

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

**CITY COUNCIL
CLOSED SESSION AGENDA**

MAY 1, 2012

5:30 P.M.

- A. CALL TO ORDER
- B. CLOSED SESSION
 - B.1 Conference with Legal Counsel - Existing Litigation, Pursuant to
Section 54956.9(a)
Name of Case: California Clean Energy Committee v.
City of Woodland et al

**JOINT REGULAR CITY COUNCIL /
WOODLAND FINANCE AUTHORITY**

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.

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. COMMUNICATIONS – WRITTEN

- F.1 Receive Notice from PG&E Regarding Rate Increase Related to Application to Recover in Rate Costs Associated with the Oakley Generating Station Project

G. COMMUNICATIONS - COMMITTEE REPORTS

- G.1 Receive Parks & Recreation Commission Meeting Minutes for February 27, 2012
- G.2 Receive Library Board of Trustees Meeting Minutes for March 1, 2012
- G.3 Receive the Commission on Aging Meeting Minutes of March 8, 2012

H. PRESENTATIONS

- 1. Adopt Proclamation Declaring May 17, 2012 as Woodland Reads
- 2. Adopt Proclamation Declaring the Month of May as Woodland's Antiques Fire History Month
- 3. Adopt Proclamations Declaring May 13-19, 2012 as National Police Week and May 15, 2012 as Peace Officers' Memorial Day

I. CONSENT CALENDAR

- 4. Receive the Quarterly Status Report from Community Development Department
- 5. Receive the Capital Budget Execution Status Report from Community Development
- 6. Award Construction Contract to Lund Construction Co., Inc., for Pioneer Avenue from Gibson Road to Patriot Way, CIP 09-24,



7. Approve Project Design and Bid Package for the Parks Irrigation Rehabilitation Project, Phase 3, CIP 10-01; Authorize Bid Advertisement
8. Adopt Ordinance 1539 Adding Article 21.5 to Chapter 25 of the Woodland Municipal Code Relating to Medical Marijuana Cultivation
9. Adopt Ordinance Establishing Rates for Water Service per Attached Water Rate Schedule; Increases Effective January 1, 2013, 2014, 2015 and 2016.
10. Adopt Ordinance Amending the PERS contract for Safety Police Members Adding Second Tier for Employees Hired after Effective Date of Contract Amendment

J. REPORTS OF THE CITY MANAGER

11. Adopt Resolution Approving Donation of Two City-owned Lots to Habitat for Humanity Project Contingent on HUD Awarding Yolo County Office of Education YouthBuild Grant; Authorize City Manager to Sign Letter of Commitment in Support of YouthBuild Grant Application
12. Appoint Members to Parks & Recreation Commission and Planning Commission
13. Discuss and Approve Council Summer Schedule

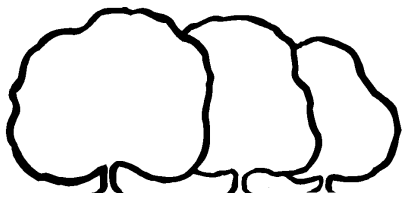
K. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority of the City of Woodland scheduled for Tuesday, May 1, 2012 was posted on April 27, 2012 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: May 1, 2012

SUBJECT: Council Communications

Report in Brief

Attached are communications received for information only.

1. Notice from Pacific Gas and Electric dated April 11, 2012 regarding Application to Recover in Rates Costs Associated with the Oakley Generating Station Project.

Prepared by: Ana Gonzalez
City Clerk

Paul Navazio
City Manager

Attachment

April 11, 2012

TO: STATE, COUNTY AND CITY OFFICIALS

NOTIFICATION OF APPLICATION FILING BY PACIFIC GAS AND ELECTRIC COMPANY (PG&E): TO RECOVER IN RATES COSTS ASSOCIATED WITH THE OAKLEY GENERATING STATION PROJECT (A. 12-03-026)

What is the Oakley Generating Station Project?

The Oakley Generating Station (Oakley Project) is a new 586 megawatt (MW) combined cycle facility that will be located in Oakley, California. The Oakley Project is being developed by Contra Costa Generating Station, LLC (CCGS), wholly owned by Radback Energy. The Oakley Project is highly efficient and will provide significant operating flexibility as well as a number of important ancillary services to the California Independent System Operator.

Detailed information about PG&E's Application:

On March 30, 2012, PG&E filed an Application with the California Public Utilities Commission (CPUC) to approve the terms and conditions, including ratemaking and cost recovery, of the Amended and Restated Purchase and Sale agreement for the Oakley Project. The Oakley Project is forecasted to be operational by 2016, at which point it would be transferred by the developer to PG&E.

Will Electric Rates Increase?

Yes. PG&E is requesting an increase in electric rates for the cost of the new utility owned generation. If the Application is approved by the CPUC, rates for existing bundled customers (those who receive electric generation, as well as transmission and distribution services from PG&E) will increase by \$222 million, or 1.9%, in 2016, (relative to current rates), which is the first and highest single year of recovery. In general, rates for existing direct access and community choice aggregation customers (those who purchase their electricity from non-PG&E suppliers) will not be subject to change. Finally, customers who depart PG&E's bundled service in the future may be responsible for a portion of these costs via a non-bypassable charge.

If the Commission approves the Application, a typical residential customer using 550 kilowatt-hours per month will see the average monthly bill change from \$89.73 to \$91.05, an increase of \$1.32 per month. A residential customer using 850 kilowatt-hours per month, which is about twice the baseline allowance, will see the average monthly bill change from \$185.92 to \$191.16, an increase of \$5.24 per month. Individual bills may differ.

PG&E will provide a more illustrative allocation of the potential rate increases among customer classes, under its proposal, in a bill insert that will be mailed directly to customers in mid-April through early May.

FOR FURTHER INFORMATION

For more details call PG&E at 1-800-PGE-5000

For TDD/TTY (speech-hearing impaired) call 1-800-652-4712

Para más detalles llame al 1-800-660-6789 詳情請致電 1-800-893-9555

You may request a copy of the application and exhibits by writing to:

Pacific Gas and Electric Company

Oakley Generating Station Application

P.O. Box 7442, San Francisco, CA 94120

THE CPUC PROCESS

The CPUC's Division of Ratepayer Advocates (DRA) will review this application.

The DRA is an independent arm of the CPUC, created by the Legislature to represent the interests of all utility customers throughout the state and obtain the lowest possible rate for service consistent with reliable and safe service levels. The DRA has a multi-disciplinary staff with expertise in economics, finance, accounting and engineering. The DRA's views do not necessarily reflect those of the CPUC. Other parties of record may also participate.

The CPUC may hold evidentiary hearings where parties of record present their proposals in testimony and are subject to cross-examination before an Administrative Law Judge (ALJ). These hearings are open to the public, but only those who are parties of record may present evidence or cross-examine witnesses during evidentiary hearings. Members of the public may attend, but not participate in, these hearings.

After considering all proposals and evidence presented during the hearing process, the ALJ will issue a draft decision. When the CPUC acts on this application, it may adopt all or part of PG&E's request, amend or modify it, or deny the application. The CPUC's final decision may be different from PG&E's application.

If you would like to learn how you can participate in this proceeding or if you have comments or questions, you may contact the CPUC's Public Advisor as follows:

Public Advisor's Office
505 Van Ness Avenue, Room 2103
San Francisco, CA 94102

1-415-703-2074 or 1-866-849-8390 (toll free)
TTY 1-415-703-5282 or 1-866-836-7825 (toll free)
Email to public.advisor@cpuc.ca.gov

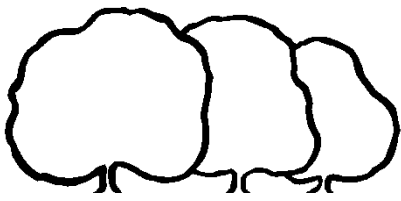
If you are writing a letter to the Public Advisor's Office, please include the number of the application (12-03-026) to which you are referring. All comments will be circulated to the Commissioners, the assigned Administrative Law Judge and the Energy Division staff.

A copy of PG&E's Oakley Application and exhibits is also available for review at the California Public Utilities Commission, 505 Van Ness Avenue, San Francisco, CA 94102, Monday-Friday, 8 a.m.-noon, and the CPUC's website at www.cpuc.ca.gov/puc.

RECEIVED

APR 16 2012

CITY CLERK'S OFFICE



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 1, 2012

SUBJECT: Parks & Recreation Commission Minutes for February 27, 2012

Report in Brief

Parks & Recreation Commission meeting minutes for February 27, 2012 are provided for information only (no meeting was held in March 2012).

Recommendation for Action

No action is required.

Prepared by: Christine Engel
Interim Recreation Manager

Paul Navazio
City Manager

Attachment



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

Commission Meeting Minutes February 27, 2012

Call to Order

Meeting convened at 6:35 p.m. at the Woodland Community & Senior Center, 2001 East Street, Woodland, California by Commissioner Groom.

Commissioners Present: Murphy, Stephens, Salinas, Groom, Romero, 2 Vacant

Absent:

Staff: Engel, Haynie, Sanders

Pledge of Allegiance

Public Comment

Consent Calendar

Commission Minutes of January 23, 2012

Commissioner Romero made motion to accept the January 23, 2012 minutes, Commissioner Murphy seconded the motion. Motion carried 5-0.

Communications Written-Staff Reports

Recreation Division Report-Christine Engel

Engel informed the Commission that the Summer Guide 2012 is available and registration will start in March and April.

Parks Report/Street/Tree Report-Rob Sanders

Sanders informed the Commission that Volunteers from Woodland Little League did a great job on the dugouts at Camarena Field. The height increase now allows adults/coaches to stand up inside the dugouts. Clark Field volunteers are constructing a storage building on the Beamer Street side of Clark Field. These two projects were totally funded by the volunteers, at no cost to the City.

Commissioner Romero suggested a press release to recognize volunteer's efforts.

Presentations-None

New Business-Action Items

New Officers

Commissioner Salinas suggested that the officers cycle through in order to receive more Commission experience. This item will be added to next agenda as an action item.



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

Commissioner Romero volunteered for the Chair position. Commissioner Murphy nominated Commissioner Salinas for Vice Chair. Commissioner Murphy made a motion to elect Commissioner Romero as Chair and Commissioner Salinas as Vice Chair; Commissioner Stephens seconded the motion. Motion carried 5-0.

New Business- Information Items

Old Business-Action Items

Arbor Day Proclamation

Commissioner Romero asked for clarification on Arbor Day since he was not present at the last commission meeting where Arbor Day was discussed. Sanders explained that holding an Arbor Day celebration was one of the requirements to be a Tree City USA city.

Commissioner Murphy made the motion that Parks & Recreation Commission approves staff moving forward with a Council Communication proclaiming March 10, 2012 as Arbor Day in the City of Woodland; Commissioner Salinas seconded the motion. Motion carried 5-0.

Dave Douglass Update

Sanders informed the Commission that he had no update from the user groups at Dave Douglass Park. The tank project is on schedule.

Commissioner Murphy informed the Commission that Commissioner Murphy and staff held a neighborhood meeting on January 23, 2012. The residents expressed concern regarding the proposed restroom and walking trail. Sanders will be meeting with developer concerning the restrooms and will email the group with updates.

Old Business-Information Items

Work Plan

Discussions on the work plan were moved to the March meeting.

Committee Reports

Budget & Finance Committee Report

Commissioner Salinas stated that the committee will postpone meeting until the City is further in the budget process.



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

Communications-Commission/Staff Statements and Requests

Commissioner Murphy stated that the new benches installed at Woodside Park looked good. Sanders stated that this was an Eagle Scout project and the scout is a member of the Woodland Tennis Club.

During recent inspection it was found that the Water Play at Ferns Park had been installed incorrectly. Commissioner Murphy stated that the Woodland Recreation Foundation would like to fund the project. Sanders will provide the foundation with the needed information to fund the repairs.

Commissioner Romero informed the Commission that on March 3, 2012 a boxing event will take place at the Community & Senior Center Gym. Vicente Escobedo Woodland's own Olympian will be the main event. Engel informed the Commission that on December 16, 2011 the first Boxing Event was held at the Community & Senior Center. Staff, Security and Police felt that the event was very successful. Everyone is positive and excited about the March 3, 2012 event.

Commissioner Romero stated that he had nominated Ricardo Carrillo for the City of Woodland Community Service Award, for his 22 years of service to the Woodland Boxing Program. Commissioner Romero attended the award dinner as Mr. Carrillo guest. Commissioner Romero enjoyed seeing Mr. Carrillo recognized for his dedication and hard work. Mr. Carrillo told the Commissioner that this was one of the proudest moments of his life.

Other Business (None)

Business Items for Next Meeting:

March 26, 2012

Formalize Cycle through for officers

Boxing Event Update

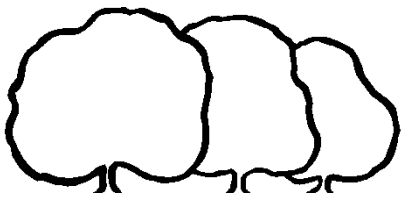
Work Plan

Next Meeting Date: March 26, 2012, 6:30 p.m.

Adjourn: meeting adjourned at 7:05 p.m.

Respectfully submitted,

Cathy Haynie, Administrative Secretary
Parks & Recreation Department



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 1, 2012

SUBJECT: Library Board of Trustees minutes for the March 1, 2012 regular meeting

Report in Brief

Staff recommends that the City Council receive the Library Board of Trustees minutes for the March 1, 2012 regular meeting

Recommendation for Action

No action required.

Prepared by: Heather Muller
Library Services Director

Reviewed by: Woodland Library Board of
Trustees

Paul Navazio
City Manager

Attachment

**WOODLAND PUBLIC LIBRARY
BOARD OF TRUSTEES
Minutes, March 1, 2012**

Present: Alain Traig, Bod Goding, Jorel Difuntorum, Tom Pavao and
Kay Hodges
Staff: Heather Muller

The meeting was called to order at 4:00 pm.

- 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
The minutes of the February 2, 2012 meeting were approved as corrected.
- V. Communications

The staff will have a baby shower for Cara at 8:00 am on March 8th.

Some of the major publishers in the U.S. are refusing to sell eBooks to libraries. Should anyone wish to register their opinion regarding this practice, Heather provided contact information for these publishers.

On February 22nd, Inside Edition presented a segment regarding safety in libraries. The California Library Association alerted libraries of this program in case any of them were contacted by the media. The Woodland Public Library has not been subject to serious safety concerns, but just shortly after this segment aired, one of the staff members had her handbag stolen from the media desk. An area has now been established for safe handbag storage.

- VI. Old Business
 - A. Long Term Funding Discussion
Bud, Alain and Heather met with Mayor Art Pimentel, Vice Mayor Skip Davies and Acting City Manager Kevin O'Rourke on February 13, 2012. They informed the city officials that while the Board believes a dedicated sales tax for library funding is a great idea, this is just not the right time.

B. Budget Update

Heather stated that department managers are doing some budget exercises, but it remains a “moving target”. On March 12th, there is another “2x2” meeting scheduled to discuss Measure E projects and long term funding. Library funding is not in the Governor’s budget and concerned citizens are being urged to contact their local representatives. The Board reviewed the Expenditure Status Report; mid-year budget adjustments are being made, but are not showing up as yet on this report.

C. Election of Board of Trustees

In consideration of the fact that Jorel and Kay are leaving the Board at the end of June, this matter is being deferred for the time being.

VII. New Business

A. Catalog Partners (Sacramento, Colusa, Sutter, Folsom) update

Heather reported that the Sacramento library system clearly does not want to continue providing delivery service to Woodland and the impact on our patrons of not having access to the shared catalog—or having to travel to Sacramento to pick up holds—would be significant. A follow-up meeting regarding this issue is scheduled for March 7th.

B. National Library Week Proclamation (March 20th City Council Meeting)

April 16-20 is National Library Week and either Jorel or Tom will attend the City Council Meeting to accept the Council’s proclamation.

VII. Reports

A. Director: No further report.

B. Board:

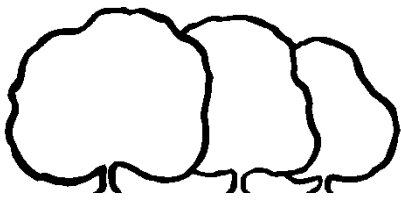
1) Council meeting attendance: None..

2) Individual Board Reports: Tom attended the United Way luncheon where Sue Bigelow was honored for being on the United Way Board.

The meeting was adjourned at 5:25 p.m.

The next meeting will be April 5, 2012, at 4:00 pm

Minutes prepared by Kay Hodges



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 1, 2012

SUBJECT: Commission on Aging Minutes: March 8, 2012

Report in Brief

Commission on Aging meeting minutes for March 8, 2012 are attached for information only.

Recommendation for Action

No action is required, informational report only.

Prepared by: Christine Engel
Interim Recreation Manager

Paul Navazio
City Manager

Attachment



Commission on Aging

Woodland Community & Senior Center, 2001 East Street, Woodland, CA 95776

Regular Meeting Minutes

March 8, 2012

Call to Order

Meeting convened at 3:30 p.m. at the Community & Senior Center, 2001 East Street, Woodland, California; Chair Garman presiding.

Commissioners Present:	Garman, Overholt, Campbell, Wright,
Absent:	Talkington
Staff:	Haynie, Engel
Guests:	Adelita Serena

Pledge of Allegiance

Minutes and Staff Report

Commissioner Campbell moved to accept the minutes from January 12, 2012, February 23, 2012 and the Staff Report; Commissioner Wright seconded the motion. Motion carried 4-0.

Presentation

Adelita Serena, Outreach Specialist from the Yolo County Library presented to the Commission "Yolo 2-1-1". Ms. Serena explained that Yolo 2-1-1 was launched in January 2012, this is a phone or web based service that is free from anywhere. There are links to referrals, disaster assistance, phone number services and links to programs.

Commission asked about services that would not be allowed and discussed the need for social services for Senior Center participants.

Ms. Serena supplied the Commission and Staff with flyers and handouts.

Communication Protocol

Engel explained the City's standard for communication between Commission members to the Commission. All communication that is sent to all commissioners need to be funneled through staff. This will insure that all communication follows the Brown Act requirements.

Meeting Time Discussion

Commission discussed the possible need to change the times that the Commission meets, three of the current member work 8-5 p.m. The current meeting time will remain the same for now.



Commission on Aging

Woodland Community & Senior Center, 2001 East Street, Woodland, CA 95776

Important Document Discussion

This item was tabled. Commissioner Overholt will present the documents at the April Commission meeting.

“Checking on you” program-Campbell

Commissioner Campbell stated that he talked to Susannah Johnson who runs the program for Vacaville PD. They have ten volunteers and run a more extensive program than would be possible for Woodland. Engel will contact Steve Guthrie at WPD and report back at the next meeting.

Council Presentation

May is older Americans month; Commissioner Overholt will work on the presentation. Staff will supply here with current pictures of computer, exercise, card games, and past resource fair. Commissioner Garman will present to Council.

Resource Fair

Commissioner Talkington should be back in town on Friday. Commissioner Wright will contact her and get the list of contacts for the Resource Fair. Event will be held on May 16, 2012, 10:30 a.m.- 1:00 p.m. Commissioner Overholt will create the flyer and give three line write up for the Senior Gram and for distribution to other agencies. Staff will post on Web page and Facebook. Finalize all information at the April meeting.

Speaker Series

Commissioner Overholt stated that Joanne Hatchet, PA from WHC is available either April 17 or 24 information needs to be in by March 14, 2012 to make the April Senior Gram.

Apartment List

This item was tabled.

Communication-Commission/Staff Statements and Requests

Commissioner Campbell informed the Commission that staff had received an informal estimate for the grout repair at the front of the Community & Senior Center, the cost is \$3.00 per foot, \$3,000.00

Commissioner Garman would like a discussion on the COA responsibilities and a review of the COA code.



Commission on Aging

Woodland Community & Senior Center, 2001 East Street, Woodland, CA 95776

Business Items for Next Meeting:

Speaker Guidelines

Grout at front entrance

Important Documents

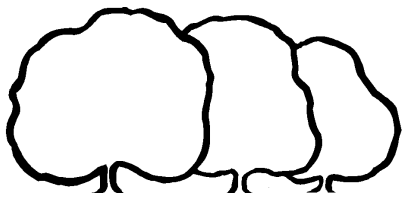
Review of COA code

Next Meeting Date: April 12 2012

Adjourn: Commissioner Overholt made the motion to adjourn the meeting at 4:35 p.m., Commissioner Wright seconded the motion, and motion carried 4-0.

Respectfully submitted,

Cathy Haynie, Administrative Secretary
Parks & Recreation Department



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 1, 2012

SUBJECT: Proclamation – Woodland Reads

Report in Brief

The Woodland Reads Committee is requesting Council to approve a proclamation for the Woodland Reads program recognition on May 17, 2012.

Staff recommends that Council adopt a Proclamation declaring May 17, 2012 as the date of recognition for the Woodland Reads program in the City.

Background

Council has shown their support in the past by issuing a Proclamation for the Woodland Reads program. This is an opportunity for the Council to recognize the importance of libraries in promoting reading, lifelong learning, access to information and technology, as well as uniting the Woodland community. On May 17, 2012, Peter Rock, author of the book *“My Abandonment”* will be in Woodland beginning at 12noon at a luncheon to be held at the Heidrick Ag History Center. Mr. Rock will then be speaking with high school students in the community. A community presentation and a book signing will take place at 7:00pm at the Woodland Public Library Leake Room.

Recommendation for Action

Staff recommends that Council adopt a Proclamation declaring May 17, 2012 as the date of recognition for the Woodland Reads program in the City.

Prepared by: Ana Gonzalez
City Clerk

Paul Navazio
City Manager

Attachment

City of Woodland

PROCLAMATION WOODLAND READS – APRIL 7, 2011

WHEREAS the Woodland Reads program began in 2002 to unite community members and school students to read and discuss, in common, the same locally selected book; and

WHEREAS the primary purpose of Woodland Reads is to promote literacy and a habit of reading literature that prompts discussion, challenges preconceptions and promotes positive values; and

WHEREAS to promote its purpose a unique feature of Woodland Reads has been the bringing of the author of the selected book to visit the community and schools; and

WHEREAS for this ninth year of Woodland Reads programs, the highly acclaimed novel, *My Abandonment*, by Peter Rock, professor of Creative Writing at Reed College in Portland Oregon, has been selected; and

WHEREAS many local individuals, businesses and organizations demonstrate support for the goals of Woodland Reads by contributing generously so that copies of the selected book are purchased for classes at Woodland and Pioneer High Schools, Cache Creek High School, Woodland Christian School and Esparto High School; and

WHEREAS on May 17, 2012, Professor Peter Rock will be in Woodland to visit with high school students and speak at a community luncheon and evening book signing.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland proclaims May 17, 2012 Woodland Reads Day.

Dated: May 1, 2012

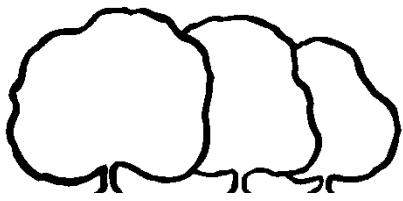
Artemio Pimentel, Mayor

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: May 1, 2012

SUBJECT: Proclamation Declaring May as Woodland's Antiques Fire History
Month

Report in Brief

The City Council is asked to proclaim the month of May as Woodland's Antiques Fire History Month recognizing the vital role of Woodland's Fire Volunteer Support Branch.

Background

The Woodland Fire Volunteer Support Branch was formed to provide education to the general public for fire safety and prevention in public events. They handle the procurement, restoration, maintenance and operation of the Woodland and Springlake Fire Protection District Historical Fire Fleet. They also research and preserve Woodland Fire Department documentation and memorabilia, engage in fund raising activities for the restoration program, and have developed and maintained the Woodland Fire Museums located at the Yolo County Fairground and at City Hall.

Discussion

The Support Branch was formed on May 5, 1997, with fourteen charter members. The members work to promote historical pride, participate in special events, and exhibit the antique fire apparatus for public viewing. The fleet includes a restored and operational 1874 Clapp and Jones steam fire engine, Woodland's first motorized apparatus, a 1923 American LaFrance pumper, a 1926 Graham Engine, a 1930 Seagrave Ladder Truck, a 1952 GMC Pumper, a 1964 Public Education Van, a 1974 Ferree Steamer Trailer and a 1988 Ford Tractor.

Fiscal Impact

There will be no fiscal impact.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council join the Woodland Fire Department in proclaiming May as Woodland's Antiques Fire History Month.

Prepared by: Shannon Collins
Management Analyst

Reviewed by: Rick Sander
Deputy Fire Chief

Paul Navazio
City Manager

Attachment

City of Woodland

PROCLAMATION

MONTH OF MAY AS WOODLAND ANTIQUES FIRE HISTORY MONTH

WHEREAS, the Woodland Fire Volunteer Support Branch and Support Branch Association was formed by General Membership on May 5, 1997 with Fourteen Charter members; and received its non-profit 501c3 status from the California Secretary of State on May 27, 1997; and

WHEREAS, the Woodland Fire Volunteer Support Branch was formed to provide education to the general public for fire safety and prevention at public events; and

WHEREAS, the Woodland Fire Volunteer Support Branch was charged with the procurement, restoration, maintenance and operation of the Woodland Historical Fire Fleet, which includes a restored and operational 1874 Clapp and Jones steam fire engine, Woodland's first motorized apparatus - a 1923 American LaFrance pumper, and a 1926 Graham Brothers pumper to name just a few displayed in parades and other events. The Support Branch is also charged with the research and preservation of Woodland and Springlake Fire Protection District documents and memorabilia and the Support Branch members assist deceased Firefighter families with funeral or memorial services, as requested, and engage in fundraising activities for the restoration program; and

WHEREAS, the Woodland Fire Volunteer Support Branch developed and maintains Fire Museums at the Yolo County Fairgrounds and the City of Woodland City Hall Station 1 for public viewing, while promoting the Woodland Fire Department and the City of Woodland through History and Pride.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF WOODLAND HEREBY proclaims that the month of May be deemed Woodland's Antiques Fire History Month.

DATED: May 1, 2012

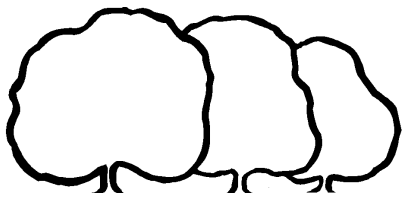
Artemio Pimentel, Mayor

Marlin H. Davies, Vice Mayor

William L. Marble, Council Member

Martie L. Dote, 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: May 1, 2012

SUBJECT: Proclamation of Recognition of and Appreciation for National Police Week

Report in Brief

The City Council is asked to proclaim May 13-19, 2012 as National Police Week, and Tuesday, May 15, 2012, as Peace Officers' Memorial Day in Woodland to honor the men and women whose diligence and professionalism keep our community and citizens safe.

Staff recommends that the City Council proclaim May 13-19, 2012, as National Police Week, and Tuesday, May 15, 2012, as Peace Officers' Memorial Day.

Background

In 1962, President John F. Kennedy signed Public Law 87-726 designating May 15 each year as Peace Officers' Memorial Day in honor of the Federal, State, and Municipal officers who have been killed or disabled in the line of duty; and the week in which May 15 occurs as National Police Week, in recognition of the service given by the men and women who, night and day, stand guard in our midst to protect us through enforcement of our laws. The law was amended by the Violent Crime Control and Law Enforcement Act of 1994, Public Law 103-322, signed by President Bill Clinton, directing that the flag of the United States be displayed at half-staff on all government buildings on May 15 each year. While the actual dates change from year to year, National Police Week is always the calendar week beginning on a Sunday, which includes May 15.

Though enacted in 1962, it was not until May 15, 1982, that the first National Peace Officers' Memorial Day service was held. The Joint Resolution was enacted in recognition of the police officers of our country who work devotedly and selflessly on behalf of the people of the United States, regardless of the peril to themselves. These officers safeguard the lives and property of their fellow Americans by the enforcement of our laws. By their patriotic service and dedicated efforts, these men and women deserve, and have earned, the gratitude of the Nation.

Fiscal Impact

This action has no fiscal impact.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council issue a Proclamation declaring May 13-19, 2012, as National Police Week, and Tuesday, May 15, 2012, as Peace Officers' Memorial Day.

Prepared by: Dan Bellini
Chief of Police

Paul Navazio
City Manager

Attachment

CITY OF WOODLAND PROCLAMATION OF RECOGNITION OF AND APPRECIATION FOR NATIONAL POLICE WEEK

- WHEREAS,** the Congress and President of the United States have designated May 15 as Peace Officers' Memorial Day and the week in which May 15 occurs as National Police Week; and
- WHEREAS,** the members of the Woodland Police Department play an essential role in safeguarding the rights and freedoms of the community of Woodland; and
- WHEREAS,** it is important that the all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, protecting them against violence and disorder; and by protecting the innocent against deception and the weak against oppression; and
- WHEREAS,** the men and women of the Woodland Police Department unceasingly provide a vital public service; and
- NOW THEREFORE,** be it resolved the City Council of the City of Woodland hereby adopts this Proclamation of Recognition and Appreciation and calls upon all citizens of Woodland and upon all patriotic, civic, and educational organizations to observe the week of May 13-19, 2012, as National Police Week with observances in which all of our citizens may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities have provided a dedicated service to their community. In so doing, they have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens. The City Council further calls upon citizens of Woodland to observe May 15, 2012, as Peace Officers' Memorial Day in honor of those law enforcement officers, who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty; and let us recognize and offer our respect to the survivors of our fallen heroes.

PASSED AND ADOPTED this _____ day of _____, 20____

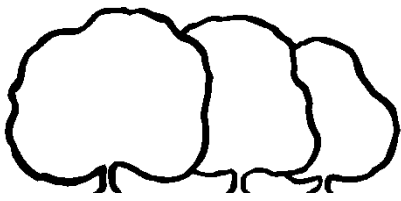
Art Pimentel, Mayor

Skip Davies, Vice Mayor

William Marble, Council Member

Martie Dotie, 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: May 1, 2012

SUBJECT: Community Development Department's Milestone Report

Report in Brief

Attached is the Community Development Department's Milestone Report. The report highlights new project submittals and major project activities for the department

The Milestone Report is provided to Council for its review on those months where City Council is not receiving the department's quarterly report. Below are the scheduled dates for City Council to receive the Milestone Report in fiscal year 2012.

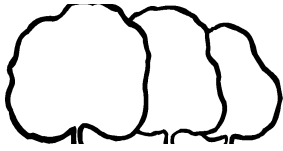
Dates:	March 2012	June 2012	September 2012	December 2012
	May 2012	August 2012	November 2012	February 2013

Prepared by: Evis Morales
Management Analyst

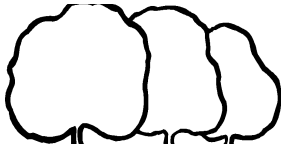
Reviewed by: Nicholas J. Ponticello
CDD Director

Paul Navazio
City Manager

Attachment

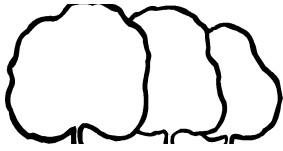
**MILESTONE EVENTS****New Project Submittals and Project Activities**

- The Building Division/Code Enforcement/Business Licensing is initiating the Mobile Vendor Ordinance. Permit forms and information handouts have been created and added to the web site. Initial contact has been made with each of the mobile vendors (stationary for more than 30 minutes at one site) and applications have been given them to fill out and submit. During the month of April these permit applications will be processed and site visits will be made to address any code compliance issues: only one vendor per site, paved surfaces, no furniture, etc. Full compliance should be reached within the first month.
- The new FEMA Flood Insurance Rate Map changes will affect over 4,300 properties in Woodland. A letter was sent to each affected property notifying them of the coming changes. The effective date for the new maps will be May 16, 2012. The following information documents what responses have been received by CDD during the 1 ½ months since the initial letter was sent to property owners.
 - As of February, 2012, staff has received at least 2 or 3 inquiries per day (counter or phone) regarding the new FEMA map. Most of the calls are requests for confirmation of flood zone status and requesting a copy of their LOMR letter (previous removal from the current Flood Zone).
 - Staff has also received about 15 emails since February, 2012; again, most of the emails are requesting confirmation of flood zone status.
 - There appears to be more activity from home buyers being able to qualify for homes that are being removed from the requirement to carry flood insurance.
 - All contacts are directed to look at our web page for further information.
 - FEMA has submitted to staff a list of all current Letters of Map Change and Revisions (LOMR or LOMC). Staff is verifying our data with FEMA's to ensure a smooth transition for affected homeowners and businesses. There have been over 115 LOMA's issued for properties in Woodland based upon the current flood zone. All these properties will maintain their exemption when the new map takes affect. The verification applies to properties that will still be in the flood zone but part of the new map. It is important for these properties to be reassured that their exemption will be maintained.
- Update on production home single family development (SFD): There are two active subdivisions currently building homes: Starlyn Park is currently constructing over seven homes. Huntington Square has no homes under construction and is working through its inventory.

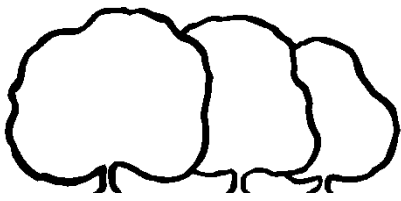


SFD Permits Issued			
	FY11	FY12	Total
Huntington Square	31	10	41
162 Total Lots			
	FY11	FY12	Total
Starlyn Park	10	17	27
79 Total Lots			

- The Target Regional Distribution Center's 344,000 sq. ft. addition to their 1.5-million sq. ft. warehouse facility at 2050 E. Beamer Street is completing interior spaces and ADA requirements.
- The Agriform Inland Terminal's 54,000 sq. ft. fertilizer storage building and associated railroad unloading facility at 1001 N. East Street has been issued a Temporary Certificate of Occupancy. They will be starting on their public art which will be a painted mural on the gable end of the building facing Highway 113.
- The new Party City retail store's 12,700 sq. ft. tenant improvement at 1386 E. Main Street is progressing and is in the process of receiving their racking permit.
- At the request of Spring Lake development community City staff is in the process of developing a multi-disciplinary team of appropriately qualified professionals to evaluate key finance-based questions regarding the financial structure underlying the Spring Lake Specific Plan with the intent to develop a clear set of rules that the City and the development community may be able to use that will allow development to proceed on first, second, and third release properties.
- The City has initiated the first public stakeholder meeting as part of the process toward developing a Climate Action Plan by the end of 2012. This will be the first of several public meetings that will be held with the goal to engage the community in the development of goals, priorities and implementation actions. The first meeting is scheduled for April 18, 2012.
- City staff has initiated a meeting with the Planning staff in Chico in order to discuss their experiences in the management and process regarding their recently completed General Plan update.
- Six (6) new Planning Review applications were submitted for review in March including three new signs, design review for a commercial building, an accessory structure in Spring Lake, and a new Tentative Parcel Map. A total of four (4) new single family home permits, two (2) patio permits and six (6) new sign permits were issued in March.



-
- Staff attended a meeting organized by Carrollo Engineers to discuss the possibility of West Sacramento providing water for Woodland and Davis. Draft report will be ready by the end of May 2012.
 - West Yost to provide the City with a work plan to initiate an Aquifer Storage Recovery (ASR) Wells project in Woodland. This is aimed at supplementing the surface water project. The plan will be provided by early May 2012.
 - Staff invited contractors to bid on Well 17 rehabilitation, contractor to be selected by early May 2012.
 - Well 28 final water quality results received. Staff will be meeting CDPH staff by early May 2012 to discuss water quality issues for permitting.
 - Staff received a proposal from Kamilos LLC on the North East Tank; responses to be provided by Mid-May 2012.



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 1, 2012

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

Report in Brief

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

Staff is available to address any questions Council may have.

Compiled by: Michael Karoly, PE
Sr. Civil Engineer

Reviewed by: Brent Meyer, PE
Principal Civil Engineer
Doug Baxter, PE
Principal Civil Engineer

Reviewed by: Nicholas J. Ponticello
CDD Director

Paul Navazio
City Manager

Attachment: Capital Budget Status Report



MILESTONE EVENTS

08-21, CIPP Sewer Main Repair Project	Opened bids and awarded construction contract.
09-21, Series Street Light Replacement, Phase 3	Opened bids and awarded construction contract.
10-01, Parks Irrigation Rehab., Phase 3	Design approval and bid authorization scheduled for May 1st Council meeting.

DETAILED PROJECT LISTING

Project:	97-24, Interstate 5 & County Road 102 Interchange Improvement		
Phase:	Completed	PM:	Ayon
Description:	This project consists of the construction of a southbound I-5 on-ramp, modifications to the existing on-ramps and off-ramps, widening CR 102 from two to four lanes between the NB ramp terminal and the SB ramp terminal, and widening CR 102 to six lanes from the SB ramp terminal to Maxwell Avenue.		
Status:	Contractor started work during August 2010 and construction substantially completed during December 2011. Contractor has been working on corrective items. Staff expects corrective items to be completed by Contractor by end of April 2012.		

Project:	98-01, Matmor and E. Gum Traffic Signal		
Phase:	Design	PM:	Camacho
Description:	Install a new traffic signal at the intersection of E. Gum and Matmor. The project is a CEQA requirement of the Parkside development project. Project will install turn pockets and make any needed ADA improvements		
Status:	- Traffic Engineering staff's recommendation of the parking restriction was presented to the Traffic Safety Commission on May 2 and was unanimously approved 3-0. - Designing traffic signal using approved recommendation of the parking restriction.		

Project: 00-04, Lemen, North and East Streets Realignment	
Phase: Design	PM: Ayon
Description:	This is a Federal Aid project to realign Lemen Avenue opposite North Street, install a traffic signal, and construct a median on East Street at Court Street to prevent left turns to and from Court Street. Signal interconnects between Main Street and North Street will be included.
Status:	• State Funding: Per Caltrans' and FHWA's request, City staff completed additional revisions to utility relocation documents and sent to Caltrans for their review and approval for all project work that includes City utilities (new FHWA requirement). Once Caltrans' review and approval process of the utility relocation documents is complete, Caltrans and FHWA will finish processing staff's request for construction funding authorization. • Completing design documents and including plan review comments, including removing the median per Council's direction. • Staff plans to bid the project in spring 2012 and start construction in summer 2012.

Project: 00-06, I-5 and Highway 113 Interconnect, Phase 2	
Phase: Delayed	PM: Ayon
Description:	This project includes the construction of the freeway to freeway connector from northbound I-5 to southbound SR 113. This project is being designed and managed by Caltrans.
Status:	• City is working with Caltrans to place this project on hold. Existing Federal earmark funding will be used to relocate utilities.

Project: 01-04, Traffic Model Update	
Phase: Pre-Engineering	PM: B. Meyer
Description:	The project includes an update of the City's Traffic Model to reflect changes due to development, and zoning of new growth areas and the update of the Streets Master Plan to address changes in growth, zoning, and the general plan update.
Status:	• Council approval is planned for 2012.

Project: 05-09, Main Street widening (west bound), East to 6th Streets 09-18, East & Main Storm Drain Deficiency Replacement/Repair	
Phase: Completed	PM: Burnham
Description:	The 05-09 project will widen the north side of Main Street from East Street to Sixth Street by widening to allow two lanes of westbound traffic through the intersection. The 09-18 project will construct new 18" storm main crossing of RR tracks to replace one of two 6" pipe crossings.
Status:	• The City Contractor has completed their contract work. City and Contractor are resolving change orders. • Scheduled for Council acceptance on April 17th.

Project:	06-12, Springlake East Regional Pond		
Phase:	Construction	PM:	Cocke
Description:	This project will landscape the center island and western portions of the existing Spring Lake East Regional Pond. Native plants and grasses will be used to minimize future maintenance and create/maintain a natural habitat.		
Status:	The Yolo County Resource Conservation District has planted native plant material at the site. Tamarisk Trees have been removed. A drip system has been installed to establish the vegetation. Plant material is continuing to be planted, dry weather is delaying some planting. More trees and shrubs have been planted and the March rains have caused the grass plantings to rebound from the dry January and February.		

Project:	08-07, Surface Water Project		
Phase:	Design	PM:	Baxter
Description:	This project includes a regional water supply project jointly funded with the City of Davis and UCD. It would provide 21 million gallons of water per day for the City of Woodland, including storage tanks and related water transmission lines to get the high quality water into the City. Existing wells would be used to supplement peak hour and peak day water demands.		
Status:	Final Request for Proposal documents for the Design Build Operate contract is expected to be issued November 2012. Intake structure is at the 60% design point. Public involvement meetings and outreach is continuing. CEQA documents for amendment of water right permit underway.		

Project: 08-21, Annual Sewer Repair and Replacement**Phase:** Design &
Construction**PM:** Chavez**Description:** Repair and/or replacement of existing sewer mains and laterals based on priorities as determined during routine maintenance work and video surveys of facilities.

- Status:**
- Investigating sewer trunk mains from Beamer & CR 102 to SS lift station at E. Main Street for purposes of designing rehabilitation.
 - CDD Director awarded construction contract to Miksis Services in the amount of \$27,199.00. The Engineer's Estimate was \$50,000.**
 - Bids received:**

<u>Bidder</u>	<u>Amount</u>
Miksis Services Inc.	\$27,199.00
ABC Service	\$36,996.42
NorCal Pipeline Services	\$43,533.50
Fletcher's Plumbing Inc.	\$68,378.00

- Designing manhole rehabilitation project for flat-bottom brick manholes that are leaking/failing at various locations around town. This initial phase will consist of approximate 20-30 manholes.
 - Issuing RFP to video inspection companies to provide services to investigate and report on existing 'Orangeburg' laterals for future replacement.
 - Designing sewer point repairs at various locations around town.
 - Kentucky Ave Trunk Main east of Pioneer: Designing relining of existing 30" (35 LF) concrete pipe.
-

Project: 08-28, Modify Well Casings**Phase:** Design**PM:** Baxter**Description:** Work to include modifications to well casings to extend life expectancy and reduce the level of nitrates in the well water. Specific wells to be modified will be determined the year before work is to be done. At this time the most likely of wells to be modified are Wells #5, 10, 11, 13, and 17. Work will also include video inspection, cleaning, doing minor repairs to pump shaft and bearings and minor repairs to casing.

- Status:**
- Video inspections of Wells 17 and 5 are underway. Work is being coordinated with the Surface Water Project. **City staff has requested for proposals from three different contractors to block off the top 190 ft of well 17. This should be in within the next two weeks.**
-

Project:	08-33, 1st Ground level Storage Tank		
Phase:	Design	PM:	Okupe
Description:	This project would include building a new ground level 3 million gallon tank with a booster pump station. Current location is at the west end of the holding pond at the corner of CR 98 and El Dorado. Pipeline work to connect to existing system at El Dorado and Ashley is included.		
Status:	• Design has been completed to the 60 % level. Consultant preparing final design and bid documents. • As requested by Council the visual impacts have been reduced by reducing the width of the tank, partially burying the tank deeper and adding more trees for screening. Landscaping will be reviewed by the Parks Commission. Staff is coordinating project with PG&E for power supply.		

Project:	08-58, Downtown Beautification		
Phase:	Design (delayed)	PM:	Karoly
Description:	Enhance downtown's role as the government, dining, entertainment, cultural and retail/specialty center of the community. Also preserve, as appropriate, historic architectural features. Project limits are Main Street from East Street to Third Street. Improvements include curb bulb-outs at intersections, traffic signal at 5 th and other features in the public right of way as appropriate or affordable. Funded by a SACOG 2010 Community Design Grant.		
Status:	• Construction funding not available until 2013. • Frontage improvement ideas from Freeman Park enhancements will be incorporated into project as appropriate. • Preliminary design work delayed due to elimination of Redevelopment Agency; awaiting confirmation of successor agency funding.		

Project: 09-15, FloodSAFE Yolo**Phase:** Pre-Design**PM:** Cocke

Description: This project engages local, regional state and federal agencies in the development of comprehensive strategies to minimize the risk of flooding from Lower Cache Creek while enhancing water supply and the ecosystem in a manner that reflect community values. The FY 2011 focus areas will be on initiating studies in cooperation with the US Army Corps of Engineers, California Department of Water Resources and other regional agencies and outreach that will inform the community of the conceptual solution.

- Status:**
- Due to a lack of federal funding, the state and local agencies are developing agreements to accelerate their studies and pay for the federal sponsor to provide QA/QC of their work so that when federal funding is available the federal portions will proceed in a timely manner. In addition, A meeting was held with John Garamendi, the new House Representative for Woodland, and he was given information that I-5 will flood and become impassable during a 30 year event.
 - Updated the City Council at the January 17th meeting on City Cost share and funding. Paperwork for Sponsor work in-kind in advance of the Corps has been approved by the City and State Sponsors and has been submitted to the Corps HQ. A progress meeting was held on Feb. 6, 2011. The Corps will be submitting an invoice for a total of ~\$54,500 to the local Sponsors for progress to date, in the next two weeks. The Hydrology will be approved by the Sacramento District at the end of February and submitted to an Agency Review Team in March. Final Approval is expected in April.
 - No Change, still waiting for the invoice and contract signatures.

Project: 09-21, Series Street Light Replacement, Phase 3**Phase:** Construction**PM:** Karoly, Burnham

Description: Design and construct a replacement lighting system for about 1/3 of the Gibson-College circuit. CDBG Funding approved for first part of Phase 3 replacement in the Gibson-College circuit.

- Status:**
- Managing public relations effort to inform residents and property owners.
 - **City Manager awarded construction contract to Terry Hansen Electric, Redding, in the amount of \$144,581.00. The Engineer's Estimate is \$170,000.**
 - **Bids received:**

<u>Bidder</u>	<u>Amount</u>
Terry Hansen Electric	\$144,581.00
Cal Electro, Inc.	\$158,310.00
Tennyson Electric, Inc.	\$177,375.00
M&M Electric	\$177,700.00
Pacific Excavation, Inc.	\$194,725.00
Koch & Koch, Inc.	\$215,078.00

Project:	09-22, Water Meter Phase 2		
Phase:	Completed	PM:	Heath
Description:	Grant funded project to install water meters on existing unmetered water services throughout the city. Project design was managed by PW; Construction is managed by CDD. Grant is primarily funded by American Reinvestment and Recovery Act (A.R.R.A.) funds.		
Status:	• Accepted by City Council on April 3, 2012.		

Project:	09-23, Water System Maintenance Repairs		
Phase:	Pre-Design	PM:	Okupe
Description:	Conduct repairs and install upgrades to the water system as part of the annual upgrade and repair project. Work may include: eliminate undersized water mains, rehabilitate unlined cast iron pipe, replace rusted service lines, cure pipe looping deficiencies, and valve replacement.		
Status:	• Utility Services Associates performed leak detection work on 93 miles of the city water system and indentified 26 mostly minor leaks. All leaks repaired by city crews. Water waste eliminated is about 31 million gallons per year. • Currently determining scope of subsequent rehabilitation work. Still ongoing		

Project:	09-24, Pioneer Avenue Widening from Gibson Avenue to Farmers Central Road		
Phase:	Bidding	PM:	Karoly, Heath
Description:	Widen Pioneer Avenue to ultimate width (4 lanes) from Gibson to the future Collector 4 intersection (also High School entrance). Includes installing Traffic Signal at Pioneer/Collector 4, transitioning from full width road section north of Collector 4 to the existing two lanes south of Collector 4, and related sewer and storm drain improvements.		
Status:	• Obtained right of entry from School District for striping and signing improvements in the High School parking and driving areas. This will minimize traffic backups into Pioneer Avenue at the new signal. • City Council on March 20th approved design and authorized bidding. • Bids opened on April 12th. Scheduled for Council award of construction contract on May 1st. Construction will start in June.		

Project:	09-25, County Road 25A from County Road 101 to State Highway 113		
Phase:	CEQA	PM:	Fong
Description:	Pavement rehabilitation and widening of County Road 25A between Highway 113 and County Road 101. Final configuration will be a 2-lane roadway.		
Status:	• Design funding provided by Pulte (Centex) in January 2010. • Project is under design		

Project:	09-27, Pioneer Widening from Farmers Central Road to Heritage Parkway		
Phase:	Completed	PM:	Heath
Description:	Construct 2-lanes of future 4-lane roadway, including street lighting, along Pioneer Avenue, south of Farmer's Central Road to Pioneer/Parkland to Parkland/Heritage Parkway, to provide better connectivity within Springlake area.		
Status:	- Construction completed and the new roadways are open to traffic. The Contractor is completing final corrective work items and is expected to be done by mid April.		

Project:	09-31, Storz Pond Maintenance		
Phase:	Construction	PM:	Cocke
Description:	This contract with the YCRCD will provide on-going maintenance of the pond for minimal cost. Maintains Storz Pond to meet City and area-wide drainage needs. Funding is from Storm Drain In-Lieu revenue already collected.		
Status:	- The first spring mowing and broadleaf treatment is scheduled for February. Native grasses are responding to the winter rains. - Broadleaf weed treatment is scheduled for Mid April. Site has been mowed.		

Project:	10-01, Irrigation Rehabilitation Phases 3 & 4		
Phase:	Design	PM:	Burnham (ph 3) Karloly (grant admin)
Description:	This project will upgrade existing irrigation systems to conserve on energy and water use. Proposition 50 Grant funds must be spent by December 2012. Project work includes installing centralized irrigation control, booster pumps, replacing in-ground irrigation systems and turf repair/replacement.		
Status:	- Phase 3 (2012) work will include complete replacement of the irrigation systems at Beamer Park (& Circle), Tredway Parks, and Buchignani Field, and installation of controllers at Everman, Clark Field, Roddy, Traynham, Streng Pond and Woodland Cemetery. This work will be constructed during summer 2012. - Phase 4 (2013) work will include Freeman Park. Delayed due to new water well construction. Will require extension of Grant Agreement with State DWR. - Staff requested redistribution of grant funds between the specific grant tasks to fully utilize the Proposition 50 funds. State DWR staff verbally indicated they will approve this amendment to the original grant. - Scheduled for Council approval of the design and bid authorization at the May 1st Council meeting.		

Project:	10-07, East Kentucky Rehab (East to Harter)		
Phase:	Design	PM:	Karoly
Description:	Project will rehabilitate E. Kentucky from East Street to Harter Avenue; including adding bike lanes to close the bike system gap on Kentucky. The project will reconstruct the pavement, valley gutters and curb. This project is Federal-Aid funded by SACOG in 2012. Local funds are being used for design.		
Status:	- Continuing utility relocation negotiations as required by FHWA regulations. This process could take six to nine months. - Continuing public relations effort with fronting businesses and property owners. - Bidding likely to occur for 2013 construction season.		

Project:	10-08, Well 28 at Freeman Park		
Phase:	Construction	PM:	Olmedo/Heath
Description:	The project will construct new water well to replace the existing Well # 1. The new well will be constructed at Freeman Park.		
Status:	- Phase I: Council Final acceptance was March 20, 2012. - Phase 2 Well Equipping: Council awarded contract to Mascon, Inc. on February 21, 2012. Notice to Proceed issued for April 2, 2012. Contractor will setup at the site on April 16 or soon after.		

Project:	10-09, Gibson Ranch Landscaping; Spring Lake Ct. & Bourne Dr.		
Phase:	Design	PM:	Karoly
Description:	Install landscaping along the south side of Spring Lake Court and at the north end of Bourne Drive. These improvements are the last remaining portions of landscaping in the public right of way to be completed in the Gibson Ranch development.		
Status:	- Construction will be coordinated with Phase 3 of the Parks Irrigation Rehab (10-01) project. Work will be performed during Summer 2012. Scheduled for Council approval of the design and bid authorization at the May 1st Council meeting.		

Project: 10-11 Treatment Plant Expansion – Biosolids**Phase:** Construction**PM:** Cocke

Description: This project consists of the disposal of biosolids that have accumulated in the storage ponds at the Water Pollution Control Facility (WPCF). To date, over twenty years of biosolids have been stored in approximately five storage ponds and the Regional Water Control Board requested that the City present a disposal plan during the application process for the waste discharge permit adopted in February 2009. The Regional Board will expect the City to begin the process for biosolids removal from the ponds in accordance with the submitted plan. The disposal plan includes removing one pond from service every other year, dry out the solids and have a disposal company contracted to remove the biosolids for either landfill disposal or farmland application. If the City does not follow through with the biosolids disposal plan by the end of the new NPDES permit cycle, which will be in 2014, then we can anticipate the Regional Board will give the City a biosolids requirement that may prove to be very costly to comply with in the next NPDES permit.

- Status:**
- **The North Ponds # 1 through #8 have been cleaned out and the bio-solids have been moved into Pond #9. This portion of the project was accelerated in order to allow the cleaned ponds to be available to the DBO contractor as a borrow area for construction of the new Water Treatment Plant for the Woodland Davis Water Supply Project. The total volume of material moved was ~134,000 cubic yards of bio-solids. These bio-solids have been tested to be “Class A of exceptional quality” which could facilitate their use as a soil amendment. Pond # 10 of the south pond was also cleaned out to test whether it is feasible to dry and haul a pond in a single summer without causing an odor problem offsite. Pond #10 was successfully dried this summer without causing an offsite odor problem. The materials in the pond also tested out as Class A of exceptional quality. Total volume of Bio-solids exported to the landfill was 55 metric tons.**
 - **The plan for this summer is to remove ~ 5 years worth of material from Pond 9, and treat the bottom of Pond 11 with soil cement. Immediately after Pond 11 is treated WAS discharge will be moved to this Pond. The North Pond #'s 7 & 8 will be used for the new Surface Water Plant and will be raised using fill from North Pond #'s 1-6. Pond 8 will be cleaned out next year and Pond 10 will be treated with soil cement.**
-

Project: 11-14, 36” Water Main – East Street to Pioneer Avenue**Phase:** Design**PM:** Olmedo/Cocke

Description: Install a 36 inch water main instead of a 12 inch water main in the Spring Lake area to meet the needs of the surface water project.

- Status:**
- Design and preparation of contract documents underway.
 - Right of way and easements also underway.
 - Scheduled for bidding in August 2012.
-

Project: 11-15, Community Center – Sports Park Frontage Landscaping	
Phase: Design	PM: Olmedo
Description: Fronting landscape along the south side of Sports Park Drive as well as the 10' bike path of the Community Center/Sports Park Master Plan.	
Status:	• Project will be managed concurrently with CIP 11-14, 36" Water Main from East to Pioneer. • Amended contract with 36" Water main designer, Cunningham Engineering to include landscape design services.

Project: 11-24, I-5 & CR 102 Interchange Landscaping	
Phase: Pre-Design	PM: Ayon
Description: This project is the landscaping phase of the 1-5/CR-102 Interchange Improvements Project (#97-24).	
Status:	• Callander Associates has been selected for landscaping design. A contract has been executed and Callander has begun preliminary design. • First task will be to study opportunities and constraints and provide alternatives for City review and selection of a design.

Project: 11-27, Main St and Cleveland Traffic Signal Improvements	
Phase: Pre-Design	PM: Camacho
Description: This project will upgrade the existing intersection and traffic signal equipment and will install vehicle detection on Cleveland St, new signal poles, new signal heads, pedestrian audible signals, and pedestrian signal heads. Project will also reconstruct the non-compliant ADA curb ramps at the intersection. This intersection is one of the top 10 accident locations, thus its selection for grant use.	
Status:	• Base survey has been completed. • Authorization to begin design work was received from Caltrans. • Designing traffic signal and ADA curb ramps.

Project: 12-02, Oxidation Ditch Retrofit – Phase 1	
Phase: Pre-Design	PM: Cocke
Description: During the analysis done by Carollo Engineers for the Woodland Davis Regionalization Study, it was learned that the present ditch rotor system was not performing at a level to give the Water Pollution Control Facility (WPCF) its rated capacity for solids (Biological Oxygen Demand) of 8.0 MGD. The several rotor sets are reaching the end of their useful life and are scheduled to be replaced. Instead of replacing the inadequate rotor system, it is proposed that a new solids aeration system be retrofitted into the existing ditches to raise the solids capacity to match the existing hydraulic capacity (10.4 mgd). This project will result in increasing the solids capacity of the WPCF to match the hydraulic capacity of 10.4 mgd. It will also improve "settling characteristics" in the clarifiers and better UV disinfection and save \$100K per year in electric costs when the WPCF is operating at capacity.	
Status:	• Work has started with a sit visit by B&C for the peer review. The first Tech Memo (TM) is expected in the beginning of May.

Project:	12-03, WWTP Headworks Concrete Repair		
Phase:	Design	PM:	Cocke
Description:	The concrete in the top of the screw pump lift station and inlet channel has deteriorated over time from hydrogen sulfide corrosion. This has exposed the concrete aggregate and could expose the structural steel. Develop bid documents for repair, bid project, construction management, repair concrete and bypass pump during repair.		
Status:	• The Headwork's concrete repair area and a void in the clarifier bottom has been repaired using a high strength grout. The Headwork's grade beam was also epoxy coated to reduce the potential for sulfide corrosion in the future. The trash compactor replacement with a JWC unit by staff has been added to this project. • The compactor was ordered in March. • With the repair of Pump # 1 occurring at present, and Pumps 2 & 3 scheduled in the next t months, spot concrete repairs are being done as H₂S eroded areas are exposed in this process.		

Project:	12-04, 2011/12 ADA Improvements		
Phase:	Construction	PM:	Camacho
Description:	Project will construct ADA required improvements such as compliant curb ramps, driveways and sidewalks to improve existing pedestrian paths. The project will continue the W. Beamer St priority path (Ashley to West St.) that was started with the 2010/2011 ADA Improvement Project. It will also continue with the City's ADA curb ramp priority list, which has various locations through out the City.		
Status:	• The project has been awarded to the lowest bidder, RSC General Engineering. • Construction has started and is scheduled to be completed by mid May..		

Project:	12-05, Surface Water – Local Pipelines, Phase 1		
Phase:	Hold	PM:	Okupe
Description:	These pipeline projects are needed as part of the surface water project to improve water quality and offset the declining water quality from the groundwater supplies. The pipeline will be used to convey the surface water to all areas in the City. The pipelines for improvement before surface water project is complete are Farmers Central Pipe from East St to Ashley Ave. Then pipe connections from Farmers Central to the distribution system and a new Mickle Ave pipeline.		
Status:	• Staff received design proposal from Brown and Caldwell. On-hold; insufficient design funds in FY 11/12.		

Project:	12-06, 2nd Ground Level Storage Tank – Phase 1		
Phase:	Design	PM:	Okupe
Description:	This project will build a new ground level 2 million gallon tank with a booster pump station. The tank will be located in the northeast area of the City to improve water quality in the future. Pipeline improvements work to connect to existing system and regional pipeline from the WTP are included.		
Status:	Design underway, project expected to go to bid in June 2012. Staff receive proposal from Kamilos, evaluation of proposal underway.		

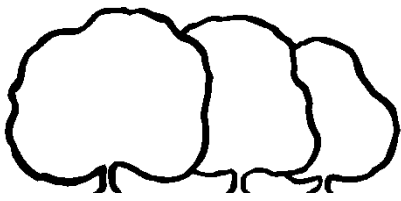
Project:	12-07, 2012 Road Maintenance Project		
Phase:	Construction	PM:	Burnham
Description:	Project will perform pavement maintenance seals on the area bounded by CR102, SR113, I-5 and Gibson Road		
Status:	Construction started in September and was substantially completed during November. Remaining work is awaiting warmer weather during Spring 2012.		

Project:	12-08, Freeman Park – Farmers Market		
Phase:	Hold	PM:	Karoly
Description:	Prepare a plan to provide amenities for the Farmers Market at Freeman Park. Improvements will be coordinated with the Parks Irrigation Rehabilitation Project (CIP 10-01) and the new Water Well 28 (CIP 10-08).		
Status:	- Council study session held on Nov. 29, 2012. - No further effort is anticipated until new funding is identified as a result of the RDA dissolution.		

Project:	12-09, Water Meter Ph. 3		
Phase:	Design	PM:	Okupe
Description:	Project will install water meters at common-ownership multi-family (MF) complexes and other commercial properties using city only funds.		
Status:	- Preparing designs for MF sites - Preparing plans and specifications for changeover of condominium type properties (Phase 3). Final quantities and scope of work will be determined after completion of Phase 2 work. Bidding is scheduled for winter 2012. - Researching and obtaining needed permissions to enter properties for installation and maintenance of city meters. –On going		

Project:	12-10, Water Meter Road Maintenance		
Phase:	Design	PM:	Wurzel
Description:	Project will perform pavement maintenance work on roadways with pavements cuts from the Ph 2 Water Meter installation work.		
Status:	• Commencing design work.		

Project:	12-15, City Hall Remodel		
Phase:	Design	PM:	Karoly
Description:	Project will upgrade three restrooms to comply with ADA requirements and reconstruct the public service area to accommodate the CDD consolidation in the main City Hall Building.		
Status:	• Held kick-off meeting for the design phase with consultant and staff stakeholders to discuss project goals and share opportunities and constraints. • Council approved the CDBG amendment on April 17th. Staff is processing HUD approvals. Working with State Historical Properties Officer to process clearance for building work. • Performed testing for asbestos materials and lead paint. Positive results returned for several samples. Special disposal requirements will be incorporated into the Contract documents. • Staff is working with the consultant to determine time required to complete design, bid/award and construct the improvements.		



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 1, 2012

SUBJECT: Pioneer Ave from Gibson Road to Patriot Way, CIP 09-24; Award
Construction Contract

Report in Brief

On April 12, 2012 the City received 4 bids for construction of widening of Pioneer Avenue from Gibson Road to Patriot Way/Pioneer High School driveway. The roadway will be widened to the ultimate width between Gibson and the High School/Patriot intersection. A new traffic signal will also be constructed at the Pioneer and High School driveway intersection. The roadway will improve traffic circulation and reduce traffic congestion adjacent to the High School. On March 20, 2012, Council approved plans and specifications for the project, and the bid period commenced.

Staff recommends that the City Council award the Construction Contract Base Bid in the amount of \$1,618,919.20 including, the deductive bid alternate (Item #77) in the amount of (\$10,000), for a total contract value of \$1,608,919.20 to Lund Construction Co., Inc., No. Highlands, CA.

Background

The Spring Lake Specific Plan (SLSP) circulation element includes Pioneer Avenue as a four lane arterial road south of Gibson Road. The Spring Lake Capital Improvement Program and financing plan includes funding for widening to the 4-lane ultimate width.

In 2004, the City sold bonds and collected cash from the development community to fund the initial infrastructure needed to support development in the Spring Lake area. In order to meet their respective schedules the Developers constructed many of the improvements included in the bond documents but did not construct the signal on Pioneer Avenue at the High School entrance. Furthermore, development also triggered the need to widen the northern portion of Pioneer Avenue. Seven of the entitled properties are required to participate in construction of the widening. However, there is not a development interest that can carry the cost of these improvements (subject to reimbursement). Therefore, the City is stepping forward to complete the necessary infrastructure.

The City is constructing the western two lanes of the ultimate roadway. Other features include city utilities (water, sewer, storm), street lighting, an eastbound right turn lane on Gibson road and a

traffic signal at Pioneer and the High School driveway/future Patriot Way intersection. The improvements will include 2 left turn lanes from southbound Pioneer into the main high school entrance. Pioneer Avenue will transition from 4 lanes to two lanes south of the signalized intersection. Staff is working with the school staff to minimize traffic impacts while school is in session and staff has coordinated signal design details which affect the onsite high school circulation.

Discussion

On April 12, the City opened the following bids:

Bidder's Name, Location	Base Bid Amount	Additive Alternate (#76)	Deductive Alternate (#77)	Total Bid	Notes
Lund Construction, N. Highlands	\$1,618,919.20	\$58,900.00	(\$10,000.00)	\$1,667,819.20	1
Western Engineering, Loomis	\$1,694,177.00	\$18,000.00	(\$35,000.00)	\$1,677,177.00	
Ghilotti Construction Co., Santa Rosa	\$1,850,166.00	\$15,000.00	(\$10,000.00)	\$1,855,166.00	
Marques Pipeline, Sacramento	\$1,935,623.00	\$38,500.00	(\$40,000.00)	\$1,934,123.00	
Engineer's Estimate	\$1,900,000.00	\$15,200.00		\$1,915,200.00	

Note 1: The extension of the unit prices and quantities was corrected.
An estimate was not prepared for the Deductive Alternate Item.

Staff has performed due diligence in reviewing the bids and all bids comply with the technical submittal requirements, except as indicated in the notes above. Staff recommends award of the Base Bid and the Deductive Alternate.

This project includes an incentive payment to the contractor if all roadway work is completed by August 17. The maximum incentive is \$40,000 and decreases by \$4,000 per work day (weekday) for each day after August 17 that the contract (roadway) work is not finished. The landscaping work in the new median can be completed after August 17 without affecting the incentive. The cost of the incentive is included in the total project award.

The project was bid with a bid alternate for the onsite parking lot work at the High School. Striping changes within the High School parking lot are included in the base bid. These additive alternate items will make physical changes to the parking lot, remove a portion of an island and construct drive connection thru a landscape area to simplify traffic movement. These improvements are needed since the large quantity of vehicles entering the parking lot may cause a backup into the new signalized intersection. These items were priced separately in the event that the School District can find funding for these changes on their High School site. We have discussed this issue with the School District. They do not have a fund source to pay for these items. Because of the high cost of

this work, staff is recommending that Council reject this additive bid alternate and direct staff to negotiate with the contractor in order to get this work done.

The project is also being bid with a deductive bid alternate to allow a full road closure for up to four weeks during the summer break. The road closure will consist of closing Pioneer Ave between Gibson Avenue and Farmers Central Road. The contractor will be required to leave one driveway open to the High School parking lot (with public access from either the north or the south). Staff's opinion is that the contractor should gain efficiency by being allowed to work in the entire roadway without setting up and managing detours around the work areas. This bid alternate in combination with the incentive clause allows for flexibility in accomplishing the project more expeditiously in order to reduce traffic impacts once the school year starts in August. We cannot guarantee that the contractor will be finished with major construction when school starts, but we are doing everything that we can to encourage the contractor to be done when school starts. Staff recommends that Council award this deductive bid alternate in the amount of (\$10,000).

Staff anticipates major construction starting on June 11. According to the time allotment in the construction contract, the contractor has until the first week of September to complete all roadway work. The contractor is allowed an additional 2 weeks to complete the landscape work.

In order to facilitate construction, the city has obtained quotes for the long lead items like the traffic signal poles, and street lights. The city has placed the order for these materials. These materials will be delivered in late June or early July depending on the manufacturer's production schedule. The contractor will use these city supplied materials during construction.

Staff is implementing a public outreach plan for this project that includes:

- Coordination with the School District and Pioneer High School staff (ongoing)
- Distribution of news items to the Springlake email address list
- Periodic Press Releases
- Internal staff coordination with Woodland Emergency services (Police and Fire)

In addition, during road closures, there will be lighted message boards placed on Pioneer, Gibson and Farmers Central to notify drivers.

Fiscal Impact

The project is fully funded in the Capital Budget. The total budget for this project is \$2,400,000. The difference between the total project budget and the construction contract is the amount budgeted for design, construction management, city purchased items and construction contingency. There is no impact to the General Fund.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

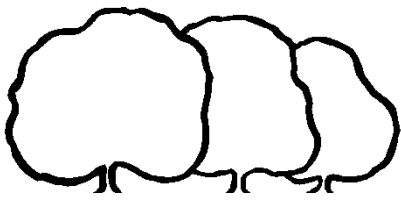
Staff recommends that the City Council award the Construction Contract Base Bid in the amount of \$1,618,919.20 including, the deductive bid alternate (Item #77) in the amount of (\$10,000), for a total contract value of \$1,608,919.20 to Lund Construction Co., Inc., No. Highlands, CA.

Prepared by: Michael Karoly, P.E.
Senior Civil Engineer

Reviewed by: Brent Meyer, P.E.
Principal Civil Engineer/City Engineer

Reviewed by: Nicholas J Ponticello
CDD Director

Paul Navazio
City Manager



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 1, 2012

SUBJECT: Parks Irrigation Rehabilitation, Phase 3, CIP 10-01, Approve Plans
and Specifications, and Authorize Bid Advertisement

Report in Brief

This project will replace aging irrigation systems at Tredway Park and Palm/Keystone traffic circle island (in Beamer Park), and complete the landscape improvements at Spring Lake Circle. It includes installation of irrigation controllers at Everman Park, Clark Field, Roddy Park, Traynham Park, Streng Pond, Woodland Cemetery and Buchignani Field. Clark Field will get a new controller and booster pump as well as piping improvements to eliminate the need for multiple metered water services. This project is the third of four project phases using Measure E funding and Proposition 50 grant funding to rehabilitate Park irrigation systems. The estimated construction cost for this phase of work is \$500,000.

Tredway Park will be closed to public access for the construction period from June to September. The Palm/Keystone Island will be closed for about a month. The work at Clark Field will start after October 1 due to scheduled baseball activities this summer.

Staff recommends that the City Council approve the project design and bid package for the Parks Irrigation Rehabilitation Project, Phase 3 CIP 10-01 and authorize bid advertisement.

Background

The City obtained a grant from the State Department of Water Resources in 2007 using Proposition 50 funds for the purpose of making water efficiency improvements at Woodland's Parks. The city executed the grant agreement in January 2008. Under the terms of the Grant, the city is required to upgrade the seven manually irrigated parks: Southland, City, Harris, Christiansen/Camarena (counted as 2 parks), Tredway and Freeman Parks. In 2008/09, the City constructed the first phase of irrigation efficiency improvements at Christiansen Park. In 2011, the City constructed the second phase of irrigation efficiency improvements at City and Harris Parks and installed irrigation system improvements at Woodside, John Ferns, Crawford, Campbell, Klenhard, Douglass, Schneider, and Wayne Cline Parks. Southland Park was rehabilitated prior to this grant using Measure E funds.

Per the State Agreement, the City is required to monitor and report on irrigation usage at all rehabilitated or improved parks. The estimated reduction in annual water usage at Christiansen Park is about 7.2 acre-feet or 315,000 gallons. This is a savings of about 30%. The city will be adding the Phase 2 projects to the monitoring programs and assessing water savings. All of the parks city-wide are on meters except for Tredway and Freeman.

The current terms of the Grant Agreement require that all work be completed and invoiced to the State by Dec. 31, 2012. Staff has requested a grant extension to Dec. 31, 2013 in order to accomplish Freeman Park work during summer 2013.

Discussion

This phase will completely replace the irrigation systems at Tredway Park and at the Palm/Keystone (Beamer) island and install new turf. A new irrigation controller with booster pump will be installed at Tredway Park. The existing controller at Beamer Park will control the Palm/Keystone Island landscaping. New irrigation controllers will be installed at Everman Park, Clark Field, Roddy Park, Traynham Park, Streng Pond, Woodland Cemetery and Buchignani Field. Clark Field will get a new controller and booster pump as well as piping improvements to eliminate the multiple services. Spring Lake Court will have the landscape corridor and irrigation completed.

Tredway Park will be closed for about 5 months during this project. The new irrigation system will be installed during the first two months and grass replanting will need three months for germination and establishment. The work needs to be performed during the non-rainy months of the year. Landscape work cannot be done during other times of year since the ground is too wet and grass won't germinate and grow after temperatures drop in the fall. This work needs to occur during summer and early fall.

The Palm/Keystone Island will be closed for about a month. The grass areas will be closed for an additional 3 months during turf reestablishment. Once turf establishment is underway, the paths can be opened to public use. This work needs to occur during summer and early fall.

The work at Clark Field will start after October 1 due to scheduled baseball activities this summer. Staff has coordinated this start date with the field users. It will take about a month to accomplish the work. There is minimal grass reseeding since the new piping work crosses the infield area. The park will need to be closed when the contractor is doing the piping work. New irrigation systems are being installed in limited portions of this park that currently have fencing. Those areas will be off limits until after the grass has reestablished itself. This work has been coordinated with the volunteer citizen's committee at Clark Field.

It will take about a week (per site) to install new controllers at Everman, Roddy, Traynham, Streng Pond, and Woodland Cemetery. These parks will remain open during this work with only the work areas being barricaded. There is very little impact to the public since the contractor is working in a limited portion of the park.

There is additional irrigation main work at Cline Park to eliminate the dual supply points. The work to install this main will take about one week. This park will remain open with only the work area barricaded during the work.

Included with this project is the installation of new landscaping between Springlake Court and Bourne Court and along Pioneer. This work is funded by the Gibson Ranch CFD and is the last remaining area to be landscaped. This work needs to occur during summer and early fall.

Phase 4 of the project is planned for the summer of 2013. This work includes complete replacement of the irrigation system at Freeman Park and installation of new turf. Staff has separated Freeman Park from this phase as a Phase 4 to be accomplished summer 2013 due to the new water well installation.

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

Upon Council authorization, the project bids will be solicited with an approximate bid opening date of May 27th. Staff anticipates a bid award date for the June 19th Council meeting with construction beginning during July and continuing to September or October depending on turf reestablishment.

Fiscal Impact

The project is fully funded in the Capital Budget. The total budget set aside for phase 3 is \$688,000; which consists of \$257,000 from Measure E and \$431,000 from Proposition 50 (grant). The landscape architect's opinion of construction cost for this phase of work is approximately \$500,000.

The difference between the total budget for Phase 3 and the landscape architect's estimate is the amount budgeted for design, construction management and construction contingency. There is no impact to the General Fund.

It is anticipated that the total project budget (all phases) will have about \$250,000 of savings in Measure E funding. This savings has already been included in the proposed Measure E spending plan. The funding for both Phase 3 and Phase 4 of this project were included in both Measure E spending plans that were provided to the City Council on March 20, 2012.

Public Contact

This item was posted on the City Council agenda.

Recommendation for Action

Staff recommends that the City Council approve the project design and bid package for the Parks Irrigation Rehabilitation Project, Phase 3, CIP 10-01 and authorize bid advertisement.

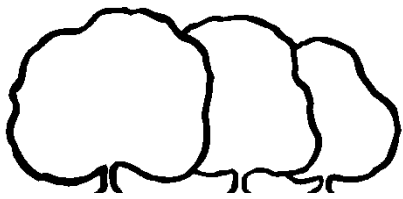
Prepared by: Tamera Burnham, PMP
Assistant Engineer

Michael Karoly, P.E.
Senior Civil Engineer

Reviewed by: Brent Meyer, P.E.
Principal Civil Engineer/City Engineer

Nicholas J Ponticello
CDD Director

Paul Navazio
City Manager



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 1, 2012

SUBJECT: Second Reading of Ordinance Adding Article 21.5 to Chapter 25
(Zoning) of the Woodland Municipal Code

Report in Brief

This is the second reading of the ordinance to regulate the cultivation of medical marijuana in a manner that protects the health, safety and welfare of the community. The first reading of this ordinance occurred at the April 17, 2012 City Council meeting. The Council voted to approve the Ordinance, which is attached.

Staff recommends that the City Council adopt Ordinance No. 1539, An Ordinance of the City Council of the City of Woodland, California adding Article 21.5 to Chapter 25 of the Woodland Municipal Code Related to Medical Marijuana Cultivation.

Background

The Federal Controlled Substances Act (21 USC §§ 801 *et seq.*) classifies marijuana as a Schedule I Drug, which is defined as a drug or other substance that has a high potential for abuse, that has no currently accepted medical use in treatment in the United States, and that has not been accepted as safe for use under medical supervision. The Federal Controlled Substances Act makes it unlawful, under federal law, for any person to cultivate, manufacture, distribute or dispense, transport, or possess with intent to manufacture, distribute or dispense, marijuana. The Federal Controlled Substances Act does not exempt the cultivation, manufacture, distribution, dispensation, transportation, or possession of marijuana for medical purposes.

The voters of the State of California approved Proposition 215 (codified as Health and Safety Code § 11362.5 *et seq.* and entitled “The Compassionate Use Act of 1996”). The intent of Proposition 215 was to enable persons who are in need of marijuana for medical purposes to be able to obtain and use it without fear of criminal prosecution under limited, specified circumstances. The State Legislature enacted SB 420 to clarify the scope of the Compassionate Use Act of 1996 and to allow cities and other governing bodies to adopt and enforce rules and regulations consistent with SB 420.

At the October 4, 2011 City Council meeting, the Council expressed a desire for staff to develop a City Ordinance regulating the cultivation of medical marijuana in a manner that protects the health, safety and welfare of the community.

Discussion

Medical marijuana cultivation, without certain safeguards, increases the risk of criminal activity, degradation of the natural environment and malodorous smells, particularly if substantial amounts of medical marijuana are concentrated in one place.

As marijuana plants begin to flower, and for a period of approximately two months or more during the growing season, they produce an extremely strong odor that is offensive to many people and detectable well beyond property boundaries upon which they are grown.

The strong odor of marijuana may create an attractive nuisance, alerting individuals to the location of plants, thereby creating the risk of potential crimes. The cultivation of medical marijuana in or near residential zones increases the risk of such activity and intrudes upon residential uses.

As recognized by the California Attorney General's August 2008 *Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use*, the cultivation or other concentration of marijuana in any location or premises without adequate security increases the risk that surrounding homes or businesses may be negatively impacted by nuisance activity such as loitering or crime.

The cultivation of medical marijuana at locations or premises within the vicinity of schools creates unique risks that the marijuana plants may be observed by juveniles, and therefore be especially vulnerable to theft or recreational consumption by juveniles. Further, the potential for criminal activities associated with the cultivation or distribution of medical marijuana at such locations poses heightened risks that juveniles will be involved or endangered. Therefore, cultivation of marijuana at such locations or premises is especially hazardous to public safety and welfare, and to the protection of juveniles and the person(s) cultivating the marijuana plants.

Health and Safety Code section 11362.83 expressly allows cities and counties to adopt and enforce ordinances that are consistent with SB 420. The limited right of qualified patients and their primary caregivers under state law to cultivate marijuana for medical purposes does not confer upon them the right to create or maintain a public nuisance or otherwise exempt these persons from local land use regulations.

Fiscal Impact

This ordinance will require Community Development staff time to register persons owning, leasing, occupying, or having charge or possession of any structure where indoor medical marijuana cultivation is proposed to occur. However, it is unknown at this time how many registrations City staff will receive. Further, City staff will be required to monitor compliance with the building and

safety regulations as outlined in the ordinance. Enforcement of the ordinance will be complaint based and the extent of staff time to address and resolve each complaint will vary.

Public Contact

Posting of the City Council agenda

Alternative Courses of Action

Staff foresees the following alternative courses of action:

1. Adopt Ordinance 1539, “Addition of Article 21.5 to Chapter 25 of the City of Woodland Municipal Code relating to Medical Marijuana Cultivation.”
2. Do not approve the ordinance and provide alternative direction to staff.

Recommendation for Action

Staff recommends that the City Council approve Alternative 1.

Prepared by: Dan Bellini
Chief of Public Safety

Paul Navazio
City Manager

Attachment: Ordinance relating to cultivation

ORDINANCE NO. 1539

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADDING ARTICLE 21.5 TO CHAPTER 25 OF THE WOODLAND MUNICIPAL CODE RELATING TO MEDICAL MARIJUANA CULTIVATION

WHEREAS, the voters of the State of California approved Proposition 215 (codified as Health and Safety Code § 11362.5 *et seq.* and entitled “The Compassionate Use Act of 1996”). The intent of Proposition 215 was to enable persons who are in need of marijuana for medical purposes to be able to obtain and use it without fear of criminal prosecution under limited, specified circumstances;

WHEREAS, the State Legislature enacted SB 420 to clarify the scope of the Compassionate Use Act of 1996 and to allow cities and other governing bodies to adopt and enforce rules and regulations laws consistent with SB 420;

WHEREAS, the City Council of the City of Woodland wishes to regulate the cultivation of medical marijuana as set forth in this ordinance; and

WHEREAS, these regulations are based on the following findings:

1. Medical marijuana cultivation, without certain safeguards, increases the risk of criminal activity, degradation of the natural environment and malodorous smells, particularly if substantial amounts of medical marijuana are concentrated in one place.

2. The cultivation of medical marijuana at locations or premises within the vicinity of schools creates unique risks that the marijuana plants may be observed by juveniles, and therefore be especially vulnerable to theft or recreational consumption by juveniles. Further, the potential for criminal activities associated with the cultivation or distribution of medical marijuana at such locations poses heightened risks that juveniles will be involved or endangered. Therefore, cultivation of marijuana at such locations or premises is especially hazardous to public safety and welfare, and to the protection of juveniles and the person(s) cultivating the marijuana plants.

3. As marijuana plants begin to flower, and for a period of approximately two months or more during the growing season, they produce an extremely strong odor that is offensive to many people and detectable well beyond property boundaries upon which they are grown.

4. The strong odor of marijuana may create an attractive nuisance, alerting individuals to the location of plants, thereby creating the risk of potential crimes such as burglary, robbery, armed robbery, assault, attempted murder, and murder. The cultivation of medical marijuana in or near residential zones increases the risk of such activity and intrudes upon residential uses.

5. As recognized by the California Attorney General’s August 2008 *Guidelines for the Security and Non- Diversion of Marijuana Grown for Medical Use*, the cultivation or other concentration of marijuana in any location or premises without adequate security increases the

risk that surrounding homes or businesses may be negatively impacted by nuisance activity such as loitering or crime.

6. The cultivation of marijuana within a residence has potential adverse effects to the structural integrity of the residence and the use of high wattage grow lights within a residence increases the chances of a fire which presents a clear and present danger to the occupants.

7. The indoor cultivation of substantial amounts of marijuana also requires excessive use of electricity, which often creates an unreasonable risk of fire from the electrical grow lighting systems used in indoor cultivation

8. Health and Safety Code section 11362.83 expressly allows cities and counties to adopt and enforce ordinances that are consistent with SB 420.

9. The limited right of qualified patients and their primary caregivers under state law to cultivate marijuana for medical purposes does not confer upon them the right to create or maintain a public nuisance or otherwise exempt these persons from local land use regulations.

10. The Federal Controlled Substances Act (21 USC §§ 801 *et seq.*) classifies marijuana as a Schedule I Drug, which is defined as a drug or other substance that has a high potential for abuse, that has no currently accepted medical use in treatment in the United States, and that has not been accepted as safe for use under medical supervision. The Federal Controlled Substances Act makes it unlawful, under federal law, for any person to cultivate, manufacture, distribute or dispense, transport, or possess with intent to manufacture, distribute or dispense, marijuana. The Federal Controlled Substances Act does not exempt the cultivation, manufacture, distribution, dispensation, transportation, or possession of marijuana for medical purposes.

11. It is the City Council's intention that nothing in this ordinance shall be deemed to conflict with federal law as contained in the Controlled Substances Act, 21 U.S.C. § 841, nor to otherwise permit any activity that is prohibited under that Act. It is further the City Council's intention that nothing in this ordinance shall be construed to (1) allow persons to engage in conduct that endangers others or causes a public nuisance, (2) allow the use of marijuana for non-medical purposes, or (3) allow any activity relating to the cultivation, distribution, or consumption of marijuana that is illegal under California law.

The City Council of the City of Woodland, California, does hereby ordain as follows:

Section 1. Recitals. The above recitals are incorporated as though set forth in this section.

Section 2. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution and acknowledged by Health and Safety Code section 11362.83.

Section 3. Amendment. Article 21.5 of Chapter 25 is hereby added to read as set forth in the attached Exhibit "A," incorporated by this reference.

Section 4. Severability. If any provision or clause of this ordinance or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are declared to be severable.

Section 5. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

PASSED AND ADOPTED by the City Council this 1st day of May, 2012, by the following vote:

AYES:	Council Members Davies, Dote, Marble, Stallard and Pimentel
NOES:	None
ABSENT:	None
ABSTAIN:	None

Artemio Pimentel, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Andrew J. Morris, City Attorney

Exhibit “A”

ARTICLE 21.5 MEDICAL MARIJUANA CULTIVATION

Sec. 25-21.5-010. - Purpose.

The purpose and intent of this article is to regulate the cultivation of medical marijuana in a manner that protects the health, safety and welfare of the community. This article is not intended to interfere with a patient’s right to medical marijuana, as provided for in California Health & Safety Code Section 11362.5, nor does it criminalize medical marijuana possession or cultivation by specifically defined classifications of persons, pursuant to state law. This article is not intended to give any person independent legal authority to grow marijuana; it is intended simply to impose zoning restrictions on the cultivation of marijuana when it is authorized by California state law for medical or other purposes.

Sec. 25-21.5-020. – Applicability.

(a) Applicability. No part of this article shall be deemed to conflict with federal law as contained in the Controlled Substances Act, 21 U.S.C. § 800 *et seq.*, nor to otherwise permit any activity that is prohibited under that Act or any other local, state or federal law, statute, rule or regulation.

(b) Nothing in this article shall be construed to allow any conduct or activity relating to the cultivation, distribution, dispensing, sale, or consumption of marijuana that is otherwise illegal under local or state law. No provision of this article shall be deemed a defense or immunity to any action brought against any person by the Yolo County District Attorney’s Office, the Attorney General of the State of California or the United States of America.

Sec. 25-21.5-030. – Definitions.

For the purposes of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section.

(a) “Child Care Center” means any licensed child care center, daycare center, or childcare home, or any preschool.

(b) “Cultivation” means the planting, growing, harvesting, drying, or processing of marijuana plants or any part thereof.

(c) “Marijuana” shall have the same meaning as that set forth in California Health and Safety Code section 11018.

(d) “Medical marijuana” means medical marijuana that: (i) has been grown by a “person with an identification card,” “qualified patient,” or “primary caregiver,” as those terms are defined in California Health and Safety Code section 11362.7; and (ii) is intended to be, and is, cultivated and distributed in strict accordance with California Health and Safety Code sections 11362.5 and

11362.7 through 11362.83, inclusive, commonly referred to as the Compassionate Use Act and the Medical Marijuana Program.

(e) “Primary caregiver” shall have the same definition as set forth in California Health and Safety Code section 11362.7(d), as it may be amended.

(f) “Qualified patient” shall mean a person identified in California Health and Safety Code sections 11362.7 (c) or (f), as they may be amended.

Sec. 25-21.5-040. – Prohibited locations.

(a) No person shall cultivate marijuana which is not medical marijuana at any location in the city of Woodland. No person, including any qualified patient or primary caregiver, shall cultivate medical marijuana outdoors within:

(1) a six-hundred-foot radius of any child care center, park, school or residential use;
or

(2) any residential zone.

(b) The distance specified in this section shall be the horizontal distance measured in a straight line from the property line of the school or residential use to the closest property line of the lot on which the outdoor medical marijuana cultivation is located without regard to intervening structures.

(c) No person, including any qualified patient or primary caregiver, shall cultivate medical marijuana indoors within any residential zone except within a detached, fully-enclosed and secure secondary structure or primary residential structure that meets the requirements set forth in Section 25-21.5-050 and is registered with the City pursuant with to Section 25-21.5-060.

Sec. 25-21.5-050. – Indoor Cultivation.

The indoor cultivation of medical marijuana within a residential zone shall only be conducted within a detached, fully-enclosed and secure secondary structure or within a primary residential structure conforming to the following minimum standards:

(1) Indoor grow lights in any structure shall not exceed an aggregate of one thousand two hundred watts (1,200 W) and shall comply with all applicable building code regulations. Gas products (including, without limitation, CO₂, butane, propane, and natural gas), or generators shall not be used within any detached structure used for the cultivation of medical marijuana.

(2) Any detached, fully-enclosed and secure structure or residential structure used for the cultivation of medical marijuana must have a ventilation and filtration system installed that shall prevent marijuana plant odors from exiting the interior of the structure and that shall comply with all applicable building code regulations, including obtaining all required permits and approvals. The ventilation and filtration system must

be approved by the City and installed prior to commencing cultivation within the detached, fully-enclosed and secure structure or residential structure.

(3) A detached, fully-enclosed and secure secondary structure used for the cultivation of marijuana shall be located in the rear yard area of a parcel, maintain a minimum ten-foot setback from the rear yard property line and a side yard setback that is equal to the same side yard setback required for the residential lot on which the home sits, and the area surrounding the structure or back yard must be enclosed by a solid fence at least six feet in height.

(4) Marijuana cultivation occurring within a residence and detached structure shall be in a cumulative area totaling no larger than fifty square feet, regardless of how many qualified patients or primary caregivers are residing at the premises.

(5) Cultivation of marijuana shall not inhibit the occupancy of the residence or take place in the kitchen or bathrooms of any building.

(6) Cultivation of marijuana shall not take place on any carpeted surface.

(7) Medical marijuana cultivation may occur in a detached structure and/or inside a residence on the same parcel but shall not exceed a cumulative marijuana growing area of fifty square feet total.

(8) Medical marijuana cultivation areas, whether in a detached building or inside a residence, shall not be accessible to persons under eighteen years of age. Medical marijuana cultivation shall not be conducted by any person under eighteen years of age.

(9) No exterior evidence of medical marijuana cultivation occurring at the property shall be visible from the public right of way.

(10) Either a qualified patient or primary caregiver shall reside full-time on the premises where the marijuana cultivation occurs.

Sec. 25-21.5-060. – Indoor Cultivation Registration.

(a) Prior to commencing any medical marijuana cultivation the person(s) owning, leasing, occupying, or having charge or possession of any structure where medical marijuana cultivation is proposed to occur must be registered with the Community Development Director or designee for medical marijuana cultivation. Any registration under this article does not legalize or authorize the cultivation of marijuana but merely exempts the holder from the general zoning prohibition on indoor cultivation in Section 25-21.5-040 and permits the city to monitor compliance with the building and safety regulations in Section 25-21.5-050. The following information will be required with the initial registration application and subsequent renewals:

(1) The owner of the property acknowledges the cultivation of marijuana at the premises on a form provided by the City.

- (2) The name of each person, owning, leasing, occupying, or having charge of any legal parcel or premises where medical marijuana will be cultivated.
 - (3) The name of each qualified patient or primary caregiver who participates in the medical marijuana cultivation.
 - (4) A copy of a current valid medical recommendation or county issued medical marijuana card (if available) for each qualified patient identified as required above, and for each qualified patient for whom any person identified as required above is the primary caregiver.
 - (5) The physical site address of where the marijuana will be cultivated and a description of the growing area(s).
 - (6) A signed consent-to-enter form, acceptable to the City, authorizing City staff, including the police/planning department, to conduct an inspection of the detached, fully enclosed and secure secondary structure or area of the residence used for the cultivation of marijuana upon twenty-four hours' notice.
- (b) Any registration under this article is unique to both the holder(s) and location. In the event a property is sold, transferred or leased to a new tenant, the registration for that property shall expire upon such sale, transfer or lease. Moreover, if a qualified patient or primary caregiver moves to a new residence, he or she shall obtain a new registration for that residence. Every person shall renew his or her registration every two years.
- (c) To the extent permitted by law, any personal or medical information submitted for medical marijuana cultivation registration or renewals shall be kept confidential and shall only be used for purposes of administering this article.
- (d) The City Council may adopt a fee or fees required to be paid upon filing of registration(s) as provided by this article, which fees shall not exceed the reasonable cost of administering this article. The City Council may adopt and amend any fee by resolution.

Sec. 25-21.5-070. – Public nuisance.

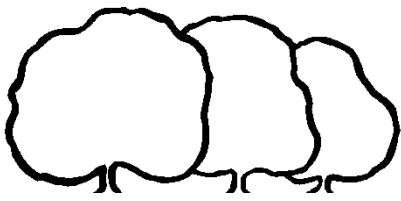
Any violation of this article is declared to a public nuisance and may be abated by the City pursuant to chapter 14A of this code.

Sec. 25-21.5-080. – Penalty.

A violation of this article shall either be a misdemeanor or an infraction at the discretion of the prosecuting attorney. However, notwithstanding anything in this code to the contrary, persons violating this article shall not be subject to criminal liability under this code solely to the extent such conduct or condition is immune from criminal liability pursuant to the Compassionate Use Act of 1996 (Health & Safety Code, § 11362.5) and/or the Medical Marijuana Program (Health & Safety Code, § 11362.7 *et seq.*) as they may be amended. This section does not prohibit the city from abating violations of this article by any administrative, civil or other non-criminal means. In such cases, a violation of this article may be considered the civil or administrative

equivalent of an infraction or misdemeanor as applicable.

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City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 1, 2012

SUBJECT: Ordinance to Establish Rates for Water Service

Report in Brief

The Council has previously reviewed this item at their April 17, 2012 meeting at which time the Public Hearing was held and it was determined that inadequate protest letters were received to prohibit the proposed changes to the water rates from moving forward. Following the Public Hearing, the City Council introduced the Ordinance as amended to change the residential tier two and tier three consumption limits and directed staff to present the amended ordinance required to implement the new water rates for final adoption.

California law requires the City to follow the Proposition 218 majority protest process as passed by the voters in 1998 to amend the rates for water usage; this process was judiciously followed. On April 17, the City Council held a Public Hearing and determined that there were 2,007 protest letters received, less than the 7,358 required to stop the rate adjustments.

Staff recommends that the City Council adopt Ordinance _____ to establish rates for water service as prescribed in the attached Water Rate Schedule with the first increases to be effective January 1, 2013, and subsequently on January 1 of 2014, 2015, and 2016.

Background

In October 2011, the City contracted with HDR Engineering, Inc. to prepare an updated, comprehensive water rate study to determine revenue increases necessary to fund the Surface Water Supply Project and to continue with the repair and replacement of aging water infrastructure and failing water wells. These measures are necessary to provide reliable water for Woodland residents and businesses and meet waste water discharge regulations.

In response to concerns expressed about inequities for larger lot properties, Council directed that the Water Rate Schedule be amended to increase the consumption limits within the second tier of residential consumption so that an additional 4,488 gallons of water (an additional 600 CF) can be

consumed per month before the highest rate tier is triggered. This change in rate structure will decrease our annual water utility revenue by approximately \$75,000 in the first year, increasing to nearly \$150,000 by 2016. With the changes to the residential consumption tiers, Council directed staff to present the amended ordinance required to implement the new rates for final adoption. The Water Rate Schedule as amended is attached as part of the ordinance.

In conjunction with the 2009 water rate increases, the City established a Water Rate Assistance Program. The program covers three (3) months of assistance per year at \$15/month toward the base water rate and it is currently funded with Community Development Block Grant (CDBG) revenue. The Program started out with \$15,000 in September of 2010. As of the end of March 2012, we have \$5,445 remaining in the Water Rate Assistance fund. In the most recent CDBG process, this program was recommended for an additional \$6,000 in funding and the amount of assistance per applicant was increased to \$20/month for up to three months per year. The three month limit is a requirement placed by CDBG. To provide assistance for longer than three months, a different source of revenue must be available. Staff is applying to local service organizations and evaluating possible grant opportunities to secure additional funding for the current program. Since usage of the current program has been minimal, the City will reach out to agencies that serve low/fixed-income residents to ensure that information on the current program reaches those most in need of assistance.

Based on feedback from our community meetings, staff believes that the current Water Rate Assistance Program may need modification to reach a greater segment of our community who may need assistance. Staff has asked the Water Rate Advisory Committee (WRAC) to assist in refining the current program as well as looking at other options to provide financial assistance where it may be needed. Two programs used in other jurisdictions that will further be studied for feasibility are bill round up where ratepayers can choose to donate money through their monthly billings to the water rate assistance program; and endowment whereby outside seed money could be used to provide a sustainable source of funding for the program. As we have noted previously, the revenue collected through the water rates may not be used for the Water Rate Assistance Program. Alternative revenues must be sought. Some communities use General Fund revenue for this purpose, however unless additional reductions are gained in the General Fund, there is no excess revenue available to assist this Program.

In addition to the Water Rate Assistance Program, the City will pursue a balanced billing option. This is similar to P.G. & E. where monthly water bills would be averaged and equalized providing uniform monthly bills throughout the year. This type of program requires water consumption history to form the foundation for the equalized payments. We will make such a program available as soon as we have gathered enough consumption data to make the program feasible. We anticipate this to be approximately 18 months since the last metered customers will not be billed for consumption until this fall. We will need at least 12 months of water usage history to start a balanced payment program.

Discussion

The HDR rate study and water revenue increases of 17% beginning January 1, 2013; January 1, 2014; January 1, 2015; and January 1, 2016 are necessary to properly implement financial planning for a sustainable water system that utilizes the higher quality Sacramento River water along with our existing well water during peak demand. Staff believes the HDR rate study and the series of increases responsibly provides sufficient revenue that meets the following conditions:

- Provides the responsible debt service and responsible levels of long-term borrowing to minimize rate increases and provides for addressing current critical capital projects;
- Allows the City to continue with the Surface Water Supply Project so that the project will be completed in time to meet water discharge regulations and prevent continued fines from the Regional Water Quality Control Board;
- Maintains reasonable and responsible reserve fund levels for the water utility;
- Provides improved water quality through the use of surface water including reduced cost to treat hard water, improved taste and favorable impact on landscaping; and
- Responsibly addresses on-going maintenance and replacement of aging water infrastructure including pipelines, pumps, and wells.

Fiscal Impact

Adoption of the water rate structure change and rate increases will generate revenue sufficient to meet our operational and capital needs through FY 2016. Capital projects will be funded in part with water utility revenue and partially through the issuance of bonds. Additionally, a sufficient revenue stream will be generated to allow multiple phased debt issuances that will fund the Surface Water Supply Project.

Public Contact

Water Rate Advisory Committee Meetings: December 15, 2011, January 5, 2012, January 19, 2012, January 23, 2012 and February 9, 2012.

Neighborhood Meetings were held: February 28, March 1, March 5, March 7, and March 8, 2012.

Staff has made many presentations to community groups regarding water system challenges and the Surface Water Supply Project.

Notice of Public Hearing was published in the Daily Democrat on April 7, 2012 and available in Spanish on the City website.

Public Hearing and first reading of Ordinance on April 17, 2012.

Posting of the City Council Agenda.

Recommendation for Action

Staff recommends that the City Council adopt Ordinance _____ to establish rates for water service as prescribed in the attached Water Rate Schedule with the first increases to be effective January 1, 2013, and subsequently on January 1 of 2014, 2015, and 2016.

Prepared by: Lynn Johnson
Sr. Management Analyst

Reviewed by: Kimberly McKinney
Finance Officer

Paul Navazio
City Manager

Attachment: Ordinance

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND, CALIFORNIA ESTABLISHING RATES FOR WATER
SERVICE**

WHEREAS, the Woodland City Council has previously established water rates; and

WHEREAS, California law allows the City to recover the full cost of providing water service to customers, including the cost of sources of water, treatment facilities, pipelines, and other infrastructure, through the establishment of water rates; and

WHEREAS, City staff have determined that the existing water rates do not adequately recover the City's costs of providing water service to customers; and

WHEREAS, the City Council intends to establish water rates that do not exceed the cost to the City of providing the service for which the fees and charges are imposed; and

WHEREAS, the City has mailed notice to all affected customers of a public hearing on the adoption of the new rate structure, and the City Council has held this hearing and taken testimony from all interested persons and accepted written protests from all persons wishing to protest the adoption of the new water rates, as required by Article 13D, Section 6 of the California Constitution; and

WHEREAS, as of the close of the public hearing, written protests against the proposed fee or charge were not presented by a majority of owners of the affected parcels;

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF
WOODLAND DOES ORDAIN AS FOLLOWS:**

Section 1. The City Council hereby adopts the recitals and findings set forth above and in the staff report prepared in connection with this ordinance.

Section 2. The City Council hereby adopts, by not less than a two-thirds vote pursuant to Government Code section 5471, the water rate schedule set forth in Exhibit "A", attached hereto and incorporated herein by reference. For purposes of the rate schedule, a "Large Uniform User" shall be defined as a customer that uses on an annual average at least 350,000 gallons per day and has a peaking factor less than 1.5 on an average-to-peak month basis.

Section 3. This Ordinance supersedes and voids all prior ordinances, resolutions, and other Council actions, which are inconsistent with its terms, including all prior ordinances and resolutions establishing or amending water rates.

Section 4. Adoption of this Ordinance is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines (14 CCR 15061(b)(3)). CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may

have a significant effect on the environment, the activity is not subject to CEQA. It is therefore found and declared that the adoption of the water rate schedule in this Ordinance will not have a significant effect on the environment, as the consumption-based water rates herein adopted will encourage water conservation.

Section 5. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 6. Effective Date. The City Clerk shall certify to the adoption of this Ordinance, and the City Clerk shall cause this Ordinance to be published within 15 days as required by law. This Ordinance shall take effect thirty (30) days following its adoption.

PASSED AND ADOPTED this 1st day of May 1, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Artemio Pimentel
Mayor

ATTEST:

Ana B. Gonzalez
City Clerk

APPROVED AS TO FORM:

Andrew J. Morris
City Attorney

EXHIBIT “A”

Water Rate Schedule

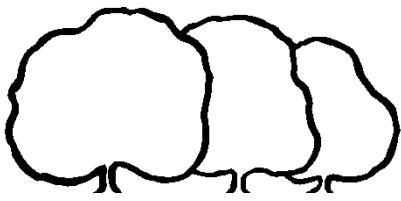
The water rates and the effective dates for their implementation are as follows:

BASE RATE* Meter Size	Monthly Rates			
	<u>January 2013</u>	<u>January 2014</u>	<u>January 2015</u>	<u>January 2016</u>
2” or smaller	\$28.75	\$33.00	\$38.75	\$45.25
3”	\$54.00	\$62.00	\$72.80	\$85.10
4”	\$89.95	\$103.30	\$121.30	\$141.60
6”	\$179.70	\$206.30	\$242.20	\$282.80
RESIDENTIAL CONSUMPTION				
	Each CF	Each CF	Each CF	Each CF
0-1,200 CF	\$0.0191	\$0.0219	\$0.0264	\$0.0315
1,200-3,600 CF	\$0.0248	\$0.0283	\$0.0341	\$0.0406
Above 3,601 CF	\$0.0325	\$0.0371	\$0.0447	\$0.0536
NON-RESIDENTIAL CONSUMPTION				
Multi-family, Commercial, Institutional, Industrial	\$0.0286	\$0.0329	\$0.0392	\$0.0466
Large User	\$0.0277	\$0.0324	\$0.0380	\$0.0445
Landscape	\$0.0325	\$0.0371	\$0.0447	\$0.0536
**FLAT RATE FOR NON-METERED CUSTOMERS				
<5,000 SF	\$50.95	\$59.61	*	*
5,000 – 10,000 SF	\$62.90	*	*	*
>10,000 SF	\$74.35	*	*	*
Non-Residential	\$50.36	\$58.92	*	*

*Most residential properties have a 2” meter or smaller.

**Convert to metered rates; flat rate no longer applies.

CF=Cubic Feet. Meters are read in cubic feet. 1 CF, or unit, is equal to 7.48 gallons



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 1, 2012

SUBJECT: Adopt Ordinance to Amend PERS Contract for Police Safety
Employees

Report in Brief

Recent negotiations with the Police Employees Association, Police Supervisors, and Police Mid-Management bargaining units have resulted in an agreement to establish a second tier pension plan for future safety employees. As the Police Chief is covered by the same Public Employees Retirement System (PERS) contract for safety police members, this second tier pension plan would also apply to future Police Chiefs and Public Safety Chiefs. An Ordinance to amend the PERS Contract for Police Safety Employees was introduced and read by title only at the April 3, 2012 City Council meeting.

Staff recommends that the City Council adopt Ordinance No. _____ to amend the PERS contract to add a second tier pension plan (3% at 55 retirement formula with the 36 months final compensation provision) for employees hired after the effective date of the contract amendment.

Background

In November 2011, the City approved MOU side letter of agreements for the Police Employees Association, Police Supervisors and Police Mid-Management. The side letters includes the establishment of a second tier pension plan for future police safety employees. As the Police Chief is covered by the same Public Employees Retirement System (PERS) contract for safety police members, this second tier pension plan would also apply to future Police Chiefs and Public Safety Chiefs.

Council at its regular meeting on April 3, 2012 introduced and read by title only an Ordinance to amend the City's contract with PERS to add a second tier pension plan for new police safety employees (3% at 55 retirement formula with the 36 months final compensation provision and 4% cost sharing). The retirement formula for current police safety employees ("first tier") covered by the existing PERS contract is 3% at 50 with the highest 12 months of compensation. Current safety employees also pay 4% of the employer rate under the PERS cost share amendment. No changes are proposed for current safety employees.

Discussion

As outlined in the side letters, future safety employees (“second tier”) would be covered by a 3% at 55 retirement formula with the 36 months final compensation provision. These second tier employees would also pay an additional 4% above the normal contribution for the cost of the 3% at 55 retirement formula.

To amend the PERS contract, PERS requires that proposed benefit contract amendments be made public at a public meeting at least twenty (20) days prior to the adoption of the final Ordinance. The contract amendments were made available to the public at the April 3, 2012 City Council meeting. At this council meeting, the City Council also waived the first reading of the Ordinance and read it by title only.

Fiscal Impact

There will be no immediate fiscal impact as a result of this contract amendment. The employer rate reduction will occur gradually, beginning on July 1, 2014, if there are second tier employees hired on or before June 30, 2012. Ultimately, the City’s normal PERS cost will decrease. If the mix of active member entry ages were the same for both the current continuing first tier employees and the new second tier employees, the decrease in the employer rate would be 1.7% (the City’s current employer rate for the Safety plan is 26 %).

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council adopt Ordinance No. _____ to amend the PERS contract to add a second tier pension plan (3% at 55 retirement formula with the 36 months final compensation provision) for employees hired after the effective date of the contract amendment.

Prepared by: Amy Buck
HR Manager

Paul Navazio
City Manager

Ordinance to Amend PERS Contract

ORDINANCE NO. 1538

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY
COUNCIL OF THE CITY OF WOODLAND AND THE BOARD OF ADMINISTRATION OF
THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

The City Council of the City of Woodland does ordain as follows:

Section 1.

That an amendment to the contract between the City Council of the City of Woodland and the Board of Administration, California Public Employees' Retirement System is hereby authorized. A copy of said amendment being attached hereto, marked as an Exhibit, and by such reference made a part hereof as though herein set out in full.

Section 2.

The Mayor of the City Council of the City of Woodland is hereby authorized, empowered, and directed to execute said amendment for and on behalf of said Agency.

Section 3.

This ordinance shall take effect thirty (30) days after the date of its adoption, and prior to the expiration of thirty (30) days from the passage thereof, shall be published at least once in the Daily Democrat, a newspaper of general circulation, published and circulated in the City of Woodland, County of Yolo, and thenceforth and thereafter the same shall be in full force and effect.

This ordinance adopted and approved this 1st day of May, 2012 by the following roll call vote:

AYES:	Council Members Davies, Dote, Marble, Stallard and Pimentel
NOES:	None
ABSENT:	None
ABSTAIN:	None

Artemio Pimentel, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Andrew J. Morris, City Attorney



EXHIBIT

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the
Board of Administration
California Public Employees' Retirement System
and the
City Council
City of Woodland

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective September 1, 1946, and witnessed August 5, 1946, and as amended effective January 1, 1956, June 1, 1960, April 1, 1963, August 1, 1964, November 1, 1968, July 1, 1973, October 4, 1973, May 1, 1974, January 1, 1977, February 1, 1979, September 1, 1979, January 1, 1980, October 1, 1980, July 1, 1991, July 31, 1992, January 1, 1993, June 6, 1993, July 5, 1996, June 30, 1997, July 23, 1998, December 4, 1998, March 21, 2001, June 26, 2001, December 1, 2003, April 1, 2005, May 17, 2005, March 1, 2006, June 1, 2006 and September 1, 2010 which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

- A. Paragraphs 1 through 15 are hereby stricken from said contract as executed effective September 1, 2010, and hereby replaced by the following paragraphs numbered 1 through 16 inclusive:
 - 1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 55 for local miscellaneous members, age 50 for local fire members and for those local police members entering membership in the police classification on or prior to the effective date of this amendment to contract and age 55 for local police members entering membership for the first time in the police classification after the effective date of this amendment to contract.

2. Public Agency shall participate in the Public Employees' Retirement System from and after September 1, 1946 making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.
3. Public Agency agrees to indemnify, defend and hold harmless the California Public Employees' Retirement System (CalPERS) and its trustees, agents and employees, the CalPERS Board of Administration, and the California Public Employees' Retirement Fund from any claims, demands, actions, losses, liabilities, damages, judgments, expenses and costs, including but not limited to interest, penalties and attorneys fees that may arise as a result of any of the following:
 - (a) Public Agency's election to provide retirement benefits, provisions or formulas under this Contract that are different than the retirement benefits, provisions or formulas provided under the Public Agency's prior non-CalPERS retirement program.
 - (b) Public Agency's election to amend this Contract to provide retirement benefits, provisions or formulas that are different than existing retirement benefits, provisions or formulas.
 - (c) Public Agency's agreement with a third party other than CalPERS to provide retirement benefits, provisions, or formulas that are different than the retirement benefits, provisions or formulas provided under this Contract and provided for under the California Public Employees' Retirement Law.
 - (d) Public Agency's election to file for bankruptcy under Chapter 9 (commencing with section 901) of Title 11 of the United States Bankruptcy Code and/or Public Agency's election to reject this Contract with the CalPERS Board of Administration pursuant to section 365, of Title 11, of the United States Bankruptcy Code or any similar provision of law.
 - (e) Public Agency's election to assign this Contract without the prior written consent of the CalPERS' Board of Administration.

- (f) The termination of this Contract either voluntarily by request of Public Agency or involuntarily pursuant to the Public Employees' Retirement Law.
 - (g) Changes sponsored by Public Agency in existing retirement benefits, provisions or formulas made as a result of amendments, additions or deletions to California statute or to the California Constitution.
- 4. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:
 - a. Local Fire Fighters (herein referred to as local safety members);
 - b. Local Police Officers (herein referred to as local safety members);
 - c. Employees other than local safety members (herein referred to as local miscellaneous members).
- 5. In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:
 - a. **PERSONS HIRED ON OR AFTER OCTOBER 4, 1973, WHO ARE EMPLOYED AS "SLEEPERS" IN THE FIRE DEPARTMENT.**
- 6. Prior to January 1, 1975, those members who were hired by Public Agency on a temporary and/or seasonal basis not to exceed 6 months were excluded from PERS membership by contract. Government Code Section 20336 superseded this contract provision by providing that any such temporary and/or seasonal employees are excluded from PERS membership subsequent to January 1, 1975. Legislation repealed and replaced said Section with Government Code Section 20305 effective July 1, 1994.
- 7. The percentage of final compensation to be provided for each year of credited prior and current service as a local miscellaneous member in employment before and not on or after December 1, 2003 shall be determined in accordance with Section 21354 of said Retirement Law (2% at age 55 Full).

