

Woodland City Council
City Hall – Council Chambers
300 First Street
Woodland, CA 95695

**CITY COUNCIL/REDEVELOPMENT AGENCY BOARD/
WOODLAND FINANCE AUTHORITY/
WOODLAND PUBLIC FACILITIES CORPORATION**

JOINT REGULAR MEETING

MINUTES

MARCH 7, 2006

7:00 P.M.

CALL TO ORDER

Mayor Rexroad called the joint regular meeting of the City Council, Redevelopment Agency Board, Woodland Finance Authority and Woodland Public Facilities Corporation to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory (arrived at 7:35), Neal Peart, Art Pimentel, Matt Rexroad

COUNCIL MEMBER ABSENT: Jeff Monroe

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Karl Diekman, Sue Vannucci, Dan Gentry, Joan Drayton, Gary Wegener, Ann Siprelle, Paul Miller, Cindy Norris, Wendy Ross, Charlie Wilts, Diana Puccetti, Greg Meyer, Josh Hilliard, Eric Zane, Jamie McLeod



OTHERS PRESENT: Contract Engineer Alan Mitchell, Contract Planner Brian Grattidge

PRESENTATIONS

STATE OF CALIFORNIA GRANT-YOUTH CENTER AT COMMUNITY AND SENIOR CENTER

Parks, Recreation and Community Services Director Gentry indicated the City will be receiving an award of \$500,000 from the Roberti-Z'berg-Harris Non-Urban Needs-Basis Grant Program to apply to the Youth Center at the Community and Senior Center. Cedric Sinclair from the State Department presented the check to the City. He said the State will be following the project closely due to the unique nature and proximity to the Sacramento area.

PROCLAMATION-ARBOR DAY

Angela Dennie of the Parks, Recreation, Community Services and Urban Forestry Commission advised Council of the Arbor Day Celebration to be held Saturday on the Gibson Museum grounds. Council proclaimed Saturday, March 11, 2006 as Arbor Day in the City of Woodland.

PROCLAMATION-WOMEN'S HISTORY MONTH

BJ Ford gave is synopsis of the activities for Women's History Month and said this is the nineteenth year of recognition. On a motion by Council Member Peart, seconded by Council Member Pimentel and carried by the Members present, Council proclaimed March 2006 as Women's History Month.

PUBLIC HEARINGS – JOINT COUNCIL AND REDEVELOPMENT

CITY RESOLUTION 4714 AND AGENCY RESOLUTION 06-01-DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY, REDEVELOPMENT AGENCY AND USA PROPERTIES FUND-AFFORDABLE HOUSING IN THE SPRING LAKE SPECIFIC PLAN AREA

Interim Community Development Director Diekman said Council had continued this Public Hearing from their February 21, 2006 meeting to receive further information on the qualifications and financial information on the project.



Council had no further questions and no further input had been received from the public. At 7:14 Mayor/Chairperson Rexroad reconvened the Public Hearing. With no comments heard, Mayor/Chairperson Rexroad closed the Public Hearing.

On a motion by Council/Board Member Pimentel, seconded by Council/Board Member Peart and carried by the Members present, the Council/Board adopted Council Resolution 4714, a "Resolution of the City Council of the City of Woodland Approving and Authorizing the Execution of a Disposition and Development Agreement Between the Redevelopment Agency of the City of Woodland and USA Properties Fund, Inc., and a Related Grant Deed Between the City and Agency"; adopted Redevelopment Agency Resolution 06-01, a "Resolution of the Redevelopment Agency of the City of Woodland Approving and Authorizing the Execution of a Disposition and Development Agreement Between the Agency and USA Properties Fund, Inc., and a Related Grant Deed Between the City and Agency"; authorized the City Manager/Executive Director to execute the Disposition and Development Agreement and related documents on behalf of the Redevelopment Agency.

RESOLUTION 4715-MULTI-FAMILY HOUSING REVENUE BONDS-DEVELOPMENT OF TERRACINA SPRING LAKE APARTMENTS; ASSOCIATE MEMBERSHIP, ASSOCIATION OF BAY AREA GOVERNMENTS FINANCE AUTHORITY FOR NON-PROFIT CORPORATIONS VIA TAX EQUITY AND FISCAL RESPONSIBILITY ACT

Interim Director Diekman said this item had been continued due to the association with the approval of the Disposition and Development Agreement in the previous item. There had been no outstanding issues of concern.

