

Woodland City Council Minutes
Council Chambers
300 First Street
Woodland, California

March 22, 2005

**CITY COUNCIL
SPECIAL/STUDY SESSION**

7:00 P.M.

CALL TO ORDER

Vice Mayor Flory called the special/study session of the Council to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Vice Mayor Flory invited all present to join in the Pledge of Allegiance led by Finance Director Drayton.

ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Jeff Monroe, Neal Peart, Art Pimentel, Matt Rexroad

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Sue Vannucci, Joan Drayton, Dan Gentry, Gary Wegener, Tami Burnham

COUNCIL/STAFF COMMENTS

City Manager Kirkwood informed Council that information will be compiled this week for use at the Cap-to-Cap. Assistant City Manager Marler and Library Services Director Miller are working on a City-wide E-Newsletter. The City Manager's office will be responsible for the list of those who would like to receive this Newsletter. The citizens who currently receive the Council Agenda will automatically be placed on the mailing list for this e-mail receipt.



PUBLIC HEARINGS

RESOLUTION OF FORMATION 4622-ESTABLISH SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT; RESOLUTION 4623-CALL FOR THE ELECTION; ELECTION; RESOLUTION 4624-RESULTS OF ELECTION; ORDINANCE TO ESTABLISH DISTRICT AND LEVY TAX

Finance Director Drayton said the formation of a Community Facilities District for the Spring Lake Specific Plan area is required in the Conditions of Approval for final maps within that area. The costs for the Sports Park will be funded by this CFD. The estimated budget is \$426,000 annually. The maximum tax rates are anticipated at \$135 per residential dwelling unit, \$112 per multi-family dwelling unit, \$411 per acre for non-residential property owners and \$823 per acre for undeveloped land.

At 7:13 Vice Mayor Flory opened the Public Hearing.

Jon Reich of Cal West Seed said they feel the assessment is not equitable and of inadequate benefit. There concerns were more clearly identified in the letter which had been submitted to the Council. He asked that Cal West property be excluded or the assessment be set at zero until the building permits are issued for the property.

At 7:16, Vice Mayor Flory closed the Public Hearing.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously by the following vote, Council adopted Resolution 4622, "A Resolution for Formation of the City Council of the City of Woodland to Establish City of Woodland Spring Lake Maintenance Community Facilities District, to Establish an Appropriations Limit Therefore, to Authorize the Levy of a Special Tax Therein, and to Submit the Establishment of an Appropriations Limit and the Levy of a Special Tax to the Qualified Electors Therof".

AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad
NOES: None
ABSENT: None
ABTAIN: None

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously by the following vote, Council adopted Resolution 4623, "A Resolution of the City Council of the City of Woodland Calling a Special Election Within the City of Woodland Spring Lake Maintenance Community Facilities District".



AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad
NOES: None
ABSENT: None
ABTAIN: None

Mayor Rexroad left the meeting at 7:52.

The votes were resulting in the following:

AYES: \$1,871,580.16
NOES: \$121,161.02

The resultant tally indicates that the District is supported at a 93.9% rate of success.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried by the Members present by the following vote, Council adopted Resolution 4624, "A Resolution of the City Council of the City of Woodland Declaring the Results of a Special Election in City of Woodland Spring Lake Maintenance Community Facilities District and Directing the Recording of a Notice of Special Tax Lien".

AYES: Council Members Flory, Monroe, Peart, Pimentel
NOES: None
ABSENT: Council Member Rexroad
ABTAIN: None

Mayor Rexroad returned to the meeting at 7:54.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously by the following vote, Council introduced and read by title only, "An Ordinance of the City Council of the City of Woodland Acting in its Capacity as the Legislative Body of City of Woodland Spring Lake Maintenance Community Facilities District Authorizing the Levy of a Special Tax Within that District". On roll call the vote was as follows:

AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad
NOES: None
ABSENT: None
ABTAIN: None



BALLOT TALLY; RESOLUTION 4625-DECLARING RESULTS; RESOLUTION 4626-FINAL ENGINEER’S REPORT; RESOLUTION 4627-FORMATION OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

Finance Director Drayton indicated as with the approved Maintenance District, it is a condition of the development within the Spring Lake area that a financing district for the operation and maintenance costs of street landscaping, lighting, drainage and all appurtenant facilities be formed. The parcels in the District will receive specific benefit from the installation of these improvements.

At 7:55 Vice Mayor Flory opened the Public Hearing. With no comments received, the Public Hearing was closed at 7:56.

The votes were tallied resulting in the following:

AYES: 574
NOES 0

The resultant tally indicates the District is supported. There were 654 total votes possible.

On a motion by Mayor Rexroad, seconded by Council Member Monroe and carried unanimously by the following vote, Council adopted Resolution 4625, "A Resolution of the City Council of the City of Woodland, California, Declaring the Results of the Property Owner Protest Ballot Proceeding for the Spring Lake Landscaping and Lighting District".

AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad
NOES: None
ABSENT: None
ABTAIN: None

On a motion by Mayor Rexroad, seconded by Council Member Monroe and carried unanimously by the following vote, Council adopted Resolution 4626, a "Resolution of the City Council of the City of Woodland, California Amending and/or Approving the Final Engineer’s Report Regarding the Formation of the Spring Lake Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto Commencing with Fiscal Year 2005/2006".

AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad
NOES: None
ABSENT: None
ABTAIN: None



On a motion by Mayor Rexroad, seconded by Council Member Monroe and carried unanimously by the following vote, Council adopted Resolution 4627, a "Resolution of the City Council of the City of Woodland, California Ordering the Formation of the Spring Lake Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto Commencing with Fiscal Year 2005-2006".

AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad
NOES: None
ABSENT: None
ABTAIN: None

REPORTS OF THE CITY MANAGER

2005 ROAD PROGRAM

Director Wegener said the pavement management system for the City has changed since 2004 to the Micro-Paver System with a "Pavement Condition Index". This standardizes the method of rating road segments and provides a composite score of the road conditions. The backlog for road maintenance has grown to \$25 million with an additional \$3 million falling under the Measure H funds. This estimate is substantially increased from what was anticipated in 2003 and there are several possible causes for that dramatic change. Those factors that could be contributing to the differential are the lack of sufficient estimated income from Measure H, the rapid escalation of asphalt prices, State and Federal fund shortfalls and local tax funding below inflation.

The factors which affect the streets vary from the type of use. Arterials have a high traffic flow and present a life span of fifteen to twenty years with the fatigue seen from vehicle loads. Collector and industrial streets carry a medium flow and have normal fatigue and aging, lasting between twenty and twenty-five years. Residential and alleyways have a low traffic volume, longer life span of twenty-five to thirty years and have typical aging with weather and time as the primary factors.

The next steps would be to include the City's historical data into the Micro-Paver program. This allows the City to determine prediction curves which equate to funding requirements. Staff will then address the funding mechanisms to replace and/or supplement Measure H funds.

Projects on the horizon are Project 02-03, Beamer Park area for 2005. There is a funding shortfall for paving, street lighting and storm drainage which will affect the project. Project 05-01 is the Arterial/Collector Rehabilitation. The



other project is the completion of seal coat projects which are on hold from last Winter.

Council Member Peart asked if we are operating on the CalTrans PCI rating and Director Wegener said the City does not utilize that PCI because CalTrans is larger and longer in duration than our projects. Council Member Peart would like verification on the prices in an effort to save City costs. He would like to have a protection mechanism in place to protect the City from cost increases.

Council Member Pimentel asked how the priorities are set. He said that on Sixth Street there is a lighting issue of concern. Director Wegener said 30% of the area on Sixth Street does not meet the City standards. There is no pole in that area on which to tie in. The poles are \$1700 and conduit is also required. At this time it would be General Fund money. At some point a business park may go in to that area and it could be done at that time. They are trying now just to keep the situation from worsening.

Vice Mayor Flory asked for concurrence for Council Member Peart to work with Director Wegener on a mechanism for protecting the City from inflationary pricing and to discuss at the Infrastructure Sub-Committee meetings. Council concurred.

City Manager Kirkwood said the report indicates maintaining the PCI rating over time at \$2.5 million per year. The cost of asphalt will be going up 220-300% and then maintaining the PCI. Director Wegener said we did not attempt to maintain the inflation aspect. This is unprecedented inflation. The Infrastructure Sub-Committee could determine what we may wish to use as the inflationary figure. City Manager Kirkwood said six years ago we had a backlog of \$14 million but now are seeing \$28 million, which is a volatile number and very hard to predict. We must maintain our system and find a way for the public to support that maintenance. This will be discussed in May and then again in September at the Budget Sessions.

ADJOURNMENT

Vice Mayor Flory adjourned the special study session of the Council at 8:16 p.m.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk