



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: October 21, 2008

SUBJECT: Council Minutes, November 6 & 13, 2007

Report in Brief

Attached are the minutes of the joint regular City Council/Redevelopment Agency Board meeting of November 6, 2007 and special City Council meeting of November 13, 2007 for your review and adoption.

Recommendation for Action

Staff recommends that the City Council adopt the minutes of the joint regular meeting of the City Council/Redevelopment Agency Board of November 6, 2007 and special City Council meeting of November 13, 2007 as presented.

Prepared by: Sue Vannucci, Director of
Administrative Services and City Clerk

Mark G. Deven
City Manager

Attachments: Minutes

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

MINUTES

**CITY COUNCIL
SPECIAL CLOSED SESSION**

NOVEMBER 6, 2007

5:00 P.M.

CLOSED SESSION-CITY COUNCIL

At 5:01 P.M. Council held a conference with Real Property Negotiators pursuant to Section 54956.8. The property discussed was Assessor's Parcel Number 040-080-13. The Agency Negotiator was the City Manager. Negotiating parties were City of Woodland and First Baptist Church and under negotiation were price and terms of payment.

Council also held a conference with Legal Counsel regarding anticipated litigation, initiation of litigation, pursuant to Subdivision (c) of Section 54956.9, one case. Present at these sessions were Mayor Flory, Vice Mayor Davies, Council Members Marble, Monroe and Pimentel, City Manager Deven, and City Attorney Siprelle. Council provided direction to the City Manager and the City Attorney.

**JOINT REGULAR CITY COUNCIL/
REDEVELOPMENT AGENCY BOARD MEETING**

6:00 P.M.

CALL TO ORDER

At 6:00 P.M. Vice Mayor Davies called the regular joint meeting of the City Council and the Redevelopment Agency Board meeting to order. He said Mayor Flory was attending a League of Women Voters' presentation and will return to the Council meeting in a few minutes.



CLOSED SESSION ANNOUNCEMENT

Vice Mayor Davies announced that Council had met in Closed Session to hold a conference with Real Property Negotiators. Council provided direction to the Real Property Negotiators. Council discussed anticipated litigation and provided direction to Legal Counsel.

PLEDGE OF ALLEGIANCE

Vice Mayor Davies invited all in attendance to join in the Pledge of Allegiance led by George Ahlgren.

ROLL CALL

COUNCIL/AGENCY BOARD MEMBERS PRESENT:	Marlin Davies, William Marble, Jeff Monroe, Artemio Pimentel, David Flory (arrived at 6:28 p.m.)
COUNCIL/AGENCY BOARD MEMBERS ABSENT:	Nonw
STAFF MEMBERS PRESENT:	Mark Deven, Sue Vannucci, Ann Siprelle, Barry Munowitch, Gary Wegener, Paul Miller, Charlie Wilts, Cynthia Norris, Doug Baxter, George Ahlgren, Dan Gentry, Cynthia Shallit, Brent Meyer, Miguel Chavez, Jamie McLeod
OTHERS PRESENT:	Contract Engineer Alan Mitchell

MINUTES

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council adopted the minutes of the regular meeting of the City Council of September 4, 2007 as presented.

COMMUNICATIONS – WRITTEN

Council received notification of a person-to-person transfer of an Alcoholic Beverage Control License for Brown's Corner Bar and Grill, located at 393 West Main Street.



Council received notification of a person-to-person transfer of an Alcoholic Beverage Control License for Mountain Mike's Pizza, located at 375 West Main Street, Suite A.

COMMITTEE REPORTS

Council received the minutes of the Parks and Recreation Commission meeting of August 27, 2007.

Council received the minutes of the Joint Parks and Recreation Commission and Commission on Aging meeting of August 27, 2007.

Council received the minutes of the Library Board of Trustees meeting of October 1, 2007.

PUBLIC COMMENT

Christine Shewmaker said in April of 2007 Council indicated a small group was being formed, including Vice Mayor Davies and Council Member Pimentel, to look into energy issues. She said municipalities have the ability to monitor their emissions, conduct an energy audit, set goals for the municipality, and encourage conservation in new homes, businesses and transportation. She requested a status report on City efforts to conserve energy.

Vice Mayor Davies said the City has been experiencing many changes in senior management since April, and last week he met with Mayor Flory and City Manager Deven who agreed that energy conservation is a top priority. The issue has not been forgotten but has been delayed. Someone on City staff needs to take a leadership role on this matter.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Marble said on October 31 the Vice Mayor and he attended the Chamber of Commerce Water Committee meeting and heard a presentation on surface water and "Flood Safe Yolo."

