



City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Meeting Agenda

City Council

Tuesday, July 18, 2017

6:00 PM

Council Chambers

CITY COUNCIL CLOSED SESSION 5:30 P.M.

A. CALL TO ORDER

B. CLOSED SESSION

B.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS,

Pursuant to Section 54956.8

PROPERTY: Approximately 4.7 acres of land located at 1585 East Gibson Road, Woodland, CA 95776, known generally as the District's former Willow Spring School site

AGENCY NEGOTIATOR: City Manager, Community Development Director and City Attorney

NEGOTIATING PARTIES: Woodland Joint Unified School District (WJUSD)

UNDER NEGOTIATIONS: Price and Terms of Payment

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY

JULY 18, 2017

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.

[17-0577](#) 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. PRESENTATIONS

1. [17-0561](#) SUBJECT: Proclamation - Appreciation and Recognition of Rob Sanders

Recommendation for Action: Staff recommends that the City Council recognize retiree Rob Sanders for his many years of service to the City of Woodland and for his efforts in leading and guiding multiple Divisions and Work Groups of Public Works.

Attachments: [Rob Sanders Proclamation](#)

G. CONSENT CALENDAR

2. [17-0566](#) SUBJECT: Community Services Department Quarterly Status Report for the period of April 2017 through June 2017

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

Attachments: [4th Quarter 17](#)

3. [17-0568](#) SUBJECT: Receive Annual Report from the Manufactured Home Fair Practices Commission

Recommendation for Action: Staff recommends that the City Council receive and file the Manufactured Home Fair Practices Commission Annual Report for the 2016 program year and receive a summary update on the 2017 program year.

Attachments: [2016 Annual Report](#)

4. [17-0550](#) SUBJECT: Approve Contract with Laugenour and Mickle for West Street Water Main Project, CIP 17-08

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the consultant services agreement with Laugenour and Mickle (L&M) for the West Street Water Main Project, CIP 17-08, for an amount up to \$93,480 and authorize a contingency for design contract amendments

up to an additional 10% (9,348).

Attachments: [A - Resolution](#)

[B - Scope of work](#)

[C - Map](#)

5. [17-0565](#) SUBJECT: Contract Award - FY2017/18 Annual Cyclical Tree Pruning

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the FY 2017/18 annual cyclical tree pruning and maintenance service contract to West Coast Arborist (WCA) in the amount not-to-exceed \$179,000.

Attachments: [Resolution](#)

6. [17-0555](#) SUBJECT: Award Construction Contract with Euro Style Management, Inc. to Provide Construction Services for the WPCF Clarifier Coating Project, CIP 17-20, and Appropriate Project Funding

Recommendation for Action: Staff recommends that the City Council:

- 1) Adopt Resolution No. _____, authorizing the City Manager to:
- 2) Create a new capital project, the WPCF Clarifier Coating Project, CIP 17-20; and
- 3) Appropriate \$270,000 from CIP 14-02, Water Pollution Asset Replacement Project, to CIP 17-20; and
- 4) Award a construction contract with Euro Style Management, Inc. for construction services in the not-to-exceed amount of \$173,500 for the WPCF Clarifier Coating Project; and
- 5) Approve construction contract change order(s) for construction contingencies of up to an additional 10% of the contract award amount (\$17,350).

Attachments: [A - Resolution](#)

7. [17-0554](#) SUBJECT: Memorandum of Understanding with the Woodland Police Supervisor Association, covering the period from July 1, 2017 through June 30, 2021

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, ratifying a four (4) year, Memorandum of Understanding with the Woodland Police Supervisor Association, covering the period from July 1, 2017 through June 30, 2021.

Attachments: [Wdl PoliceSgts MOU 2017-2021 final](#)

8. [17-253](#) SUBJECT: Memorandum of Understanding with the Woodland Police Officers' Association, covering the period from July 1, 2017 through June 30, 2021.

Recommendation for Action: Staff recommends that the City Council

Adopt Resolution No. _____, ratifying a four-year, Memorandum of Understanding with the Woodland Police Officers' Association, covering the period from July 1, 2017 through June 30, 2021.

