MINUTES

JOINT REGULAR CITY COUNCIL/ REDEVELOPMENT AGENCY BOARD MEETING

March 17, 2009

6:00 P.M.

CALL TO ORDER

At 6:03 p.m. Vice Mayor Pimentel called the joint regular meeting of the Council and Agency Board to order.

PLEDGE OF ALLEGIANCE

Vice Mayor Pimentel invited all in attendance to join in the Pledge of Allegiance led by Parks Supervisor Dan Rice.

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, William Marble, Jeff Monroe,

Artemio Pimentel

COUNCIL MEMBER ABSENT: Marlin Davies

STAFF MEMBERS PRESENT: Mark Deven, Sue Vannucci, Andrew Morris,

Carey Sullivan, Barry Munowitch, Greg Meyer, Tod Reddish, Paul Siegel, Michael Karoly, Dan Gentry, Dan Rice, Roberta Boegel, Sandra Briggs, Dallas Tringali, Brent Meyer, Cynthia

Shallit, Miguel Chavez

MINUTES

On a motion by Council/Board Member Monroe, seconded by Council/Board Member Marble, and carried by the Members present, the Council and Agency Board adopted the minutes of the Special Council Study Session of December 11, 2007, the Regular Council Sessions of December 18, 2007, January 8 and January 22, 2008 and the Joint Special Council and Redevelopment Agency Board Session of January 29, 2008. Council/Board Member Dote abstained.



COMMUNICATIONS - WRITTEN

Council received notification of an application for a new on-sale beer and wine license for Cenaduria El Portal Restaurant, located at 825 East Street.

Council received notification for an application for a fiduciary transfer of an onsale beer and wine license for Treasure Dragon located at 1810 E. Main Street, Suites 102-103.

Council received two notifications from A. T. & T. regarding program changes and pricing for the A. T. & T. U-Verse (telephone, television and internet linkage), local use and Public/Education/Government usage (PEG).

COMMUNICATIONS - COMMITTEE REPORTS

Council received the minutes of the Planning Commission meetings of November 20, 2008, December 4, 2008 and January 15, 2009.

Council received the minutes of the Historical Preservation Commission meeting of January 14, 2009.

Council received the minutes of the Water Resources Agency meeting of October 6, 2008.

Council received the minutes of the Yolo Emergency Communications Agency Board meeting of January 7, 2009.

Council received the minutes of the Library Board of Trustees meeting of February 9, 2009.

COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Marble indicated the Infrastructure Committee had met and discussed drought issues. A presentation will be forthcoming to Council on April 7, 2009. He said the Water Resources Agency and the County of Yolo will be holding a Delta Summit on April 13, 2009 from 6:00 p.m. to 8:00 p.m. at the Community and Senior Center and have requested that all elected officials attend.

PRESENTATIONS

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, Council approved the following Proclamations:

PROCLAMATION - NATIONAL AGRICULTURE WEEK



Council proclaimed the week of March 15 through 21, 2009 as National Agriculture Week.

PROCLAMATION - NATIONAL LIBRARY WEEK

Council proclaimed the week of April 12-18, 2009 as National Library Week. Council Member Marble presented the Proclamation to Library Services Director Briggs.

CONSENT CALENDAR

At the request of Council Member Marble and with concurrence by the Council, the following item was removed from the Consent Calendar for discussion:

LEASE AGREEMENT BETWEEN THE CITY OF WOODLAND AND ELIZABETH RESTAURANT FOR WOODLAND SPORTS PARK CONCESSIONS

Council Member Marble asked that this item be deferred until discussion is held on the scheduling of the Park. He does not want any alcoholic beverages to be served. Following clarification of these issues, a motion was made by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council approved the Lease Agreement between the City of Woodland and Elizabeth Restaurant for Woodland Sports Park concession operation.

At the request of Council Member Pimentel and with concurrence by the Council, the following item was removed from the Consent Calendar for discussion:

<u>PROJECT 06-05 – CASA DEL SOL OFFSITE IMPROVEMENTS CONSTRUCTION</u> CONTRACT

Vice Mayor said the bids came in much lower than anticipated and when these types of bids come in very low, they should be moved upon earlier as needed and appropriate. City Manager Deven said staff will look at this and report back to the Council.

On a motion by Vice Mayor Pimentel, carried by Council Member Dote and carried by the Members present, Council approved the awarded the Contract for the Casa del Sol Mobile Home Offsite Improvements Project 06-05 to C & C Construction, Inc., for \$343,907.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, Council approved the following Consent Calendar items as presented:

MONTHLY STATUS REPORT – FIRE DEPARTMENT



Council received the Monthly Status Report from the Fire Department.

CAPITAL BUDGET EXECUTION STATUS REPORT

Council received the Capital Budget Execution Status Report from Community Development.

MONTHLY STATUS REPORT - PUBLIC WORKS

Council received the Monthly Status Report from Public Works.

PROCLAMATION - DONATE LIFE CALIFORNIA MONTH

Council proclaimed the Month of April 2009 as Donate Life California Month.

PROJECT 07-45 - 2009 ROAD REHABILITATION

Council approved the Plans and Specifications for the 2009 Road Rehabilitation Project 07-45; authorized the bid advertisement; authorized the City Manager to amend the Capital Budget for this project.