Council Member Monroe said on Sunday, November 11, 2007, at 11:00 a.m. at the County Courthouse there will be a ceremony honoring the veterans in our community and asked the Council to approve placing of a Resolution for this event on the annual calendar in November. He asked the Council to agendize a formal thank the



volunteers and sponsors for the Ferns Park Rebuild project. Council concurred with both requests.

Council Member Pimentel feels some sort of surveillance for Ferns Park as well as other parks in the City should be put in place. The Energy Task Force could be a top priority for the City Manager's office. He asked for an update from staff regarding the MySpace issue at the Youth Center and the policy decision that will be coming before Council and requested an update on the Youth Commission.

PRESENTATIONS

PROCLAMATION-LAW ENFORCEMENT RECORDS AND SUPPORT PERSONNEL DAY

Police Lieutenant Wilts requested that Council proclaim November 7, 2007 as Law Enforcement Records and Support Personnel Day. Council approved the proclamation.

CERTIFICATE OF APPRECIATION-KAREN LANGFORD

Park Superintendent Ahlgren introduced Karen Langford who has donated exercise equipment for Joseph Schneider Park to be installed by the Parks Division staff. Council approved a Certificate of Appreciation.

MAYORAL PROCLAMATION-NATIONAL HUNGER AND HOMELESS AWARENESS WEEK

Council added to the agenda a Mayoral Proclamation naming the week of November 11, 2007 as National Hunger and Homeless Awareness Week.

STATUS REPORT-GATEWAY CENTER DEVELOPMENT PROJECT

Director Munowitch gave Council a brief status report on the Gateway Center Development Project. The Costco building is under construction and has a planned opening in mid-February 2008. Target representatives yesterday secured their building permits and will soon be starting construction with a planned opening in July 2008. The infrastructure construction is ongoing, and the City is working to ensure that all of the items will be completed to allow



Costco to open on time. City staff is being proactive with planning, building, and engineering to identify any issues that come up prior to the opening.

Mayor Flory arrived at the Council meeting at 6:28 p.m. and began conducting the meeting at 6:29 p.m.

CONSENT CALENDAR

Council Member Pimentel requested and Council concurred to remove the following items from the Consent Calendar:

MONTHLY STATUS REPORT FROM COMMUNITY DEVELOPMENT

AWARD OF CONTRACT FOR HOUSING ELEMENT UPDATE

RESOLUTION-WAVE BROADBAND ASSUMPTION-CHARTER COMMUNICATIONS

Council Member Marble requested and Council concurred to remove the following item from the Consent Calendar:

MONTHLY STATUS AND CAPITAL BUDGET EXECUTION REPORT-PUBLIC WORKS

Discussion was held on the following items:

MONTHLY STATUS REPORT-COMMUNITY DEVELOPMENT

Council Member Pimentel is concerned with the Country Oaks tentative subdivision map approved by the Planning Commission on November 1, 2007 and asked if Council has the opportunity for input on the map. He requested more research on building unit allocations for the Spring Lake Specific Plan area with an update on the projected time for build out. See action below.

MONTHLY STATUS AND CAPITAL BUDGET EXECUTION REPORTS-PUBLIC WORKS

Council Member Marble inquired about the widening and reconstruction of Kentucky Avenue, Project No. 04-07 and the projected \$2.7 million negative fund balance at the end of 2008-09 in the road development fund.



Director Wegener will provide information to Council as soon as possible. There are a number of large projects, such as the Interstate 5/State Route 113 and Interstate 5/County Road 102 projects which are high priority projects and demand early execution. There are also a number of traffic signal projects in the Major Projects Financing Plan, development fee funded. Staff is reviewing the Capital Budget update now and there are revised fee projections, thus the Kentucky Avenue Project may be started in 2010 or 2011. Staff will have a better projection when the 10-year Capital Budget will be presented to Council in the spring.

Vice Mayor Davies would like to look at the road development fund, projected income and where the priorities are.

Director Wegener will develop that information for Council. The Kentucky Avenue Project is the next major priority for the City. See further discussion below.

CONTRACT-HOUSING ELEMENT UPDATE

Council Member Pimentel is concerned with the Council moving forward on the Housing Element Update at the same time as moving forward with some of the major in-fill, higher density development projects. The City is not out of compliance based on the past study, but asked where the City is with the Update.

Director Munowitch said it is important to move forward with the Housing Element Update at this time as State law mandates the City to have an adopted Housing Element by June 30, 2008. One of the important requirements the State specifies is identification of housing sites for various income categories. The City is to provide adequate housing sites to meet a certain number of low cost units, mid-range units, and very low cost units. The State does not require the City to construct the units, but the State does require the City make land available without any undue restrictions to developers. The City has been in compliance with the requirements of the current Housing Element adopted in October of 2003. There are new numbers that have come from the Housing and Community Development Department, and new numbers are passed to the Sacramento Area Council of Governments (SACOG). SACOG has drafted tentative numbers to be distributed to all of the agencies within the State region, and those numbers have just been reduced.



Council Member Pimentel said the City has about a year to go to comply with the study done five years ago and wants to be sure the City is following the Housing Element and not trying to approve projects that will cause those numbers rise.

Vice Mayor Davies said he agrees with Council Member Pimentel's concerns but supports the staff's recommendation to move forward to meet the State requirements in a timely fashion.

Council Member Marble asked about the monetary portion of the Housing Element Update. Council is being asked to approve a total amount that includes an optional \$15,000 housing survey and another \$20,000 for CEQA compliance and contingencies.

Director Munowitch said according to State requirements, the City is required to do a sample housing survey, and the Wildan Group is proposing a complete survey of housing. There is no significant difference in the price and the complete survey will provide the City with valuable planning tools to help meet the affordable housing requirements and other density requirements. The survey would provide the City information on the quality of housing in various neighborhoods so the City can look at code enforcement programs and targeted rehabilitation programs. The included now \$20,000 is for CEQA was originally \$4,000 to \$4,200 which is not dissimilar to what the other consultants proposed, but is a base price. Once the consultant gets into the project review and the CEQA analysis, the City does not know the extent of the initial study or how much analysis is going to be needed and could go as high as approximately \$20,000.

Council Member Monroe supports the contract with Wildan but the issue is the General Plan Update so that the Housing Element and the General Plan Update can move together.

Director Munowitch said staff will bring the issue of the timing of the General Plan Update to Council at a study session in early 2008.

Council Member Pimentel wants the City to move cautiously. The information needs to go out to Woodland's diverse community, making sure the information is bilingual.

Director Munowitch said the Wildan Group is taking note of comments. The Housing Element specifies a minimum number of dwelling units to be provided and land needs to be made available, but does not limit the number of units. There is no State requirement on the time limit for the number of units to



be built in any particular year or a maximum number of units. The State requires the City to provide a minimum land area to develop certain numbers of units within various cost categories.

Mayor Flory requested that Council receive periodic updates about where the City is with meeting the requirements. Code enforcement will not be addressed in the study.

Director Munowitch said should the survey identify neighborhoods with significant deterioration and blight, policies will be developed as part of the Housing Element Update. Included in Wildan's proposal are calculations on how many units have been provided in the different income categories. See further discussion below.

RESOLUTION-REPEAL RESOLUTION 4858-WAVE BROADBAND ASSUMPTION OF CHARTER COMMUNICATIONS

Vice Mayor Davies is not opposed to the proposed action on the WAVE Broadband assumption of Charter Communications, but does not believe Charter has met its obligations. One of the legal requirements is that Charter provide free service to the schools as public access. Pioneer and Woodland High Schools do not have access to Charter. When WAVE Broadband assumes the Franchise, they should provide that access. The City contact is with WAVE Broadband should make sure that connection happens as quickly as possible. Director of Administrative Services Vannucci is the contact representative.

Council Member Pimentel asked if the City could hold on the transfer of the agreement until Council feels satisfied that Charter or WAVE Broadband has met the requirements of the franchise.

City Attorney Siprelle said the City's ordinance sets out the procedure for reviewing a transfer application, and there are deadlines for the City to review and make comments. Staff reviewed the application and one of the partners in her law firm worked with Director Vannucci on the process and review. The deadline has passed, and staff had no comments. The City is limited as to reasons for refusing to approve an application.

Director Vannucci said the Franchise Contract was renegotiated and approved by Council in 2007, and it is a 15-year contract.

Council Member Monroe asked if there was a complaint from the School Board.



Vice Mayor Davies raised the issue at a 2 x 2 meeting when he worked with the schools. The Woodland Joint Unified School District representatives did not know if Pioneer High School was connected to cable. He pursued through City officials to get the two high schools connected.

Council Member Pimentel asked if WAVE Broadband would be a representative on the City's WAVE public access television channel and would be willing to renegotiate or meet with City representatives about getting additional funding for the station.

Mayor Flory said this matter should have come back to the Council for review.

Director Vannucci said the Council adopted the Resolution without in September 2007 authorizing the assignment and ultimate transfer of control of the cable television franchise by Charter Communications to WAVE Broadband.