At 7:15 Mayor Rexroad reconvened the Public Hearing. With no comments received, the Public Hearing was closed at 7:15.

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried by the Members present, Council adopted Resolution 4715, "A Resolution of the City Council of the City of Woodland Approving the Issuance of Revenue Bonds by the ABAG Finance Authority for Nonprofit Corporations on Behalf of USA Properties Fund, Inc."; approved the City's Associate Membership in the Association of Bay Area Governments Finance Authority for Non-Profit Corporations (ABAG FANC); authorized the City Manager to execute the Associate Membership Agreement with ABAG FANC.



REPORTS OF THE CITY MANAGER

ARGUMENT IN FAVOR OF EXTENSION OF ONE-HALF CENT SALES TAX

City Manager Kirkwood said Council had discussed on six separate occasions the intent to move forward with a Measure to extend the ½ cent sales tax for the City, Measure E. The Advisory Measures B through D will be a part of that extension and will provide guidelines on where the public would like to see these funds expended. This is a General Tax with an estimated total need of \$67.2 million. Based upon input from the Council, the Argument in Favor of Measure E has been prepared for Council consideration and approval.

On a motion by Council Member Pimentel, seconded by Council Member Peart and carried by the Members present, Council approved the language presented for the Argument in Favor of Measure E, with each Member of the Council signing the Argument and directing submission to the City Clerk and County Clerk/Elections. Council Member Monroe was provided the document and has sent his original signature on that document to be included with the official submission.

ORDINANCE-AMEND MUNICIPAL CODE CHAPTER 14B REGULATING GRAFFITI AND THE DISPLAY AND SALE OF GRAFFITI IMPLEMENTS

Lieutenant Wilts said the purpose of the proposed amendment is to place a tighter control on the accessibility to those items utilized for creation of graffiti throughout the City. There would be clear definition of graffiti implements and restriction on the display and sale of such. Mayor Rexroad asked if these changes would help curtail the increases in graffiti. Lieutenant Wilts said that by placing these implements in a more secure environment, it would assist in decreasing the theft of the items, thus making it more difficult for unauthorized individuals to obtain the materials. Mayor Rexroad asked what other Cities in the area are doing on this issue and Lieutenant Wilts said he would provide that information prior to adoption of the Ordinance. Council Member Pimentel asked how this would be implemented with the merchants. Lieutenant Wilts it will primarily be an issue of education. Staff will be working with the merchants on the securing of the implements. Those who do not voluntarily comply may be subject to fines. Council has indicated they wish to severely curtail the graffiti in the City and at a recent Town Hall meeting, was reinforced by the community.

Loretta Hansen said she had attended the meeting and said the citizens need to be behind the issue, helping to curtail and report. There seem to be specific areas of the City that are targeted. The citizens need to get involved to help stop this vandalism.



On a motion by Council Member Peart, seconded by Council Member Pimentel and carried by the Member present, Council introduced and read by title only, an Ordinance to amend Chapter 14B of the Code regulating graffiti and the display and sale of graffiti implements.

CONSENT CALENDAR

At the request of Council Member Peart and with concurrence by the Members present, the following items were removed from the Consent Calendar for discussion:

CONSTRUCTION CONTRACT-HUTCHINS PAVING CO.-PROJECT 02-03, BEAMER PARK REHABILITATION, PROJECT 03-07 BEAMER PARK UTILITIES AND PROJECT 00-29 KEYSTONE LIGHT UPGRADE

AUDIT REPORT AND MANAGEMENT RESPONSES TO COMMENTS

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

MONTHLY STATUS REPORT–COMMUNITY DEVELOPMENT

Council received the Monthly Status Report for February 2006 from Community Development.

MONTHLY STATUS REPORT–PARKS, RECREATION AND COMMUNITY SERVICES

Council received the Monthly Status Report for March 2006 from the Parks, Recreation and Community Services Department.

MONTHLY STATUS AND CAPITAL BUDGET IMPLEMENTATION REPORTS-PUBLIC WORKS

Council received the Monthly Status and Capital Budget Implementation Reports for February 2006 from Public Works.



