



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda City Council

Tuesday, December 16, 2014

6:00 PM

Council Chambers

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY DECEMBER 16, 2014 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.

[14-502](#)

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](#)

F. COMMITTEE REPORTS

[14-462](#)

SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the November 6, 2014 Planning Commission Minutes that were approved on November 20, 2014.

Attachments: [11_06_14 Meeting Minutes](#)

[14-486](#)

SUBJECT: Parks & Recreation Commission Meeting Minutes for October 27, 2014

Recommendation for Action: Staff recommends that the City Council receive the October 27, 2014 Parks & Recreation Commission Minutes that were approved on November 24, 2014.

Attachments: [102714 PRC Minutes](#)

G. CONSENT CALENDAR

1. [14-496](#)

SUBJECT: Public Works Quarterly Status Report for the period of September through November 2014

Recommendation for Action: Staff recommends that the City Council accept the Public Works Department's Quarterly Status Report

Attachments: [Quarterly Report - Sept-Nov](#)

2. [14-475](#)

SUBJECT: Approval of Final Map 4853 Solara Ranch and Related Subdivision Improvement Agreement.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ a Resolution of the City Council 1) approving Final Map 4853 Solara Ranch, 2) the related Subdivision Improvement Agreement, 3) authorizing City Manager to sign on behalf of the City, and 4) authorizing the City Manager to approve amendments to the Subdivision Improvement Agreement for the extension of time.

Attachments: [Location Map](#)

[Resolution](#)

[Subdivision Improvement Agreement 11042014](#)

3. [14-474](#)

SUBJECT: Adopt Resolution No. _____ amending the City of Woodland Spring Lake Infrastructure Fee Nexus Study.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, amending the City of Woodland Spring Lake Infrastructure Fee Nexus Study.

Attachments: [A - Resolution](#)

[B - Proposed Table A2](#)

4. [14-481](#)

SUBJECT: Second Reading of Ordinance No. _____, an Ordinance of the City Council of the City of Woodland, California, Approving an Amendment to the Development Agreement between the City of Woodland, Centex Homes, and Western Pacific Housing, Inc. for the Beeghly Ranch Subdivision.

Recommendation for Action: Staff recommends that the City Council

adopt Ordinance No. _____, an Ordinance of the City Council of the City of Woodland, California, Approving an Amendment to the Development Agreement between the City of Woodland, Centex Homes, and Western Pacific Housing, Inc. for the Beehly Ranch Subdivision.

Attachments: [Location Map](#)

[Ordinance](#)

5. [14-485](#) SUBJECT: Approval to Execute Janitorial Services Agreement

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute a Janitorial Services Agreement with Lincoln Training Center to perform janitorial services at six City-owned facilities in the amount of \$72,356.20 per year for three years (\$217,068.60 total).

Attachments: [Final Scores](#)

[Resolution](#)

[Janitorial Services Agreement \(post-attorney review\)](#)

6. [14-471](#) SUBJECT: Accept the AB1600 Development Fees Annual Report for the Fiscal Year Ended June 30, 2014

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ accepting the AB1600 Annual Report for the year ended June 30, 2014

Attachments: [AB1600 Resolution](#)

[AB 1600 FY 14 Summary by Fund](#)

7. [14-476](#) SUBJECT: Annual Measure E Report for Fiscal Year Ending June 30, 2014

Recommendation for Action: Staff recommends that the City Council 1.) Approve the Annual Measure E Report for Fiscal Year Ending June 30, 2014 and 2.) Direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website

8. [14-479](#) SUBJECT: Annual Measure V Report for Fiscal Year Ending June 30, 2014

Recommendation for Action: Staff recommends that the City Council 1.) Approve the Annual Measure V Report for Fiscal Year Ending June 30, 2014 and 2.) Direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website

9. [14-498](#) SUBJECT: Update on the Water Utility Advisory Committee (WUAC)

Recommendation for Action: Staff recommends that the City Council:
1) adopt staff recommendations for Committee membership, consistent with suggestions offered by the WUAC via their 2014 Annual Report,

and

2) affirm the advisory purpose of the Committee consistent with original scope, expanded to encompass water, sewer and storm drainage issues

10. [14-499](#)

SUBJECT: Amendment of the Conflict of Interest Code Pursuant to the Political Reform Act of 1974

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ approving and adopting the amended Conflict of Interest Code pursuant to the Political Reform Act of 1974.

Attachments: [ADM - CIC RESOLUTION](#)

[ADM - CIC CODE 2014 AMENDED WITH CHANGES](#)

[ADM - CIC CODE 2014 FINAL CHANGES ACCEPTED](#)

H. PUBLIC HEARINGS

11. [14-506](#)

SUBJECT: Terra Verde / Solar Project - Approval of Power Purchase Agreement and Site Agreement with Performance Contracting Inc./Hanwha Q Cells for a Solar Photovoltaic Project at Various City Sites, Authorization of a Battery Energy Storage Contract, and Authorization of a Site Lease with Conaway Preservation Group

Recommendation for Action: Staff recommends that the City Council hold a Public Hearing and that, pursuant to Section 4217.10 et seq. of the Government Code, the City Council adopt Resolution No. _____ which:

(1) finds that the cost of the purchase of electricity from the Solar Project at six City facilities under the proposed Power Purchase Agreement (PPA) will be offset and will be less than the anticipated marginal cost to the City of electrical or other energy that would have been consumed by the City if such Solar Project were not completed;

(2) finds that the difference, if any, between the fair rental value for the real property subject to the Site Agreement and the agreed rent is anticipated to be offset by below-market energy purchases; and

(3) authorizes the City Manager to execute the proposed PPA and Site Agreement for the construction of the Solar Project with the special purpose entity formed by Performance Contracting Inc./Hanwha Q Cells, to execute a contract for the Battery Energy Storage component of the Solar Project with Performance Contracting Inc., and

(4) to execute a Site Lease with Conaway Preservation Group.

(5) Resolution No. _____ further finds such approvals exempt under the California Environmental Quality Act.

Attachments: [12-16-14 Exhibit A - Solar Project Pro Forma](#)
[12-16-14 Exhibit B - Solar Project Layouts](#)
[2014 12-16 Resolution - Solar Project Documents](#)
[Reso Exhibit 1 - WOODLAND Power Purchase Agreement](#)
[Reso Exhibit 2 - Final Solar Site Agreement](#)
[Reso Exhibit 3 - WOODLAND-CPG Site Lease Agreement](#)

I. REPORTS OF THE CITY MANAGER

12. [14-504](#) SUBJECT: State Theatre - Disposition and Development Agreement and Operating Covenant Acquisition Agreement

Recommendation: Staff recommends the City Council approve Resolution No. _____ authorizing the City Manager to enter into an amended and restated Disposition and Development Agreement with Woodland State Theatre, LLC and to acquire an Operating Covenant in property from the State Theatre Management Group.

Attachments: [StateTheatreDDASigned](#)
[Woodland Resolution Approving State Theater AR DDA \(Final\)](#)
[Final Draft - Amended and Restated Woodland State Theater DDA.doc](#)
[Final Draft - Woodland State Theatre Operating Covenant Acquisition Agreement](#)

13. [14-493](#) SUBJECT: Approve Contract with Carollo Engineers for New ASR Wells #29 and #30, CIP 15-02

Recommendation for Action: Staff recommends that the City Council:
1) approve Resolution No. _____ authorizing the City Manager to execute the consultant services agreement with Carollo Engineers (Carollo) for the New Aquifer Storage & Recovery (ASR) Wells #29 and #30, CIP 15-02, for an amount not to exceed \$995,355 and,
(2) appropriate \$500,000 additional funding for FY2014/15 from the FY2015/16 planned allocation (CIP 15-02) to cover the design contract cost.

Attachments: [A - Resolution](#)
[B - Scope of Work](#)
[C - Map](#)

14. [14-500](#) SUBJECT: Measure J Spending Plan - Authorizing Initial FY2014/15 Program Implementation

Recommendation for Action: Staff recommends that the City Council approve specific supplemental FY2014/15 Measure J funding allocations and related actions for expanded program implementation to support:

- 1) Expanded Youth Sports Activities (\$30,000)
- 2) Aquatics Programming (\$36,000)

- 3) Recreation Programming and Teen Activities (\$211,000)
- 4) Rec2GO Van Purchase (\$50,000)
- 5) School Resource Officer / Gang Prevention Education Program (\$50,000)

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 16, 2014 was posted on December 12, 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.