



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: March 17, 2009

SUBJECT: Council Minutes

Report in Brief

Attached are the minutes of the following City Council meetings for your review and adoption:

December 11, 2007	-	Special Council Study Session
December 18, 2007	-	Regular Council Meeting
January 8, 2008	-	Regular Council Meeting
January 22, 2008	-	Regular Council Meeting
January 29, 2008	-	Joint Special Council/Redevelopment Agency Study Session

Recommendation for Action

It is recommended that Council adopt the minutes of the special Council Study Session of December 11, 2008, the regular meetings of the City Council of December 18, January 8 and 22, 2008 and the joint Special Council and Redevelopment Agency Board meeting of January 29, 2008 as presented.

Prepared by: Sue Vannucci, Director of
Administrative Services

Mark G. Deven
City Manager

Attachments: Minutes

Woodland City Council Meeting
Woodland Community and Senior Center
Rooms 1 and 2
2001 East Street
Woodland, California

MINUTES

**CITY COUNCIL
SPECIAL STUDY SESSION**

DECEMBER 11, 2007

5:00 P.M.

CALL TO ORDER

At 5:05 p.m., Mayor Flory called the Special Meeting of the Council to order.

IMPLEMENTATION OF POLICY, LEADERSHIP AND MANAGEMENT INITIATIVES

Council approved implementation of the Policy, Leadership and Management initiative for the City, including: preparation of vision, values and mission; organizational training; economic development; performance based budgeting; restructure/revise service delivery; comprehensive general plan update; update of a key area specific plan; development services; performance management; City/community goals; customer service; community oriented government.

GUIDING PRINCIPLES FOR FY 2008-09 BUDGET AND 10-YEAR FINANCIAL PLAN

Council approved guiding principles for the Fiscal Year 2008-09 Budget and a 10-Year Financial Plan.

Respectfully submitted,

Sue Vannucci, Director of Administrative
Services/City Clerk

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 CLOSED SESSION

DECEMBER 18, 2007

5:00 P.M.

CLOSED SESSION-CITY COUNCIL

At 5:00 P.M. Council held a conference with Real Property Negotiators pursuant to Section 54956.8. The property discussed was 630 Lincoln Avenue, Woodland. The Agency Negotiator was the City Manager. The Negotiating Party was the City of Woodland. Under negotiation were price and terms of payment. Council also held a conference with Legal Counsel regarding one potential case of anticipated litigation, significant exposure to litigation, pursuant to Subdivision (c) of Section 54956.9. Present at these sessions were Vice Mayor Davies, Council Members Marble and Pimentel, City Manager Deven, Park and Recreation Director Gentry, City Attorney Siprelle, and Assistant City Manager Munowitch. Mayor Flory arrived at 5:01 P.M.

REGULAR MEETING

6:00 P.M.

CALL TO ORDER

At 6:05 P.M. Mayor Flory called the regular meeting of the Council to order.

CLOSED SESSION ANNOUNCEMENT

Mayor Flory announced that Council had met in Closed Session to hold a conference with Real Property Negotiators. Council provided direction to the City Manager regarding City property at 630 Lincoln Avenue (former Senior Center). Council also met in Closed Session for a conference with Legal Counsel regarding anticipated litigation, and Council approved on a 4-1 vote a Memorandum of Understanding and Settlement Agreement between the City and David Taormino regarding the Gibson-Ogden issue.



PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Dan Gentry.

ROLL CALL

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

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Sue Vannucci, George Ahlgren, Barry Munowitch, Ann Siprelle, Michael Cahill, Russ Cole, Carey Sullivan, Dan Gentry, Christine Engel, Dick Donnelly, Amber D'Amato, Brad Von Striver, Greg Meyer

CONTRACT ENGINEER: Alan Mitchell

COMMITTEE REPORTS

Council received the minutes of Parks and Recreation Commission meeting of October 1, 2007.

Council received the minutes of Commission on Aging meeting of October 22, 2007.

Council received the minutes of Library Board of Trustees meeting of November 13, 2007.

COMMUNICATIONS–COUNCIL/STAFF STATEMENTS AND REQUESTS

Vice Mayor Davies said that he and Council Member Pimentel, as members of the Energy Sub-Committee, along with City Manager Deven, Assistant City Manager Munowitch, and Analyst Engel attended a meeting on sustainability in Davis. They discussed goals set to reduce carbon footprints and use of energy to become greener as a governmental entity.



Council Member Marble has been reappointed to serve on the League of California Cities Public Safety Policy Committee. He asked staff to look at changes to the Municipal Code to allow for automated external defibrillators to be included in new construction or made available to a greater degree within our community to citizens. Staff agreed to look into a proposed Code amendment.

Council Member Monroe asked Council to adopt a Resolution thanking all of the community members who turned out and companies, such as Teichert and Granite Construction, who donated generators and tools for the Fern Park Rebuild project.

PRESENTATION

TRAFFIC SAFETY COMMISSION

Ron Mikalson, Chair of the Traffic Safety Commission, summarized the Traffic Safety Commission 2007 Annual Report. This year the Commission made recommendations to the Council on consideration of a roundabout or traffic signal at the intersection of County Road 98 and Kentucky Avenue, and on recommendations regarding left turn prohibition into the Chevron Station at the Interstate 5/County Road 102 intersection. The Commission also looked at future left turn lanes at signalized intersections and some related parking prohibitions.

CONSENT CALENDAR

Mayor Flory said there has been a request to remove the following 3 items from the Consent Calendar for discussion.

ORDINANCE-AMEND CHAPTERS 13 AND 16 RELATED TO PAWNBROKERS, JUNK AND SECONDHAND DEALERS

Police Chief Sullivan said staff is recommending a City Code amendment to require some regulations on pawnbrokers, secondhand dealers and recyclers. The primary propose of the change is to combat the ever increasing theft of precious metals occurring in the City and throughout the State. In the last few weeks there was a theft of over \$60,000 of precious metals and one of the suspects involved was seen within a matter of days recycling other precious metals. The proposed Ordinance amendment would require a positive identification of those people who are selling the precious metals, that their payment be made by check and held for a period of 15 days, and the recyclers



report the transaction to the Police Department in a timely fashion. The recyclers would be required to hold the metals for 5 days to accommodate the very volatile commodities market. They would also be required to obtain a license in the City in addition to a business license to insure they will report transactions. Several other jurisdictions, including the County, will be considering similar regulations.

David Mitchell with SIMS Metal said the problem buyers have is that the requirements place an unfair business advantage on people not in this region versus people who would be burdened and encumbered by this Ordinance. He has been working with the Farm Bureau, the Sheriff's Association, and Assemblyman Barryhill who started AB 844 last year. At first he was very supportive of the Bill until the State-wide pre-emption was pulled. The metals industry recognizes the theft of precious metals is a problem, but he strongly suggests the Council table the proposed Ordinance now Legislation is to be brought forward within the next session to address this problem with a State-wide solution.

Jim Gedney of Recycling Solutions in Woodland said his company will be fully operational in January of 2008 and will be doing a certified CRV process with the State, including metals and cardboard. One of the issues Recycling Solutions has with the proposed Ordinance is the five-day waiting period to dispose of the property, which seems like a long time, especially with the volatile market. The aluminum market changes constantly. The Ordinance will put his recycling business at a disadvantage. Video surveillance for the seller and the product along with positive identification would be a better solution.

Chief Sullivan said Yolo County is proposing a similar Ordinance, but he is uncertain about the timing. The County of Sacramento is working on a similar Ordinance. The Department preference is for a State-wide regulation. The proposed Ordinance would help the Police Department until a State-wide regulation is in place. It provides that regular customers and those customers who have verification would not have a waiting period of check requirement.

Council Member Monroe said people who do business in Woodland legally are not going to be impacted by this Ordinance.

A. B. 1600 ANNUAL REPORT-FISCAL YEAR 06-07

Council Member Pimentel asked about the Parks and Recreation fees charged in Spring Lake. His understanding is the fee is \$9,800 per dwelling unit



for parks. The annual report indicates a charge of \$6,395. Director Gentry said the fee has not been adjusted down at this point and staff is looking at fees. There has been an adjustment in the market for construction, primarily for the sports park. The report was generated through Public Works and Finance so the fees in the report are not clear. The Spring Lake single family fee of \$9,500 and the regular Major Project Financing Plan (MPFP) fees are about \$6,500. The difference is in the Spring Lake the land cost is included. In the MPFP fees there is the Quimby-in-lieu enacted versus having the land charge in the fee itself. The Quimby-in-lieu is a separate Ordinance the Council enacted three years ago, so that information does not go into the A. B. 1600 report.

City Manager Deven said the report only covers the A. B. 1600 fees and the Quimby fees are not included. Staff can provide that information at a later date, but the Government Code requires that the City report on the A. B. 1600 fees.

City Attorney Siprelle said the Quimby Act fees are authorized in the Subdivision Map Act and are imposed as a condition of a tentative map, so the fees are collected at a different time and under a different authority.

ORDINANCE-VENDORS IN PARKS

Mayor Flory vendors should have State Board of Equalization licenses. He said Council can approve the Ordinance but staff will look into making some amendments.

City Manager Deven said this Ordinance as proposed, will allow the City to make sure all vendors doing business in the City are licensed.

FISCAL YEAR 07-08 REPLACEMENT/ADDITION OF VEHICLES

Vice Mayor Davies wants vehicles the City will be purchasing will be the cleanest vehicles possible. Deputy Director Meyer said each vehicle purchase is reviewed with respect to low emission output. Approximately 80% of the City's fleet are low emission, very low emission or ultra low emission vehicles. This matter will be reviewed by the Energy Committee to see if there are ways to change the City's purchasing/replacement policies.

Council Member Pimentel said the City applies for Air Board funds to replace some of the larger vehicles, such as diesel trucks. The City applied to



replace the Public Works trucks with hybrid vehicles. He asked if the City could work in the low emission vehicle purchase for future Air Board funds or other grants. Deputy Director Meyer said some of the Air Board grants small so the management of the grants is one-half or more of the cost of the grant, around \$3,000 per vehicle. There are some other opportunities for off-road vehicles and some of the larger trucks.

RESOLUTION-LOCATION OF CLARK PACIFIC FACILITIES IN YOLO COUNTY

Mayor Flory said he had asked for a Resolution in support of locating Clark Pacific facilities in Yolo County. City Manager Deven said staff developed the Resolution to demonstrate the spirit of cooperation between the County and the City and to acknowledge the economic benefit of renovating an existing site.

Assistant City Manager Munowitch said the total site Clark Pacific would like to use is 80 acres, and the whole area is 240 acres.

Vice Mayor Davies said there are several issues to be worked out by the County and the City. He supports the development of the 80 acres.

Brenda Cedarblade said there are many City and County residents interested in this project, and the County residents have concerns about the location as the property has Class I soil and is a major resource for the County. The residents were hoping to reuse the Spreckels property for an agricultural use and keep the property zoned for agriculture. Council should hold off adoption of a Resolution until Clark Pacific files its application.

Matt Morehart own Cache Creek Foods, a tree nut manufacturer located on Pioneer Avenue and East Kentucky Avenue. He purchased the Best Ranch West of the Spreckels site and wants to extend his Cache Creek Foods business to the site at the Best Ranch. An environmental impact is going to come from the cement operation. He is aware of water quality control issues and asked that the issues be taken care of before the Council adopts a Resolution of support.

Thomas Ketron is the Marketing Manager for Clark Pacific. Presently Clark Pacific is located in West Sacramento on 22 acres and near hundreds of homes and thousands of people. They have not experienced complaints about air quality or water quality. Clark Pacific does not produce cement but instead produces ready-mix poured into forms. They are finishing the CalTrans District 3 headquarters in Marysville which is a completely precast concrete building and



will reduce energy use 15%. Clark Pacific does not produce wastewater in its production, but water is used in production. He invited Council Members to observe their operations.

Linda Osborne has lived behind Spreckels Sugar since 1976 and said more time is needed to look at the proposal to see what the impacts are.

Olga Nevarez from the Latino Community Counsel said the Counsel is in support of the Resolution because of the redevelopment of the Spreckels property and the potential employment that will be generated through Clark Pacific.

Wayne King spoke about the use of lye in the production of precast concrete. Our community does not have people qualified to work at Clark Pacific. The proposed use of the land is not compatible with the surrounding agricultural uses.

Xavier Tafoya is in support of the Clark Pacific's proposed use and encouraged the Council to look into the matter and support the proposal.

Matt Rexroad asked Council to decide if Clark Pacific would be a good business for Woodland. They would be a great neighbor. The County is about to embark on spending resources to make the project work, and will work through the issues since the property is within the County's jurisdiction. Through the County General Plan process, the plan is to turn the site into industrial property.

Mayor Flory noted the Council received a letter from the Sternes family on County Road 18C asking the Council to continue the issue of the Resolution.

Ted Wilson said the proposed facility was to be industrial property and was turned down once or twice. The Council should take the time to examine the proposal totally before endorsing.

Mayor Flory said the County has voted to designate the property as industrial.

Mr. Kefron said Clark Pacific currently has over 550 employees, and 350 are labor union employees. The immediate plan is to have 35 to 40 new local employees. The property owners will be required to clean the lyme piles from the site. Clark Pacific has lived by the rules of the communities where they are located. Spreckels had 150 trucks in and out of the facility per day and 50-60 rail cars bringing beets into the property. Clark Pacific will have substantially less impact on the roads and the whole site.



Council Member Pimentel supports the Resolution because the project is about economic development and jobs. It will significantly improve the ability to use the property.

Council Member Monroe has a concern about the Urban Limit Line. The County is changing this site to an industrial use which will be in direct competition with the City of Woodland's industrial area. The Resolution should contain a phrase stating that Clark Pacific has determined the Woodland site is not a feasible location for their operation at this time. They should try to secure a suitable site within the City of Woodland and the County location should only be an alternative.

Mayor Flory does not favor a Clark Pacific location within the City. The property at County Road 102 across from Target would provide a better use as a business park. There would be a greater share of property tax and jobs returned to the community. Clark Pacific would generate very little sales tax but would generate property tax. This type of use with storage would be better at the Spreckels site as there would be no offices or restaurants built around there. The County can meet some of the concerns of the residents of the County and the Spreckels site would allow the City property as a better use with a business park.

It was moved by Council Member Pimentel and seconded by Vice Mayor Davies to approve the Consent Calendar items as presented.

A substitute motion was made by Council Member Monroe for the Clark Pacific facility to add a paragraph to the proposed Resolution stating the Spreckels site would be the second best location and a Woodland site would be the first. Motion died for lack of a second.

On a call for the question on the original motion, it was carried unanimously to approve the Consent Calendar items as presented below.

Council Member Marble asked Supervisor Rexroad if it would be possible to get Clark Pacific representatives together with land owners to try to address their concerns in the best possible way.

TREASURER'S INVESTMENT REPORT

Council received the Treasurer's Investment Report for the month of October 2007.



ORDINANCE-AMEND CHAPTERS 13 AND 16 RELATED TO PAWNBROKERS, JUNK AND SECONDHAND DEALERS

Council introduced an Ordinance to set regulations for pawnbrokers, junk and secondhand dealers in an effort to quell the dramatic increase in the thefts and resale of precious metals.

A. B. 1600 ANNUAL REPORT FOR THE FISCAL YEAR 2006-07

Council received and accepted the A.B. 1600 Development Fees Annual Report for the Fiscal Year 2006-07.

ORDINANCE-VENDORS IN THE PARKS

Council reintroduced, waived full reading and read by title only, an Ordinance to regulate vendors on public and private property.

FISCAL YEAR 2007-08 REPLACEMENT/ADDITION OF VEHICLES

Council authorized the purchase of nine replacement vehicles in accordance with the Five-Year Recovery Plan approved by Council in February 2005 and one new vehicle for Utilities that was approved during the Budget process.

ANNEXATION-GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT

Council adopted Resolutions 4884, 4885 and 4886 regarding annexation No. 1 (Hansen Ranch) into the Gibson Ranch Landscaping and Lighting District and setting a February 5, 2008 public hearing to consider this Annexation into the District.

PREFERENTIAL PARKING FOR CRIMINAL JUSTICE PURPOSES

Council adopted Resolution 4887 providing a preferential/reserved parking area for the Yolo County District Attorney's Office and the Yolo County Probation Department.



WASTE MANAGEMENT RATE ADJUSTMENT

Council adopted a 1.97% rate increase for Waste Management Services effective January 1, 2008.

CLARK PACIFIC FACILITIES IN YOLO COUNTY

Council adopted Resolution 4888 in support of the Clark Pacific plant purchase of the old Spreckels property.

Council Member Pimentel left the Council meeting at 7:26 p.m.

PUBLIC HEARING

Council Member Pimentel returned to the Council meeting at 7:27 p.m.

ORDINANCE-AMEND BUILDING CODE RELATED TO FIRE

Fire Marshal Cole said on December 4 2007 an Ordinance was introduced, the reading was waived and read by title only, to adopt the 2007 California Fire Code. Staff was given direction to modify the Ordinance regarding fireworks stands and removed language from the Ordinance. The wording of the remainder of the Ordinance was not changed.

Mayor Flory opened the public hearing at 7:28 p.m., and receiving no comments, closed the hearing.

On motion by Council Member Pimentel, seconded by Vice Mayor Davies and carried unanimously, the City Council adopted Ordinance 1489 repealing Chapter 9A and adding Chapter 9 to the Municipal Code relating to the 2007 California Fire Code.

REPORTS OF THE CITY MANAGER

PARKS AND RECREATION COMMISSION MEMBER

On motion by Council Member Marble, seconded by Council Member Monroe and unanimously carried, the City Council accepted the resignation of



Jack Slaven from the Parks and Recreation Commission, appointed Sam Crawford to the Parks and Recreation Commission, and appointed Michael Lemaire to the Traffic Safety Commission.

SPORTS PARK, PHASE I, PROJECT NO. 08-03

Parks and Recreation Director Gentry briefed the Council on the construction of Sports Park, Phase I. The recommended action is to approve the following additive/alternates:

- #1b Soccer-only Field E
- #6 Road 24A Pedestrian/Bike Path and Landscaping
- #2 Colored/Stamped concrete to match Community Center
- #3 Shade Structures
- #4 Site Amenities (including bleachers, pitcher's mound, bases, missing system for shade structures and the soccer goals)

Staff will need to move the A Field to where the B Field is located because the geothermal field is not completed.

Council Member Pimentel does not feel we need the colored/stamped concrete due to the cost. Director Gentry said was included in the Specific Plan for the Community Center as a design feature.

On motion by Vice Mayor Davies, seconded by Council Member Pimentel and carried unanimously, the City Council authorized a construction contract with Gold Valley Construction, Inc., for Sports Park, Phase I, including a base bid of \$5,997,769.96 plus Add/Alternate #1b Soccer-only Field E at \$524,693.10; Add/Alternate #6 Road 24A Pedestrian/Bike Path and Landscaping at \$306,970.81; Add/Alternate #3 Shade Structures at \$304,000.00; and Add/Alternate #4 Site Amenities at \$157,640.00. Council eliminated from the project Add/Alternate #2 the Colored/Stamped concrete at \$151,860.00.

Director Gentry said the bid was 17% under the Engineer's estimate.

COMMUNITY SERVICES AWARD NOMINATING COMMITTEE

Mayor Flory said for Council Members should designate persons to be on the Community Services Award Nominating Committee. Vice Mayor Davies



named Gary Traynham. Council member Pimentel named School Board Trustee Member Christy Rogelio Villegrana. Council Member Monroe named Bill Marcus. Council Member Marble named Donna Neu. Mayor Flory named Jeanne Wells.

On a motion by Vice Mayor Davies, seconded by Council Member Pimentel and carried unanimously, the Council named the above persons to the Community Services Awards Nominating Committee.

ADJOURNMENT

At 7:40 p.m., Mayor Flory adjourned the regular meeting of the Council.

Respectfully submitted,

Susan L. 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 CLOSED SESSION

JANUARY 8, 2008

5:00 P.M.

CLOSED SESSION-CITY COUNCIL

At 5:02 P.M. Council held a closed session to discuss a Public Employee Performance Evaluation pursuant to Section 54957 regarding the position of City Attorney. Present at the session were Mayor Flory, Vice Mayor Davies, Council Members Marble (arrived at 5:03 p.m.), Monroe and Pimentel, and City Manager Deven. City Attorney Siprelle was on hand. Council provided direction to the City Manager.

REGULAR MEETING

6:00 P.M.

CALL TO ORDER

At 6:01 P.M. Mayor Flory called the regular meeting of the Council to order.

CLOSED SESSION ANNOUNCEMENT

Mayor Flory announced that Council had met in Closed Session for public employee performance evaluation of the City Attorney and gave direction to the City Manager.

PLEDGE OF ALLEGIANCE

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



ROLL CALL

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

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Sue Vannucci, Joan Drayton, Barry Munowitch, Ann Siprelle, Kent Perkes, Greg Meyer, Cynthia Shallit, Tod Reddish, Jamie McLeod, Amber D'Amato, Dan Gentry, Carey Sullivan, Michael Karoly, Robert Thomas, Gary Wegener, Rex Greenbaum, Kimberly McKinney.

WRITTEN COMMUNICATIONS

Council received notice of an application for a new on-sale beer and wine license for El Chivo, 537 Main Street, Unit A.

Council received notice of an application for a new on-sale beer and wine license for Hecho en Mexico Taqueria, 374 California Street.

Council received a notice of an application for a person-to-person transfer of an alcoholic beverage control license for Las Islitas 1, 737 East Street.

Council received notice of an application for a person-to-person transfer of an alcoholic beverage control license for Pad Thai Thai Cuisine, 808 Main Street.

Council received notice of a new on-sale beer and wine license for Treasure Dragon, 1810 East Main Street, Suites 102-103.

Council received notice of an application by Pacific Gas and Electric Company, et al, for approval of a cost allocation proposal for State-mandated gas social programs.

Council received notice of an application by Pacific Gas and Electric Company for approval to recover in rates the cost of the Smartmeter Program Upgrade.

COMMITTEE REPORTS

Council received the minutes of Water Resources Association meetings of July 23, 2007 and September 10, 2007.



Council received the minutes of the Yolo County Communications Emergency Service Agency Governing Board meeting of October 24, 2007.

PUBLIC COMMENT

Former Mayor and Council Member Dudley Holman said he noted there is an East-West street in Woodland named Holman Street, and which is an error in spelling. The street should be named after Bill Hollman whose family lived in the area for about 100 years. Mayor Flory asked the City Manager to review the matter with the Fire Chief.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Mayor Flory and Vice Mayor Davies had asked the City Manager to invite a Pacific Gas and Electric Company technical representative to attend the next Council meeting to discuss the issues regarding the lack of electrical service during the latest storm. There is not a system to find out if there are people who are on oxygen or home-bound who have a dire need for heat and electrical service when the power goes out.

Vice Mayor Davies complimented City staff for their work during the storms and pointed out the deficiencies in the City's storm drain system.

Council Member Pimentel reported there will be a meeting of the Yolo Transportation District Board on January 14, 2008, 7:00 p.m. at City Hall to discuss increasing public transportation routes throughout Woodland.

PRESENTATION

CERTIFICATE OF APPRECIATION-FRED BAILARD

Council deferred action on the presentation of a Certificate of Appreciation to Fred Bailard for his coordination of the Holiday Parade.

CONSENT CALENDAR

Council Member Pimentel inquired about the Monthly Status and Capital Budget Execution Reports items on the projected \$2.7 negative fund balance for the widening and reconstruction of Kentucky Avenue. Director Wegener said the Department is



working on the update of the Capital Budget, making projections and options for a ten-year period. A scaled back project would accomplish the rehabilitation without widening except at intersections and the project cost would be \$6 million. The scaled back project could be funded sooner than the full project. A report will be coming to Council on January 22.

Vice Mayor Davies said other projects such as Lincoln Avenue and Lemon Avenue realignments will be going forward, so priorities need to be set.

See additional comments regarding Community Development Department's Monthly Status Report below under "Reports of City Manager."

On a 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.

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.



CALL FOR ELECTION OF COUNCIL MEMBERS FOR JUNE 3, 2008

Council adopted Resolution 4889 calling an election for June 3, 2008 and requesting the County of Yolo to consolidate the election with the statewide

election and to provide services relating to the election. The seats of incumbents David Flory, Jeff Monroe and Art Pimentel will be up for election.

DISPOSITION AND SALE-FORMER SENIOR CENTER

Council authorized completion of the sale of the former Senior Center property located at 630 Lincoln Avenue to Jeffrey D. Morgan for the purchase price of \$1,501,000.

SOUTHLAND PARK REHABILITATION-PROJECT 02-22

Council accepted as complete the contract with Clearwater Landscape Services, Inc. for their work on the Southland Park Irrigation and Turf Renovation Project 02-22 and authorized the City Clerk to file a Notice of Completion.

MUNICIPAL SERVICE CENTER INTERIOR WORKSPACE EXPANSION-PROJECT 07-25

Council approved the plans and specifications for the Municipal Service Center Interior Workspace Expansion Project 07-25 and authorized the bid advertisement.

APPLICATION-SACRAMENTO AREA COUNCIL OF GOVERNMENTS COMMUNITY DESIGN GRANT FUNDS

Council adopted Resolution 4890 authorizing the submittal of an application for the Sacramento Area Council of Governments Community Design Grant Program for the Lemen Avenue, North Street. East Street Realignment Project 00-04.



2007 BYRNE JUSTICE ASSISTANCE GRANT PROGRAM FUNDS

Council approved and authorized the City Manager to sign the Interlocal Agreement between the City of Woodland and the County of Yolo to waive any partial interest in the 2007 Byrne Justice Assistance Program.

REVISED JOB DESCRIPTIONS-PUBLIC WORKS DIRECTOR, ASSOCIATE HOUSING ANALYST AND HUMAN RESOURCES TECHNICIAN

Council approved revisions in the job descriptions for Public Works Director, Associate Housing Analyst and Human Resources Technician.

REPORTS OF THE CITY MANAGER

COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR 2006-07

Director Drayton presented the results of the City's annual audits and the completed Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2006-07. There were five separate audits conducted by Macias, Gini and O'Connell, certified public accountants for the City of Woodland, the Woodland Redevelopment Agency, the Woodland Finance Authority, the Woodland Recreation Foundation, and for the expenditure of Federal grant funds, specifically the Community Development Block Grant (CDBG) entitlement. Unqualified, clean audits were received on all of the audits, both financial and compliance. The major issue that occurred during 2007 was the full and final implementation of GASB 45 that pertains to the requirement to capitalize all of the City's infrastructure. There are significant capital expenditures on the Wastewater Treatment Plant with the expansion of the Plant, construction of the tertiary treatment plant, completion of the Community and Senior Center, construction of Fire Station 1, and completion of Measure H road projects. The first receipt of Measure E sales tax revenues which became effective October 2006 are cited, and transfer of Parking Enterprise Fund to the General Fund are included in the audit documents. The financial statements do not include any discussion about what the State is doing or the GASB 45 issue, with an implementation date required in 2009. The financial statements give the funded status of the pension plans; however, the Safety Plan is funded at about 86% and the Miscellaneous Plan is funded at 84.1%. The overhead liability is not



funded at all and the City is looking at a \$50 million unfunded liability that was calculated on a 2005 actuarial study. The City has received for the ninth consecutive year, the Certificate of Excellence for Financial Reporting.

Council Member Marble said Exhibit 1-A of the staff report shows a decrease in liabilities, but the total change percentage for liabilities shows a positive percentage. Director Drayton agreed the total liabilities should be a decrease.

Mayor Flory said the report shows that Dubach Field is \$432,000 in debt at the present. Director Drayton said it is an accumulated fund debt, and staff was given direction to close Dubach Park at the end of 2008. It is a debt that is owed to the treasury for the internal borrowing. Mayor Flory asked the City Manager to review the Dubach Field debt. Director Gentry said the intention is that there will not be any activities at Dubach Park. The playground equipment and the fence will be removed. The softball programs will be run at Harris Park until the new fields are opened.

Council Member Marble said page 4-A of Exhibit A of the staff report indicates deficit fund balances of \$4.1 million in the City Capital Projects and \$4.8 million in the Sewer Development Funds. He asked if development fees to be collected will be sufficient to take care of the deficit. Director Drayton said staff has taken all of the internal debt into consideration in the ten-year projections and has been very conservative on development fee projections. The City will be trying to take care of the internal debt but may have to stretch out the debt for some projects.

Mayor Flory temporarily left the Council meeting at 6:31 p.m.

Senior Accountant McKinney presented the Comprehensive Annual Financial Report (CAFR). At the end of Fiscal Year 2006-07 the City had approximately \$306 million in assets, the most important portion of that being the \$264 million investment in capital assets. She said \$5.8 million of the City's assets are restricted for specific purposes, and the remaining \$35.6 million is unrestricted net assets.

Mayor Flory returned to the Council meeting at 6:34 p.m.

On a motion by Council Member Monroe, seconded by Council Member Marble and carried unanimously, the City Council accepted the four required annual audited compliance and financial reports for Fiscal Year 2006-07 and the Comprehensive Annual Financial Report for Fiscal Year 2006-07.



SPRING LAKE BUILDING EQUITY AND GROWTH IN NEIGHBORHOODS (BEGIN) PROGRAM

On a motion by Vice Mayor Davies, seconded by Council Member Monroe and carried unanimously, City Council adopted Resolution 4891 authorizing submittal of an application for the BEGIN Program.

MONTHLY STATUS REPORT-COMMUNITY DEVELOPMENT

Vice Mayor Davies asked for clarification on the Redevelopment Project for the Housing and Urban Development (HUD) mobile home park project and the language "all junior lien holders." The report indicates that junior lien holders would no longer have security interest in the property in the event of foreclosure.

Redevelopment Manager Shallit said HUD recently advised the City that regulations on the MAP Guide will make all subordinate lien holders move their position in the event of foreclosure or default. Mayor Flory asked why HUD has taken this position and do they have some doubts about the viability or feasibility of the project.

Manager Shallit said HUD approved the project and the financial package completely over a year ago with no questions and pointed out this regulation recently, thus asking everyone to change the subordination documents. The ruling by HUD is discretionary and not a statutory rule and in other cases HUD has waived this requirement on similar projects. Staff will report back to Council.

SURPLUS PROPERTY DISPOSAL

Director Wegener updated Council on surplus property, including a parcel on Wilson Way, the alleyway behind Nakamura Furniture on Main and Fifth, a parcel at Ashley and Kentucky Avenue, East Beamer Street/Kentucky Avenue/County Road 102, the Fifth Street yard, the Sutter Street Yard, the Regional Park site East of County Road 102, Trestle Ponds, and Dubach Park.

Mayor Flory asked about the well site on California Street. Director Wegener said the California Street well site was sold long ago to a private party for residential development. The Wilson Way parcel South of Beamer and West of Matmor Road requires construction of a cul-de-sac extension on Wilson Way at a cost that would exceed the value of the parcel. Staff recommends retaining



the parcel until an adjacent development proposes acquisition which would include construction of the cul-de-sac. The alley behind Nakamura Furniture is not a legal parcel size and staff recommends proceeding with disposal by initiating discussions with adjacent property owners. Director Wegener said ownership of the alley property has been cleared and Staff will move ahead with disposal.

The Ashley/Kentucky Avenue parcel is in the flood zone and is presently used as a temporary public works storage yard. It is also under consideration as a possible site for an above ground water storage tank. A focused water study is in progress and should be completed in March or April. The recommendation is completion of the water study to determine if that site is appropriate for a water storage tank. If not, development proposals will be explored, hopefully as part of larger redevelopment in this area.

Several Council Members felt the Ashley/Kentucky property should be sold.

Director Wegener said the 128-acre Beamer/Kentucky/County Road 102 parcel is not annexed to the City and is part of the 100-year flood plain. Two-thirds of the site is an active component of the Storm Water detention system. Staff recommended disposal of the parcel in conjunction with a special plan development in the area if such a plan would provide replacement storm drain facilities.

Council Member Pimentel said the Infrastructure Committee met a month ago and agreed with the staff recommendation on the surplus properties, including the Beamer/Kentucky Park. The Committee was not sure of the recommendation on the Regional Park Site and will wait until the General Plan update. The Committee wants to move forward on disposal of the properties staff has recommended.

Council Member Marble, also on the Infrastructure Committee, said the properties that have value could not will bring in some dollars cannot be dealt with now, and the other properties are small. There are no viable options other than what staff has proposed.

City Manager Deven noted that the staff report indicated continued vigilance on the properties and a review every six months with the Infrastructure Committee. Land values are depressed right now, and it would be better to wait on some of the parcels until land values increase.



Vice Mayor Davies asked about the Regional Park Site (East of County Road 102) and an 18 to 24 month General Plan process. The site is in the City, does not have to be annexed and is not in the flood plain.

Mayor Flory asked the City Manager to bring a report back to Council on the surplus properties in August of 2009 or sooner for review.

FEDERAL ADVOCACY SERVICES-AKIN GUMP

On a motion by Vice Mayor Davies, seconded by Council Member Pimentel and carried unanimously, the City Council approved the proposal from Akin Gump to provide federal advocacy services in association with the Interstate 5/State Route 113 connector project and authorized the City Manager to execute an agreement.

ORDINANCES

ORDINANCE 1490-PAWNBROKERS, JUNK AND SECONDHAND DEALERS-THEFT OF PRECIOUS METALS

On a motion by Vice Mayor Davies, seconded by Council Member Monroe and carried, the City Council adopted Ordinance 1490 to deter pawnbrokers, junk dealers, and secondhand dealers from accepting precious metals for resale without specific identification and other parameters. On roll call the vote was as follows:

AYES:	Council Members Davies, Marble, Monroe, Pimentel, Flory
NOES:	None
ABSTAIN:	None
ABSENT:	None

ORDINANCE 1491-PARKING-PEDDLERS AND VENDORS

Vice Mayor Davies asked about the written permission process for public property regarding peddlers and vendors.

Director Gentry said letters of information have been drafted in English and Spanish for the vendors. When vendors renew their licenses, they will receive information on the regulations and what their rights are.



On a motion by Council Member Marble, seconded by Council Member Monroe and carried, the City Council adopted Ordinance 1491 setting parameters for vendors and peddlers on private and public property. On roll call the vote was as follows:

AYES: Council Members Davies, Marble, Monroe, Pimentel, Flory
NOES: None
ABSTAIN: None
ABSENT: None

PASSING OF COMMISSIONER

Council Member Marble said the Chairperson of the Commission on Aging, Jane Griffin, passed away during the Christmas holiday. She performed well as Chairperson of that Commission and will be missed. A celebration of her life at the Community Center at 2:30 p.m. on Saturday, January 12, 2008.

ADJOURNMENT

At 7:18 p.m., Mayor Flory adjourned the regular meeting of the Council in the memory of Jane Griffin.

Respectfully submitted,

Sue Vannucci, Director of Administrative Services

Transcribed by: Jean Kristensen, Deputy City Clerk

Approved by Council:

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

MINUTES

CITY COUNCIL SPECIAL CLOSED SESSION

JANUARY 22, 2008

5:00 P.M.

CLOSED SESSION-CITY COUNCIL

At 5:00 P.M. Council held a closed session for a conference with Real Property Negotiators pursuant to Section 54956.8. Property discussed was 445 Fifth Street, Assessor's Parcel 006-121-04-1. The Agency Negotiator was the City Manager and the Negotiating Parties were City of Woodland and Wiseman Associates. Under negotiation were price and terms of payment. Present at the session were Mayor Flory, Vice Mayor Davies, Council Members Monroe, Marble (arrived at 5:01 p.m.), and Pimentel (arrived at 5:05 p.m.), City Manager Deven, City Attorney Siprelle and Assistant City Manager Munowitch. Council provided direction to the City Manager.

REGULAR MEETING

6:00 P.M.

CLOSED SESSION ANNOUNCEMENT

Mayor Flory announced that Council had met in Closed Session for a conference with real property negotiators. Council gave direction to City staff.

CALL TO ORDER

At 6:07 P.M. Mayor Flory called the regular meeting of the Council to order.



PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Public Works Director Wegener.

ROLL CALL

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

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Gary Wegener, Sue Vannucci, Joan Drayton, Barry Munowitch, Ann Siprelle, Dan Gentry.

COUNCIL/STAFF COMMENTS AND REQUESTS

Council Member Marble said on January 17, 2008 he and the Vice Mayor attended the Farm Bureau installation. He extended congratulations to Tim Miramontes on his installation as President and the awardees at the event. On January 18 he attended the League of California Cities Public Safety Policy Committee meeting where potential impact was discussed if prisoners are released into the community as has been proposed by Governor Schwarzenegger. He, the Vice Mayor and the City Manager attended a 3x2x2 with School District officials and discussed items of common concern, and he and Council Member Monroe attended a tour of the Biomass facility this morning.

Council Member Pimentel said he and the Vice Mayor discussed increased Woodland Transportation District routes in Woodland. The public hearing on the matter has been extended to February 11, 2008.

PRESENTATION

PACIFIC GAS AND ELECTRIC COMPANY – 2008 STORM ISSUES

James Morante, Government Relations Manager for Pacific Gas and Electric Company, gave Council an overview of preparedness for the recent storms. Yolo County did endure a hurricane two weeks ago. A Class I hurricane is a 70-mile an hour plus wind with two inches of rain, and that is what



Woodland received. Davis and Woodland bore the brunt of that storm. P. G. and E. crews came from all of the western states to restore power. System wide more than 2.5 million of the 5 million customers were impacted, and 95% of the customers had power restored within 48 hours. In the future it would be beneficial to have a shelter open during these storms.

Tom Richardson, Supervisor for Maintenance Construction for P. G. & E., detailed the severity of the storm. They responded to many 911 calls throughout the County. They have a maintenance program that replaces and repairs equipment on a regular basis. There are 13 substations, and the primary substation serving the bulk of Woodland residents. The problem was circuits beyond the substation. There are different switches along a circuit so if there is an outage, the power to the whole circuit is not out. Outlying areas were out of power for up to five days. There were 12 employees on standby for this district, and they are always reviewing their manpower needs. The meter reading portion of the business does not always use full time employees. When the Smart Meters come in, they will be able to more accurately identify where the outages are.

Mr. Morante said the Smart Meters will know when there is an outage. P. G. & E. will not have to rely on customers calling about an outage.

Council Member Monroe commended P. G. & E. for recruiting from outlying areas when a disaster occurs. Mr. Richardson said they had 12 employees on standby, but by 10:00 a.m. on the morning of the storm there were 77 employees.

Mr. Morante said the Fairgrounds and Mall are on the same circuit and those facilities, including COSTCO were a priority. He invited Council Members to observe the EOC which is P. G. & E.'s area emergency center to see how it works.

Mayor Flory said it would be helpful to invite Mr. Morante to come to the Council meetings when notices are received from the Public Utilities Commission regarding P. G. & E. rate increases or reductions. City Manager Deven said staff will work closely with P. G. & E.

Vice Mayor Davies asked representatives to contact their Engineering staff regarding the pole replacement process. He also complemented P. G. & E. for their efforts in getting power restored.



CONSENT CALENDAR

Council Member Marble asked if the City is protected from default regarding any of the City's bonds with the sub-prime mortgage problems. Director Drayton said the bonds are government backed securities and are stratified. The City does not liquidate the bonds prior to their maturity dates.

On motion by Council Member Monroe, seconded by Council Member Marble and carried unanimously, the City Council approved the following Consent Calendar items:

TREASURER'S INVESTMENT REPORT

Council received the Treasurer's Investment Report for November 2007.

MONTHLY STATUS REPORT-FIRE DEPARTMENT

Council received the Monthly Status Report for December 2007 from the Fire Department.

ACCOUNTABILITY REPORT-SPRING LAKE SPECIFIC PLAN AREA COMMUNITY FACILITIES DISTRICT

Council accepted the Spring Lake Community Facilities District Local Agency Special Tax and Bond Accountability Report for the Fiscal Year ended June 30, 2007.

BUDGET CALENDAR-2008-09

Council set May 13, 2008, from 5:00 p.m. to 9:00 p.m. as the Budget review date and time for the 2008-09 Fiscal Year.

ALTERNATE TO MANUFACTURED HOMES FAIR PRACTICES COMMISSION

Council affirmed the appointment of Alan Gering as the Mayor's alternate member to the Manufactured Homes Fair Practices Commission to complete the term of Kristina Carter, ending December 31, 2008.



REPORTS OF CITY MANAGER

AGREEMENT-COUNTY AND CITY IMPACT FEES

Vice Mayor Davies said he has not participated in a 2 x 2 meeting regarding this issue, but he spoke with a representative from the County. The County will respond to his questions regarding the calculation of the fees and what other counties are doing. There are only about three counties in California that have this type of process. He had questions regarding infill, those who had already paid a development fee, and how that fee was recalculated. The County will get back to the City on that issue. He also had a question about government buildings, both County and City. If the Technical Advisory Committee (TAC) is not working and the City or the County choose not to participate is another issue. The City or County can withdraw in six months and then they are not a part of that process, but there is no way to get back into the TAC process. Another matter is if the Council decides to approve this process, it should be approved for a ten-year period and then be renewable in ten years. If the process is working fine, it should be automatically renewed. The Council should then have the chance to go through two of the five-year assessments. A nexus study will have to be done in 2010 and another in 2015. Other Counties renew the process differently.

City Manager Deven said there is no rush on the proposed agreement, but there is a desire on the part of all four cities and the county to have a consistent agreement. If the agreement is changed, it would need to be reviewed by the other cities and the Board of Supervisors as well. It would be good to take the matter to the 2 x 2 as well.

City Attorney Siprelle said Council can bring the matter back for review and confirm the City still wants to be a member and if not, the City could withdraw.

Mayor Flory noted that impact fees for multi-family (2+) in Woodland is less than the rest of the County. It is assumed the County would bring Woodland impact fees up to what other community fees are. Vice Mayor Davies said the difference is that other communities have a County Library fund, and since Woodland has its own Library that amount was deducted from the impact fees.

Council Member Monroe said the County has talked about doing commercial sites in the County and the one site North of Woodland has been discussed by the Council. Another site is Elkhorn which could be developed and people will stop there first before doing business in Woodland. His concern with



the City's competitive edge is that it is less expensive to build in the County than in the City.

Council deferred action on the Agreement with Yolo County regarding application of County Development Impact Fees to projects located within the incorporated Cities until questions are answered regarding getting back into the Agreement should a City opt out for a time; having a ten-year agreement that would only be renewed if working well; receipt of information following the nexus studies; and forward to the City/County 2 x 2 for input.

ADJOURNMENT

At 7:00 p.m., Mayor Flory adjourned the regular meeting of the Council.

Respectfully submitted,

Susan L. Vannucci, Director of
Administrative Services

Transcribed by: Jean Kristensen, Deputy City Clerk

Adopted by Council:

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

MINUTES

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD SPECIAL/STUDY SESSION

JANUARY 29, 2008

6:00 P.M.

CALL TO ORDER

At 6:06 P.M. Vice Mayor Davies called the regular meeting of the Council to order.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

COUNCIL MEMBERS/ REDEVELOPMENT AGENCY BOARD MEMBERS PRESENT:	Marlin Davies, William Marble (left the meeting at 6:10 p.m.), Jeff Monroe, Artemio Pimentel, David Flory
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COUNCIL MEMBERS/ REDEVELOPMENT AGENCY BOARD MEMBERS ABSENT:	None
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STAFF MEMBERS PRESENT:	Mark Deven, Gary Wegener, Sue Vannucci, Joan Drayton, Barry Munowitch, Jimmy Stillman, Brent Meyer, Bob MacNicholl, Cynthia Shallit, Paul Hanson, Evis Morales, Cynthia Norris, Jamie McLeod, Bruce Pollard.
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Council Member Marble asked to be excused because of a prior commitment. At 6:10 p.m. he left the Council meeting.

CONSENT CALENDAR

REVISED JOB DESCRIPTIONS-INFORMATION SYSTEMS MANAGER AND HUMAN RESOURCES ANALYST I/II

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried by the members present, the City approved revised job descriptions for Information Systems Manager (re-titled Technology Services Manager) and Human Resources Analyst I/II.

REPORTS OF CITY MANAGER

UPDATE-DOWNTOWN SPECIFIC PLAN IN ADVANCE OF UPDATE TO GENERAL PLAN

Assistant City Manager Munowitch said the City needs to update two critical planning documents that will guide Woodland's future growth and development, the General Plan and the Downtown Specific Plan. Staff suggests the City immediately start the update process for the Specific Plan prior to updating the General Plan. The City should start actively facilitating and supporting efforts and working with the downtown business community to promote the downtown, provide funding for infrastructure in the Downtown and take steps to enhance the appearance. Staff should be assigned to guide high priority development projects, public and private development, and to start implementing a vision for the Downtown. The vision is critical for the City to make positive steps forward in the area. California law requires each City to adopt a comprehensive General Plan consisting of maps, policies, and proposals to guide the City's development in the future. By statute a General Plan has seven specific elements: land use, circulation, housing, conservation, open space, noise and safety. These elements need to work together so that they create a consistent plan for the community. The Specific Plan is a tool to implement the general policies contained in the General Plan. A specific plan establishes a link between the policies of the General Plan and the individual development proposals in a specific area. Through the Specific Plan City staff, the Planning Commission and the City Council can implement the long term policies and objectives in a short term time frame.



Mayor Flory left the Council meeting temporarily at 6:20 p.m. and returned to the meeting at 6:22 p.m.

Assistant City Manager Munowitch said the plan could be organized into a set of concise development policies, which include land use regulations. A Specific Plan could also include a capital improvement and financing programs within the Specific Plan document. Future development proposals can benefit from the foundation created in the Specific Plan. When a Specific Plan is properly prepared, a program Environmental Impact Report will fulfill the plan's California Environmental Quality Act (CEQA) obligation, and that EIR can streamline the processing of future approvals and eliminate the need for lengthy and costly environmental reviews. The Specific Plan creates a good tool for developing a community sense of place. Woodland had its last major General Plan update more than eleven years ago, and most recent minor revisions were five years ago. In June of 2006 there was a voter approved measure that established an Urban Limit Line around the City. There were specific policies and other provisions in the voter approved measure that relate to future land use. Since the last major revision there have been many changes on the ground in the City. There are significant new residential and commercial developments, major new civic facilities constructed, such as the Community and Senior Center and the new rebuilt Fire Station 1 and since the last General Plan update there has also been voter support of two major tax measures and the failure of one measure. There have also been questions about the City's current General Plan and the economic feasibility of some of the policies in the current General Plan.

The City is in the midst of its second update to the housing element since the last General Plan update. It was time to look at a comprehensive revision to the General Plan along with an economic feasibility analysis that will test the feasibility of the policies in the Plan. Staff believes that a more immediate need today is to start the update of a streamlined Downtown Specific Plan as there are several projects going through the review process now; City Center Loft, the Downtown court project and other rehabilitation projects. Some of these projects are going to generate additional development proposals. There is a focus on economic development, streamlining development services. The City needs to be in a position to efficiently and effectively respond to proposals with the foundation of an up-to-date streamlined Downtown Specific Plan that has been analyzed comprehensively for fiscal impacts, its infrastructure impacts and environmental impacts. A possible focus could be to enhance the Downtown's role as the government, dining, entertainment, cultural, and retail/specialty center of the community. The vision needs to be established by the community, ratified by the Planning Commission and the City Council. There needs to be some outreach to the community. Some of the potential steps that could be



implemented include: (1) allocating some of the Redevelopment Bond money to stimulate development and projects that are consistent with the projected downtown vision; (2) utilizing the \$1 million in the Redevelopment Agency budget for City vision; (3) identifying a staff person to help push projects forward in the downtown, working with private developers or downtown merchants; (4) hiring a part-time Downtown Coordinator to help the City move forward in meeting the vision for the area; and (5) actively engaging downtown stakeholders.

Council Member Monroe asked how the downtown stakeholders would be contacted. Assistant City Manager Munowitch said he anticipates knocking on doors and inviting them to speak with City staff either through the downtown businesses or through a sub-committee of the Chamber of Commerce. Council should consider approval to approve proceed with the updated Downtown Specific Plan. Staff will report back to Council with a vision and plan for working with the downtown neighbors, and identify projects for the use of bond funds, as well as, other redevelopment funds.

Mayor Flory said there are many people who have been involved in the Downtown Specific Plan process. Staff can report back to Council about public outreach, but the City has been talking about outreach for years. He needs some assurance if the City goes ahead with the Specific Plan, there will be timelines set. It would be important to do an urban decay study as a part of the General Plan update, but he said does not see any clear direction. The Chamber of Commerce and a downtown association has the responsibility of telling stores how to market their businesses; it is not the City's place to be doing that. The City's position is to encourage businesses to come downtown, to stay downtown and to provide infrastructure, aesthetics, safety and services. He is not in favor of hiring a Downtown Coordinator.

Assistant City Manager Munowitch said the current Downtown Specific Plan is a great document, but falls far short of being a document that enables the City to proactively deal with development proposals. There are some wonderful concepts in terms of site plans and fantastic policies about design, but there is no comprehensive development done. Projects cannot be developed with the City's inadequate infrastructure downtown. Redevelopment Agencies can go forward and assist businesses in downtown areas, which Cities normally do not get involved with.



Council Member Pimentel is skeptical about spending some additional funding on the Downtown Specific Plan. His interest is in considering one-way streets, parking, and stoplights versus stop signs. If the City is just looking at the building and infrastructure, it does not need the additional expenditures

Director Wegener said a key aspect of the Downtown Specific Plan is to study what the water and sewer infrastructure needs are and identify a funding source which would eliminate a major road block to any project that comes in.

Council Member Monroe does not want the City to get into a position of telling the downtown businesses what to do, but he liked the idea of going door to door asking businesses what they like or do not like about the Downtown Specific Plan to get a consensus before the City moves forward.

Vice Mayor Davies said he supports the idea of going forward and redoing the Downtown Specific Plan. He hears constantly that the EIR for the last Plan was not sufficient.

Council Member Monroe left the Council meeting at 6:42 p.m.

Vice Mayor Davies asked if there are funds in the sewer and water funds or Redevelopment funds to contribute to the cost of the Downtown Specific Plan.

Council Member Monroe returned to the Council meeting at 6:44 p.m.

Assistant City Manager Munowitch said the update of the Downtown Specific Plan and the General Plan are two projects listed in the current Capital Budget. He said if Council directs staff the go ahead with the update, staff will firm up the estimates. Revenue sources are tight, but Redevelopment Funds can be used for the Downtown Specific Plan update. The 10-year budgeting for most of the City's funds allows the City to use bond funds for project implementation but not for planning. Staff can look at the Enterprise Funds to see if Master Plan updates are forthcoming. A major General Plan update could take 18 to 24 months or more. A Specific Plan update could take 12 to 18 months maximum.

Mayor Flory suggested staff take the elements from the proposal they wish to address and give Council an explanation of why staff wants to do that.

Assistant City Manager Munowitch said the current Downtown Specific Plan has some great design elements, but failed as there was no analysis done on whether the design was feasible. The Plan did not deal with traffic impacts.



Council Member Pimentel thought the City had done a lot of analysis. Last year staff requested approval of spending several thousand dollars on a facade program, and that money still has not been spent. The Council and the City want to improve the look of the downtown, but the City does not need a \$250,000 study to tell the Council what it needs to focus on. The existing Specific Plan indicates the City focus for the next 10 to 15 years.

Vice Mayor Davies said facts do not get the City any closer to completing projects. There is no EIR for the Downtown Specific Plan. Without an EIR all projects are held up. Before an EIR can be completed the Downtown Specific Plan must be reaffirmed. The City needs a completed EIR for the General Plan so that projects cannot move ahead.

Assistant City Manager Munowitch said the Specific Plan is a good one, but he would like guidance indicating whether the Council wants to use the existing Plan as a base and build upon that rather than starting over. There have been comments from the Planning Commission, staff and the Council that conceptually everyone likes the City Center Lofts project, but that does not mean the project can happen. It has taken hundreds of thousands of dollars and more than two years to process the project. If the community is going to be efficient in to development requests and proposals, there are certain obligations the City needs to undertake to insure that the process is followed in a systematic fashion. One requirement is that the City prepare the infrastructure, fiscal and environmental analyses to identify potential problems before people invest hundreds of thousands of dollars in our community. The community should be involved in the update. City and Redevelopment Agency resources should be spent to do proactive planning. If the Council wishes, the developers could be charged for some of the expenditures.

City Manager Deven said from comments heard, he has concluded that the Downtown Specific Plan, the design and other elements, are acceptable to the Council. Staff can come back to Council to provide them with some specific analysis of what needs to be updated. If the City begins to update any part of the Specific Plan, the City should do some level of community outreach. It is not clear on Council wishes in relation to a Downtown Coordinator position. The position would be part-time and would not be telling businesses how to promote themselves or what to do, but staff does see a role for a Downtown Coordinator to help the City work with the business community downtown on events.

Vice Mayor Davies said the Council is not ready for a Downtown Coordinator position at this time.



Council Member Pimentel asked what the City's policy is on charge backs of the EIR.

Assistant City Manager Munowitch said the City does not currently have a specific policy. With Council direction, staff could come back with a recommendation.

On a motion by Council Member Pimentel, seconded by Mayor Flory and carried by the Members present, Council approved the update of the Downtown Specific Plan in advance of the update to the General Plan and agreed to complete the EIR for the Downtown Specific Plan, taking the current Specific Plan in terms of the policies approved by the Council, and updating some of the issues discussed at this meeting.

Mayor Flory said the City will prepare the infrastructure, fiscal and environmental analyses.

Council also agreed to discuss at a later date a charge back policy.

David Wilkinson said there have been some great things done in the Downtown. Everyone feels an upscale condo project on Main Street across from the State Theater would be a good project, but the housing market for that type of project is very cyclical. The City should make an effort to attract all kinds of housing downtown, affordable and senior housing. He works in the affordable housing industry for Mercy Housing which is a large developer of affordable housing in California. The housing cycle does not really affect affordable housing, and he said in today's market there is a lot of money available to build affordable housing. When the Downtown Specific Plan is updated, the City should try to attract a hotel downtown, but the City would have to subsidize that project. Regarding the State Theater he said he feels Woodland could do a much better job of promoting Woodland's historic resources. He would like to report back to the Council with a proposal for seed money to start a study of the State Theater matched by funds from other sources, such as the Historical Society. The project could be done in phases, and the owner is willing to sell the property to a non-profit group. He would hope the Council would support a modest amount of money, approximately \$10,000, for the project.

Vice Mayor Davies said there is a lot of competition for General Fund dollars for this fiscal year, but he would encourage the historical groups to get involved. He would support some fundraising for a study of the State Theater and would welcome a report back from Mr. Wilkinson on his efforts.



Council Member Pimentel said he would support some seed money in the amount of \$10,000 or more to promote a study of the State Theater. It would be good to get the community to support a non-profit organization that would take the State Theater and renovate or redevelop it.

ADJOURNMENT

At 7:10 p.m., Mayor Flory adjourned the regular meeting of the Council.

Respectfully submitted,

Susan L. Vannucci, Director of
Administrative Services

Transcribed by: Jean Kristensen, Deputy City Clerk

Adopted by Council: