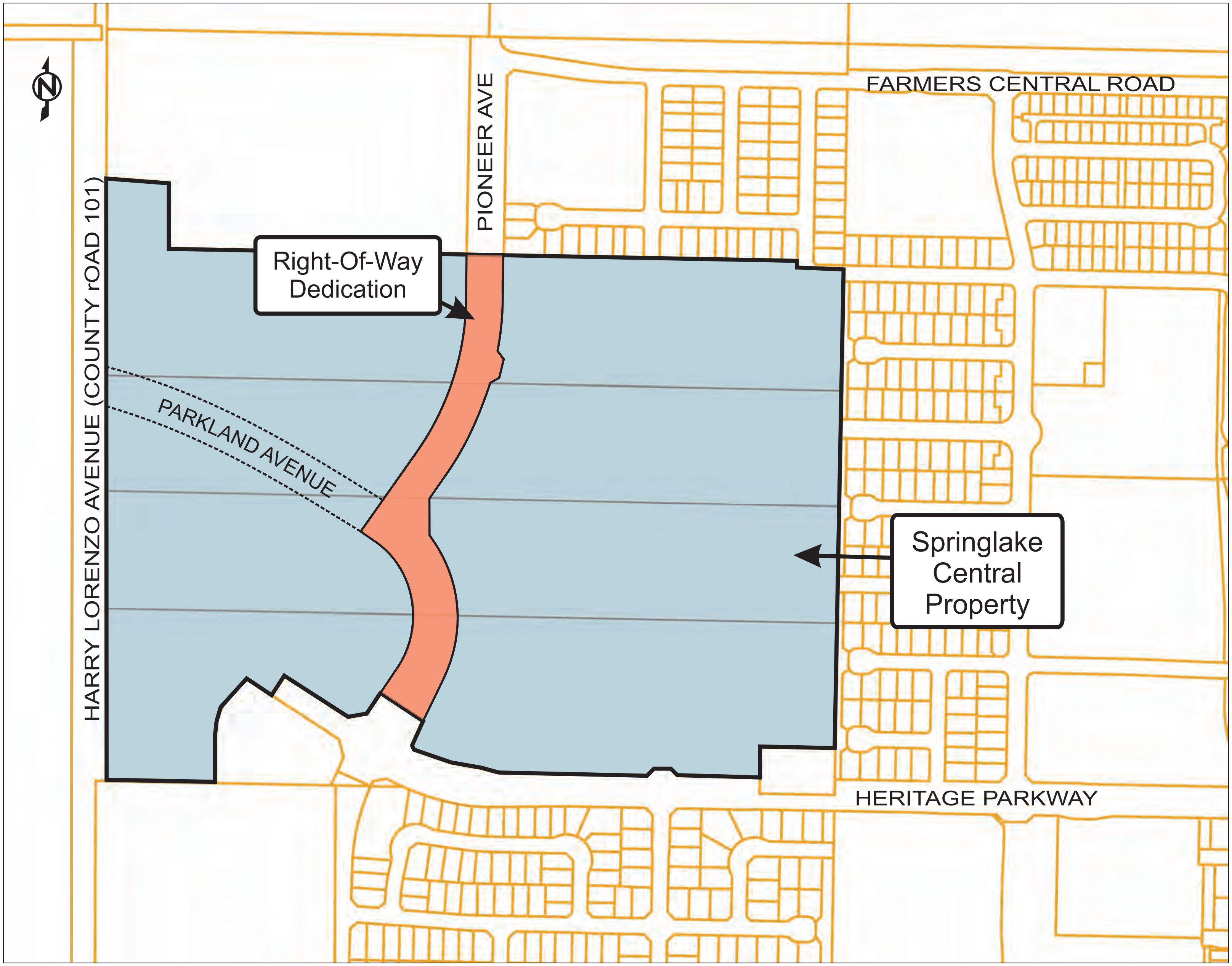
Said property contains (256,164 Sq Ft 5.88 Ac.), more or less.

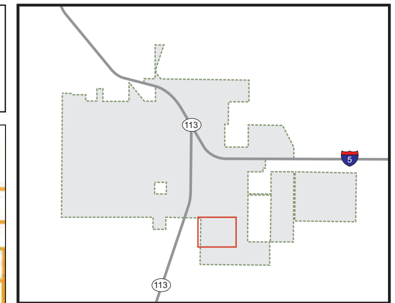
End of Description.

March 9, 2011
Prepared by: Cunningham Engineering Corp.

LICENSED LAND SURVEYOR
TOM O. MORROW
No. 5161
STATE OF CALIFORNIA

Pioneer Road Acquisition





Legend

Flood Area

Parcels

1: 6,180

0.2 0 0.10 0.2 Miles

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: April 5, 2011

SUBJECT: Report of the Water Rate Advisory Committee

Report in Brief

The City Council voted to increase water rates at its November 3, 2009 meeting. At the same time the City Council requested the formation of a Water Rate Advisory Committee. The Council directed the City Manager and Public Works Department to develop a plan for a committee composed of City residents and businesses with the intent that the Committee presents a report after their review of challenges and opportunities related to future rate increases.

The report of the Water Rate Advisory Committee (WRAC) has been completed and is attached. Staff has reviewed the report and provided comments regarding the conclusions and recommendations. Staff concurs with the recommendations provided by the WRAC.

It is appropriate to acknowledge the outstanding effort contributed by the committee members and their chairperson Christine Casey.

Staff recommends that the City Council receive the Report of the Water Rate Advisory Committee and provide comments, suggestions and/or direction.

Background

The Water Rate Advisory Committee was formed with a diverse cross section of the residents and business owners of Woodland. This committee began meeting on June 16, 2010 at the City Municipal Service Center. Because of the magnitude of the topic, it was decided that the committee would meet the first and third Wednesdays of each month.

Council's stated charter for the WRAC was to:

- Increase public participation in the functions of City government;

- Act as form of public input and feedback on issues related to current and planned water system improvements;

- Advise the City on potential challenges and opportunities related to future rate increases; and
- Promote communitywide education and awareness of water system issues and projects

The Committee later changed these objectives to closer match what they thought was the purpose of the WRAC. Their goals are included on pages 2-5 of the cover memo provided by Chairperson Casey.

Following the Council direction, staff met with the City's Infrastructure Committee on March 12, 2010, to discuss the selection process. The Committee recommended that the Water Rate Advisory Committee be expanded to include 30 members and approximately 10 alternates. Council members each selected five applicants to serve on the committee, for a total of 25 members. The remaining spots and would be filled by staff recommendations from a list of alternates generated from the listing of 116 WRAC applicants. Staff worked to ensure the committee is balanced with members randomly selected from all geographic areas of the City and from each of the water use classifications.

City staff originally envisioned a committee that would work closely with staff in the course of completing their work. The process would have had the WRAC receiving information from staff, Council, and the public, yet acting independently to develop advisory comments, suggestions, and plans. The information developed by the committee would be intended to assist the City in moving forward to develop community awareness about infrastructure improvements and long-term water rates, quality, supply and reliability issues.

With this vision in mind, staff worked on a program to facilitate the education and awareness of the complex issues relating to an Enterprise Fund rate determination and related issues. This information included an overview of the systems, regulations, conditions, and possible rate structures that relate to water production and delivery in the City of Woodland. Prior to the start of the meetings in June 2010, staff prepared a proposed outline of topics they felt would assist the committee in their development of a recommendation to Council. The topics included:

1. Brief overview of our water system – how it works
2. Water system components and condition assessment
3. Current and Future Regulatory Requirements
4. System deficiencies, solutions and long-term asset management planning
5. The need for long-term Asset Management
6. Groundwater quality impacts
7. Metering
8. Surface Water Project – Why and why now?
9. Water conservation program

10. Water Enterprise Fund
11. General Discussion on Utility Rates
12. Review of the December 2009 Water Rate Study
13. Review of and improvement in City information regarding water rates
14. Role of Advisory Committee in the future

After the first meeting, staff requested a pre-meeting conference with the Chair and Vice-Chair be established in order to receive direction from them on which presentation they wished to see and the desired directions for that night's and future meetings. That night's and future agendas were adjusted according to the direction of the Executive Committee. The pre-meetings continued for as long as staff had participation in the WRAC meetings. There was some modification of the topics noted herein based on comments from the Chair and Vice-Chair.

Of the 15 meetings held by the WRAC, the first eight were held at the Municipal Service Center (MSC) and the remaining seven at the Community Center. During the last three meetings at the MSC, City staff was excused from participation in the meetings other than to make short presentations for a portion of that night's meeting. Staff retired to another room in the event the committee had any additional questions.

The first meeting at the Community Center was held on October 20, 2010. Staff was requested to provide a presentation and then was again excused. After this point it was determined that the committee desired to deliberate and discuss the material and information received independent of staff participation. Subsequently, the Committee decided there was limited or no benefit for staff to continue to attend the meetings. Accordingly, at the committee's request, staff gave the committee City staff names, including their subject expertise, and contact numbers for any future questions they may have.

The committee completed their work on March 9, 2011. The committee's report, which is included as Attachment No. 1, includes ten recommendations. These recommendations will be presented by Chairperson Casey during the April 5 meeting along with other information she believes is important to explain the committee's report. Staff has provided some comments regarding the recommendations in order to prepare the City Council for the April 5 presentation.

Discussion

The recommendations are presented on pages 6-7 of Chairperson Casey's cover memo. Staff concurs with the intent and validity of all the recommendations presented in this report. Most of the recommendations are already enacted or in the process of being developed. Staff response to the recommendations is summarized in the following section:

1. **City Council must ensure that water, sewer, and wastewater rates are equitable for all users and reflect the full cost of efficiently providing service, maintenance, and capital improvements.**

   Staff concurs: This is the goal of the rate studies, 218 process and Prop 26 requirements. Equitable rates will remain the desired outcome of future rate adjustments.

2. **City Council should direct Public Works to initiate a sewer rate study by December 2011**.

   Staff concurs.

3. **Water conservation education and practice must remain a priority.**

   Staff concurs. The City already has a robust water conservation program and staff is open to any suggestions for improvement.

4. **City Council must address the inequities in the current water rate structure**.

   Staff concurs. This is the goal of the rate studies, 218 process and Prop 26 requirements. To fully realize true equity, additional meter data will have to be collected and analyzed. Substantial effort to correct City water waste is currently under way.

5. **The full committee firmly believed that as the [Surface Water] project moves forward, every effort should be made to control costs and maximize the efficient integration of the ground and surface water systems.**

   Staff concurs. Thousands of staff hours have already been invested in this process over the past five years and recent actions such as the Conaway water rights agreement support this outcome.

6. **We recommend a single web page, with a link prominently featured on the City's home page, from which water information is available**

   Staff concurs.

7. **The Water Rate Advisory Committee should continue to function through June 2012 and we request that City Council authorize this**

   Staff concurs and supports the continuation of an independent WRAC that provides resources and input to the project. One concern would be the maintenance of the committee. Making sure that the WRAC is suitably diverse and maintains the appropriate knowledge of the extremely complex elements of the project could be a very arduous time and resource commitment for staff. One suggestion is for the future WRAC to function in a smaller arrangement of perhaps 5 or 6 members. In order for this arrangement to be effective, how these members are selected, replaced if someone withdraws and the criteria used to make the selections will need further discussion.

8. **Educational efforts already under way must increase so that residents can take this into account as they consider purchase of water softeners, washing machines, landscape plants, and irrigation systems.**

   Staff concurs. As stated herein, there is a robust community education effort in operation and this program will increase as the dialogue on the surface water project accelerates.

9. **We strongly recommend changes to the bill to make it more useful and that bill charges and billing inserts be restricted to water, sewer, and wastewater related matters.**

   Staff concurs. The suggestions made are well received and staff will review the content and costs of making the proposed changes.

10. **Every effort must be made to obtain block grant funds for bill payment assistance, to seek additional sources of payment assistance, and to promote the payment assistance program.**

    Staff concurs. This is a reoccurring theme that has also been expressed by Council. Staff will also review how other cities are handling of this issue for creative solutions.

City staff appreciates and applauds the efforts and contributions made by all WRAC participants. In particular, the Chair and Vice-Chair were very proactive and worked well with staff, consultants, and the other members of the Committee.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council receive the Report of the Water Rate Advisory Committee and provide comments, suggestions and/or direction.

Prepared by: Gregor G. Meyer
Director Public Works

Reviewed by: Doug Baxter
Principal Civil Engineer

____
Mark G. Deven
City Manager

Attachment: Report of the Water Rate Advisory Committee

REPORT TO MAYOR AND CITY COUNCIL

TO: THE HONORABLE MAYOR AND CITY COUNCIL Date: March 21, 2011

SUBJECT: Report of the Water Rate Advisory Committee

History of the Committee

City Council voted to increase water rates at its November 3, 2009 meeting. The rate increase was to provide for infrastructure improvements, meter installation, and initial funding for the Surface Water Project. Several residents spoke of the need for more public education about water issues at that meeting. In response, the City Council requested the formation of a Water Rate Advisory Committee as part of its approval of rate increases. The Council directed the City Manager and Public Works Department to develop a plan for a committee composed of City residents and business owners.

This committee was intended to be advisory, and its purpose was outlined as follows:

- Increase public participation in the functions of City government.
- Act as form of public input and feedback on issues related to current and planned water system improvements.
- Advise the City on potential challenges and opportunities related to future rate increases.
- Promote communitywide education and awareness of water system issues and projects.

Applicants were recruited via articles in the Woodland *Daily Democrat* and a mailing to water customers. 116 Woodland residents applied to serve on the committee, and City Council selected 28 members from these applicants. To ensure a broad cross-section of viewpoints were represented, selection criteria included:

Residential water users	Agricultural water users
Seniors	Small business owners
Owners of large and small lots	Social service agencies
Long-term residents (10+ years)	Public Health
Newer residents (0-9 years)	Neighborhood associations
Wide range of estimated incomes	Business/civic organizations
Representation from all areas of the City	Taxpayers' advocates
Commercial water users	Environmental interests
Faith community	Spanish-language speakers

Committee meetings and members

The committee met 15 times between June 16 and March 9, 2011, with each meeting lasting about 90 minutes. At the first meeting, committee members elected Christine Casey as the chair and Harland Morley as the vice-chair. Other committee members were: Angel Barajas, Michael Bojorquez, James Caballero, Jennifer Chen, Jerrie Cook, Joe Crescione, Jim Hilliard, Jon Hubble, Richard Jenness, Betty Kaelin, Lucille Leung, Carl Martinez, Bernadette Murray, Joe Peyton, Debbie Roman-Whitehouse, Bob Schoech, Yuhang Shi, Donna Slattery, Joe Sullivan and Charlie Wilts. These committee members included homeowners, renters, and business owners. At the time the committee was formed, they had lived in Woodland between one and fifty-six years, with a median residence time of twenty-five years.

Committee goals

Based on the committee's purpose as outlined by City Council, the Water Rate Advisory Committee established four goals:

Goal 1. Water Rate Advisory Committee members will educate themselves about City water issues.

Goal 2. Water Rate Advisory Committee members will learn the parameters of the committee, i.e. what water system changes are mandated and what changes are flexible.

Goal 3. The Water Rate Advisory Committee will provide advice and feedback on water system improvements and rates to the City Council and Public Works Department.

Goal 4. The Water Rate Advisory Committee will contribute to public education about and promote public participation in city water issues.

We accomplished these goals as follows.

Goal 1: Water Rate Advisory Committee members will educate themselves about Woodland's water issues.

The majority of the Water Rate Advisory Committee's time was spent learning about the City's water utility. Several City staff and consultants spoke to us about the operation of and proposed improvements to the current system; a summary of these presentations is given in Appendix 1. Questions from the committee and the answers provided by HDR Engineering, the consultant for the most recent water rate study, appear in Appendix 2. Major issues with regard to the City water utility include:

Infrastructure

- Many components of the City's system are near or at the end of their useful lives. In addition, there is an increasing frequency of pipe, pump, and well failures due to deferred maintenance, which leads to water waste, low water pressure, and costly system repairs. Maintenance has been delayed largely because past water rates (prior to the 2009-2010 rate increases) did not provide sufficient revenue to cover all system costs.
- The potential for inadequate water pressure and water supply for firefighters are important concerns that are being addressed by current capital projects.

Water supply and quality

- City water is currently supplied solely by groundwater wells. The quality of that water is declining at the same time that state and federal standards for both drinking water and wastewater are becoming more stringent. At times some groundwater wells have had to be shut down before they exceeded drinking water nitrate standards. In addition, our groundwater currently does not meet wastewater discharge standards for selenium and future standards for boron, salt and other constituents, i.e. water pumped from the ground and not used in any way, while safe to drink, cannot be discharged without the City incurring a violation. There are substantial financial impacts to the City for non-compliance. Current fines are approximately $60,000/year but are mostly being waived so long as the City makes progress on developing an alternative to the present system. Fines could go up if the state perceives that we are not making progress on an alternative.

- Water treatment cannot always cost-effectively meet the discharge standards.
- We currently have an opportunity to claim Sacramento River water rights that we will not have in the future.

Metering

- Metered water delivery is required by state law to be implemented by 2025, but Woodland will be fully metered by the end of 2012. Since service established after 1991 is required to be metered by 2010, the City felt it was fair to expedite metering for all residents to avoid having a two-tier system until 2025. Grants obtained by the City (Table 1) have enabled the City to expedite meter installation and have reduced installation costs to users by $5 per month for the life of the meter.

