



# City of Woodland

City Hall  
300 First Street  
Woodland, CA 95695

## Meeting Agenda

### City Council

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Tuesday, June 20, 2017

6:00 PM

Council Chambers

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#### CITY COUNCIL CLOSED SESSION 5:45 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 Supervisors 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): Confidential Unit**

#### JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY/SUCCESSOR AGENCY

**JUNE 20, 2017**

**6:00 P.M.**

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

[17-0542](#)

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. [17-0512](#) SUBJECT: Parks & Recreation Commission Meeting Minutes for April 24, 2017

Recommendation for Action: Staff recommends that the City Council receive the April 24, 2017 Parks & Recreation Commission Minutes that were approved on May 22, 2017.

Attachments: [42417 Minutes](#)

## G. PRESENTATIONS

2. [17-0547](#) SUBJECT: Proclamation honoring May 26 - June 24, 2017 as the Month of Ramadan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation recognizing May 26 - June 24, 2017 as the Month of Ramadan

Attachments: [Ramadan Proclamation\\_final](#)

## H. CONSENT CALENDAR

3. [17-0474](#) SUBJECT: Approval of Capital Financing and Debt Management Policy

Recommendation for Action: Staff recommends that the City Council approve the Capital Financing and Debt Management Policy for the City of Woodland.

Attachments: [CIP Debt Policies Procedures](#)

4. [17-0487](#) SUBJECT: Library Improvement Project, CIP 15-08; Final Acceptance and Notice of Completion

Recommendation for Action: Staff recommends that the City Council approve Resolution No. \_\_\_\_\_, accepting the Library Improvement Project, CIP 15-08, as complete and authorizing the City Clerk to file a Notice of Completion.

Attachments: [A - Reso 6857 Library Improvement Proj CIP #15-08](#)

5. [17-0490](#) SUBJECT: Approve Consultant Services Agreement for 2017 Corridor Safety Study Project, CIP 17-17

Recommendation for Action: Staff recommends that the City Council

adopt Resolution No. \_\_\_\_\_, to approve a consultant services agreement for with Fehr & Peers, in the amount of \$148,000 for the 2017 Corridor Safety Study Project and authorize the City Engineer to execute the agreement and amendments, as necessary, up to 20% of the agreement amount.

**Attachments:** [A - Reso 6858 2017 Corridor Safety Study Project](#)

6. [17-0498](#) SUBJECT: Summary Vacation of Utility Easements on a Parcel Located at 20 North Cottonwood St.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, approving summary vacation of utility easements on a parcel located at 20 North Cottonwood St.

**Attachments:** [A - Reso 6859 Summary Vacation Utility Easements Parcel at 20 N. Cottonwood](#)  
[B - A Copy of the Easement Descriptions](#)  
[C - Location Map](#)

7. [17-0500](#) SUBJECT: Public Works Quarterly Status Report for the period of March through May 2017

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

**Attachments:** [Mar-May PW Quarterly Report - 060117](#)

8. [17-0514](#) SUBJECT: Second Reading and Adoption of Ordinance approving the Extension of the Development Impact Fee Deferral Program

Recommendation for Action: Staff recommends that the City Council conduct the second reading and adopt Ordinance approving the Extension to the Development Impact Fee Deferral Program.

**Attachments:** [Ord 1618 Deferral Dev Impact Fees Sec 6B-110](#)

9. [17-0528](#) SUBJECT: Oil Payment Program FY17 Budget Increase

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, authorizing an additional FY 2016/17 appropriation of \$2,000 in the Used Oil Payment Program Fund for a total appropriation of \$18,000.

**Attachments:** [Reso 6860 Use Oil Payment Program Fund FY 2016\\_17](#)

10. [17-0534](#) SUBJECT: 2017 4th of July Sponsors, Volunteers, and Listing of Events

Recommendation for Action: Staff recommends that the City Council receive a report on the 4th of July sponsors, volunteers and listing of events.

11. [17-0538](#) SUBJECT: Consultant Services Agreement for West Woodland Safe

## Routes to School Improvement Project, CIP 17-09

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, to approve a consultant services agreement with Bennett Engineering Services, in an amount not to exceed \$310,000 for the West Woodland Safe Routes to School Improvement Project, CIP 17-09 and authorize the City Manager to execute the agreement.

