GENERAL ADMINISTRATION FUNCTION – PART I

1A. PRESENTATIONS BY THE PUBLIC ON MATTERS NOT ON THE AGENDA WITHIN THE JURISDICTION OF THE COUNCIL.
The Council is prohibited from discussing issues not on the agenda brought to them at this time. According to State Law (the Brown Act), items must first be noticed on the agenda before any discussion or action.

1B. COUNCIL COMMUNICATIONS / ASSIGNMENTS
 Align Capital Region -------------------------Gabaldon
 Bikeshare Policy Steering Committee -------------------- Gabaldon
 City/County 2x2 ----------------------------------- Sandeen, Orozco
 City/School 2x2 ----------------------------------- Orozco, Cabaldon
 Delta Protection Commission ----------------- Cabaldon; Alternate - Sandeen
 Executive Commission for the Homeless 10-Year Plan ----------------- Orozco
 EIFD Public Financing Authority ---------------Ledesma, Gabaldon, Sandeen
 Greater Sacramento Economic Council Board ----------------- Cabaldon
 League of California Cities --------------------- Sandeen
 Local Agency Formation Commission -----------------Alternate – Sandeen
 Mayors Commission on Climate Change ----------------- Ledesma
 Port District Commission ------------------------Ledesma, Sandeen, Cabaldon; Alternate - Orozco
 Regional Water Authority ---------------------- Guerrero
 River City Regional Stadium Financing Authority ----------------- Cabaldon, Sandeen
 Riverfront Joint Powers Authority ---------------Cabaldon, Ledesma; Alternate - Sandeen, Alternate - Vacant
 Sacramento Area Council of Governments (SACOG) ----------------- Cabaldon; Alternate - Ledesma
 Sacramento Regional County Sanitation District Board ----------------- Orozco; Alternate - Sandeen
 Streetcar Policy Steering Committee --------------- Cabaldon, Ledesma; Alternate - Sandeen
 Water Resources Association --------------------- Guerrero
 West Sacramento Area Flood Control Agency JPA ----------------- Sandeen; Alternate - Ledesma
 West Sacramento Housing Development Corporation Liaison ----------------- Ledesma
 Yolo County Consolidated Redevelopment Successor Agency Oversight Board----------------- Ledesma
 Yolo County Housing Authority ---------------------- Sandeen
 Yolo County Transportation District ----------------- Ledesma; Alternate - Sandeen
 Yolo Habitat Conservancy ------------------------ Guerrero; Alternate - Ledesma
 Yolo-Solano Air Quality Management District -------------- Sandeen; Alternate – Guerrero
 Yolo Subbasin Sustainable Groundwater Agency ----------------- Guerrero

1C. COUNCIL APPOINTMENTS, REAPPOINTMENTS, REMOVALS TO/FROM CITY AND NON-CITY BOARDS AND COMMISSIONS
 Library Advisory Board

If you need special assistance to participate in this meeting, please contact the City Clerk’s Office, 617-4500. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting. Assisted listening devices are available at this meeting.
PRESENTATIONS

2. **CITY MANAGER'S OFFICE**
PRESNETATION OF PROCLAMATION DECLARING APRIL 2019 AS CHILD ABUSE PREVENTION MONTH. (BERLIN)

3. **CITY MANAGER'S OFFICE**
PRESENTION OF PROCLAMATION RECOGNIZING THE 20TH ANNIVERSARY OF THE CALIFORNIA FUEL CELL PARTNERSHIP. (BERLIN)

CONSENT AGENDA

4. **ADMINISTRATIVE SERVICES/Finance**
CONSIDERATION OF ACCEPTANCE OF THE COMPREHENSIVE ANNUAL FINANCIAL REPORT AND RELATED DOCUMENTS FOR FISCAL YEAR ENDING JUNE 30, 2018. (RAPER)

Comment: Federal and State law require that the City prepare and publish an annual financial report. This year’s reports were audited by Crowe, Inc., an independent public accounting firm.

