

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Agenda - Final

Tuesday, December 17, 2013

6:00 PM

Council Chambers

City Council

**CITY COUNCIL
CLOSED SESSION AGENDA
DECEMBER 17, 2013
5:30 P.M.**

A. CALL TO ORDER

B. CLOSED SESSION

**B.1 Conference with Legal Counsel – Anticipated Litigation, Initiation
of Litigation Pursuant to Section 54956.9(c)**

Number of Cases: 1

B.2 Conference with Real Property Negotiators:

**Property: Yolo County Assessor's Parcel Number 005-224-007 (707 Main
Street)**

**Agency Negotiators: City Manager Paul Navazio, Community Development
Director Ken Hiatt, City Attorney Kara Ueda**

Negotiating Parties: Democrat Investors, LLC; Woodland Opera House

Under Negotiation: Price and terms of payment

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
DECEMBER 17, 2013
6:00 P.M.**

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

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

[13-382](#) SUBJECT: Long Range Calendar

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

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

F. COMMITTEE REPORTS

1. [13-349](#) SUBJECT: Parks & Recreation Commission Minutes for October 28, 2013

Recommendation for Action: Staff recommends that the City Council receive the October 28, 2013 Parks & Recreation Commission Minutes for informational purposes only. No action is required.

Attachments: [102813 PRC minutes.pdf](#)

G. PRESENTATIONS

2. [13-388](#) SUBJECT: CommuniCare Presentation of Hansen Family Health Center in Woodland

Recommendation for Action Receive presentation from CommuniCare CEO, Robin Affrime.

3. [13-387](#) SUBJECT: Presentation of “Common Core and Local Control Funding Formula (LCFF) - New Initiatives for Public Education”

Recommendation for Action: Receive the presentation from Woodland Joint School District Staff: Superintendent Dr. Debra LaVoi, Associate Superintendent Dr. Debra Calvin, and Assistant Superintendent Rose Ramos.

H. CONSENT CALENDAR

4. [13-293](#) SUBJECT: Approval of Revisions to CalHome and BEGIN Program Guidelines

Recommendation for Action: Staff recommends that the City Council approve the attached revisions to the program guidelines for the CalHome and BEGIN programs.

Attachments: [Program Guidelines Revised 14Nov13.pdf](#)
 [Program Guidelines Revisions 14Nov13.pdf](#)

5. [13-380](#) SUBJECT: Appoint Council Member to Sacramento-Yolo Mosquito and Vector Control District Board

Recommendation for Action: It is recommended that Council appoint Council Member Sean Denny to represent the City on the Sacramento-Yolo Mosquito and Vector Control District Board for a two year term ending, December 31, 2015.

6. [13-347](#) SUBJECT: Accept the AB1600 Development Fees Annual Report for the Fiscal Year Ended June 30, 2013

Recommendation for Action: Staff recommends that the City Council review and accept the attached AB1600 Annual Report for the year ended June 30, 2013.

Attachments: [AB 1600 FY 13 Summary by Fund.xls](#)

7. [13-354](#) SUBJECT: Amendment to the Waste Management Franchise Agreement

Recommendation for Action: Staff recommends that the City Council approve the proposed amendment to the franchise agreement.

Attachments: [1st Amendment to 2011 WM Franchise final.docx](#)

8. [13-356](#) SUBJECT: Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15; Approve Amendment #3

Recommendation for Action: Staff recommends that the City Council authorize the City Manager to execute Amendment #3 to the consultant services agreement with Wood Rodgers for the Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15, for an additional amount not to exceed \$150,000.00.

Attachments: [Wood Rogers Proposal 092713](#)
[Contract Amendment](#)

9. [13-358](#) SUBJECT: Water Meter Project, Phase 3, CIP 12-09 and PG&E Encroachment Permit; Approve an Amendment to Consultant Agreement for Construction Inspection Services

Recommendation for Action: Staff recommends that the City Council (1) approve an amendment in the amount of \$100,000 to the consultant services agreement for construction inspection services for the Water Meter Project Phase 3 (CIP #12-09) and the encroachment permit for the relocation of a PG&E gas main with Psomas Engineering and authorize the City Manager to execute the amendment and (2) approve the reallocation of \$10,000 of water enterprise funds from the Water System Leak Detection, Maintenance & Repairs Project (CIP #09-23) to the Water Meter Project Phase 3 (CIP #12-09).

10. [13-361](#) SUBJECT: Final Acceptance and Notice of Completion for West Woodland Avenue Rehabilitation, CIP 14-17

Recommendation for Action: Staff recommends that City Council accept as complete the contract with C.E. Cox General Engineering for work on the West Woodland Avenue Rehabilitation, CIP #14-17, and authorize the City Clerk to file a Notice of Completion

Attachments: [Map Of Affected Residences](#)

11. [13-371](#) SUBJECT: Adopt Resolution to Approve and implement a five year agreement with the Woodland Fire Mid Management Association (FMMA)

Recommendation for Action: Staff recommends that the City Council Adopt Resolution No. _____ to implement a five year agreement (July 1, 2012 to June 30, 2017) with the Fire Mid-Management Association (FMMA) as described herein.

Attachments: [Final Fire Mid Mgmt MOU.doc](#)

12. [13-372](#) SUBJECT: Adopt the Revised Job Description for the Police Records Specialist/Senior Police Records Specialist

Recommendation for Action: Staff recommends that the City Council adopt the revised Job Description for the Police Records Specialist/Senior Police Records Specialist

Attachments: [POLICE RECORDS SPECIALIST-SENIOR POLICE RECORDS SPECIALIST fi](#)

13. [13-355](#) SUBJECT: Approval of a Professional Services Amendment with West Yost Associates for Aquifer Storage and Recovery (ASR) Investigation

Recommendation for Action: Staff recommends that City Council approve a contract amendment with West Yost Associates in the amount of \$69,940 to provide engineering consulting services for Aquifer Storage and Recovery feasibility studies.

14. [13-389](#) SUBJECT: Revised Job Descriptions and Restructuring of Positions within the Public Works Utility Operations

Recommendation for Action: Staff recommends that Council Approve the proposed revisions updating job classifications/descriptions and authorize amendments to the city's Salary Schedule to include new positions in the Water Production, Water Distribution, Sewer Collections, Wastewater Treatment, and Public Works Administration series.

Attachments: [Chief Water System Operator 2013.pdf](#)
[HR - Senior Water System Operator final 2013 .pdf](#)
[HR - Senior UMW - Water final.pdf](#)
[HR - Senior UMW - Sewer final \(2\).pdf](#)
[DD of PW.pdf](#)
[Copy of PW Reorg Salary Schedule.pdf](#)

I. REPORTS OF THE CITY MANAGER

15. [13-360](#) SUBJECT: Proposed Changes to Annual Community Development Block Grant Process

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

1) Direct staff to return to the Council in February to provide input regarding overall funding priorities for the annual CDBG funding cycle; and

2) Establish a formal CDBG review panel comprised of one member from each of the following three City commissions: Planning, Parks and Recreation, and Aging, plus a fourth panelist to be appointed from a Woodland-based non-profit organization that is not submitting a CDBG funding application for the upcoming fiscal year.

16. [13-384](#) SUBJECT: Consideration of June 2014 Ballot Measure to Re-Authorize ¼ cent Sales Tax (Measure V)

Recommendation for Action: Staff recommends that the City Council:

- 1) Adopt Ordinance No. _____ re-authorizing the City of Woodland's quarter-cent sales tax for general city services, programs and facilities for a period of eight years, subject to approval by the voters at the June 3, 2014 municipal election, and
- 2) Provide comment on draft resolution calling an election and directing the consolidation of the election, and placing a proposition and four advisory measures on the June 3, 2014 ballot.

Attachments: [Sales Tax Renewal Rpt Ordinance.doc](#)
 [FINAL WOODLAND Measure V Renewal Ordinance.pdf](#)

17. [13-386](#) SUBJECT: Proposed Ordinance Establishing District Elections to be submitted to the Voters in 2014 and Other Election-Related Issues

Recommendation for Action: Staff recommends that the City Council:

- 1) Consider the proposed ordinance establishing "by district" elections,
- 2) Provide direction regarding calling an election to place the ordinance before the voters, and
- 3) Should the Council choose to proceed with placing this item on the June 2014 ballot (and has no further changes to the ordinance), introduce the ordinance and waive first reading.

Attachments: [Ordinance, Map and Descriptions.pdf](#)
 [District Elections Exhibit 1.docx](#)
 [District Elections Exhibit 2.docx](#)

18. [13-367](#) SUBJECT: TerraVerde Solar Project Initiation

Recommendation for Action: Staff recommends that the City Council approve the preparation and release of a request for proposals (RFP) for a solar Power Purchase Agreement (PPA) based on the minimum savings thresholds presented herein and approve the preparation and filing of associated environmental compliance documentation.

Attachments: [Solar Array Layout Concepts 2013-12-10.pdf](#)

19. [13-377](#) SUBJECT: \$9,740,000* City of Woodland Community Facilities District No. 1
 (Gibson Ranch) Special Tax Refunding Bonds, Series 2014
 *Subject To Change

Recommendation for Action: Staff recommends that the City Council approve Resolution No. ____ Authorizing the Execution and Delivery of a Bond Issuance Agreement, an Escrow Agreement and a Placement Agent Agreement; Authorizing the Issuance of Special Tax Refunding Bonds; and Approving Certain Other Actions Related Thereto.

Attachments: [Gibson Ranch Attachment 1.pdf](#)
 [Gibson Ranch Attachment 2.pdf](#)
 [Gibson Ranch Attachment 3.pdf](#)
 [Revised Woodland CFD \(Gibson Ranch\) - City Resolution - 2014 STBs Refundi](#)
 [Woodland CFD \(Gibson Ranch\) Bond Issuance Agreement - 2014 STBs Refunc](#)
 [Woodland CFD \(Gibson Ranch\) Escrow Agreement 2014 STBs Refunding.docx](#)
 [Woodland CFD \(Gibson Ranch\) Placement Agent Agreement - for 2014 STBs R](#)
 [City of Woodland \(Gibson Ranch CFD\) - BBVA Compass Rate Lock Agreement](#)

J. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Regular Meeting of the City of Woodland scheduled for December 17, 2013 was posted on December 12, 2013 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez, City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st. Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.