

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

MINUTES

**CITY COUNCIL
SPECIAL/CLOSED SESSION**

DECEMBER 5, 2006

5:00 P.M.

CLOSED SESSION

At 5:00 Council held a conference with the Labor Negotiators pursuant to Section 54957.6. The Agency Designated Representatives were Phillip Marler and members of the Library Board of Trustees. The employee associations discussed were the Woodland City Employees' Association, Woodland Professional Firefighters' Association, Mid-Management Association and Library Services Director. Present at the session for the WCEA, WPFA, and MMA were Mayor Flory, Vice Mayor Davies, Council Members Marble and Monroe, City Manager Kirkwood and Assistant City Manager Marler. Present at the session for the Library Services Director were Mayor Flory, Vice Mayor Davies, Council Members Marble and Monroe, City Manager Kirkwood, Assistant City Manager Marler and Members of the Library Board, Alain Train and Kay Hodges.

Council also discussed a Public Employee Performance Evaluation pursuant to Section 54957, title of employee, City Manager. Present at the session were Mayor Flory, Vice Mayor Davies, Council Members Marble and Monroe

REGULAR MEETING

6:00 P.M.

CALL TO ORDER

At 6:00 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 discuss Labor Negotiations and direction had been provided to the Agency Designated Representative and the Library Board of Trustees. Council also discussed a Public Employee Evaluation.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance.

ROLL CALL

COUNCIL MEMBERS PRESENT: Skip Davies, William Marble, Jeff Monroe, David Flory

COUNCIL MEMBER ABSENT: Art Pimentel

STAFF MEMBERS PRESENT: Richard Kirkwood, Phillip Marler, Ana Gonzalez, Ann Siprelle, Dan Gentry, Dan Rice, Gary Wegener

COMMUNICATIONS - WRITTEN

Council received notification from Pacific Gas and Electric regarding a rate increase of .3%.

Council received a notice of a Waste Management rate increase as per current Contract language with range of increase between .72% and 1.31% depending upon the type of service.

COMMITTEE REPORTS

Council received the minutes of the Traffic Safety Commission meeting of September 18, 2006.

Council received the minutes of the Library Board of Trustees meeting of October 23, 2006.



PUBLIC COMMENT

Rich Thomas, President of the Woodland Professional Firefighters' Association provided an update of the Department employees. Three members have left the Department already and nine are on lists seeking employment elsewhere. No Firefighters want to come to this City. Many of the remaining staff have very little experience in the City. Woodland is the lowest compensated Department in the area and they would like to be brought to average within the County. This is a very good training ground for other Departments.

COUNCIL/STAFF COMMENTS

Vice Mayor Davies attended an event at the County Fair Mall remodeling celebration and feels the Mall is improving and progressing. The Woodland Swim Center has been attracting very good events, including one large one this past weekend. It appears the City is becoming more of a destination for these types of events.

Council Member Marble met with the Infrastructure Committee and the Storm Drain project was discussed, as was the Major Projects Financing Plan.

Mayor Flory also said the Interstate 5/State Route 113 issue is coming around for another funding cycle. The City Manager will be the lead person to keep the City in that funding cycle priority. The total project cost at this time is ±\$55 million with City's contribution at approximately \$12-\$15 million. These are CalTrans projects and should be primarily supported by the Federal and State funds. Mayor Flory would like further information on the ramifications without the project going forward and are there others that are more important that could be funded and finished.

PUBLIC COMMENT (continued)

Robert Millsap, representative of Woodland Investment Company (Petrovich Development), indicated that escrow on the parcel on the Interstate 5/County Road 102 project for COSTCO should close next week. He also wished to provide commendation to City Manager Kirkwood and indicated the COSTCO closure would not have happened in a timely manner without his assistance. His vision and assistance have been a tremendous asset to the City and the project. The Court House, downtown theater and parking structure are crucial and need this City Manager's assistance to move forward.



PRESENTATION

TRAFFIC SAFETY COMMISSION

This item was deferred due to the absence of a representative from the Traffic Safety Commission.

CONSENT CALENDAR

At the request of Mayor Flory and with concurrence of the Council Members present, the following item was removed from the Consent Calendar for discussion:

REVISIONS-JOB DESCRIPTIONS-TREE TRIMMER AND HOUSING PROGRAM ANALYST AND NEW JOB DESCRIPTION-ECONOMIC DEVELOPMENT ANALYST

Mayor Flory feels the Economic Development position needs someone with a strong background in economic development, business retention, real estate and can bring good skills to perform independently. Council has placed a lot of importance on Economic Development. City Manager Kirkwood asked if the Council wishes the position to be reviewed further and perhaps elevated into a higher classification. Initially the position was at a higher classification when proposed to the Council several months ago. Restructuring had been done to accommodate the Council concerns at that time. He will continue discussions with the Department Director and return to Council in January 2007. Council concurred.

At the request of Vice Mayor Davies and with concurrence of the Council Members present, the following item was removed from the Consent Calendar for discussion:

ADMINISTRATIVE REVISIONS-2006/2007 COMPREHENSIVE FEE SCHEDULE

Vice Mayor Davies does not feel all of the fees are equitable and he would like the staff to review some of them before finalizing the schedule. The fees should be for covering the services performed. City Manager Kirkwood will have further discussion with staff. The schedule can go forward with those fees continuing to be reviewed as necessary. Council Member Marble commented that the Chamber of Commerce had reviewed the fees and had no issues with them as is.



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

OCTOBER 2006 TREASURER'S INVESTMENT REPORT

Council reviewed and accepted the October 2006 Investment Report as submitted.

MONTHLY STATUS REPORT – COMMUNITY DEVELOPMENT

Council reviewed the Monthly Status Report for November 2006 from Community Development.

MONTHLY STATUS REPORT – PARKS AND RECREATION

Council reviewed the Monthly Status Report for November 2006 from Parks and Recreation.

MONTHLY STATUS AND CAPITAL BUDGET EXECUTION REPORTS – PUBLIC WORKS

Council reviewed the Monthly Status and Capital Budget Execution Reports for November 2006 from Public Works.

CONSULTANT SELECTION-CASA DEL SOL RIGHT-OF-WAY IMPROVEMENT PROJECT 06-05

Council approved a Consultant Sole Source Request to hire Cunningham Engineering for the final design of Project 06-05, Casa del Sol Mobile Home Park Public Right-of-Way Improvements.

REVISIONS-JOB DESCRIPTIONS-TREE TRIMMER AND HOUSING PROGRAM ANALYST AND NEW JOB DESCRIPTION-ECONOMIC DEVELOPMENT ANALYST

Council approved the revisions to the job descriptions for Tree Trimmer and Housing Program Analyst as presented and deferred consideration of the



Economic Development Analyst position to January 2007. See further discussion on page 4.

INFORMATION-2005-06 COMMUNITY DEVELOPMENT BLOCK GRANT UTILITY RATE RELIEF PROGRAM

Council received information on the Homeowner's Enhancement for Low-Income Persons to assist with utility bills during the 2004-05 cycle. A program is under review for implementation for the 2005-06 funds.

RESOLUTION 4793-RECERTIFICATION AS TREE CITY USA

Council adopted Resolution 4793, "A Resolution of the City of Woodland Supporting the Application for Tree City U.S.A. Recertification".

STATE PROPOSITION 50 GRANT-FINANCING WATER CONSERVATION PROJECTS

Council authorized the Public Works Director and the Parks and Recreation Director to apply for separate State Proposition 50 Grants to assist in financing projects in their respective areas that will result in water conservation.

MAJOR PROJECTS FINANCING PLAN-CONSTRUCTION COST INDEX

Council received information on the changes as approved by authority of Resolution 4740 to the Major Projects Financing Plan due to the Engineering News Record Construction Cost Index, which as gone up by 4.2%.

SUBDIVISION NO. 4594 PUBLIC IMPROVEMENTS-WESTWOOD

Council accepted the public improvements constructed with the development of Subdivision Number 4594, Westwood, as completed and authorized the City Clerk to file a Notice of Completion on the project.



SALE AND DISPOSITION-CITY-OWNED SURPLUS/OBSOLETE VEHICLES AND EQUIPMENT

Council authorized the sale and disposal of City-owned surplus and obsolete vehicles and equipment.

COUNTY ROAD 98 AND KENTUCKY AVENUE INTERSECTION ROUND-ABOUT

Council received information on the scheduled meetings to be held regarding the proposed construction by CalTrans of a round about at County Road 98 and Kentucky Avenue.

ADMINISTRATIVE REVISIONS-2006/2007 COMPREHENSIVE FEE SCHEDULE

Council approved the administrative revisions to the 2006-07 Comprehensive Fee Schedule. See further discussion on page 4.

PUBLIC HEARING

URGENCY RESOLUTION 4794-EXTEND SPRING LAKE INFRASTRUCTURE FEE

City Attorney Siprelle indicated the Public Hearing is for the purpose of extending the Spring Lake Infrastructure Fee (SLIF) Urgency Resolution. The first 30 day Resolution did not require a Public Hearing but an extension does so require. This Resolution will keep the SLIF in place until the permanent SLIF goes into effect.

Mayor Flory opened the Public Hearing. With no comments heard, the Public Hearing was closed.

On a motion by Council Member Marble, seconded by Council Member Monroe and carried by the Members present with the required fourth-fifths majority, Council adopted Urgency Resolution 4794, "An Urgency Resolution of the City of Woodland Extending for an Additional Thirty Days Resolution 4779 Increasing Spring Lake Infrastructure Fees".



REPORTS OF THE CITY MANAGER

WOODLAND COMMUNITY AND SENIOR CENTER FEE SCHEDULE

Parks and Recreation Director Gentry said the grand opening for the new Community and Senior Center will be March 3, 2007, from 10:00 to 3:00 with a banquet in the evening. In May 2003 Council received information on the expenses and revenue projections for the project. The document provided vital information to prepare the fee schedule. The final document is extremely close to the original projections from 2003. The Parks and Recreation Commission and the Commission on Aging have studied the information carefully and recommend approval. Changes can be made in the fees, but Council must be aware of the ramifications on other groups in relation to the fees they would be charged to offset the differences in revenue. Mayor Flory said the fees are not to supplement the General Fund but only to cover the costs for services received.

Dan Rice, Recreation Program Manager, said there were three financial requirements under constant consideration. The facility should be financially feasible, affordable and sustainable. The expense for the facility is \$555,000 and the revenue \$300,000 with a net cost of \$255,000. There is a separate level of fees for Woodland non-profit fund-raising activities to assist these entities and are the lowest rate. Commercial fundraising activities are 40% higher.

Council Member Marble said the non-Woodland non-profit have a small difference and he asked for clarification. Manager Rice said the baseline is for the resident non-profit. The non-resident non-profit is 20% higher than the baseline. The fundraising categories have a special fee base. Council Member Marble said the City should be doing everything to encourage and support non-profits and asked how these fees compare with other facilities in the City. Manager Rice said the resident non-profit are at the lowest but if they are going to raise money, they are charged a higher rate. Other Cities, benchmarks, and local facilities were utilized for comparison of fees. The facility fees are set at what is felt to be the market acceptance and consideration of other factors.

Council Member Monroe asked if the fees were per hour. Manager Rice said it is per hour with a two hour minimum. The banquet room is the entire facility. Mayor Flory said these costs are paid now in utilization of other facilities. Vice Mayor Davies said he talked with Director Gentry and asked that this item be delayed for further input from non-profits and the Chamber of Commerce. His concern was about youth non-profit organizations and they should have a special category to pay for the costs only, such as heating and air conditioning with a negotiated price. They should be on a priority 2 and should someone else come in with full payment offers for use of the facility, the Director could cancel the use of the facility by one group that would not be paying the full amount,



thus meeting the budget needs. If the costs are too high, people will not be utilizing the facility anyway. Some of these youth groups had formerly been directed by City employees and were eliminated by the City to cut costs. City sponsored programs should be allowed to use the facility at no cost. His other concern is Friends of the Library, etc. that are helping raise funds for the City or those raising funds for kids should have special consideration.

Manager Rice said anything done to lower fees as suggested by Council must be recaptured elsewhere to pay those costs associated with the building use.

Mayor Flory asked and Council concurred that the item return for further discussion. Director Gentry asked that the Council Community Center Sub-Committee work with staff on this because adoption needs to take place by the next meeting of the Council so that publicity gets out. Mayor Flory and Vice Mayor Davies will work with staff.

COUNCIL MEETING SCHEDULE AND LOCATIONS FOR JANUARY 2007

City Manager Kirkwood said there are five Tuesdays in January 2007. Council will not meet on January 2nd. Council should determine if they wish to meet on January 23 or 30 and where they would like to meet. Mayor Flory would like to have a meeting at Tafoya Elementary School on January 23rd.

On a motion by Council Member Marble, seconded by Council Member Monroe and carried by the Members present, Council set January 23, 2007 as their special meeting date at Tafoya Elementary School.

STORM DRAINAGE PLANNING ADVISORY GROUP

Public Works Director Wegener said Council had wanted to consider appointment of a group to assist in the Storm Drainage Enterprise Funds needs. This group would be advisory to the Storm Drain Planning Group which includes staff and the Infrastructure Sub-Committee. Mayor Flory asked if the appointees should be residents of the City of Woodland. City Attorney Sipelle said there is no legal residency requirement. Council Member Marble said citizen and business owner involvement is essential because of the large deficit in the fund at this time. Director Wegener asked that interested citizens contact the Council Members or City staff directly for service on the Sub-Committee so they can begin to work in January.



PUBLIC COMMENT

Anita Long, a downtown business owner, said the Christmas celebration held downtown on Friday evening was very successful. There were several City staff members who assisted in this event, Gary Wegener, George Ahlgren and Dan Rice. She also thanked the Marines, business owners, the Monroe family and others who assisted. She presented a poster to the City for their involvement and individual Council Members for their support on this and other events over these past few months. There were about 1500 people in attendance at the Friday event.

Brenda Cedarblade said the tree was decorated in blue and white to represent the officers who have fallen in the line of duty, with special dedication to Officer Andrew Stevens.

ADJOURN

Mayor Flory adjourned the regular meeting of the City Council.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk