



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda City Council

Tuesday, February 4, 2014

6:00 PM

Council Chambers

SPECIAL MEETING 4:00 PM

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. COMMUNICATIONS-PUBLIC COMMENT

This is an opportunity for the public to speak to the Council regarding the topic of this special meeting. 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. PRESENTATION

1. [14-023](#) SUBJECT: Transportation Infrastructure Division - Roadway Maintenance Program Update

Recommendation: Staff recommends that the City Council hold a study session on the City's Roadway Maintenance Program.

F. CLOSED SESSION

F.1 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS

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

Agency Negotiators: City Manager Paul Navazio, community development Director Ken Hiatt and City Attorney Kara Ueda

Negotiating Parties: Democrat Investors, LLC; Woodland Opera House

Under Negotiation: Price and terms of payment

F.2 PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager

**JOINT REGULAR CITY COUNCIL / WOODLAND FINANCE AUTHORITY
FEBRUARY 4, 2014
6:00 P.M.**

G. CALL TO ORDER

H. PLEDGE OF ALLEGIANCE

I. 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.

J. 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.

[14-035](#)

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](#)

K. MINUTES

2. [14-026](#)

SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of January 7, 2014 and January 21, 2014 as presented.

Attachments: [January 7, 2014 DRAFT Meeting Minutes for approval](#)
[January 21, 2014 DRAFT Meeting Minutes for Approval](#)

L. CONSENT CALENDAR

3. [14-013](#)

SUBJECT: Community Development Department's Quarterly Status Report

Recommendation for Action: Staff recommends that the City Council receive the Community Development Department's Quarterly Status

report.

Attachments: [CDD Quarterly Report](#)
 [Capital Project Quarterly Report](#)
 [Customer Service Survey Results Through 1/7/14](#)

4. [14-036](#) SUBJECT: Water Meter Project, Phase 3, CIP 12-09; Approve Reallocation of Project Funding

Recommendation for Action: Staff recommends that the City Council approve the reallocation of \$120,000 of water enterprise funds from the Water System Leak Detection, Maintenance & Repairs Project (CIP #09-23) to the Water Meter Project Phase 3 Project (CIP #12-09).

M. REPORTS OF THE CITY MANAGER

5. [14-022](#) SUBJECT: First reading of ordinance amending Municipal Code Section 23C-7-10, adding Sections 23C-7-10.1 and 23C-7-10.2 and deleting and replacing Article 23C-11 related to water conservation

Recommendation for Action: Staff recommends that the City Council waive first reading and read by title only Ordinance No. _____, "An Ordinance of the City Council of the City of Woodland, California Amending Section 23C-7-10, Adding Sections 23C-7-10.1 and 23C-7-10.2 and Deleting and Replacing Article 23C-11 of the Woodland Municipal Code Related to Water Conservation."

Attachments: [Summary of Changes for Water Ordinance](#)
 [Water Conservation Ordinance](#)

6. [14-034](#) SUBJECT: \$34,220,000* Woodland Finance Authority Wastewater Revenue Bonds (Junior Lien), Series 2014
 *Subject to Change

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ Approving the Issuance by the Woodland Finance Authority of Wastewater Revenue Refunding Bonds; Approving the Forms of and Authorizing Execution and Delivery of an Installment Purchase Contract, a First Supplemental Installment Purchase Contract, a Bond Purchase Contract, and a Continuing Disclosure Certificate; and Authorizing Related Actions and Matters.

Staff further recommends that the Board of the Woodland Finance Authority approve Resolution No. _____ Approving the Forms of and Authorizing Execution and Delivery of the Installment Purchase Contract, the First Supplemental Installment Purchase Contract, the Trust Agreement, the First Supplemental Trust Agreement, the Escrow Agreement, and the Bond Purchase Contract; Authorizing the Issuance of Bonds; Approving the Form of the Official Statement and the Distribution Thereof, and Approving Other Actions Related to the

Woodland Finance Authority Wastewater Revenue Refunding Bonds
(Junior Lien), Series 2014.

Attachments: [FIN - Tables A-E](#)

[1-Resolution of the City Council - Wastewater Revenue Refunding Bonds](#)

[2-Woodland Installment Purchase Contract - 2014 Woodland Finance Authority](#)

[3-First Supp Installment Purchase Contract, 2014 Woodland Finance Authority](#)

[4-Woodland Bond Purchase Contract](#)

[5-Woodland Continuing Disclosure Cert](#)

[6-Woodland Finance Authority - Authority Resolution - Wastewater Revenue Re](#)

[7-Woodland FA - 2014 Trust Agreement - Wastewater Revenue Bonds](#)

[8-Woodland First Supplemental Trust Agreement - 2014 Woodland FA Wastewa](#)

[9-Woodland wastewater revenue refunding Escrow Agreement 2014](#)

[10-Woodland Prelim Official Statement](#)

N. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Special Meeting and Joint Regular City Council/Woodland Finance Authority Regular Meeting of the City of Woodland scheduled for February 4, 2014 was posted on January 30, 2014 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.