



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 7, 2009

SUBJECT: Council Minutes

Report in Brief

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

| | |
|----------------|--|
| March 4, 2008 | Regular Council Meeting |
| March 18, 2008 | Regular Council Meeting |
| April 1, 2008 | Regular Council Meeting |
| April 15, 2008 | Joint Regular Council and Redevelopment Agency Board Meeting |

Recommendation for Action

It is recommended that Council adopt the minutes of the regular Council meeting of March 4 and 18, and April 1, 2008, and the joint regular meeting of the Council and the Redevelopment Agency Board of April 15, 2008 as presented.

Prepared by: Sue Vannucci, Director of
Administrative Services

Mark G. Deven
City Manager

Attachments: Minutes

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

MINUTES

CITY COUNCIL-REGULAR SESSION

MARCH 4, 2008

6:00 P.M.

CALL TO ORDER

At 6:02 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 Redevelopment Manager Cynthia Shallit.

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, Dick Donnelly, Deanna Huntley, Greg Meyer, Loida Osoteo, Kent Perkes, Cynthia Shallit, Barry Munowitch, Dan Gentry, Mark Hierholzer, Tod Reddish, Cynthia Norris, Liz Houck, Ann Siprelle, Amber D'Amato, Mark Cocke, Robert Thomas, Susan Stewart

WRITTEN COMMUNICATIONS

Council received notice from Pacific Gas and Electric regarding application to increase electric rates to recover increased procurement costs.

Council received notice of a person-to-person transfer of an off-sale beer and wine license for I-5 Food and Gas, 2020 East Main Street.

Council received notice of a person-to-person transfer and a premise-to-premise transfer of an off-sale beer and wine license for WalMart, 1720 East Main Street.



COMMITTEE REPORTS

Council received the minutes of the Library Board of Trustees meeting of January 28, 2008.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Vice Mayor Davies said on February 27, 2008 he and Council Member Marble attended the Chamber of Commerce Water Committee meeting and received a report from Engineer Baxter. He and Mayor Flory attended the retirement function for Lonnie Wunder, the Yolo County Fair Manager. Last weekend he attended the California Parks and Recreation Society Awards Banquet. Woodland Community College is undergoing its accreditation.

Council Member Pimentel said the agenda includes the 11th rate increase from P. G. and E. since November of 2006. He invited the entire community to attend the Wake the Dead Play which occurs on Saturday, March 15, 2008 in the Woodland Public Library at 6:30 p.m. Tickets are \$35.

Council Member Monroe asked the Council to add to a future Agenda the permit fee for installing solar panels on a home and the process for an A-frame sign. The sign Ordinance is good but needs to discuss the process the applicants must go through. He asked for an update on the park at Spring Lake. Thursday, February 6, 2008, is the Women's History Month luncheon at the Community Center.

Council concurred to ask staff to develop a report on Council Member Monroe's issues and have the Council discuss the items at a future Council meeting.

Council Member Marble said he, Vice Mayor Davies and City Manager Deven attended a 2x2 with the Chamber of Commerce. He would like Council to concur to add to a future meeting an update from Borcalli Associates on Flood Safe Yolo and how the flood protection process is working in terms of Cache Creek.

Mayor Flory said he, Vice Mayor Davies and City Manager Deven attended a 2x2 with Supervisors Matt Rexroad and Duane Chamberlin, and County CAO Jensen to discuss annexation, planning, collaboration with the County, and the future of the County Fair.

PRESENTATIONS

"AWARD OF EXCELLENCE" - COMMUNITY AND SENIOR CENTER

Director Gentry said each year the California Park and Recreation Society recognizes cities and counties in the Western United States, including Utah,



Arizona, Hawaii, Nevada and California. This year the City of Woodland was the recipient of the Award of Excellence for the Woodland Community and Senior Center. Vice Mayor Davies and City Manager Deven received the award.

HISTORICAL PRESERVATION COMMISSION ANNUAL REPORT

Margaret Vicars, former Finance Director and Chairperson of the Historical Preservation Commission, presented the Commission's annual report. The Commission had a busy year with the Walking Tour Booklet update and the Beamer-Motroni Historic District. In 2008 the Commission hopes to complete its work for the certified local government program through the State which will allow the City to apply for grants. Part of that work will be an update of the historic preservation section of the City Code. In April the Commission will be concentrating on that update. There are now has three new members appointed to the Commission. Downtown businesses have come forward in the past several months for exterior alteration projects, and in the upcoming year the Commission will be working on its historic home awards and the presentations for businesses.

Council Member Pimentel asked how a neighborhood is nominated for the historic district award.

Commissioner Vicars said the historic district designation is a three year process. With respect to the Beamer-Motroni District, the Commission researched the houses in the area to determine which were part of the original Beamer-Motroni District and met with the neighbors.

CONSENT CALENDAR

On a motion by Vice Mayor Davies, seconded by Council Member Pimentel and carried unanimously, Council approved adding an emergency item to the Consent Calendar which is an application to recover some of the City's Office of Emergency Services expenditures for the January storm.

On a motion by Council Member Marble, seconded by Council Member Monroe and carried unanimously, 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 Parks and Recreation.

MONTHLY STATUS AND CAPITAL BUDGET EXECUTION REPORTS

Council received the Public Works Monthly Status Report and Capital Budget Execution Report.

PROJECT 07-42 - 2008 ROAD MAINTENANCE

Council approved the plans and specifications for the 2008 Road Maintenance, Project No. 07-42 and authorized bid advertisement.

COMPLETION OF SUBDIVISION 4765, HERITAGE PARK UNIT 1B

Council accepted the in-track public improvements constructed for Subdivision No. 4765, Heritage Park Unit 1B and authorized the City Clerk to file a Notice of Completion.

PURCHASE OF CRANE TRUCK

Council authorized the purchase of a new 5-ton crane truck for a cost not to exceed \$136,167 for use at both the Spring Lake Sewer Lift Station and the Water Pollution Control Facility.

ON-CALL INSPECTION SERVICES CONTRACT - PARKS LANDSCAPING

Council authorized the City Manager to execute Professional Services Agreements with Salaber Associates, Inc. and Callander Associates to perform on-call landscape inspection services as described in the Request for Qualifications.

RESOLUTION 4897 - TO CORRECT SCHEDULE OF SERVICES FOR WATER AND SEWER USAGE

Council adopted Resolution 4897, modifying the schedule of services for water and sewer usage by adding the indexing factor based on the Consumer Price Index and commencing one year after the end of each of the respective, phased-in rate increases, use the previous year's Consumer Price Index change to adjust the rates for inflation.



RESOLUTION 4898 - PROPOSITIONS 40 AND 84 TREE INVENTORY GRANT

Council adopted Resolution 4898 approving the filing of an application for Propositions 40 and 84 Tree Inventory Grant program funds; appointed the Parks and Recreation Department to negotiate, execute and submit all documents for the Tree Inventory Grant and conduct all grant administration tasks; approved the Project Programming Summary Sheet for the tree inventory project.

DEMOLITION - DUBACH PARK FACILITIES

Mayor Flory asked that staff bring back Council a report regarding demolition of Dubach Park.

Council Member Pimentel has a problem with the City spending \$100,000 to demolish Dubach Park when the Council had previously stated that the City would not spend a dollar on Dubach Park.

Parks and Recreation Director Dan Gentry said in order to abandon Dubach Park, the City needs to remove all of the improvements otherwise it becomes a nuisance for the community and a liability for the City. With Dubach Park sitting idle until the improvements are removed, there is a cost of about \$10,000 per month to keep the park in status quo. It is a good investment to remove the items from the Park and make the transformation into the storm water detention basin. There is a cost of pumping the ground water, and if the City stops pumping, the water level will raise two to four feet and the improvements will be under water. The cost includes electricity for pumping and cost of the pipe rented to pump the water out which is about \$5,000 per month. The Storm Drain Master Plan includes moving the facility into the storm drain system.

Mayor Flory said at one time the Council approved maintaining the Park with the pumping of water and the City still spends the \$100,000 even if nothing is done with the land to keep the water out.

Vice Mayor Davies said black top has to be removed, bleachers, cement pillars, the light poles and bases. Some of that material will be used in other parks. Removal of the improvements has not gone to bid yet, so Council will have an opportunity to see what the real costs are at that time.

Council approved the Mid Year addition of the Dubach Park Demolition to the Fiscal Year 2007-08 Capital Budget at an estimated cost of \$99,000 based on the Project Programming Summary Sheet.



RESOLUTION 4900 - APPLICATION TO RECOVER FUNDS FROM JANUARY 2008 STORM

Council adopted Resolution 4900 designating City of Woodland's Agents City Manager Mark Deven, Finance Director Joan Drayton or Assistant Finance Director Amber D'Amato to recover funds used to attend to damages suffered during the January 2008 storms.

REPORTS OF THE CITY MANAGER

NOMINEES-COMMUNITY SERVICE AWARDS

Mayor Flory said the 2008 Community Service Awards Nominating Committee met to review the nominees. The Committee discussed a special award for the Woodland Elks Club because they contribute a minimum of \$30,000 per year for youth and non-profits in the community and sponsoring meals at the Elks Club. The nominees are Short Parker, Jim Lindberg, and Neal Peart.

On a motion by Council Member Monroe, seconded by Council Member Marble and carried unanimously, Council approved recipients for the City of Woodland's 2008 Community Service Awards, Short Parker, Jim Lindberg and Neal Peart, and approved a special award to the Woodland Elks Club.

STATUS REPORT - COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Redevelopment Manager Shallit gave a brief report on the accomplishments of the Community Development Block Grant Program. The Federal government conducted a three-day audit last spring on the City's 2004, 2005 and 2006 fiscal year files and found some items the City should correct. One issue was cleaning up the files for those years to make sure there was enough file documentation to insure regulations had been achieved. Those files have been cleaned up, including the environmental reviews and the check lists. The Federal representatives said throughout the audit report the problems were attributed to lack of staff and turnover of staff in the City. Staff had thought the City did not have adequate funding for housing rehabilitation loans which are typically for elderly people to correct code enforcement and code violations. Following a review of the revenue, the City was able to grant other loans. Staff scrutinized where the money was coming and going, where it was allocated and where it was not being spent. In several cases projects were just stalled and nothing was being done. As a result, last year 23 projects were completed and the City was able to increase the amount of money for projects this year to \$836,000. Last year there was about \$231,000 available to allocate to new projects. The City received about double the amount of requests for funding. There will be a meeting on Wednesday to talk about those results and staff will



be making recommendations for Council review and approval. The City received an entitlement from HUD in the amount of \$570,443, and the maximum the City can use for administrative costs is 20 percent of the entitlement, which is \$114,088. Fifteen percent can be used for public services which is \$85,566 and includes expenditures for the Food Bank and the Homeless Shelter. Should the City reduce the amount paid for administrative services, those funds cannot be used for public services. The remainder can be used for public facilities, which is construction, and any carry-over money can be used.

Mayor Flory said Council historically has not allocated any of the 20 percent administrative funding. Should Council not allocate from the 20 percent for public facilities, the money will come from the General Fund.

Council Member Marble said if the administrative cost can be reduced, the City cannot give it back to any public services. Housing and Urban Development limits the administrative cost so the City cannot give the administrative funding to Food Bank or Wayfarer Center.

Manager Shallit said the caps can be raised somewhat. For administrative services 20 percent is the maximum of entitlement, but the City can add in 20 percent of expected program income. Any loan payments are part of program income, and the City can take 20 percent of that income and add it to the administrative services cap legally. In fiscal year 2008-09 it is anticipated the cap will be \$8,000, and the City could spend \$122,000 on administrative services next year. Public services can be raised as well which considers 15 percent of program income previously received in 2007-08. Because the City has done its due diligence on collecting delinquent loans, the City can add \$18,621 to the public services cap. The remainder can go into construction.

Manager Shallit said administrative costs were established and staff will have those figures when Council takes action on the HUD Action Plan.

Council Member Pimentel said the League of California Cities stated some cities question the worth of accepting CDBG dollars because of the significant amount of staff time involved. Even though the staff time is costly, it is worth the expense because there are some really good projects and supports the 20 percent for administrative services.

Council Member Marble supports the administrative fee costs with the pressing need in the General Fund to cure a very large deficit and the public services aspect of HUD funding.

On a motion by Council Member Pimentel, seconded by Council Member Marble and carried unanimously, Council approved increasing the amount of



funds available for program administration of the Community Development Block Grant program from 15 percent to 20 percent as part of the Fiscal Year 2008-09 Budget.

RESOLUTION 4899-BEAMER/MOTRONI HONORARY NEIGHBORHOOD DISTRICT DESIGNATION

On a motion by Council Member Pimentel, seconded by Vice Mayor Davies and carried unanimously, Council adopted Resolution 4899 designating the Beamer-Motroni neighborhood as an Honorary Neighborhood District.

ADJOURNMENT

At 6:45 p.m., Mayor Flory adjourned the regular meeting of the Council.

Respectfully submitted,

Sue Vannucci, City Clerk

Transcribed by: Jean Kristensen, Deputy City Clerk

Approved by Council:

MINUTES

CITY COUNCIL
REGULAR SESSION

MARCH 18, 2008

6:00 P.M.

CALL TO ORDER

At 6:03 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 Assistant City Manager Barry Munowitch.

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, Dick Donnelly, Greg Meyer, Cynthia Shallit, Barry Munowitch, Dan Gentry, Tod Reddish, Ann Siprelle, Amber D'Amato, Michael Cahill, Doug Baxter.

COMMITTEE REPORTS

Council received the minutes of the Historical Preservation Commission meeting of January 9, 2008.

Council received the minutes of the Planning Commission meeting of February 7, 2008.

Council received the minutes of the Library Board of Trustees meetings of February 11 and 25, 2008.



COUNCIL/STAFF STATEMENTS AND REQUESTS

Vice Mayor Davies congratulated staff and Council with respect to the Dog Park opening and the one-year celebration of the opening of the Community and Senior Center. He attended the Yolo Visitor's Bureau luncheon and heard several comments regarding advertising cities as opposed to counties. Planner Norris held a workshop on downtown parking with 125± people in attendance. He and Council Member Pimentel attended the first meeting of the Woodland Energy Committee which is in the process of setting up a work plan. Analyst Engel is the lead staff along with the City Manager. He asked the Council to re-agendize the property at Fifth and Oak Avenue. He met with Dani Thomas and B. J. Ford regarding the Historical Center and the Cultural Center for the City of Woodland. They have a \$250,000 planning grant but do not have property so the grant funds will have to be sent back in June if something is not done. Past Council made recommendations that the property had some other uses.

Council concurred to place on a future Council agenda the Fifth and Oak Avenue property as a possible location for the Yolo Cultural Center.

Council Member Pimentel reported the Infrastructure Sub-Committee has been discussing surface water and what the City's options are to move forward. There was an Energy Task Force meeting on March 13.

Council Member Marble said the City received a letter from the California Regional Water Quality Control Board advising the requirements for boron and salts will be set at 700 which cannot be met by the City without reverse osmosis of the City wells. This appears to be a more costly option than going to surface water. He attended a seminar sponsored by the local government commission, Caltrans and the California Energy Commission on building livable communities and how the communities in California can meet the global warming challenge. He met today with the Water Resources Association Executive Committee and in April the Committee will consider sending a letter in support of Reclamation District 2035.

Council Member Monroe and Vice Mayor Davies attended a meeting last week at the Community Center and discussed concerns about a Spring Lake development. He thanked City staff for their responses to the concerns expressed.

Mayor Flory said he was glad to see the graffiti, etc. at Harris Park has been cleaned up. He attended a meeting in Yuba City regarding the establishment of a small business advisory committee for the City of Woodland, and various people representing the Small Business Administration, the banking industry and Yuba College met. Some of those in attendance will be coming to Woodland and working with the City Manager, the Assistant City Manager and the Economic Development Department to try to create a small business advisory committee and a youth advisory committee for business.



CONSENT CALENDAR

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

TREASURER'S INVESTMENT REPORT

Council accepted the Treasurer's Investment Report for January 2008.

PROJECT 07-25 - MUNICIPAL SERVICE CENTER INTERIOR OFFICE EXPANSION

Council awarded the contract for the Municipal Service Center Interior Workspace Expansion Project No. 07-25, to SW Allen Construction Inc., for \$265,163.

PROJECT 05-34 - BID FOR MONITORING WELL

Council approved the plans and specifications for construction of the monitoring well (Phase I) for Water Well 25, Project No. 05-34, and authorized bid advertisement.

PROJECTS 00-52, 03-28 AND 03-39 - COMPLETION OF FINAL IMPROVEMENTS FOR WASTE WATER TREATMENT PLANT

Council accepted as complete the contract with Overaa Construction for work on the Wastewater Treatment Plant Stage 2 Expansion, Project No. 00-52, WWTP Tertiary Treatment Improvements, Project No. 03-28, and WWTP Flood Protection, Project No. 03-39, and authorized the City Clerk to file a Notice of Completion.

PROJECT 07-16 - LIBRARY MAINTENANCE

Council approved the plans and specifications for the Library Maintenance Project No. 07-16, and authorized bid advertisement.

PROCLAMATION - NATIONAL AGRICULTURE WEEK

Council proclaimed the week of March 16 through 22, 2008, as National Agriculture Week.

COMPLETION OF IMPROVEMENTS AT SUBDIVISION 4764, HERITAGE PARK, UNIT 3, SPRING LAKE SPECIFIC PLAN AREA



On a motion by Vice Mayor Davies, seconded by Council Member Monroe and carried by the following vote, Council accepted the in-track public

improvements constructed in Subdivision No. 4764, Heritage Unit 3, Spring Lake Specific Plan Area:

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

REPORTS OF THE CITY MANAGER

RENAME CAMARENA FIELD II - DUSTIN PEDROIA FIELD

Parks and Recreation Director Dan Gentry said the Executive Board of Woodland Little League submitted a proposal to the City of Woodland to change the name of Camarena II baseball field to Dustin Pedroia Field. The Camarena family is very much in support of the renaming.

Kevin Gelart, President of Woodland Little League this year, said Dustin Pedroia was the rookie of the year for 2007, and the Players' Association voted for a \$20,000 donation. Dustin Pedroia designated Woodland Little League as the recipient. Mr. Gelart said Little League would like the money put into the field with a scoreboard, enclosures for the dugouts, and restroom improvements.

Mr. Gelart said Woodland League is hoping Mr. Pedroia will be available in November or the beginning of December, and he is working with the family to get Mr. Pedroia to be present.

On a motion by Council Member Pimentel, seconded by Vice Mayor Davies, and carried unanimously, Council authorized the renaming of Camarena II baseball field to Dustin Pedroia Field.

PRESENTATION - SMOKE-FREE MULT-UNIT RESIDENCES

Steven Jensen of the Yolo County Health Department supervises the Tobacco Education Program. Many years ago his staff started to receive numerous complaints from Yolo County residents who live in apartments about neighbors who smoke. There was not anything legally he could recommend except talk with their apartment managers. His department has been working one-on-one with apartment managers in Yolo County to implement rules to designate parts of the apartment complexes as smoke-free if they so desire. The new law allows apartment owners, managers and property managers to have



legal right to designate their apartment units completely smoke-free or partially smoke-free. There are nine apartment complexes in Davis that became 100 percent smoke-free on their own, and the Terracina at Spring Lake in Woodland is a smoke-free apartment complex. Smoke free is not only healthy but is cost effective, because the owners pay much less in re-carpeting and re-painting of apartments. Smoke-free environment for apartment complexes has been very successful across the Nation.

Carolyn Martin has been working with the Yolo County Tobacco Prevention Coalition, the City of Sacramento, and the County of Sacramento on the Resolutions. The goal of Sacramento City and County is to be 50 percent smoke-free. Eighty-six percent of Californians, 75 percent who are low-income, do not smoke. The Rental Housing Association has been a very effective communicator to owners and managers of apartments. A Resolution in Woodland would be more effective because Woodland is a relatively small community. Notices should be mailed with business licenses to apartment owners about the benefits of going smoke-free. There is a new state tax credit allocation, and someone applying for finances for affordable housing receive points for use of solar energy and child care provision. They can now receive points if the applicant has 50 percent contiguous smoke-free housing. The Yolo County Tobacco Prevention Coalition would like agencies to adopt Resolutions for smoke-free efforts, but there are some approved Ordinances that are very effective. Three Cities have adopted Ordinances with specific percentages for smoke-free apartments phased in. These are Cities that are small with a low percentage of smokers. She would like to work with Woodland in developing a smoke-free Resolution or Ordinance.

Council Member Monroe said this is a good time to do some smoke-free education and adopt a Resolution, but he was reluctant to adopt an Ordinance affecting private property owners.

Council Member Marble is very supportive of a Resolution and asked if the County of Yolo had passed a one. Mr. Jenson said the Board of Supervisors has not yet approved a Resolution regarding smoke-free apartments.

Council Member Pimentel supports some sort of Resolution for Woodland and encouraged apartment owners to implement the smoke-free regulation. He would like Woodland to be more proactive and adopt some sort of Ordinance particularly if some sort of government subsidy is used. Smoke-free protects the health of the people who are living in the apartment complex.

Vice Mayor Davies asked for data regarding the percentages of smokers and nonsmokers in apartment complexes. A smoke-free environment has to be



placed in newly constructed apartments, but he does not approve of implementing regulations on current residents who smoke.

Mayor Flory said in the Hotel Woodland there was a problem with residents smoking on the sidewalks, and later the Hotel set aside an area on the

first floor for smokers which took them off the streets. There was a decline of residents smoking in their rooms.

Ms. Martin said even in the strong Ordinances it is best to set aside one small area for smokers. She is concerned about the Hotel Woodland because the ventilation does not remove smoke. The State developed a 50 percent figure for the tax allocation credit. For a proactive Ordinance the City could adopt a Resolution to get the education process going, and in the future she said the City could adopt an Ordinance.

Council Member Monroe said the smoke-free aspect of Terracina at Spring Lake came about without an Ordinance. With an Ordinance there are penalties and Police enforcement. If a Resolution will do the job for new construction he would like to see a Resolution work.

City Manager Deven said a Resolution would encourage owners of multi-unit housing to designate 50 percent of rental units for non-smoking. Later an Ordinance could be considered by Council to provide that no smoking would be allowed in multi-unit housing if public funding is received.

Vice Mayor Davies said a new multi-unit residence would have to be 100 percent smoke-free, but his concern is if the 100 percent factor is in the Ordinance, the smokers will go next door.

SAFE ROUTES TO SCHOOL GRANT

City Manager Deven said the City received notice today of the receipt a Safe Routes to School Grant for \$630,720. The grant is competitive and will allow the City to facilitate some traffic and pedestrian improvements at six elementary schools. The 3 x 2 x 2 Committee with the School District and the Community College has been active in encouraging the City to put together these improvements.

ADJOURNMENT

At 6:46 p.m., Mayor Flory adjourned the regular meeting of the Council.



Respectfully submitted,

Sue Vannucci, CMC, City Clerk

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
REGULAR SESSION

APRIL 1, 2008

6:00 P.M.

CALL TO ORDER

At 6:03 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 Vice Mayor Davies.

ROLL CALL

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

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Ann Siprelle, Sue Vannucci, Carey Sullivan, Paul Siegel, Cynthia Norris, Sandy Briggs, Bob MacNicholl, Greg Meyer, Liz Houck, Barry Munowitch, Christine Engel, Jair Camacho, Tod Reddish, Dan Rice, Akintunde Okupe, Dan Gentry, Bruce Pollard, Wendy Ross, Doug Baxter, Clara Olmedo

COMMITTEE REPORTS

Council received the minutes of the Water Resources Association meeting of November 19, 2007.



Council received the minutes of the Library Board of Trustees meeting of March 3, 2008.

Council received the minutes of the Yolo Emergency Communications Agency meetings of December 5, 2007, January 9, and February 8, 2008.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Vice Mayor Davies attended a presentation by Jim Perry on the Yolo County Courts which identified the need for the new court system in Woodland. He said 14 new courtrooms are proposed and currently there are 300,000 visitors to the courts in Yolo County each year. He said if the new court system is built, there will be a significant benefit to the Downtown. He and Council Member Marble attended a 3 x 2 x 2 meeting with the Community College and the School District. The School representatives were pleased with the effort of the City staff to get the grant for Safe Routes to Schools, and the grant will assure that proper crosswalks and property crossing guards are in place. He and Mayor Flory attended a 2 x 2 with the County and agreed with the County Supervisors to pledge to work together to develop some principles of cooperation in construction for the betterment of the community.

Council Member Monroe said in 2005 Yolo County had more sexual assaults per capita than Sacramento County and several other major counties in California.

Council Member Pimentel said the Infrastructure Committee discussed several important issues the City is going to face in the near future thanks to the State, Proposition 218 and moving forward to the metering of water for all of the homes built after 1991. He attended the Community Service Awards event. He and Council Member Marble met with County Supervisors Rexroad and Chamberlain at the 2 x 2 x 2 to discuss what to do with a regional flood solution that includes the WRA, the County, City of Woodland, the Federal and State governments.

Council Member Marble said there was a presentation by Fran Borcalli at the 2 x 2 x 2 meeting. There will soon be a presentation to Council so there will be some accounting of the \$100,000 that the City has earmarked for that joint effort with the County and the Flood Control District on the Flood Safe Yolo project. He attended the League of California Cities Planners Institute with City Planning Commissioners and Planning staff. They heard presentations on CEQA, matters pertaining to City finances, and redevelopment. On April 29, 2008 there will be a Council study session relating to water issues from a broad perspective.



Mayor Flory said the Community Service Award dinner honored former Council Member Neal Peart, Short Parker, Jim Lindberg and the Woodland Elks Lodge for contributions to the community.

City Manager Deven introduced the City's new Library Services Director Sandy Briggs. Ms. Briggs said she was looking forward to working with City staff, the City Manager and the Council to offer the best possible library services to our community.

PRESENTATIONS

On a motion by Vice Mayor Davies, seconded by Council Member Marble and carried unanimously, the City Council approved the following Proclamations:

PROCLAMATION - SCOTTISH GAMES

Council Member Monroe presented the Proclamation for the 132nd anniversary and the 11th celebration of the Sacramento Valley Scottish and Festival in Woodland to Marlene Meyers from the Callie Club.

PROCLAMATION - FAIR HOUSING MONTH

Council Member Pimentel presented the Proclamation for Fair Housing Month to Assistant City Manager Munowitch.

PROCLAMATION - RED CROSS MONTH PROCLAMATION

Council Member Marble presented the American Red Cross Month Proclamation to Donna Neu, Executive Director, and Candace Burgess, Red Cross Board Member. Ms. Neu presented to the Council some brochures on how to become prepared for emergencies.

ANNUAL REPORT - PLANNING COMMISSION

Planning Commission Chairperson David Sanders briefed the Council on the Planning Commission activities over the past year. He said there were 14 meetings, and Commissioners worked on 27 projects. He thanked Community Development Department staff for their efforts. Some of the projects were affordable housing, the Spring Lake Specific Plan, infill



development, public art, new businesses and controversial projects including the Rite Aid site map and tattoo parlors.

CONSENT CALENDAR

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, the 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 February 2008 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.

PUBLIC WORKS MONTHLY STATUS AND CAPITAL BUDGET EXECUTION REPORTS

Council received the Public Works Monthly Status Report and Capital Budget Execution Report.

PROCLAMATION - CHILD ABUSE PREVENTION MONTH

Council Member Monroe said over 3 million children are abused or neglected in the United States every year, and in Yolo County alone last year there were over 2,000 calls received regarding suspected child abuse or neglect.

Council proclaimed April 2008 as Child Abuse Prevention Month.



PROJECT 00-15-COMMUNITY AND SENIOR CENTER PHASE I COMPLETION

Council accepted as complete the contract with Broward Bros., Inc., for their work on the Community and Senior Center, Project No. 00-15, and authorized the City Clerk to file a notice of completion. The final construction contract value (including amounts withheld) was \$19,705,185. The total value of the withheld amount plus the sub-contractor claim was \$151,000.

PROJECT 07-37-CATHOLIC HEALTHCARE WEST REIMBURSEMENT AGREEMENT

The Council approved the Reimbursement Agreement between the City and Catholic Healthcare West-Woodland Health Care Medical Office Building for payment of a traffic signal Project 07-37 at the intersection of Cottonwood Street and West Gibson Road and approved the budget augmentation for the construction cost increase.

PUBLIC HEARINGS

RESOLUTION 4901-INTENT TO PREPARE GROUNDWATER MANAGEMENT PLAN

Acting Public Works Director Donnelly said in 1992 the California Legislature passed Assembly Bill 3030 which was designated to provide local public agencies increased management authority over their groundwater resources. Woodland receives all of its drinking water from groundwater resources, and a proposed Resolution of Intent is intended to kickoff that public participation process. There will be a great deal of public participation in the first phase of the Groundwater Management Plan.

Mayor Flory opened the Public Hearing, and there being no comments, closed the Public Hearing.

On a motion by Council Member Marble, seconded by Vice Mayor Davies and carried unanimously, Council adopted Resolution 4901, "A Resolution of Intent to Prepare a Groundwater Management Plan."



RESOLUTIONS 4902 THROUGH 4904 - GIBSON-OGDEN DEVELOPMENT PROJECT, TENTATIVE MAP 4879

Council Member Marble said it is appropriate for the community to understand what the Resolution is for the Gibson-Ogden Development Project relative to the potential bike overcrossing and pedestrian crossing for Gibson Road.

Planner Norris said City staff is pleased that the School District and staff were able to work to a resolution on the matter and provide dedication for a bike landing. The project provides a connection to the overall bikeway network throughout the City and will link up the north portion of Woodland to the south and to a regional bike system.

Council Member Marble asked if some of the homes are fronting on Gibson Road. Planner Norris said all of the houses are backing up to Gibson Road and there will be continuation of a sound wall.

Council Member Pimentel said he will not be supporting the project mainly because of the fees the City will be charging to the developer. The City will be reducing every single fee by half, and he did not feel that is appropriate. He said there were no fire fees, library fees, police fees, wastewater fees, or water, road or storm drain fees. The project is good but is not as dense as some of the projects approved in the past. The developer will be donating funds to the stadium for Pioneer High School and other good projects, but the City is short changing the community by not charging the appropriate amount of fees.

Vice Mayor Davies said the City is charging the fees that are appropriate for this development project. If the project was a school site as was planned, the City would be getting no fees. He said the City will be receiving fees that were appropriate for 2001 and the City will be assisting the School in their need to transfer that property and build a school where they actually need that. There will be a tax base of about \$75,000 per year from the homes the City would not have received. The 2007 fees are not applicable anywhere in Woodland because a person cannot build a house with the fees the City is charging.

Mayor Flory opened the Public Hearing.

Tom Lumbrazo, representing the Gibson-Ogden Partners, said they support the staff conditions and thanked everyone for working together on the project.



Council Member Marble said one of the things that occurred with the negotiations with the developer was \$500,000 going to a joint project in the Pioneer Football Field that the City will now be able to participate in to the tune of \$500,000.

There being no further comments, Mayor Flory closed the Public Hearing.

Council Member Pimentel said this project has brought attention to the need to address the City's fee structure for infill development. He would like to schedule a future agenda item to discuss the fee policy.

On a motion by Council Member Marble, seconded by Council Member Monroe and carried by the following vote, the Council:

1. Adopted Resolution 4902 approving the Mitigated Negative Declaration, including the identified mitigation measures, directing that a Notice of Determination be filed and adopting the Mitigation Monitoring Plan;
2. Adopted Resolution 4903 amending the City General Plan Land Use Exhibit to change the land use designation for 14.47 acres (APN 027-80-008) from Public Service (PS) to Medium Low Residential Density (MLRD);
3. Adopted Resolution 4904 amending the Southeast Area Specific Plan Land Use Exhibit to change the specific plan land use designation for 14.47 acres from Medium Density Residential (MDR-20) to Low Density Residential at 7 dwelling units per gross acre (LDR-7);
4. Introduced an Ordinance to rezone 14.47 acres (APN 027-80-008) from Multiple Family (R-M/PD) to Duplex Residential Zoning (R-2/PD);
5. Approved Tentative Subdivision Map No. 4879, creating 90 lots on 14.47 acres plus dedication for a pedestrian/bike overpass, and dedication of public street right-of-way as identified in the Tentative Map; and
6. Approved a Conditional Use Permit (CUP) for Planned Development (P-D) Overlay that includes modifications to setbacks, lot dimensions, and minimum lot area, street width and design.



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

Council concurred to add to future agenda discussion of the fees and relation to "infill" development.

Council Member Monroe left the Council Chambers at 6:38 p.m.

RESOLUTION 4905 - DOWNTOWN PARKING; DISTRICT BOUNDARIES AND IN-LIEU-OF PARKING FEE

Planner Norris said the matter of Downtown parking standards is an agenda item from the February 5, 2008 Council meeting at which Council had asked staff to research revised standards for retail and commercial, as well as, possibly increasing the standards for the two-bedroom requirement. Council had asked staff to do more public outreach, and as a result staff has prepared some additional analysis.

Council Member Monroe returned to the Council Chambers at 6:41 p.m.

Planner Norris said staff also evaluated the in-lieu fees, looked at a sliding fee scale, looked at potential future development over the next ten years and what kind of a return may occur from an in-lieu fee. The \$5,000 fee that is recommended will not wholly fund a parking structure. The intent of the in-lieu fee is to function as an economic development incentive and provide an option in cases when the full amount of parking cannot be provided on a particular site. A community workshop was held on March 13 for which 600 notices were mailed to both owners and tenants in the Downtown area. There were approximately 17 attendees and a good discussion about the key elements. There was a concern that new development should provide adequate parking and management of existing parking.

Mayor Flory opened the Public Hearing at 6:41 p.m.

John Perry said his business is located at 350 Court Street in Woodland and his office is next to the proposed multi-story structure on Court and Walnut Streets. It is proposed to have commercial on the first story and residential on the upper stories. No parking is being provided for



the commercial, and that is where the in-lieu fee comes into play. He has been practicing in the County of Yolo for 38 years and 34 of those years he has been located in the Woodland Downtown. He provides services for Woodland, the Bay Area and Sacramento. One common factor for business is the need for parking at the convenience of the customers. He contacted the City about parking for commercial establishments and he was told there is adequate parking within a three block radius. He said neither his clients nor his employees feel three blocks is a reasonable parking area. He said that parking radius would not be acceptable to his elderly client base. He said he realizes that the City needs to provide parking for the proposed expansion of the Court system, but he said that project is six blocks from the multi-story project on Court Street. He said the Chamber of Commerce supported the proposed multi-story project subject to resolving the parking issues. He said the Chamber represents all businesses in Woodland but the parking problems in the Downtown are not the same as other commercial areas of the City. He said the in-lieu fee may work with a computer model for an EIR, but the fact is that the in-lieu fee does not work in the real world. He asked how the in-lieu fee will be calculated. He said the in-lieu fee is devastating to small businesses in the Downtown.

Larry Andrews, representing the City Center Lofts project at 333 Main Street, said building Downtown is very different from building in the suburbs. He said the Downtown has to place parking underground and Downtown businesses have to find alternative ways for people to park that are not as convenient as being on the edge of town. He said the City Center Lofts project is supportive of the Downtown Parking Ordinance and understands that the regulations are going to generate some money for the City to consider a garage. He said they are trying to create an exciting project for Downtown Woodland that will help transform the Downtown and will help revitalize businesses Downtown.

Lenore Sharp concurs with Mr. Perry's comments. She shops in Sacramento and does not care if she walks two blocks from a store, but Woodland does not have the shopping opportunities that Sacramento has. There is a large lot at the corner of Main and Walnut Streets that would adequately take care of a two-story garage and a garage can be architecturally appealing. When the Epperson property (at Court and College) was purchased and a parking facility was established, a two story structure should have been built. She suggested that the Court system build toward the east of the Downtown.

There being no further comments, Mayor Flory closed the Public Hearing at 6:52 p.m.



Assistant City Manager (ACM) Munowitch said the proposed City Center Lofts project does provide 100 percent of parking for the residential and some of the commercial parking. He said the project has not completed the final Planning Commission review process, so the project is not yet approved but the project does provide for a significant portion of commercial parking.

Council Member Monroe asked when the City Center Lofts project will come to Council for review.

ACM Munowitch said a draft EIR has been completed and circulated, and the next action item is to have the Planning Commission review and certify the final EIR and all of the entitlement requests. The entitlement requests are final at the Planning Commission level unless they are appealed by the public, the applicant or called by the City Council.

Council Member Monroe said the \$5,000 fee bothered him early on, and he asked if that would impact existing businesses.

ACM Munowitch said the City staff is only proposing new parking requirements when new development and new buildings come in or conversion of an existing business that increases the parking requirements. Existing business will be allowed to continue to operate without any new parking requirements or fees. The City Center Lofts project is providing 300 plus parking spaces and are required to provide 100 percent of the need for residential and a portion of their commercial requirement.

Vice Mayor Davies said when the parking regulations were referred back to staff the Council changed some of the ratios to take care of the concerns of Mr. Perry and Ms. Sharp, and those ratios in commercial were originally proposed at one space per 400 square feet and one and a half for two bedroom units. He said the Council felt that was not adequate so Council dropped the requirement to one space per 300 square feet, and 1.75 spaces for two-bedroom units.

ACM Munowitch said the current Ordinance has a provision for parking for residential. Planner Norris said the City currently requires a minimum of one space per each unit. Each project has to make findings why the project cannot meet the required amount of parking. The parking provision also requires the applicant to show the project would benefit the Downtown.

Vice Mayor Davies said most of the Council Members would like to have a multi-story parking garage in Woodland and maybe at more than



one location. The spaces start out at \$10,000 per space, and the cost has been a resource problem even though ground is available. The City has to work with the in-lieu fees as well as some of the redevelopment fees to see if the City can begin to construct a facility.

Mayor Flory said in today's market the parking space for two-story or greater costs \$18,000 to \$21,000 with the new cost of construction.

Council Member Pimentel said the City has been talking about parking in the downtown for at least the last four years. The proposed fees are a good start for Downtown. He worked in the Downtown and parking is a problem, and now the City is seeing more movement and redevelopment in the Downtown. The City needs to have some sort of policy to work with in conjunction with some of the two-hour parking.

On motion of Council Member Monroe, seconded by Vice Mayor Davies, and carried unanimously, Council (1) adopted the Initial Study and Negative Declaration for the proposed parking ordinance; (2) introduced an Ordinance to add Section 25.23.15 to the Woodland Municipal Code relating to downtown parking; and (3) adopted Resolution 4905 establishing Parking District boundaries and an in-lieu of parking fee.

REPORTS OF THE CITY MANAGER

FUTURE OPERATIONS - COMMUNITY AND SENIOR CENTER

Director Dan briefed Council on the Community and Senior Center operations. The Sports Management Group did a study for the City in 2003 to determine projections for revenue and expenses. The projections were broken down to different rooms: banquet, meeting, gymnasium and dance aerobics (which was not built in Phase 1), arts and crafts, vending and the total revenue. He gave a PowerPoint presentation on the revenue and expenses. The Community and Senior Center collected \$239,771 in gross revenues at the end of the third year and waived facility fees of \$51,879 for City sponsored events at the end of the first year of operation. The actual budget for this year is \$1,075,252, so there was a balance of \$835,481, giving an \$80,981 negative balance. The Sports Management Group five years ago had projected \$273,000 in gross revenue and expenses projected at \$1,027,500 per year, leaving a \$754,500 negative balance. Employee benefits have increased by 25 percent since those projections. Right now the projections for expenses are \$955,823 which gives a positive balance for the center of \$56,448.



Council Member Pimentel receives many complaints from residents regarding the costs at the Center and asked if the City were to reduce the costs of renting the facility, would there be a corresponding increase in usage.

Director Gentry said the City is receiving an overwhelming number of requests to rent the facilities, such as the gymnasium. The gymnasium was designed to hold big events but were only anticipating two or three 500-person events per year. The Department has been receiving almost two or three requests per month, and he could foresee the revenue projections increasing.

Council Member Pimentel asked for a projection in revenue for next year.

Director Gentry said there will probably be an additional \$50,000 in revenue for next year. Those who rent the facilities for big events, such as wedding receptions, pay at the end of the event, but the non-profit groups in the community are not accustomed to paying anything for usage.

Council Member Monroe said the Community Awards Service banquet is a City event so the City does not pay fees for that. There are some events which are strictly for Woodland, specifically the Stroll through History, that draw many people to the City and emphasize our history. The Stroll organizers wanted a small banquet hall, but the Center was out of their price range. The City should waive the fees for that type of event as well as for non-profits.

Director Gentry said many requests are referred to the City Manager to make a decision on whether to charge fees or charge reduced fees, and the Parks and Recreation Department is accepts his decision.

Vice Mayor Davies does not agree with him, but there are revenues and expenses. There needs to be an analysis done by Director Gentry and his staff, and Council needs a report on strategies to increase the revenue side.

Council Member Pimentel would like a report back in terms of the cost effectiveness versus the usage of the facilities. The City also needs to look at the population the City is serving, and better marketing could increase revenue. The City has a 45 percent Latino community that does not know about the Center and the usage.



RESOLUTION 4906 - YOLO COUNTY CLIMATE ACTION COMPACT

Council Member Monroe asked to discuss fees for solar panels. The City has a permit fee for 1 kilowatt hours at \$100, but if an average house uses 6 to 8 hours the fee is multiplied. He said he would like to fix that fee so that solar panels could be emphasized.

ACM Munowitch said the City is in final stages of a building permit fee study and staff is well aware of the inequities on solar fees. Staff will be recommending that fee for adjustment. Council Member Pimentel said the Energy Task Force could look into reducing the solar fees.

On a motion by Council member Pimentel, seconded by Vice Mayor Davies, and carried unanimously, the Council adopted Resolution 4906 to support the Yolo County Climate Action Compact as part of the City's efforts to promote climate protection.

"BUSINESS FRIENDLY" ACTIONS IMPLEMENTED; JOB DESCRIPTION REVISIONS AND APPROVALS

ACM Munowitch gave a brief report on the Community Development Department's implementation of changes to improve customer service and efficiency of the overall development review process. One of the major changes recommended is to reorganize the Building Division and create two new job descriptions.

Council Member Monroe said there was frustration created with a part-time plan checker, and sometimes the plan checking process could go on for weeks. A full time plan checker will make everyone in the community happier.

ACM Munowitch said the City will still have to contract out some of the plan checking for special bigger projects.

Council Member Marble said it is important to note that Council has provided direction to make this a more "business friendly" process. He asked if the City has downsized sufficiently with the current economic environment.

ACM Munowitch said staff feels the downsizing is adequate. One year his department sent plan checking outside the department. Recently the City has brought the Plan Checker in-house two and one-half to three days a week. There is still a back log for that in house plan checker.



Building permits for new single family houses are down, but that is not what takes the plan checkers time because most sub dividers present a model plan which is replicated a number of times throughout the subdivision. There is a lot of plan checking for individual home remodels and new commercial construction, so there is still a back log.

On motion by Council Member Marble, seconded by Council Member Pimentel and carried unanimously the City Council approved revisions in the job descriptions for Building Inspector I/II and Senior Building Inspector and approved new job descriptions for Senior Building Plans Examiner and Building Inspection Services Manager.

ADJOURNMENT

At 7:23 p.m., Mayor Flory adjourned the regular meeting of the Council.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk

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

APRIL 15, 2008

5:30 P.M.

CLOSED SESSION-CITY COUNCIL

At 5:30 P.M. Council held a closed session to discuss the public employee appointment of the position of Fire Chief pursuant to Section 54957. Present at the session were Mayor Flory, Vice Mayor Davies, Council Members Marble and Pimentel, City Manager Deven, Assistant City Manager Munowitch, and Tod Reddish. Absent was Council Member Monroe. Council provided direction to the City Manager.

JOINT REGULAR CITY COUNCIL/
REDEVELOPMENT AGENCY BOARD MEETING

APRIL 15, 2008

6:00 P.M.

CALL TO ORDER

At 6:05 P.M. Mayor Flory called the joint regular meeting of the Council and the Redevelopment Agency Board to order.

CLOSED SESSION ANNOUNCEMENT

Mayor Flory announced that Council had met in Closed Session regarding the public employee appointment of the Fire Chief. Council gave direction to the City Manager.



ROLL CALL

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

COUNCIL MEMBER ABSENT: Jeff Monroe

STAFF MEMBERS PRESENT: Mark Deven, Ann Siprelle, Sue Vannucci, Dan Gentry, Dick Donnelly, Barry Munowitch, Devon Horne, Greg Meyer, Sandy Briggs, Carey Sullivan, Bob MacNicholl, Tod Reddish, Evis Morales, Russ Cole, Cynthia Shallit, Liz Houck

COUNCIL/STAFF STATEMENTS AND REQUESTS

Vice Mayor Davies said attended the Cap-to-Cap in Washington, D.C. with Council Member Marble and City Manager Deven April 5-9, 2008, and they felt the conference was very productive. He met with the Joint Powers Authority on the Yolo Natural Heritage Program which is responsible for the Swainson's Hawk mitigation. The JPA will make a report to Council in this next year. He and Council Member Marble attended the Chamber of Commerce Business Affairs meeting.

Council Member Marble said he and Vice Mayor Davies served on the Cap-to-Cap flood control team. Flood issues of Woodland are becoming better known at national and regional levels. He met with the Water Resources Association executive committee and they dealt with matters pertaining to the IRWP which will have to undergo some revisions. He attended a Public Safety Policy Committee for the League of California Cities at which a number of bills pertaining to public safety were discussed. The League has taken a position on some of those bills relating to matters having an impact on our community.

COMMUNICATIONS – WRITTEN

Council received a notice of a stock transfer of an alcoholic beverage control license for Pizza Hut, 120 Main Street.

COMMITTEE REPORTS

Council received the minutes of the Parks and Recreation Commission meeting of February 25, 2008.



Council received the minutes of the Commission on Aging meeting of February 25, 2008.

PRESENTATIONS

On a motion by Vice Mayor Davies, seconded by Council Member Pimentel and carried by the members present, Council adopted the following Proclamations as presented:

PROCLAMATION - DIA DE LOS NIÑOS (CHILDREN'S DAY)

Vice Mayor Davies presented the Dia de los Niños (Children's Day) proclamation to Patricia Valenzuela and Sandra Rodriguez who were the co-chairs for the Dia de los Niños this year. Ms. Valenzuela said the celebration will be held on Friday, April 25, 2008, at Ferns Park from 3:00 p.m. to 7:00 p.m. At the event 35 organizations will be present to honor and recognize the importance of children to our community, and kids will be able to explore their creativity through booths and activities.

PROCLAMATION - TEEN PREGNANCY PREVENTION MONTH

Council Member Marble presented the Teen Pregnancy Prevention Month proclamation to Madeleine Robillard, Reproductive Health Educator of CommuniCare Health Centers. Several representatives of the Teen Program of CommuniCare Health Centers gave statistics and expressed the need to address and lower the rate of teenage pregnancies.

PROCLAMATION - WEEK OF THE YOUNG CHILD

Yolo County Child Care Planning Council had requested the Week of the Young Child Proclamation, but a representative was not able to attend the Council meeting to accept the proclamation.

PROCLAMATION - NATIONAL LIBRARY WEEK

Council Member Pimentel read the National Library Week Proclamation and presented the proclamation to Sandy Briggs, Library Services Director, and Bud Goding, Library Board Member.



PROCLAMATION - NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK

Vice Mayor Davies presented the Public Safety Telecommunications Week Proclamation to a representative of the dispatchers of the Yolo County Emergency Communications Agency.

PROCLAMATION - WORLD POLIO AWARENESS MONTH

Council Member Marble presented the World Polio Awareness Month Proclamation to Police Chief Carey Sullivan, who represented Rotary International.

CONSENT CALENDAR – REDEVELOPMENT

RESOLUTION 08-02 - INFILL INFRASTRUCTURE GRANT APPLICATION FOR CITY CENTER LOFTS PROJECT

On a motion by Board Vice Chairperson Davies, seconded by Board Member Pimentel and carried by the members present, the Agency adopted Resolution 08-02 authorizing the submittal of an infill infrastructure grant program application for the City Center Lofts Project.

CONSENT CALENDAR – COUNCIL

COMPLETION OF IMPROVEMENTS FOR SUBDIVISION 4727, STONEHAVEN

Council Member Pimentel asked that this Stonehaven Subdivision be removed from the Consent Calendar for separate action.

On motion of Vice Mayor Davies, seconded by Council Member Marble and carried by the following vote, Council accepted public improvements for Subdivision 4727, Stonehaven and authorized the City Clerk to file a Notice of Completion to release Centex Homes' bonds:

| | | |
|----------|------------------|-----------------------|
| AYES: | COUNCIL MEMBERS: | Davies, Marble, Flory |
| NOES: | COUNCIL MEMBERS: | Pimentel |
| ABSENT: | COUNCIL MEMBERS: | Monroe |
| ABSTAIN: | None | |



On motion of Council Member Pimentel, seconded by Council Member Marble and carried by the members present, Council approved the following Consent Calendar items:

TREASURER'S INVESTMENT REPORT

Council received the Treasurer's Investment Report for February 2008.

2007 ANNUAL WATER QUALITY REPORT

Council received the 2007 Water Quality Report.

PROJECT 07-44 - 2008 ROAD REHABILITATION, LINCOLN AVENUE, PLANS AND SPECIFICATIONS

Council approved the plans and specifications for the 2008 Road Rehabilitation, Project 07-44, and authorized bid advertisement.

CHANGE MEETING DATE IN JUNE DUE TO ELECTION; SET MEETING DATES FOR JULY AND AUGUST

Council Member Marble asked that the July 29, 2008 Council meeting date be changed to July 22, 2008. The City Manager said if the Council does not need three meetings in July, there will only be two meetings, July 1 and 15.

Council accepted the dates of regular meetings June 10 and June 17, 2008, moving the June 3rd meeting due to the election; special meeting June 24, 2008, possibly the swearing in ceremony for newly elected Council Members; July 1 and 15, 2008 with no special meeting for July; and no meetings in August, 2008.

ANNUAL GENERAL PLAN PROGRESS REPORT

Council accepted the General Plan Annual Progress Report required by the State of California for the reporting period of July 1, 2005 through June 30, 2007 and directed staff to forward the Report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development for filing.



STATUS REPORT ON 2008 HOUSING ELEMENT UPDATE PROJECT

Council received the status report on the 2008 Housing Element Update Project.

EXTENSION OF AGREEMENT WITH H.T. HARVEY FOR SWAINSON'S HAWK MONITORING IN SPRING LAKE SPECIFIC PLAN AREA

Council approved a two-year contract extension for professional services with H. T. Harvey and Associates for the Spring Lake Specific Plan Swainson's Hawk Biological Monitoring Program and authorized staff to approve future extensions of the contract as long as the contract terms remain the same.

PUBLIC HEARING – COUNCIL AND REDEVELOPMENT AGENCY

COUNCIL RESOLUTION 4907/AGENCY RESOLUTION 08-03 - COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN

Manager Shallit clarified the Agency recommended action regarding the Community Development Block Grant Application Plan. Staff is proposing the use of Redevelopment Housing set aside funds to pay the HUD 108 loan and release an additional \$140,000 in CDBG funds for the community. There were also funds in the budget sheets which were in the draft Action Plan.

Analyst Horne, said the Agency is being asked to review the 08-09 Redevelopment CDBG budget. The proposed entitlement programs were presented to the Agency in February 2008. This year was extremely competitive for the CDBG program, starting in January with an application workshop. The City received \$100,000 for public service funds, and applications received totaled \$192,000. There were \$800,000 for public facilities CDBG funds, and the requests totaled \$2.1 million. On March 5 there was a public meeting at which all of the staff recommendations were announced, and the budget for this CDBG year is going to be \$1.3 million for all of the programs and projects.

Council/Agency Member Pimentel asked about the unexpected funds and the \$5,930 left over in utility rates and why that was not expended.

Analyst Horne said some of those funds have been used this year, but there has not been a lot of activity with it. Under CDBG guidelines the



City can only get the assistance for three months. The funds are still available, but the City has not received applications for the funds.

Council/Agency Member Pimentel asked about the \$20,320 for the microenterprise training program, in terms of paying the money back.

Manager Shallit said the Micro-Enterprise Training Program is a very good program, but they did not document the income of the clients they were serving, and through the years they have not provided that income documentation. When the City was audited last spring HUD said the Training Program should do the documentation, and the City needed to return the funds. The City did return the funds and that program was stopped. There is still a Micro-Enterprise Loan program operating, and there are two loans the City is making this year. The City paid HUD back out of non-federal funds, so the City General Fund was used. She said the funds do come back into the City's CDBG allocation for this year.

Mayor/Agency Chairperson Flory opened the public hearing at 6:37 p.m.

Carlos Jackson lives near one of the capital CDBG projects which will be occurring in the Yolano/Donnelly Homes low income area. He is an Assistant Professor in the Chicano studies program at UC Davis and thanked the Council for its support of this CDBG process. He also thanked City staff for its leadership and patience with the bureaucracy in using the CDBG funds.

Mayor/Agency Chairperson Flory closed the Public Hearing.

On motion by Council/Agency Board Member Pimentel, seconded by Vice Mayor/Agency Vice Chair Davies and carried by the members present, Council adopted Resolution 4907 approving the 2008-2009 CDBG Action Plan with the funding allocations as recommended by staff; directed staff to complete the 2008-2009 Action Plan, and any other items required by the U.S. Department of Housing and Urban Development (HUD), incorporated the adopted funding allocations; directed staff to forward the completed 2008-2009 Action Plan to HUD by May 15, 2008; authorized the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG funded activities; amended the 2007-2008 project description for the Yolo County Historical Museum to change their request for funding construction of an ADA bathroom to purchasing exterior lighting for Gibson Mansion and for the Yolo Community Care Continuum to change their request for funding to paint and replace kitchen countertops to renovate two bathroom and install new heating and air conditioning system; amended the 2007-2008 CDBG Annual Action Plan



to reprogram the \$134,720 allocated to the HUD Section 108 payment to the Housing Assistance Program; and authorized the Finance Director to make the budget re-allocations as specified; and

The Redevelopment Agency adopted Resolution 08-03 allocating an estimated \$140,000 in Housing Set Aside Tax Increment funds to repay the HUD Section 108 2007-2008 program year loan payment and every year until 2014; and authored the Finance Director to make the budget re-allocations as specified.

REPORTS OF THE CITY MANAGER

YOLO CULTURAL CENTER, HISTORY AND ART CENTER PROJECT

City Manager Deven briefed the Council on the proposed Yolo County Cultural, History and Art Center. Staff recommends that Council approve, in concept, the use of the Southeast corner of Fifth Street and Oak Avenue site for the Center. Initially when the proposed Center came to staff's attention there was concern about a possible conflict with the Downtown Specific Plan; however, in light of the limited options of the Center, the staff has decided to recommend the use of the site.

On motion of Council Member Pimentel, seconded by Vice Mayor Davies and carried by the members present, Council approved in concept the use of the Fifth Street/Oak Avenue site (601/609 Fifth Street, Assessor's Parcel Number 006-222-10) for the proposed Yolo County Cultural, History and Art Center, and encouraged the Yolo County Historical Society and the Yolo County Arts Council to pursue outside funding.

RESOLUTION 4908 - SMOKE-FREE MULTI-FAMILY HOUSING

City Manager Deven noted that Council received a corrected Resolution to encourage landlords and property managers of multi-unit housing to designate at least 50 percent of the existing rental units as non-smoking and to provide appropriate locations on the property for smoking. Council received a letter from Cory Koehler, Deputy Director of the Rental Housing Association of Sacramento Valley stating his support for the proposed Resolution and asking that the City involve him in discussion of an Ordinance the City will be proposing. Council has shown its leadership in promoting this option for rental units, and staff recommends approval of the Resolution.



Carolyn Martin said she is a member of the Yolo County Tobacco Coalition and represents the California Clean Air Project. Should the Council approve a Resolution, Woodland will be the fourth City to state that apartment dwellers deserve to breathe clean air.

On motion by Council Member Marble, seconded by Council Member Pimentel and carried by the members present, Council adopted Resolution 4908 supporting landlords and property managers of multi-family housing to designate at least 50 percent of existing rental units as non-smoking and to provide appropriate locations on the property for smoking.

ORDINANCES

ORDINANCE 1492 - MAINTENANCE AND ENHANCEMENT OF DOWNTOWN PARKING DISTRICT

Anna Del Castillo asked for clarification of the proposed Ordinance benefits for the existing property owners in the Downtown area, about in-lieu fees and where they will be used. She also would like information on what was stopping a multi-level parking structure.

Assistant City Manager Munowitch said the benefits to existing property owners are modifications to the parking standards to meet what the needs are of the downtown mixed use environment. Parking ratios have been adjusted to better reflect the demand, and in many cases less parking will be provided than a single use suburban environment. In-lieu parking fees will be collected and held in trust by the City to be dedicated to provide parking spaces in the downtown area with a multi-level parking structure to be constructed. The downtown land is valuable and the City would rather build up for parking instead of taking up future commercial land. Cost is what is stopping a multi-level parking structure from being built at this time.

On motion of Vice Mayor Davies, seconded by Council Member Marble and carried by the members present, Council adopted Ordinance 1493 adding Section 25-23-15 to the Woodland Municipal Code relating to Downtown parking.

ORDINANCE 1494 - ZONING MAP AMENDMENT-NORTHEAST CORNER OF WEST GIBSON ROAD AND OGDEN AVENUE

On motion by Council Member Marble, seconded by Vice Mayor Davies and carried by the members present, Council adopted Ordinance



1494 amending the Woodland Municipal Code and Zoning Map to change the zoning from multiple family (RM/PD) to Duplex Residential (R-2/PD), relating to the Ogden-Gibson Development for APN 027-80-008.

ADJOURNMENT

At 6:48 p.m., Mayor Flory adjourned the regular meeting of the Council.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk

Transcribed by: Jean Kristensen, Deputy City Clerk

Approved by Council: