City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Meeting Agenda

City Council

Tuesday, June 6, 2017 | **6:00 PM** | **Council Chambers**

CITY COUNCIL
CLOSED SESSION
5:00 PM

A. CALL TO ORDER

B. CLOSED SESSION

B.1 CONFERENCE WITH LABOR NEGOTIATORS, Pursuant to Government Code Section 54957.6
Agency Designated Representatives: City Manager and Human Resources Manager
Employee Organization(s): Woodland Police Employees Association

B.2 CONFERENCE WITH LABOR NEGOTIATORS, Pursuant to Government Code Section 54957.6
Agency Designated Representatives: City Manager and Human Resources Manager
Employee Organization(s): Woodland Police Supervisors Association

B.3 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Government Code Section 54956.9(d)(1))
Name of case: Bobby Harris v. City of Woodland, Yolo County Superior Court Case No. PT-17-753

B.4 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): one case

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
JUNE 6, 2017
6:00 PM

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.

17-0507 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. MINUTES

1. 17-0499 SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Planning Commission meeting of April 6, 2017 and April 20, 2017.

Attachments: A - April 6, 2017 Meeting Minutes

B - April 20, 2017 Meeting Minutes

2. 17-0504 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 4, 2017 and May 16, 2017.

Attachments: 05_04_2017 DRAFT FOR APPROVAL

05_16_2017 DRAFT FOR APPROVAL

H. CONSENT CALENDAR

3. 17-0477 SUBJECT: Formally Approve Interfund Loan Agreements

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, Formally Approving the Interfund Loan Agreements.

Attachments: Interfund Loans Resolution
Interfund Loan Agreement - Measure E (Fund 506) to Parks & Recreation (Func
Interfund Loan Agreement - Recycling (Fund 250) to Const-Demo Debris Recyc
Interfund Loan Agreement - Sewer (Fund 220) to Sewer Development (Fund 58
Interfund Loan Agreement - Spring Lake Capital (Fund 594) to Fire Suppression
Interfund Loan Agreement - Water (Fund 210) to Capital Projects (Fund 501)

4. 17-0480 SUBJECT: Approve Plans & Specifications, and Authorize Bid Advertisement for WPCF Clarifier Coating System Project, CIP #14-02

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, approving the plans and specifications and authorize bid advertisement for the WPCF Clarifier Coating System Project, CIP #14-02.

Attachments: A - Resolution

5. 17-0482 SUBJECT: Contract Amendment - FY2016/17 Annual Cyclical Tree Pruning

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute a contract amendment to the FY 2016/17 annual cyclical tree pruning and maintenance service contract with West Coast Arborist in the amount of $36,000, for a contract total not-to-exceed $215,000.

Attachments: WCA - Amendment Resolution

6. 17-0483 SUBJECT: Approval of Funding Increase for Fiscal Year 2016/17 Community Development Block Grant Project

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving a funding increase of $1,875 for the Yolo Family Service Agency's FY 2016/17 Meeting Room Conversion project.

Attachments: CC Reso for YFSA June 6, 2017

7. 17-0484 SUBJECT: Approval of Subrecipient with the Yolo Wayfarer Center Funded through the 2016 Continuum of Care Competition

Recommendation for Action: recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute a subrecipient agreement in substantially the same form presented to the City Council with the Yolo Wayfarer Center (dba Fourth and Hope) funded through the 2016 Continuum of Care program competition in the aggregate amount of $149,855 and authorize the Finance Officer to amend the budget as necessary.

Attachments: CC Reso Sub Agreement 6Jun17
Subrecipient Agreement

8. 17-0486 SUBJECT: Second Reading and Adoption of an Ordinance Amending the Woodland Municipal Code to Add Chapter 7A, Entitled "Community Choice Aggregation (Electricity)"

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. _____, authorizing the implementation of a Community Choice Energy program - also called Community Choice Aggregation - through the Valley Clean Energy Alliance (VCEA) Joint Powers Authority (JPA).

Attachments: Woodland_ Ordinance For CCE

9. 17-0489 SUBJECT: Appointment of Members to the Valley Clean Energy Alliance Advisory Committee

Recommendation for Action: Staff recommends that the City Council:
(1) Adopt Resolution No. _____ establishing the process for appointing members to the Valley Clean Energy Alliance (VCEA) Advisory Committee; and
(2) Appoint Tom Flynn, Christine Shewmaker, and Mark Aulman to represent Woodland on the committee, subject to the approval of the VCEA Board of Directors.

Attachments: Reso - VCEA Advisory Committee appointments

10. 17-0495 SUBJECT: COPS Hiring Program

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager and Police Department to submit an application for the 2017 COPS Hiring Program (CHP).

Attachments: Resolution - 2017 COPS Hiring Program

11. 17-0460 SUBJECT: Hiddleson Pool Demolition Project, CIP 17-13; Approve Plans and Specifications, Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the plans and specifications and authorizing bid advertisement for the Hiddleson Pool Demolition Project, CIP 17-13; and approve the donation of pool equipment to the City of Maxwell.

Attachments: A - Resolution

12. 17-0508 SUBJECT: Proclamation Recognizing Dennis Diemer for his service as General Manager of the Woodland-Davis Clean Water Agency

Recommendation for Action: Staff recommends that the City Council adopt a proclamation recognizing Dennis Diemer for his service as General Manager of the Woodland-Davis Clean Water Agency.

J. REPORTS OF THE CITY MANAGER

13. 17-0491 SUBJECT: Public Comment Meeting for the Draft Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) and the Public Review Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) (SCH # 2011102043)

Recommendation for Action: Staff recommends that the City Council:
(1) Receive a presentation from the Yolo HCP/NCCP Conservancy on the Public Review Draft HCP/NCCP and related Public Review Draft EIS/EIR; and
(2) Receive public comment on the Public Review Draft HCP/NCCP and related Public Review Draft EIS/EIR.

