Woodland City Council Minutes Council Chambers 300 First Street Woodland, California

February 5, 2002

CITY COUNCIL SPECIAL/CLOSED SESSION

The Woodland City Council met in special session at 6:03 p.m. in the second floor conference room of City Hall in order to convene a closed session. Council Members present were Mayor Borchard, Vice Mayor Flory and Council Members Dote, Monroe (arrived at 6:18 p.m.) and Peart. Also present were City Manager Rick Kirkwood, Assistant City Manager Phil Marler, City Attorney Ann Siprelle, Manufactured Homes Fair Practices Commission Attorney Andrew Pugno. The purpose of this Closed Session was to hold a Conference with Legal Counsel regarding existing litigation pursuant to Subdivision (a) of Section 54956.9, Pelican and Smallwood v. City of Woodland and Does 1-10, Case PT02-90 and anticipated litigation, significant exposure to litigation pursuant to Subdivision (b) of Section 54956.9, two cases.

CITY COUNCIL REGULAR SESSION

Mayor Borchard announced that Council had met in Closed Session for the purpose of holding a Conference with Legal Counsel regarding anticipated litigation, significant exposure to litigation and existing litigation and gave guidance to Counsel.

CALL TO ORDER

Mayor Borchard called the regular meeting of the Council to order at 7:11 p.m.

PLEDGE OF ALLEGIANCE

Mayor Borchard invited all in attendance to join the Council in the Pledge Allegiance.



ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, David Flory, Jeff Monroe, Neal

Peart, Steve Borchard

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle,

Margaret Vicars, Steve Harris, Charlie Wilts, Marie Bryan, Mike Horgan, Gary Wegener, Sue Vannucci, Henry Agonia, Paul Hanson, Wendy Ross, Michael Graham, Tami Burnham, Bruce

Pollard

ALSO PRESENT: Contract Engineer Alan Mitchell

COUNCIL MINUTES

None.

COMMUNICATIONS - WRITTEN

Council received an application from Alcoholic Beverage Control for a Person-to-Person Transfer of an on-sale license for the business located at 102 Main Street.

Council received a notice of an Economic Development workshop to be held on February 6, 2002 at 7:00 p.m. in the Council Chambers.

Council received a notice of a County of Yolo/City of Woodland/FEMA Workshop on the new Flood Maps to be on February 6, 2002 at 7:00 p.m. at the Heidrick Ag History Center.

COMMITTEE REPORTS

Council received a report from Library Services Director Marie Bryan transmitting the minutes of the Library Board of Trustees meeting of December 3, 2001.

Council received a report from Parks, Recreation and Community Services Director Henry Agonia transmitting the minutes of Parks, Recreation and Community



Services Commission meeting of December 13, 2001. Council Member Monroe asked that all future references to the Senior/Community Center be sure to include the word "Senior". Council Member Dote asked that a 3 X 2 meeting be set with the Woodland Joint Unified School District to discuss the revised Joint Use Agreement for sharing of facilities as referenced in the Commission minutes under Item #6.

Council received a report from Director Agonia transmitting the minutes of the Commission on Aging meeting of January 8, 2002. Council Member Dote referred to Item H, Transportation, and advised there are programs available through CalTrans to address the need for acquisition of handicapped-accessible vehicles.

Council received a report from Public Works Director Gary Wegener transmitting the minutes of the Water Resources Association meeting of January 7, 2002.

Council received a report from Director Wegener transmitting the minutes of the Tree Commission meeting of January 14, 2002.

Council received a report from Community Development Director Steve Harris transmitting the minutes of the Historical Preservation Commission meeting of January 15, 2002.

Council received a report from Director Harris transmitting the summary of the Planning Commission meeting actions of their January 17, 2002 meeting as follows:

- a. conditionally approved Tentative Parcel Map #4512 to divide a parcel into two, subject property at 630 Bourn Drive.
- b. conditionally approved Design Review of colors and signs for conversion of Texaco Station to Shell Station located at 1123 Main Street.

Council received a report from Director Agonia transmitting the minutes of the Joint Parks, Recreation and Community Services Commission and Commission on Aging meeting of January 17, 2002. Council Member Peart advised he had attended this meeting and there was concern expressed by the members that the Senior/Community Center project is not moving forward in a timely manner. There had been tentative dates set which have not been met.

Council received a report from Finance Director Margaret Vicars transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority meeting of January 23, 2002.



