City of Woodland

300 First Street
Woodland, CA 95695

Meeting Minutes - Final

Tuesday, December 16, 2014

6:00 PM

MINUTES ADOPTED BY COUNCIL

Council Chambers

City Council

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
DECEMBER 16, 2014
6:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

Present: 4 - Council Member Jim Hilliard, Council Member Angel Barajas, Mayor Tom Stallard and Mayor Pro Tem William Marble

Absent: 1 - Council Member Sean Denny

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Margaret Baum.

D. COMMUNICATIONS-PUBLIC COMMENT

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

14-502 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

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.

Council Members received the Planning Commission Meeting Minutes for November 6, 2014.

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.

Council Members received the Parks & Recreation Commission Meeting Minutes for October 27, 2014.

G. CONSENT CALENDAR

On a motion by Council Member Hilliard, seconded by Council Member Barajas and carried unanimously, Consent Calendar items No. 1 through 10 were approved.

Ayes: 4 - Council Member Hilliard, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

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

This Consent Item(s) was approved on the Consent Agenda

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.

Adopted Resolution No. 6354, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING FINAL MAP 4853 AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH WESTERN PACIFIC HOUSING INC. FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS.

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.

Adopted Resolution No. 6355, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AMENDMENT TO THE 2010 SPRINGLAKE INFRASTRUCTURE FEE NEXUS STUDY.

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 Beeghly Ranch Subdivision.

Adopted Ordinance No. 1572, AN ORDINANCE OF THE CITY OF WOODLAND APPROVING THE CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP PULTE HOMES (CENTEX), WESTERN PACIFIC HOUSING INC., A DELAWARE CORPORATION (WPHI) – BEEGHLY DEVELOPMENT AGREEMENT (DA) AMENDMENTS RELATIVE TO PROPERTY LOCATED WITHIN THE SPRING LAKE SPECIFIC PLAN AREA.

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).

Adopted Resolution No. 6356, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE CITY MANAGER TO EXECUTE A JANITORIAL SERVICES AGREEMENT WITH LINCOLN TRAINING CENTER.

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

Adopted RESOLUTION NO. 6357, A RESOLUTION OF THE CITY OF WOODLAND ACCEPTING THE FISCAL YEAR 2013/14 ANNUAL REPORT OF DEVELOPMENT FEES (AB1600 REPORT.

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

This Consent Item(s) was approved on the Consent Agenda

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

This Consent Item(s) was approved on the Consent Agenda

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

This Consent Item(s) was approved on the Consent Agenda

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.

Adopted Resolution No. 6358, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, ADOPTING AN AMENDED CONFLICT OF INTEREST CODE PURSUANT TO THE POLITICAL REFORM ACT OF 1974.

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.

Christine Shumaker and Mark Aulman spoke regarding this item.

On a motion by Mayor Pro Tem Marble, seconded by Council Member Hilliard and carried unanimously, the Public Hearing item was approved as recommended to the City Council in addition to the changes suggested by Christine Shumaker regarding the additional clause supporting environmental objectives.

Adopted Resolution No. 6359, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND MAKING FINDINGS UNDER THE GOVERNMENT CODE AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; APPROVING THE POWER PURCHASE AGREEMENT AND SITE AGREEMENT WITH PERFORMANCE CONTRACTING INC./HANWHA Q CELLS FOR A SOLAR PHOTOVOLTAIC PROJECT AT VARIOUS CITY SITES; AUTHORIZING A BATTERY ENERGY STORAGE CONTRACT WITH PERFORMANCE CONTRACTING INC.; AND AUTHORIZING A SITE LEASE WITH CONAWAY PRESERVATION GROUP.

Ayes: 4 - Council Member Hilliard, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

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.

Paul Haynes spoke regarding this item

On a motion by Council Member Hilliard, seconded by Council Member Barajas and carried unanimously, Council Members adopted Resolution No. 6360, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND 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.

Ayes: 4 - Council Member Hilliard, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

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.

On a motion by Mayor Pro Tem Marble, seconded by Council Member Hilliard and carried unanimously, Council Members adopted Resolution No. 6361, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH CAROLLO ENGINEERS FOR ENGINEERING CONSULTING SERVICES.

Ayes: 4 - Council Member Hilliard, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

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)

On a motion by Council Member Barajas, seconded by Council Member Hilliard and carried unanimously, Council Members approved this item as recommended to the City Council.

Ayes: 4 - Council Member Hilliard, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

J. ADJOURNED AT 7:48 PM

Respectfully submitted,

/S/ Ana B. Gonzalez, City Clerk

Adopted by Council: January 6, 2015