Attachments: [A - Reso. 6861 W. Woodland Safe Routes to School Imp Proj CIP #17-09](#)

12. [17-0541](#) SUBJECT: Appointment of City Council Representative on the Yolo Sub-Basin Groundwater Agency JPA

Recommendation for Action: Staff recommends that the City Council formally designate the Council member serving as the representative to the Water Resources Association of Yolo County (WRA) as serve concurrently as the city's representative on the newly-formed Yolo Sub-basin Groundwater Agency (YSGA) Board.

13. [17-0543](#) SUBJECT: Berryessa Snow Mountain National Monument Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a resolution reaffirming their support for the designation of Berryessa Snow Mountain as a National Monument.

Attachments: [Reso. 6862 Berryessa Snow Mountain National Monument](#)

14. [17-0544](#) 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 18, 2017 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.

## I. PUBLIC HEARINGS

15. [17-0515](#) SUBJECT: PUBLIC HEARING - Gibson Ranch Lighting & Landscaping District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. \_\_\_\_\_, approving the fiscal year 2017/2018 annual levy report and order the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

Attachments: [Reso. 6863 L&L Gibson Ranch FY 2017 18 Levy and Coll](#)

16. [17-0516](#) SUBJECT: PUBLIC HEARING - North Park Lighting and Landscaping District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. \_\_\_\_\_, approving the fiscal year 2017/2018 annual levy report and order the levy and collection of the assessment within the North Park Lighting and Landscaping District.

**Attachments:** [Reso 6864 L&L North Park FY 2017\\_18 Levy and Coll](#)

17. [17-0517](#) SUBJECT: PUBLIC HEARING - West Wood Lighting and Landscaping District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. \_\_\_\_\_, approving the fiscal year 2017/2018 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

**Attachments:** [Reso 6865 L&L West Wood FY 2017\\_18 Levy and Coll](#)

18. [17-0518](#) SUBJECT: PUBLIC HEARING - Streng Pond Landscape Maintenance District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. \_\_\_\_\_, approving the fiscal year 2017/2018 annual levy report and order the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

**Attachments:** [Reso 6866 L&L Streng Pond FY 2017\\_18 Levy and Coll](#)

19. [17-0519](#) SUBJECT: PUBLIC HEARING: Spring Lake Lighting & Landscaping District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. \_\_\_\_\_, approving the fiscal year 2017/2018 annual levy report and Resolution No. \_\_\_\_\_, ordering the levy and collection of the assessment within the Spring Lake Lighting and Landscaping District.

**Attachments:** [Reso 6867 L&L Spring Lake FY 2017\\_18 Levy Report](#)

[Reso 6868 L&L Spring Lake FY 2017\\_18 Levy and Coll](#)

20. [17-0520](#) SUBJECT: PUBLIC HEARING: Gateway Landscaping & Lighting District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. \_\_\_\_\_, approving the fiscal year 2017/2018 annual levy report and Resolution No. \_\_\_\_\_, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

**Attachments:** [Reso 6868 L&L Spring Lake FY 2017 18 Levy and Coll](#)  
[Reso 6869 L&L Gateway FY 2017 18 Levy Report](#)

21. [17-0527](#) SUBJECT: PUBLIC HEARING: Public Hearing for and Adoption of Substantial Amendment to Fiscal Year 2016/17 Community Development Block Grant Action Plan

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

1. Hold a public hearing to receive community input on the proposed FY 2016/17 Community Development Block Grant (CDBG) Action Plan Amendment; and
2. Adopt Resolution No. \_\_\_\_\_, approving Amendment #1 to the FY 2016/17 CDBG Action Plan with the funding allocations as recommended by staff; and
3. Direct staff to complete the necessary paperwork to process Amendment #1 to FY 2016/17 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 ending on June 20, 2017; and
4. Direct staff to forward the completed Amendment #1 and related documents to HUD 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 funding activities; and
6. Authorize the Finance Officer to make the budget allocations as specified.

These Actions are consistent with the CDBG Consolidated Plan goal of assisting low- and moderate- income persons.

**Attachments:** [Reso 6871 CDBG Action Plan FY 2016 17](#)  
[AP Amendment](#)

## J. REPORTS OF THE CITY MANAGER

22. [17-0546](#) SUBJECT: Approval of Loan Commitment for Mutual Housing California's Phase 2 Multi-Family Project

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

- (1) Adopt Resolution No. \_\_\_\_\_, approving a 57-year term residual receipts loan with Mutual Housing California (Mutual) in the amount of \$1,500,000 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;

(2) Approve disbursement of \$1,200,000 in loan proceeds to occur through completion of project construction which is estimated to occur in February 2020; and

(3) Authorize disbursement of the remaining \$300,000 in loan proceeds, contingent upon Mutual satisfying a five-year performance guarantee for funding (estimated to occur in 2025).

(4) The City loan commitment is to be valid for the 2017 Round 2 tax credit application. If Mutual does not receive a tax credit award during Round 2, Mutual would be required to submit a new loan subsidy request to in order to obtain City assistance.

Attachments: [Reso 6872 Mutual Housing of CA Loan](#)

23.     [17-0529](#)     SUBJECT:     Status Report - Update of the Downtown Parking Management Plan

Recommendation for Action: Staff recommends that the City Council:

- 1) Receive a presentation that describes the latest findings on the status of public parking Downtown and recommendations to balance current and future parking supply and demand; and
- 2) Provide direction to Staff on initial recommendations to be included in Downtown Parking Master Plan prior to returning to City Council for final approval this Fall; and
- 3) Introduce and waive first reading of the attached Ordinance 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](#)

24.     [17-0535](#)     SUBJECT:     Consultant Services Agreement for W. Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project, CIP 17-16

Recommendation for Action: Staff recommends that the City Council 1) adopt Resolution No. \_\_\_\_\_, approving a consultant services agreement with Mark Thomas, in an amount not to exceed \$650,000 for the W. Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project, CIP 17-16 and authorize the City Manager to execute the agreement and amendments, as necessary, and 2) Receive a presentation regarding upcoming transportation projects.

Attachments: [Reso 6873 W. Main St Bicycle & Pedestrian Proj CIP #17-16](#)

25.     [17-0533](#)     SUBJECT:     Approve Modifications to the Utility Assistance Program

Recommendation for Action: Staff recommends that the City Council

modify the Utility Assistance Program to provide a subsidy of \$40/month for up to 12 months in a fiscal year.

26.     [17-0526](#)     SUBJECT:     Fiscal Year 2017-2018 Budget

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, approving the Fiscal Year (FY) 2017-2018 Annual Budget of \$158.24 million, which includes the budgets for the Capital Improvement Program, the Woodland Finance Authority and the Successor Agency to the former Redevelopment Agency.

**Attachments:** [Reso 6874 Adopt FY2017 18 Annual Budget](#)

[Exhibit A - Total Appropriations by Fund](#)

[FY 2017-2018 Authorized Positions](#)

27.     [17-0545](#)     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 Sacramento, September 13 - 15, 2017.

**Attachments:** [League of CA Cities Designation of Voting Delegates and Alternates](#)

28.     [17-0539](#)     SUBJECT:     Approve the Sale of the City of Woodland Wastewater Revenue Refunding Bonds, Series 2017

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, approving the Forms of and Authorizing Execution and Delivery of a Bond Issuance Agreement, a Letter Agreement for Purchase, and a First Amendment to the Installment Purchase Contract; Authorizing the Issuance of the City of Woodland Wastewater Revenue Refunding Bond, Series 2017; and Approving other Actions Related Thereto.

**Attachments:** [Exhibit A - Detailed Bond Schedules](#)

[Reso 6875 Wastewater Revenue Refunding Bond, Series 2017](#)

[Wastewater Revenue Refunding Bonds 2017 - Bond Issuance Agreement](#)

[Woodland Wastewater 2017 Letter Agreement for Purchase](#)

[Woodland Wastewater - First Amendment to Installment Purchase Contract 201](#)

## **SUCCESSOR AGENCY REGULAR CALENDAR**

29.     [17-0540](#)     SUBJECT:     Approve Refunding of the 2007 Tax Allocation Bonds

Recommendation for Action: Staff recommends that the Successor Agency approve Resolution No. \_\_\_\_\_, authorizing the Issuance of a Refunding Bond to Refund Tax Allocation Bonds of the Redevelopment Agency of the City of Woodland.



**Attachments:** [Plan of Refunding and Savings Analysis](#)

[Reso 17-07-SA](#)

[Successor Agency - Escrow Agreement - 2017 Refunding TABs](#)

[Successor Agency - Indenture - 2017 Refunding TABs](#)

**K. ADJOURNED AT 8:42 PM in memory of Terry Blake.**

**Respectfully submitted,**

**Ana B. Gonzalez, City Clerk**

*I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority/Successor Agency Regular Meeting of the City of Woodland scheduled for June 20, 2017 was posted on June 16, 2017 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.*

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*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.**