Council received a report from Redevelopment Agency Manager Wendy Ross transmitting the minutes of the Redevelopment Citizens' Advisory Committee meeting of January 23, 2002. Council Member Dote said the Habitat for Humanity has called to inquire if the David Snow project will handle the Habitat project and Director Harris indicated to the affirmative and conversations have been held with them. It was also clarified that the 1211 California Street surplus property is a residential lot.

Council received a report transmitting the minutes of the Joint Redevelopment Citizens' Advisory Committee/Planning Commission meeting of January 24, 2002.

PUBLIC COMMENT

Library Services Director Marie Bryan announced there was a very successful "Murder in the Library" held this past Friday evening.

Brenda Cedarblade stated that crime has been increasing in the downtown and believes the Parole Office and the Wayfarer Center are the cause of this increase. A purse was stolen from her business and threats to customers have been received. Two other businesses have closed. She wants the City to take steps to stop this. She wants Council to fund only those business who benefit local businesses and residents. She also wants an extension of the A-Frame signs allowance until a final decision is reached. In reference to the FEMA flood issue, the industrial area is not required to carry flood insurance. This will cost the land owners a great deal and the City should look at other options.

COUNCIL STATEMENTS AND REQUESTS

Council Member Peart reported he had attended a recent Downtowner's meeting which was very well attended. Discussion was held on the Business Improvement District which may come to Council with a recommendation for a public/private partnership.

Vice Mayor Flory said the Woodland Tree Foundation has been receiving donations for trees. He suggested the Council consider landscaping on East Main Street near the Shortline Railroad. Trees also should be planted on Main Street from East Street to Third Street. He also requested a report on conduit to the trees on Main so they may be lit.



Council Member Dote said the Sign Ordinance Committee met and will be discussing a City-wide Ordinance. The Downtowner's are looking for specific standards for the signs.

City Manager Kirkwood said Vice Mayor Flory and Council Member Peart will be participating in a repainting of the historical street lights on Friday afternoon. This will be held at Heritage Plaza. The City Manager has initiated a Task Force to identify the graffiti problem in the City. They are reaffirming procedures and developing processes on noticing property owners about the cleanup. There will be an emphasis on private property. Those Departments within the City will be handling cleanup on public property within 72 hours. Photos will be taken and restitution sought. He has asked Lieutenant Bierwirth to meet with Ms. Cedarblade in regard to her concerns relating to increases in crime. Trash is one issue of concern and additional receptacles will be placed. They are working on extending Police facilities in the Mall. Budgeting and effectiveness will be surveyed. Contact phone numbers will be established and articles in the newspaper will provide further information.

Council Member Dote said the Cap-to-Cap is April 21st through 24th and Council may wish to reschedule the April 23rd Council meeting to April 30th.

PRESENTATIONS

HISTORICAL PRESERVATION COMMISSION

Bill Butler, Chairperson of the Historical Preservation Commission presented his view on the reasons for waning interest in this and other City Commissions. He feels that Commissions have no authority to make decisions or request funding for various projects. There is a lack of two-way communication with the Council. The members of the Commissions do not know what their job is. They also suffer from lack of a full compliment of members and he understands it is difficult to keep the interest in becoming involved at a high level. He suggested having small organizations or "conferences" support the activities of the Boards and Commissions. Vice Mayor Flory suggested that if a Commissioner has a concern, they should contact their staff liaison for in-depth discussion and information sharing. Many issues and concerns could be addressed at the staff level. Mayor Borchard said the Council attempts to keep the membership of Board and Commissions at the maximum and is open to the idea of "conference" support. City Manager Kirkwood said the Board and Commissions are advisory bodies. If there is a budget or staffing impact the Commission transmits the information to the staff liaison and it is



then addressed in the mission statement and work plan. The Council must try and find methods to implement.

The "We the People" document is on the WEB site to seek public impact. It is intended to be friendly and encourage participation at Council meetings. He said a Board should address those issues, as well as any others of concerns and make that information available to the Council in their minutes or directly address the Council. The Council, as the elected body, can appropriate funds but the goals, policies and work plan from the Boards are what they use to develop those plans for the City. The Commission does not have the authority to write grants. The City Manager said the City must determine the funding and if there is matching funding required. If there is a demand on existing City funds then the Commission does not have the authority to go forward. Commissioner Butler said Proposition 40 may be making funds available for the historical aspects of the City. Council Member Dote would like to have some sort of standard method of providing feedback to the Commissions, perhaps a City-wide meeting for all Commissions once or more per year would be appropriate. Vice Mayor Flory indicated that Commissions should work through their Staff contact if there are concerns regarding communications lines. Should communication not improve, the Director or City Manager should become involved. The Commissions need to take a leadership role.

RECOGNITION OF RETIRING CHIEF OF POLICE DEL HANSON

On a motion by Council Member Dote, seconded by Council Member Peart and carried by unanimous vote, the Council recognized and commended retiring Police Chief Del Hanson for his extraordinary service to the community. City Manager Kirkwood read a Certificate of Appreciation and Mayor Borchard presented the Certificate to Chief Hanson. Chief Hanson expressed his thanks to the Council and community for recognizing his accomplishments.

RECOGNITION OF RETIRING PARKS, RECREATION AND COMMUNITY SERVICES DIRECTOR HENRY AGONIA

On a motion by Council Member Peart, seconded by Council Member Monroe and carried by unanimous vote, the Council recognized and commended retiring Parks, Recreation and Community Services Director Henry Agonia for his outstanding service to the community. City Manager Kirkwood read the Certificate of Appreciation which was presented by Mayor Borchard. Director



Agonia commended the City and Staff for their commitment to the recreational programs in the City.

CONSENT CALENDAR

Council Member Dote requested the following item be removed from the Consent Calendar:

RESOLUTION PROCLAIMING MARCH 9, 2002 AS ARBOR DAY

On a motion by Vice Mayor Flory, seconded by Council Member Dote and carried by unanimous vote, the Council approved the following Consent Calendar items as indicated:

MONTHLY STATUS REPORT FOR PARKS, RECREATION AND COMMUNITY SERVICES

Council received the Monthly Status Report from Parks, Recreation and Community Services for activities during Month of January 2002.

MONTHLY STATUS AND CAPITAL BUDGET IMPLEMENTATION REPORTS FOR PUBLIC WORKS

Council received the Monthly Status and Capital Budget Implementation Reports for Public Works for the Month of January 2002.

ORDINANCE TO AMEND ARTICLE 19 OF THE ZONING ORDINANCE FOR FLOOD PLAIN OVERLAY

Council introduced and read by title only "An Ordinance Amending Article 19 of Chapter 25 of the Code of the City of Woodland Pertaining to the 'FP' Flood Plain Overlay Zone".



ORDINANCE TO ADD CHAPTER 14C TO THE CODE TO ESTABLISH A WEED ABATEMENT ORDINANCE

Council introduced and read by title only "An Ordinance of the City Council of the City of Woodland Adding Chapter 14C to the City Code to Establish a Weed Abatement Program for the City of Woodland".

RESOLUTION 4337 - INTENTION TO VACATE AND SET PUBLIC HEARING DATE FOR CITY PROPERTY AT 630 BOURN DRIVE

Council adopted Resolution 4337, "A Resolution of Intention to Vacate a Portion of a City-Owned Parcel" located at 630 Bourn Drive, and set March 5, 2002 as the hearing date for this proposed vacation.

REQUIREMENTS FOR CHANGING THE USE OF A MOBILE HOME PARK

Council received a report regarding the procedures to be followed to convert the use of a mobile home park to another use.

FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT SUBDIVISION NO. 4504, AVIGNON PHASE TWO

Council approved the Final Map and Subdivision Improvement Agreement for Subdivision 4505, Avignon, Phase II.

PROJECT 98-17 - MUNICIPAL SERVICE CENTER MATERIAL STORAGE BINS COVER

Council accepted as complete Project 98-17, Municipal Service Center Storage Bins Cover and directed the City Clerk to file a Notice of Completion.

ALARM ORDINANCE PROGRAM

Council received a report on the City Alarm Ordinance and associated reductions in false alarms, patrol service hours and alarm responses.



ITEM REMOVED FROM CONSENT CALENDAR

RESOLUTION 4336 - PROCLAIMING MARCH 9, 2002 AS ARBOR DAY

Council Member Dote read the Resolution into the record. On a motion by Council Member Dote, seconded by Council Member Monroe and carried by unanimous vote, the Council approved Resolution 4336, "A Resolution in Support of Arbor Day 2002" as presented.

Council recessed at 8:35 and reconvened at 8:50.

PUBLIC HEARINGS

<u>PUBLIC HEARING REGARDING COMMUNITY DEVELOPMENT BLOCK GRANT</u> FUNDING GUIDELINES AND PRIORITIES

Community Development Director Harris stated the City had adopted the Consolidated Plan for the period 2001-2006 to serve as the planning document and funding application under the Community Development Block Grant and HOME programs. The plan identified priorities and allocation of resources to meet housing and community development needs for this period. For 2002-03, the funding level is at \$577,000. An annual action plan must give priority to low and moderate income families or to the prevention or elimination of slums or blight.

Associate Planner Paul Hanson summarized the funding distribution over the past five years. The recommendation to Council is that they prioritize the funding to be directed to affordable housing, homeless needs and Community Development needs for the coming year. Council Member Peart said last year 59.1% of the funding was directed to homeless and asked if there was a mandate on what we needed to maintain. Planner Hansen said over a three year period, 70% of the funds must be identified for homeless programs. The minimum allocation in any one year is 50%. Director Harris said there are a number of eligible activities that benefit low and moderate income housing. He identified Attachment E as citing examples of the types of allowable expenditures. We have received a grant from the State to update the City Economic Development Plan.



Council Member Monroe asked if money could be set aside for graffiti abatement and a tree program and Director Harris responded to the affirmative. They could not be set aside for ongoing maintenance, i.e., painting hydrants. They may be able to utilize Redevelopment Agency funds. There have been programs where children received funds to clean up an area.

Vice Mayor Flory asked if on the CDD needs, hypothetically, could a company who is working on the design/build for the Senior/Community Center identify and promote projects to stimulate economic development in the downtown for a provision of incentives by the City. Can we leverage funds for that kind of thing? Director Harris said in general, we can use the funds for job creation.

Patrick Goode of Willdan and Associates said economic development is an eligible activity. The CDBG funds are targeted to meet certain national objectives and they need to be considered. If jobs will be created for low or moderate income and the development would eliminate blight, they could leverage possible private dollars with public dollars to would get more for the money. cautioned that development activities occurring in the City are not always eligible for CDBG funding and we must be careful that it is structured properly. Vice Mayor Flory asked if the money could be used for a low interest loan and it was indicated it could. City Manager Kirkwood said we have RDA and we could use it to attract development. He asked if CDBG money can be utilized for soft costs to create incentives. Mr. Goode said it is possible but we must look at the project. Director Harris said if the project is in the RDA another source of funds would be available through the Redevelopment Agency. Council Member Dote indicated the language states the Central Business District does not appear to apply unless there is a poverty rate of 30%. Council Member Dote said there is a recapture of \$125,000 indicated and asked where the source of these funds is located. Director Harris said these funds are for projects that came in under budget.

At 9:14, Mayor Borchard opened the Public Hearing.

Sally Snell of Yolo Family Service Agency said this agency has looked to the City to assist with the very low and low income programs. They provide health services and serve those who have little or no insurance. They have not had Block Grant funds for their services for many years but have come to the City for Capital funds.



Brenda Pate and Debra Wilson of the Woodland Youth Services Program said these types of agencies rely very heavily on City funding support. She receives assistance with grants as well. Assisting with problems at an early period through these programs alleviates many in future years.

Barbara Fleck, Director of the Food Bank said the average income of people serviced by the Food Bank is \$7.45 per hour and they cannot afford to purchase a home. This year, they distributed 37% more food than last year. The majority of these funds stay within the City. They brought \$60,000 into the City from P. G. and E. to replace appliances. They have a 17% increase in non-profit agency requests from the Food Bank.

Colleen Brock, Executive Director of the Elderly Nutrition Program (Meals on Wheels), said all of the people they serve are low income. These people do not care about Economic Development.

Chris Granger, Executive Director of Short Term Emergency Aid said the return on their investment is extensive. They cannot compare Economic Development as a high priority need in comparison to housing needs. They have had a 20% increase in those who come to them for help and available housing is dropping.

Cindy Heavens, Community Housing Opportunities Corporation Project Manager and Yolo Community Care said they have used funds on the hotel and will be assisting the Dana Mobile Home Park, Woodland Mobile Home Park and the New Dimensions program.

Leona Jull, Director of the Wayfarer Center supports affordable housing. The need continues to grow. Businesses are closing and jobs lost so the need for housing is increasing.

At 9:35, Mayor Borchard closed the Public Hearing.

Council Member Dote asked if the Idle Wheel/Royal Palm allocation of funds had been spent. Director Harris said approximately \$9,500 has been spent. The contract identified individual tasks and a specified dollar amount to be allocated to the project. Vice Mayor Flory asked for clarification on whether Council had stated these funds would only go forward if the offer to purchase had been accepted. Director Harris said he understood there was an offer under consideration. A letter was sent to the Park Association that set February 8, 2002 as the date the City would need notification of the continued need for these funds.