8. The percentage of final compensation to be provided for each year of credited prior and current service as a local miscellaneous member in employment on or after December 1, 2003 shall be determined in accordance with Section 21354.5 of said Retirement Law (2.7% at age 55 Full).
9. The percentage of final compensation to be provided for each year of credited prior and current service as a local fire member and for those local police members entering membership in the police classification on or prior to the effective date of this amendment to contract shall be determined in accordance with Section 21362.2 of said Retirement Law (3% at age 50 Full).
10. The percentage of final compensation to be provided for each year of credited current service as a local police member entering membership for the first time in the police classification after the effective date of this amendment to contract shall be determined in accordance with Section 21363.1 of said Retirement Law (3% at age 55 Full).
11. Public Agency elected and elects to be subject to the following optional provisions:
 - a. Section 21222.1 (One-Time 5% Increase - 1970). Legislation repealed said Section effective January 1, 1980.
 - b. Section 21222.2 (One-Time 5% Increase - 1971). Legislation repealed said Section effective January 1, 1980.
 - c. Section 20965 (Credit for Unused Sick Leave).
 - d. Section 21319 (One-Time 15% Increase for Local Miscellaneous Members Who Retired or Died Prior to July 1, 1971). Legislation repealed said Section effective January 1, 2002.
 - e. Section 20020.1 ("Local Police Officer" shall include employees of a police department who were employed to perform identification or communication duties on August 4, 1972 and who elected to be local safety members within six months of January 1, 1977). Legislation repealed said Section effective January 1, 1985.
 - f. Section 21325 (One-Time 3% to 15% Increase For Local Miscellaneous Members Who Retired or Died Prior to January 1, 1974). Legislation repealed said Section effective January 1, 2002.

- g. Section 21326 (One-Time 1% to 7% Increase For Local Miscellaneous Members Who Retired or Died Prior to July 1, 1974). Legislation repealed said Section effective January 1, 2002.
- h. Section 21327 (One-Time Increase For Local Miscellaneous Members Who Retired or Died Prior to January 1, 1975). Legislation repealed said Section effective January 1, 2002.
- i. Section 20042 (One-Year Final Compensation) for local miscellaneous members, local fire members and for those local police members entering membership on or prior to the effective date of this amendment to contract.
- j. Section 20903 (Two Years Additional Service Credit).
- k. Section 21024 (Military Service Credit as Public Service).
- l. Section 21574 (Fourth Level of 1959 Survivor Benefits).
- m. Section 21583 (Additional Opportunity to Elect 1959 Survivor Benefits) for local police members only.
- n. Section 21023.5 (Public Service Credit for Peace Corps, AmeriCorps VISTA, or AmeriCorps Service).
- o. Section 20516 (Employees Sharing Cost of Additional Benefits):

Section 21362.2 (3% @ 50 Full formula) and Section 21363.1 (3% @ 55 Full formula). From and after April 1, 2005 the police employees of Public Agency shall be assessed an additional 4% of their compensation for a total contribution rate of 13% pursuant to Government Code Section 20516.

Section 21362.2 (3% @ 50 Full formula). From and after June 1, 2006 the fire employees of Public Agency shall be assessed an additional 4% of their compensation for a total contribution rate of 13% pursuant to Government Code Section 20516.
- p. Section 21548 (Pre-Retirement Option 2W Death Benefit) for local safety members only.
- q. Section 20475 (Different Level of Benefits). Section 21363.1 (3% @ 55 Full formula) and Section 20037 (Three-Year Final Compensation) are applicable to local police members entering membership for the first time in the police classification after the effective date of this amendment to contract.

12. Public Agency, in accordance with Government Code Section 20790, ceased to be an "employer" for purposes of Section 20834 effective on January 1, 1977. Accumulated contributions of Public Agency shall be fixed and determined as provided in Government Code Section 20834, and accumulated contributions thereafter shall be held by the Board as provided in Government Code Section 20834.
13. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members and local safety members of said Retirement System.
14. Public Agency shall also contribute to said Retirement System as follows:
 - a. Contributions required per covered member on account of the 1959 Survivor Benefits provided under Section 21574 of said Retirement Law. (Subject to annual change.) In addition, all assets and liabilities of Public Agency and its employees shall be pooled in a single account, based on term insurance rates, for survivors of all local miscellaneous members and local safety members.
 - b. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.
 - c. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.
15. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.

16. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

CITY COUNCIL
CITY OF WOODLAND

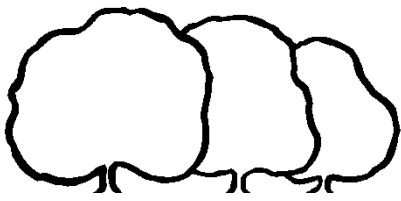
BY _____
KAREN DE FRANK, CHIEF
CUSTOMER ACCOUNT SERVICES DIVISION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY _____
PRESIDING OFFICER

Witness Date

Attest:

Clerk



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND
CITY COUNCIL

DATE: May 1, 2012

SUBJECT: Donation of City Lots for Habitat for Humanity Project

Report in Brief

Habitat for Humanity Yolo County (Habitat) has requested that the City donate two City-owned lots located in the Heidrick Subdivision of the Spring Lake Specific Plan area for a Habitat project to construct two homes for lower-income households. Habitat is partnering with the Yolo County Office of Education (YCOE), Yolo County Probation Department (Probation), and Northern California Construction Training (NCCT) for the project. YCOE will be submitting a YouthBuild grant application to the U.S. Department of Housing and Urban Development (HUD) for the project this month.

Staff recommends that the City Council take the following actions.

1. Adopt Resolution No.____, approving the donation of two City-owned lots to Habitat for the construction of two homes for lower-income households contingent on HUD awarding a YouthBuild grant to YCOE for the construction of the homes; and
2. Authorize the City Manager or his designee to sign the attached letter of commitment in support of the YouthBuild grant application.

Background

On December 2, 2008 the City Council approved the donation of two lots, Lots #45A (2190 Armus Place) and #45B (2186 Armus Place), in the Heidrick Ranch Subdivision from the E & L Company, which constructed the first initial homes in the subdivision, to the City in order to help facilitate the sale of the subdivision's remaining lots to Meritage Homes for construction of 28 homes. The City had planned to sell the lots through the City's inclusionary housing program to lower-income households.

Discussion

YCOE is preparing a grant application to HUD for a YouthBuild project utilizing the two lots located in the Heidrick Ranch Subdivision. As an alternative education program, the goal of YouthBuild is to train disadvantaged youths, ages 16 to 24, in construction for career placement while at the same time giving students the opportunity to earn their GED or high school diploma, and to expand the supply of permanent affordable housing for low-income families. Students will attend high school or GED instruction in the morning and will learn construction, on-site, in the afternoon. The end product will be the construction of two homes for sale to two lower-income families.

YouthBuild is a three year project. The first two years are the construction of the homes; the third year is a follow-up with students. YouthBuild grants require the donation of land for the project and a match of funds from non-federal sources. YouthBuild grants will cover the costs of this alternative education program, along with construction materials. A YouthBuild project with a similar collaborative approach being proposed by Habitat was completed by another Habitat affiliate in the Yuba and Sutter counties area.

YCOE will be responsible for the payment of the Spring Lake Infrastructure Fee (SLIF) and Major Projects Financing Plan (development impact) fees required for the two homes. According to Habitat staff, YCOE has requested the City's assistance in making inquiries with Spring Lake developers who may be willing to donate fee credits towards the SLIF payments. In 2010, KB Home had donated fee credits for a Habitat project in Spring Lake. YCOE will serve as the lead organization and fiscal agent for the YouthBuild project. YCOE will supply the classrooms needed for the project, recruit students for this alternative education program, and provide the GED instruction and/or high school classes required for a high school diploma. Probation will assist YCOE in identifying youth participants for the program and providing services to the participants.

YCOE will hire a construction instructor through NCCT. NCCT will purchase construction materials for the homes, work with Habitat in the design of the homes, and supply the required architectural and engineering services. Finally, NCCT will provide career placement services for graduates of this YouthBuild project.

Habitat will select two lower-income families for Habitat homeownership through a selection process. Habitat is a sweat equity program; the families selected for homeownership will provide 500 hours each in sweat equity to help build their own homes, working side-by-side with YouthBuild participants. Habitat will provide these families with 0% interest mortgages and guarantee that no more than 30% of gross household income will go towards principal, insurance, and property taxes.

Habitat's prior experience in Spring Lake includes the construction of five residential units for lower-income households.

Discussion

If HUD awards a YouthBuild grant for Habitat's project, City staff would prepare an Affordable Housing Agreement between the City and Habitat as well as a Grant Deed to formalize the donation (transfer) of the two lots to Habitat. City Council approval will be required for both documents.

Fiscal Impact

The City will not incur a fiscal impact for the donation of the two lots.

Public Contact

Posting of the City Council agenda.

Staff Recommendation

Staff recommends that the City Council take the following actions.

1. Adopt Resolution No.____, approving the donation of two City-owned lots to Habitat for the construction of two homes for lower-income households contingent on HUD awarding YCOE a YouthBuild grant for the construction of the homes; and
2. Authorize the City Manager or his designee to sign the attached letter of commitment in support of the YouthBuild grant application.

Prepared by: Dan Sokolow
Senior Planner

Reviewed by: Nick Ponticello
CDD Director

Paul Navazio
City Manager

Attachments: City Council Resolution No.____
Commitment Letter for YouthBuild Grant Application

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE DONATION OF CITY-OWNED LOTS #45A AND B, LOCATED IN THE HEIDRICK RANCH SUBDIVISION, TO HABITAT FOR HUMANITY FOR YOLO COUNTY

WHEREAS, it is the City Council's desire to assist development in the Spring Lake housing area; and

WHEREAS, the City Council's goal is to allow for the inclusion of affordable housing in Spring Lake; and

WHEREAS, Habitat for Humanity for Yolo County in partnership with the Yolo County Office of Education, Yolo County Probation Department, and Northern California Construction Training, proposes to construct two homes for lower-income households on the two City-owned lots, #45A (2190 Armus Place) and #45B (2186 Armus Place), located in the Heidrick Ranch Subdivision of Spring Lake with the assistance of a YouthBuild grant from the U.S. Department of Housing and Urban Development (HUD).

NOW THEREFORE BE IT RESOLVED THAT the City Council approves the donation of the two City-owned lots, #45A and B, located in the Heidrick Ranch Subdivision contingent on the Yolo County Office of Education receiving a YouthBuild grant for the construction of the proposed two homes and instructs the City Manager or his designee to:

1. Submit a commitment letter on behalf of the City in support of the YouthBuild grant application that will be submitted by the Yolo County Office of Education; and
2. Prepare an Affordable Housing Agreement between the City and Habitat for Humanity Yolo County and a Grant Deed to formalize the donation (transfer) of the two lots to Habitat contingent on HUD awarding a YouthBuild grant to the Yolo County Office of Education.

PASSED AND ADOPTED by the City Council on May 1, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Artemio Pimentel, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Andrew Morris, City Attorney

Dated:_____

May 1, 2012

Diana Walker-Smith
Executive Director
Habitat for Humanity Yolo County
1017 Main Street
Woodland, CA 95695

Subject: YouthBuild Letter of Commitment

Dear Ms. Walker-Smith:

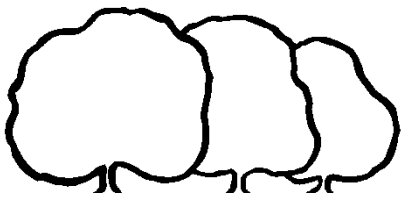
The City of Woodland has been informed that the Yolo County Office of Education is preparing a grant application to the U.S. Department of Housing and Urban Development for a YouthBuild project in Woodland. This project is a collaborative partnership between the Yolo County Office of Education, Yolo County Probation Department, Northern California Construction Training, and Habitat for Humanity Yolo County.

As an alternative education program, the goal of YouthBuild is twofold: to train disadvantaged youths, ages 16 to 24, in construction for career placement while at the same time giving students the opportunity to earn their GED or high school diploma, and to expand the supply of permanent affordable housing for low-income families. If funded, student will attend high school or GED instruction in the morning and will learn construction, on-site, in the afternoon. The end product will be the construction of two homes for sale to two low-income families. As a condition of the YouthBuild grant, the land for the construction of the homes must be donated.

The City of Woodland is in possession of two lots in the Heidrick Ranch subdivision of the Spring Lake development of Woodland. If the Yolo County Office of Education is successful in obtaining a YouthBuild grant, the City of Woodland will donate these two lots to Habitat for Humanity Yolo County.

Sincerely,

Paul Navazio
City Manager



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 1, 2012

SUBJECT: Appointment of Board and Commission Members

Report in Brief

On April 3, 2012, Mayor Pimentel and Vice Mayor Davies interviewed applicants for the Parks & Recreation Commission. Based on the outcome of those interviews, an applicant has been recommended for appointment to the Parks & Recreation Commission.

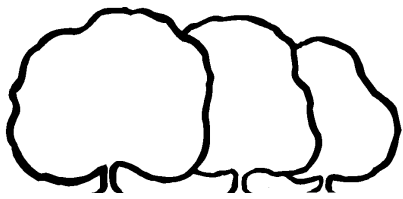
Also, on September 28, 2011, Vice Mayor Davies and Council Member Dote interviewed applicants for the Historical Preservation Commission and Planning Commission. One of the applicants that interviewed for the Planning Commission was recommended as a first alternate to the Planning Commission should a vacancy become available. This applicant has been recommended for appointment to the Planning Commission.

This member currently sits on the Parks & Recreation Commission. His appointment to the Planning Commission will create another vacancy on the Parks & Recreation Commission.

Council is asked at this time to consider and appoint collectively a member to the Parks & Recreation Commission and a member to the Planning Commission as recommended by Council Members Pimentel, Davies and Dote.

Prepared by: Ana Gonzalez
City Clerk

Paul Navazio
City Manager



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 1, 2011

SUBJECT: Set Council Summer Meeting Dates

Report in Brief

It has been Council's past practice to suspend regular and special meetings of the Council during the month of August to provide Council and staff an opportunity to schedule vacation should they so choose. At the May 3, 2011 Council meeting, Vice Mayor Davies suggested that Council meetings be suspended from mid-July to mid-August 2012. Council may wish to discuss that option.

Staff recommends that the City Council discuss and approve the suspension of Council meetings for July 17th and August 7th 2012.

Background

An early decision by Council to suspend their meetings in August allowed staff to address items that needed Council attention in a timely manner before or after the recess. Should an urgent situation arise whereby immediate action is required of the Council, a meeting could be called to address that one item as needed.

Attached for your information is a Tentative Summer Meeting Schedule with the current August recess and also the proposed mid-July/August recess.

Public Contact

Posting of agenda by the regular means, notice on the City's website of the changes, article and/or notice in the newspaper.

Alternative Courses of Action

1. Approve the suspension of the Regular Council meetings on July 17th and August 7th 2012.
2. Choose not to suspend meetings in July or August 2012.
3. Select other dates to meet or cancel meetings during the summer months.

Recommendation for Action

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

Prepared by: Ana Gonzalez
City Clerk

Paul Navazio
City Manager

Attachment

TENTATIVE CITY COUNCIL SUMMER MEETING SCHEDULES

CURRENT SUMMER SCHEDULE WITH AUGUST RECESS

PROPOSED SUMMER SCHEDULE WITH MID-JULY/AUGUST RECESS

JUNE

June 5, 2012 – Regular Meeting
June 19, 2012 – Regular Meeting

JUNE

June 5, 2012 – CANCEL – Election Day
June 12, 2012 – Possible Council Meeting
June 19, 2012 – Regular Meeting

JULY

July 3, 2012 – Regular Meeting
July 10, 2012 – Reorganization/Ceremonial
July 17, 2012 – Regular Meeting

JULY

July 3, 2012 – Regular Meeting
July 10, 2012 – Reorganization/Ceremonial
July 17, 2012 – CANCEL

AUGUST

August 7, 2012 – CANCEL
August 21, 2012 – CANCEL

AUGUST

August 7, 2012 – CANCEL
August 21, 2012 – Regular Meeting

SEPTEMBER

September 4, 2012 – Regular Meeting
September 18, 2012 – Regular Meeting

SEPTEMBER

September 4, 2012 – Regular Meeting
September 18, 2012 – Regular Meeting