



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda City Council

Tuesday, June 2, 2015

6:00 PM

Council Chambers

CLOSED SESSION 5:30 P.M.

A. CALL TO ORDER

B. CLOSED SESSION

**B. 1 Conference with Labor Negotiators, Pursuant to
Government Code Section 54957.**

**Agency Designated Representatives: Paul Navazio, Sheila McShane
and Dania Torres-Wong**

Employee Organization(s): Management MOU

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
JUNE 2, 2015
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.

[14-804](#)

SUBJECT: Long Range Calendar

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

Attachments: [Long Range Calendar](#)

F. MINUTES

1. [14-806](#) 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 meeting of May 5, 2015 and May 19, 2015.

Attachments: [05-05-15 DRAFT Meeting Minutes for Approval](#)
[05-19-15 DRAFT Meeting Minutes for Approval](#)

G. PRESENTATIONS

2. [14-810](#) SUBJECT: WJUSD - Spring Lake Elementary School

Recommendation for Action: Receive a presentation from Dr. Maria Armstrong, School Superintendent on district plans for construction of new elementary school in Spring Lake.

H. CONSENT CALENDAR

3. [14-757](#) SUBJECT: Increase the Fiscal Year 2014/2015 Vehicle Replacement Budget by \$65,554.67 and authorize the Purchase of Remaining Six FY 2014/2015 Vehicles

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing an increase to the Vehicle Replacement Budget from \$1,208,283.50 to \$1,273,808.10, a total increase of \$65,554.67, in support of the purchase of six remaining FY 2014/2015 vehicles.

Attachments: [NAFG F150 Quote](#)
[2016 Chevrolet Colorado](#)
[2016 Chevrolet Suburban](#)
[Riverview International Quote](#)
[NJPA Quote](#)
[Resolution](#)

4. [14-777](#) SUBJECT: Approval of Four Subrecipient Agreements with the Yolo Wayfarer Center Funded through 2014 Continuum of Care Program Competition

Recommendation for Action: Staff recommends that the City Council

approve Resolution No. _____, authorizing the City Manager to execute four subrecipient agreements in substantially the same form presented to the City Council with the Yolo Wayfarer Center (dba Fourth and Hope) funded through the 2014 Continuum of Care program competition in the aggregate amount of \$207,614 and authorizes the Finance Officer to amend the budget as necessary.

Attachments: [1 - CC Reso](#)

[2a - \\$14,803 Subrecipient Agreement](#)

[2b - \\$23,806 Subrecipient Agreement](#)

[2c - \\$144,998 Subrecipient Agreement](#)

[2d - \\$24,007 Subrecipient Agreement](#)

[3 - HUD Grant Award Letter](#)

5. [14-786](#) SUBJECT: Approve Consultant Agreement Amendment for Construction Management and Inspection Services

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to (1) authorize a General Fund appropriation for \$122,000 and (2) approve professional services contract amendment #1 with Associated Engineering Consultants for construction management and inspection services in the amount of \$145,000 and authorize the City Manager to execute the contract.

Attachments: [A - Resolution](#)

6. [14-787](#) SUBJECT: Final Acceptance and Notice of Completion for E. Kentucky Avenue Road Rehabilitation Project, CIP #10-07 and Budget Adjustment

Recommendation for Action: Staff recommends City Council (1) accept the E. Kentucky Avenue Road Rehabilitation Project, CIP #10-07, construction contract as complete and authorize the City Clerk to file a Notice of Completion and (2) transfer \$6,000 of Measure E funding from CIP #06-06 to the project.

Attachments: [A - Resolution](#)

7. [14-798](#) SUBJECT: Internet Services Contract

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute a 3-year Internet services agreement with Wave Business Solutions LLC.

Attachments: [Wave Resolution](#)

8. [14-803](#) SUBJECT: Waste Management Delinquent Garbage/Refuse Accounts - Call for a Public Hearing

Recommendation for Action: Staff recommends that the City Council

set a Public Hearing for July 7, 2015 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

9. [14-774](#)

SUBJECT: Request for Council Authorization of Additional Funds to Support Police Operations

Recommendation for Action: Staff recommends that the City Council

1. Adopt Resolution No. _____, a Resolution of the City Council of the City of Woodland Authorizing the City Manager to Submit a 2015 COPS Hiring Program Grant Application in support of up to 3 Additional Police Officers; and

2. Authorize the appropriation of \$ 15,000 in available asset seizure funds to support current police operations.

Attachments: [Resolution - 2015 COPS Hiring Program](#)

10. [14-805](#)

SUBJECT: Amendment to Ordinance No. 1576

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. _____, amending Ordinance No. 1576 regarding the date of the City of Woodland's General Municipal Election in order to correct inadvertent errors.

Attachments: [Ordinance amending Ordinance No. 1576](#)

I. PUBLIC HEARINGS

11. [14-719](#)

SUBJECT: Public Hearing - Bulls Eye Bail Bonds Project - (1) Request to amend the Downtown Specific Plan to (a) conditionally allow a bail bonds business within District A4 of the Downtown Business District; (b) adopt performance standards for all bail bonds businesses within the Downtown Specific Plan; and (2) approve a Conditional Use Permit to allow Bulls Eye Bail Bonds to operate at 1037 Main Street, within District A4

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

1) Conduct a public hearing; and

2) Approve a Conditional Use Permit for the Bulls Eye Bail Bonds business with specified conditions of approval; and

3) Introduce and waive the first reading of Ordinance No. _____, authorizing amendments to the Downtown Specific Plan Table 8-1, Land Use Matrix, and Section 8.5, Performance Standards.

From and after the effective date of Ordinance No. _____, the Bulls Eye Bail Bonds business would be permitted to operate pursuant to a

Conditional Use Permit.

Attachments: [1. City Council Ordinance Amending the Downtown Specific Plan](#)
[2. City Council Resolution for CUP](#)
[3. Exhibit A: CUP Conditions of Approval](#)
[4. Specific Plan Districts Map](#)
[5. General Application and Justification Statement](#)
[6. Planning Commission Staff Report Cover](#)
[7. Proposed Business Sign.pdf](#)

12. [14-725](#) SUBJECT: Approve purveyorship of recycled water through the Water Utility Enterprise, and first reading of proposed ordinance adding Article XIV to Chapter 23C of the Woodland Municipal Code Related to Recycled Water Service

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ approving purveyorship of recycled water through the Water Utility Enterprise and waive the first reading and read by title only Ordinance No. _____, "An Ordinance of the City Council of the City of Woodland, California Adding Article XIV to Chapter 23C of the Woodland Municipal Code Related to Recycled Water Service."

Attachments: [A - Proposed Ordinance to be Added to the Municipal Code Related To Recycle](#)
[B - Resolution to Approve Purveyorship of Recycled Water Through the Water U](#)
[C - Rules and Regulations for the Use of Recycled Water](#)
[D - Summary of Proposed Recycled Water Ordinance \(published in local newsp](#)
[E - Initial Recycled Water Service Area Map](#)

13. [14-775](#) SUBJECT: Public Hearing on the Fiscal Year 2015-2016 Community Development Block Grant Annual Action Plan and Authorization for Submittal of Action Plan

Recommendation for Action: Staff recommends that the City Council hold a public hearing and approve the 2015-16 Community Development Block Grant Annual Action Plan.

The City Council's approval is based on taking the following actions:

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2015-16 Community Development Block Grant (CDBG) Action Plan (Attachment A);
2. Adopt a Resolution to approve the Fiscal Year FY 2015-16 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel and staff (Attachment B);
3. Direct staff to complete the FY 2015-16 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding

allocations along with any public input received during the public comment period;

4. Direct staff to forward the completed FY 2015-16 Action Plan once completed;
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
6. Authorize the Finance Officer to make the budget allocations as specified.

These Actions are consistent with the 2015-2019 CDBG Consolidated Plan goals to reduce slum and blight conditions and assisting low and moderate income people.

Attachments: [A - Action Plan](#)

[B - City Council Resolution](#)

[C - Overview of FY 2015-16 CDBG Budget](#)

[D - Funding Recommendations](#)

[E - STEAC Letter](#)

14. [14-800](#)

SUBJECT: Annexation of Property into the Community Facilities District 2004-1 (Spring Lake) and the Spring Lake Maintenance Community Facilities District

Recommendation for Action: Staff recommends that the City Council:

- (1) Hold a public hearing; and
- (2) Adopt Resolution No. _____, Calling an Election to Submit the Qualified Electors the Question of Levying the Special Tax within the Proposed Annexation Area to the Community Facilities District 2004-1; and
- (3) Adopt Resolution No. _____, Calling an Election to Submit the Qualified Electors the Question of Levying the Special Tax within the Proposed Annexation Area to the Spring Lake Maintenance Community Facilities District; and
- (4) Adopt Resolution No. _____, Declaring the Results of the Special Election for Annexation to Community Facilities District 2004-1; and
- (5) Adopt Resolution No. _____, Declaring the Results of the Special Election for Annexation to Spring Lake Maintenance Community Facilities District; and
- (6) Introduce Ordinance No. _____, Levying and Apportioning the Special Tax in the Annexed Territory to the Community Facilities District 2004-1; and
- (7) Introduce Ordinance No. _____, Levying and Apportioning the Special Tax in the Annexed Territory to the Spring Lake Maintenance Community Facilities District.

Attachments: [Woodland Spring Lake CFD 2004-1 - Resolution Calling Election - 2015 Annex](#)
[Woodland Spring Lake Maintenance CFD - Resolution Calling Election - 2015 A](#)
[Woodland Spring Lake 2004-1 Annex No. 1 - 2015 Resolution Declaring Electio](#)
[Woodland Spring Lake Maintenance CFD Annex No. 1 - 2015 Resolution Decla](#)
[Woodland Spring Lake CFD 2004-1 - Ordinance re Annexation No. 1](#)
[Woodland Spring Lake Maintenance CFD - Ordinance re Annexation No. 1](#)

J. REPORTS OF THE CITY MANAGER

15. [14-799](#) SUBJECT: Exclusive Negotiating Agreement with Jivan B. Patel and Ramilaben J. Patel Living Trust - Downtown Mixed Use Hotel and Retail/Restaurant Project

Recommendation for Action: Staff recommends that the City Council adopt the attached resolution approving an Exclusive Negotiating Agreement (ENA) with Jivan B. Patel and Ramilaben J. Patel Living Trust for the disposition of 1017 Main Street and a portion of 1001 Main Street (Freeman Park) for the development of a mixed use hotel and retail/restaurant project in Downtown.

Attachments: [ATT 1 - RESOLUTION](#)
[ATT 2 - Agreement to negotiation Exclusively](#)
[ATT 3 - Properties map](#)
[ATT 4 - Letter of Interest](#)
[ATT5 - Prelim Project Rendering.pdf](#)
[ATT5 - Prelim Project Rendering 2.pdf](#)

16. [14-809](#) SUBJECT: Fiscal Year 2015-2016 Proposed Budget Discussion

Recommendation for Action: Staff recommends that the City Council receive this informational Fiscal Year 2015-2016 (FY 2015-16) Proposed Budget report for discussion.

K. 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 June 2, 2015 was posted on May 29, 2015 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.