City Attorney Siprelle said when the Franchise Agreement comes up for renewal, all of the terms are open to negotiation. In this situation, the only things the City can review and approve are the financial, technical and legal qualifications of the transferee.

City Manager Deven suggested a meeting with WAVE Broadband be held with review of all concerns expressed at this meeting. Mayor Flory asked that Vice Mayor Davies, Council Member Pimentel, and Director Vannucci attend the meeting. Council Member Pimentel asked that Linda Henigan, Executive Director of the W.A.V.E., be involved in the process. Director Vannucci will also invite Andrew Morris from the City Attorney's office who has worked on this project. See further discussion below.

On motion by Vice Mayor Davies, seconded by Council Member Pimentel and carried unanimously, the City Council approved the following Consent Calendar items:

MONTHLY STATUS REPORT-COMMUNITY DEVELOPMENT

Council received the monthly status report from the Community Development Department. See further discussion above.



MONTHLY STATUS REPORT-FIRE DEPARTMENT

Council received the monthly status report from the Fire Department.

MONTHLY STATUS REPORT-PARKS AND RECREATION

Council received the monthly status report from the Parks and Recreation Department.

MONTHLY STATUS AND CAPITAL BUDGET EXECUTION REPORTS-PUBLIC WORKS

Council received the monthly status and Capital Budget Execution Reports from the Public Works Department. See further discussion above.

MUNICIPAL STORM WATER PERMIT ANNUAL UPDATE AND CONSTRUCTION SITE RUNOFF ENFORCEMENT PROCEDURES

Council received the Municipal Storm Water Permit Annual Update and Construction Site Runoff Enforcement Procedures.

CONTRACT-HOUSING ELEMENT UPDATE

Council approved a Contract for Services with the Wildan Group, Inc. to update the General Plan Housing Element in order to meet requirements of State law for an amount not to exceed \$89,000 and authorized the City Manager to execute the Contract. See further discussion above.

MASTER AGREEMENT-CALTRANS-FEDERAL AID PROJECTS

Council adopted Resolution 4874 approving the Master Agreement with CaTrans for Federal Aid Projects and authorized the City Manager to execute the agreement on behalf of the City.



JOB DESCRIPTIONS

Council approved revisions to the job descriptions for Assistant City Manager and Human Resources Manager and a new job description for Director of Administrative Services.

RESOLUTION 4875-REPEAL RESOLUTION 4858 ON THE WAVE BROADBAND ASSUMPTION OF CHARTER COMMUNICATIONS

Council adopted Resolution 4875, "A Resolution of the City Council of the City of Woodland Conditionally Authorizing the Assignment and Ultimate Transfer of Control of a Cable Television Franchise by Charter Communications Properties, LLC, to WAVE Division VI, LLC, thus rescinding Resolution No. 4858." See further discussion above.

PUBLIC HEARING-COUNCIL

DAVIS/WOODLAND WATER SUPPLY PROJECT

Director Wegener said Council is being asked to adopt a Resolution to certify the Environmental Impact Report for the Davis/Woodland Water Supply Project; adopt CEQA findings; approve a Notice of Determination; approve the Preferred Project; and direct staff to execute agreements for the Project Partners' Memorandum of Understanding allowing staff to continue with the water right application and funding opportunities; direct staff to take other actions to diligently pursue the application. At the October 23, 2007 Council study session there was an extensive presentation on the Surface Water Project. Present at this meeting were Senior Civil Engineer Baxter, Project Engineer Dave Anderson of West Yost, Water Rights Attorney Alan Lilly with Barkiewica, Kronick and Shanahan, City Attorney Siprelle, and Project Engineer Richard who prepared the EIR for the Cities of Davis and Woodland.

Mayor Flory opened the public hearing at 6:55 p.m.

Jeff Sutton, General Manager of the Tehama Colusa Canal Authority, manages 120 miles of canal from Red Bluff to Dunnigan through four counties and a number of cities. The Authority had submitted comments and feels there is an opportunity to service Woodland, Davis and UC Davis and water users further south. The upfront costs to service the water mains to Woodland under the current circumstances would be slightly more expensive; however, the



operation expenses into the future would be much more economical in terms of electricity needs and treatment costs. There would be great water quality benefits, but there were some findings that the reliability would be in question for year around service in terms of the Authority serving some of its agricultural districts. There are real opportunities, and the Authority would like to be engaged in the dialog. The City has a lot of hurdles to overcome with the Project, but there are some viable opportunities.

Vice Mayor Davies said Council understands the need for surface water, but is struggling with the associated costs and passing the costs to Woodland citizens. Council is concerned about the amount of water needed to serve Woodland as well as Davis and UCD and getting the water rights confirmed.

Council Member Monroe said he thought the Canal had been stopped. Mr. Sutton said there is a possibility the State and Federal governments might continue that Canal. The Authority is looking for opportunities to extend the Canal and has been pushing for the opportunities. Recently with the Delta crisis, the Authority has been asked for all of its surveying documents for environmental purposes.

Council Member Monroe said he does not want an expensive pipe if the canal is going to run right next to Woodland and asked if obtaining water rights from the Canal would be the same as obtaining water right from the Sacramento River.

Water Rights Attorney Lilly said the application originally filed in 1994 listed several possible points of diversion from the Sacramento River, including the one that is being pursued with the project and including the Red Bluff Diversion Dam. At the beginning the option was there but one of the nine protests resolved was by a group of five different Sacramento water districts between Red Bluff Diversion Dam and Woodland. To resolve that protest after the final EIR was certified the City signed off and said it would not be pursuing the Red Bluff Division Dam. To go back to that option would require a re-negotiation of that protest dismissal agreement with the five districts. The bigger concern is the timing of moving this project forward. The State Water Resources Control Board has been applying a lot of pressure on the City's application because it is 13 years old. Certifying the EIR has been a major step forward, and the partners are ready to go with the project as currently configured. The Red Bluff Diversion Dam there would take a considerable amount of time to resolve the issues regarding diverting water there all year long. As a practical matter there are very significant concerns whether the State Water Board would allow the City to do that.



Council Member Monroe said if he votes “yes” on this project and five years from now the Federal government says we have some environmental issues with the Canal placed next to Woodland, can Woodland still get water from the Canal. Mr. Lilly responded to the affirmative. The City would go to the State and ask them to amend the permit to allow the Red Bluff Division Dam, but there would be more process involved.

Vice Mayor Davies said the issue is the cost of the project. At the October 23rd workshop the cost was estimated at \$199 million and doubling the water rates. Mr. Lilly said if Council approves the resolution and an opportunity comes forward, the Council is not precluded from doing that. If Council does not approve the resolution, the City is running the risk of having to start over.

Mayor Flory closed the public hearing at 7:10 p.m.

On a motion by Council Member Marble, seconded by Council Member Pimentel and carried unanimously, Council adopted Resolution 4876, “A Resolution of the City Council of the City of Woodland Making Responsible Agency Findings Pursuant to the California Environmental Quality Act for the Davis-Woodland Water Supply Project; Approving the Project; and Adopting the Environmental Findings Pursuant to the California Environmental Quality Act.”

PUBLIC HEARING--JOINT COUNCIL/REDEVELOPMENT AGENCY

FAIR PLAZA EAST

Associate Housing Analyst McLeod briefed the Council on the Fair Plaza East project, a 68-unit senior affordable apartment complex at 35 West Clover Street. The project was built in the 1970’s with a HUD mortgage, and the affordability on the project expired in the early 2000’s when the current owner paid off the mortgage. The rent has been kept at an affordable level. In February of 2006 the City staff was approached by an affordable developer with the hopes to acquire and rehabilitate and add further affordability to the project. City staff worked closely with the developer and they managed to secure \$1.25 million of HELP funding from CalHFA. In May 2007 the City Council approved an additional \$250,000 for the project of Low-Moderate tax increments. Even with additional funding the developer dropped the project in early June of 2007, but staff managed to scramble and identified other potential developers. One specific developer, USA Properties, is willing to move forward. USA Properties is currently constructing the Terracina Spring Lake Apartments in the Spring Lake Specific Plan Area. The City has a better option with USA Properties and able to



negotiate some new and unique aspects into the project. The project will include a Pilot fee which is a payment in lieu of taxes. On 100 percent affordable projects, the developer can apply for a welfare property tax exemption. Staff has negotiated with the developer to be sure the City captures our amount of the property taxes, and the City is working closely with the developer and the Yolo County Housing Authority to secure 17 project-based Section 8 Vouchers which will aid 17 seniors and make the units more affordable for them. This also allows the City to increase the cash flow to the project which lowers the City subsidy, and the City managed to negotiate with the California Tax Credit Allocation Committee on the utility allowance. The original utility allowance was approximately \$93. Staff reduced the allowance to \$53 which amounts to \$2,700 a month total cash flow for the project, thus reducing the subsidy between \$400,000 and \$500,000. The Council and the Redevelopment Agency Board need to hold a public hearing for a TEFRA which is a public hearing to issue bonds. After closing the hearing, Council should authorize issuance of bonds and give the City Manager authority to execute all documents, issue a new Section 1033 letter which is a request from the seller. The final action is for Agency Board to allow staff to transfer all funding from A. F. Evans, the original developer, to USA Properties and allow the Executive Director of the Agency to implement any needed documents.

Director Munowitch said the bonds are issued by a third party and there is no City or Redevelopment Agency obligation for the bonds.

Agency Member Marble said the project has come in at \$91,000, which is \$159,000 less than what was requested by A. F. Evans, and the Board is asked to approve the \$250,000 amount. The Agency cannot approve the project the way it has been offered by the new developer and if the project does go above that amount, staff will come back to Council.

Analyst McLeod said staff would like the project at \$250,000 as it is 30-year old construction. Staff is not anticipating the need to go further into Redevelopment funds, but a cushion, if needed, for items such as lead-based paint, asbestos, mold, etc.

Board Member Marble would like the amount of Redevelopment Funds at \$91,000 as requested and ask staff to return to the Board for additional funding.

Vice Chair Davies said the staff is cautious with Redevelopment Funds and there is no need for staff to request \$4,000 or \$5,000 in additional funding.



Analyst McLeod said a contingency is built in. The original buyer dropped out in June and the seller could have walked away, but worked closely with staff to find another affordable developer.

Council Member Marble asked if there are any General Fund dollars involved. Analyst McLeod said this project is all RDA funds. The pro forma estimates for payoff are very conservative, and staff hopes to see a higher rate of return than estimates.

Agency Member Pimentel supports the project and any increases up to \$250,000. Staff has the ability to use whatever increase they might need as long as the project moves forward.

Mayor/Agency Chairman Flory opened the public hearing at 7:23 p.m. There being no comments, he closed the public hearing.

City Manager/Executive Director Mark Deven said staff understands the concerns of Council/Board Members regarding the amount of funds. Part of the recommendation would authorize him to sign the contracts and other agreements required to carry forward. Should Agency Board members be supportive of the \$250,000 amount, he assured them that any dollars spent out of Redevelopment Funds are judiciously spent and only as needed.

Agency Members Marble and Monroe want to amend the Agency Resolution to limit Redevelopment funds for the project up to \$100,000.

City Attorney Siprelle said if Agency's desire is to limit the Redevelopment Fund authorization for the project, the Redevelopment Resolution would be changed from \$250,000 to \$100,000 in paragraph 4, Section 1, Section 2a and Section 5c.

Vice Chair Davies asked about the timeline for additional funding requests on the agenda. He is comfortable with the Board limitation of Redevelopment Funds to \$100,000, but does not want delays in the project.

Director Munowitch said the lead time necessary return to the Agency is 3 to 4 weeks. The developer is comfortable with \$100,000, but it does not give staff flexibility.

On a motion by Council Member Marble, seconded by Council Member Monroe and carried unanimously, the City Council adopted Resolution 4877 approving the issuance of revenue bonds by the Association of Bay Area Governments (ABAG) Finance Authority for nonprofit public benefit corporations on behalf of



USA Properties Fund, Inc., for the purpose of financing of a senior housing facility and estimated to be \$5,000,000, and Council adopted Resolution 4878 authorizing the City Manager to execute any and all documents needed for the City to implement the Fair Plaza East Project with USA Properties Fund and approved revision and issuance of the Section 1033 letter to the current owner of the property.

On a motion by Agency Board Member Marble, seconded by Agency Board Member Monroe and carried, the Redevelopment Agency Board adopted Resolution 07-06 approving the transfer of Redevelopment Agency funding (\$1,250,000 of HELP funds and \$100,000 of tax increment) for the Fair Plaza East Apartment Project originally committed to A. F. Evans to USA Properties Fund or its designees and the Agency Board authorized the Executive Director to execute any and all documents needed for the RDA to implement the project. Board Members Davies and Pimentel voted to the negative.

Director Munowitch noted that the "no" votes are because of the dollar amount and not because of the project.

REPORTS OF THE CITY MANAGER

COMMUNITY/SENIOR CENTER, PHASE 2, PROJECT 08-01

Director Gentry briefed Council on the award of the construction bid for Phase 2 of the Community/Senior Center Project 08-01. The voters approved Measure E in June 2006, with the highest votes for Parks Projects at almost a 70 percent approval rating. Thirteen bids were received, and the recommended award is 7.1 percent under the Engineer's estimate, a savings of \$268,665.

Council Member Pimentel left the Council meeting briefly at 7:30 p.m. and returned shortly thereafter.

Council Member Marble said the bidders list was not in his agenda packet. Contract Engineer Alan Mitchell said contractors are required to sign any addenda or changes to the project and return the signed addenda with their bid. The two lowest bidders did not return the signed addenda sheets, and this omission makes the bids non-responsive. The addenda changed the contract documents and, the bidders did not acknowledge the changes. Measure E contributes a portion of the construction cost, as do Development Fees, Recreation Foundation donations, and grants, but no General Fund money.



On a motion by Vice Mayor Davies, seconded by Council Member Marble and carried unanimously, the Council approved the revised Project Programming Summary Sheet in the amount of \$6,135,400 for the Community/Senior Center, Phase 2, Project No. 08-01; deemed C & C Construction and Carter Kelley, Inc., as non-responsive bidders and rejected their bids; authorized City Manager to execute a Construction Contract with Kenridge Builders, Inc., in the amount of \$3,496,000 for the Base Bid plus Additive Alternate No. 1; and authorized expenditures for the Community and Senior Center Phase II Project 08-01 in the amount of \$3,775,700 for construction.

EAST MAIN STREET BIKEWAY, PROJECT 05-15

Director Wegener gave the Council a brief update on the status of the East Main Street Bikeway, Project 05-15. There are grant opportunities, and the City would have to be successful on other grants to make the project happen. The Project provides a link in the overall Bikeway Master Plan and extends it to Matmor Road from Pioneer Avenue. Further connection would depend on other projects. One of the main benefits is the landscaping of that segment of East Main Street.

City Manager Deven said there is no staff recommendation as some Council Members have expressed concerns whether it is viable. Staff is asking for direction from Council regarding further action, including seeking SACOG funding.

Council Member Pimentel said the Bikeway Project is a good but the Woodland-Davis Bike Path project should go forward first.

Council Member Marble had several questions and asked if there are any Class 1 bikeways in Woodland now. How bike riders get from the north side of Main Street to the south side. Is there any possibility of General Fund dollars being utilized for this project. How does this project tie into the County bikeway project, and what continues to the west in terms of the overall plan. Council Members received an email from Mr. Bruce Jacks regarding his concern about the continuation of this project into Main Street. What difficulties do staff anticipate encountering relative to the right-of-way acquisition process.

Vice Mayor Davies said \$1.2 million is a huge amount for this two-block project, and asked if there are options. It is too expensive to move forward, but the landscaping would do a great deal to improve the entrance of Woodland.



Council Member Monroe said since the landscaping on East Street has been completed, the City now has the opportunity to improve this very ugly portion of Main Street. He is concerned about the funding and cost, but would like this project to move forward in some fashion.

Mayor Flory said for the past 20 years it has been the Council's desire to have that area cleaned up and have the railroad stop before it comes so far into Main Street. He also has some real concerns about the cost, as the project only covers two blocks. As a representative on SACOG a project like this would not be approved. The area needs to be cleaned up and improving the landscaping is a great idea, but he is not sure this is the way to accomplish that.

Senior Civil Engineer Meyer said when the Capital Budget was passed, a limited amount of staff time was used to get feedback from Sierra Northern Railway. The Railroad provided a letter stating they were open to the project, but was not ready to negotiate price and how much land was going to be taken.

Engineer Meyer said some of the grant funding requires the landscaping to be a permanent feature, so the City must own the land. The Railroad had questions about maintenance with a continuous fence, and how they can maintain their access. The City would guarantee establishing a fixed piece of infrastructure, and the City would need to have rights to keep that.

Council Member Pimentel would like the Council to reaffirm its support for the Woodland-Davis Bike Path and try to get City of Davis and UC Davis support.

Mayor Flory said the City stands a better chance of getting SACOG funding if the City has a more regional project. The matter of the Bike Path can be scheduled for the next 2 x 2 with the County.

City Manager Deven said the direction from the Council is to reaffirm support for the Woodland-Davis Bike Plan and to direct staff to develop alternative landscape projects for this corridor.

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, the Council reaffirmed its support for the Woodland-Davis Bike Plan, affirmed that the City needs to make Woodland a more bicycle friendly community and directed staff to develop alternative landscape projects for the East Main Street corridor.



SACRAMENTO AREA COUNCIL OF GOVERNMENTS FUNDING PROGRAMS

Director Wegener said the East Main Street Bikeway Project 05-15 will be removed from the list of projects for SACOG grant funding in accordance with previous Council action.

Engineer Meyer said there is a correction to the staff report which indicated that Measure E would be the local matching funds. The matching funds are different for each project. The Bicycle and Pedestrian project would be matched by the County. The I-5/SR 113 Interchange project would be matched by Road Development Funds. The Beamer Street Under-Crossing project would be matched by Road Development and Measure E funds. The 2008 Road Rehabilitation Project would be matched by Measure E funds.

Council Member Pimentel said the I-5/113 project was discussed at the last Yolo County Transportation District meeting and there was agreement to make the project a regional priority to serve the County of Yolo, making sure Woodland receives its fair share of State and Federal funding. At the last Transportation District meeting West Sacramento indicated it wanted to share a majority of the funding and after I-80/Harbor Boulevard was constructed and built out, I-5/113 became a priority project, so any funds, such as STIP funds, the City receives makes this a priority project.

Mayor Flory said he, Supervisor Rexroad, Vice Mayor Davies and City Manager Deven with County staff have been in discussions about keeping that project shelf ready to move it the top of the list. Direction was given to the City Manager to work with the County to try and identify all funding that can go to that project to make it shelf-ready.

Vice Mayor Davies said the Beamer Street Under-Crossing was a long shot and asked about the Road Rehabilitation Project. Engineer Meyer said there are several street projects included in the 2008 Road Rehabilitation project.

On a motion by Vice Mayor Davies, seconded by Council Member Monroe and unanimously carried, the Council authorized applications for SACOG funding for the following projects: Regional Transportation Projects – I-5/SR 113 Interchange, Locally Identified Projects – Beamer Street Under-Crossing, and Road Rehabilitation Projects – 2008 Road Rehabilitation Project.



APPOINTMENT-SACRAMENTO-YOLO MOSQUITO AND VECTOR CONTROL DISTRICT BOARD

On motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council appointed Neal Peart as the City representative to the Sacramento-Yolo Mosquito and Vector Control District Board for the period beginning January 1, 2008 through December 31, 2011.

ADJOURN

At 7:55 p.m., Mayor Flory adjourned the joint regular meeting of the Council and Agency Board.

Respectfully submitted,

Sue Vannucci, Director of Administrative Services

Prepared by: Jean Kristensen, Deputy City Clerk

Adopted by Council:

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

MINUTES

CITY COUNCIL SPECIAL MEETING NOVEMBER 13, 2007

6:00 P.M.

CALL TO ORDER

At 6:00 p.m., Vice Mayor Skip Davies called the Special meeting of the City Council to order.

PLEDGE OF ALLEGIANCE

Vice Mayor Davies invited all in attendance to join in the Pledge of Allegiance led by George Ahlgren.

ROLL CALL

COUNCIL MEMBERS PRESENT: Marlin Davies, Jeff Monroe, Artemio Pimentel,
David Flory

COUNCIL MEMBER ABSENT: William Marble

STAFF MEMBERS PRESENT: Mark Deven, Sue Vannucci, Dan Gentry,
George Ahlgren, Dick Donnelly, Kent Perkes

OTHERS PRESENT: Contract Engineer Alan Mitchell

COUNCIL/STAFF STATEMENTS AND REQUESTS

Mayor Flory requested that some sort of recognition be done for local citizen, Dustin Pedroia, who is on the pennant winning Boston Red Sox Baseball Team and has been named Rookie of the Year. The City has a gift for him and he suggested that Mr. Pedroia be asked to serve as Grand Marshal for the Christmas Parade.



Council Member Monroe asked that a Veteran's Day Holiday proclamation or resolution be placed annually on the Council's agenda for recognition each year. Council concurred.

REPORTS OF THE CITY MANAGER

FERNS PARK PLAYGROUND REBUILD

On a motion by Vice Mayor Davies, seconded by Council Member Pimentel and carried unanimously, the Council approved the revised Project Programming Summary Sheet in the amount of \$356,300 for the Ferns Park Playground Rebuild, Project 08-02; approved the sole source purchase and installation of rubberized surfacing for the project from Spectra Turf; and authorized the Parks and Recreation Director to enter into a contract for installation of base rock in an amount not to exceed \$50,000 upon which the rubberized surface will be installed.

Director Gentry said the community-led Rebuild of Ferns Park play structure was completed on November 4 through the efforts of the Project Play Committee. The Project will be open by Christmas. Staff will look at a security systems and Council will be asked to review the options.

Council requested staff to look into options for security at Ferns Park and other City park sites.

ADJOURN

At 6:10 p.m., Vice Mayor Davies adjourned the special meeting of the Council.

Respectfully submitted,

Sue Vannucci, Director of Administrative Services

Prepared by: Jean Kristensen, Deputy City Clerk

Approved by Council