5. **ADMINISTRATIVE SERVICES/Finance**
CONSIDERATION OF RESOLUTION 19-44 ADOPTED ON BEHALF OF THE CITY’S COMMUNITY FACILITIES DISTRICT “S” (PORT TOWNE SERVICES), PROPOSING AN AMENDMENT TO THE SPECIAL TAX FORMULA MAKING CERTAIN FINDINGS AND ESTABLISHING A PUBLIC HEARING. (RAPER)

Comment: Approval of Resolution 19-44, the Resolution of Intent to Amend Community Facility District “S” (Port Towne Services), will initiate the process for amending the special tax rate used for maintenance services.

6. **ADMINISTRATIVE SERVICES/Finance**
CONSIDERATION OF RESOLUTION 19-27 DECLARING INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT B (NEWPORT ESTATES) AND TO LEVY A SPECIAL TAX TO PAY FOR CERTAIN PUBLIC FACILITY SERVICES. (RAPER)

Comment: Approval of Resolution 19-27, the Resolution of Intent to annex the Newport Villas subdivision into Community Facility District “B” (Newport Estates Services), will initiate the process for creating a maintenance assessment district for the area.

7. **ADMINISTRATIVE SERVICES/Finance**
CONSIDERATION OF RESOLUTION 19-17 DECLARING INTENTION TO ESTABLISH A COMMUNITY FACILITY DISTRICT NO. 29 (PORT TOWNE INFRASTRUCTURE), TO LEVY A SPECIAL TAX AND INCUR BONDED INDEBTEDNESS TO PAY FOR CERTAIN PUBLIC FACILITIES. (RAPER)

Comment: Approval of Resolution 19-17, the Resolution of Intent to form Community Facility District “29” (Port Towne Infrastructure), will initiate the process for creating a capital facilities CFD in the Port Towne subdivision.

8. **ECONOMIC DEVELOPMENT & HOUSING**
CONSIDERATION OF REQUEST FOR AUTHORITY TO RECORD A DECLARATION OF ESTABLISHMENT OF CONDITIONS, COVENANTS, AND RESTRICTIONS ON CITY-OWNED PROPERTY PURSUANT TO UNITED STATES ARMY CORPS SECTION 408 PERMIT REQUIREMENTS ASSOCIATED WITH THE NEW DOCK AT RALEY’S LANDING PROJECT. (JACOBSON)

Comment: To satisfy the requirements of the United States Army Corps of Engineers (USACE) Section 408 Permit for construction and maintenance of the Dock Project, the USACE requires that conditions, covenants and restrictions be recorded on title for City property where the improvements are located. The only property associated with the project that is held in fee simple by the City is the walkway at the top of the levee.

9. **ECONOMIC DEVELOPMENT & HOUSING**
CONSIDERATION OF RESOLUTION 19-6 AMENDING THE DELEGATED AUTHORITY TO DISPOSE OF REAL PROPERTY LOCATED AT 500 JEFFERSON, AND RESOLUTION 19-7 MODIFYING THE CITY’S 2018-19 OPERATIONS & MAINTENANCE BUDGET. (JACOBSON)

Comment: Approval of Resolution 19-6 and Resolution 19-7 will amend the previously established sales price for City owned building at 500 Jefferson Boulevard to Yolo County.

10. **FIRE**
CONSIDERATION OF RESOLUTION 19-24 DECLARING LISTED LOTS A HAZARD AND SCHEDULING A PUBLIC HEARING TO CONSIDER OBJECTIONS TO WEED ABATEMENT. (HEILMANN)

Comment: The Weed Abatement Program is a proactive approach to reducing the risk of vegetation fires. This year the program provides for weed abatement by the contractor to commence on May 8. The total annual contract has historically been under $30,000. This item adopts a resolution declaring the listed lots a hazard and sets a public hearing at the May 1, 2019 City Council meeting to consider objections to the proposed removal of weeds.
11. **Parks & Recreation**  
Consideration of approval of amended and restated concessionaire agreement with Kletterwald Heritage Oaks, LLC for development and use of the Heritage Oaks Park property. (Michel)  

Comment: The Heritage Oaks Park site consists of 9.1 acres located at 1300 Lake Washington Boulevard as part of the Newport Estates Unit 10 map approved by Council in July 2015. The City accepted the site as park land on June 15, 2016. On January 17, 2018, the City Council approved a Concessionaire Agreement with Kletterwald USA, LLC, for lease and development of a portion of the Heritage Oaks Park property in an effort to advance public park site improvements and provide the community with a unique treetop adventure course recreation opportunity.

12. **Parks & Recreation**  
Consideration and award of a contract to Blue Tent Farms for vegetation management services in open space, park sites, port properties and water treatment plant areas. (Michel)  

Comment: Over the past four years, Blue Tent Farms has conducted vegetation management services for the City and has performed at a very high level. Goat grazing is an environmentally-friendly, cost-efficient approach to vegetation management, especially on heavily-treed properties with uneven terrain. Areas in the City such as the riverfront, canals, levees, and other open spaces are difficult to access and cannot accommodate typical maintenance equipment.

13. **City Manager/City Clerk**  
Consideration of approval of the minutes of the April 5, 2019 regular City Council meeting. (Rankin)

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**REGULAR AGENDA**

14. **Community Development/Development Engineering**  
Presentation and discussion of the status of the Storm Drainage and Stormwater Master Plan Update. (Hamilton)  

Comment: This report and associated presentation will solicit Council's input on several factors for modeling and update the Council on staff's progress towards the first City-wide master plan for storm drainage and stormwater.  

Recommendation: Staff respectfully recommends that the City Council receive the presentation and provide comments and directions to staff regarding the on-going Storm Drainage and Stormwater Master Plan Update.

15. **Parks & Recreation**  
Consideration of Resolution 19-23 approving the 2019 Parks, Recreation and Open Space Master Plan and related actions. (Michel)  

Comment: In 2017, the City of West Sacramento launched an update to its Parks, Recreation and Open Space Master Plan (Master Plan Update). Over the past year, multiple workshops have been conducted on the Master Plan that included: sharing information received from data collection, community surveys, stakeholder meetings and feedback received on the project website; review of the City's Level of Service standards based on the General Plan 2035 targets and existing and future planned parks and recreation facilities; developing the 10-year Capital Improvement Plan (CIP) and funding strategies to support implementation of the CIP; and completion of an environmental analysis on components of the Master Plan to support its implementation.  

Recommendation: Staff respectfully recommends that the City Council: 1) Certify that on November 16, 2016, the City Council certified the General Plan 2035 Environmental Impact Report (EIR) and that a technical memorandum has been prepared in order to fully analyze any potential impacts associated with the Central Park Projects included in the 2019 Parks, Recreation and Open Space Master Plan. Based on the analysis presented in the technical memorandum the proposed project is within the scope of the EIR prepared for the General Plan 2035, and no new or substantially more adverse impacts would occur through implementation of the proposed project. As a result, no new environmental document is required, consistent with State CEQA Guidelines Section 15162 and 15168(c)(2); 2) Adopt Resolution 19-23, approving the 2019 Parks, Recreation and Open Space Master Plan; and 3) Grant interim authority to the City Manager to give credit against the park impact fees for a previous structure of similar use on the same lot that was lawfully demolished within five years of the building permit issuance for a new structure.
16. **PUBLIC WORKS/TRANSPORTATION**

**WORKSHOP ON THE DRAFT CONTRACT EXTENSION WITH NO MAD TRANSIT LLC, A WHOLLY OWNED SUBSIDIARY OF VIA TRANSPORTATION, INC., OPERATIONAL OF THE WEST SACRAMENTO ON-DEMAND RIDESHARE PROGRAM THROUGH FISCAL YEAR 2019. (ANBIAH)**

**Comment:** The West Sacramento On-Demand Rideshare service is an innovative public transportation model launched by the City as an early action item of the broader Mobility Action Plan (MAP). The initial Pilot year of service has been operated by NoMad Transit LCC, a wholly owned subsidiary of Via Transportation Inc., per a contract awarded January 17, 2018. The Pilot contract will terminate on May 13, 2019, unless the City Council elects to extend the contract. On February 20, 2019, City Council provided workshop feedback to guide the development of a Year 2 Service proposal. Per Council direction, staff has refined a Contract Extension option with expanded hours and additional vehicles to support continual growth in demand for the service through Fiscal Year 2019 (June 30, 2020). A draft contract, service plan, and budget approach are submitted to City Council at this time to solicit comments and direction to inform a final Contract Extension option and budget allocation request, which staff intends to submit for City Council consideration on May 1, 2019, unless otherwise directed.

**Recommendation:** Staff respectfully recommends that the City Council provide feedback on the proposed contract extension, service plan and budget approach to continue the West Sacramento On-Demand Rideshare Program through FY 2019 and direct staff to return May 1, 2019, with a final contract extension for Council consideration.

**ADMINISTRATIVE FUNCTION – PART II**

17. A. Council Calendar  
B. City Manager Report  
C. City Attorney Report  
D. Staff Direction from City Council Members  
E. Future Agenda Item Requests by Council  
F. Adjourn
CITY OF WEST SACRAMENTO
REGULAR MEETING OF THE WEST SACRAMENTO CITY COUNCIL AND
WEST SACRAMENTO REDEVELOPMENT SUCCESSOR AGENCY & WEST SACRAMENTO FINANCING AUTHORITY
APRIL 17, 2019 CLOSED SESSION AGENDA

Christopher L. Cabaldon, Mayor
Quirina Orozco, Mayor Pro Tern
Christopher T. Ledesma, Council Member
Martha Guerrero, Council Member
Beverly A. Sandeen, Council Member

Aaron Laurel, City Manager
Jeffrey Mitchell, City Attorney

6:00 PM Call to Order

1. CITY ATTORNEY

Conference with Legal Counsel – Significant Exposure to Litigation - GC §54956.9(b): 1

2. CITY ATTORNEY

Conference with Legal Counsel - GC §54956.9
Name of Case: People’s Vanguard of Davis v. City of West Sacramento – Case # PT19-238

3. CITY ATTORNEY

Conference with Legal Counsel – GC §54956.9(b) – Threat of Litigation contained in October 10, 2018 letter from Scott Rafferty

4. CITY ATTORNEY

Conference with Legal Counsel – Initiation of Litigation - GC §54956.9(c): 149 Potential Cases

5. CITY ATTORNEY

Conference with Real Property Negotiator – GC §54956.8
Negotiating Parties: Katie Yancey, Katy Jacobson, Ryan Sadowy, and Gregg Harringten
Property: APN’s 058-320-045 and 058-320-060
Under Negotiation: Price and Terms

I, Kryss Rankin, City Clerk, declare under penalty of perjury that the foregoing agenda for the April 17, 2019 regular and closed session meetings of the West Sacramento City Council, Redevelopment Successor Agency and Financing Authority was posted April 12, 2019 in the office of the City Clerk, 1110 West Capitol Avenue, West Sacramento, CA and was available for public review.

Kryss Rankin, City Clerk

NOTE: If you challenge the nature of a proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

All public materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk’s Office at 1110 West Capitol Avenue during normal business hours. Any document provided at the meeting by staff will also be available to the public. Any document provided at the meeting by the public will be available the next business day following the meeting.

City Council meetings are broadcast live on AT&T Channel 99 and Wave Cable Channel 20, and rerun the next day at 12:00 pm and the following Saturday at 6:00 pm. The agenda and agenda reports are also available on the City’s website at www.cityofwestsacramento.org.