

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

**MINUTES  
JOINT REGULAR MEETING  
CITY COUNCIL/REDEVELOPMENT AGENCY BOARD**

**FEBRUARY 21, 2006**

**7:00 P.M.**

CALL TO ORDER

Mayor Rexroad called the joint regular meeting of the City Council and Redevelopment Agency Board 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 Peart.

ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Neal Peart, Art Pimentel (arrived at 7:05 p.m.), Matt Rexroad

COUNCIL MEMBER ABSENT: Jeff Monroe

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Karl Diekman, Carlyn Drivedahl, Gary Wegener, Paul Miller, Sue Vannucci, Carey Sullivan, Dan Gentry, Michael Cahill, Chris Fong, Jamie McLeod, Wendy Ross, Doug Baxter, Dick Donnelly

PUBLIC COMMENT

Police Chief Sullivan said there has been a recent spike in the graffiti within the City. A Public Forum has been scheduled for March 2, 2006 from 6:00 to 8:00 p.m. in the Community Room at the Woodland Police Facility, 1000 Lincoln Avenue, to discuss options.



## PRESENTATION

### DONATION TO THE COMMUNITY AND SENIOR CENTER DONATION PROGRAM- WOODLAND UNITED UNDER-19 SOCCER TEAM

Parks, Recreation and Community Services Director Gentry said that Peter Holmes had made contact with him regarding a soccer team called the Pumpkin Heads and their desire to make a \$1,000 donation to the Community and Senior Center Project. Mr. Holmes said these are members of the Woodland United Under 19 Soccer Team who played at the David Douglass field. When their team finished competing, there were some funds available and the Team decided to donate those funds to the Center. He urged consideration of a lighted field at the Center.

Council Member Pimentel left the Chambers at 7:05.

Mayor Rexroad thanked Mr. Holmes and the team members present for their generous contribution to the City.

## PUBLIC HEARINGS – JOINT COUNCIL AND REDEVELOPMENT

Mayor/Chairperson Rexroad advised those present that the following two items needed further consideration and discussion prior to approval. The initial presentation would take place, testimony would be received and the hearings would be continued to the March 7, 2006 meeting.

### DISPOSITION AND DEVELOPMENT AGREEMENT-USA PROPERTIES FUND- AFFORDABLE HOUSING-SPRING LAKE SPECIFIC PLAN AREA

Redevelopment Manager Ross read the proposed action as outlined in the Council/Agency Communication and provided a detailed background of the sequence of events. The Redevelopment Agency will be conveying to USA Properties Fund 6.2 acres of property the Agency has acquired from the City who anticipates receipt by way of dedication. USA has the ability to proceed with a 156 unit affordable multi-family project and has agreed to provide rental preference of one-half of the units to those who live or work in the City.

Council/Board Member Pimentel asked about the preference program and the possibility of future legal issues. Manager Ross said the language is in the Spring Lake Specific Plan and there should be no future concerns. Member Pimentel questioned the percentage and Manager Ross said the Development Agreement provides the opportunity for credit on redevelopment and housing



element conditions. Member Pimentel would like to view other USA Properties. Brian McFadden of USA Properties said they have been in existence since 1986 and have 8,500 units in their portfolio. They are a premier company on management of affordable units. He offered to provide at the March 7, 2006 meeting samples of the other projects. There is one of their projects in Davis and he will provide the location for viewing.

At 7:20 Mayor/Chairperson Rexroad opened the joint Public Hearing. With no comments received and on a motion by Council/Board Member Peart, seconded by Council/Board Member Pimentel and carried by the Members present, the Council/Agency continued the Public Hearing to March 7, 2006.

#### MULTI-FAMILY HOUSING REVENUE BONDS-DEVELOPMENT OF TERRACINA SPRING LAKE APARTMENTS

Redevelopment Manager Ross advised the Council/Board of the recommended actions for the funding of the Terracina Apartments via multi-family housing revenue bond issuance and the associated actions. The Agency would be conveying the property to USA Properties Fund through the Development Agreement, which would then allow the City/Agency to closely monitor and manage the project as it progresses. The Agency would be allowed to count one-half of the units toward meeting inclusionary housing requirements.

Council/Board Member Pimentel asked for further clarification on the \$18 million bonds and Manager Ross said there is no financial responsibility to the City, but is solely by the developer. The City does need to become a member of the Association of Bay Area Governments Finance Authority for Non-Profit Corporations in order to qualify for the bond issuance.

At 7:23, Mayor/Chairperson Rexroad opened the Public Hearing. With no comments received and on a motion by Member Peart, seconded by Vice Mayor/Vice Chairperson Flory and carried by the Members present, the Council/Agency continued the Public Hearing to the March 7, 2006 meeting.

#### CONSENT CALENDAR-REGULAR

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:



### TREASURER'S REPORT

Council reviewed and accepted the December 2005 Treasurer's Investment Report.

### MONTHLY STATUS REPORT-FIRE DEPARTMENT

Council received the Monthly Status Report for December 2005 from the Fire Department.

### FISCAL YEAR 2006 FEDERAL APPROPRIATIONS REQUESTS

Council authorized the Fiscal Year 2006 Federal Appropriations Requests for Fire and Safety Training, safety upgrade to the old State Highway 16, Interstate 5 and State Route 113 interconnection, and the Community and Senior Center programs.

### RESOLUTION 4713-WORK FORCE HOUSING GRANT APPLICATION

Council adopted Resolution 4713, a "Resolution of the City Council of the City of Woodland Authorizing Application for Workforce Housing Reward Grant", authorizing the submittal of an application to the California State Department of Housing and Community Development for funding under the Workforce Housing Reward Program, the execution by the City Manager of a Standard Agreement and any amendments thereto, and of any related documents necessary to participate in the Workforce Housing Reward Program.

### WATER WELL #26 CONSTRUCTION PROJECT 00-23

Council accepted the Contract improvements and authorized the City Clerk to file a Notice of Completion for the BRC Construction, Inc. Contract for Water Well #26, Project 00-23 .

### ANIMAL SERVICES AGREEMENT FOR FISCAL YEARS 2005-06 AND 2006-07

Council approved the revised Animal Services Agreement proposed by Yolo County for Fiscal Years 2005-06 and 2006-07.



#### MAJOR PROJECTS FINANCING PLAN PROJECT 03-21

Council approved the revised Project Programming Summary Sheet for Project 03-21, Major Projects Financing Plan Update authorizing an additional \$38,000.

#### PROCLAMATION-YOLO COUNTY CHILDREN'S HEALTH INITIATIVE, HEALTHY KIDS PROGRAM

Council proclaimed support for the Healthy Kids, Children's Health Initiative Program of Yolo County.

#### 2005 MCKINNEY-VENTO HOMELESS ASSISTANCE COMPETITION FOR 2006-07 YOLO WAYFARER CENTER TRANSITIONAL HOUSING PROJECT

Council received the Housing and Urban Development announcement of the 2006 award in the amount of \$175,151 for the McKinney-Vento Homeless Assistance Competition by the City of Woodland for the 2006-07 Yolo Wayfarer Center Transitional Housing Projects.

#### COMMUNITY ASSESSMENT REPORT-CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT, FISCAL YEAR 2004-05

Council received the Housing and Urban Development Annual Community Assessment Report for the City of Woodland Consolidated Annual Performance and Evaluation Report for Fiscal Year 2004-05.

#### AGREEMENT-WAIVER OF PARTIAL INTEREST IN THE 2006 BYRNE JUSTICE ASSISTANCE GRANT PROGRAM

Council authorized the City Manager to sign an Agreement to waive any partial interest in the 2006 Byrne Justice Assistance Grant Program.

#### RESIGNATION-COMMISSION ON AGING

Council accepted the resignation of Colette Stewart from the Commission on Aging effective February 15, 2006.



## CONSENT CALENDAR-REDEVELOPMENT

On a motion by Board Member Pimentel, seconded by Vice Chairperson Flory and carried by the Members present, the Board approved the following Redevelopment Consent Calendar item as presented:

### COMMUNITY HOUSING OPPORTUNITIES CORPORATION-CASA DEL SOL MOBILE HOME PARK FINANCIAL NEGOTIATIONS

The Board approved a letter to the Community Housing Opportunities Corporation regarding Casa del Sol Mobile Home Park as recommended by the Council/Agency Sub-Committee to clarify the Agency's position regarding recent financial negotiations.

## MINUTES

Council concurred by consensus to adopt the minutes of the regular meeting of January 10, 2006 as presented.

## COMMUNICATIONS – WRITTEN

Council received a notice of the filing by Pacific Gas and Electric of the Optional Climate Protection Program to provide monthly premiums to conduct a three year demonstration program to fund environmental projects designed to remove greenhouse gas emissions.

## COMMITTEE REPORTS

Council received the minutes of the Manufactured Home Fair Practices Commission meeting of January 11, 2006.

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

## ORDINANCE

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried by the Members present, Council adopted Ordinance 1460,



"An Ordinance of the City of Woodland Amending Chapter 17A, Article I Relating to the Disposition of Lost and Abandoned Property by the Police Department".

## REPORTS OF THE CITY MANAGER

### STORM DRAIN MASTER PLAN

Public Works Director Wegener said Council had previously heard this item and requested return with clarification and more detailed discussion. The Storm Drainage Facilities Master Plan will provide the infrastructure for existing and future urban areas and address water quality and storm flows.

Mayor Rexroad asked if storm water is treated and Director Wegener said it is held for forty-eight hours to allow sediment to settle.

At 7:26, Council Member Pimentel left the Chambers.

Director Wegener said that water in the center of the City flows out through the current drainage lines. If it does flow into a holding pond, it must be held for forty-eight hours. The City could use a large vault in the areas where there are no ponds.

At 7:29 Council Member Pimentel returned to the Chambers.

It is better to treat the water as it comes in rather than as released. An example of a filtering agent would be a grassy swale. It will be more difficult in the future on the requirements to filter the water. The City may be able to use the ponds in the bypass to assist with settling.

Engineer Cocke presented a visual of the proposal. There are three basic areas: the North Area Facilities, South Area Facilities and the City of Woodland Discharge Infrastructure. Area 1, the Northwest Interceptor, includes those sections of the City in the Kentucky Avenue, Woodland Avenue, Beamer, West Main, West Lincoln and West Cross Streets area. The proposal is to provide a reduction in agricultural storm flows and clear separation from the City flows. A funding source would be the Storm Enterprise Fund at \$7.2 million. Part of that area utilizes the Volkl Pond with Storm Drainage Development Fees in the amount of \$9.6 million and Storm Enterprise Fund at \$3.1 million. The North Canal improvements utilize Storm Drainage Development Fees of \$4.6 million and Storm Enterprise Funds of \$2.5 million. The final segment of the North area is that of the Storm Drainage Improvements at \$26 million, which would be funded entirely by development.



The second area of concern is the South Area Facilities. The Southwest Agricultural/Urban facilities would be at \$5.8 million and part of the Spring Lake Specific Plan Capital Improvement Plan. The South Urban Growth Area is at \$30.6 million with development funds.

The City Discharge Infrastructure outfall conveyance improvements include \$11.2 million and other carryover projects from the 2002 Major Projects Financing Plan are at \$15.6 million. They include the Cache Creek Flood Protection and Phase 2 of the Flood Protection Feasibility Study.

The Aerial Land Use Map developed in 1999 deals with how much water would be seen during a storm event. Not all of the water that comes into the City is from the City, for example, runoff from agricultural lands. However, once the water arrives from outside of the City limits, it becomes our responsibility.

The drainage system in the City with the computer models considers the size of the pipeline, the detention basins, canals, outfall channels, pumps and how they all affect the amount of water incoming. The map at build out shows the different land uses and those areas that change from agricultural to urban and those problems to be avoided. The map on local drainage does not consider any water from Cache Creek. Changes from the State on water quality must also be considered, especially those in the agricultural area with water movement into the City. Should planting disrupt the existing flow, the farmer needs to address, as well as the associated pesticide flows. The water coming from the West needs to be moved around to the North to clean and settle.

Mayor Rexroad said a pond on the West side of Road 98 could help with the flow and Director Wegener said agriculture must be involved as it is their responsibility as per the current law. Engineer Cocke said the further the movement of the water, the more expensive it becomes to the City. Agricultural sediment should be separated from the urban storm water. Once the agricultural flows reach the City, they overload the system. The Kentucky Avenue trunk has capacity problems at this time. Mayor Rexroad asked about the East Detention Ponds and Engineer Cocke said this is South of the Christian School and will be moved to help with the Community and Senior Center needs. Mayor Rexroad asked for clarification on the County responsibility and Director Wegener said there was an agreement in the 1980's that was a settlement agreement to have the County pay the City a portion of the pumping costs. There is an interceptor drain to take the flows around the City. As long as the water is not co-mingled with the City water, the City is not responsible.

Council Member Peart asked how much has been spent to date and Director Wegener said \$16 million thus far. The City cannot capture



development fees after the fact and would need to renegotiate the Development Agreements.

Council Member Pimentel would like the City to pursue with the County funding of water issues that are a result of runoff from the County. Director Wegener said the legal agreement, pumping and the conveyance are included but the new law may allow us to re-look at this and obtain easements, require ponds or regulators. Grading controls in the agricultural community will be addressed as they are not required at this time.

On a motion by Council Member Pimentel, seconded by Council Member Peart and carried by the Members present, Council adopted the Storm Drainage Facilities Master Plan for the City of Woodland Urban Area and Urban Reserve Area as developed in the Report titled "City of Woodland Storm Drainage Facilities Master Plan and Preliminary Engineering" February 2006, recognizing that the Master Plan facilities will provide storm drainage infrastructure to serve the existing City and future urban growth areas to mitigate impacts from new construction on water quality and increased storm flows.

RESOLUTION 4712-PUBLIC FACILITIES FEE PROGRAM ADMINISTRATIVE GUIDELINES FOR IMPLEMENTATION OF MAJOR PROJECTS FINANCING PLAN FEE PROGRAM

Director Wegener said this is a desk guide for staff on the Facilities Fees Program that include changes since it was adopted in 1991. This does not set the fees, but how they apply.

Mayor Rexroad asked if these guidelines would bind future Councils and Director Wegener said the City does have an Ordinance on waiving fees. It does not change any flexibility if the funds are found elsewhere. The fees would be paid at the rate in effect at that point in time but the City does have some flexibility. The fee waiver issue is a State law but we still have the same flexibility as before.

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried by the Members present, Council adopted Resolution 4712, "A Resolution of the City Council of the City of Woodland Adopting Administrative Guidelines for Implementation of the Major Projects Financing Plan Public Facilities Fee Program", dated January 17, 2006.



ADJOURNMENT

Mayor Rexroad adjourned the joint regular meeting of the City Council and Redevelopment Agency Board at 8:19 p.m.

Respectfully submitted,

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Sue Vannucci, CMC, City Clerk