Vice Mayor Flory expressed his concern that those agencies which had been provided City based funds for several years have now indicated they do not support fund use for Economic Development. We need to develop programs to bring businesses into the City to strengthen the economic base and re-generate the City. It is important to bring economic revitalization to the community that will generate more funding. There are companies that are looking to locate here and utilize these agencies in other modes. He would like Council to change the focus somewhat.

Mayor Borchard asked Director Harris to advise the Council on what they need to prioritize for the funding. Director Harris said they are not at a point to set a range of funding. There had been discussion with CHOC about the Section 108 funding. There is a meeting of the Block Grant Committee on February 20th to consider applications and return to Council in April with recommendations.

Council Member Monroe said if affordable housing and homeless cannot drop below 50% per year with 15% for administration, we would only have 35% to work with. Vice Mayor Flory said we could lump infrastructure into Economic Development. Mayor Borchard asked Council to give Director Harris their form of prioritizing requests from staff. Council Member Peart said we have worked very had in the past on affordable housing and homeless at 59%, which is very high and it is continuing to grow. The trend needs to change. We should not abandon the public services needs, but we need to look at what we have done over the last 20 years. He would like to focus on economic development as well. He would like to bring the affordable housing to 50%.

Council Member Dote has a concern about identifying percentages. The number depends upon the applications received. Should we identify specific percentages and an outstanding project be received, we would be limited as to those we could support.

The Committee looks at these priorities. Director Harris said it would help the Committee in their review if they understand the Council priorities. The Section 108 loan program would be used for housing cost requirements over a period of years. Council Member Dote said economic development applications should be reviewed prior to making determinations on committal of funds. Director Harris said the Committee has committed lots of funds for some of the other projects over the years. Council Member Dote would like to maintain the flexibility and we could bring affordable housing and homeless down some and bring economic development up. She does not want us to loose direction of the fact that this funding source is a high source of income for some of these agencies.



Council Member Monroe said it is a little easier to fix percentages. He feels that the lack of economic development in the City has contributed to the needs of those programs who have utilized these funds in the past. He would like to see what comes before them prior to deciding. Mayor Borchard agrees with dropping the affordable housing and homeless to 50% and bringing up the economic development to be equal to the public service needs. The investment in economic development needs to be initiated to a greater extent.

It was Council consensus to drop the affordable housing and homeless funding level to 50% and public services and economic development needs be the top priority.

Director Harris said that Block Grant does not require a percentage but that they must benefit low or moderate income housing.

REALLOCATION OF \$125,000 IN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Director Harris said funds totaling \$125,291 have been recaptured from projects. These funds should be utilized for those projects emphasizing neighborhood improvements. Planner Hanson advised Council these funds should be reallocated. Six applications for these funds have been received.

Council Member Monroe said the report indicates \$125,000 is available but the total is at \$171,363. Planner Hanson stated the \$171,363 is the total requested, not the available.

Sally Snell of Yolo Family Service said they are asking for funding to help them purchase a building in the City instead of land. They are a community based organization but are an employer who has 25 people who are not paid minimum wage. The building they would like to purchase is on the corner of First and Lincoln and is in the Redevelopment area.

Brenda Pate said she is not sure if her population will be affected by economic development. Her business will grow if the population grows. Her addition needs further funding than originally estimated. They need to provide a place for families to visit their children in her facility. Classes are also held in this room. Many of these children are homeless. Council Member Peart asked about the City of Davis providing \$35,000 and then an additional \$11,250 and asked if the City of Woodland had provided any funds. She said our City did not provide funds as they had other needs when approached initially.



Brenda Cedarblade commended Ms. Pate regarding her program and the successes.

At 10:16, Mayor Borchard closed the Public Hearing.

Council Member Monroe indicated he would like to have the Woodland Youth Services program funded. These children need the assistance. This is the only facility in the area that has this type of program. He feels Yolo Family Services Agency could wait until next year and the benches would take up the rest. Vice Mayor Flory agrees and would like the Woodland Youth Services to receive funding. Family Service received \$40,000 at the last cycle and should pass on this round. The rest would be fully funded with the remainder to go to the bench fund to offset the community support. People in the community could donate benches and have their names placed on them. Council Member Peart concurs with the recommendations. Council Member Dote agreed with the funding for the Woodland Youth Services. She asked if all of the funds need to be spent by April 1st. Director Harris said the need to be spent and drawn down by that time. We would purchase the benches and the money would go back into the fund when people donate. The current downtown program allows for signs over the door for those who have A-frame signs. Council Member Dote feels the sign conversion is premature until the committee has completed their study. Director Harris said this came from the downtown plan which would allow for signs to be seen by those who walk down town. Director Harris said the suggestion came from the Downtowners themselves. These will include grants and loans and will be a combination of many things. Planner Hanson said they are trying to put the \$125,000 into those projects we can spend immediately.

Mayor Borchard agrees with the benches and streetscape. He does not feel that the boxing project has merit and we should not be supporting that type of program. He agrees with the Woodland Youth Services funding. Parks, Recreation and Community Services Director Agonia said the funding for the Yolo Gym is for the renovation of the building where the boxing ring is located. It would be expanding the area where the ring and Folklorico is, as well as, the restrooms, which are not handicapped accessible and are inadequate. Mayor Borchard said with that clarification, he would support the request.



At 10:33 p.m. on a motion by Council Member Dote, seconded by Council Member Monroe and carried by unanimous vote, the Council extended the meeting until 11:00 p.m.

Council Member Dote suggested that the benches have multiple arms rather than only on the ends to help alleviate use as sleeping apparatus.

On a motion by Vice Mayor Flory, seconded by Council Member Monroe and carried by unanimous vote, the Council approved full funding for the Woodland Youth Services Project at \$61,393; Parks, Recreation and Community Services expansion at the Yolo Gym at \$10,000; sign conversion program in the downtown area at \$25,000; and streetscape furniture in the downtown area at \$12,000. The remaining balance of \$16, 898 will be utilized for the memorial park benches in the downtown area.

REDEVELOPMENT AGENCY

None.

REPORTS OF THE CITY MANAGER:

REGULAR CALENDAR:

MAJOR PROJECTS FINANCING PLAN SHEETS, PROJECT PROGRAMMING SUMMARY SHEET, REPLACEMENT DESIGN/BUILD TEAM AND REQUEST FOR PROPOSALS FOR NEW POLICE STATION, PROJECT 96-19

Contract Engineer Alan Mitchell summarized the recommended action requested of Council. He stated additional funding sources are in the process of identification. The stipend for the design/build indicated should be at \$35,000, not the \$45,000 as shown. Panattoni Construction/Perkins, Williams and Cotterill Architects have indicated they wish to withdraw from the project. Vice Mayor Flory asked if when they started the process the when first meeting was and how many meeting were held. Director Wegener said they did not have any meetings prior to the short list and since that time there have been several focused meetings with them. There were six original applicants. He does not see a need to bring a third team on at this point. Council Member Monroe agreed. Council Member Peart said Panattoni left because they did not want to



go through the process, but felt the process was a very good one. He does not see any disadvantage to having three teams as it gives the City an advantage.

City Attorney Siprelle said we must have a competitive process. Director Wegener said the issue of concern is that if we loose one of the two remaining teams or they submit a proposal that is not competitive, we are then not in a position where we would be legal. They are working on a tight time frame and the schedule will not be changed. We would have a significant delay if one drops out and it would affect the process.

Council Member Dote would like to have the extra team for backup. City Manager Kirkwood said the process was very carefully reviewed by the City Attorney to be sure it was a good Request for Proposal process. The companies recommended said the process was good and fair. The firms were all qualified but we only wanted to work with three. He feels the City is better protected with three.

At 11:00 p.m., on a motion by Council Member Dote, seconded by Vice Mayor Flory and carried by unanimous vote, the Council extended the meeting until 12:00.

On a motion by Council Member Dote, seconded by Council Member Peart and carried by unanimous vote, the Council removed the following items from the Agenda and directed they be placed on the next meeting Agenda:

RECEIVE IMPLEMENTATION STATUS REPORT OF BUILDING INSPECTION SERVICES

CONSIDER REQUEST TO MODIFY THE W. MAIN STREET AND COUNTY ROAD 98 WELCOME TO WOODLAND ENTRYWAY SIGN

On a motion by Council Member Peart, seconded by Council Member Dote and carried by the following roll call vote, the Council approved the amended Project Programming Summary Sheet for POL-5 Police Facility and POL-6 Training Facility and a new MPFP for POL-100 Service Building; approved amended Project Programming Summary Sheet for PPS for new Police Station Project 96-19; confirmed selection of Robbellen Construction and Beverly Prior Architects as a replacement for Panattoni Construction, Perkins, William and Cotterhill Architects; authorized staff to issue the Requests for Proposal to the three design/build DB teams.



AYES: Council Members Dote, Peart, Borchard

NOES: Council Members Flory, Monroe

At 11:05, Council Member Monroe left the meeting.

PROJECT PROGRAMMING SUMMARY SHEET FOR SUMMER 2003 ROAD PROJECTS; PROJECTS ADDED TO CAPITAL BUDGET IN FISCAL YEARS 2001/02 AND 2002/03, PROJECTS 02-01 THROUGH 02-05

Junior Engineer Tamera Burnham outlined for Council the projects to be undertaken with Measure H funds for the coming year. The projects for 2003 need lead time in order for planning purposes and include: arterial-collector rehabilitation at \$601,000; slurry-chip seal at \$821,000; Beamer Park road reconstruction at \$785,000, Police Station area road improvements at \$374,000; and water, sewer, and storm drain annual maintenance and improvements at \$83,000 for a total of \$2,664,000. Development fees, TDA, gas tax and transportation congestion relief funding will fund \$955,000 of the total project costs, with \$83,000 for the water, sewer and storm drain coming from enterprise funds.

Council Member Peart asked Public Works to provide a news release on these projects. Director Wegener said they will be pulling something together which will also be placed on the WEB site. Signs are also to be installed where projects will begin this summer.

On a motion by Council Member Peart, seconded by Council Member Dote and carried by the Members present, Council approved the Project Programming Summary Sheet for Summer 2003 road projects totaling \$2,664,000 and authorized the projects be added to the Capital Budget in fiscal years 2001-02 and 2002-03.

<u>RESOLUTION 4338 - SUPPORT OF PROPOSITION 42 - TRANSPORTATION CONGESTION IMPROVEMENT ACT</u>

Public Works Director Wegener indicated that Proposition 42 will be on the March 5, 2002 ballot and will amend the State Constitution to permanently dedicate sales tax paid on gasoline and diesel fuel to transportation purposes.



Council Member Dote said that 40% of the money goes into the State Transportation Program but another 40% goes into the individual City funds.

On a motion by Council Member Peart, seconded by Council Member Dote and carried by the Members present, the Council adopted Resolution 4338, "A Resolution of the Council of the City of Woodland Endorsing Proposition 42, the Transportation Congestion Improvement Act".

<u>GUIDELINES FOR PREPARATION OF ANNUAL 2002/03 OPERATIONS AND MAINTENANCE BUDGET</u>

Finance Director Margaret Vicars said we have had some meetings on the economic forecast and status of the City and we are still in fairly stable condition. Revenue should increase by about 3% on sales tax. We are dropping projections on property tax to the 2% minimum. We still have some issues with the vehicle in lieu fees but it is still in the budget at this point. A letter has been received from the State Board of Equalization indicating a -3.9% for the remaining quarters and up to -6.35% by the end of the year. We are adjusting that in the budget at present.

City Manager Kirkwood said sustainability is the key. Sixty-five percent of the budget is related to people. We need to make policies to meet the general plan but we cannot meet that in personnel additions. We are recommending not adding any employees in the general fund categories. Employees need the resources to successfully complete their tasks. He recommends Operations and Maintenance be looked at to adjust not above 4.7%. We need to increase our reserves. The State and Federal funding is very uncertain. We need to be careful on increasing budget this and next year. We are operating on a meager budget as is. Council Member Dote said we will be seeing a decrease in the TDA funding as well.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by the Members present, Council approved the guidelines for the preparation of the annual 2002-03 Operations and Maintenance budget.



REQUEST TO COUNTY OF YOLO IN SUPPORT OF FUNDING FOR CACHE CREEK FLOOD PROTECTION AND TAKE LEAD IN SECURING FEDERAL SUPPORT FOR COST SHARING OF A NON-NED SOLUTION FOR FLOOD PROTECTION

Public Works Director Wegener said that Council Member Peart had asked that this item be placed on the Agenda for consideration. This request to the County would ask them to take the lead in the funding process for the Cache Creek flood protection for the City and County.

Council Member Peart said there are many County facilities in the flood zone, 35 buildings and schools. All of the community will be affected. Mayor Borchard said we need the funding to cover the additional cost of the protection If funding is not in place, we must go with the flood barrier as it is the less costly.

Brenda Cedarblade said there has been no severe flooding in the City. The City needs to be looking at other types of protection. She said that Federal mortgage agencies would still require insurance even with protection. The issue is that developers do not want to raise their elevations.

Tom Stallard from the Board of Supervisors said the County has been fully encouraging in the process. The problem has been intensified because of the breadth of the problem. There are 3,000 homes that are affected with the majority of the senior facilities in the flood zone as well. The industrial area is important to the economic base of the community. He does not support the "do nothing" option. A local fund source must be in place to attain the necessary funds from the Federal government. The Creek is entirely in the County. All of the flood sources are in the County but the consequences fall on the City. He feels that if the City takes the lead they would have more control over the processes.

City Manager Kirkwood said the concern is how to fund the gap between the flood barrier and setback options and who takes the lead to fill that gap. Council Member Peart said the City has spent funds to look at both the options. Mayor Borchard said we do not know the most feasible solution yet. There are many variables that may cause a flood. If home owners do not purchase flood insurance now, it will be more costly at a later time. Council Member Dote said it is very appropriate to ask for help from the County Board. She is concerned that the information presented by opponents is not always accurate.

City Manager Kirkwood recommended that members of the Council meet with the County Board and draft a common position paper on this issue.



Council Member Dote said there is a 2×2 meeting on February 20^{th} and this item should be placed on the agenda. It was suggested that Supervisor Rosenberg be invited to the meeting in lieu of Supervisor Pollock as she as a possible conflict of interest.

On a motion by Council Member Dote, seconded by Council Member Peart and carried by the Members present, the Council authorized discussion at the County Board of Supervisors/City Council 2 X 2 meeting on February 20, 2002 and drafting of a common position paper regarding the flood control issues and direction.

PROJECT PROGRAMMING SUMMARY SHEET FOR WATER/STORM DRAINAGE FOR DUBACH PARK AND EXPENDITURE FOR PRELIMINARY ENGINEERING FOR CONSTRUCTION PROJECT

Public Works Director Wegener stated there is request to provide preliminary engineering to assist in the assessment of options for pumping the ground water from Dubach Park. Mayor Borchard asked if Quantum has an obligation as per their Agreement with the City to dispose of the water. Director Agonia said that Quantum had indicated they would spend \$300,000 but have thus far spent over \$600,000 to alleviate this drainage problem. They are asking the City to do a analysis and then fund the project at \$150,000. There are funds available from Proposition 12 to cover this and the \$5,000 for the study. They had no idea how extensive the problem was initially. The Agreement to pump the water into the field is no longer viable. They have not generated the funds from sports participation as anticipated and have experienced higher expenditures.

Vice Mayor Flory said the City had not been able to find a source of water disposal and asked how Quantum had found the means. Director Agonia said they have an installed an extraction system. We are investing \$150,000 in the facility and if Quantum vacates, we will have the system in place with the upgrades. Ball play has dropped due to the economy. We have spend a great deal of money pumping water out in the past. If we do not maintain this facility, we will need to construct others to replace it.

At 12:04 on a motion by Council Member Dote, seconded by Vice Mayor Flory and carried by the Members present, Council extended the meeting until 12:15.



Vice Mayor Flory asked for the length on the Agreement with Quantum and it was stated it is a twenty year Agreement. For the first five years they are not required to make payments. Vice Mayor Flory said we could defer payment for another five years but require them to install the infrastructure. Director Agonia said we suggested conducting the study first and discussing other options on payment for the infrastructure with the further information provided.

On a motion by Council Member Dote, seconded by Vice Mayor Flory and carried by the Members present, the Council approved the Project Programming Summary Sheet for Project 02-07, water/storm drainage for Dubach Park not-to-exceed \$5,000 for the preliminary engineering only to scope a construction project to provide the means of disposing of storm drain and extracted ground water flows, and water service for a fire hydrant.

APPROVE COMMUNITY SERVICE AWARD RECIPIENTS

On a motion by Council Member Peart, seconded by Council Member Dote and carried by the Members present, Council awarded the City of Woodland 2002 Community Service Awards to Barbara Fleck, Mary Lacky and Dona Mast and appointed Mayor Borchard to present to Ms. Mast, Council Member Dote to present to Ms. Lacky and Council Member Monroe to present to Ms. Fleck.

<u>ORDINA</u>	<u>NCE</u>
N	one.
<u>ADJOUR</u>	<u>NMENT</u>
М	layor Borchard adjourned the regular meeting of the Council at 12:11 a.m.
	Sue Vannucci, City Clerk