<u>PROJECT 05-27 – SPRING LAKE SPECIFIC PLAN NEIGHBORHOOD 2 PARK</u> PURCHASE AGREEMENT

Council approved the Purchase Agreement for the Spring Lake Specific Plan Neighborhood 2 Park land, Project 05-27 and authorized the advance appropriation of \$200,000 from fiscal year 2009-10 Capital Improvement Program.

RESOLUTION 4982 - CEMETERY FEE SCHEDULE

Council adopted Resolution 4982, a "Resolution to Revise Cemetery Fees".

<u>PROJECT 08-03 – SPORTS PARK PHASE I – GOLD VALLEY CONSTRUCTION</u> NOTICE OF COMPLETION

Council accepted as complete the public improvements for the Contract with Gold Valley Construction for the Project 08-03, Sports Park Phase I and authorized the City Clerk to file a Notice of Completion.



JOINT CITY MANAGER/EXECUTIVE DIRECTOR REPORT

AGENCY RESOLUTION 09-01 - INFILL GRANT FOR CITY CENTER LOFTS

Redevelopment Manager Shallit said this request is to assist the Developer with funding with an infill grant for the City Center lofts project. Board/Council Member Marble said they are requesting for \$750,000 from Redevelopment Agency Funds and asked if it will be partially repaid by the Developer. Manager Shallit said it is a grant and not a loan. There will be an indirect repayment in activity generated toward the downtown.

Board/Council Member Marble asked if this could negatively impact the Courts project funding. City Manager Deven said we should be paid back within three years and they will be getting Development Impact Fees. Board/Council Member Marble said the project has been switched from owner properties to rental properties. Manager Shallit said condominiums are not selling well at this time. The project would start as rentals and in two to three years with a possible lease/purchase at a later time. They are considering a conversion to for sale/ownership later.

Board/Council Member Marble said owners tend to have more pride in their properties more so than renters. Manager Shallit said the owners of the property will have rental agreements and the 121 units will be part of the condominium standards to that the can be kept to a level and can be sold at a later time. The tenants will be screened and have a high standard of consideration.

Developer Suneet Singal, said they came into the project last year. They have financing to move forward. These are market rate and not affordable units. The second unit to be built will be for seniors with a 3,500 square foot community room on the ground floor. The existing design is still in place and the impact will be lower because of the change to the senior units having less need for parking.

Vice Mayor/Vice Chair Pimentel wants to be sure the affordable units are high quality and Mr. Singal said they will be the same as the other units.

On a motion by Board/Council Member Monroe, seconded by Board/Council Member Marble and carried by the Members present, the Board/Council adopted "Agency Resolution 09-01 Hereby Authorizes the Submittal of an Application to the California State Department of Housing and Community Development for Funding Under the Infill Infrastructure Grant Program; the Execution of a Standard Agreement if Selected for Such Funding



and Any Amendments Thereto; Allocation of Redevelopment Funds; and Any Related Documents Necessary to Participate in Infill Infrastructure Grant Program" and specifically authorizing the following actions:

- (a) Submission of an application to the California Housing and Community Development Department to participate in the Infill Infrastructure Grant Program (Proposition 1C) in response to the Notice of Funding Availability (NOFA) issued on January 30, 2009; which will request funding allocation in the amount of \$5,000,000 for the City Center Lofts Capital Improvement Program;
- (b) Allocate Redevelopment Bond Funds, if the application for funding is approved and all financing is committed, in the amount of \$750,000 to the project, and amend the budget accordingly;
- (c) Use the Infill Infrastructure Grant Program fund, upon arrival, for eligible activities in the manner presented in the application as approved by Housing and Community Development and in accordance with program Guidelines; and
- (d) Authorize the Executive Director to execute on behalf of the Woodland Redevelopment Agency the application, the Standard Agreement, and all other documents required by HCD for participation in the Infill Infrastructure Grant Program, and any amendments thereto.

REPORT OF THE CITY MANAGER

COMMUNITY AND SENIOR CENTER SPORTS FACILITY SCHEDULING POLICY; GUIDELINE FOR WOODLAND SPORTS PARK

Director Gentry said a previous item on the agenda discussed the concession agreement at the Community and Senior Center and should have been more clear on the sale of beer. The permit is for adult events only. If the primary event is an adult event, the beer could be allowed in the Beer Garden only. Security would be on scene and the vendor must be sure the drinking is in the Beer Garden. There is a check to insure there is no alcohol use in the parking lot.

Vice Mayor Pimentel asked about the liability and will there be an area within the park that will be a secure area. Director Gentry said it is on the North side of the facility and is about 70 feet by 50 feet that will be the only area where alcohol can be served. In the Contract it has a stipulation on the insurance and the City is the additional insured.



Vice Mayor Pimentel said there was a concern about the sale of certain foods and the damage that could be caused to the turf and Director Gentry said it is part of the stipulation. There is a vacuum type system that cleans up the turf. Director Gentry said they have been looking at the options and Supervisor Tringali has done a very good job in developing the plan.

At 6:45 Mayor Davies arrived at the meeting

On a motion by Council Member Marble, seconded by Council Member Dote and carried unanimously, Council approved the Community and Senior Center Sports Facility Scheduling Policy.

ADJOURNMENT

At 6:46 p.m., Vice Mayor Pimentel adjourned the joint regular meeting of the Council and Agency

Respectfully submitted,

Sue Vannucci, Director of Administrative Services

Approved by Council: July 20, 2010