Attachments: 1 - Plan Comparison Table

14. 17-0506 SUBJECT: Amendment to Gibson Ranch Tax Sharing Agreement and Introduction of Ordinance Amending Section 23-62 of the Woodland Municipal Code Related to the Documentary Transfer Tax

Recommendation for Action: Staff recommends that the City Council:
1) Adopt Resolution No. _____, authorizing the City Manager to execute the Amendment to Agreement No. 92-49, the Gibson Ranch Revenue Sharing and Property Tax Exchange Agreement; and
2) Waive first reading and introduce by title only an ordinance Amending Section 23-62 of the Woodland Municipal Code Related to the Documentary Transfer Tax

Attachments: A Resolution

B Amendment to Tax Sharing Agreement

C Ordinance No. Amending Section 23-62 of the Woodland Municipal Code Rel

15. 17-0479 SUBJECT: Approve Sole Source Consultant Agreement with ATEEM Electrical Engineering, Inc. for Programming and SCADA integration services for ASR Wells 29 & 30, CIP 15-02

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, to approve a sole source consultant agreement with ATEEM Electrical Engineering, Inc. for Programming and SCADA Integration Services for ASR Wells 29 & 30 (CIP 15-02) in an amount up to $62,660, and authorize a contingency of up to 10% ($6,266).

Attachments: A - Resolution

B - Consultant Agreement for SCADA Integration Services

16. 17-0475 SUBJECT: Extension of Development Impact Fee Deferral Program

Recommendation for Action: Staff recommends that the City Council

waive first reading and adopt by title only, an Ordinance amending Woodland Municipal Code section 6B-110 to extend the City's temporary development impact fee deferral program for an additional five years for multi-family residential and non-residential development projects.

Attachments: Ordinance for Fee Deferral Extension-5-31-2017final

17. 17-0501 SUBJECT: Urgency Ordinance Establishing a Moratorium on Mini-Storage/ Warehouse Facilities

Recommendation for Action: Staff recommends that the City Council:
1) Receive information about the proposed Urgency Ordinance; and
2) Consider adoption of an urgency ordinance prohibiting the processing and/or approval of any and all mini-storage/warehouse facilities in the City of Woodland; and
3) Direct staff to commence review of the Zoning Ordinance and prepare all items necessary and appropriate for further regulation of mini-storage/warehouse facilities.

Attachments: 1 - Interim Urgency Ord. imposing a Moratorium on any/all Mini Stor./Warehouse

18. 17-0497 SUBJECT: Approval of $1,000,000 Loan Commitment for Mutual Housing California's Phase 2 Multi-Family Project

Recommendation for Action: Staff recommends that the City Council adopt Resolution No._____,, approving a 57-year term residual receipts loan with Mutual Housing California (Mutual) in the amount of $1,000,000 with three percent (3%) simple interest for Mutual's Phase 2 multi-family project (39 farmworker units) at the southeast corner of Pioneer Avenue and Farmers Central Road and funding of the loan through the Spring Lake Affordable Housing and Affordable Housing In-Lieu Fee funds.

Attachments: Council Resolution

19. 17-0488 SUBJECT: Petition to Prepare the Woodland Research and Technology Park Specific Plan

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, accepting the petition to prepare a specific plan as proposed by the Woodland Research and Technology Park application (PLNG17-00017); initiating the specific plan process; directing the formation of a Technical Advisory Committee; and, authorizing the City Manager to execute an Agreement for Fund Advancement with the project applicant including specific payment terms and the continued use of the wells located within the project site for agricultural irrigation purposes (Attachment 1);
2. Adopt Resolution No. _____, to approve a contract agreement with AECOM in the amount of $206,510 for the preparation of the

environmental review of the Woodland Research and Technology Park Project Specific Plan and authorize the City Manager to execute the agreement and amendments, as necessary, up to 20% of the agreement amount;
3. Adopt Resolution No. _____, to approve a contract agreement with Fehr and Peers in an amount of $188,000 for the preparation of the Transportation Impact Study (TIS) and related support work for the Woodland Research and Technology Park Project Specific Plan and authorize the City Manager to execute the agreement and amendments, as necessary, up to 20% of the agreement amount; and
4. Adopt Resolution No. _____, to approve a contract agreement with Ponticello Enterprises Consulting Engineers, Inc., in the amount of $140,400 for project management services and authorize the City Manager to execute the agreement and any amendments, as necessary, up to 20% of the agreement amount.

Attachments: 1 - Resolution - Preparation of Specific Plan and Agreement for Advance of Fun
2 - Resolution - Professional Services Agreement - AECOM
3 - Resolution - Professional Services Agreement - Fehr and Peers
4 - Resolution - Professional Services Agreement - Ponticello Enterprises
5 - Project Summary
6 - General Application Form
7 - Planning Commission Resolution May 18, 2017

20. 17-0502 SUBJECT: Report from the City Council Sub-Committee on Implementing Proposition 64 - Adult Use of Cannabis in the City of Woodland

Recommendation for Action: Staff recommends that the City Council:
1) Receive a report from the City Council Sub-Committee on Proposition 64; and
2) Provide feedback on preliminary direction and next steps pertaining to the regulation of Cannabis in Woodland.

Attachments: A - Licensing and Other Informational Links

21. 17-0505 SUBJECT: Presentation of FY2017/18 Proposed Budget

Recommendation for Action: Staff recommends that the City Council receive a presentation of the City Manager's FY2017/18 Proposed Budget.

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 6, 2017 was posted on June 2, 2017 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.