

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - Draft

Tuesday, December 17, 2013

6:00 PM

Council Chambers

City Council

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

Present: 5 - Mayor Marlin Davies, Vice Mayor Tom Stallard, Council Member William Marble, Council Member Jim Hilliard and Council Member Sean Denny

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

Present: 5 - Mayor Marlin Davies, Vice Mayor Tom Stallard, Council Member William Marble, Council Member Jim Hilliard and Council Member Sean Denny

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

13-382 SUBJECT: Long Range Calendar

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

F. COMMITTEE REPORTS

On a motion by Council Member Stallard, seconded by Council Member and carried unanimously, Council received the October 28, 2013 Parks & Recreation Commission Minutes.

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.

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.

This Presentation was approved

H. CONSENT CALENDAR

On motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously Council approved Consent Calendar Items No. 4 through 14.

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.

On a motion by Council Member Hilliard, seconded by Council Member Denny

and carried unanimously, Council approved Consent Calendar Item 4. through 14.

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.

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.

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.

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
- 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.
- 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
- 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.

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.

On a motion by Vice Mayor Stallard, seconded by Council Member Marble and carried unanimously, Council approved staff recommendation for this item.

Ayes: 5 - Mayor Davies, Vice Mayor Stallard, Council Member Marble, Council Member Hilliard and Council Member Denny

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.

A motion was made by Council Member Marble, seconded by Vice Mayor Stallard and carried unanimously that Council adopt the first reading of an Ordinance 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) Council provided 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.

Ayes: 5 - Mayor Davies, Vice Mayor Stallard, Council Member Marble, Council Member Hilliard and Council Member Denny

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.

On a motion by Council Member Hilliard, seconded by Vice Mayor Stallard and carried unanimously, Council moved to re-consider action taken at last Council meeting to place measure on June 2014 ballot. On a motion by Council Member Hilliard, seconded by Council Member Marble and carried unanimously, Council approved a motion to place measure on November 14 ballot.

Ayes: 5 - Mayor Davies, Vice Mayor Stallard, Council Member Marble, Council Member Hilliard and Council Member Denny

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.

On a motion by Vice Mayor Stallard, seconded by Council Member Hilliard and carried unanimously, Council approved 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 approved the preparation and filing of associated environmental compliance documentation.

Ayes: 5 - Mayor Davies, Vice Mayor Stallard, Council Member Marble, Council Member Hilliard and Council Member Denny

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.

On a motion by Vice Mayor Stallard, seconded by Council Member Denny and carried unanimously, Council approved Resolution No. 6194 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 as indicated by staff.

Ayes: 5 - Mayor Davies, Vice Mayor Stallard, Council Member Marble, Council Member Hilliard and Council Member Denny

J. ADJOURN

Motion to adjourn moved by Council Members Marble, seconded by Mayor Davies and carried unanimously.

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.

Note

Note

Meeting went into Recess

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Note

Meeting Reconvened

19. 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.

19. SUBJECT: \$9,740,000* City of Woodland Community Facilities District No. 1
(Gibson Ranch) Special Tax Refunding Bonds, Series 2014
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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.

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.

A motion was made by Council Member Marble, seconded by Council Member Denny, that the Report of the City Manager be approved. The motion carried by the following vote:

Ayes: 5 - Mayor Davies, Vice Mayor Stallard, Council Member Marble, Council Member Hilliard and Council Member Denny