

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: March 27, 2009