

**CITY OF WOODLAND
300 FIRST STREET
WOODLAND, CALIFORNIA**

**CITY COUNCIL
CLOSED SESSION AGENDA**

NOVEMBER 15, 2011

5:00 P.M.

- A. CALL TO ORDER
- B. CLOSED SESSION
 - B.1 Public Employee Performance Evaluation, Pursuant to Section 54957
Title: City Manager Evaluation

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

6:00 P.M.

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. COMMUNICATIONS-PUBLIC COMMENT

This 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.

updated a/o 10/4/2018



E. COMMUNICATIONS—COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

F. COMMITTEE REPORTS

- F.1 Receive the Minutes of the Library Board of Trustees Meeting of August 30, 2011

G. PRESENTATIONS

1. Receive Proclamation Honoring Leslie Bowman Marcus
2. Receive Presentation from the Yolo County Courts Highlighting Design of the New Woodland Courthouse Project

H. CONSENT CALENDAR

3. Receive the Fire Department Monthly Status Report for September 2011
4. Receive the Public Works Department Monthly Status Report for September 2011
5. Accept Public Improvements for Subdivision No. 4992, Starlyn Park, Phase II Southeast Area Specific Plan
6. Adopt Resolution No. _____ Changing PERS Employer Paid Member Contribution for Mid-Management Professional Association Employees

I. PUBLIC HEARINGS – COUNCIL

7. Hold Public Hearing Related to the Tax Equity and Fiscal Responsibility Act (TEFRA); Adopt Resolution Approving Issuance of Revenue Bonds; Authorize City Manager to Execute Documents for Implementation of Program



J. REPORTS OF THE CITY MANAGER

8. Receive Report on Hays Street and Second Street Intersection; Take Action on Traffic Control for the Intersection
9. Reappoint Neal Peart to Represent the City on the Sacramento-Yolo Mosquito and Vector Control District Board
10. Appoint Members to the Community Service Awards Nominating Committee

K. REDEVELOPMENT REPORTS

11. Receive Redevelopment Agency Board Status Report

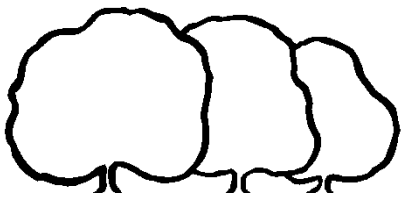
L. ADJOURN

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, November 15, 2011 was posted on November 11, , 2011 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez, City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: November 15, 2011

SUBJECT: Library Board of Trustees Minutes for August 30, 2011

Report in Brief

Staff recommends that the City Council receive the Library Board meeting minutes for August 30, 2011 regular meeting.

Recommendation for Action

No action required.

Prepared by: Heather Muller
Library Services Director

Kevin O'Rourke
Interim City Manager

Attachment

**WOODLAND PUBLIC LIBRARY
BOARD OF TRUSTEES
Minutes, August 30, 2011**

Present: Alain Traig, Bud Goding, Tom Pavao, Kay Hodges

Staff: Heather Muller

President Alain Traig reported the Closed Session regarding Public Employee Performance Evaluation Pursuant to Government Code Section 64957, Title: Library Services Director Evaluation had been completed and the regular meeting was called to order at 4:00 p.m.

- I. Welcome Visitors
Alain welcomed Diane Adams and Bobby Harris.
- II. Public Comment: None
- III. Review of Agenda
The agenda was accepted as submitted.
- IV. Approval of Minutes
Upon motion made by Tom and seconded by Bud, the minutes of the July 21, 2011 meeting were approved.
- V. Communications
Heather reported that Councilman Tom Stallard, at the request of City Manager Mark Deven, is meeting with all City department heads. Councilman Stallard met earlier in the year with Heather and the Board, but did visit with Heather and Literacy Coordinator Sue Bigelow again on July 22, 2011.

Diana Dearmore, President of the Friends of the Library, is coordinating information about the library building for the September 10th Stroll Through History. The library will open on 11:00 am on that date to allow for self-guided tours.

Heather received notification from the State Library Fund that the requested \$20,000 emergency grant for Literacy staffing has been approved.

There will be a fundraiser for Literacy on September 17, 2011, from 3:00 to 5:30 pm at the library.

The City has scheduled a Special Council Study Session for September 27, 2011, to discuss the Capital Improvement Budget Plan.

Heather will be away from the library beginning September 21st or 22nd, but will return in time to attend a NorthNet meeting in Sacramento that is being paid for by the State Library.

VI. Old Business

A. Budget

Heather reviewed with the Board the proposed book budget that has been developed by the staff. Community organizations are being targeted for possible contributions to the book budget. She also reviewed the current month-end expenditure status reports.

B. Long Term Library Funding

After discussion and upon motion made by Bud and seconded by Tom, the Board unanimously agreed to send a letter to City Manager Mark Deven requesting that he prepare a proposal for the City Council calling for a ballot measure for the 2012 election that would provide for a dedicated 1/8th cent sales tax for library funding beginning in 2014. Heather is currently attempting to arrange for a two-by-two meeting between Alain and Bud and Mayor Art Pimentel and Vice Mayor Skip Davies.

VII. New Business

A. Holiday Schedule

After reviewing Heather's proposed schedule for November and December, it was agreed that the library should be closed on Saturday, November 12, 2011, as well the other dates outlined due to holidays and furlough days.

B. Year-End Report

Heather provided highlights of the report she has prepared for City Manager Mark Deven. The Board offered several suggestions and corrections.

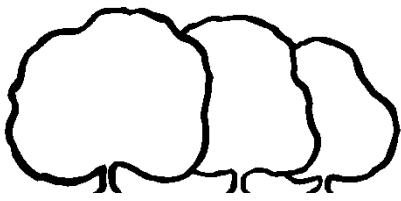
VIII. Reports

A. Director: No further report

B. Board

- 1) Council meeting attendance: None
- 2) Individual Board Reports: Tom encouraged everyone to support the September 17th Literacy event. Diane reported the new Board for the Friends of the Library was installed in July; the Friends are very interested in participating in efforts to secure permanent funding for the library.

The meeting was adjourned at 5:15 pm
The next meeting will be September 15, 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: November 15, 2011

SUBJECT: Proclamation of Appreciation for Leslie Bowman Marcus

Report in Brief

Leslie Bowman Marcus has been a Woodland resident since 1992. She has been actively involved in numerous boards and committees demonstrating her true passion for the quality of life in Woodland.

Staff recommends that the City Council adopt the attached Proclamation of Appreciation for Leslie Bowman Marcus. Her husband, Bill Marcus, will be present to receive the Proclamation of Appreciation.

Prepared by: Ana Gonzalez
City Clerk

Kevin O'Rourke
Interim City Manager

Attachment

PROCLAMATION OF APPRECIATION

LESLIE BOWMAN MARCUS

WHEREAS, Leslie Bowman Marcus is a Native Californian; a U.C. Davis Graduate, and an active and exemplary resident of Woodland since 1992, and

WHEREAS, in the 1990's Ms. Marcus began serving on the Community Housing Opportunities Corporation where she worked with the Woodland City Council and staff to pass an ordinance that requires construction of affordable housing in the Spring Lake Development and elsewhere in Woodland, and

WHEREAS, for seven years Ms. Marcus worked as a Paralegal and Director of the Fair Housing Project Hotline Project at Legal Services of Northern California where she provided service to residents of 23 Northern California Counties who were victims of illegal housing discrimination, and

WHEREAS, Ms. Marcus has since donated much of her time toward the betterment of our community, helping the citizens and community leaders to be better informed on a variety of important matters affecting the quality of life in Woodland, and

WHEREAS, Ms. Marcus has served on several boards and committees including the Yolo County Partnership for Housing; the Yolo Community Services Action Board; the Yolo affiliate for Habitat for Humanity; the City of Woodland's Community Service Awards Nominating Committee; and the League of Women Voters Democracy Works Award Program to honor individuals and organizations who by their positive actions have furthered the democratic process in our community, and

WHEREAS, Ms. Marcus worked tirelessly as Treasurer of the Measure V Campaign in 2010, working closely with the Mayor and City Council on the bipartisan effort to raise the sales tax and protect vital Public Safety and other services in Woodland, and

WHEREAS, Ms. Marcus has been a lifelong leader in the Democratic Party, serving as President of the Woodland Democratic Club; Chair of Yolo United; hosting several meet-n-greet opportunities at her home for Woodlanders to acquaint themselves with State Legislators and Members of Congress, and

WHEREAS, Ms. Marcus also contributed her creative talent helping to write some of the early scripts for the Murder in the Library play to benefit the City's Public Library, and played a role herself, and

WHEREAS, Ms. Marcus is a lifelong Episcopalian with 4 years of theological training and 5 years of service on the Ministry of Diocese of Northern California, and has organized a monthly Peace Vigil for several years at the Yolo County Courthouse, and

WHEREAS, Leslie Bowman Marcus and her husband of 26 years, Bill Marcus, have come before the City Council many times to contribute valuable information, demonstrating true passion for the quality of life in Woodland,

NOW, THEREFORE BE IT RESOLVED THAT, the City Council of the City of Woodland does hereby wish to express appreciation to Leslie Bowman Marcus for her unselfish commitment to the betterment of Woodland.

Dated: November 15, 2011

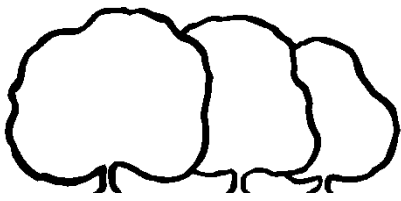
Artemio Pimentel, Mayor

Marlin H. Davies, Vice Mayor

Martie L. Dote, Council Member

William L. Marble, Council Member

Tom Stallard, Council Member



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: November 15, 2011

SUBJECT: Presentation by the Yolo County Courts of the Design for the New
Woodland Courthouse Project

Report in Brief

The Woodland Redevelopment Agency and City staff have been assisting the Judicial Council of California, State Administrative Office of the Courts (AOC) as well as the Superior Court of California, Yolo County in acquiring the parcels that will be used for the new Woodland Courthouse Project. On March 1, 2011, the Agency completed the transfer and sale of the site to the AOC. The AOC has been working with their design team to complete the design of the New Woodland Courthouse. This is the first step of the construction phase of the project. The \$173 million project will result in the construction of a 163,000 square foot building with fourteen courtrooms on the block of Main Street between Fifth and Sixth streets, allowing for the consolidation of seven local court facilities into one building.

Staff recommends that the City Council receive a presentation from the Yolo County Courts highlighting the design of the New Woodland Courthouse Project.

Background

The Woodland Redevelopment Agency and City staff has been working closely with the AOC for the past two years. This collaboration identified the location for the New Woodland Courthouse as well as acquire the multi-parcel site for the Courthouse and transfer to the AOC. Now that the acquisition phase has been completed, the construction phase can begin. The AOC commissioned a design team to design the new courthouse.

Discussion

The Yolo County Courts will be presenting the design of the new Woodland Courthouse. As proposed, the building will be one of the tallest in the City's Historic Downtown as well as act as a cornerstone to the East End gateway. Presentation exhibits are still being prepared and will not be available prior to the meeting. The presentation will include two perspectives of the exterior design. A material board will be available to sample of exterior materials to be used in the construction of the building.

The presentation from the Yolo County Courts will be given by:

- Hon. Dave Rosenberg, Presiding Judge, Yolo Superior Court
- Hon. Kathleen M. White, Chair of the Design Committee, Yolo Superior Court
- James B. Perry, Court Executive Officer, Yolo Superior Court
- Shawn C. Landry, Assistant Executive Officer, Yolo Superior Court
- Mike Smith, Project Manager, Office of Court Construction Management, Administrative Office of the Courts

Fiscal Impact

No fiscal impact

Public Contact

This item was publically noticed through the City Council agenda.

Alternative Courses of Action

1. Staff recommends that the City Council receives a presentation from the Yolo County Courts highlighting the design of the New Woodland Courthouse Project.
2. Do not receive the presentation from the Yolo County Courts.

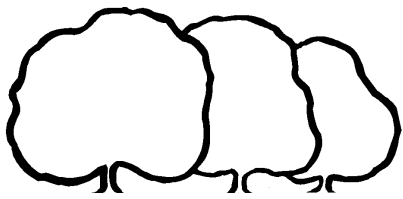
Recommendation for Action

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

Prepared by: Cynthia Shallit
Redevelopment and Housing
Manager

Reviewed by: Nicholas J. Ponticello
CDD Director

Kevin O'Rourke
Interim City Manager



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: November 15, 2011

SUBJECT: Fire Department Monthly Report for September 2011

Report in Brief

The Woodland Fire Department's Monthly Status Report includes a wide variety of information in an effort to better inform the public and the City Council. This report summarizes four specific areas of the Fire Department's operation: Overtime, Incident Response, Fire Prevention and Training. This year, the Fire Department updated its Monthly Status Report format to include a wider variety of information. The report is formatted by division (Administration, Operations, Fire Prevention and Training) and covers the key projects and/or activities for the month.

Attached for the City Council's review is the Fire Department's Monthly Report for September 2011.

Prepared by: Shannon Collins
Management Analyst

Reviewed by: Rick Sander
Deputy Fire Chief

Kevin O'Rourke
City Manager



Woodland Fire Department Monthly Status Report Summary – September 2011



(The Woodland Fire Department Monthly Status Report includes a wide variety of information in an effort to better inform the public and the City Council.)

	Previous Month	Current Month	Difference (+ increase/- decrease)
Cost of Overtime			
(Staffing Costs are attributed to a reduction of 16 Line Staff: (see Overtime Summary))			
Maintain Minimum Staffing	\$93,443.05	\$87,327.09	\$6,115.96
Call Back Staffing	<u>126.04</u>	<u>\$1,404.24</u>	\$1,278.20
Total	\$93,569.09	\$88,731.33	\$4,837.76
Strike Team (reimbursable, and <u>not</u> included above)	0.00	\$8,689.32	\$8,689.32
Total Incident Responses			
Fire	29	24	-5
EMS/Rescue	309	330	+21
Hazardous Condition	12	10	-2
Public Service	51	66	+15
Good Intentions	47	43	-4
False Alarms	<u>21</u>	<u>12</u>	-9
Total	469	485	+16
Mutual/Auto-Aid/Strike Team	26	11	-15
Concurrent Incidents	175	187	+12
Fire Prevention			
Commercial Inspections	16	1	-15
Plan Reviews	6	0	-6
Business License Inspections	22	18	-4
Permitted Inspections	87	93	+6
Residential Inspections	18	21	+3
Resale Inspections	19	12	-7
Engine Company Inspections	<u>55</u>	<u>58</u>	+3
Total	223	204	-19
Weed Abatement	2.5 hours	3.5 hours	+1
Fire Investigations	27 hours	0 hours	-27 hours
Pub Ed Events	4	6	+2
Training Hours	1,277	1,173	-104

Department Highlights:

The Woodland Fire Department hosted Fire Management 2B and Fire Investigation 1B classes, brought back the First Grade Program, and completed the New Firefighter Academy/Orientation.

DIVISIONS

ADMINISTRATION:

Emergency Management

- *There were no activities in the month of September.*

OPERATIONS:

Incident Activity

The WFD responded to a total of **485** incidents in September. They included:

- **24 Fires**, for a current annual total of **142**. The **24 fires** included:
 - o **3** building/cooking fire, chimney, fire other
 - o **11** grass, brush fire
 - o **6** dumpster, outside rubbish, trash fires
 - o **4** passenger, off-road vehicle or heavy equipment fire
- **330 EMS/Rescues**, for a current annual total of **2,515**. The EMS/Rescues included:
 - o **17** Calls requiring medical assistance
 - o **37** EMS calls, cancelled en route or on scene
 - o **239** EMS Calls for people with injuries
 - o **17** vehicle accidents with injuries
 - o **18** motor vehicle/pedestrian accidents with or without injuries
 - o **2** lock-in or removal of victim(s) from stalled elevator
- **10 Hazardous Conditions**, for a current annual total to **98**. The Hazardous Conditions included:
 - o **4** toxic conditions, oil or chemical spills, gas leak, hazardous conditions, other
 - o **5** electrical wiring, arcing, shorted electrical equipment
 - o **1** vehicle accident cleanup
- **66 Public Service Calls**, for a current annual total of **402**. The Public Services Calls included:
 - o **3** calls to assist police or other governmental agencies
 - o **12** calls for public service
 - o **3** invalid public assistance calls
 - o **46** cover assignment, standby, move up, water evacuation
 - o **2** lock-out, person in distress, other
- **43 Good Intentions** calls, for a current annual total of **370**. The calls included:
 - o **24** calls that were cancelled en route or CAD error
 - o **11** no incident found on arrivals
 - o **7** Steam, smoke, odor of smoke, barbeque, authorized burning
 - o **1** good intent call, other
- **12 False Alarm** calls, for a current annual total of **180**.

Concurrent Incidents:

These are incidents that come in simultaneously where apparatus and companies (a crew consisting of a Fire Captain, Engineer, and Firefighter) are either all committed to the same incident, or committed to separate incidents at the same time called **concurrent incidents**. Concurrent incidents occur as:

- **Single-engine calls**, (i.e., medical aids, investigation of a fire alarm sounding, lift assists, etc)
- **Multi-company calls** where more than one engine is committed to the same incident (i.e., high hazard calls such as structure fires, vegetation fires, highway incidents, rescues, hazardous materials releases, traffic accidents requiring extrication, or mass casualty incidents).

This month, our response time average for getting an initial fire engine on-scene is **5:40 Minutes** for fires and **5:47** for emergency medical services (EMS) calls.

NOTE: Delays in response times occur when we don't have fire stations located within a 1.5 mile driving distance from all locations within the City (i.e., Spring Lake development), and when concurrent incidents occur where the primary response engine to a particular location is already committed to an incident and another unit farther away must be dispatched to the call.

The breakdown of **concurrent incidents** for September is:

2 companies committed simultaneously =	100 times
3 companies committed simultaneously =	51 times
4 companies committed simultaneously =	27 times
5 companies committed simultaneously =	8 times
6 companies committed simultaneously =	1 time

¹ The Woodland FD staffs four companies so any incident requiring more than 4 companies must include neighboring fire departments through automatic-aid or mutual-aid agreements.

The Woodland FD received **485** calls for service in September with **187** being Concurrent Alarms = **38.6%** of the time. There were **1,198** concurrent alarms in 2011 out of **3,707** total calls meaning .30%, or almost 1 out of every 3 calls would commit two or more fire units simultaneously.

Concurrent alarms prevent the fire department from responding all on-duty firefighters adequate staffing and resources to a structure fire or other major incident that would be heavily dependent on firefighter manpower at the scene to accomplish required tasks. We must then rely on recalling off-duty Firefighters and/or requesting allied agencies to assist us with additional calls (both of which are slow) and then we fail to meet our 4-minute response time standard. In the meantime our strategy and tactics must change to maximize firefighter safety at the risk of public safety and property conservation.

Automatic or Mutual Aid:

Automatic Aid is provided to another agency through formal agreement and occurs automatically on **significant events** without any special request. The agencies we participate in automatic aid with are Davis, Dixon, UC Davis, West Sacramento, Rumsey Rancheria and the volunteer fire departments of Willow Oak, Yolo, and West Plainfield.

Mutual aid occurs when fire departments provide help to one another upon special request when a **significant event(s)** (large incident or multiple small incidents) take place. Every fire agency in Yolo County is a signatory to this agreement.

Total Number of Aid Given/Received Incidents in September:11

Aid Received: 7

- **1** Davis Fire Department
- **5** Willow Oak Fire Protection District
- **1** Yolo Fire Protection District

Aid Given: 4

- **2** Elkhorn Fire Protection District
- **1** Davis Fire Department
- **1** California State Mutual Aid
- **1**

- Current annual total is **89**.

Note: Our Automatic Aid and Mutual Aid agreements with neighboring agencies are based on our deployment of three fire engines, one ladder truck and one Battalion Chief. Any change in this deployment model will negatively impact our ability to provide assistance through these agreements and, consequently, to receive aid. "You have to give to get" is the foundation of these agreements.

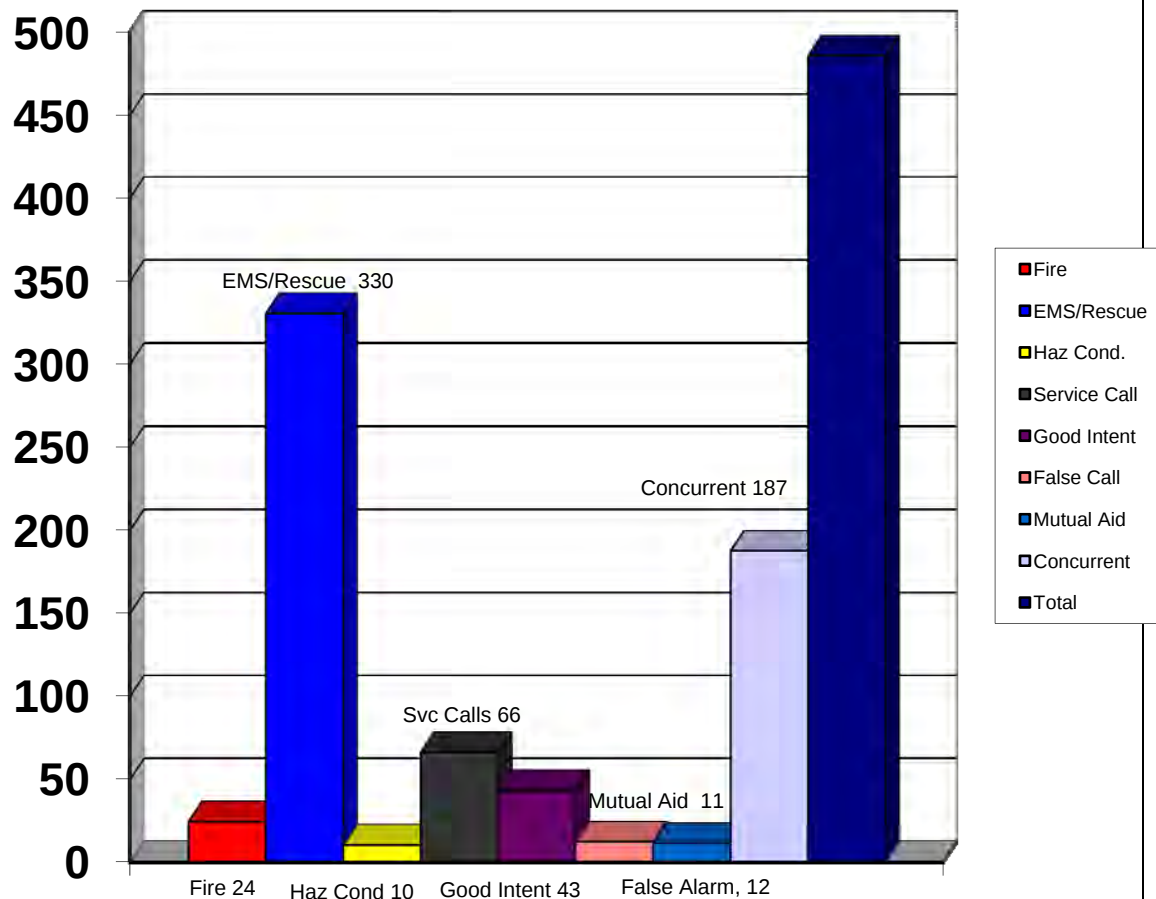
Overtime Summary

Our overtime expenses are in direct correlation to the filling of the two(2) Line Battalion Chief positions, along with daily staffing requirements and emergency call-backs for large events. As our staffing has been drastically reduced, mainly due to attrition (currently 16 total positions), our ability to absorb vacancies resulting from illness, vacation, and injury with on-duty relief staffing has been completely eliminated. Now instead of using on-duty staffing when a vacancy occurs, we must hire back off-duty personnel on overtime to cover the vacancies. Also, having reduced on-duty staffing each day has caused an increased reliance on **call-back staffing** when large events or multiple small events occur. This too has caused a drain our on-duty resources, increasing the chance for illness and injury.

There were a total of **2,745** overtime hours worked during the month of September for a total cost of **\$113,770.86**. (1.0 FTE of an entry level Firefighter, wages and benefits) This includes:

- **2,113** hours of **Minimum Staffing** at a cost of **\$87,327.09** for the month of September 2010. ***This includes 480 hours of coverage for two Line Battalion Chief's vacancies and 352 hours of OT to cover the Instructors for the new Firefighter Orientation Academy.*** In addition this also included unusual circumstances, including worker's comp/light duty and FMLA.
 - o The average hours of overtime used for the period September 2010 to September 2011 was **2,015.67** hours at a cost of **\$82,136.66**.
- **246** hours were needed for **Call-Back Staffing and a Strike Team Deployment** at a total cost of **\$10,093.56** for the month of September 2010. (*Call Back Staffing is necessary to backfill the stations when a major incident occurs that depletes the minimum staffing levels*).
 - o There was an average of **54.17** hours per month used to provide Call Back Staffing at a cost of **\$2,293.25** for the period September 2010 to September 2011.

Current Month By Incident Type



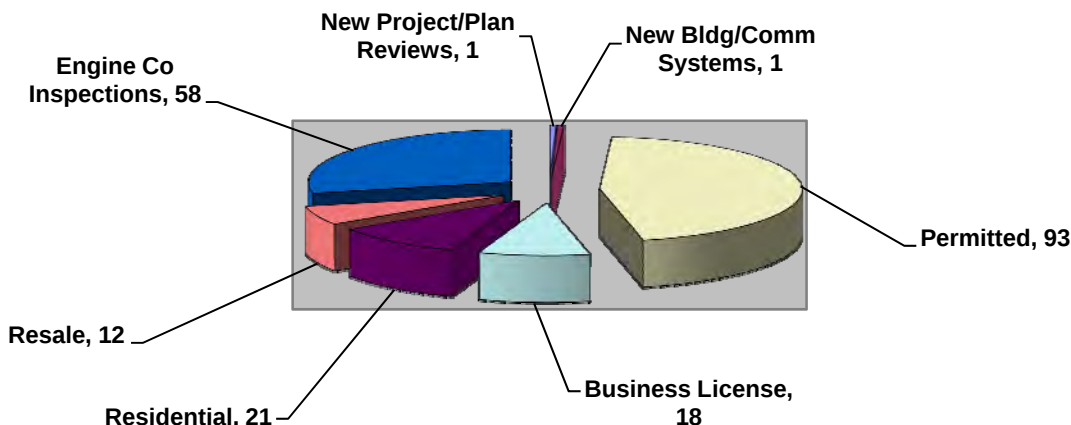
The graph above is a visual summary of the number of incidents that the Fire Department responded to during the weeks September 1, through September 30, 2011.

Total Incidents to Date for 2011 - 3,707

Average Response Time for First Due Units: Fire: 5:40 EMS: 5:47

FIRE PREVENTION:

The Fire Prevention Bureau conducts several types of inspections and plan reviews. The Bureau concentrates on New Project Development, Civil Drawing Plan Reviews, Building Inspections, On Site Water Systems, Commercial Fire Sprinklers, Residential Fire Sprinklers, Fire Alarm Inspections, Specialized Fire Protection Systems, Fire Permits, Licensed Care Facilities, Business License Inspections, Resale Inspections, Fire Investigation and Code Enforcement, Public Education and Weed Abatement.



For the month of September 2011 the Fire Prevention Specialists conducted the following inspections and plan reviews:

Commercial	
1	New Project Development Reviews
0	Plan Reviews
0	New Building Inspections
1	Commercial Fire Protection Systems
Permit	
93	Fire Permitted Annual Inspections
Business License	
18	Business License Inspections
Residential	
0	Residential Automatic Sprinkler System Plan Reviews
21	Residential Automatic Sprinkler System Inspections
12	Resale Residential Sprinkler Inspections
Engine Company	
58	Business and Mercantile Inspections

The Fire Prevention Division inspects new businesses and changes of ownership for occupancy usage and compliance of the Fire Codes. **Plan reviews** are what generate initial commercial and residential inspections. The fees for these inspections are included in the plan review fees. Inspections for commercial projects include the initial plan review, 4 inspections & 1 re-submittal of plans at a cost of **\$717.00/riser + \$2.00/sprinkler head**. Commercial Tenant Improvements are **\$421.00/riser + \$2.00/sprinkler head**. Residential plan review inspections include the initial plan review, 2 inspections & 1 re-submittal of plans at a cost of **\$354.00/riser**. Residential Tenant Improvement plan reviews are **\$284.00/riser**.

Permitted inspections occur when any occupancy has activities that are either hazardous or considered special. (An example of a hazardous activity is a business that houses or manufactures chemicals, or combustibles such as repair shops, chemical warehouses, or airport hangers. Special activities include places of assembly, tents, and high-pile storage facilities.) The average permitted inspection is **\$150.00/ea**.

Lastly, the Fire Prevention Division handles **Business License Inspection**, which carries a fee of **\$165.00/ea** for all new businesses. However, this fee is presently under review. The current amount being collected for Business License Inspections is **\$13.00/ea**.

Weed Abatement

- **3.5** hours were spent on weed abatement activities in the month of September.

Note: Due to the rainfall this year, we are seeing a much bigger problem with weeds. We believe that the Department will have to commit more staff time to this in the coming months, and that we will have to hire contractors to abate some properties **for which we have no funds**. The process to abate property requires Council approval.

Fire Investigation

- **0 hours** of investigation were performed in the month of September.

Public Education

- Home Depot (10/1/11) Kid's Clinic
- The Californian Retirement Center (10/13/11) Fire Safety Demonstration
- Woodland Parent Preschool (10/15/11) Fall Festival
- Woodland Police Department (10/18/11) Station Tour
- Beamer Elementary (10/21/11) Fall Festival
- Great Day Preschool (10/24-25/11) Fire Safety Presentations

The WFD visits schools and classrooms, conduct station tours, and attend public events upon request.

Maps

- *There were no activities in the month of September.*

TRAINING:

The following is a summary of training activities conducted in the Fire Training Division during the weeks of September 1 - 30, 2011. During the month of July the following activities occurred at the Woodland Fire Department Training Division:

Training conducted at the Training Center including:

- 12 hours of Multi-Company Drills
- 24 hours of EMS Skills Testing
- 29 + hours Engine Company Inspections
- 24 hours of Radiological Incidents
- 26 hours of Firefighting Tactics and Strategy
- 80+ hours of Firefighter Academy
- 12 hours of Hose, Nozzles & Fittings

During the month of September, career staff reported a total of **1,118** hours of training, resulting in an average of **26.0** hours of training per person.

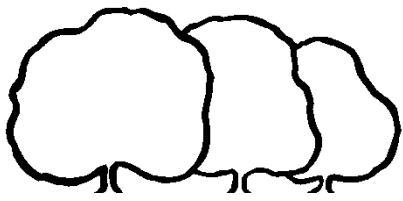
The reserve staff completed **0** hours of training in the month of September.

Battalion Chiefs had a total of **22** hours of training, and the Fire Prevention Staff had a total of **33** hours of training.

Highlights for the month of September: The Woodland Fire Department hosted Fire Management 2B and Fire Investigation 1B classes, brought back the First Grade Program, and completed the New Firefighter Academy/Orientation.

September ~ 2011 Training Hour(s):

Line staff	1,118.0
Battalion Chiefs	22.0
Fire Prevention	33.0
Reserves	0.0



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: November 15, 2011

SUBJECT: Public Works Monthly Status Report

Report in Brief

The Public Works Department Monthly Status Report includes an executive summary of the monthly activity of all divisions within the Department. This report also includes information regarding key projects and/or activities throughout the months.

Highlights

- o Staff completed 356.5 hours of training in the month of September.
- o The Public Works Department has 8 Vacancies as of September 30, 2011.

The operations detail contained in these reports are for the month of September 2011; all project related information is current as of October 26, 2011.

Prepared by: Stephanie Frank
Administrative Secretary

Reviewed by: Gregor G. Meyer
Public Works Director

Kevin O'Rourke
Interim City Manager

Attachment



Public Works Department.
Monthly Status Report
Summary – September 2011

For the Month of September 2011		
Division	Service Requests	Work Orders
Administration	689	
Electrical	39	79
Environmental Services		30
Facilities	45	70
Fleet		238
Parks	28	59
Pretreatment		42
Sewer	17	145
Signs & Markings	7	102
Storm Drain	7	17
Streets	23	36
Urban Forestry	42	48
WPCF		1
Water	423	218
Grand Total	1,320	1,085

Service Request – Every time a request for Public Works services is made by phone call, written request, emailed request, or an actual one-on-one request to a PW employee, a ‘**Service Request**’ is generated. This builds a computerized record of all requests made.

Work Order – A ‘**work order**’ is created each time a work crew or individual is assigned a task as a result of either service requests, pre-planned maintenance projects, or by other situations as they arise. This produces a database of work accomplished and the time and materials it took to do the work.

Total for Calendar Year 2011 Through 9/30/2011	
Service Requests 12,635	Work Orders Complete 8,884

22 Working Days This Month = 60 Requests for Service per Day

With **1,320 Service Requests received**, Public Works crews handled **1,085 Work Orders** for the month of September. They included:

Operations & Maintenance

Administration:

- The administration team received 1,320 Service Requests; 689 of which were handled through the front desk, and the other 631 requests were distributed to the appropriate division. (see chart above)
 - ♦ 21 Backflow Notifications were mailed to responsible parties regarding testing requirements
 - ♦ 340 Underground Service Alert (USA's) requests processed
 - ♦ 165 Delinquent Water Shut-Off's
 - 157 Residential Accounts
 - 8 Commercial Accounts

Electrical:

- 1 Damaged Pull Box Repaired
- 1 Damaged Cabinet Replaced
- 23 Street Light Work Orders
 - ♦ Asset Management
 - ♦ Concrete Work
 - ♦ 1 Inspection
 - ♦ 11 Street Light Services
 - ♦ 2 New Installations
 - ♦ 2 Pole Number Identifications
 - ♦ 1 Damaged Fixture Repair
 - ♦ 1 Handhole Cover Replacement
 - ♦ 1 Lens Replacement
- 13 Traffic Signal Repairs
 - ♦ 1 Damaged/Exposed Wiring Repair
 - ♦ 1 Damaged/Missing Visor Replacement
 - ♦ Inspection
 - ♦ 4 Installation/Upgrade
 - ♦ 1 Pole Knockdown Repair
 - ♦ 4 Signal Repair
- 3 Facility Service Request
- 2 Final Inspections
- 4 Park Facility Service Requests
- 2 Lift Station Service Request
- 5 Water Pollution Control Facility Service Requests
- 12 Well Site Services (Install/Upgrade, Testing, Data Retrieval, SCADA Modification)
- Received/marked 340 Underground Service Alerts (USA's)

Environmental Services:

- 28 Green Waste Investigations
- 1 Public Nuisance Investigation
- 1 Water Conservation Service Request
 - ♦ 1 Metered Consumption Investigation

Facilities:

- 29 Repairs to City Hall
- 5 Repairs to Fire Stations 1, 2 & 3
- 13 Repairs to the Library
- 5 Repairs to the Municipal Service Center
- 16 Repairs to the Police Department
- 1 Repair to the Water Pollution Control Facility

Facilities has a backlog of 47 Service Requests

Fleet:

- 238 Work Order Repairs to 109 different units (vehicles, apparatus & equipment)

Parks:

- 59 Work Orders
 - ♦ 1 Internment

- ♦ 7 Cemetery Maintenance Services
- ♦ 2 Chemical Testing/Calibrations
- ♦ 3 Equipment Repair/Replace Services
- ♦ 6 Irrigation Repair/Replace Services
- ♦ 10 Litter/Garbage Pickup Services
- ♦ 12 Miscellaneous Services
- ♦ 1 New Installations
- ♦ 2 Pool Cleaning Services
- ♦ 1 Pool Event Setup
- ♦ 8 Restroom Cleaning Services
- ♦ 3 Sports Field Preparation Services
- ♦ 1 Vandalism Repair Service
- ♦ 2 Weed Control Services

Pretreatment:

- 3 Auto Related Inspections
- 35 Food Service Related Inspections
- 4 Public Outreach

Sewer:

- 15 Sewer Cleanout Services
 - ♦ 1 Inspection
 - ♦ 3 Preventive Maintenance Services - Installation
 - ♦ 11 Reactive Maintenance Services - Installation
- 73 Gravity Main Services
 - ♦ 4 Inspections
 - ♦ 55 Preventive Maintenance Service Utilizing the CCTV (Closed Circuit Television)
 - 849 Events
 - 19,111 Linear Feet Inspected
 - ♦ 11 Preventive Maintenance service utilizing the HVVC (High Velocity Vacuum Truck)
 - 34,170 Linear Feet Cleaned
 - ♦ 2 Repairs
 - ♦ 1 Replacement
- 39 Sewer Lateral Services
 - ♦ 1 Blockage Cleared
 - ♦ 3 Inspections
 - ♦ 2 Service Location Requests
 - ♦ 16 Preventive Maintenance Services Utilizing the CCTV (Closed Circuit Television)
 - 305 Lines
 - 6,824 Linear Feet Inspected
 - ♦ 1 Repair
 - ♦ 1 Replacement
 - ♦ 10 Sewer Line Rodding Services
 - ♦ 1 Root Control Service
 - ♦ 4 Sanitary Sewer Overflow Events (SSOs)
- 13 Manhole Services (flushing/repair/inspection)
- Received/marked 340 Underground Service Alerts (USA's)

Signs & Markings:

- 8 Departmental Duty Services
 - ♦ 5 Banner Services
 - ♦ 3 Community Billboard Service
- 9 Guide Sign Services
 - ♦ 1 Cleaning Service
 - ♦ Graffiti Removal
 - ♦ 7 Routine Maintenance Services
 - 12 Signs
- 8 Object Marker Services
 - ♦ 4 Knockdowns
 - ♦ 2 Routine Maintenance Services
 - ♦ Surveying
- 18 Raised Pavement Marker Services
 - ♦ 2 Installation Services
 - ♦ 16 Repair/Replace Services
 - 3,020 Markers
- 28 Regulatory Sign Services
 - ♦ 3 Sign Cleaning Services
 - ♦ 1 Graffiti Removal Service
 - ♦ 3 Sign Installations
 - ♦ 3 Knockdown Repairs
 - ♦ 14 Routine Maintenance Services
 - 19 Signs
 - ♦ Surveying
 - ♦ Vandalism Repair
- 34 Street Marking Services
 - ♦ Curb Painting
 - ♦ Routine Maintenance
 - 5,316 Square Feet Thermoplastic Hot Application
 - ♦ Surveying
 - ♦ Traffic Line Striping
- 8 Warning Sign Services
 - ♦ 2 Sign Cleaning Service
 - ♦ 1 Knockdown Repair
 - ♦ 3 Routine Maintenance Services
 - ♦ Surveying

Storm Drain:

- 1 Culvert Replacement
- 1 Gutter Services
 - ♦ Inspection
- 4 Inlet Point Services
 - ♦ 1 Hazardous Spill Response
 - ♦ 3 Inspections
- 1 Inverted Siphon Inspection
- 6 Lift Station Services
 - ♦ 2 Inspections
 - ♦ Monthly Generator Test

- ♦ Alarm Response
 - ♦ Routine Maintenance
- Manhole Inspection
- Manhole Installation

Streets:

- 2 Final Inspections
- 5 Road Edge Services
 - ♦ Curb & Gutter Spot Repair
 - ♦ Weed Abatement
- 4 Sidewalk Path Services
 - ♦ Graffiti Removal
 - ♦ 1 Repair
 - ♦ 3 Spot Repair Service Requests
 - 50 Square Feet
- 24 Road Services
 - ♦ 1 Base Failure Repairs
 - 4,150 Square Feet
 - ♦ 1 Sink Hole Repair
 - 4 Square Feet
 - ♦ 2 Skin Patch Services
 - 1,324 Square Feet
 - ♦ 2 Spill Responses
 - ♦ Surveying
 - ♦ Traffic Control
 - ♦ Trash & Debris Clean-Up
 - ♦ Trench Repair
 - 64 Square Feet
 - ♦ Railroad Crossing Repair

Urban Forestry:

- 1 Abatement
- 10 Hazardous Situation Responses
- 1 Merit Injection
- 4 Inspection
- 2 Tree Plantings
 - ♦ 4 Trees
- Tree Pruning
- Tree Removal Program
 - ♦ 10 Trees
- Small Tree Care
- Right of Way Clearing
- Stump Grinding Services
- 2 Tree Rebates Processed

Water:

- Produced 503,619,931 gallons of drinking water in September
- Received/marked 340 Underground Service Alerts (USA's)
- 2 Final Inspections

- 1 Backflow Investigation
- 10 Blow-Off Valve Services
 - ◆ 1 Flushing
 - ◆ 9 Repairs
- 9 Control Valve Services (exercise, locate, repair, replace, water turn off/on)
- 5 Enclosed Storage Facility Services
 - ◆ 1 Cleaning Service
 - ◆ 3 Maintenance Services
 - ◆ 1 Pressure Reading
- 19 Hydrant Services
 - ◆ 2 Hydrant Flushing Services
 - ◆ 4 Maintenance Services
 - ◆ 2 Painting Services
 - ◆ 10 Repair Services
 - ◆ 1 Replacement
- 2 Lateral Line Services
 - ◆ 1 Lateral Line Location Request
 - ◆ 1 Lateral Line Repair
- 41 Lateral Valve Services
 - ◆ 1 Valve Abandonment
 - ◆ 2 Tap Installation Services
 - ◆ 17 Leak Detection Services
 - ◆ 1 Locate Service
 - ◆ 2 Valve Repair Services
 - ◆ 5 Valve Replacement Services
 - ◆ 10 Water On/Off Services (Finance, Contractor, Homeowner Request)
- 50 Meter Services
 - ◆ 1 Inventory Service
 - ◆ 25 Meter Investigations
 - ◆ 5 Maintenance Services
 - ◆ 14 Meter Repairs
 - ◆ 4 Meter Box Replacement
- 15 Pressurized Main Services
 - ◆ 6 Pressurized Mains Abandoned
 - ◆ 1 Tap Installation
 - ◆ 6 Investigations
 - ◆ 2 Repairs
- 63 Production Well Services
 - ◆ 19 Inspections
 - ◆ Disinfection Services
 - ◆ 33 Maintenance Services
 - ◆ No3 Monitoring
 - ◆ Sampling
 - ◆ Security Services

Environmental Services

Solid Waste/Recycling

- C&D Recycling: Monitored 72 project units. Opened 2 new projects and closed out 5.

- Green Waste: Issued 133 green waste violations, and conducted 35 code compliance follow-ups.
- Public Outreach and Assistance:
 - Distributed composting, pesticide reduction, and recycling information and compost bins at Master Gardener's Fall Workshop.
- Special Projects:
 - *Public Events* – Distributed flyers and used FM 95.3 KUIC Coffee Break to promote annual pharmaceutical collection event.
 - *Ordinances/City Code* – No change: Drafting extensive updates.
 - *Commercial Recycling* – Drafting local guidelines to complement upcoming state requirements. Preparing Phase 1 application for CalRecycle grant for apartment recycling programs.
 - *Closure of Old Woodland Landfill* – Kleinfelder incorporating edits to draft letter report for RWQCB.
 - *Environmentally Preferred Purchasing Policy* – Received legal review of draft.
 - *Waste Advisory Committee* – No change: With County Waste Advisory Committee, conducting five-year review of the Yolo County Integrated Waste Management Plan, including City-specific elements.

Water Conservation

- Water Waste Complaints: Investigated and addressed 2 water leak/high water use issues.
- Public Outreach and Assistance: See Energy Conservation below.
- Special Projects:
 - *Public Events* – No change: Planning fall conservation workshop.
 - *Ordinances/City Code* – No change: Drafting revisions to water conservation and drought declaration ordinances.
 - *Infrastructure Leak Audit* – With Water O&M group, initiated contractor work on leak detection of 90+ miles of City infrastructure.

Stormwater Pollution Prevention

- Special Projects:
 - *Draft MS4 Permit* – Submitted City comments to State Water Board, prepared information for Chamber of Commerce newsletter, and coordinated with other permittees at annual California Stormwater Quality Association conference.

Energy Conservation

- Special Projects:
 - *Public Events* – Staffed booth on water conservation and energy consumption at League of Women Voters-sponsored Moving Planet Day event at Sept. 24 Farmers Market.
 - *Annual GHG Inventory* – Completed informal bid process and consultant selection for third-party verification of City's GHG inventory.
 - *Climate Action Plan* – Contracting between PG&E, Yolo Energy Watch (via Yolo County), and UCD underway.
 - *Yolo Energy Watch/PG&E On-Bill Financing* – No change: Continuing to coordinate energy audit and consideration of zero-interest energy improvements for eligible City facilities.
 - *Commercial Property-Assessed Clean Energy (PACE)* – City managers directed staff to pursue option of piggy-backing on City of Sacramento's

process, resulting in selection of Ygrene as commercial PACE program provider. Coordinating with other jurisdictions.

Water Pollution Control Facility

Laboratory

- Collected samples and performed over 300 process control and National Pollutant Discharge Elimination System (NPDES) permit compliance tests for the wastewater treatment plant.
- Collected monthly influent, effluent and receiving water monitoring samples; submitted to contract laboratories.
- Collected samples and performed 45 tests on treatment plant storage ponds.
- Continued to collaborate with Plant Operations Staff on pilot-testing of new chemical for the treatment process. Collected additional samples and performed numerous additional tests.
- Kept Regional Board staff up to date on our efforts to resolve issues with UV disinfection system.
- Continued to work with Regional Board staff on obtaining a Time Schedule Order (TSO) in order to gain regulatory relief from penalties related to selenium in our treated effluent. The TSO was issued by the Executive Officer of the Board on September 21, 2011.
- Received updated certification from the CA Environmental Laboratory Accreditation Program.
- Prepared monthly Discharge Monitoring Reports and electronic Self-Monitoring Reports; submitted to the Regional Water Quality Control Board (RWQCB).

Pretreatment

- Inspections
 - ♦ Auto Related Businesses – 10
 - ♦ Food Service Business – 46
 - ♦ Significant Industrial Users – 2
 - Plan review for Building/CDD – 7
 - Business License Reviews & Inspections – 15
 - Permit applications or permits – 1
 - Public education & outreach visits – 24
 - Call-outs for spills/illicit discharges – 2
 - Violation Notifications Issued – 3
 - Administrative Citations Issued – 2
 - Semi-Annual SIU Sampling Completed
 - Development Review Committee meeting
 - WPCF Safety Committee meeting
 - CWEA Conference
-

Utility Engineering

Utility Engineering Legend:

Bolded text indicates new information

The initials enclosed in ()'s denotes the lead PW staff on the project.

(DB) Doug Baxter, Principal Civil Engineer

(MS) Mark Severeid, Lab Supervisor

Project: Wastewater Treatment Plant/NPDES Permit (5 Year Renewal) (MS/DB)

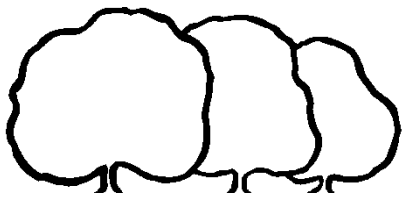
Status: In February 2009 the final NPDES permit was issued by the RWQCB. The new permit requires the City of Woodland to move to an improved source water supply. It also requires significantly more testing and studies that will substantially increase operating costs.

On April 12, 2010, Mayor Skip Davies, Councilmember Bill Marble, City Staff and City's permit writing consultant Dan Rich met with senior staff from the Regional Water Quality Control Board (RWQCB). The purpose of this City requested meeting was to verify that boron, salt and selenium final limits will be in our waste discharge permit, and that these limits will cause the City to move to an improved water quality supply or other substantially more expensive treatment processes. We discussed all the conceivable alternatives and why improving our water quality supply is the least costly viable option. RWQCB made it clear that boron, salt and selenium final limits will be in our permit. RWQCB also said that they would enforce these limits with fines to eliminate all incentives to delay moving forward and that fines could be as high as \$10 per gallon per day of wastewater not in compliance (at current flows the fines would be up to \$60,000,000 per day). Under our current permit each year we have to submit compliance reports on moving to an improved source water supply. If we delay for example 2 years and saved \$11,000,000 in interest, the fines would exceed that amount to eliminate any incentive to delay implementation of salt reduction.

On 1/5/2011, we met with Board staff to discuss the Time Schedule Order. We presented a sample TSO and they indicated their plan to prepare an administrative draft based on that document. They requested additional data on selenium and salinity to help with setting performance based limits for both constituents. We were advised that the board had made a change to how they handle TSOs; there is now a provision for extending the 5 years for up to an additional 5 years in the event the discharger is unable be in full compliance by the end date of the order but has shown due diligence and has tried to meet the milestones set in the original order. The TSO is scheduled to be adopted at the Board's October 2011 meeting. Until then we are still susceptible to MMPs of up to \$12K per month, but will then be on target to be in full Permit compliance until the completion of the surface water treatment plant.

The City of Woodland and the City of Davis evaluated the feasibility of combining treatment into a regional facility. The City of Davis is pursuing their own treatment facility. Both cities will continue to look for ways to work together when in the mutual interest of both cities.

What's Next: The surface water project will continue to be pursued. Fiscal impacts of the permit will continue to be evaluated. Staff is looking into long-term planning options. Wastewater treatment long-term planning is underway.



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: November 15, 2011

SUBJECT: Subdivision 4992, Starlyn Park, Phase 2 Southeast Area Specific Plan
Acceptance of Public Improvements

Report in Brief

On March 1, 2011, Council approved the final map for Subdivision No. 4992, Starlyn Park, Phase 2, which created 33 single-family lots in the Southeast Area Specific Plan (SEASP). The developer, Pulte Homes, was required to enter into an improvement agreement and provide securities to ensure construction of necessary infrastructure to serve the subdivision. The public improvements required by the map are complete. The developer has asked for acceptance by Council. The improvement meets the tentative map conditions of approval.

Staff recommends that City Council accept the public improvements constructed by Subdivision No. 4992, Starlyn Park, Phase 2.

Background

Subdivision 4992 is located on the property bounded by the Gibson Plaza Shopping Center, Gibson Road and Hiller Street. This subdivision is the development of the remaining southwestern portion of Tentative Map 4879. Tentative Map 4879 was developed in two phases. Phase 1 of the Starlyn Park Subdivision has already been constructed and was accepted by Council on March 1, 2011. Phase 2 of the Starlyn Park completes the construction of the entire subdivision. On May 6, 2010 the Planning Commission approved a tentative map for 77-79 lots on 14.47 acres. The application included a phasing plan for the development. Council action on November 16, 2010 removed the planned bicycle overpass over Gibson Road and determined that the allowable number of building lots to be 79. Final Map 4879 included only 46 lots of the ultimate number of lots. The remaining 33 lots for the phased development are included in Final Map 4992. California Government Code (Subdivision Map Act) and City Municipal Code (Chapter 21) requires the developer to enter into an agreement and provide securities ensuring construction of infrastructure required to serve the new lots at final map approval. The final map for the project, which created "for sale" lots, was approved by City Council on July 5, 2011. The City and the developer entered into an improvement agreement and the developer provided securities at that time for construction of the public improvements.

Pulte Homes has completed the infrastructure improvements to the satisfaction of the City Engineer, the Public Works Department and the Community Development department. Following Council acceptance, the City Clerk will file a Notice of Completion for the completed items initiating release of the developer's performance and payment securities for these improvements. The developer has provided a warranty security to correct any defects identified during the warranty timeframe of one year following the filing of the Notice of Completion.

Discussion

It is standard practice to obtain infrastructure improvements associated with new subdivisions. The final map dedicated the streets and public utility easements to the City. The public improvements were designed to meet City Design Standards and the improvements were inspected by the Community Development Department to ensure they are consistent with the improvement plans and City Standard Specifications.

Development Services Engineering has coordinated final acceptance with Public Works, Community Development, and Administrative Services departments.

Fiscal Impact

There is no impact to the City budget to accept the improvements other than future operation and maintenance costs. All infrastructure improvements to serve the subdivision were paid for by the developer. In-tract infrastructure costs were paid solely by the developer, and the developer participates in all funding mechanisms for shared infrastructure including the Mello-Roos district, the Southeast Area Infrastructure Fee program, and the City-wide Development Impact Fee Program. The parcels are included in the Gibson Ranch Landscape and Lighting District for maintenance of landscaping, lighting, and associated appurtenances.

The Governmental Accounting Standards Board Statement 34 (GASB 34) requires state and local governments to include valuation and depreciation information on public infrastructure assets for accounting purposes and financial reports. The total cost of public infrastructure the City will acquire with the acceptance of the Ogden/Gibson subdivision is estimated to be Six Hundred Thirty-Eight Thousand dollars (\$638,000).

There is no impact to the General Fund.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that City Council accept the public improvements constructed by Subdivision No. 4992, Starlyn Park, Phase 2.

SUBJECT: Subdivision 4992, Starlyn Park, Phase 2 Southeast Area
Specific Plan Acceptance of Public Improvements

PAGE: 3
ITEM:

Prepared by: Christopher Fong, PE
Associate Civil Engineer

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

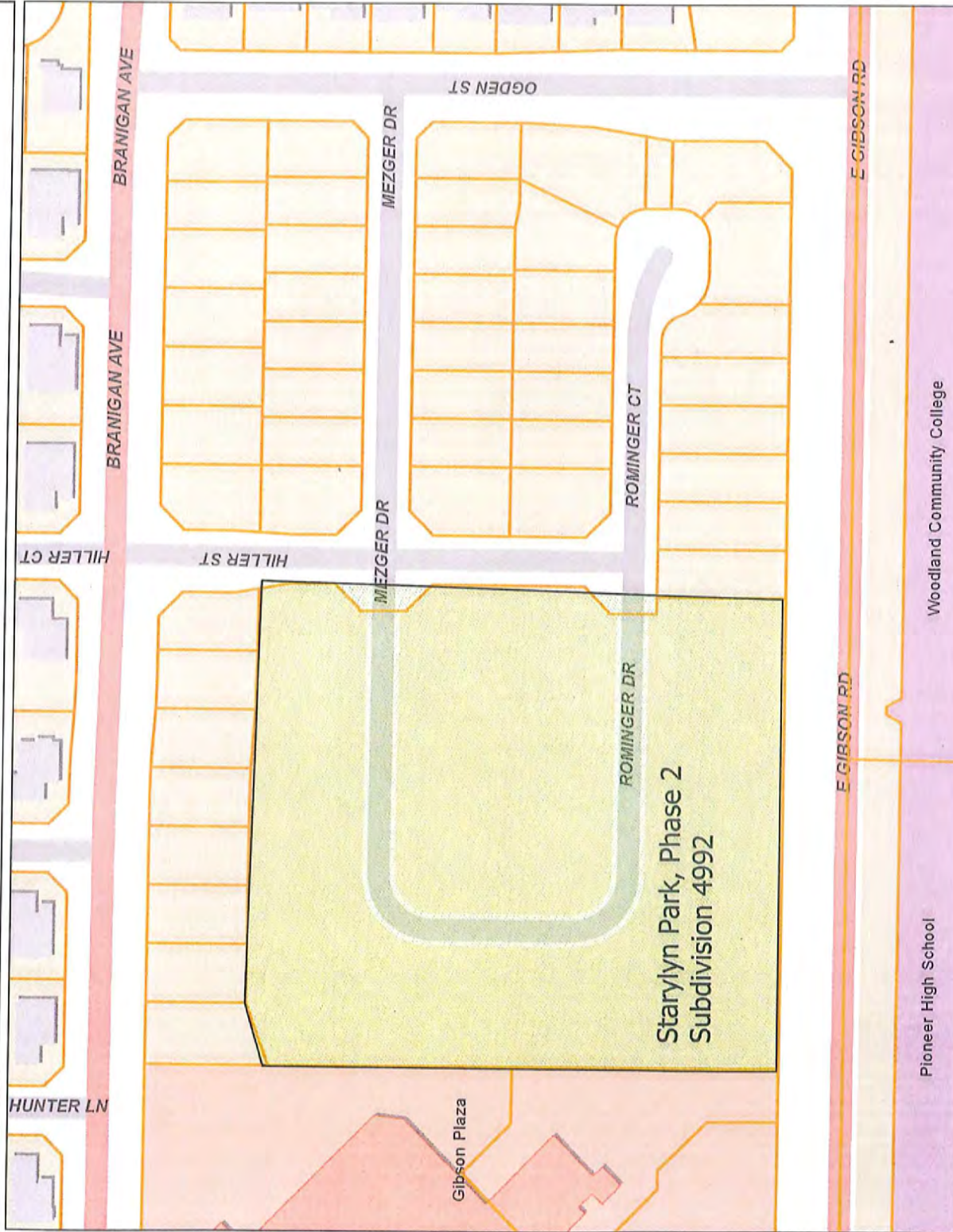
Reviewed by: Nicholas J. Ponticello
CDD Director

Kevin O'Rourke
Interim City Manager

Attachment: Location Map



City of Woodland



Legend
□ Parcels

1:1,645

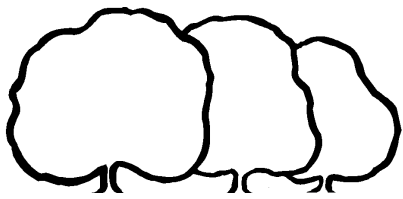


Notes

0.1 0.03 0.1 Miles

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: November 15, 2011

SUBJECT: PERS Employer Paid Member Contribution for Mid-Management
Professional Association Employees

Report in Brief

Recent changes to the memorandum of understanding with the Mid-Management Professional Association (MMPA) employees unit has resulted in changes related to the payment of member contributions for retirement benefits.

Staff recommends that the City Council adopt a resolution which provides for a change of normal member contributions paid by the City of Woodland, on behalf of the MMPA members, to be reported as additional compensation.

Background

On October 4, 2011, the City approved an MOU for the MMPA. One of the changes to the MOU requires all employees to commence paying the PERS employee retirement contributions. Concurrently, the City will no longer pay and report employer paid member contributions (EPMC). This implements a change in benefits already approved by City Council.

Discussion

To implement EPMC modifications for the MMPA the City Council must adopt a resolution which provide for the change in paying and reporting of EPMC. PERS requires that the resolution must state: (a) the member category (MMPA); (b) the percent of the normal member contribution rate being paid as EPMC and reported as additional compensation (0% for all members); (c) the effective date the value of EPMC will be reported (November 15, 2011); and (d) the resolution must be approved by council and received by PERS. The resolution for City Council to consider meets all these requirements.

Fiscal Impact

The proposed modification to EMPC, in connection with the corresponding salary adjustments already approved by Council, is effectively cost neutral to the City. Because some benefits paid on behalf of the employee (including Medicare, unemployment, and worker's compensation) are based upon a percentage of salary, the City will incur very minor costs related to the increases in salary. The cost to the City for an entire fiscal year of the change would be less than \$1,000; the actual cost in FY12 will depend upon the timing of implementation of the changes.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council adopt a resolution which provides for a change of normal member contributions paid by the City of Woodland, on behalf of the MMPA members, to be reported as additional compensation.

Prepared by: Amy Buck
HR Manager

Kevin O'Rourke
Interim City Manager

Attachment: Resolution for Paying and Reporting the Value of EPMC MMPA

RESOLUTION NO. ____
RESOLUTION FOR PAYING AND REPORTING THE VALUE OF
EMPLOYER PAID MEMBER CONTRIBUTIONS

WHEREAS, the governing body of the City of Woodland has the authority to implement Government Code Section 20636 (c)(4) pursuant to Section 20691;

WHEREAS, the governing body of the City of Woodland has a written labor policy or agreement which specifically provides for the normal member contributions to be paid by the employer, and reported as additional compensation;

WHEREAS, one of the steps in the procedures to implement Section 20691 is the adoption by the governing body of the City of Woodland of a Resolution to commence paying and reporting the value of said Employer Paid Member Contributions (EPMC);

WHEREAS, the governing body of the City of Woodland has identified the following conditions for the purpose of its election to pay EPMC;

This benefit shall apply to all employees of Woodland Mid Management Association.

This benefit shall consist of paying zero percent (0%) of normal contributions for miscellaneous members as EPMC, and reporting the same percent of compensation earnable as additional compensation.

The effective date for this resolution shall be November 16, 2011.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the City of Woodland elects to pay and report the value of EPMC as set forth above.

PASSED AND ADOPTED by the City Council of the City of Woodland this 15th day of November, 2011, by the following vote on roll call:

AYES:

NOES:

ABSENT:

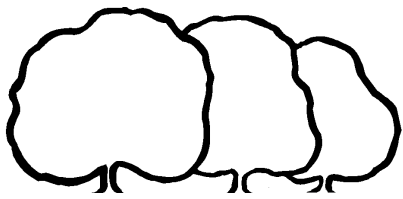
ABSTAIN:

CITY OF WOODLAND

MAYOR

ATTEST:

Ana Gonzalez, CITY CLERK



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: November 15, 2011

SUBJECT: Crossroads Village TEFRA Hearing

Report in Brief

Crossroads Village is a 192 unit apartment complex at 555 Matmor Avenue. Capital Valley Investments wishes to acquire and rehabilitate the complex and keep it affordable for a period of 55 years.

Staff is requesting that the City Council take the following actions:

- Hold a public hearing, which is a Federal requirement, known as the Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing; and
- Adopt a resolution approving the issuance of revenue bonds by California Municipal Finance Authority (CMFA) not to exceed sixteen million dollars for nonprofit public benefit corporations for the purpose of financing the acquisition and rehabilitation of an affordable housing facility;
- And authorizes the City Manager to execute any and all documents needed for the City to implement the project

Background

Crossroads Village located at 555 Matmor Avenue has been a problem property for the City for years. The 192 unit apartment complex has consistently been a source of numerous police calls for many years due to lax tenant screening and numerous changes in property management firms. For the past few years, the project has averaged approximately 50-60 police calls a month. Four years ago, the City was approached by a real estate agent who was hired by the property owner to facilitate a potential sale. Staff worked closely with the agent in finding potential firms to purchase and rehabilitate the project, but the owner decided to withdraw the property for sale and maintain ownership.

Earlier this year, staff learned that the owner had placed the asset into bankruptcy protection in an attempt to prevent foreclosure from his primary lender. Through the bankruptcy process, staff was contacted by Capital Valley Investments/Gala Construction/Ezralow company. These entities had

begun negotiations with the owner through his agent and the bankruptcy court. They are interested in purchasing the property, performing extensive rehabilitation, and converting the property to affordable housing. This group had previously done a similar project in Woodland at Heritage Oaks Apartments. It appears that they will be able to purchase the property through the bankruptcy court and resolve many of the issues that have plagued the location for years.

To be able to purchase and rehabilitate the project, the developers would need to issue tax-exempt bonds specifically for the project. The action being requested of the City is to hold a Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing. Essentially this hearing gives the public a chance to weigh in on the use of bonds for this purpose.

Discussion

Crossroads Village has consistently been one of the “problem properties” identified by the City of Woodland Police Department. As stated above, over the past few years the property has averaged 50-60 police calls per month. Because of the address of 555 Matmor, the complex has a nickname of “Triple Nickel” which is used by many of the local gangs when referring to the property. This property has been a drain on the City in terms of public safety resources.

As part of the purchase and rehab of the property, the developer will be required to put into place a professional property management firm and adhere to strict tenant screening and institute house rules. It is expected that these actions will significantly lower the number of police calls that have plagued the property. The bankruptcy court recently appointed a property management firm to take over the management. This property management firm would also take over management after the property is rehabilitated. In the short time that this firm has been in place, the Police Department has reported a significant drop in the volume and severity of police calls.

It is anticipated that with a significant drop in police calls, that there will be more resources to devote in other parts of the City. Redevelopment and Housing staff has kept the Woodland Police Department informed of the potential change of ownership and they are encouraged by the sale. The new property owners have committed to working closely with the City to remove any tenants that have been chronic troublemakers.

These units will be affordable for 55 years. Because of the significant amount of rehabilitation that is anticipated and the long term affordability covenant, the City can count this project towards meeting the Regional Housing Needs Assessment requirements under the Housing Element. It is expected that these units can be counted towards our requirement for the next Housing Element cycle that begins in 2013. These units can also be used to meet the Redevelopment Agency’s affordable housing numbers as well.

Capital Valley Investments/Gala Construction/Ezralow company are also requesting that the City Council hold a public hearing, which is a Federal requirement, known as the Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing, and adopt a resolution which would approve the issuance of revenue bonds by the California Municipal Finance Authority for the purpose of financing of an affordable housing complex. These bonds are not to exceed sixteen million dollars.

As announced in the published notice in the *Daily Democrat*, this hearing is an opportunity for all interested persons to speak or to submit written comments concerning the proposal to issue the debt and the nature or location of the Project. While such comments may be received and considered by the City Council, there is no obligation on the part of the City Council to respond to any specific comments made or submitted during the TEFRA hearing. The issuance of the bonds, as well as an application for Low-Income Housing Tax Credits will complete the financing package for the project and will allow Capital Valley Investments/Gala Construction/Ezralow company to finish acquisition and begin rehabilitation work. Following the close of the TEFRA Hearing, an “applicable elected representative” of the governmental unit hosting the Project must provide its approval of the issuance of the Bonds for the financing of the Project.

Other than holding a Public Hearing and approving the Authority to issue the bonds, there is no financial or other obligation to the City in regards to the bond financing.

If this financing package is not approved, Capital Valley Investments/Gala Construction/Ezralow company will not move forward and the current owner or someone similar may end up with ownership of the project. This is an opportunity for the City to address a chronic problem and drain on City resources.

One other issue has been the current owner’s lack of payment to the City in regards to utilities. The project is approximately \$80,000 in arrears on payment of water and sewer bills. Because of the large number of rental units, staff felt that discontinuing water and sewer service to 192 units was not a feasible option. As part of the bankruptcy, all creditors, which the City is one of the largest, would be paid off prior to any disbursement of funds to the current owner.

As part of the agreement, the City will also execute the Joint Exercise of Powers Agreement with the CMFA. It will also authorize the Mayor, City Manager or designee thereof to execute the Joint Exercise of Powers Agreement with the CMFA. The CMFA was created on January 1, 2004 pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 100 municipalities have become members of CMFA.

The CMFA was formed to assist local governments, non-profit organizations, and businesses with the issuance of taxable and tax-exempt bonds aimed at improving the standard of living in California. The CMFA’s representatives and its Board of Directors have considerable experience in bond financing.

Fiscal Impact

Holding the TEFRA hearing will have no impact on the City’s finances. However, with fewer calls for service and the repayment of the late utility bills, it is expected that the City would see some positive returns from the project.

Public Contact

A public notice was published in the Daily Democrat advertising the TEFRA hearing.

Recommendation for Action

Staff is requesting that the City Council take the following actions:

- Hold a public hearing, which is a Federal requirement, known as the Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing; and
- Adopt a resolution which would approve the issuance of revenue bonds by California Municipal Finance Authority for nonprofit public benefit corporations for the purpose of financing the acquisition and rehabilitation of an affordable housing facility and not to exceed sixteen million dollars;
- Authorize the City Manager to execute any and all documents needed for the City to implement the project.

Prepared by: Jamie McLeod
Redevelopment/Housing
Analyst II

Reviewed by: Nick J. Ponticello
CDD Director

Kevin O'Rourke
Interim City Manager

Attachments: TEFRA Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING
BECOMING A MEMBER OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY AND
THE ISSUANCE OF TAX-EXEMPT OBLIGATIONS AND DIRECTING CERTAIN ACTIONS**

WHEREAS, the California Municipal Finance Authority (the "Authority") has been requested to issue tax-exempt obligations (the "Obligations" or the "Bonds") by JAC-Acquisition LLC, a California limited liability company, on behalf of and together with its successors or assigns or any limited partnership or limited liability company established by Jamboree Housing Corporation, a California nonprofit public benefit corporation (the "Developer"), for the purpose, among other things, of making a loan to the Developer, the proceeds of which shall be used by the Developer to finance the acquisition, construction and development of a 190-unit multifamily housing rental facility to be located at 555 Matmor Road in the City of Woodland, California and to be known as Crossroads Village Apartments (the "Project"); and

WHEREAS, the City of Woodland (the "City"), has determined that it is in the public interest and for the public benefit that the City become a Member of the Authority in order to facilitate the promotion of economic, cultural and community development activities in the City, including the financing of projects therefor by the Authority; and

WHEREAS, there is now before the City Council of the City (the "City Council") the form of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement"), among certain local agencies; and

WHEREAS, the Agreement has been filed with the City, and the members of the City Council, with the assistance of its staff, have reviewed said document; and

WHEREAS, the Obligations will be considered to be "qualified exempt facility bonds" under Section 142(a) of the Internal Revenue Code of 1986, as amended (the "Code"), and Section 147(f) of the Code requires that the "applicable elected representative" with respect to the City hold a public hearing on and approve the issuance of the Obligations; and

WHEREAS, this City Council is the elected legislative body of the City; and

WHEREAS, a notice of public hearing in a newspaper of general circulation in the City has been published, to the effect that a public hearing would be held by this City Council on the date hereof regarding the issuance of the Obligations by the Authority and the nature and location of the Project; and

WHEREAS, this City Council held said public hearing, at which time an opportunity was provided to present arguments both for and against the issuance of such Bonds and the nature and location of the Project; and

WHEREAS, it is in the public interest and for the public benefit that the City approve the issuance and delivery of the Obligations for the purpose of financing the acquisition, construction and development of the Project; and

WHEREAS, the City shall not have any liability for the repayment of the Obligations or any responsibility for the Project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland, California, as follows:

1. This City Council hereby finds and determines that the foregoing recitals are true and correct.

2. The City Council hereby approves the Agreement in substantially the form presented, subject to final approval of said agreement by the City Attorney, and the City becoming a member of the Authority and hereby authorizes the Mayor to execute the Agreement to allow the City to become a member of the Authority.

