Woodland City Council Meeting City Hall, Council Chambers 300 First Street Woodland, California

MINUTES

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD SPECIAL/CLOSED SESSION

AUGUST 8, 2006

6:00 P.M.

CLOSED SESSION-COUNCIL

At 6:02 p.m. Council held a conference with Labor Negotiators pursuant to Section 54957.6. The Agency Designated Representatives were the Library Board of Trustees and Phillip Marler for an unrepresented employee, the Library Services Director. Present at this session were Mayor Flory, Vice Mayor Davies, Council Members Marble, Monroe and Pimentel, City Manager Kirkwood, Assistant City Manager Marler, City Attorney Siprelle, Library Board of Trustees Chairperson Bud Goding, Library Board Members Randy Nordmark and Alain Traig.

Council also held a conference with Real Property Negotiators pursuant to Section 54956.8 for the Sutter Street property. The Agency Negotiator was Richard Kirkwood and the Negotiating Parties the Redevelopment Agency and Sacramento Valley Organizing Committee. Under negotiation were price and terms of payment. Present at this session were Mayor Flory, Vice Mayor Davies, Council Members Marble, Monroe and Pimentel, City Manager Kirkwood, Assistant City Manager Marler, and City Attorney Siprelle.

Council held a Public Employee Performance Evaluation pursuant to Section 54957 for the City Manager and City Attorney. Present at this session were Mayor Flory, Vice Mayor Davies, Council Members Marble, Monroe and Pimentel, City Manager Kirkwood, Assistant City Manager Marler, and City Attorney Siprelle.

CLOSED SESSION-REDEVELOPMENT

The Agency Board held a conference with Real Property Negotiators pursuant to Section 54956.8 for the Railroad Property located in the Pendegast, Lincoln, Sixth and East Street area. The Agency Negotiator was Richard Kirkwood and the Negotiating Parties, the City Council and the Redevelopment Agency. Under negotiation were price and terms of payment. Present at this session were Agency Chairperson Flory, Vice-



Chairperson Davies, Board Members Marble, Monroe and Pimentel, Executive Director Kirkwood, Assistant Director Marler and City Attorney Siprelle.

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD REGULAR MEETING

7:00 P.M.

CLOSED SESSION ANNOUNCEMENT

Mayor/Agency Chairperson Flory said the Council had met in closed session to hold a conference with the Labor Negotiator on an unrepresented employee, the Library Services Director, and had given direction to staff. They also met with the Real Property Negotiator on the Sutter Street property and received a report, and held discussion on public employee performance evaluations for the City Manager and City Attorney. The Agency had held a closed session on Real Property Negotiations on the area bounded by Pendegast, Lincoln, Sixth and East Streets, the "railroad property" and provided direction to staff.

CALL TO ORDER

At 7:08 Mayor Flory called the joint regular City Council and Redevelopment Agency Board meeting to order.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Council Member Monroe.

ROLL CALL

COUNCIL MEMBERS PRESENT: Skip Davies, William Marble, Jeff Monroe, Art Pimentel, David Flory



COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Richard Kirkwood, Phil Marler, Ann Siprelle, Sue

Vannucci, Barry Munowitch, Carey Sullivan, Doug Baxter, Cathy Lee, Dan Gentry, Susan Price, Christine Engel, Gus Bush, Cecilia Delevati, Julie Henson, Debbie Fann, Loida Osoteo, Kim McKinney, Greg Meyer, Jimmy Stillman, Katie Wurzel, Elle Lim, Al Mancilla, Rob Sanders, Rex

Greenbaum, Cynthia Shallit, Jamie McLeod

PUBLIC COMMENT

Gus Bush, President of the Woodland Mid-Management Association, presented a letter to the Council and summarized the contents. The letter deals with a member of the Mid-Management Association who had gone on leave and was reassigned to a different position upon her return. The Association requested that the Council immediately reinstate the employee to her former position.

Debra Fann, President of the Woodland City Employees Association, indicated the WCEA support of the Mid-Management Association request.

Mayor Flory thanked Mr. Bush and stated that he understands that the Association has been in contact with the Assistant City Manager Marler, there have been some discussions and Council will receive a report at a later date.

COUNCIL/STAFF COMMENTS

Council Member Pimentel announced his appointment as the Vice-Chairperson of the Yolo County Transportation District Board.

Council Member Marble said he had met with the Chamber of Commerce and discussions had been held on Flood Control. He also attended a Surface Water meeting with the University of California at Davis and the City of Davis.



REPORTS OF THE CITY MANAGER

AGREEMENT-WOODLAND JOINT UNIFIED SCHOOL DISTRICT, WOODLAND COMMUNITY COLLEGE AND CITY OF WOODLAND-PIONEER HIGH SCHOOL SYNTHETIC FOOTBALL/SOCCER FIELD

Parks and Recreation Director Gentry said the Council Sub-Committee had met and requested the Agreement to go forward so that construction on the project can begin. The Agreement provides staff authorization to expend funds. The WJUSD Board of Trustees will discuss at their meeting this Thursday. Council Member Pimentel said the College and the District did have some real concerns and they have been resolved to the satisfaction of all involved. Vice Mayor Davies said City staff, and the staff at the College and District worked well together to refine the Agreement and make the project equitable. Some issues still need to be further refined but he feels they will all be satisfied with the final product.

Council Member Monroe asked where the WJUSD will find the money and Director Gentry said they collect development fees similar to the City. The WJUSD is loaning the City the funds. Council Member Monroe said if they have the money already, why are they not paying the cost. Director Gentry said these funds will eventually go for new schools. Vice Mayor Davies said the City use of the facility will be very high based upon the investment.

On a motion by Council Member Pimentel, seconded by Council Member Marble and carried unanimously, Council approved the Agreement with the Woodland Joint Unified School District and the Woodland Community College to construct a synthetic football/soccer field at Pioneer High School; authorized the Project Programming Summary Sheet to add this project to the existing Community and Senior Center construction development (Project 00-15A).

PLANNING AND GOAL SETTING AND FALL RETREAT DATES

City Manager Kirkwood said the City Council and Senior Management Staff hold two formal planning retreats per year, one in the Spring and one in the Fall. The Council has indicated a desire to hold an informal discussion and goal setting with the City Manager. This meeting has been set for Saturday, August 26, 2006 at 8:30 a.m. The Fall retreat is set for Saturday, November 4, 2006.

On a motion by Council Member Monroe, seconded by Council Member Marble and carried unanimously, Council set the planning sessions as recommended above.



REDEVELOPMENT AGENCY REPORT

AGENCY RESOLUTION 06-04-MEMORANDUM OF UNDERSTANDING BETWEEN THE REDEVELOPMENT AGENCY, UNION PACIFIC RAILROAD, RAIL AMERICA, INC., AND JOHN LAING HOMES-9.8 ACRES OF REAL PROPERTY BETWEEN PENDEGAST, LINCOLN, SIXTH AND EAST STREETS

City Manager/Executive Director Kirkwood said there have been several meetings with property owners in the area bounded by Pendegast, Lincoln, Sixth and East Streets, the 27 acre Redevelopment Area, specifically to discuss 9.8 acres which belong to the Union Pacific Railroad and Rail America, Inc. The proposed project area now primarily contains staging area for the railroads and the negotiations have included movement of that staging area to another location to allow development to occur. Redevelopment Manager Shallit said as allowed by law, discussions have been taking place in Closed Session on the property negotiations and a resultant Memorandum of Understanding has been developed. There is additional work needed on the California Environmental Quality Act design and plan review with possible affordable housing units included in the project. City Manager Kirkwood the vision for this area is a mix of retail, office, multi-family and single family residential units. As this is the a major entrance to the City which has been significantly improved by the outstanding landscaping along East Street, the construction of the Wiseman facility and the entranceway "gates" and palms, the City wishes to continue that improvement by movement of the railway facility out of the area. Memorandum of Understanding would give some confidence that the City is interesting in moving ahead with the development.

On a motion by Vice Mayor/Vice Chair Davies, seconded by Council/Board Member Pimentel and carried unanimously, the Council/Agency approved a Memorandum of Understanding between and among the Redevelopment Agency of the City of Woodland, Union Pacific Railroad, Rail America, Inc., and John Laing Homes and Agency Resolution 06-04, a "Resolution of the Redevelopment Agency of the City of Woodland Approving the Memorandum of Understanding for Development of the Union Pacific Property", to set out the understandings of the parties at this point of the negotiations.

MINUTES

Council adopted as presented, the minutes of the regular meetings of the City Council held on June 20, 2006 and July 11, 2006.



COMMUNICATIONS - WRITTEN

Council received notification of a person-to-person transfer of an Alcoholic Beverage Control License for La Esperanza Market, located at 410 Walnut Street, (formerly Mexico Meat Market).

COMMITTEE REPORTS

Council received the minutes of the Traffic Safety Commission meeting of January 30, 2006.

Vice Mayor Davies said there have been many near accidents at the round-about on Bourn and Gum. He requested that the Traffic Safety Commission and staff study the area and provide a report as soon as possible. He also asked that they look at the configuration of the West bound lanes of Main Street at East Street. There is extreme confusion in that the right lane only allows right turns at East Street. Council Member Pimentel asked that a report be provided on when the Pioneer and Gum changes will take place (turn lane). Council concurred with the requests for study and information.

ADJOURNMENT

Mayor Flory adjourned the joint regular meeting of the City Council and the Redevelopment Agency Board of the City of Woodland at 7:29 p.m.

Respectfully submitted,	
Sue Vannucci, CMC, City Clerk	