Woodland City Council City Hall – Council Chambers 300 First Street Woodland, CA 95695

# JOINT CITY COUNCIL/RECEVELOPMENT AGENCY BOARD SPECIAL/CLOSED SESSION SECOND FLOOR CONFERENCE ROOM

MAY 9, 2006

6:30 P.M.

# **CLOSED SESSION**

Council held a conference with Real Property Negotiators pursuant to Section 54956.8 on the railroad property located at Pendegast and Lincoln and Sixth Street and East Street with the Agency Negotiator, Richard Kirkwood. The Negotiating Parties were the City Council and the Redevelopment Agency. Under Negotiation were price and terms of payment.

# SPECIAL/STUDY SESSION STRATEGIC FISCAL PLANNING SESSION COUNCIL CHAMBERS

7:00 P.M.

#### CALL TO ORDER

At 7:00 p.m., Mayor Rexroad called the Special/Study Session of the City Council to order.

# PLEDGE OF ALLEGIANCE

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

# **ROLL CALL**

COUNCIL MEMBERS PRESENT: David Flory, Jeff Monroe, Neal Peart (arrived at 7:05),

Art Pimentel, Matt Rexroad



COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ana Gonzalez, Carey

Sullivan, Joan Drayton, Gary Wegener, Dan Gentry,

Paul Miller, Barry Munowitch, Michael Cahill

# **CLOSED SESSION ANNOUNCEMENT**

Mayor Rexroad announced that a joint Council and Redevelopment Agency Closed Session had been held to discuss property negotiations and the Council and Agency gave direction to the Negotiator.

# COUNCIL/STAFF COMMENTS

Council Member Monroe said he had attended an awards event and the City Police Officer Keith Parsons had received an Individual Award for Crime Suppression and had done over 175 Driving Under the Influence arrests last year.

Council Member Pimentel stated he had attended the Cap-to-Cap event in Washington, D. C. and said he split his time between Flood Protection for the City and Transportation Issues. He met with several Congress Members on these issues. For the most part, he felt it was a good experience and support was received.

Council Member Pimentel requested that Council consider submitting a strong letter of concern to the current owners of Country Oaks. He has received many calls and e-mails regarding the possible closure of this facility. Mayor Rexroad suggested there are two issues, a parks and recreation issue and a land use issue and the City should address both. City Manager Kirkwood said there is an application pending on a land use change. There is a specific process and the Council does have the right to raise the issue to Council level. The Community Development Director could be asked to prepare a status report and Council could consider making statements to the record. Mayor Rexroad would like Director Gentry to provide input in the report as well. Vice Mayor Flory said this is a private business venture and Council cannot legally create a loss for the new investors. Council Member Peart said Council could make some recommendations but cannot pressure the property owner.

# PUBLIC COMMENT

John Wise, Dick Chiolis, Enid Williams, Art Williams all asked for Council support and intervention in preventing Country Oaks Racquet Club from closing.



# REPORTS OF THE CITY MANAGER

# TENTATIVE BUDGET MESSAGE

City Manager Kirkwood advised Council that the proposed Preliminary Operating Budget for Fiscal Year 2006-07 is balanced and consistent with the City's strategic goals. The Departments have kept within the guidance of Council to remain within the fiscal limitations, to save money where possible and consolidate and improve services. He outlined the parameters on filling some of the requests for personnel but they will be few and based on need to provide critical services to citizens and staff. As Council has previously received a full packet of Issue Papers with comprehensive detail based upon their direction at the Spring Study Session, he did not reiterate those details at this time.

# FINANCE OVERVIEW

City Manager Kirkwood and Finance Director Drayton provided detail on the State Budget update, notable operational changes, primary budget assumptions, fiscal challenges, and opportunities.

#### STORM DRAIN FUND

Public Works Director Wegener said this fund has a negative fund balance and negative cash flow. As an example of the deficit, the income for this program in 2004-05 was \$171,000 while the expenditures to maintain at \$796,000. The City has borrowed from other City Funds to help pay the operational costs and the deficit continues to escalate. A proposed rate increase would assist and provide that citizens pay for the services received. Staff will continue with a proposed rate increase in the fall of 2006. Council will be requested to decide, at a future date but in conjunction with the outreach program, whether to notice rate payers that the excess costs will become General Fund expenses, impacting the General Fund programs accordingly, should the rate increase fail.

# STRENG POND LANDSCAPE MAINTENANCE DISTRICT AND NORTH PARK LANDSCAPING AND LIGHTING DISTRICT

Parks, Recreation and Community Services Director Gentry said these two Districts have reached their maximum levy amount and do not capture adequate funds to pay for the maintenance. Council determined the services provided



should be held within the level of revenue generated by the district. It is anticipated that this will result in a reduced level of service.

# DUBACH SPORTS PARK OPERATION AND MAINTENANCE

Director Gentry said the operations at the Dubach Sports Park are in a deficit. Grant funds had been authorized but the funds were not utilized because the Regional Water Quality Board will not issue a permit to dewater the Parks into the Storm Drainage System of the City. An alternate method of dewatering is costly. Other major renovations are needed at the site as well. Council asked that no major public investment be made in Dubach, that a timeline to exit the park and to minimize costs where practical be developed. Council accepted the recommendation to purchase the dewatering pipe.

# PARKING FUND

Finance Director Drayton and Police Chief Sullivan said the City's Parking Fund operates in a deficit. Expenditures have increased by 20.9% while revenues at 9.2%. Council recommended reducing the maintenance and other operational activities associated with the parking funds and identify alternative funding sources. Council directed that the Parking Fund be moved to the General Fund to supplement the parking fund and to identify funding sources.

#### **GENERAL PLAN UPDATE**

Community Development Director Munowitch provided information on the process to update the General Plan and it was determined that further information on the process will take place at the Fall Planning Retreat.

# JOINT USE AGREEMENT WITH WOODLAND COMMUNITY COLLEGE AND THE WOODLAND JOINT UNIFIED SCHOOL DISTRICT

Council advised that a Statement of Intent between the Agencies be developed to discuss a community facility with clear identification of the various components and which entity would be handling each portion of the process. Council concurred with the Statement of Intent to make a best faith effort to develop a lighted synthetic football/soccer field and track and seating for approximately 3,000 people with ADA access and parking at Woodland Community College and Pioneer High School. The City will endeavor to fund (through a loan ~\$1 million from the Woodland Joint Unified School District with a 20 year payback at zero interest) the development of a synthetic



football/soccer field as a turn key project. The details will be refined with the Woodland Joint Unified School District and Woodland Community College.

# **ADJOURNMENT**

Mayor Rexroad adjourned	the Study Session	of the Council at 8:30 p.m.
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Respectfully submitted,

Sue Vannucci, CMC, City Clerk