Attachments: [Police Officers MOU 2017 to2021](#)

9. [17-0563](#) SUBJECT: Memorandum of Understanding with the Woodland Police Mid-Management Association, covering the period from July 1, 2017 through June 30, 2020

Recommendation for Action: Staff recommends that the City Council Adopt Resolution No. _____, ratifying a three-year, Memorandum of Understanding with the Woodland Police Mid-Management Association, covering the period from July 1, 2017 through June 30, 2020.

Attachments: [Police Mid Mgmt final MOU](#)

10. [17-0570](#) SUBJECT: Annexation of Property into the Community Facilities District 2004-1 (Spring Lake) and into the Spring Lake Maintenance Community Facilities District

Recommendation for Action: Staff recommends that the City Council:

- (1) adopt Resolution No. _____, declaring its intent to annex property into Community Facilities District 2004-1 (Spring Lake) and setting a public hearing for August 22, 2017; and
- (2) adopt Resolution No. _____, declaring its intent to annex property into the Spring Lake Maintenance Community Facilities District and setting a public hearing for August 22, 2017.

Attachments: [Resolution of Intention to Annex Property into CFD 2004-1 \(Spring Lake\)](#)

[Oyang North Springlake CFD Annexation Map](#)

[Resolution of Intention to Annex Property into Spring Lake Maintenance CFD](#)

[Oyang North Springlake Maintenance CFD Annexation Map](#)

11. [17-0569](#) SUBJECT: Approve Plans & Specifications, and Authorize Bid Advertisement for WPCF Pond #7 Biosolids Drying and Removal Project, CIP #18-06

Recommendation for Action: Staff recommends that the City Council:

- a. Adopt Resolution No. _____, approving the plans & specifications and authorize bid advertisement; and
- b. Create CIP 18-06 into the Capital Improvement Program FY 17/18 budget year; and
- c. Authorize the City Manager to execute the construction contract to the lowest, responsive, responsible bidder at an amount not to exceed \$325,000, plus a contingency in the amount of 20% of the contract amount for the WPCF Pond #7 Biosolids Drying and Removal Project, CIP #18-06; and
- d. Authorize City Manager to approve a Purchase Order with the Yolo County Landfill for an amount not to exceed \$200,000 for the WPCF

Pond #7 Biosolids Drying and Removal Project, CIP #18-06; and
e. Approve the allocation of \$575,000 of Sewer Enterprise Funds from Treatment Plant Exp-Biosolids, CIP 10-11 to WPCF Pond #7 Biosolids Drying and Removal Project, CIP #18-06 to provide for the total project budget.

Attachments: [A - Resolution](#)

12. [17-0572](#)

SUBJECT: Approve Plans and Specifications and Authorize Bid Advertisement for Harter Avenue Sewer Rehabilitation, CIP 08-21

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, approving the plans and specifications and authorize bid advertisement for the Harter Avenue Sewer Rehabilitation, CIP #08-21.

Attachments: [A - Resolution](#)

13. [17-0551](#)

SUBJECT: Approve Plans & Specifications, and Authorize Bid Advertisement for Destroy Old Wells (Well #10, Well #17, and Well #20), CIP #11-10

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the plans and specifications and authorize bid advertisement for the Destroy Old Wells (Well #10, Well #17, and Well #20) Project, CIP #11-10.

Attachments: [A - Resolution](#)

[B - Project Location Map](#)

14. [17-0578](#)

SUBJECT: Approve the Sale of the City of Woodland Wastewater Revenue Refunding Bonds, Series 2017

Recommendation for Action: Staff recommends that the City Council, as the Board of the Woodland Finance Authority, adopt Resolution No. _____, approving the Form of and Authorizing Execution and Delivery of the Escrow Agreement and the First Amendment to the Installment Purchase Contract Related to the Refunding of the Woodland Finance Authority Wastewater Revenue Bonds (Second Senior Lien), Series 2009.

Attachments: [Authority Board Resolution](#)

[Escrow Agreement](#)

[First Amendment to Installment Purchase Contract 2017](#)

15. [17-0579](#)

SUBJECT: Cooperation and Administrative Services Agreement with Valley Clean Energy Alliance

Recommendation for Action: Staff recommends that the City Council approve the Cooperation and Administrative Services Agreement with Valley Clean Energy Alliance (VCEA).

Attachments: [WOODLAND VCEA Resolution Approving Cooperative Agreement](#)
[VCEA Woodland Cooperation Agreement](#)

16. [17-0580](#) SUBJECT: Second Reading and Adoption 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 adopt Ordinance No. _____, amending Section 23-62 of the Woodland Municipal Code Related to the Documentary Transfer Tax

Attachments: [C Ordinance No. Amending Section 23-62 of the Woodland Municipal Code Rel](#)

17. [17-0581](#) SUBJECT: Second Reading and Adoption of Ordinance amending the City's Parking Ordinance

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. _____, amending the City's Parking Ordinance (Municipal Code Chapter 14, Article VII) to add 20 minute, 3-hour, 4-hour parking time zones to the City's Ordinance.

Attachments: [Ordinance -Downtown Parking Time Limits Final](#)

H. PUBLIC HEARINGS

18. [17-0575](#) SUBJECT: PUBLIC HEARING - Waste Management Liens

Recommendation for Action: Staff recommends that the City Council conduct a Public Hearing to receive input from property owners and adopt Resolution No. _____, "A Resolution Requesting Collection of Charges on Tax Roll".

Attachments: [Reso Waste Management Liens](#)

19. [17-0567](#) SUBJECT: PUBLIC HEARING - Fiscal Year 2017/18 Community Development Block Grant Action Plan and Authorization of Submittal of Action Plan

Recommendation for Action: Staff recommends that the City Council hold a public hearing and approve the 2017/18 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) 2017/18 Community Development Block Grant (CDBG) Action Plan (Attachment A); and
2. Adopt a Resolution to approve the Fiscal Year FY 2017/18 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel and staff (Attachment C); and
3. Direct staff to complete the FY 2017/18 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; and

4. Direct staff to forward the completed FY 2017/18 Action Plan once completed; and
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: [FY 2017-18 Action Plan](#)

[FY 2016-17 AP Funding Recommendations](#)

[CC Reso for July 18, 2017](#)

20. [17-0576](#) SUBJECT: PUBLIC HEARING - Extension of an Urgency Interim Ordinance Establishing a Moratorium on Mini-Storage/ Warehouse Facilities in All Zoning Districts

Recommendation for Action: Staff recommends that the City Council:

- 1) Hold a public hearing to receive a staff report regarding the Interim Urgency Ordinance adopted by the City Council on June 6, 2017;
- 2) Issue a Report on the Measures Taken to Study Mini-Storage and Warehouse Uses and appropriate zoning for such uses; and
- 3) Adopt Ordinance No. _____, by a Four- Fifths Vote Extending Ordinance No. 1617 that Imposed a 45-day Moratorium on the Establishment of Mini-Storage/Warehouse Facilities in all Zones within the City of Woodland.

Attachments: [1 - Measures Taken to Alleviate the Conditions that led to the Adoption of Ordin](#)

[2 - Ordinance Extending Mini Storage Moratorium-c2](#)

I. REPORTS OF THE CITY MANAGER

21. [17-0573](#) SUBJECT: Receive General Plan and Housing Element Annual Progress Report for the Period of January 1 - December 31, 2016

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

1. Receive a report concerning the Housing Element Annual Progress Report, required by the State of California; and
2. Accept the Housing Element Annual Progress Report and direct staff to transmit the report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community

Development (HCD) for filing.

Attachments: [Hsng Element APR 2016](#)

[Hsng Element IP Tables Status 2016](#)

22. [17-0571](#) SUBJECT: Receive Fiscal Year 2016/17 Report on Affordable Housing Loan Portfolio

Recommendation for Action: Staff recommends that the City Council receive the Fiscal Year 2016/17 report on the City's affordable housing loan portfolio.

Attachments: [Housing Loan Portfolio](#)

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 18, 2017 was posted on July 14, 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.