COMMUNITY AND SENIOR CENTER, SPORTS COMPLEX COMMUNITY PARK-
PHASE 1, PROJECT 00-15

Council approved the amended Project Programming Summary Sheet for the Community and Senior Center, Sports Complex, Community Park, Phase I Project 00-15; authorized the City Engineer to execute Amendment Number 15 to the Stantec Design Contract in the amount of \$51,000; increased the expenditure authorization for construction to \$18,619,240; and authorized the City Manager to sign the Agreement with the State of California to receive a \$500,000 Roberti-Z'Berg-Harris Non-Urban Needs-Basis Grant Award Contract.

CEMETERY REVITALIZATION PROJECT 02-45; CONSTRUCTION CONTRACT-PBM
CONSTRUCTION, INC.

Council approved the amended Project Programming Summary Sheet for the Cemetery Revitalization Program Project 02-45 increasing the project total from \$1,300,468 to \$1,462,000; deemed MCE Corporation as non-responsive and rejected their bid; authorized the City Manager to execute a Construction Contract with PBM Construction, Inc., in the amount of \$1,156,168; and authorized expenditures in the amount of \$1,271,800 for construction.

FINAL SUBDIVISION MAP AND SUBDIVISION IMPROVEMENT AGREEMENT-
SUBDIVISION 4649, TURN OF THE CENTURY, VILLAGE 1-A

Council approved the Final Map and Subdivision Improvement Agreement for Subdivision 4649, Turn of the Century, Village 1-A.

FINAL SUBDIVISION MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR
SUBDIVISION 4670, HEIDRICK RANCH PHASE I

Council approved the Final Map and Subdivision Improvement Agreement for Subdivision 4670, Heidrick Ranch Phase I.

RESOLUTION 4716-RESCIND RESOLUTION 809

Council adopted Resolution 4716 a Resolution "Rescinding Council Resolution 809".



2004 FEDERAL AID ROADS PROJECT 05-01-CONSTRUCTION CONTRACT

Council authorized the City Manager to award the Construction Contract to the lowest responsive, responsible bidder, Martin General Engineering, Inc.; authorized expenditures not-to-exceed 115% of the award amount for Project 05-01, 2004 Federal Aid Roads Project.

PROCUREMENT OF VEHICLES AND EQUIPMENT

Council authorized the procurement of two new one-ton trucks, one lease-to-own Vac-Con Hydro Excavator truck in support of approved staff expansions in the Water, Waste Water Enterprise Operations; one multi-conducting scissor lift storm tractor with camera; and one Stow-Away Crane for storm collection system inspections.

RESOLUTION OF INTENTION 4717-PUBLIC EMPLOYEES' RETIREMENT SYSTEM COST SHARING IN FIRE RETIREMENT; ORDINANCE-AMEND PERS CONTRACT; RESOLUTION 4718-EMPLOYEE PAID MEMBER CONTRIBUTIONS VIA THE INTERNAL REVENUE CODE SECTION 414(H)(2)

Council approved Resolution 4717, a "Resolution of Intention to Approve an Amendment to Contract Between the Board of Administration, California Public Employees' Retirement System and the City Council of the City of Woodland" to change the existing PERS contract for fire safety members to the 3% at 50 retirement formula with 4% cost sharing; to authorize the City Clerk to sign the Certification of Compliance with Government Code Sections 7507 and 20516 and to sign the Certification of Governing Body's action; introduced and read by title only an Ordinance to amend the PERS contract; adopted Resolution Number 4718, "A Resolution to Approve an Amendment to the Contract Between the Board of Administration California Public Employees' Retirement System and the City Council of the City of Woodland", Internal Revenue Code Section 414(h)(2) which allows City employees to pay their own member contributions on a pre-tax basis and defer State and Federal income tax on the member contributions.

PROJECT 06-02 - JEFF RODDY MEMORIAL PARK CONSTRUCTION

Council approved the Project Programming Summary Sheet to complete the construction of Jeff Roddy Memorial Park, Project 06-02.



PROJECT NO. 05-15 - MAIN STREET BIKEWAY

Council approved the Project Programming Summary Sheet for the Main Street Bikeway Project 05-15 and added the project to the Capital Budget.

ALTERNATE COMMISSIONER-MANUFACTURED HOMES FAIR PRACTICES COMMISSION

Council confirmed the appointment of Dean Anderson as an alternate member to the Manufactured Homes Fair Practices Commission to replace Patty Shapiro, effective immediately.

CALIFORNIA UNIVERSAL WASTE RULE

Council received information on the new California Universal Waste Rule that became effective February 8, 2006 and the effects on the City and the citizens.

PROJECT 05-04-CONSTRUCTION CONTRACT-FERMIN SIERRA CONSTRUCTION 2005 WATER/SEWER/STORM DRAIN-

Council authorized the City Manager to award the Construction Contract to the lowest responsive, responsible bidder, Fermin Sierra Construction; authorized expenditures not-to-exceed 115% of the award amount to allow 15% for contingency.

SACRAMENTO RIVER SYSTEM LEVEE EMERGENCY DECLARATION – 2005 DEPARTMENT OF WATER RESOURCES EROSION REPORT

Council received information regarding the 2005 Department of Water Resources Erosion Report on the Sacramento River System Levee Emergency Declaration.

REPORTS OF THE CITY MANAGER (continued)

WOODLAND PARK SPECIFIC PLAN

Senior Planner Norris said the comment period will continue through March 14, 2006. The draft Environmental Impact Report will also be available.



Brian Grattidge, Contract Planner said the purpose of the project is to develop a high quality business park with varying industrial, office, commercial and research and development uses to attract new business to the City. There are approximately 900 acres currently undeveloped which is adjacent to existing industrial development and with active agricultural lands to the North. The preferred alternative in the Specific Plan is based on the direction of the General Plan, input received from the Planning Commission, Council, and property owners, input and review from a Technical Advisory Committee and via a market study. There are concurrent efforts underway with a Public Facilities Plan, Public Facilities Financing Plan, City-Wide Storm Drainage Master Plan and the Woodland Park Specific Plan EIR. Considerations are the phasing of the public improvements, status of existing land uses, funding of fire protection services, appropriate development standards and the financial burden. The majority of the Plan Area is in the deep flooding zone and a portion within the Federal Emergency Management Act 100 year flood plain. The phasing is necessary in relation to the flood plain because areas not within the deep flood zone could be developed before a regional flood solution is in place. The storm drainage challenge is to provide adequate facilities by improving offsite facilities and reserving land for storm water conveyance.

At 7:35 Vice Mayor Flory arrived at the meeting.

The overview of the land use includes a range of industrial, office and commercial uses. The intent is to provide flexibility and maintain a high quality of design elements. There should be a balance of uses. The storm drainage component should provide a pedestrian amenity. This will be a corporate campus overlay zone within an agricultural buffer area.

Mayor Rexroad asked if there have been any changes to the original allocations desired by Council and City Manager Kirkwood stated there may have been some minor changes that would not significantly alter the uses and the wishes of Council. Mayor Rexroad said the Spring Lake Specific Plan area did not trigger the need for a new on-ramp and he has concerns that this development would have those types of issues that should be addressed at this point. City Manager Kirkwood said the EIR will have a traffic study component. All of the studies as part of this project will address any and all issues that may need to be added to protect the City. At this point the process is a bit early to determine the full impact of all of the components. Council may wish to consider postponing movement on Phase I until all of the impacts of Phase II are determined. Director Wegener said the improvements that will be undertaken



with the Gateway project should be adequate to carry the need for the business park project for at least ten years.

Planner Grattidge said the purpose of the action at this time is to provide direction on the development of the project. Mayor Rexroad feels Council should not be waiting until the middle of Phase I to be faced with issues that should have been handled upfront. Planner Grattidge said that Phase I would move forward fairly quickly but Phase II is reliant on a flood solution. The existing land use is primarily undeveloped. Those current uses need to be melded into the desired uses. Fire protection is also of concern and a study will be done based on the response time. Design standards will be refined. The financial impacts of the project and the impacts on the City will be studied. Consideration of the needs in Phase II and the City infrastructure effects will be part of the study.

City Manager Kirkwood asked about the December 2004 draft and comparison to the new table and Planner Grattidge said it relatively the same but those changes came about when the available land was studied. City Manager asked that those changes be more directly discussed in the draft currently underway.

Council Member Peart asked if the property owners are all in agreement. Planner Grattidge said the property owners have been involved. It has been driven by the major property owners but the others will be part of the process. The vast majority of the acreage is owned by four major participants. Council Member Peart would like the communication kept open and the owners informed.

Council Member Pimentel asked if the plan to move the water out of the area would help the City in other areas of flooding. Planner Grattidge said there are issues, that of normal water movement and that of the Cache Creek issue. The property owners would like to move but this project cannot cover the needs of the entire City. They are very supportive of finding a solution but this project will not meet those needs.

Gerry Kamilos is the Woodland Park lead Developer. The draft EIR is being circulated at this time. This project will be a huge economic contributor to the City. At some point there will be a flood solution in place. A project like this will take decades to build out. Clark Pacific will be relocating and operate on this site, which will help the economics of the City. This is an infill project. There is some infrastructure in place. Two sides of the project already have development in place. Owners of ninety percent of the acreage in the area want to



participate. They are obligated to pay their fair share of infrastructure and are committed to help on a long-term flood solution.

Jose Alba is a representative of the Hayes and Franco families. They have businesses along Main Street and employ 40 individuals. They are asking that the Council recognize those small businesses in the area. His clients do not want to be negatively impacted by this project. They want to be able to operate on their existing permits. He has submitted a letter to the staff and they will be addressed in the Specific Plan.

Mike Adams has 30 acres in the plan, Adams Grain and CalWest. He has submitted written comments. The plan states there will be changes to Road 102 and he would like clarification within the document. One of his parcels will be landlocked. He would like to work with the City on his acreage. The Specific Plan zoning will change the uses to light industrial sales and service and it does not include some of his existing uses. He suggested some type of overlay zone. If he changes operation, he does not want to have to pay increased fees.

Planner Grattidge said the draft EIR should be released in late March 2006 and a Public Hearing will be held. Following public review of the EIR and several associated documents and reports, a recommendation will be forthcoming from the Planning Commission and action and a Council Public Hearing will be held.

MEMBERS-YOLO COUNTY FAIR BOARD/CITY 2X2 MEETING

On a motion by Council Member Pimentel, seconded by Council Member Peart and carried by the Members present, Council appointed Mayor Rexroad and Vice Mayor Flory to serve on an as-need basis to meet with the Members of the State of California 40th District Agricultural Association as a 2 x 2 committee.

LIAISON-HOMELESS COORDINATION PROJECT

On a motion by Vice Mayor Flory, seconded by Council Member Peart and carried by the Members present, Council appointed Council Member Pimentel to serve as a liaison to re-evaluate and participate in the Homeless Coordination project.



CONSENT CALENDAR ITEMS (continued)

PROJECT 03-07-BEAMER PARK UTILITIES; PROJECT 00-29-KEYSTONE LIGHT UPGRADE; PROJECT 02-03-BEAMER PARK REHABILITATION CONSTRUCTION CONTRACT-HUTCHINS PAVING CO.

Council Member Peart questioned the extreme difference in the Engineer's estimate and the project bid. Director Wegener said construction costs are escalating and the industry continues in a cost constriction mode. The area is an older area of the City. The industry as a whole is having difficulty because of the rapid changes in cost. Should we delay in awarding the bid, it is likely the costs will be yet higher.

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried, Council rejected the Bid for Project 02-03, Beamer Park Rehabilitation, Project 03-07, Beamer Park Utilities and Project 00-29, Keystone Light Upgrade with direction to rebid the projects. Vice Mayor Flory voted to the negative.

AUDIT REPORT AND MANAGEMENT RESPONSES TO COMMENTS

Council Member Peart said the item was pulled to discuss the concerns of the audit regarding a Woodland Professional Fire Association discrepancy. City Manager Kirkwood said those issues will be solved. Finance Director Drayton said she has had several meetings with the Fire Association and they have agreed to a repayment agreement.

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried by the Members present, Council and the governing bodies of the Woodland Finance Authority, reviewed and accepted the June 30, 2005 reports for the Single Audit, Woodland Public Facilities Corporation, the Woodland Public Financing Authority, Public Transit Fund, Transportation Development Act Fund and the Report to Management.

MINUTES

Council accepted without exception the minutes of Council meeting of January 24, 2006 as presented.



COMMITTEE REPORTS

Council received the minutes of the Library Board of Trustees meeting of February 6, 2006.

ADJOURNMENT

At 8:23 p.m., Mayor Rexroad adjourned the regular meeting of the City Council, Redevelopment Agency Board, Woodland Finance Authority and Woodland Public Facilities Corporation.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk