



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda

City Council

Tuesday, July 19, 2016

6:00 PM

Council Chambers

**CITY COUNCIL
CLOSED SESSION
5:15 PM**

A. CALL TO ORDER

B. CLOSED SESSION

**B. 1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS, Pursuant to
Government**

Code Section 54956.8

Property: APN 042-030-012

**Agency Negotiator: City Manager, Community Development Director, and City
Attorney**

Negotiating Parties: Tuleyome and Explorit

Under Negotiation: Price and Terms of Payment

**B. 2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Section
54956.9(d)(1))**

**BNK Construction, Inc. v. Woodland State Theatre, LLC, et al., Superior Court
of California, County of Yolo, Case No. CV16-873**

**B. 3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Section
54956.9(d)(1))**

**Olson v. City of Woodland, U.S. District Court, Eastern District of California,
Case No. 2:16-cv-01477-JAM-AC**

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY

JULY 19, 2016

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.

[16-630](#)

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. MINUTES1. [16-626](#)

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 June 7, 2016 and June 21, 2016.

Attachments: [06-07-16 DRAFT MINUTES FOR APPROVAL](#)
[06-21-16 DRAFT MINUTES FOR APPROVAL](#)

G. CONSENT CALENDAR2. [16-617](#)

SUBJECT: Community Services Department Quarterly Status Report for the period of April through June 2016

Recommendation for Action: Staff recommends that the City Council accept the Community Services Department's Quarterly Status Report.

Attachments: [4th Quarter 16](#)

3. [16-801](#)

SUBJECT: Woodland City Employees' Association MOU Agreement

Recommendation for Action

Staff recommends that the City Council Adopt Resolution No. _____, ratifying a three-year Memorandum of Understanding with the Woodland City Employees' Association, covering the period from July 1, 2016 through June 30, 2019.

Attachments: [WCEA MEMORANDUM OF UNDERSTANDING final](#)

4. [16-800](#) SUBJECT: Woodland Professional Firefighters Association MOU Agreement

Recommendation for Action: Staff recommends that the City Council Adopt Resolution No. _____, ratifying a three-year Memorandum of Understanding with the Woodland Professional Firefighters Association, covering the period from July 1, 2016 through June 30, 2019.

Attachments: [WPFA MEMORANDUM OF UNDERSTANDING final](#)

5. [16-606](#) SUBJECT: Approval of Resolution No. _____, a Resolution of the City Council of the City of Woodland, approving the Easement Acquisition Agreement between the City of Woodland and Ram n. Sah and B. Devi Sah

Recommendation for Action: Staff recommends that the City Council Approve Resolution No. _____, a Resolution of the City Council of the City of Woodland approving the easement acquisition agreement between the City of Woodland and Ram N. Sah and B. Devi Sah, Trustees of The Ram N. Sah and B Devi Sah Trust, dated April 14, 1993; approving the Agreement and authorizing the City Manager to sign the Agreement.

Attachments: [A - Resolution](#)

[B - The Agreement](#)

[C - Grant Deed](#)

6. [16-618](#) SUBJECT: Authorize the Purchase of Four FY 2016/2017 Public Works Trucks

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the purchase of four (4) FY 2016/2017 trucks for the Public Works Department through Elm Ford of Woodland in the amount of \$152,173.88.

Attachments: [Elm Ford F250 Quote](#)

[NAFG F250 Quote](#)

[Resolution](#)

7. [16-619](#) SUBJECT: Final Acceptance and Notice of Completion for Water Transmission Main West, CIP #12-05

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, accepting the Water Transmission Main West, CIP #12-05 construction project as completed and authorizing the City Clerk to file a Notice of Completion.

Attachments: [A - Resolution](#)

8. [16-635](#)

SUBJECT: Revised Job Descriptions - Assistant City Manager / Director of Community and Economic Development, Community Services Director

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

1. Adopt the revisions to the job descriptions for:
 - a. Assistant City Manager/ Director of Community and Economic Development; and
 - b. Community Services Director; and
2. Approve salary ranges for specified job descriptions

Attachments: [Assistant CM Community Development Director job description](#)
[Community Services Director Final draft](#)

9. [16-616](#)

SUBJECT: Special Assessment Tax Roll Collections

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, Requesting Collection of Charges on the Tax Roll for the Lighting and Landscaping Districts, Special Assessment Districts and Community Facilities Districts and described herein.

Attachments: [RESOLUTION - Special Assessment Collections](#)

10. [16-621](#)

SUBJECT: Annual Appropriations Limit

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the City of Woodland's Fiscal Year 2016/17 Appropriations Limit.

Attachments: [Resolution Approving FY2016/17 Appropriations Limit](#)
[FY2016-17 Appropriations Limit Calculation](#)
[State of California 2016 Price and Population Information](#)

H. PUBLIC HEARINGS

11. [16-633](#)

SUBJECT: PUBLIC HEARING - OPEN AND CONTINUE - Prudler Tentative Subdivision Map Project (PLNG 14-00090): A request to amend the General Plan and Spring Lake Specific Plan, rezone the project site, and approve a Tentative Subdivision Map (TSM #4856), Conditional Use Permit and Development Agreement to allow the development of 183 detached single-family units in two phases and a 1.46 acre park, on an approximately 38-acre site located at the northeast corner of East Street and Sports Park Drive/ County Road (CR) 24A in the City of Woodland

THIS ITEM WILL BE OPENED AND CONTINUED TO THE AUGUST 23, 2016 COUNCIL MEETING.

I. REPORTS OF THE CITY MANAGER

12. [16-625](#) SUBJECT: General Plan Update Progress Report

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

1. Receive progress report #8 regarding the General Plan Update Project
2. Accept the Public Draft General Plan Update 2035 documents; and
3. Authorize a budget adjustment and grant the City Manager authority to amend the existing General Plan consultant contract with Dyett Bhatia up to an additional \$17,200 to provide funds to complete necessary traffic modeling and analysis.

13. [16-629](#) SUBJECT: MakerSpace - Community Learning Lab (Library Improvement Project, CIP 15-08; Approve Plans and Specifications and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, approving the plans and specifications and authorizing bid advertisement for the MakerSpace - Community Learning Lab Project (Library Improvement Project, CIP 15-08).

Attachments: [MakerSpace Resolution](#)

14. [16-620](#) SUBJECT: Water Rate Study Update

Recommendation for Action: Staff recommends that the City Council authorize the City Manager to award and execute a sole source contract with HDR Engineering, Inc. to prepare an update to the City's Water Rate Study

Attachments: [Reso for HDR contract 2017 Water Rate Study](#)

15. [16-624](#) SUBJECT: Solar Project - Authorization for City Manager to Execute the First Amendment to the Lease Agreement with Conaway Preservation Group and to Execute Easement Agreements with PG&E

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, which authorizes the City Manager to execute the First Amendment to the 2014 Lease Agreement between the City and Conaway Preservation Group and to execute Easement Agreements with PG&E for the Water Pollution Control Facility solar project.

Attachments: [Resolution - Solar project easements with PG&E and CPG Lease Amendment](#)

16. [16-627](#) SUBJECT: Ballot Argument - Half-Cent Sales Tax Extension (Measure F)

Recommendation for Action: Staff recommends that the City Council:

- 1) Designate a Council subcommittee to draft ballot argument for Measure F (half-cent sales tax extension); and
- 2) Authorize all Council Members to sign the ballot argument to be filed with the City Clerk no later than 5:00PM on August 12, 2016; and
- 3) Authorize one or more Council members to draft and file a rebuttal to any argument opposing Measure F, should one be filed with the City Clerk.

17. [16-610](#) SUBJECT: Designate Delegate for the Annual League of California Cities Conference

Recommendation for Action: Staff recommends that the City Council designate a voting delegate to represent the City at the Annual Conference of the League of California Cities to be held in Long Beach, October 5 - October 7, 2016.

Attachments: [Voting Delegate Attachment](#)

18. [16-628](#) SUBJECT: Next Steps for Filling Council Vacancy by Appointment

Recommendation for Action: Staff recommends that the City Council:

- 1) Receive an update on the Council vacancy and
- 2) Provide direction on "next steps" for filling the vacancy.

Attachments: [Davies Application](#)

[Dote Application](#)

[Glica-Hernandez Application](#)

[Ragsdale Application](#)

[Shewmaker Application](#)

[Vorhees Application](#)

19. [16-634](#) SUBJECT: Selection of Mayor Pro Tempore and Process for Mayor and Mayor Pro Tempore Selection and Rotation

Recommendation for Action: Staff recommends that the City Council:

- 1) Select a Mayor Pro Tempore from among the City Council members, and
- 2) Discuss the process for selecting a mayor and mayor pro tempore and rotation of office holders, and
- 3) If applicable, direct staff to return to Council with amendments to the relevant Municipal Code sections governing this topic.

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 July 19, 2016 was posted on July 15, 2016 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.