3. This City Council hereby approves the issuance of the Bonds in an aggregate principal amount not to exceed \$16,000,000 by the Authority. It is the purpose and intent of the City that this resolution constitute approval of the issuance of the Bonds (a) by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is to be located, in accordance with said Section 147(f) and (b) by the City in accordance with Section 4 of the Agreement.

4. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

5. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein

6. The Mayor, the City Clerk and all other proper officers and officials of the City are hereby authorized and directed to execute such other agreements, documents and certificates, and to perform such other acts and deeds, as may be necessary or convenient to effect the purposes of this Resolution and the transactions herein authorized

7. The City Clerk shall forward a certified copy of this Resolution to the Authority in care of its counsel:

Harriet M. Welch, Esq.
Squire, Sanders & Dempsey LLP.
555 South Flower St., Suite 3100
Los Angeles, CA 90071-2300

8. This resolution shall take effect upon its adoption.

PASSED AND ADOPTED by this City Council of the City of Woodland this 15th day of November, 2011, by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

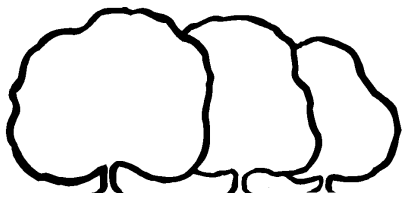
ABSENT: Councilmembers:

APPROVED:

Mayor

ATTEST:

City Clerk



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: November 15, 2011

SUBJECT: Hays Street & Second Street Intersection Traffic Control

Report in Brief

Staff has received requests for the installation of stop signs at the intersection of Hays Street and Second Street adjacent Douglass Middle School. Staff has performed an evaluation of this request and this staff report provides a summary of the results. Staff re-studied the intersection and found that conditions for two-way and four-way stop sign installation remained unmet.

Staff recommends that Council review this report and take action on the traffic control for the intersection.

Background

In April 2009, traffic engineering staff received a request for stop control at the intersection of Hays Street and Second Street in addition to a request for modifications to the parking/loading zones at the school. After completing a traffic engineering study of the intersection, it was determined that conditions for two-way and four-way stop sign installation were not met. Staff worked with the school Principal and the District Transportation Director to improve school crossing signage at the intersection and improve crosswalks, school crossing pavement markings, and parking/loading zones surrounding the school.

In August 2011, traffic engineering staff received a second request for stop controls at the intersection of Hays Street and Second Street in addition to a request to further modify the parking and loading zones at the school. Staff has worked with the school Principal and Transportation Director to identify the requested additional changes to the parking/loading zones at the school. Weather permitting, these changes will take place over the winter holiday break.

Discussion

The California Manual on Uniform Traffic Control Devices (CAMUTCD) details the standards for placement of traffic signs. Per the CAMUTCD, a traffic engineering study is required to justify a change in traffic control. The traffic engineering study must evaluate vehicle, bicycle and pedestrian

volumes, history of collisions that are correctable by stop signs and other physical conditions that would indicate the need for stop signs. The study information is compared to standards (warrants), adopted by the City, to determine if the installation is justified.

When traffic control signs are installed when conditions do not meet warrants there is the potential to create other hazards. For example, when limited traffic exists in the minor direction (Hays Street), traffic in the major direction (Second Street) often approaches the intersection with no conflicting traffic and sees no need to stop. In this situation, drivers may roll through stop signs or ignore them altogether leading to vehicle/pedestrian conflicts. It is often referred to as a ‘false sense of security’ when a pedestrian expects the vehicle to stop and acts on that without realizing that the vehicle may not stop.

Stop signs should be used to assign the right-of-way at intersections when it is not readily apparent. Reasons to avoid unwarranted install stop signs:

- Potential for pedestrians to feel a false sense of security when crossing
- Potential for increased rear-end collisions
- Increased vehicle speeds between stop signs
- Increased noise at the stopped intersection
- Increased fuel consumption and vehicle emissions

The traffic engineering studies completed in 2009 and 2011 found that the volume of all modes of traffic on Second Street was 19% and 18%, respectively, of the adopted City warrants to justify a four-way stop. In both studies it was found that there was no history of collisions that were correctable by the installation of a four-way stop. In the 24 months preceding 2009, there were no collisions recorded. In the 24 months preceding 2011, there was one recorded collision but the circumstances leading to the collision were not correctable by a stop sign installation.

The CAMUTCD Section 2B.07 identifies other criteria that may be considered in an engineering study. These additional criteria include the need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes and improving traffic operations at intersections of two residential streets that are of similar design and operating characteristics.

The peak pedestrian volumes at the intersection are significant enough to justify consideration. In the PM peak, the study found that there were 140 vehicles and 205 pedestrians traversing the intersection. Additionally, at this intersection, Second and Hays streets are both two-lane, residential streets with similar width and uses and the traffic volumes are almost equal on both streets throughout the day.

The City Council has two alternatives to consider for action. Alternative 1 leaves the intersection in its current uncontrolled condition. The existing school crossing signs, pavement markings and high visibility crosswalks would remain in place with this alternative (see attached Exhibit A – Alternative 1).

Alternative 2 would modify the intersection to be four-way stop controlled. The existing school crossing signs and pavement markings would be removed; new stop signs would be installed at the intersection and new stop legends installed on the approach to the crosswalks (see attached Exhibit B- Alternative 2)

With both alternatives, the existing bus zone adjacent the school on Second Street at Granada would be shortened to approximately 75 feet as the Transportation Director and School Principal have determined the entire 180 foot zone is no longer required. North of the bus zone there will be a 25' school loading zone identified for the school to use for drop-off/pick-up of disabled students.

Given the results of the traffic engineering studies, Alternative 1 (leave the intersection uncontrolled) should be considered because the traffic volumes and collision history are not near the warranting criteria.

There is also justification for considering Alternative 2 (install four-way stop control), given the high pedestrian use and equality of design and use of intersecting streets.

Fiscal Impact

There is no cost to Alternative 1. The cost for Alternative 2 is estimated to be approximately \$3,500 and includes the cost to remove existing school crossing signs, remove 'slow school xing' pavement markings and reseal the roadway, relocate signs as needed and install the stop signs.

For Alternative 2, the improvements would be paid out of the Public Works Department's signing and striping budget which is the budget source for day to day signing and striping requests.

Public Contact

Posting of the City Council agenda.

Alternative Courses of Action

1. Leave the intersection of Hays Street and Second Street in its current uncontrolled condition.
2. Modify the intersection to provide four-way stop control and approve the project plans

Recommendation for Action

Staff recommends that Council review this report and take action on the traffic control for the intersection.

SUBJECT: Hays Street & Second Street Intersection Traffic Control

PAGE: 4

ITEM:

Prepared by: Katie Wurzel, PE, TE
Transportation Engineer

Reviewed by: Brent Meyer, PE, TE
City Engineer

Reviewed by: Nicholas J. Ponticello
CDD Director

Kevin O'Rourke
Interim City Manager

Attachments: Exhibit A- Alternative 1
Exhibit B- Alternative 2
Exhibit C - Signs



Exhibit A - Alternative 1

Exhibit C - Signs



R1-1



R1-4



S1-1



W16-7p



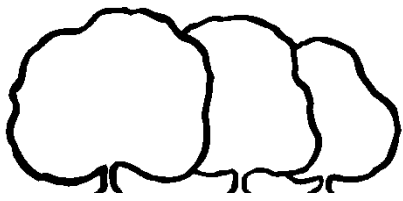
R28C (CA)



R7-6



R7-7



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: November 15, 2011

SUBJECT: Appoint Member to Sacramento-Yolo Mosquito and Vector Control
District Board

Report in Brief

The City of Woodland holds a seat on the Sacramento-Yolo Mosquito and Vector Control District Board. Then Council Member Neal Peart was appointed to represent the City on this Board on December 2, 2003 to serve a term of four years. On November 6, 2007, the City Council re-appointed Mr. Peart to serve another four year term through December 31, 2011. Once again, he has indicated his desire to continue serving should Council so agree. If reappointed, his term could be for two to four years, dependent upon Council direction.

It is recommended that Council reappoint Neal Peart to represent the City on the Sacramento-Yolo Mosquito and Vector Control District Board for a four year term ending, December 31, 2015.

Background Information

In 1915, the California Legislature adopted the "Mosquito Abatement Act" (now incorporated into the State Health and Safety Code, Chapter 5 of Division 3) which formed the basis for the creation, function and governing powers of Mosquito Abatement Districts.

On June 18, 1946, the Sacramento County-Yolo County Mosquito Abatement District was formed by joint resolution of the Board of Supervisors for Sacramento and Yolo Counties. The driving force behind the formation of the District was the need for the protection against mosquito-borne diseases and relief from serious pest nuisance.

In July of 1990, the District Board voted by resolution to change the name of the District to the Sacramento-Yolo Mosquito and Vector Control District to better reflect the expanded services and responsibilities the District assumed regarding ticks, yellow jackets and other vectors.

The District is governed by a Board of Trustees, each representing one of the incorporated cities and/or one of the counties within the District's boundaries. Each Trustee is appointed by a City Council Member or by the County Supervisors. Board meetings are held at 10:00 a.m. on the third Tuesday of each month in Elk Grove.

Recommendation for Action

It is recommended that Council reappoint Neal Peart to represent the City on the Sacramento-Yolo Mosquito and Vector Control District Board for a four year term ending, December 31, 2015.

Prepared by: Ana Gonzalez
City Clerk

Kevin O'Rourke
Interim City Manager

Attachment: Request Letter from District

SACRAMENTO-YOLO
MOSQUITO
& VECTOR
CONTROL
DISTRICT

October 12, 2011

SACRAMENTO COUNTY
8631 BOND ROAD
ELK GROVE, CA 95624

YOLO COUNTY
1234 FORTNA AVENUE
WOODLAND, CA 95776

1.800.429.1022
FIGHTtheBITE.net

DAVID BROWN, MANAGER

2011 BOARD OF TRUSTEES

JAYNA KARPINSKI-COSTA
PRESIDENT, CITRUS HEIGHTS

FREDERICK S. GOETHEL
V.P., GALT

LYNDON HAWKINS
SECRETARY, ELK GROVE

CRAIG R. BURNETT
FOLSOM

RAUL DEANDA
WEST SACRAMENTO

GREGORY C. LANZARO
WINTERS

JOHN L. LEWALLEN
SAC. COUNTY

ROBERT J. MCGARVEY
RANCHO CORDOVA

ROSEMARIE MOORE
ISLETON

MICHAEL PARRELLA
YOLO COUNTY

NEAL PEART
WOODLAND

DAVE TAMAYO
SACRAMENTO

ROBERT K. WASHINO
DAVIS

Clerk, City of Woodland
300 First Street
Woodland, CA 95695

Re: Trustee Appointment

The term of appointment of your representative, Neal D. Peart, expires December 31st, 2011.

The Health and Safety Code provides for appointments up to four years as follows: "The first term of any member shall not exceed two years. Each subsequent consecutive reappointment, if any, may be for a term of two or four years, at the discretion of the appointing power."

The Sacramento-Yolo Mosquito and Vector Control District requests to be **notified in writing** when this appointment has been filled and the **length of the term of appointment**, as soon as possible.

Sincerely,



Deborah J. Ackerman
Administrative Manager

cc: Neal D. Peart

RECEIVED

OCT 16 2011

CITY CLERK'S OFFICE

Ana Gonzalez

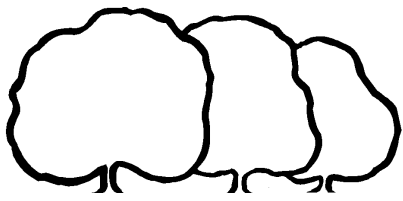
From: nealpeart@pacbell.net
Sent: Tuesday, October 25, 2011 7:55 PM
To: Ana Gonzalez
Subject: Fw: Sacramento Yolo Mosquito Vector Abatement District appointment

Hi Ana This is the email that I sent to Council Neal

----- Forwarded Message -----

From: "nealpeart@pacbell.net" <nealpeart@pacbell.net>
To: Art Pimentel <art.pimentel@cityofwoodland.org>; Skip Davies <skip.davies@cityofwoodland.org>; Bill Marble <bill.marble@cityofwoodland.org>; Tom Stallard <tstallard@legintent.com>; Martie Dote <martie.dote@cityofwoodland.org>; anna.gonzalez@cityofwoodland.org; kevin.orourke@cityofwoodland.org
Cc: Debbie Ackerman <djackeman@fightthebite.com>; Dave Brown <dabrown@sac-yolomvcd.com>
Sent: Mon, October 24, 2011 3:41:16 PM
Subject: Sacramento Yolo Mosquito Vector Abatement District appointment

Ladies and Gentlemen: My appointment as Woodlands representative to the Sacramento Yolo Mosquito Vector Abatement District will expire December 31, 2011. I have served three terms and have a good understanding of Woodlands needs as well of our local farming community. The District has done a very good job of protecting us from West Nile and other diseases and I have been proud to represent the citizens of Woodland. At the will of the Council I am requesting your consideration to serve another term. Thanks You Neal D. Peart



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: November 15, 2011

SUBJECT: Appointment of Community Service Award Nominating Committee

Report in Brief

In order to meet the time schedule to recognize Woodland citizens who contribute to the community, the City Council needs to approve formal appointment of specific Committee members to the 2012 Community Service Award Nominating Committee.

Staff recommends that the City Council approve the appointment of six community members to the Community Service Award Nominating Committee as described herein.

Background

At the November 1, 2011 regular meeting, the City Council agreed to organize the 2012 Community Service Award Nominating Committee. The Committee will consist of seven members which includes: The Mayor, two members appointed by the Mayor and one member each from the remaining four Council Members.

The Committee will work to develop a slate of nominees for subsequent Council consideration and approval. The actual awards will be presented by the City Council at a dinner to be held on February 22, 2012.

In addition, the City will again be soliciting public suggestions on names of individuals who should be considered for a Community Service Award. The suggested names will be forwarded to the Nominating Committee for their consideration. The Committee will also be asked to reconsider names submitted last year as well.

Discussion

The City Clerk received the names from Council members of the following six community residents to serve on the Nominating Committee with Mayor Pimentel:

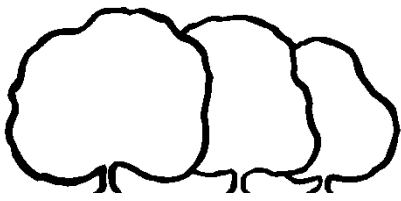
1. Bernadette Murray
2. Jesse Ortiz
3. Dotty Pritchard
4. Cirenio Rodriguez
5. Russ Spring
6. Gary Traynham

Recommendation for Action

Staff recommends that the City Council approve the appointment of six community members to the Community Service Award Nominating Committee as described herein.

Prepared by: Ana Gonzalez
City Clerk

Kevin O'Rourke
Interim City Manager



City of Woodland

**REPORT TO REDEVELOPMENT AGENCY
BOARD**

AGENDA ITEM

TO: THE REDEVELOPMENT
AGENCY BOARD

DATE: November 15, 2011

SUBJECT: Status of Legal Challenges to Redevelopment and Budget Legislation

Report in Brief

As part of the California State Budget deliberations last year, the Governor signed into law, various bills that would result in either the abolishing or weakening redevelopment agencies by either dissolving them outright or extracting additional payments of tax increment revenue to be passed through to the state. Until the lawsuit is resolved, redevelopment agencies are prohibited from making any additional expenditures outside of enforceable obligation agreements that were executed before August 11, 2011. The first payment, estimated at \$477,220, from Woodland to the state is still due in January.

This legislation is currently being challenged as being unconstitutional in the State Supreme Court. Even if the lawsuit is resolved in redevelopment's favor, the funds may not be returned to the agencies.

A final decision is still expected in January 2012. Furthermore, in the broader view, even if this particular challenge is thwarted, it is likely that legislature will continue its attempts to eliminate or weaken redevelopment in subsequent years until the state's budget situation improves.

Background

In July, the Governor signed into law Assembly Bills 1X 26 and 27 as part of the state budget package which has the combined effect of abolishing redevelopment agencies unless each agency that desires to continue in existence and operate pays a "community remittance."

Assembly Bill 1X 26 immediately suspends all new redevelopment activities and incurrence of indebtedness, and dissolves redevelopment agencies effective October 1, 2011 (the "Dissolution Act"). It does this by terminating virtually all otherwise legal functions of the redevelopment agency and mandates a liquidation of any assets for the benefit of local taxing agencies. Some debts would be allowed to be repaid, but any such remittances would be managed by a successor agency, which would function primarily as a debt repayment administrator. In general, the successor agency could not continue or initiate any new redevelopment projects or programs. The activities of the successor agency would be overseen by an oversight board, comprised of representatives of other taxing

agencies, until such time as the remaining debts of the former redevelopment agency were paid off and all property taxes were redirected to local taxing agencies.

Assembly Bill 1X 27 allows redevelopment agencies that desire to avoid the consequences of the Dissolution Act to comply with the alternative redevelopment program described in Part 1.9 of ABx1 27 (the “Alternate Redevelopment Program”). The Alternative Redevelopment Program establishes a so-called “voluntary” community remittance from each City. Although clearly not a “voluntary” contribution but more of an extortion payment, the community remittances would commence in fiscal year 2011-12 for those cities and counties that had redevelopment project areas generating tax increment revenue in 2008-09, and immediately thereafter for those that did not. The amount varies by each redevelopment agency, depending on several factors, including the amount of tax increment funds already going to local schools and the breakdown of the basic general levy in each community. These payments are in addition to statutory payments made to all affected taxing agencies from tax increment revenue. The source of repayment from the city or county may include redevelopment tax increment revenues.

The Woodland City Council decided to comply with the provisions of AB 1X 27 by adopting Ordinance No. 1530, on July 19, 2011 stating that the City of Woodland will comply with the voluntary alternative redevelopment program pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in order to permit the continued existence and operation of the Redevelopment Agency..

The League of Cities (League), California Redevelopment Association (CRA), and eight other entities submitted legal challenges to AB 1X 26 and 27. It is the League and CRA’s position that AB 1X 26 and 27 are inconsistent with various constitutional provisions which protect city and county property tax and redevelopment agency tax increment, including those enacted by over 60 percent of the voters in November 2010 by the Passage of Proposition 22 and therefore are unlawful and unenforceable.

The State Supreme Court is now considering the case against AB 1X 26 and AB 1X 27, the CRA et al v. Matosantos. Until the case is resolved, the Supreme Court issued a stay prohibiting any additional expenditures or actions from redevelopment agencies.

Discussion

Redevelopment staff has attended various briefings on the lawsuit and have heard discussions on the three possible outcomes of the lawsuit:

1. The court finds AB1X 26 and 27 unconstitutional. Under this scenario, the Agency can continue as it has previously. The legislature may try to come up with new mechanisms to divert funds away from redevelopment agencies, depending on the nature of the Supreme Court’s ruling.
2. The court finds AB1X 26 and 27 constitutional. It is likely that most redevelopment agencies will opt in for the “voluntary” payments allowed under AB 1X 27. However, the legislature

may find that the payments are not sufficient and could increase the amounts. A constitutionality ruling will cause redevelopment agencies to lose their independence and become dependent on the State each year. This will pose great difficulties for the long-term planning activities of agencies, including issuing bonds.

If the Supreme Court upholds AB 1x 26 and AB 1X 27, this is likely to generate other lawsuits from current bondholders who purchased tax increment bonds.

3. The court finds AB1X 26 constitutional and AB1X 27 unconstitutional. Under this scenario the Agency would have no way to “buy” its way out and would have to dissolve.

The question of impact on issuing bonds has arisen frequently in meetings of redevelopment agency staff. If the Supreme Court upholds AB1X 26 and 27, the bond market probably will not dry up, but given the high level of uncertainty, there is a strong possibility that there would be fewer investors, terms would be more stringent, bond ratings would go down, and the cost of bonding would go up. Interim CRA Executive Director Jim Kennedy made a presentation to a bond buyers' conference recently and noted that the bond buyers are watching the AB1X 26 and 27 case closely. Credit rating agency Moody's put California RDA bonds on a credit watch a couple of weeks ago and this could signal a possible downgrade.

In summary, the status of redevelopment is that no additional expenditures can be made outside of the enforceable obligation agreements that were executed before August 11, 2011 until the court case is resolved. A final decision is still expected in January 2012. The first payment to the state is still due in January 2012. Based on the discussion above, even if the lawsuit is resolved in redevelopment's favor, the funds may not be returned to the agencies. Furthermore, in the broader view, even if this particular challenge is thwarted, it is likely that legislature will continue its attempts to eliminate or weaken redevelopment in subsequent years until the state's budget situation improves.

Meanwhile, the court challenges continue, but there is an effort to expedite by the process in order to reach a decision by January 15, 2012, the date when agencies are scheduled to make their first payments. Here are the key deadlines as laid out in the court's order:

- September 9, 2011: the State must file its brief.
- September 24, 2011: CRA and the League must file their response to the State's filing.
- September 30, 2011: Amicus curiae briefs must be filed with the court.
- October 7, 2011: Replies to individual amicus briefs must be filed.
- November 10, 2011: CRA v. Matosantos Oral Arguments before the Supreme Court.

The court has not extended any of these deadlines to date and therefore is expected to meet the January 15 deadline for rendering a decision.

Fiscal Impact

For the City, the Fiscal Year 2011-2012 community remittance is estimated to be approximately \$477,220, based on preliminary calculations prepared by CRA. Subsequent annual community remittances will also be due, as determined based upon a formula set forth in AB 1X 27. CRA estimates the amount will be \$113,196 in Fiscal Year 2012-2013. The actual amounts that will be due are to be determined by the California Director of Finance.

Public Contact

Posting of the City Council agenda.

Prepared by: Cynthia Shallit
Redevelopment Manager

Reviewed by: Nicholas J. Ponticello
CDD Director

Reviewed by: City Attorney

Kevin O'Rourke
Interim Executive Director