Funding source	Description	City Staff contact	Amount ($)	Administrative Agency
Proposition 50 grant	Funds the installation of an automatic meter-reading system in the City.	Akin Okupe	250,000	California Department of Health Services
American Reinvestment and Recovery Act (ARRA) grant	Funds the installation of 10,000 meters and automatic meter-reading equipment.	Akin Okupe	14, 840,000	California Department of Health Services

Table 1. Grants obtained by city staff to offset some costs of meter installation.

- Metering allows users to better track consumption and to determine the presence of leaks. Metering will also allow the City to locate and repair system leaks, which will reduce waste and costs to all users.
- Rates have been set so that the yearly cost of metered water for most users will be similar to the flat rate cost; winter bills should be less while summer bills will be more. Users with higher than normal consumption can expect to pay more than under flat rate billing.
- The committee has concerns that because of a lack of metering, residences and businesses are not set up to use water efficiently. There is also a concern that some of the multi-family dwellings in the City do not have plumbing that permits individual metering, meaning that residents of those buildings will have no incentive to conserve.
- When meters are at the end of their useful life and are replaced, smaller appropriately sized meters should be substituted for the oversized 1 1/2 inch water meters installed at some residences. The larger water meters were installed due to potential inadequate City water pressure for the residences' fire sprinklers but water pressures were found to be

sufficient.

Rates

- Maintenance has been deferred because rates have been below the amount needed to cover all system costs prior to the rate increases of 2009-2010.
- The rate increases of 2009-2012 are intended to cover all costs of water service as well as some costs of the Surface Water Project. The switch to metered water that is occurring at the same time as rate increases needed for capital projects will be confusing to many users.
- Under Prop 218, water rates cannot exceed the cost of service, nor can one class of users be charged rates that subsidize another class.
- Current rate increases assume the worst case in terms of the cost of capital projects.

Goal 2: Water Rate Advisory Committee members will learn the parameters of the committee, i.e. what water system changes are mandated and what changes are flexible.

There are many state and federal regulations, quality standards and guidelines related to water delivery and discharge. These are presented in Appendix 3. The committee recognizes the difficult task faced by Public Works in delivering and discharging water under these restrictions.

Goal 3: The Water Rate Advisory Committee will provide advice and feedback on water system improvements and rates to the City Council and Public Works Department.

The committee had extensive discussions about system maintenance, the Surface Water Project, and Woodland's current and future water rates. There was strong support for water rates that provided revenue for necessary maintenance and infrastructure improvements, providing that it was clear to rate payers that the system was being operated efficiently. Many committee members expressed the view that we not allow our water system to deteriorate as has happened in the past.

Strong opinions were also voiced regarding the Surface Water Project. Of the members who stated a position, a majority (16) supported proceeding with the project while a minority (2) did not. Of the many alternatives considered by City Council, it was viewed as the City's best option going forward to ensure a reliable, high-quality water supply that would satisfy state and federal regulations for several decades. Supporters commended the City Council for being proactive in this regard, but this support was not unqualified. Supporters had substantial concerns about the project's cost and that it be designed to most efficiently integrate ground and surface water supplies.

The members who did not support the Surface Water Project were most concerned about the cost and the hardship that the associated rate increases would cause to some City residents. There was a concern that there was no benefit to the City in proceeding, that the City had not fully explored all the alternatives to the Surface Water Project, and that those who stood to gain financially were the ones promoting the project.

Some committee members expressed the view that City Council should consider City water rates relative to surrounding communities when making decisions about rate increases.

There was a concern that recent rate increases had made our water rates some of the highest in the area, which might deter new residents or businesses from locating here. Other committee members felt that the stability and quality of the water supply that would result from recent water rights purchases and the Surface Water Project balanced this concern.

Concern about rate increases during difficult economic times was a frequent topic in our discussions. The current City payment assistance program has a yearly maximum of $45. The City should continue to seek block grant funds for bill payment assistance and should partner with non-profit agencies that can provide additional help. Payment assistance should cover only the fixed portion of the bill to encourage conservation. Two committee members felt that the Council should focus on keeping rates at current levels rather than assisting with payment of higher rates.

Goal 4: The Water Rate Advisory Committee will contribute to public education about and promote public participation in city water issues.

One of the first committee actions was to conduct a survey of residents to better understand the level of community awareness of City water issues. On August 20, 21, and 22, 2010 a survey of Woodland residents was conducted at the Yolo County Fair to gather information about water rate increases in the city. The same survey was conducted on September 11 at the Downtown Business Association's Staycation event. Survey results are presented in Appendix 4. One point made clear by the survey respondents was a desire for more information from the City about water.

The committee felt strongly that communication about water issues between the City and its residents needs improvement. Of greatest importance is that material be less technical and more informative. We have made suggested changes to two recent communications, a water meter installation notice and a metered water bill, as examples of what we mean. These are presented in Appendix 5. Many members felt that water use on the monthly bill should be expressed in gallons, a quantity readily understood by all users.

The committee saw a significant need for more water conservation education for City residents. Sprinkler systems that are broken or operating at incorrect times (e.g. in the rain or at mid-day) are common on both public and private property. Many public and private landscapes throughout the City were planted at a time of relatively inexpensive water and contain plant and turf grass species that are inappropriate for our Mediterranean climate. Since landscape use represents the majority of City water consumption, ways to ensure that new developments and replacement landscapes contain appropriate plant material must be found. Although the City has a strong water conservation program, the limited number of staff positions devoted to this effort restricts its scope. Several Water Rate Advisory Committee members expressed interest in serving as peer educators about water conservation as metered billing comes on line.

<u>The advisory committee process</u>

The committee felt that the advisory committee process was very useful and provided us with valuable insight into how the City functions. We encourage City Council to use this approach for other significant issues that merit the staff and volunteer time such an effort entails.

Balancing the large amount of information that City staff wished to present to educate us about the City's water utility with the desire of the committee members to ask questions and discuss other topics was challenging. We appreciate the thoroughness of City staff presentations and the willingness of City staff to respond to our questions. To facilitate this process for future advisory committees, we recommend that City Council, City staff, and the committee chair and vice-chair meet jointly at the outset to establish goals and plan a committee schedule.

We strongly encourage formation of advisory committees prior to Council action or decision. By forming the Water Rate Advisory Committee after having already approved rate increases, many committee members questioned whether we were merely being asked to rubberstamp those increases. If the Water Rate Advisory Committee had been active during the decision process, we could have helped to improve the public outreach as the decisions were being considered.

Recommended Actions

1. City Council must ensure that water, sewer, and wastewater rates continue to be equitable for all users and reflect the full cost of efficiently providing service, maintenance, and capital improvements.

2. City Council should direct Public Works to initiate a sewer rate study by December 2011 so that sewer rates can be more appropriately calculated based on actual use. The sewer rate study committee should include at least one Water Rate Advisory Committee member.

3. Water conservation education and practice must remain a priority. It is unreasonable to ask residents to conserve and pay more for water when parks and other City property are over-watered, planted inappropriately, and have broken sprinklers. Water rates must continue to be structured to encourage conservation, and water-conserving landscapes and other conservation measures must become the norm. While California's Water Efficient Landscape Ordinance and new building code includes many water conservation provisions, the City should provide a mechanism for new developments and permitted renovations to go further. Recycled water infrastructure should be installed where cost-effective.

4. City Council must address the inequities in the current water rate structure as metered water comes on line and provides the necessary data. Some industrial users as well as multi-unit apartment residents are not fairly charged under the current rates. Where appropriate, we recommend multiple tiers within a user class that correspond to the impact of each tier on the water system. For example, there is currently only one industrial user tier. A commercial office-only rate would better reflect the minimal usage of a small office compared to a restaurant or industrial plant.

5. The majority of the committee is in favor of moving forward with the Surface Water Project, while a minority of the members felt the cost was too high to justify their support. The full committee firmly believes that as the project moves forward, every effort should continue to be made to control costs and maximize the efficient integration of the ground and surface water systems.

6. Much of the communication between the City and residents regarding water issues has been confusing and difficult to understand; furthermore, information about water-related issues on the City's web site is currently accessed from several links rather than from a single page. We recommend a single web page, with a link prominently featured on the City's home page, from which water information is available (for an example, see the City of Davis web site: http://cityofdavis.org/pw/water/).

7. The Water Rate Advisory Committee should continue to function through June 2012, and we request that City Council authorize this. Further re-authorization will be requested if the committee sees a need. The committee will serve in an advisory role to Public Works and City Council and will provide peer education to residents about the City's water system and water conservation. At least one Water Rate Advisory Committee member should be on the next sewer rate and water rate study committees, and the City should call on the full committee as needed for resident feedback on other water-related projects.

8. As the Surface Water Project comes on-line, the cost of City-provided water will increase, while the quality of the water should improve. Educational efforts already under way must increase so that residents can take this into account as they consider purchase of water softeners, washing machines, landscape plants, and irrigation systems.

9. The water bill is the single most important communication tool available to the City. We strongly recommend changes to the bill to make it more useful and that bill charges and billing inserts be restricted to water, sewer, and wastewater related matters.

10. While necessary to cover the full cost of service, the water rate increases that will take place over the next five years will be a financial hardship for some residents. Every effort must be made to obtain block grant funds for bill payment assistance, to seek additional sources of payment assistance, and to promote the payment assistance program.

Acknowledgements

The committee would like to acknowledge the assistance of Doug Baxter, Greg Meyer, Stephanie Frank, Akin Okupe, Dick Donnelly, Roberta Childers, Liz Houck, Sherrie Salas, and Dave Settle (Public Works); Lynn Johnson and Kimberly McKinney (Administrative Services); Bill Marble (City Council); and Eric Mische (Woodland-Davis Clean Water Agency). We especially appreciate the time and effort expended by Doug Baxter and Greg Meyer to prepare and present information about the City's water system.

Prepared by: Christine Casey
Water Rate Advisory
Committee chair

Reviewed by: the Water Rate
Advisory Committee

Summary of Staff Input and Presentations To the Water Rate Advisory Committee (WRAC)

City Staff from the Finance Department and Public Works Department provided a series of background and informational presentations to the WRAC. At the request of the WRAC Chair City Staff is providing a summary of these presentations.

City Council's Stated Purpose for the WRAC:

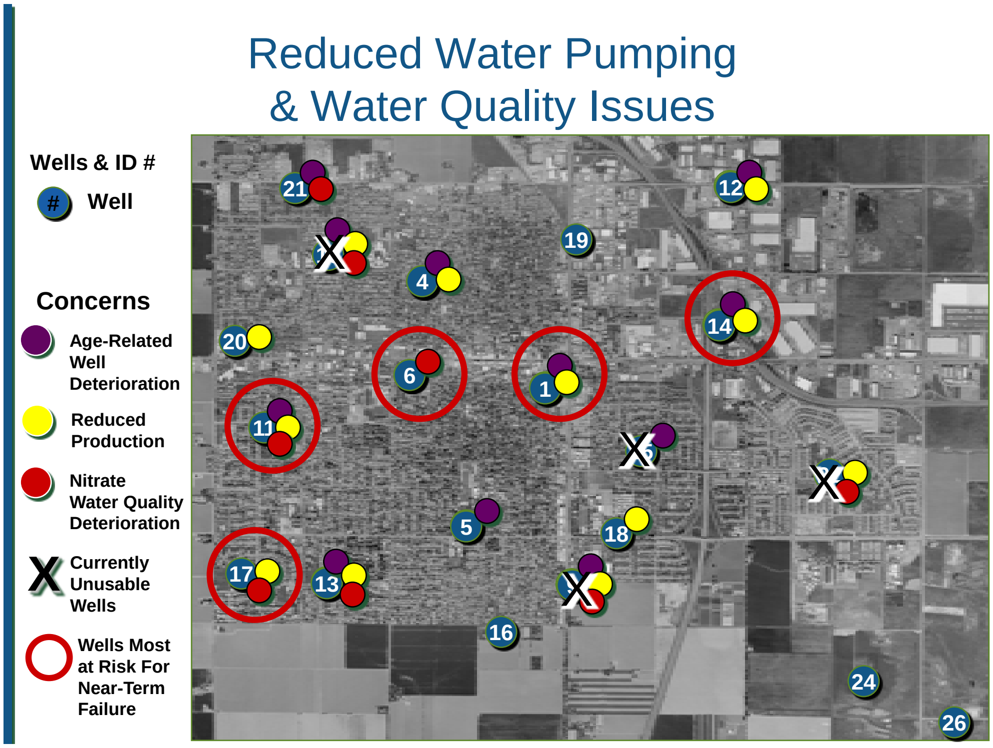
At the initial meeting Staff provided an extract from the 3/16/10 City Council Staff Report that established the purpose of the Water Rate Advisory Committee which is as follows:

> *"Discussion*
> *The specific elements of the WRAC's purpose include:*
>
> - *Increase public participation in the functions of city government,*
> - *Act as form of public input and feedback on issues related to current and planned water system improvements, and*
> - *Advise the City on potential challenges and opportunities related to future rate increases*
> - *Promote communitywide education and awareness of water system issues and projects*
>
> *WRAC Selection Process*
> *Staff met with the City's Infrastructure Committee on March 12, 2010, to discuss the selection process. The Committee recommends that the Water Rate Advisory Committee be expanded to include 30 members and approximately 10 alternates. Council members will each select three applicants to serve on the committee, for a total of 15 members. The remaining 15 spots and 10 alternate positions are to be filled by staff. Staff will strive to ensure the committee is balanced with members randomly selected from all geographic areas of the City and from each of the water use classifications. The Advisory Committee will receive information from staff, Council, and the public, yet act independently to develop advisory comments, suggestions and plans to assist the City in moving forward to develop community awareness about infrastructure improvements and long-term water quality, supply, and reliability issues. The Committee will advise the City on issues from the community's perspective."*

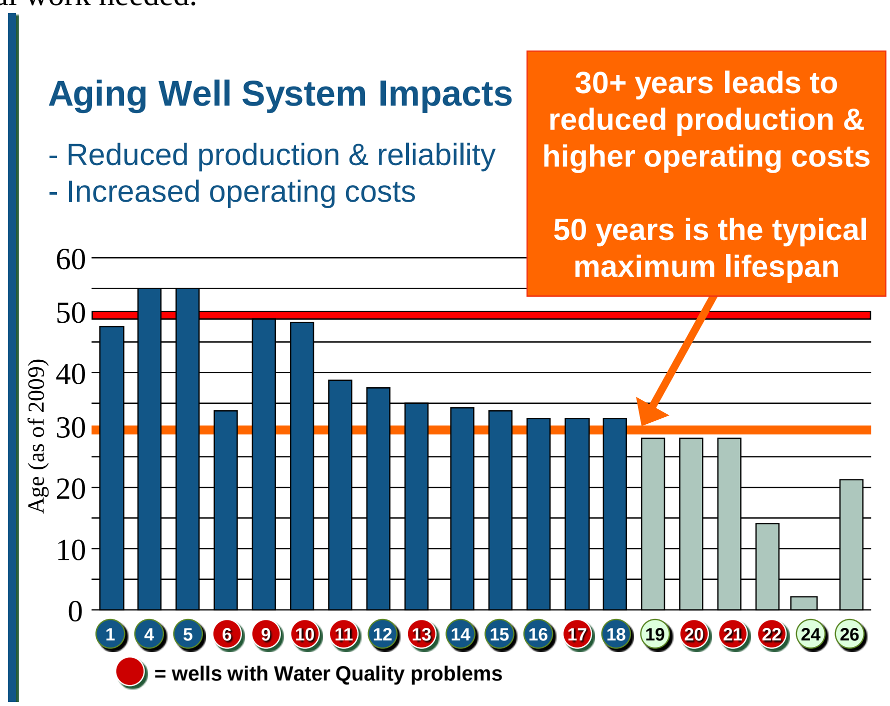
At the initial meeting, Public Works (PW) highlighted how our water system works and pointed out several problem areas that were discussed in the subsequent presentations. The WRAC also selected the Chair and Vice-Chair at that first meeting. WRAC decided to meet on 1st and 3rd Wednesdays. The following main subject areas were discussed at subsequent WRAC meetings.

Initial Overview of Water Utility Operation and Problem Areas:

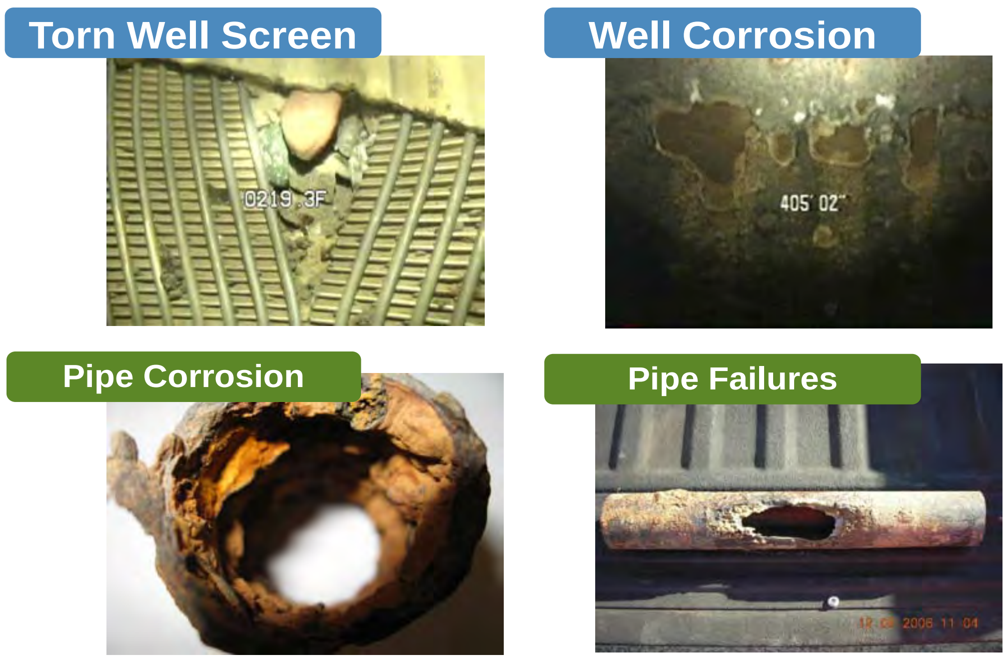
In July, the PW Director did a presentation on an overview of problems we are facing with our water system. Most of our wells were drilled a long time ago. Many of our wells are approaching the end of their life expectancy and are beginning to fail. Also, many of our wells have water with rising nitrate levels that will soon require major capital investment to overcome these and other rising water quality concerns. Most of these deteriorated wells also have reduced production capabilities which require replacement production. These problems are illustrated below:



There was discussion on how both the distribution system and water productions system had not been maintained and replaced on a sustaining basis and as result there is significant catch up capital work needed.



Symptoms of an Aging System



The declining water quality of our wells, deferred maintenance and lack of replacement work, new regulations, and the need to move to a higher quality water supply are all hitting the City at the same time. This is collectively causing major impacts to our water rates.

Water Pressure Relationship to Fire Fighting Flow Rates:

The City has had a problem with relatively low water pressure. Lower water pressures result in less water flowing to fight fires. This problem is being addressed and needs further improvement. The elevated tank was recently replaced because (1) it was in poor condition, (2) was not structurally sound for a seismic event, and (3) needed to be taller so we could develop higher water pressure and have improved fire fighting capability. This taller tank is one of the key steps needed for improved water system pressure.

Water Meter Mandates:

Phase 1 metering had to be completed by 1/1/10 which it was and included metering services built after 1991. State law also mandated the metering of the entire City. The City was successful in obtaining $14.9 million in Federal Stimulus money to complete the metering of the City. All of the metering work should be completed by early 2012. Receiving the federal funding will ultimately save Woodland water users about $5 per month on their utility bill. This federal funding helped us meet this State mandate in a very cost effective manner. Metering will result in reduced water use that will also save customers money by avoiding some capital work that otherwise would have been needed.

Regulatory Mandates:
Several of the discussions focused on regulatory compliance and regulatory trends that affect both our drinking water standards and our ability to comply with our wastewater discharge permit. The regulatory trend is continuing to have more standards and rules to comply with and further tightening of existing standards. Collectively this makes operational cost increase at a pace that far exceeds the normal cost of living annual increases.

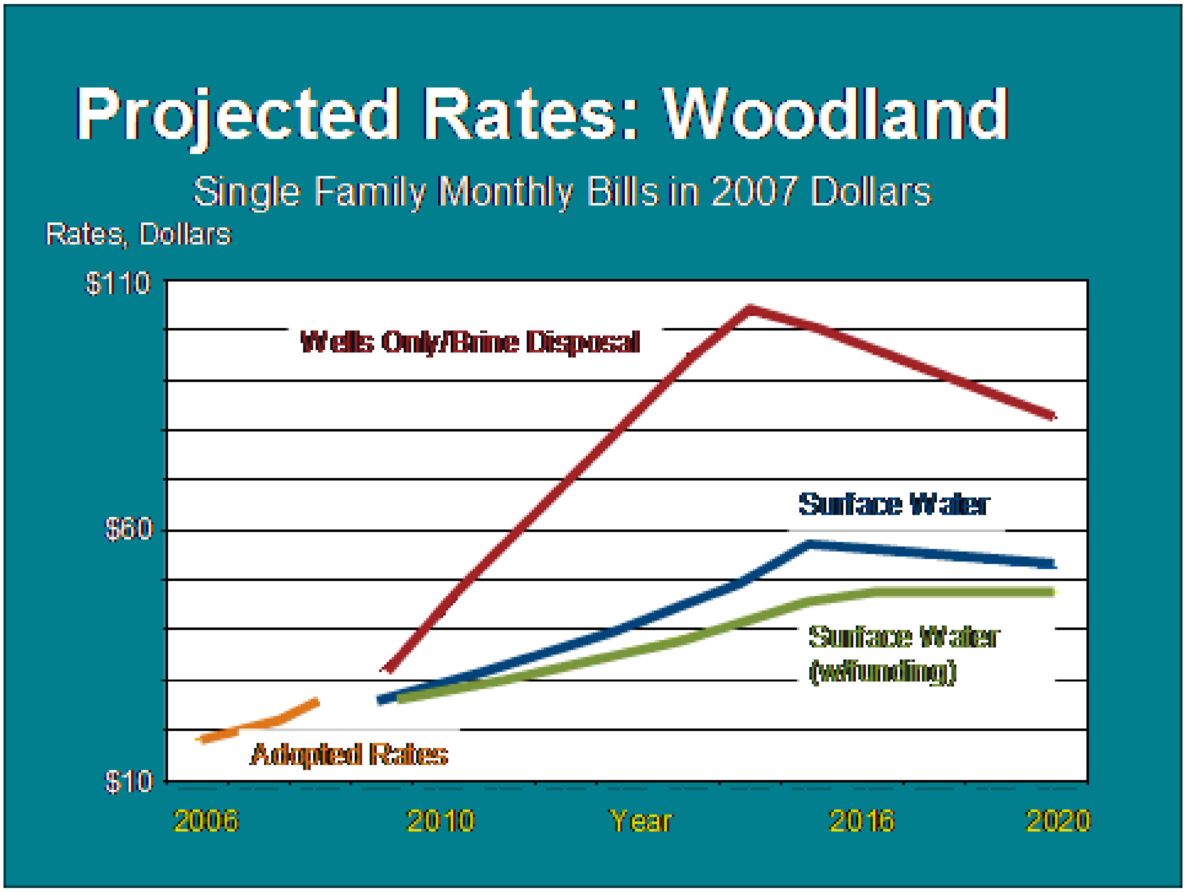
Regulations and Surface Water Project:
A huge driver that results in significant rate increases is the regulatory mandate for improved water quality to be able to meet our wastewater discharge permit. Our groundwater has high levels of salt, boron, selenium and total dissolved solid that cause us to exceed current and upcoming limits on our wastewater quality since it affect the environment (see chart below). Many alternates have been looked at to be able to improve our water quality to meet our regulatory requirements. This higher quality Surface Water will be blended with groundwater to a ratio that will maximize use of existing wells and lower the overall water to be within discharge limits.

Wastewater: Davis & Woodland Constituents of Major Concern

Constituent	Anticipated Discharge Limit	Current Levels		Future with Surface Water*
		Davis	Woodland	
Salinity, EC umhos/cm	700-1,400	1,870-1,990	1,350-1,650	400-700
Boron ug/l	700-1,500	1,300-1,800	2,100-3,000	non-detect
Selenium ug/l	3.2	5.0	4.2	0.06

** Average Monthly*

By far the least costly solution is to utilize water from the Sacramento River as our primary water source by 2016. The following chart shows that the Sacramento River option is half the cost of treating each well with reverse osmosis treatment and disposing of the brine waste. Green line shows somewhat lesser cost if we are successful in getting some grant funding. Costs are in 2007 dollars not inflated dollars.



Homeowner and business have two water cost that affect them. Water cost is the total of (1) their monthly water bill and (2) their costs to accommodate the use of our current very hard water. The additional expense that homeowners incur each month due to the water being hardness is about $18 per month. This current additional expense relates to water hardness causing premature failure of hot water heater and plumbing, the need for water softeners, needing to use more soap and cleaning supplies, and relates expenses. The planned Sacramento Surface Water project will both allow us to meet regulatory requirements and reduce some homeowner operational expenses thus partially offsetting some of the costs for this very expensive project.

<u>Groundwater Management:</u>

To the extent practical we are preserving our ability to use groundwater to help us meet future peak water demand periods. Also, groundwater will always be an important emergency backup option to our Surface Water supplies to the extent allowed by regulations. Over the next 5to10 years some of our well pumping capacity will transition from being 100% well pumps to a combination of well pumps and pumping facilities at the new water treatment plant and new ground level water storage facilities. This approach will best utilize new and existing infrastructure and reduce total future costs. Staff is also working on a Groundwater Management Plan to assess how best to both utilize and preserve our groundwater resource.

Long-term Asset Management:
Each year PW staff reviews and updates our long-term capital improvement plan to make sure a fresh assessment is done to evaluate infrastructure conditions, impacts of new and planned regulations, and City's water needs.

Water Conservation:
Rightfully so, the State and the City views water conservation as an important tool in both addressing Statewide water resource management and minimizing the City's long-term capital costs. The water meter projects should result in about an additional 15% reduction in water use. This would result in avoiding the need to drill as many replacement water wells. This conservation measure alone would reduce capital demands by about $6 million as compared to if we had not install water meters. This cost avoidance significantly reduces the net cost of metering and is reflected in our current capital planning.

Proposition 218:
This state law establishes how water rates can be increased and requires that the revenue collected from water rates only be used for the water utility. The City's rate study and our adopted rates increases were done in compliance with Prop 218.

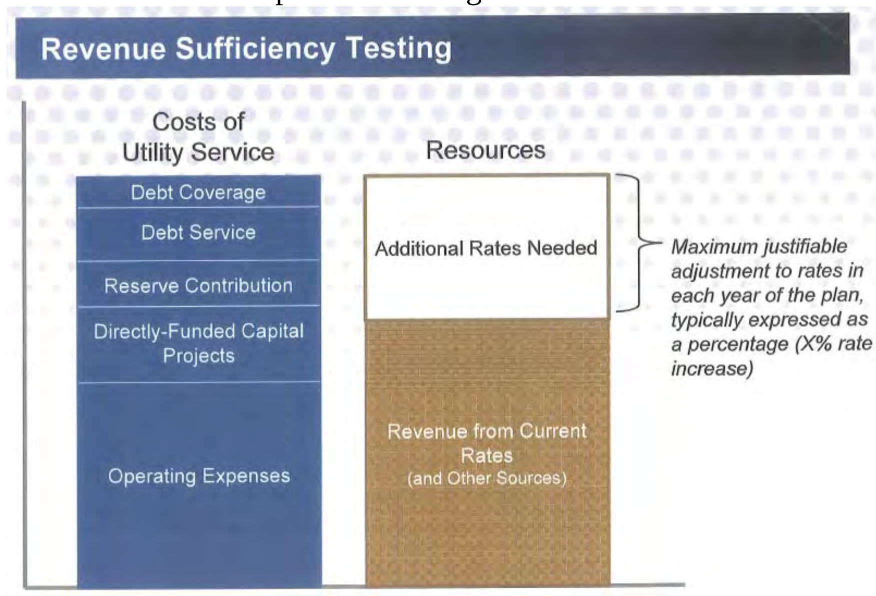
Development pays their own way, i.e. they pay for their own water system needed infrastructure. Development fees are accounted for separately from the water revenue funds that are collect from monthly billings.

Water Rate Structure and
Flat Water Rate vs. Moving To a Metered Water Rate:
As stated previously the State mandated the installation a use of water meters. A meter installation contract is currently underway. It is primarily funded with federal and state "Stimulus Funds" and should be completed by early 2012. Homeowners will receive at least 6 months of sample bills to allow them to modify their water use habits, update and modify their irrigation systems, and fix leaks.

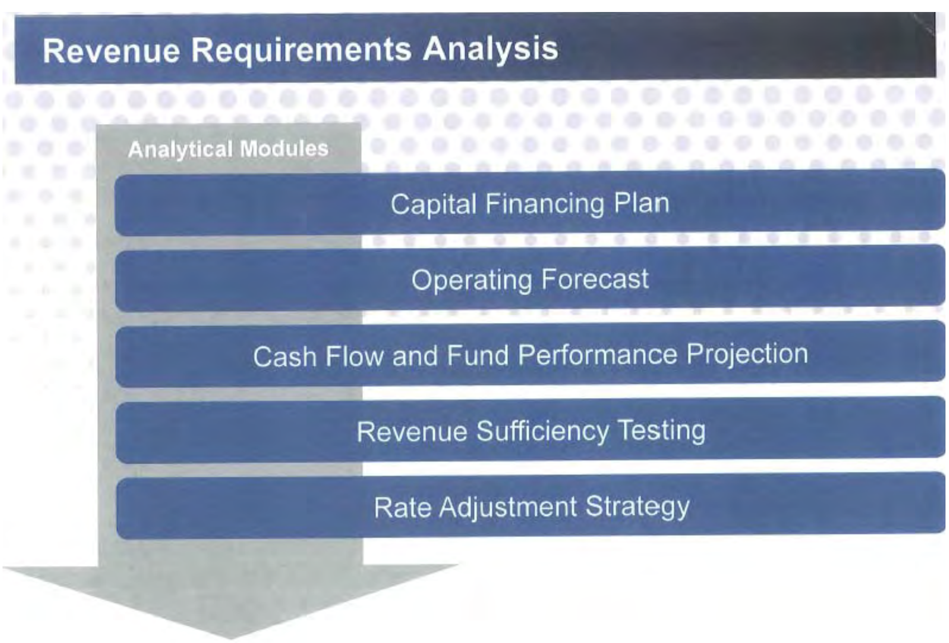
Metered residential billing will be phased in and will start November 2010 for those who both have a meter and have received at least 6 months of sample water bills. The monthly meter bill will be the total of two parts, i.e. (1) the Monthly Base Charge and (2) a Consumption Charge based on the amount of water used. Since some residences will be on flat rates and some will be on metered rates the meter rates were structured so that their 12 month average bill (with reasonable conservation efforts) would be similar to the average flat rate with a similar sized yard.

Two WRAC meetings were primarily focused just on the water rate study. As planned with the WRAC Chair, PW staff did an initial overview of the rate study at the first meeting to familiarize the group with overall structure and terminology in preparation of the rate consultant coming to a follow up meeting. The City arranged for the water rate consultant to give a more detailed presentation at the second meeting which resulted in a very productive Q and A discussion.

The water rate analysis looked at the water revenue requirements, cost of service and the water rate design. It anticipated the operational and capital requirements over the next 10 years with a primary focus on the next few years. The rate analysis looked out our exiting revenue, expected expenses for capital and operation, and then determined the rates needed to keep the water utility functional and in compliance with regulations. This is summarized below:



The rate study was a lengthy analytical process that considered many issues. The general process is summarized below.



The following is a summary of the adopted water rates.

On November 3, the City Council held a public hearing on the proposed water rate increase. The City Council voted unanimously to approve the rate increase. The fixed monthly rate table below shows the change in the fixed water rate. Residential flat rate go away as soon as conversion to metered billing is possible and homeowners have 6 months of sample billings.

Woodland's Water Rates					
Customer Class	2009 Rate	**Fixed Monthly Rates ($/month/account)**			
		January 1, 2010	July 1, 2010	July 1, 2011	July 1, 2012
Residential Lot < 5,000 SF	$20.05	$23.85	$28.60	$34.30	$41.15
Residential Lot 5,000 – 10,000 SF	$24.72	$29.40	$35.30	$42.35	$50.80
Residential Lot > 10,000 SF	$29.18	$34.75	$41.70	$50.05	$60.05
Commercial	$20.05	$24.05	$28.85	$34.60	$41.50
Landscape	$15.48	$18.60	$22.30	$26.75	$32.10

Please see the below for the meter rates.

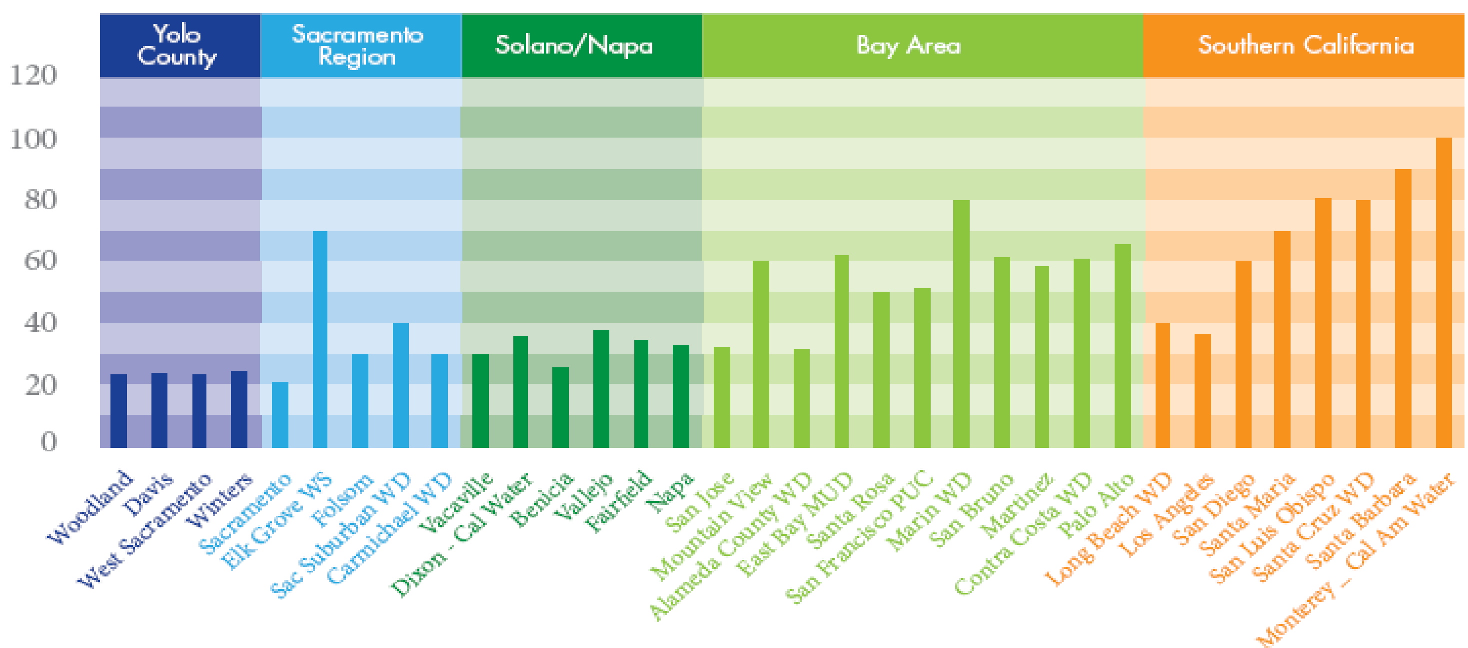
Residential Metered Monthly Rates – Meter Charge + CCF*				
Customer Class	**Monthly Rates ($/month/account)**			
	January 1, 2010	July 1, 2010	July 1, 2011	July 1, 2012
¾" – 2" Meter Fixed Charge	$14.00	$15.75	$20.00	$24.00
Per CCF* (0-12)	$0.97	$1.19	$1.25	$1.50
Per CCF* (13-20)	$0.97	$1.37	$1.50	$1.95
Per CCF* (and over 20)	$0.97	$1.37	$1.90	$2.55

*CCF = One hundred cubic feet of water or 748 gallons or 2 football fields. This is a unit of measure for billing water use.

Commercial Metered Monthly Rates – Meter Charge + CCF*					
Customer Class	2009 Rates	Fixed Monthly Rates			
		January 1, 2010	July 1, 2010	July 1, 2011	July 1, 2012
¾" – 2" Meter Fixed	$11.34	$14.00	$15.75	$20.00	$24.00
3" Meter Fixed	$22.66	$26.30	$29.60	$37.60	$45.10
4" Meter Fixed	$37.78	$43.80	$49.30	$62.60	$75.10
6" Meter Fixed	$75.55	$87.50	$98.45	$125.00	$150.00
Per CCF*	$1.51	$1.72	$2.00	$2.15	$2.35
Large Uniform User *Consumptive Rates - Fixed and Consumption ($/ccf*)*					
¾" – 2" Meter Fixed	$11.34	$14.00	$15.75	$20.00	$24.00
3" Meter Fixed	$22.66	$26.30	$29.60	$37.60	$45.10
4" Meter Fixed	$37.78	$43.80	$49.30	$62.60	$75.10
6" Meter Fixed	$75.55	$87.50	$98.45	$125.00	$150.00
Per CCF*	$1.51	$1.70	$1.91	$2.10	$2.30
Landscape *Consumptive Rates - Fixed and Consumption ($/ccf*)*					
¾" – 2" Meter Fixed	$11.34	$14.00	$15.75	$20.00	$24.00
3" Meter Fixed	$22.66	$26.30	$29.60	$37.60	$45.10
4" Meter Fixed	$37.78	$43.80	$49.30	$62.60	$75.10
6" Meter Fixed	$75.55	$87.50	$98.45	$125.00	$150.00
Per CCF*	$1.51	$1.75	$2.05	$2.35	$2.80

*CCF = One hundred cubic feet of water or 748 gallons or 2 football fields. This is a unit of measure for billing water use.

Rate evaluations show that the City of Davis water rates will be similar to ours as the Surface Water Project proceeds. The following 2009 information is provided for comparative purpose.



Questions that were submitted to the Rate Consultant and to the City

Questions for WRAC meeting with HDR
September 15, 2010

1. Is the income level of a community considered when setting water rates? Is the current recession considered?

A. The objective of the study is to determine the cost based levels of providing service. The calculation of the necessary rate adjustments is based on the specific revenues and expenses of the City's water utility. Once the overall rate adjustments are determined, the affordability of water rates is taken into consideration. The general rule of thumb is 2%-2.5% of the median household income. For example, the City of Woodland's median household income is $44,500. As a result, the average monthly water bill would need to be greater than $74.17 per month. This percentage applies to each utility, not a combined utility bill. At that point a decision will need to be made, either operating or capital expenses are reduced, or system improvements are delayed. Rates that are approaching the maximum affordability level may also provide additional grant or low interest loan funding opportunities.

It is never easy to increase rates, and the rate increases adopted are made more difficult by the current recession. The alternative is to reduce costs and possibly decrease the level of service provided by the utility to its customers.

The final decision to implement rates is a policy decision by the City Council.

2. As rates increase and metering is implemented, water use will go down. How is that factored into future rate increases?

A. That is correct, this is referred to as the elasticity of demand, or how much consumption will decrease with an increase in price. Water is generally considered to be in-elastic in the long term. As prices increase, there is typically a short term reduction in water consumption. However, studies have shown that over time water use generally increases to past levels. Current conservation efforts, both pricing, education, and water efficient toilets and irrigation systems have tended to continue the decrease in water consumption as well as the conservation goals outlined in SB 7.

The development of the final proposed rates included a reduction in consumption of approximately 10% per year. This is a conservative assumption, but also reflects the transition of the City's customers from an un-metered rate to a metered rate over the next few years. As a result the amount of consumption in each year charged the consumption rates have been decreased to reflect the reduced consumption and reduction in revenues.

3. How can rates be structured to allow for conservation by those whose water use is already well below normal and or well above normal?

A. As the City gathers metered water consumption the pricing and sizing of the consumption blocks can be revised to meet the goals and objectives of the City's rate design. As an example, the first consumption tier is currently set at 12 hundred cubic feet. If it is determined that indoor conservation is a goal of the City, this first consumption tier can be reduced to provide an incentive for those customers with below average use to conserve even more. Similarly, the upper tier levels can be reduced to provide an incentive for those larger water use customers to conserve.

4. Is there any consideration given to lot size in setting water rates?

A. In the City's current rate structure there is not. It is based on the total water consumption and the block sizes established around typical indoor, outdoor, and in-efficient water use. One of the goals of the rate design was to provide a conservation incentive, as a result of the proposed rates those customers with a larger lot may decide to not water as much, or install low water use landscapes.

That being said, water rates can be developed around lot size, the utility must balance the additional administrative costs with the goals of setting rates by lot size. In addition, consideration must be given to the equity considerations of setting rates by lot size. Under this type of rate structure one property will receive a greater amount of water at a lower price than another property owner with a smaller lot. While this may be considered fair or unfair, it should be considered along with the City's other rate design goals and objectives.

5. Are routine maintenance and system upgrades included and fully funded in the proposed rate increases?

A. Yes, the annual renewal and replacement capital projects are included in the analysis. This was based on the City's capital plan and targeting a generally accepted level of annual capital funded through rates.

6. How were the user categories selected? Other cities have more categories than proposed for Woodland.

A. The development of classes of service is a policy and administrative decision. The goal when developing classes of service is to combined customers with similar usage patterns and facility requirements. While the rate study established four classes of service, further refinements can be made to the number of the classes of service as actual metered data is collected moving forward. During the rate study the lack of metered data limited the ability to determine more refined classes of service. Ultimately the City must balance the administrative costs and efforts related to additional classes of service and meeting the goals and objectives of the rate design by class of service.

While only four classes of service were determined during the rate study, which may be less than what other cities have, there are also cities that have a single rate structure for all customers (e.g., City of Stockton). However, as part of the rate study it was determined that these four classes of service equitably represented the customers and rates could be developed for each class of service.

7. Why are there tiers only for residential users?

A. The development of the rate tiers is based on the rate design goals and objectives and the usage patterns of the customer classes. The usage patterns of the residential customers are generally similar from one customer to another. The goal of the rate study was to transition to a metered rate and ultimately provide a conservation based rate when all customers are metered. The tiers for residential attempt to provide the incentive to minimize in-efficient use which is generally considered to be excessive outdoor watering. Commercial customers typically have a for profit incentive to minimize any in-efficient water use and typically have minimal outdoor watering needs.

In addition, it is difficult to develop a tiered rate structure with the various size and type of multi-family and commercial customers. For example, the total consumption for a 5 unit multi-family complex would be much less than the total consumption for a 25 unit complex. Similarly, the water consumption from a small office with one bathroom is much less than the total water consumption of a restaurant. As a result, it is difficult to develop a tiered rate structure that is equitable to the different customers in these two classes of service. In addition, the large use customer rates are generally not a tiered rate structure as the amount of water use is constant from day to day.

8. If the city's population growth differs (especially downward) from the projections in the study how will rates be affected?

A. While the rate study made conservative assumption of growth, if the customer base declines then additional rate adjustments may be necessary. However, if consumption declines as a result of a declining customer base, the variable costs of the system may be reduced as well which may minimize the necessary adjustment as only a small portion of the utilities costs are variable costs. Conversely, if the customer base increases, the future rate adjustments may be able to be reduced to reflect the additional revenues received.

9. How is leakage in an old system like Woodland's factored into rates?

A. Un-accounted for water is an operating cost of the utility. The rates are based on the metered consumption (when all customers are metered). Un-accounted for water is not metered and not billed to any customer. As a result, leakage is represented in the costs of producing water and not in rates. As a result, all customers share in the cost of un-accounted for water. However, as leakage is reduced, it lowers the cost of water production as total water production is closer to the metered water consumption and billed to the customers.

10. Are the proposed rates structured so that someone using the average amount of water under flat rate billing will pay about the same as with a meter?

A. Yes, while the number is not exactly the same, an attempt was made to develop the rates such that the monthly flat rate would be equal to the rate paid by the metered customer using average consumption. This was accomplished by setting the tier prices at a level that would result in the average customer bill being similar to the flat rate customer bill.

11. Could you provide more detail on how the cost of services is determined?

A. A cost of service is a method to equitably allocate the costs of the utility to the different customer classes of service. This process is necessary as costs are not accounted for on a per customer, or customer class, basis. A cost of service is a three step process. The three steps are functionalization, classification, and allocation. Functionalization determines the type of expenses such as source of supply, distribution, or treatment related function. Classification determines why the cost was incurred. Was it a function of meeting peak day requirements, average day requirements, or a customer related need? Finally, these costs are allocated to the various customer classes of service based on each customer class's contribution to the costs. For example, average day needs are based on the total consumption for a period of time, typically a year. The proportion or percentage of each classes total compared to the system total is the percentage of those costs allocated to the class of service.

12.Why not have an additional tier in the summer since we will need to purchase water then?

A. Additional rate tiers can be added to meet the goals and objectives of the City. For the rate study one of the primary goals was to develop metered rates and provide a conservation incentive in futureyears. The current tiers are based on average indoor use, outdoor use, and in-efficient use. The establishment of three tiers was to minimize the administrative and billing requirements as well as transition to a metered water rate for ease of customer understanding. If the water resources of the City change, the tiers can be adjusted to reflect the cost of additional resources, both the size of the tier and the price of the tier.

13.How are future operating and capital needs, which are the basis of rate increases measured?

A.The operating expenses were based on the current budget at the time of the rate study. Future years expenses were based on assumed increases over the current budget based on escalation factors (i.e., inflationary increases/CPI, historical increases, projected increases, etc.).

Capital needs were based on the capital plan at the time of the rate study.

14.Did HDR look at the city's current budget (expenses and revenue) for the water system?

A.Yes, at the time of the rate study the City's current water budgeted revenues and expenses were the starting point of the analysis.

15.Did HDR review how the increased revenue from rate increases would be spent?

A.The proposed increase in revenues is based on the annual difference between the revenues and expenses, both operating and capital. Given this, the increased revenue that will be received by the City would be used to fund future operating and capital expenses. In future years this revenue is primarily needed to fund the revenue bond and low interest loan annual debt service payments for the proposed treatment plant.

16.Did HDR look at revenue sources other than rate increases?

A.The City's water utility is primarily funded by the monthly rates collected from its customers. Other miscellaneous revenues are available but are typically fairly minimal.

These are items such as interest earnings, late fees, etc. As a result, rate revenues are the primary source of funding for utilities. However, the funding of capital improvements can be from other sources such as grants, low interest loans, or long-term debt (e.g., revenue bonds) which has a direct impact on rates over the long term. Legally, as an enterprise fund, no other City funds or fees can be used to support the water utility.

17. Are the water rates in nearby cities considered when setting rates for Woodland?

A. Not when determining the overall revenue needs of the City's water utility. The revenue needs are based on the specific revenues and expenses of the utility. However, when developing rates other local City rates are reviewed and used as a comparison.

18. Can you tell us more about HDR's experience with water rate studies?

A. HDR has a specific group of individuals that specialize in utility financing and rates. This group provides this type of service to municipal utilities across the United States and Canada. For the past 30 years these individuals have been providing these services. Some recent project examples are the water, wastewater, and stormwater rate studies for the City of Stockton, water and wastewater (both local and regional) studies for Dublin San Ramon Services District, water rate studies for the City of Folsom and City of Fresno. In addition, HDR has provided these types of services to many more California utilities in the past several years.

Questions for Woodland Public Works regarding water rates

1. Will there be a rate assistance program for low-income users?

   Yes, the City has implemented a rate assistance program for low-income users. The program is funded with Community Development Block Grant (CDBG) funds and is a program for residential water users only. You must be enrolled in PG&E's CARE or FERA Programs to qualify. Once an applicant is approved, they will receive a $15 discount on the flat rate portion of their bill for up to three consecutive months. More details of the program are available on the City's website.

2. Why does Public Works spend so much on consultants? Over the last few years and continuing through about 2016 there has been and will be an unprecedented complexity of regulatory compliance issues combined with very sophisticated planning and execution of numerous capital projects. PW staff works on the coordination of these issues and initial

planning. Extensive research, computer modeling, and outside experts are needed to supplement staff for the full execution of this work. Consultants are used to handle both peak work assignments and to provide expert technical and engineering assistance beyond staff resources.

3. What percentage of the Public Works O&M budget is salary?

   Based on the FY2008/09 Operating Budget which was the base year for the Water Rate Study, approximately 50% of the costs to the water fund in the O&M budget are salary and benefits. This includes costs for water wells, water distribution, water conservation, utility engineering, and utility billing, not all of which belong to the Public Works Department.

4. Has the city's Water Enterprise Fund made loans that were forgiven?

   No, the City is allowed to borrow money from the enterprise fund, but such borrowing must be recorded on the City's financial statements and repaid with interest. It is a violation of Proposition 218 to forgive a loan made by an enterprise fund.

5. What is the current balance in the city's Water Enterprise Fund?
   The current working capital balance (which consists of current assets that are more liquid in nature, less short term obligations of the fund) are approximately $4 million as of June 30, 2011.

6. What average rate increases are expected?

   The City of Woodland has two more adopted water rate increases, 20% on July 1, 2011 and 20% on July 1, 2012. In our most recent water rate study, estimates were used to project future water rate increases out to FY2019. These increases were based on estimated inflation costs, proposed future capital project requirements, projected surface water supply costs as well as an estimate of future water consumption. These draft water rate increases show additional 20% increases needed in 2013, 2014, and 2015 followed by 3% increases in 2016-2018. An updated Water Rate Study will be required to validate assumptions prior to proposing additional increases.

7. How are sewer rates calculated?

   The City's current sewer rates were adopted June 2005 after a Sewer Rate Study was completed by Bartle Wells Associates. The 2005 Study adopted five (5) years of successive sewer rate increases with the last in July 2008. The residential sewer rate is a flat rate with commercial and industrial customers paying a flat rate plus a usage charge based on metered water consumption. There is no plan to change the way sewer rates are calculated for residential customers.

8. For those getting metered bills, how do they compare to flat rate bills?

   The rates were set so that a medium size residential property should pay approximately the same under flat rate billing as consumption billing on an ANNUAL BASIS. This means that the summer months will be higher and the winter months lower, but on average, the total annual bill should be similar. These rates were designed using test consumption data from a variety of residential properties including various size lots, different family sizes and the absence or presence of a swimming pool.

9. How much has water use decreased under metering? Over the last couple years the City's Public Works Department has initiate a very progressive water conservation plan. Water use is down about 10% due to many factors such as:
   a. A general public awareness of the State's drought condition and similar desire to reduce impacts to the environment by using less water.
   b. A late wet spring followed by a relatively cool summer.
   c. Increase awareness Citywide of water meters going in.
   d. Sample meter billings going out to about ¼ of the City (those with activated water meters).
   e. Staff working with those receive sample billing and have high water use to fix leaks, etc.

   Based on the results from metering of many cities we believe that City wide metering will once fully implemented reduce consumption a total of about 15-20%.

10. What is current base rate and how much flexibility do we have to change that?

    The current base rate is $15.75 for <2" meters for residential customers. The rate increases for larger meter sizes. Once we have more consumption data from the metering, we will have more flexibility in how we establish the base rate and the consumption rate. Based on state law we will be required to increase the average consumption based portion of the bill to 70% of the total by 2020. This law is created to encourage greater conservation by the water users.

11. What is the target date for a 15% prudent reserve? Will rates have to be changed to meet that target?

    The 15% reserve is dictated by the City Council Fiscal Policy and is a goal that the City is working towards for all its funds. Because of the requirement for a debt service coverage ratio for our external bond borrowing, we will soon meet the 15% reserve goal.

12. Was HDR selected through open bid?

    The City of Woodland issued a Request for Quotation for preparation of the Water Rate Study. There were three consulting firms who responded to our request. The proposals were reviewed by staff as well as the City's Financial Advisor and the firms were invited to make a presentation outlining their approach to the study and their respective firm's qualifications. HDR was unanimously selected by the interview team based on their experience and qualifications.

Appendix 2

Questions for WRAC meeting with HDR and City staff
September 15, 2010

HDR: Presented by Shawn Koorn, HDR Engineering, Inc.

1. Is the income level of a community considered when setting water rates? Is the current recession considered?

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A. The development of the rate tiers is based on the rate design goals and objectives and the usage patterns of the customer classes. The usage patterns of the residential customers are generally similar from one customer to another. The goal of the rate study was to transition to a metered rate and ultimately provide a conservation-based rate when all customers are metered. The tiers for residential attempt to provide the incentive to minimize inefficient use, which is generally considered to be excessive outdoor watering. Commercial customers typically have a for profit incentive to minimize any inefficient water use and typically have minimal outdoor watering needs.

In addition, it is difficult to develop a tiered rate structure with the various size and type of multi-family and commercial customers. For example, the total consumption for a 5 unit multi-family complex would be much less than the total consumption for a 25 unit complex. Similarly, the water consumption from a small office with one bathroom is much less than the total water consumption of a restaurant. As a result, it is difficult to develop a tiered rate structure that is equitable to the different customers in these two classes of service. In addition, the large use customer rates are generally not a tiered rate structure as the amount of water use is constant from day to day.

8. If the city's population growth differs (especially downward) from the projections in the study how will rates be affected?

A. While the rate study made conservative assumption of growth, if the customer base declines then additional rate adjustments may be necessary. However, if consumption declines as a result of a declining customer base, the variable costs of the system may be reduced as well which may minimize the necessary adjustment as only a small portion of the utilities costs are variable costs. Conversely, if the customer base increases, the future rate adjustments may be able to be reduced to reflect the additional revenues received.

9. How is leakage in an old system like Woodland's factored into rates?

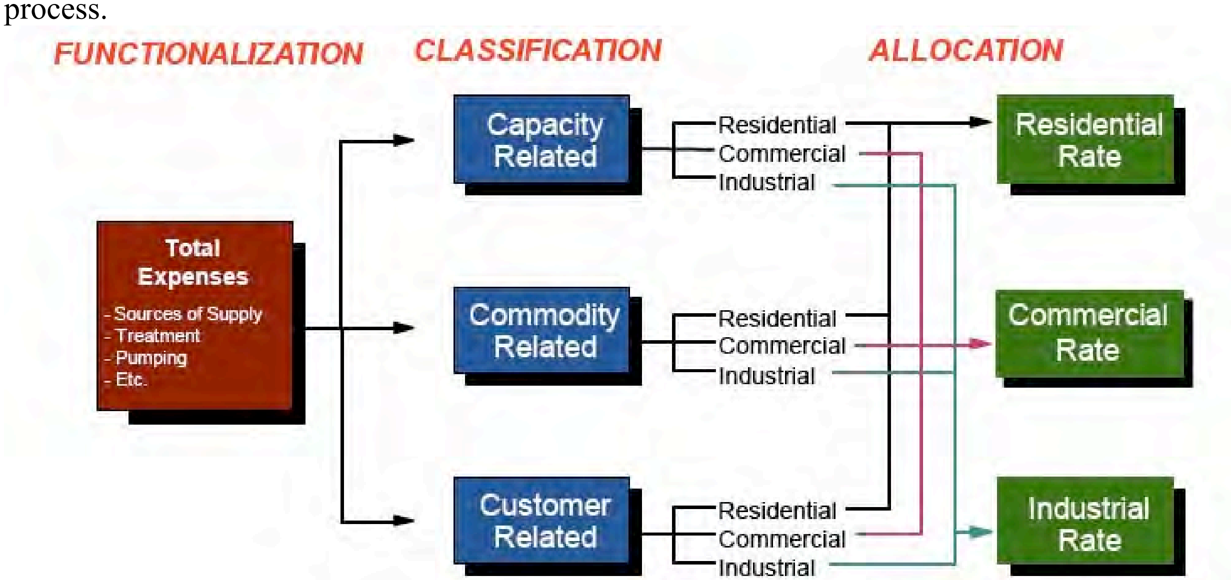
A. Un-accounted for water is an operating cost of the utility. The rates are based on the metered consumption (when all customers are metered). Un-accounted for water is not metered and not billed to any customer. As a result, leakage is represented in the costs of producing water and not in rates. As a result, all customers share in the cost of un-accounted for water. However, as leakage is reduced, it lowers the cost of water production as total water production is closer to the metered water consumption and billed to the customers.

10. Are the proposed rates structured so that someone using the average amount of water under flat rate billing will pay about the same as with a meter?

A. Yes, while the number is not exactly the same, an attempt was made to develop the rates such that the monthly flat rate would be equal to the rate paid by the metered customer using average consumption. This was accomplished by setting the tier prices at a level that would result in the average customer bill being similar to the flat rate customer bill.

11. Could you provide more detail on how the cost of services is determined?

A. A cost of service is a method to equitably allocate the costs of the utility to the different customer classes of service. This process is necessary as costs are not accounted for on a per customer, or customer class, basis. A cost of service is a three step process. The three steps are functionalization, classification, and allocation. Functionalization determines the type of expenses such as source of supply, distribution, or treatment related function. Classification determines why the cost was incurred. Was it a function of meeting peak day requirements, average day requirements, or a customer related need? Finally, these costs are allocated to the various customer classes of service based on each customer class's contribution to the costs. For example, average day needs are based on the total consumption for a period of time, typically a year. The proportion or percentage of each classes total compared to the system total is the percentage of those costs allocated to the class of service. Provided below is a summary of this process.



12.Why not have an additional tier in the summer since wewill need to purchase water then?

A. Additional rate tiers can be added to meet the goals and objectives of the City. For the rate study one of the primary goals was to develop metered rates and provide a conservation incentive in future years. The current tiers are based on average indoor use, outdoor use, and in-efficient use. The establishment of three tiers was to minimize the administrative and billing requirements as well as transition to a metered water rate for ease of customer understanding. If the water resources of the City change, the tiers can be adjusted to reflect the cost of additional resources, both the size of the tier and the price of the tier.

13.How are future operating and capital needs, which are the basis of rate increases, measured?

A. The operating expenses were based on the current budget at the time of the rate study. Future years expenses were based on assumed increases over the current budget based on escalation factors(i.e., inflationary increases/CPI, historical increases, projected increases, etc.).

Capital needs were based on the capital plan at the time of the rate study.

14.Did HDR look at the city's current budget (expenses and revenue)for the water system?

A. Yes, at the time of the rate study the City's current water budgeted revenues and expenses were the starting point of the analysis.

15.Did HDR review how the increased revenue from rate increases would be spent?

A. The proposed increase in revenues is based on the annual difference between the revenues and expenses, both operating and capital. Given this, the increased revenue that will be received by the City would be used to fund future operating and capital expenses. In future years this revenue is primarily needed to fund the revenue bond and low interest loan annual debt service payments for the proposed treatment plant.

16.Did HDR look at revenue sources other than rate increases?

A. The City's water utility is primarily funded by the monthly rates collected from its customers. Other miscellaneous revenues are available but are typically fairly minimal.
These are items such as interest earnings, late fees, etc. As a result, rate revenues are the primary source of funding for utilities. However, the funding of capital improvements can be from other sources such as grants, low interest loans, or long-term debt (e.g., revenue bonds) which has a direct impact on rates over the long term. Legally, as an enterprise fund, no other City funds or fees can be used to support the water utility.

17. Are the water rates in nearby cities considered when setting rates for Woodland?

A. Not when determining the overall revenue needs of the City's water utility. The revenue needs are based on the specific revenues and expenses of the utility. However, when developing rates other local City rates are reviewed and used as a comparison.

18. Can you tell us more about HDR's experience with water rate studies?

A. HDR has a specific group of individuals that specialize in utility financing and rates. This group provides this type of service to municipal utilities across the United States and Canada. For the past 30 years these individuals have been providing these services. Some recent project examples are the water, wastewater, and stormwater rate studies for the City of Stockton, water and wastewater (both local and regional) studies for Dublin San Ramon Services District, water rate studies for the City of Folsom and City of Fresno. In addition, HDR has provided these types of services to many more California utilities in the past several years.

City of Woodland: Presented by Doug Baxter and Greg Meyer, Public Works

1. Will there be a rate assistance program for low-income users?

A. Yes, the City has implemented a rate assistance program for low-income users. The program is funded with Community Development Block Grant (CDBG) funds and is a program for residential water users only. You must be enrolled in PG&E's CARE or FERA Programs to qualify. Once an applicant is approved, they will receive a $15 discount on the flat rate portion of their bill for up to three consecutive months. More details of the program are available on the City's website.

2. Why does Public Works spend so much on consultants?

A. Over the last few years and continuing through about 2016 there has been and will be an unprecedented complexity of regulatory compliance issues combined with very sophisticated planning and execution of numerous capital projects. PW staff works on the coordination of these issues and initial planning. Extensive research, computer modeling, and outside experts are needed to supplement staff for the full execution of this work. Consultants are used to handle both peak work assignments and to provide expert technical and engineering assistance beyond staff resources.

3. What percentage of the Public Works O&M budget is salary?

A. Based on the FY2008/09 Operating Budget, which was the base year for the Water Rate Study, approximately 50% of the costs to the water fund in the O&M budget are salary and benefits. This includes costs for water wells, water distribution, water conservation, utility engineering, and utility billing, not all of which belong to the Public Works Department.

4. Has the city's Water Enterprise Fund made loans that were forgiven?

A. No, the City is allowed to borrow money from the enterprise fund, but such borrowing must be recorded on the City's financial statements and repaid with interest. It is a violation of Proposition 218 to forgive a loan made by an enterprise fund.

5. What is the current balance in the city's Water Enterprise Fund?

A. The current working capital balance (which consists of current assets that are more liquid in nature, less short term obligations of the fund) is approximately $4 million as of June 30, 2011.

6. What average rate increases are expected?

A. The City of Woodland has two more adopted water rate increases, 20% on July 1, 2011 and 20% on July 1, 2012. In our most recent water rate study, estimates were used to project future water rate increases out to FY2019. These increases were based on estimated inflation costs, proposed future capital project requirements, projected surface water supply costs as well as an estimate of future water consumption. These draft water rate increases show additional 20%

increases needed in 2013, 2014, and 2015 followed by 3% increases in 2016-2018. An updated Water Rate Study will be required to validate assumptions prior to proposing additional increases.

7. How are sewer rates calculated?

A. The City's current sewer rates were adopted June 2005 after a Sewer Rate Study was completed by Bartle Wells Associates. The 2005 Study adopted five (5) years of successive sewer rate increases with the last in July 2008. The residential sewer rate is a flat rate with commercial and industrial customers paying a flat rate plus a usage charge based on metered water consumption. There is no plan to change the way sewer rates are calculated for residential customers.

8. For those getting metered bills, how do they compare to flat rate bills?

A. The rates were set so that a medium size residential property should pay approximately the same under flat rate billing as consumption billing on an ANNUAL BASIS. This means that the summer months will be higher and the winter months lower, but on average, the total annual bill should be similar. These rates were designed using test consumption data from a variety of residential properties including various size lots, different family sizes and the absence or presence of a swimming pool.

9. How much has water use decreased under metering?

A. Over the last couple years the City's Public Works Department has initiate a very progressive water conservation plan. Water use is down about 10% due to many factors such as:
a. A general public awareness of the State's drought condition and similar desire to reduce impacts to the environment by using less water.

b. A late wet spring followed by a relatively cool summer.

c. Increase awareness Citywide of water meters going in.

d. Sample meter billings going out to about _ of the City (those with activated water meters).

e. Staff working with those receive sample billing and have high water use to fix leaks, etc.

Based on the results from metering of many cities we believe that City wide metering will once fully implemented reduce consumption a total of about 15-20%.

10. What is current base rate and how much flexibility do we have to change that?

A. The current base rate is $15.75 for <2" meters for residential customers. The rate increases for larger meter sizes. Once we have more consumption data from the metering, we will have more flexibility in how we establish the base rate and the consumption rate. Based on state law we will be required to increase the average consumption based portion of the bill to 70% of the total by

2020. This law is created to encourage greater conservation by the water users.

11. What is the target date for a 15% prudent reserve? Will rates have to be changed to meet that target?

A. The 15% reserve is dictated by the City Council Fiscal Policy and is a goal that the City is working towards for all its funds. Because of the requirement for a debt service coverage ratio for our external bond borrowing, we will soon meet the 15% reserve goal.

12. Was HDR selected through open bid?

A. The City of Woodland issued a Request for Quotation for preparation of the Water Rate Study. There were three consulting firms who responded to our request. The proposals were reviewed by staff as well as the City's Financial Advisor and the firms were invited to make a presentation outlining their approach to the study and their respective firm's qualifications. HDR was unanimously selected by the interview team based on their experience and qualifications.

Appendix 3
State and Federal Regulations and Guidelines for Water Quality

Parameter and corresponding law	Deadline	Penalty for non-compliance	Impact on Woodland
All customers must be metered *AB 975 CA Water Measurement Law*	1/1/2025	Ineligible for state grants and loans.	Expect completion by end of 2011. Many users may initially pay more but accurate measure of water use will encourage conservation and leak repair. City will be able to better identify leaks in distribution system. Cost of meter installation reduced by $5 per month to every customer due to federal grant/low-interest loan obtained by Public Works staff.
10% per capita water use reduction city-wide (relative to July 2011 usage) *CA Water Conservation Act of 2009 SB7*	12/31/2015	Ineligible for state grants and loans.	Implementation of metering and public education has put us on track to meet this goal.
20% per capita water use reduction city-wide (relative to July 2011 usage) *CA Water Conservation Act of 2009 SB7*	12/31/2020	Ineligible for state grants and loans.	Ineligibility for grants and loans could lead to higher water rates.
Model landscape ordinance adopted *CA Water Efficient Landscape Ordinance AB1881*	7/31/2010	Ineligible for state grants and loans.	Ineligibility for grants and loans could lead to higher water rates.
Fixed portion of bill does not exceed 30% *BMP 11 CA Urban Water Council*	Four years after city is fully metered	Best management practice; not mandated at this time.	City must find balance between fixed portion that is high enough to cover fixed costs but low enough to encourage conservation.

Parameter and corresponding law	Deadline	Penalty for non-compliance	Impact on Woodland
Submission of Urban Water Management Plan *UWMP Act*	7/1/2011	Reduced consideration for state grants and loans; ineligible for state drought assistance.	Ineligibility for grants and loans could lead to higher water rates.
Submission of Ground Water Management Plan	01/1/11	Reduced consideration for state grants and loans; ineligible for state drought assistance	Ineligibility for grants and loans could lead to higher water rates.
Nitrate standard* *CA Title 22 Code of Regulations* *US Safe Drinking Water Act*	continuous	Fines of $25,000 per day per violation	Could lead to higher water rates than necessary.
Hardness standard* *CA Title 22 Code of Regulations* *US Safe Drinking / Clean Water Act*	continuous	Fines of $25,000 per day per violation	Could lead to higher water rates than necessary.
Boron standard* *CA Title 22 Code of Regulations* *US Clean Water Act*	continuous	Fines of $10 per gallon per day	Could lead to higher water rates than necessary.
Selenium standard* *CA Title 22 Code of Regulations* *US Clean Water Act*	continuous	Fines of $10 per gallon per day	Could lead to higher water rates than necessary.
Wastewater standard* *CA Title 22 Code of Regulations* *US Clean Water Act*	continuous	Fines of $10 per gallon per day	Could lead to higher water rates than necessary. Need to be in compliance by 2016.
Manganese standard* *CA Title 22 Code of Regulations* *US Safe Drinking Water Act*	continuous	Fines of $25,000 per day per violation	Could lead to higher water rates than necessary.
Lead and copper rule *CA Title 22 Code of Regulations* *US Safe Drinking Water Act*	continuous	Fines of $25,000 per day per violation	Could lead to higher water rates than necessary.
Fluoridation *CA Title 22 Code of Regulations* *US Safe Drinking Water Act*	continuous	Fines of $25,000 per day per violation	Could lead to higher water rates than necessary.
Radionuclide *CA Title 22 Code of Regulations* *US Safe Drinking Water Act*	continuous	Fines of $25,000 per day per violation	Could lead to higher water rates than necessary.

*Shaded cells are standards that are difficult to meet with our current groundwater sources.

Parameter and corresponding law	***Deadline***	***Penalty for non-compliance***	***Impact on Woodland***
Regulated organic chemicals *CA Title 22 Code of Regulations* *US Safe Drinking Water Act*	continuous	Fines of $25,000 per day per violation	Could lead to higher water rates than necessary.
Regulated organic chemicals *CA Title 22 Code of Regulations* *US Safe Drinking Water Act*	continuous	Fines of $25,000 per day per violation	Could lead to higher water rates than necessary.
Total coliform *CA Title 22 Code of Regulations* *US Safe Drinking Water Act*	continuous	Fines of $25,000 per day per violation	Could lead to higher water rates than necessary.
Total organic carbon *CA Title 22 Code of Regulations* *US Safe Drinking Water Act*	continuous	Fines of $25,000 per day per violation	Could lead to higher water rates than necessary.
Haloacetic acid *CA Title 22 Code of Regulations US Safe Drinking Water Act*	continuous	Fines of $25,000 per day per violation	Could lead to higher water rates than necessary.

Appendix 4

Woodland Water Rate Advisory Committee
Survey of Woodland Residents

On August 20, 21, and 22, 2010 a survey of Woodland residents was conducted at the Yolo County Fair to gather information about water rate increases in the city. The same survey was conducted on September 11 at the Downtown Business Association's Staycation event. The following questions were asked:

1. Have you heard about the Woodland/Davis Surface Water Project? Yes No

2. Do you think your water bill will be higher with a meter? Yes No

   If yes, how much more? \$5-10 \$11-25 \$26-50 \$51 or more

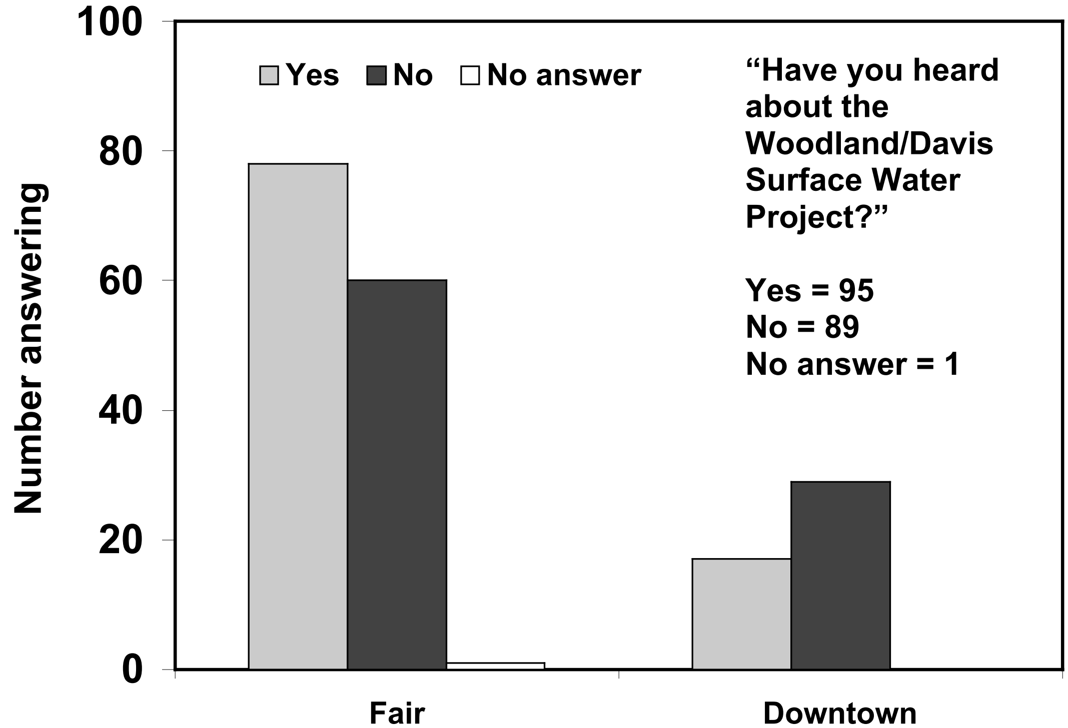
3. Should there be a water bill payment assistance program for low-income users? Yes No

4. What is the best way to get information about water rates to you? (please check all that apply)

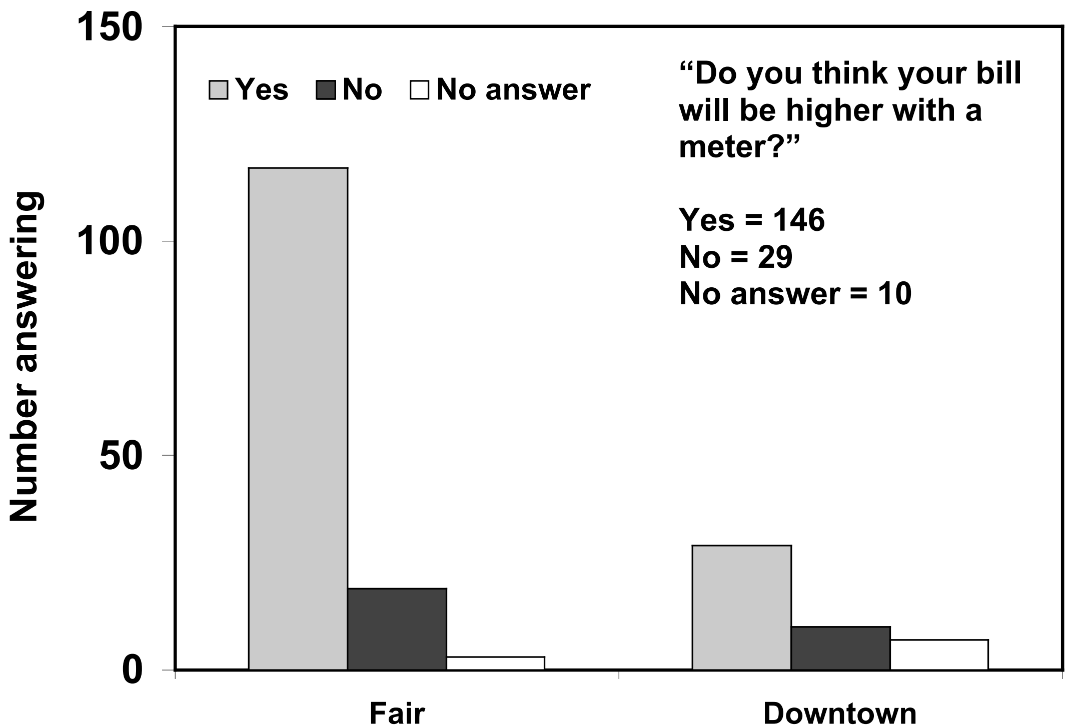
   ____ Water bill insert
   ____ Newspaper
   ____ Radio
   ____ Television
   ____ Podcasts
   ____ Mailing to residents
   ____ City web page
   ____ Facebook
   ____ Other ______________________

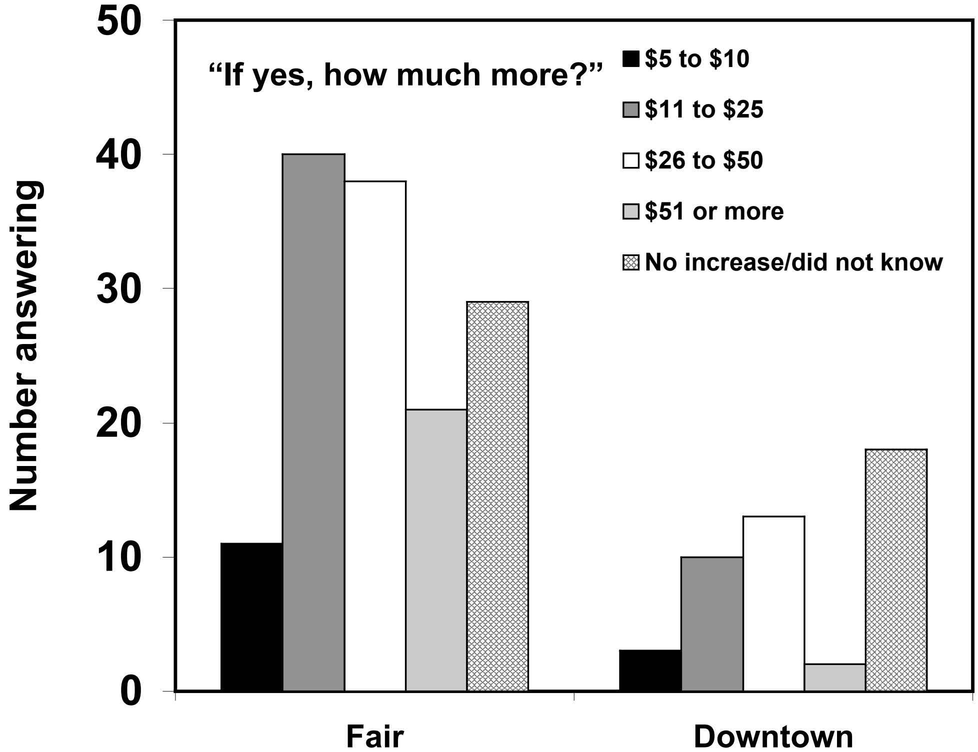
The fair survey was conducted at the California Department of Water Resources display, which was staffed by Woodland Department of Public Works employees and WRAC committee members Harland Morley, CarlMartinez, Betty Kaelin, and Jim Hilliard. We received 139 completed surveys. The Staycation survey was conducted in downtown Woodland and was staffed by WRAC members Bernadette Murray and Betty Kaelin. We received 46 completed surveys. Only Woodland residents 18 or older were asked to complete the survey. The results are as follows:

Question 1:



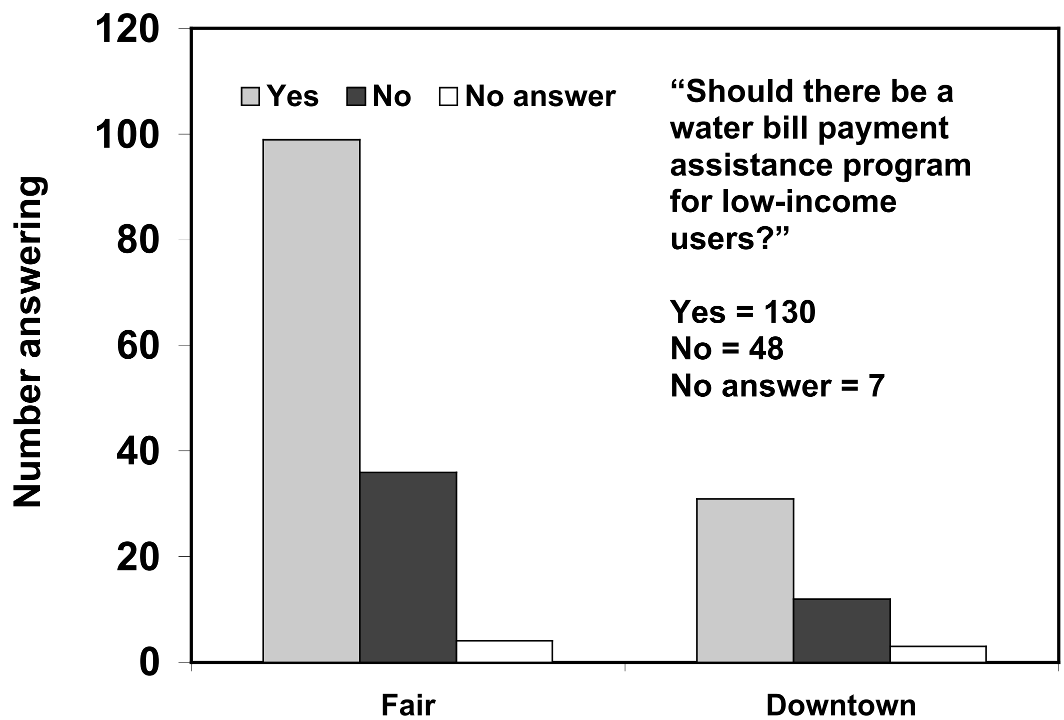
Question 2:





50
40
30
20
10
0
Number answering
“If yes, how much more?”
$5 to $10
$11 to $25
$26 to $50
$51 or more
No increase/did not know
Fair
Downtown

Question 3.



120
100
80
60
40
20
0
Number answering
Yes
No
No answer
“Should there be a water bill payment assistance program for low-income users?”
Yes = 130
No = 48
No answer = 7
Fair
Downtown

Question 4.

"What is the best way to get information about water rates to you?"

Information method	Number selecting this method	Percent of respondents
Mailing to residents	121	66
Water bill insert	105	57
Newspaper	65	35
City web page	41	22
Television	38	21
Radio	26	14
Facebook	20	11
Email	9	5
Podcasts	3	2
Twitter	1	1

Conclusions:

By a slim margin, most respondents had heard of the Surface Water Project (yes = 95; no = 89). Significantly more respondents think their water bills will be higher with metering (higher = 146; no increase = 29), although the wording of this question does not allow us to differentiate between overall rate increases and increases due to the switch from flat rates to charging by consumption. The majority of respondents expect that their bills will increase between $11 and $50 per month (101 out of 185). Significantly more respondents favor a bill payment assistance program for low-income users (yes = 132; no = 48). Finally, many different information methods were chosen as desired for water rate information dissemination, with many people selecting more than one preferred method. Mailings to residents and water bill inserts were the most popular methods.

This survey points out several areas where additional educational efforts might be useful. For example, the HDR water rate study outlines projected rate increases of $8 to $33 by FY 2012/13, yet 55 percent of survey respondents expect increases from $26 to greater than $50. There was also a statistically significant relationship between the expected bill increase and support for low-income assistance, where those who expected the greatest rate increases were less likely to support low-income payment assistance. This could be due to the misconception that water bills currently support this service. In selecting desired communication methods, many people picked several methods, and some selected all of them. This suggests that the city's residents want to be informed about water rates and feel that they are not now easily getting that information. One respondent expressed the view that no matter how much his water bill was, he could still not drink the water. The improved water quality that is expected from the SWP should be highlighted in future communications.

Appendix 5
Suggested Improvements to Customer Communications

Suggested revisions to water meter installation notice. The purpose of the revisions is to provide more information on what to expect and to show the benefits of the project.

City of Woodland

7-Day Notification of
Water Work at Your Property

Posted: 11/22/10

Dear Woodland Resident:

The City and Teichert Construction, will be installing a new water meter and box on your property during the period **between** 11/29/10 **and** 12/10/10.

A second notice of this work will be provided 2 work days (48 hours) prior to this work.

- **The water will be shut off for up to 4 hours between 8 a.m. and 5 p.m.**
- ~~Parking and driving on the street in front of your house may be restricted at different times during the work.~~
- **Please contact us if you have any special health or access needs** and we will make every effort to accommodate water-related health concerns or accessibility needs.
- If you have 2 service lines on your property you will be contacted by the City to determine how your property will be served.
- **Safety is of great concern** to the City and to the Contractor. Please obey all signs and barricades restricting access, limiting parking or other temporary restrictions.

Your water may briefly have an unusual color or odor when reconnected. This is normal.

At times this work may create substantial noise. We apologize for any inconvenience.

The water line or meter location has been marked in blue on your curb. Please do not park within 20 feet of this mark the day before or during the work. Use of your street may be further restricted during the work.

Meter installation will require excavation approximately 3 feet in all directions from the meter box. You may wish to protect landscaping in this area.

After the meter is installed, the Contractor will need to use the nearest outside faucet to flush the lines. For more information, contact:

Scheduling:

Mr. Jake Creger,
Teichert Construction,
Mobile ph: (530) 574-0669
Office ph: (530) 406-4236

Water service, landscaping, medical, etc.:

Mr. James Heath
City Project Manager,
Office ph: (530) 661-5977

Mr. Bill Starck
Psomas Construction Management
Inspection Supervisor,
Phone: (916) 919-1254

We apologize for the inconvenience and will work hard to minimize the inconvenience caused by our work. We thank you in advance for your cooperation.

This project is funded by the California Department of Public Health - Safe Drinking Water State Revolving Fund Program with American Recovery and Reinvestment Act (ARRA) funds.

Installation of water meters is ***required by law*** and will help you to conserve this valuable resource. Costs have been partially offset by grant funds.

California Department of Public Health

Total Project Cost: $14,800,000

A proposed metered water bill is shown on the following page. Suggested revisions to make the bill a better communication tool include:

1. All account information should be grouped together.
2. The account summary should have key information together and emphasized.
3. The bill message can be made smaller to create space for other information.
4. The account detail should be expanded. It should show tiers, explain what each bill item covers and how the funds are allocated, and provide telephone numbers and web sites for conservation information.
5. The usage graph is very helpful. Add "water" to the title and show temperature and rainfall for the current and previous year's billing period to help the reader quickly assess usage.

City of Woodland

FINANCE DEPARTMENT
300 First Street · Woodland, CA 95695
Phone: (530) 661-5831
Website: www.cityofwoodland.org

Account Number	399999-000
Service Address	100 Pioneer Ave
Service Dates	11/01/2010 to 11/30/2010
Billing Date	12/01/2010
Current Charges	$65.24
Past Due	$0
Total Amount Due	**$65.24**
AMOUNT ENCLOSED:	

Jane Smith
100 Pioneer Ave
Woodland, CA 95776

12197

City of Woodland
Billing & Collections
P O Box 13819
Sacramento, CA 95853-3819

0030502500050000006524

Please return this top portion with your payment made payable to City of Woodland

ACCOUNT SUMMARY

Account Number	399999-000
Service Address	100 Pioneer Ave
Service Dates	11/01/2010 to 11/30/2010
Billing Date	12/01/2010
TOTAL CURRENT CHARGES	$65.24
Previous Balance	$75.65
Past Due	$0
11/07 Payment – Thank You	($75.65)
TOTAL AMOUNT DUE	**$65.24**
DUE DATE – 12/31/2010	

BILL MESSAGE

Office hours: Monday – Friday, 8 am – 5 pm, closed 12 – 1 pm for lunch.

Drop box located in Dead Cat Alley.

Any Past Due balance is delinquent and due now.

WATER METER INFORMATION

Water Meter Number		
69999999	Current Meter Read	50879 CF
	Previous Meter Read	50111 CF
	Current Usage	768 CF

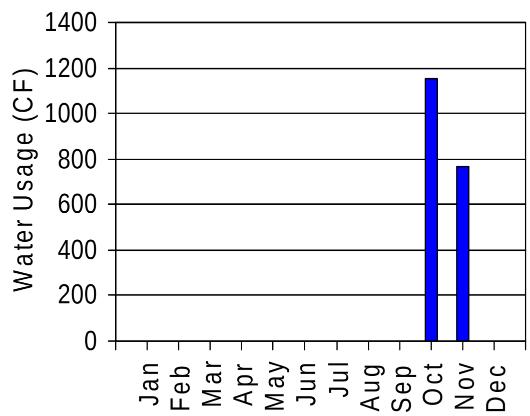
1 cubic foot (CF) = 7.48 gallons

ACCOUNT DETAIL

SEWER CHARGES			
Residential Sewer			$38.30
Waste Water Industrial Pretreatment (WIPP)			$1.57
Net Sewer Charges			**$39.87**
STORM WATER CHARGES			
Residential Storm Water			$0.48
Net Storm Water Charges			**$0.48**
WATER CHARGES			
Residential Base Charge	One 3/4-inch meter @ $15.75		$15.75
Residential Consumption Charges:			$9.14
0 – 1200 CF	768 CF @ $0.0119	$9.14	
1201 – 2000 CF	0 CF @ $0.0137	$0	
> 2000 CF	0 CF @ $0.0137	$0	
Net Water Charges			**$24.89**
TOTAL CURRENT CHARGES			**$65.24**

WATER USAGE COMPARISON

	This Year	Last Year
Days billed	30	30
Water usage	782 CF	768 CF
Cubic feet per day	26.1 CF	25.6 CF



WATER CHARGES COMPONENTS

Water distribution system maintenance	$5.50
Water system capital improvements	$6.50
Surface Water Treatment Plant – capital costs	$12.50
Surface Water Treatment Plant – operation and maintenance costs	$0
Net Water Charges	**$24.89**

WATER CONSERVATION

Questions on water conservation?

Contact the City's Water Conservation Coordinator at (530) 661-2067 or by email at conservewater@cityofwoodland.org

City of Woodland

FINANCE DEPARTMENT
300 First Street · Woodland, CA 95695
Phone: (530) 661-5831
Website: www.cityofwoodland.org

Account Number:	399999-000
Service Address:	100 Pioneer Ave
Billing Date:	12/01/10
Due Date:	12/31/10
Current Charges:	$65.24
Past Due:	$0.00
Total Due:	$65.24
Amount Enclosed:	

Group similar data and separate with gaps to make it easier to read.

Jane Smith
100 Pioneer Ave
Woodland, CA 95776

12197

City of Woodland
Billing & Collections
P O Box 13819
Sacramento, CA

- Group and rearrange data to make it easier to read.
- Make key info (e.g., Total Due, costs, dates) stand out.

Please return this top portion with your payment made payable to City of Woodland

BILL MESSAGE

Shrink box to make room for other details.

Office hours: Monday ... closed 12 ...

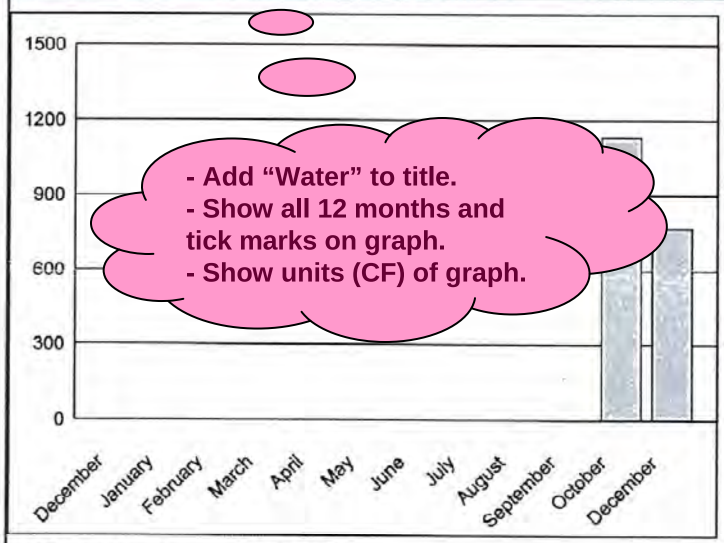
Drop box located in Dead ... Alley.

Any Past Due balance is delinquent and due now.

ACCOUNT SUMMARY

Account Number:	399999-000
Service Address:	100 Pioneer Ave
Service Dates:	11/01/10 to 11/30/10
Billing Date:	12/01/10
Due Date:	12/31/10
Last Payment Date:	10/29/10
Previous Balance:	$75.65
Payments:	$75.65
Current Charges:	$65.24
Adjustments:	$0.00
Past Due:	$0.00
Total Due:	$65.24

USAGE HISTORY



Meter Number: 69999999

Dial 1 Usage:	768	Previous Read:	50061
		Current Read:	50829

Your water usage is in cubic feet. 1 CF = 7.48 gallons.

Rearrange meter info so easier to read. Make units clear. Units of CF ok, otherwise too many digits to show.

ACCOUNT DETAIL

- Add more details to show cost breakdown.
- Show water usage, water tiers and their rates.
- Show subtotals.

Water
Residential Bas...
Residential...

Sewer
Residential Sewer ... $58.30

Storm
Storm Water Fee - Residential $0.48

Waste Water Industrial Pretreatment
WIPP $1.57

Total Current Charges **$65.24**

- Show more info.
- Show how water charges will be used, e.g., amount for water system maintenance, SWTP capital, etc.
- Compare this month's usage with previous year. Show how to get conservation help.

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: April 5, 2011

SUBJECT: Council Committee Responsibilities and Joint Powers Authorities

Report in Brief

There are many Boards, Commission, and Committees on which Council members serve as representatives of the Council and the City. This service is part of the duties and responsibilities as members of the Council and involves extensive additional meetings and hours of time other than attendance at Council meetings.

With the resignation of Council member Monroe and appointment of Council member Stallard, the appointments have been revised to reflect the recent change on the Council.

Staff recommends that the City Council accepts appointments to the various Boards, Commissions and Committees for the period 2010 through 2012 as described herein.

Background

Following municipal elections every even numbered year the Council is reorganized as changes are considered for Council membership to various Boards, Commissions, and Committees (BCC). Members have expressed interest in serving on these BCCs for the ensuing two year period. Most of these BCCs require a primary and an alternate member as a backup.

Council member Monroe's resignation in December 2010 and Council member Stallard's appointment on March 1, 2011 generated the need to revise the list of appointments. The revised list is attached.

Discussion

Mayor Pimentel has reviewed the list and will make suggested appointments to the various BCC's for consideration and approval by the entire City Council.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council accepts appointments to the various Boards, Commissions and Committees for the period 2010 through 2012 as described herein.

Prepared by: Ana Gonzalez
City Clerk

Mark G. Deven
City Manager

Attachment: 2010-2014 Revised Appointment List

CITY OF WOODLAND CITY COUNCIL COMMITTEES
2010-2012
WORKSHEET

STANDING COMMITTEES	MAYOR PIMENTEL	VICE MAYOR DAVIES	COUNCIL MEMBER DOTE	COUNCIL MEMBER MARBLE	COUNCIL MEMBER STALLARD	MEETING DATES	MEETING TIME	COMMITTEE DEFINITION/PURPOSE
CHAMBER OF COMMMERCE 2X2		Primary		Primary	Alternate	1st Tuesday	9:15 a.m.	Discusses issues of mutual interest & maintains regular dialog.
CITY OF WOODLAND INVESTMENT		Primary		Primary		On-call twice per year	On-call	Review City investments with City Treasurer to certify that investment actions executed have been made in ful compliance with the investment policy.
CITY SOLID WASTE			Primary	Alternate	Primary	On-call	On-call	Considers garbara, yard refuse, recycling services issues & reviews franchise audits.
LOCAL AGENCY FORMATION COMMISSION		Primary	Alternate					
NATURAL COMMUNITIES CONSERVATION PLAN/JPA			Primary	Alternate				Joint Powers Board charged with preparation & implementation of a Natural Communities Conservation Plan to preserve habitat & open space.
SACRAMENTO AREA COUNCIL OF GOVERNMENTS		Alternate			Primary	3rd Thursday	9:00 a.m.	Legislative coordination & information provision of areas of interest to Cities in the region.
WATER RESOURCES ASSOCIATION OF YOLO COUNTY				Primary	Alternate (Engineer Doug Baxter also)	Quarterly as needed on Monday at Leake Room	3:00 p.m. - 5:00 p.m.	Discusses countywide water availability, quality & transfer issues; representatives from Cities, County, Water Agencies & other interested organizations.
WJUSD/WOODLAND COMM COLLEGE 3X2X2		Primary		Alternate	Primary	3rd Tuesday	8:00 a.m.	Discusses issues of mutual interest with School Board and City Council Representatives.
YOLO COUNTY CRIMINAL JUSTICE CABINET					Primary	3rd Thursday	3:30 p.m.	Established in 1997 by Yolo County, to enhance existing levels of cooperation among all stakeholders to criminal justice system.
YOLO COUNTY ECONOMIC DEVELOPMENT COUNCIL		Alternate		Primary		3rd Wednesday	7:30 a.m. YC Administrati on Building	Formed in early 1998 by Yolo County, combines representatives from all communities and many agencies to enhance economic development County Wide.
YOLO COUNTY 2X2/YOLO COUNTY/COURTS 2X2X2	Primary	Primary			Alternate	Usually meets monthly	4:00 p.m.	Discusses issues of mutual interest & keep regular dialog.
YOLO COUNTY TRANSPORTATION DISTRICT	Primary		Alternate			2nd Monday	7:00 p.m.	Established in 1998 by State legislation. Adminsters countywide transit (YOLOBUS) system & related planning services.
YOLO SOLANO AIR QUALITY MANAGEMENT DISTRICT	Primary	Alternate				2nd Wednesday	9:00 a.m.	Bi-county regional air quality district ithe County and City representatives.

SPECIAL AND AD HOC COMMITTEES	MAYOR PIMENTEL	VICE MAYOR DAVIES	COUNCIL MEMBER DOTE	COUNCIL MEMBER MARBLE	COUNCIL MEMBER STALLARD	MEETING DATES	MEETING TIME	COMMITTEE DEFINITION/PURPOSE
ART IN PUBLIC PLACES		Primary			Primary			To be determined.
CITY OF WOODLAND ENERGY COMMITTEE	Alternate	Primary	Primary					
INFRASTRUCTURE SUB-COMMITTEE		Primary	Primary	Alternate		On-call	On-call	Meets to review Capital Plans & facilties & related subdivision infrastructure needs.
LEAGUE OF CALIFORNIA CITIES LEGISLATIVE DELEGATE PROGRAM			Alternate	Primary				Beginning 1/1995, this is a League of California Cities program for regular communication between Cities & their State legislative representatives.
SPRING LAKE SPECIFIC PLAN SUB-COMMITTEE	Alternate	Primary	Primary			On-call	On-call	Reviews issues related to implementation of the Spring Lake Specific Plan.
CITY OF DAVIS 2X2	Alternate	Primary			Primary	On call	On-call	Discusses issues of mutual interest
CITY OF WEST SACRAMENTO 2X2			Primary	Primary		On-call	On-call	Discusses issues of mutual interest
UNIVERSITY OF CALIFORNIA AT DAVIS 2X2	Alternate	Primary			Primary	On-call	On-call	Discusses issues of mutual interest
OTHER COMMITTEES								
SPORTS COUNCIL					Primary			Meets infrequently as needed
FLOOD COMMITTEE				Primary				Meets infrequently as needed
HOMELESS COORDINATION PROJECT LIAISON	Alternate		Primary					Meets infrequently as needed
SPRING LAKE FINANCIAL FOCUS GROUP		Primary	Primary				On-call	Re-evaluate financial constraints of Spring Lake development.
DOWNTOWN BUSINESS OWNERS 2X2 (TBA)	Primary	Primary						Discuss issues of mutual interest/ communication.
2 x 1 x 2 WATER			Alternate	Primary				
WOODLAND/DAVIS CLEAN WATER JPA	Alternate		Primary	Primary				

a - elected by District landowners b - appointed by Yolo County Mayors Selection Committee c - Police Chief serves as alternate
Standing Committeess must be noticed as per the Brown Act Regulations.

City of Woodland

REPORT TO REDEVELOPMENT AGENCY BOARD

AGENDA ITEM

TO: HONORABLE CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

DATE: April 5, 2011

SUBJECT: Redevelopment Investment Strategy

Report in Brief

The Governor's budget proposal to abolish redevelopment agencies could result in diverting all unobligated redevelopment funds to the State as early as July 1, 2011. In response, many of the agencies are reexamining their project implementation activities in order to expedite completion of projects that are underway or initiate projects that have been identified as high priorities.

This report examines the status of projects that were identified as high priorities in the 2010-2014 Woodland Redevelopment Implementation Plan and presents a strategy to invest the remaining redevelopment funds in those projects. The priority goals in the Implementation Plan are to (1) create new entertainment venues and activities for downtown, (2) increase residential development, and (3) develop currently underutilized or vacant sites while renovating and preserving existing structures.

Staff recommends that the Redevelopment Agency Board approve the allocation of $490,000 in redevelopment bond funds for the Hoblit Dealership Relocation and Jackson Nelson Building as described herein; provide guidance, suggestions and/or direction regarding the Multiplex Cinema Children's Theater/Opera House, Restoration/Reuse of the State Theater, Facilities for a Farmer's Market at Freeman Park and loan for the new projects proposed by BlackPine Holdings as described herein.

Background

Governor Brown's proposal to abolish California redevelopment agencies as a way to capture tax increment funds and future revenue to benefit the State's FY 2011 budget has gained some momentum. After the legislature held several hearings on the bill, the State Department of Finance released language for a proposed budget trailer bill.

Briefly summarized, unobligated redevelopment agency funds would be transferred to the State, the existing agencies abolished and "successor agencies" established to oversee the dissolution of the existing obligations and completion of projects of the agencies. The exact method for implementing this direction is presently unclear. However, regardless of what occurs, it is prudent for redevelopment agencies to plan for investing unobligated redevelopment funds or risk losing the funds should the new legislation becomes effective on July 1.

The Governor's proposed elimination of redevelopment is widely believed by most local government advocates and municipal law specialists to be illegal and, in light of the passage of Proposition 22, unconstitutional. If implemented, legal challenges will occur later and could result in an outcome that would reinstate redevelopment agencies. Nevertheless, local agencies are attempting to expedite their existing projects, obligate funds to projects that are currently underway and initiate projects of high priority as any legal challenge would take many years to prosecute and such a challenge may not succeed.

It is advisable for the Woodland Redevelopment Agency Board to have a plan ready in the event the Governor's proposal is approved by the legislature. Obligating funds means to either spend funds on projects already underway and then, to the extent reasonable, obligate remaining redevelopment funds in third party agreements such as loans, grants, and eligible capital projects etc. by July 1. In Woodland, approximately $5 million in bond funds and $1 million in tax increment funds, after factoring in the existing staffing costs and debt service payments, are available for projects.

The timeframe to obligate redevelopment bond funds and tax increment prior to July 1 is extremely narrow; however, there are already several projects that have been considered, discussed and researched for many years. These projects fall short of the next step to be implemented with an allocation of funds. The Redevelopment Implementation Plan identifies those priorities and this report focuses on projects that fulfill those priorities and suggests how to obligate those funds.

Again, staff and Agency legal counsel caution against allocating funds to projects that do not make financial sense or do not fulfill the priorities of the community. Some criteria to test whether a project should be funded include the following:

- Is it a community priority as stated in the Implementation Plan?
- Is it a redevelopment project that is already underway?
- Does it remove blight or increase investment in the redevelopment project area by encouraging development?
- Is it a financially feasible project that can be successfully completed with funds available or with funds that are likely to be available?
- Does it have the likelihood of being completed?
- Does it leverage other funds, such as private investment or loans to the extent possible?

Discussion

According to Agency legal counsel, it would be also be prudent for Woodland to obligate funds for projects that have been approved and are underway to the extent possible in third party agreements. Third party agreements typically mean loan documents, grants, land sales agreements, development agreements and similar contracts. In addition, Agency counsel advises that the Agency proceed with projects that have been identified as priorities and have been evaluated for feasibility and implementation.

Therefore, staff believes that the Board should consider proceeding with those projects identified in the Redevelopment Implementation Plan 2010-2014 as priority projects. The focus of Woodland's redevelopment efforts is the historic downtown. The Implementation Plan goals for Downtown are to:

1. Create new entertainment venues and activities
2. Increase residential development
3. Develop currently underutilized and vacant parcels while renovating and preserving existing structures.

Staff has developed a list of projects proposed under each goal for the Board's consideration.

Downtown Entertainment/Cultural Venues

Multiplex Cinema

Under the first category of creating new entertainment venues and activities, the Agency Board agreed that the highest priority was the development of a new Multiplex Cinema. It is expected that a new Cinema will generate about $60,000 in new tax increment every year and attract about 300,000 theater patrons to the downtown area. If as experienced in other communities, the Cinema will act as a catalyst project for an older downtown by creating an infusion of activity and serve as a magnet for new investment from complementary users. This project will have an important impact in Woodland as the downtown continues to transition to a destination entertainment and dining district. The stimulant impact will help increase demand for space downtown.

As the Agency Board is well aware, Woodland's historic downtown is facing a very high vacancy rate and depressed rents, which will be exacerbated if building owners cannot find tenants for their buildings. When sensitive structures such as these historic buildings are vacant for long periods of time they tend to deteriorate and diminish one of the primary attractions of Woodland. A catalyst project that attracts 300,000 visitors to the downtown area on evenings and weekends would generate the momentum to fill the vacant storefronts with businesses that would complement the Cinema.

The Agency Board was successful in gaining the attention of theater developers through the release of a Request for Proposals last year. The site supported by the Agency Board for the new Cinema is

801 Main Street, the current site of the Hoblit Chrysler-Jeep-Dodge dealership. Since development on this site was spurred by actions of the Redevelopment Agency Board, the Hoblit dealership is eligible for relocation benefits. The dealership's owner is currently working on a project that will relocate the business to a new facility that will be constructed on the north side of Interstate 5 on an extension of Freeway Drive. After negotiations and discussion with the business, the Agency relocation specialist recommends a payment of $200,000. These funds can be obligated immediately through an agreement that places certain conditions on the Agency and the owner, including the successful relocation in a timely manner.

Once this site is vacated, public improvements will need to be accommodated on the site to accommodate the theater. In looking at the preliminary plans submitted, the improvements will include new infrastructure for pedestrian access, parking and traffic circulation. Given the potential loss of redevelopment funds, staff believes the Agency Board should consider an allocation of $800,000 for the offsite and public improvements. Assisting with off-site or public improvements is a common way for redevelopment agencies to facilitate development in their project areas. Woodland has financed public improvements previously for the Woodland Corporate Center, the Blue Shield Building, and the Capital Hotel projects. The potential allocation described herein would support the expedited development of the Cinema.

<u>Children's Theater/Opera House</u>

The Children's Theater/Opera House is project that was expressed as a priority in the 2006 Measure E election as an advisory measure that was approved. This project will construct the Performing Arts Center for Youth. The new facility will contain a flexible performance space capable of holding approximately 80 audience in different configurations such as "in the round", "3/4 seating", "alley" (audience on two opposite sides) or "traditional seating". This space will also be used as a rehearsal hall, classroom, reception hall and be available for community events. The second floor will contain a professional level dance studio with mirrors, sprung wooden floor with dance surface, dance bars, and audio visual center. There will also be three offices and a technology room on the second floor. As an addition to the current Opera House, the estimated cost for the project is $2.2 million.

There has been some recent discussion with the Opera House Board regarding alternatives to constructing an addition to the Opera House building. One alternative involves the purchase and rehabilitation of the Daily Democrat building. This concept would place the new facility near the Opera House, preserve the open look of Heritage Square and reuse an existing building. A second alternative includes purchasing and renovating Muscle World. A third and final alternative would be to combine the reuse and restoration of the State Theater with the Opera House expansion. This alternative could allow an approximate $2 million allocation to meet the Opera House performing arts needs and community interest in restoring and reusing the State Theater. During a recent meeting with the Opera House Board, this alternative generated several concerns regarding the feasibility of operating and managing two separate facilities.

Restoration/Reuse of the State Theater

Restoration/Reuse of the State Theater was identified by the proponents of the alternate theater project as a high priority. Many Woodland residents responded to the need to restore a theater that was built in 1937. After selection of the Cinema West proposal, the primary citizen group that supported the proposal, the Friends of the State Theater, have remained interested in restoration and reuse of the building. As the Agency Board may recall, the December 14 recommendation included direction to work with the Friends of the State Theater and other interested parties to develop a plan to restore and reuse the State.

Staff believes it is appropriate to begin that discussion now. Cinema West owner Dave Corkle now holds an option to purchase the State Theater and he has engaged in discussions with David Wilkinson as a representative of the Friends of the State Theater. Mr. Corkle is committed to working with the group; however, he acknowledges that the cost to restore the facility is significant and should be implemented with a reuse program in mind. The potential allocation of RDA funds could be as high as $2.5 million. Staff would work with Mr. Corkle and the Friends of the State Theater to review alternatives that may reduce that cost.

Farmers Market

Council members have expressed an interest in funding improvements at Freeman Park to support the Farmers Market. Facilities for a Farmers Market would likely include installation of permanent facilities for displaying produce and other sale items, improved utilities, expanded parking and other amenities within Freeman Park. Estimated costs could be as high as $1 million.

A complete list of potential projects and how the funds could be applied is included within Attachment I

The allocation expressed in the attachment is flexible and can be modified based on Agency Board direction. If the Redevelopment Agency is to invest funds in one or more of these projects, such action must consider the previously mentioned deadlines. Funds would need to be allocated through a Disposition and Development Agreement or land would have to be purchased by the June 7 Board meeting. Negotiations on terms should be discussed in closed session. To finalize a land purchase, escrow would need to be opened by June 8.

Residential Development/Infill Projects

The Agency Board at its last meeting considered encouraging infill development within the redevelopment area and agreed to release a Request for Proposals to solicit developer interest. The timeframe may be too short to investigate these opportunities fully. However, there are some key vacant sites in the downtown area that the Agency may want to consider purchasing as it seeks appropriate developers for the sites.

333 Main Street Site

One high priority vacant site is 333 Main Street which is a two-acre parcel on the northeast corner of Walnut and Main that is currently in the bankruptcy process. One bankruptcy was filed and discharged by the bankruptcy court. A local developer is in the process of attempting to purchase the Note from Premier West Bank and the transaction should be completed by the end of March. If that action is not finalized the Agency could negotiate for purchase of the note.

The advantage of having the Redevelopment Agency buy this site is that the future development and selection of the developer can then be controlled by the Agency. Purchasing land is perhaps one of the easiest ways to protect redevelopment funds. If redevelopment agencies were abolished, the land would most likely revert to City ownership.

Sixth/Court Site

Besides purchasing land, the Agency can also encourage infill development by assisting the private sector with its plans to acquire land and construct new facilities. One local developer, Jeff Morgan of BlackPine Holdings, Inc., has made a request for redevelopment funds to augment his private capital investment in constructing a new restaurant at the corner of Sixth and Court streets. BlackPine plans to construct this new restaurant to mimic the original Gorman's restaurant—a favorite spot in the community of Yolo for generations. This is one piece of his overall plan to develop four new restaurants in the downtown area. The other three sites involve the rehabilitation of existing structures and are discussed in the next section. Staff suggests allocating $600,000 for the new BlackPine project and an additional $400,000 if any other projects are brought forward in the RFP process. The terms of these loans will be reviewed by the Agency. The suggested timeframe for the RFP process is shown in Attachment II.

Renovate and Preserve Existing Structures

The Agency is currently pursuing the renovation and preservation of existing structures through its facade exterior rebate program and its interior renovation loan program. Thus far, four buildings have been improved at a cost of $534,063 in tax increment, which leveraged $2,727,313 in private funds. Five additional projects are currently underway. In some cases, sufficient funds have already been approved and allocated. In others, the applicants are at some point in the process of defining the project scope, obtaining construction bids or developing a project budget and are not ready to sign the Agency development agreement. The terms of any loans for improvements to the second floor or interior of the downtown buildings will be reviewed by the Agency. Staff estimates that $2,125,000 can be obligated by June 7, 2011. A list of building façade and interior renovation projects is shown in Attachment III.

Jackson Building

The renovation of the Jackson Building at 426 First Street (previously the site of Morrison's) is the most ready to start construction of the projects on the list. The owners plan on upgrading and restoring the exterior as well as making tenant improvements for restaurant and office users. Staff recommends that $290,000 be allocated to that project now with the understanding that exact amount and terms of the loan will be reviewed and approved by the Agency.

<u>Proposal from BlackPine Holdings</u>

BlackPine Holdings has proposed renovating buildings at three sites. The site at 1059 Court Street is the renovation of the Rice Mill Building. BlackPine will upgrade and renew that facility to become part of an enlivened Court Street “east end” with a theme reflecting rice agriculture. It will retain office spaces, create a courtyard for a café entrance, remodel the ground floor for a restaurant and wine bar, extend a raised walkway to create an outdoor eating opportunity and enhance the parking and landscape improvements. Across the street will be the new restaurant discussed above and with the remodeled Maria’s restaurant on the west of Sixth Street these three corners will become a dining center destination.

BlackPine plans to create another restaurant at 210 Main Street at the corner of Walnut and Main. This is the previous location of a used car lot/smog shop. The idea for this site is to bring in a hamburger roadhouse featuring nostalgic murals and signage. The current plan is to create a large outdoor gathering place in the front with an amphitheater and outdoor dining.

The fourth restaurant is planned for the Meier’s Auto Building site at the corner of Bush and College streets. This is a historically significant building and any restoration will be respectful of that status. Because of the complexity of renovation and the capital required for this building, it is a long-range project and not ready for the Agency Board’s consideration at this time.

BlackPine is requesting assistance of a total $2.5 million in the form of a loan for the projects Sixth/Court, 1059 Court and 210 Main. Given the current economic conditions, lenders are not financing projects that require a large outlay of capital without proven revenue production or an established user. This loan would be paid back to the Agency or the “successor agency” and could be reallocated for a future project. Moreover, the improved building sites will generate additional tax increment and sales tax revenue. Finally, staff believes the projects under discussion with BlackPine require strong consideration by the Agency because of Mr. Morgan’s long standing ties with Woodland, his previous success in other business and the excellent work his organization performed in the renovation of the former Woodland Senior Center building at 630 Lincoln Avenue.

<u>**Fiscal Impact**</u>

If actions are approved as recommended, $490,000 in redevelopment funds will be allocated at this time. No action in this report currently has any impact on the General Fund. However, if these actions result in actual projects, requests for allocations of funds will be brought back for the Agency Board consideration. If many of these projects come to fruition, it is expected that they will have a positive impact on the General Fund through building and plan check fees, inspection fees and building impact fees.

Public Contact

Posting of the City Council/Redevelopment Agency Board agenda.

Alternative Courses of Action

1. Approve the allocation of $490,000 in redevelopment bond funds for the Hoblit Dealership Relocation and Jackson Nelson Building as described herein; provide guidance, suggestions and/or direction regarding the Multiplex Cinema, Children's Theater/Opera House, Restoration/Reuse of the State Theater, Facilities for a Farmer's Market at Freeman Park and loan for the new projects proposed by BlackPine Holdings as described herein.

2. Do not approve the allocation of $490,000 in redevelopment funds as proposed above and provide guidance, suggestions and direction on all of the projects.

3. Direct staff to develop other redevelopment projects for future consideration.

Recommendation for Action

Staff recommends that the Redevelopment Agency Board approve Alternative No 1.

Prepared by: Cynthia Shallit
Redevelopment Manager

____
Mark G. Deven
Executive Director

Attachment I-Entertainment/Cultural Arts/Theater Projects List
Attachment II-Infill RFP Schedule
Attachment III-List of Building Facade and Interior Renovation Projects
Attachment IV-Resolution

ATTACHMENT I

Entertainment/Cultural Arts/Theater projects

GOAL A. Find space for Children's Theater, possible options 1. Construct expansion on Opera House $2,200,000 2. Rehab State Theater $2,000,000 3. Rehab Muscle World $2,200,000 4. Co-locate in Daily Democrat building $1,900,000 Next step: Meet with stakeholders. Action Needed: Determine site, end user or combination of users, site owner, project budget, and sources of funds, project manager for option chosen, recipient of funds by May 3. Milestone Date: May 3	$2,200,000
GOAL B. Multiplex Cinema 1. Execute relocation agreement with Hoblit . 2. Facilitate public improvements necessary for Multiplex Next step: Execute relocation agreement and allocate funds. Identify public improvements necessary for further development of site.	$200,000 $800,000
GOAL C. Restoration/Reuse of the State Theater 1. Discuss with Friends of the State Theater and building owner. 2. Develop options for reuse. 3. Hire consultant to also attract co-user Milestone date: May 3-identify project, site owner, site operator , terms of financing	$2,500,000
GOAL D. Permanent Improvements to Farmer's Market 1. Meet with Farmer's Market representatives and architect/market designer to determine desired changes. Perhaps redevelopment funds an architect and conducts a community facilitation process to gain community consensus for this important activity venue along Main Street. Milestone date: May 3—Identify project	$1,000,000
	$6,700,000

INFILL RFP SCHEDULE

Negotiated Purchase	
Action	**Date**
RFP Released	March 16, 2011
Proposals Submitted	April 15, 2011
Selection Committee Review	April 25, 2011
Developer Interviews	May 2, 2011
Project Selection by Agency Board and Authorization of Negotiations (Closed Session)	**May 3, 2011**
Property Acquistion Negotiations	May 4,2011- June 2,2011
Staff Report Due	June 7, 2011
Board Approval of Purchase and Sale and allocation of funds	**June 21, 2011**
Execute Purchase and Sale and Record Docs	June 30, 2011

Direct Acquisition	
Action	**Date**
RFP Released	March 16, 2011
Proposals Submitted	April 15, 2011
Selection Committee Review	April 25, 2011
Developer Interviews	May 2, 2011
Project Selection by Agency Board and Authorization of Negotiations (Closed Session)	**May 3, 2011**
Order Updated Appraisals	May 4, 2011
Formal Notice of Hearing to Property Owner	May 29, 2011
Closed Session	**June 7, 2011**
Board Vote Approving Offer for Purchase at Fair Market Value and Allocation of Funds	**June 14, 2011**
Execute Purchase and Sale and Record Docs	June 30, 2011

PROJECT	OPA DATE	RDA Exterior improvementGRANT	RDA LOAN	PRIVATE FUNDS	TOTAL COST
Capital Hotel (completed)	4/15/2008	30,000	60,000	2,077,020	2,167,020
Western Wear (completed)	7/23/2010	4,063		4,063	8,126
Odd Fellows (completed)	8/7/2008	55,000		126,230	181,230
Porter (façade completed & upper floors retrofit in progress)	5/26/2010 & 10/22/2010	180,000	200,000	520,000	900,000
Sean Denny (in progress)	4/5/2011	5,000		5,000	10,000
	TOTALS	274,063	260,000	2,732,313	3,266,376
Proposed Allocations (Estimates)					
Maria's Cantina (in progress)		30,000		370,000	400,000
Jackson Building 426 First Street (façade & interior improvements in progress)		90,000	200,000	290,000	580,000
Matsuo (façade & interior improvements)		90,000	200,000	200,000	490,000
BlackPine Restaurant Project (3 restaurants, five storefronts)		180,000	1,725,000	3,000,000	4,905,000
	TOTALS	**$390,000**	**$2,125,000**	**$3,860,000**	**$6,375,000**

AGENCY RESOLUTION NO. ________

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF WOODLAND APPROVING THE ALLOCATION OF FUNDS FOR CERTAIN REDEVELOPMENT ACTIVITIES AND REAFFIRMING THE PRIORITY OF CERTAIN REDEVELOPMENT ACTIVITIES AND GOALS FOR THE WOODLAND REDEVELOPMENT PROJECT

WHEREAS, the Redevelopment Agency of the City of Woodland ("Agency") is carrying out the Redevelopment Plan ("Redevelopment Plan") for the Woodland Redevelopment Project ("Redevelopment Project"); and

WHEREAS, pursuant to Health and Safety Code Section 33490, the Agency has adopted a Five-Year Implementation Plan for the Redevelopment Project setting out the Agency's goals and objectives for implementation of the Redevelopment Plan for period 2010 to 2014; and

WHEREAS, in light of the current economic climate and current circumstances, the Agency desires to reaffirm certain redevelopment projects and activities as high priorities and approve a strategy for investing tax increments funds in those high priority projects; and

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF WOODLAND DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Agency hereby reaffirms the following goals, as stated in the 2010-2014 Implementation Plan, as high priority activities for the Agency:

a. Create new entertainment venues and activities in the Downtown area;

b. Increase residential development; and

c. Develop currently underutilized and vacant parcels while renovating and preserving existing structures.

Section 2. In furtherance of the high priority goals identified under Section 1, above, the Agency hereby approves the allocation of funds for the following projects:

a. $200,000 for relocation of the Hoblit Chrysler-Jeep-Dodge dealership from its current location at 801 Main Street to another location within the City, to enable development of a multi-plex theater in the Downtown area; and

b. $290,000 for the interior and exterior renovation of the Jackson Nelson Building located at 426 First Street.

Section 3. The Agency further authorizes and directs the Executive Director and Agency staff to identify and implement other projects to further the Agency's high priority goals for the Project Area.

PASSED AND ADOPTED at the meeting of the Redevelopment Agency of the City of Woodland, duly held on April 5, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman

ATTEST:

Secretary