

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

June 1, 2004

**JOINT CITY COUNCIL/REDEVELOPMENT AGENCY
SPECIAL/CLOSED SESSION
SECOND FLOOR CONFERENCE ROOM**

JUNE 1, 2004

6:30 P.M.

CLOSED SESSION-REGULAR

The Council/Agency met in closed session at 6:30 to hold a conference with Real Property Negotiators, pursuant to Section 54956.8 in regard to Freeman Park. The Agency Negotiator is City Manager/Executive Director Kirkwood. The Negotiating Parties are the City and the Woodland Joint Unified School District. Under negotiation are price and terms of payment. Present at this session were Mayor/Chair Rexroad, Vice Mayor/Vice Chair Flory, Council/Board Members Monroe, Peart (arrived at 6:35) and Pimentel, City Manager/Executive Director Kirkwood, Assistant City Manager Marler, City Attorney Siprelle, Agency Attorney Quinn, and Parks, Recreation and Community Services Director Gentry. The Council/Agency also held a conference with Real Property Negotiators pursuant to Section 54956.8 regarding the property located at 20 Sutter Street with the Agency Negotiator City Manager/Executive Director Kirkwood. The Negotiating Parties are City of Woodland and Sacramento Valley Organizing Community. Under negotiation are price and terms of payment. In addition to all mentioned previously with the exception of Director Gentry, Redevelopment Manager Ross was also present.

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

7:00 P.M.

CLOSED SESSION ANNOUNCEMENT-REGULAR AND AGENCY

Mayor Rexroad advised that Council and the Agency Board had met in closed session to discuss property negotiations in relation to Freeman Park and 20 Sutter Street and had provided direction to staff.



CALL TO ORDER

At 7:00 p.m. Mayor Rexroad called the joint regular meeting of the City Council and Redevelopment Agency Board to order.

PLEDGE OF ALLEGIANCE

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

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, Ann Siprelle, Sue Vannucci, Carey Sullivan, Ed Quinn, Dan Bellini, Tricia Stevens, Dan Gentry, Dan Rice, Joan Drayton, Hector Lopez, Aaron Laurel, Gary Wegener

OTHERS PRESENT: Contract Engineer Alan Mitchell

PUBLIC COMMENT

Ricardo Carrillo, Manager of the Boxing Program, said the rates for use of the boxing facility by those over eighteen have gone up to \$55 per month. He said many people come from other Cities to utilize our facilities and he urged Council not to raise the rates.

Jessica Page from Hands Together and Yolo Connections invited the Council and citizens to the Third Annual River Cats Catch the Spirit event for the mentoring program.

Curtis (last name not given) indicated the Hiddleston Pool is closing and would like to know why. Mayor Rexroad indicated the loss of funds for the City has necessitated a reduction in programs. The programs held at this Pool can no longer be funded by the City.



Roberto Valdes Sanchez of Yuba City said many people come from his City to participate in our boxing program and the City should not raise the fees.

COUNCIL/STAFF COMMENTS

Council Member Monroe requested placement on a future Agenda the consideration of a Veterans' Preference Program for hiring. Council concurred.

PRESENTATIONS

CERTIFICATE OF APPRECIATION TO VICENTE ESCOBEDO

Vicente Escobedo, Boxer, who will represent the United States at the 2004 Olympics in Athens, Greece, was introduced and presented Certificates of Appreciation by Council Member Monroe and Dr. Jessie Ortiz of the Woodland Joint Unified School District.

ANNUAL REPORT FROM WOODLAND ACCESS VISUAL ENTERPRISES, PUBLIC ACCESS TELEVISION

Alan Smith, Executive Director of Woodland Access Visual Enterprises indicated WAVE is operating in the negative regarding funding and need fundraising events to assist. Outreach is planned for Yolo County Elections and would like to provide more coverage for the City in an attempt to secure more interest in our Boards and Commissions. He thanked the City for the recent donation of the old Police Department double wide trailer for their use.

PUBLIC HEARINGS

APPEAL OF PLANNING COMMISSION APPROVAL OF AN INDUSTRIAL MIXED USE PERMIT FOR PROPERTY LOCATED AT 1540 AND 1542 TANFORAN AVENUE

Community Services Director Stevens said a Conditional Use Permit had been granted to the United Cerebral Palsy Adult Day Care Program to operate at 1540 and 1542 Tanforan Avenue. It allows for day use for adults with significant cognitive disabilities. This mix of uses is not directly related to the Industrial Zoning. The Planning Commission has set specific conditions for the use. The appeal is based on possible future limitations which could impact their industrial operations. The property owner has submitted a letter withdrawing the



proposed uses except for the use of the UCP at 1540 Tanforan, thus removing the office use at the site(s).

At 7:43 Mayor Rexroad opened the Public Hearing.

Norm Book represents Coen Company and said this company manufactures and designs industrial boilers. They plan to expand their operation. UCP may have objections to the work Coen does. UCP is not an appropriate use in this zone. There is also a concern with the CEQA. The exemption under 15.01 for existing facilities does not apply and an environmental review should be required.

Steve Machado, property owner of 1540 and 1542 Tanforan, is asking for only the UCP Day Care, which may alleviate the concerns of the surrounding businesses. This a good location for the program due to the plumbing on site.

Mayor Rexroad and Council Member Monroe would like something on the record to indicate UCP would not have a problem with the industrial uses designated for that area.

Ron Snyder of UCP said the program serves the rights of the developmentally disabled and they must move from their current site. They are not afraid of dust and dirt and all past locations have never been a problem.

Jerry Reynolds is on the UCP Board of Directors in the Sacramento area and outlined the programs offered to participants. The Woodland program has operated for over 23 years. This location is compatible to the program and the surrounding businesses will not affect their operation.

City Attorney Siprelle indicated there is no legal reason that would preclude this from going forward.

Melisa Calvero is the Program Manager for the Woodland Community Options. They would not object to any standard uses for the Industrial area, but would object to dangerous uses.

Jason Lindo of UCP said they are the funding source for this program. There are no additional funds for the program and they would have to close if they cannot locate at this site.



Susan Garcia reminded the Council that all of their programs are located in the industrial area. They are only leasing the property and have the obligation to find appropriate places for the program to operate.

Barry Cooper, Director of the Woodland Alternative Program provides the teachers for this program. These services are provided six hours per day, five days per week. He recommended support of the program location.

Susan Moylan handles the personnel for the Woodland Adult Education. They work together to provide the services for these adults and support the program.

At 8:13 Mayor Rexroad closed the Public Hearing.

On a motion by Council Member Monroe, seconded by Vice Mayor Flory and carried unanimously, Council upheld the appeal and tentatively approved the modified Conditional Use Permit to include the Adult Day Care Center only and continued to June 15 for the sole purpose of returning with the final conditions.

Council recessed from 8:15 to 8:22.

The following item was removed from consideration on the Agenda and will return at a future meeting:

GIBSON RANCH LIGHTING AND LANDSCAPING ASSESSMENT DISTRICT

RESOLUTION 4552-NORTH PARK LIGHTING AND LANDSCAPING ASSESSMENT DISTRICT

Finance Director Drayton gave a history of the District and summary of the Engineer's Report.

At 8:23 Mayor Rexroad opened the Public Hearing. With no comments heard, Mayor Rexroad closed the Public Hearing at 8:23.

On a motion by Council Member Peart, seconded by Vice Mayor Flory and carried unanimously, Council adopted Resolution 4552, "A Resolution of the City



Council of the City of Woodland, California, Amending and/or Approving the Annual Levy Report and Ordering the Levy and Collection of Assessments Within the North Park Lighting and Landscaping District, Fiscal Year 2004-2005", and confirming the district map.

RESOLUTION 4553-STRENG POND LANDSCAPE MAINTENANCE DISTRICT

Finance Director Drayton gave a history of the District and summary of the Engineer's Report.

At 8:24 Mayor Rexroad opened the Public Hearing. With no comments heard, Mayor Rexroad closed the Public Hearing at 8:24.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council adopted Resolution 4553, "A Resolution of the City Council of the City of Woodland, California, Amending and/or Approving the Annual Levy Report and Ordering the Levy and Collection of Assessments Within the Streng Pond Landscaping Maintenance District, Fiscal Year 2004-2005", and confirming the district map.

RESOLUTION 4554-UNDERGROUNDING DISTRICT 15 FOR COMMUNITY/SENIOR CENTER PROJECT

Contract Engineer Alan Mitchell advised Council of the intent to form an Underground District along East Street between County Roads 24A and 24C. This is the property fronting the new Community/Senior Center. Pacific Gas and Electric encourages the undergrounding of lines and provides funding for that purpose. Our current available funding is \$1,250,000. There will be no cost to the City's General Fund.

Vice Mayor Flory asked if the funds could be utilized elsewhere and Engineer Mitchell indicated they can only be utilized for this type of project.

At 8:25 Mayor Rexroad opened the Public Hearing. With no comments heard, Mayor Rexroad closed the Public Hearing at 8:25.



On a motion by Council Member Monroe, seconded by Council Member Pimentel and unanimously carried, Council adopted Resolution 4554, "A Resolution Establishing Underground Utility District No. 15".

ORDINANCE-SPRING LAKE SPECIFIC PLAN BUILDING UNIT ALLOCATION

City Attorney Siprelle indicated the current Building Unit Allocation is set at 410 units per year. The Ordinance was adopted with the understanding that the building permits would be issued in an earlier timeframe. That premise has changed due to the later release, and the total allocation has not changed. Mayor Rexroad asked if this relates to the change in the projected growth rate. Director Stevens said the build out does change the cap.

At 8:29 Mayor Rexroad opened the Public Hearing. With no comments heard, Mayor Rexroad closed the Public Hearing at 8:29.

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried unanimously, Council introduced and read by title only "An Ordinance Amending Section 26-2-10 of Chapter 26 to the City Code to Clarify Building Unit Allocation Program for the Spring Lake Specific Plan".

REDEVELOPMENT REGULAR REPORT

AGENCY RESOLUTION 04-02-NUEVA VISTA PROJECT FIRST IMPLEMENTATION AGREEMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY & SACRAMENTO VALLEY ORGANIZING COMMITTEE

Executive Director Kirkwood said the Agency had approved the Disposition and Development Agreement in March of 2004 for the conveyance of the property at 20 Sutter Street. Since that date, updated information has been received on the property value, which has been determined to be less than the original appraisal. In addition, Sacramento Valley Organizing Community has been advised there will be additional costs associated with the sound wall, drainage and flood insurance. Staff does not recommend adjustment to the price but that assistance be provided to the 18 low income units in the coverage of their flood insurance, to be capped at \$67,000 as a credit toward the purchase price for the property.

Chairperson Rexroad expressed concern regarding the devaluation of the property.



Garmon Hines said the property owners will not be able to afford the flood insurance so it will be passed on to the community.

Aaron Difuntorum wants to know why SVOC will be allowed to construct these homes in the flood zone. He asked if they are giving this group credit for flood insurance, why other groups in the City are not given the same opportunity and he wants the City to help him pay for his flood insurance. He asked why the property devalued and who did the appraisal. This property has been in the flood zone since 1981 and they should pay their own flood insurance.

Bill Wilson asked how this property would be devalued and why these houses are going in. He asked where the underground tanks are and when will they be removed.

Executive Director Kirkwood said the City will be working on grants to assist with the affordability of the homes. The Agency must set aside tax dollars to help affordable housing. The low income requirements can be met with some of the State and Federal money. These low income houses are needed in this community. The restrictive use of property does affect the value. This area is in the FEMA flood area and that adds to the monthly costs for the homeowners. The money will come back to the City over the life of the loan or when the homes are sold.

Agency Member Monroe said the \$67,000 is a loan that will be repaid. He also asked for clarification on the tanks and Director Kirkwood said all of these issues will be resolved prior to the project moving forward.

Agency Member Peart said these homes must be built above the Base Flood Elevation and still are required to have flood insurance.

On a motion by Agency Member Pimentel, seconded by Agency Member Monroe and carried, the Agency adopted Resolution 04-02, a "Resolution of the Redevelopment Agency of the City of Woodland Approving and Authorizing the Preparation and Execution of an Implementation Agreement to" (the) "Disposition and Development Agreement Between the Agency and SVOC "(Sacramento Valley Organizing Community) Affordable Homes Woodland", and directed the Agency Executive Director to so prepare and execute. Chairperson Rexroad and Agency Member Peart voted to the negative.

REPORTS OF THE CITY MANAGER



FINAL OPERATIONS AND MAINTENANCE BUDGET FOR 2003/2004

Finance Director Drayton advised Council that the adoption of the Final Operations and Maintenance Budget usually takes place earlier in the year. However, due to the continued uncertainty of the State Budget and how it will affect the City, the Final O & M budget approval was postponed. There may be an additional reduction of \$400,000 from the State in relation to the Vehicle License Fees. It appears we can cover the additional shortfall at this time.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried unanimously, Council adopted the Final Fiscal Year 2003-04 Operations and Maintenance Budget as presented.

TREE COMMISSIONER APPOINTMENT

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council appointed Holly Hamilton to the Tree Commission effective immediately.

AFFORDABLE HOUSING (LAND DEDICATION) AGREEMENT BETWEEN THE CITY, R. W. HERTEL AND SONS, AND TURN OF THE CENTURY

Planner Laurel said the purpose of the Agreement for the Land Dedication is to provide for the percentage of affordable housing in the projects that are a part of the Spring Lake Specific Plan area. The Land Dedication is a means for the Developers to meet the requirements for affordable housing. Turn of the Century and R. W. Hertel are proposing such dedication to meet those requirements. The principal terms of the Agreement include: the City receives a fully improved parcel for an R-20 affordable project; a portion of the affordability requirement is satisfied for 3 other sites; R-15 parcels will be for-sale projects; the City will provide a Request for Qualifications for an affordable housing developer; TOC and Hertel will provide for a \$1 million feasibility subsidy for the project. This is of benefit to the City as more affordable housing would be constructed and they may be constructed prior to the market-rate housing. With involvement of the Redevelopment Agency, there is benefit of the inclusionary units. The City and Agency will have oversight on the entire project. The City will select the developer. Quality housing will be provided for affordable housing residents and the project will be competitive for grants and financing. The higher density for-sale housing is created in the R-15 project.

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried unanimously, Council authorized the City Manager to



execute the Affordable Housing Land Dedication Agreement proposed between the City, R. W. Hertel and Sons and Turn of the Century.

POLICE STATION PROJECT AND INFORMATION SERVICES LOCATION

Police Chief Sullivan reported the new Police Facility is complete and in operation. The overall project came in under budget by \$398,684. Council Member Pimentel asked about the memorial area to be provided for Chaplain Cordero and Chief Sullivan indicated they are working on that with the family and members of the Department. There will be a plaque in the Community Room and some sort of ceremony. Council Member Peart indicated that no General Fund money was used for this construction project.

FLOOD PROTECTION FOR THE COMMUNITY

Mayor Rexroad asked what kind of action the Council would like to take on flood protection issues. Vice Mayor Flory asked for clarification on the total percentage of citizens affected and Director Wegener said the latest information available indicates 50% of the City would be affected. These citizens must now pay for flood insurance. Council Member Peart feels there is a problem and it will not dissipate. The City should go to the County of Yolo and ask them to do something about the issue. The Board of Supervisors should provide protection to the County and City, a Task Force should be formed and funding provided.

City Manager Kirkwood asked for direction on whether a letter should be sent to the County asking them to participate. Council Member Peart said the County should take the lead. The Board knows this is their problem and should provide protection to the City and County. Council Member Pimentel feels there is both a map and a water problem. A feasibility study has been done. We must work with the County on protecting the citizens in the City and County. Mayor Rexroad said the County has not responded to a letter sent to them last year. Vice Mayor Flory said the Board must determine if they think there is a problem. If they do not, it will be difficult for the City to address the issue alone. The people in the community need to come forward to acknowledge their concern regarding flooding. He feels this is a water problem. We need to go out into the community to see if there is agreement on the need for a solution. Without support from the community, the issue should be shelved. We need to protect the Waste Water Treatment Plant at a cost of \$4 million. We should send delegates to the Board meetings and publicly get on their Agenda to seek help jointly on this issue.



Council Member Pimentel asked about sending a letter in an effort to move the Board into action. Mayor Flory said this issue has been in the forefront and citizens have not gotten involved. Council Member Pimentel said the Task Force could invite the Board to participate. Vice Mayor Flory feels the Board needs to be addressed publicly since they have not responded to previous communications on this issue. Council Member Monroe said he does not feel the maps are correct. We do have problem in the City and a Task Force should be formed. The County needs to take the lead. Mayor Rexroad said this is also an economic issue as the City cannot expand without protection. Council Member Peart said the flooding is a public safety issue. We must protect the citizens, and the County Board must protect them as well. Funding is going to be a problem. The Corps of Engineers has said what they will fund and the community must accept that decision. Council Member Pimentel said we cannot support an urban limit line without some flood protection. Council Member Monroe said the County needs to clean out the Creek to help with some of the protection. Director Wegener said the State Department of Water Resources is responsible for maintaining the Creek.

Brenda Cedarblade said the City has done nothing to alleviate the problem along the Creek. We may not get to a 100 year flood protection. There has been no public input on this. She questioned the numbers and said she has seen figures as low as 30%. The urban limit line will be in an area of deep flooding. Council Member Peart asked if she feels the Board has the responsibility to protect the citizens. Ms. Cedarblade said the County should be maintaining the Creek.

Bob Schneider of Cache Creek Wild said the County needs to be involved in this issue. This should be a bottom-up approach. Cleaning out the Creek will not solve the problem for a 100 year protection. This is a conveyance issue of the water to the bypass. They are looking at setback levees. They should look at ecological issues for may help with funding. The County and environmental community must work together.

Gerry Kamilos is a property owner in the City and is concerned about the economic development of the community. They are trying to place businesses and jobs here. He encouraged creation of a collaborative effort on the issue. There should be multiple funding sources.

Tom Stallard feels flood control is necessary for the community. We need to keep the jobs here. Flood insurance is a waste of money for the citizens. He had sent a letter to try and use a center for mediation of the problem. State and Federal sources will only pay 87% but we need to find a viable solution. We need to get a facilitator to help us. Council Member Peart asked how to get the County and City working together on this issue and Mr. Stallard feels they had



started working together. The setback levee will not be the best for all involved. The public had said they would participate in the funding.

Dudley Holman said the County has some significant responsibility because it is their Creek. The solution for the City was to build something in the County and we have no right to do so. This is a regional problem. If the Cache Creek Wild issue goes through it will affect a possible flood solution as well. We should try to preserve that water to use elsewhere.

Mayor Rexroad suggested we make another request to the County and the letter should be signed by all of the Council. Vice Mayor Flory and Council Member Peart said they will do personal contact with the County.

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council approved personal contact by Vice Mayor Flory and Council Member Peart to the Board of Supervisors regarding this issue.

CACHE CREEK AS WILD AND SCENIC WILDERNESS AREA

Mayor Rexroad indicated there is legislation that may designate Cache Creek as a Wild and Scenic area which will directly affect a possible flood solution. He suggested that flood control should be an exception to this legislation. Council Member Monroe said he thought we had supported the legislation but were going to the Representatives to seek help on this issue. Our Representatives will not be enthusiastic to assist us with flood protection measures if we take action against this legislation. We need to have a seat at the table. Vice Mayor Flory asked if the flood issue is included in the legislation or is it exempt and Mayor Rexroad indicated we should state our position on this. He feels that unless there is an exemption for flood protection, the City should be opposed.

Bob Schneider said they want to protect the Creek for future generations. This is a slide area, there are seismic issues, etc. This is not going to solve our flooding problem. There are other solutions such as a setback levee. He suggested more research be done. If a dam is built on unstable land, there will be a real flooding problem.

Dudley Holman said there should be some exceptions to the regulations to provide for public safety.

Tom Stallard owns property in the Cache Creek area. This legislation takes the jurisdiction out of local hands and puts it into the State control. There



is a program to remove the invasive species in the Creek. It is extremely heavily regulated. Seventy percent of the irrigation water comes down the creek.

Mayor Rexroad opposes both Federal and State legislation on this issue. The City needs to be exempt from putting limitations on our options. Council Member Monroe feels there is adequate energy for this to pass the legislature and they will not help us with the flooding if we oppose.

On a motion by Vice Mayor Flory, seconded by Council Member Peart and carried, Council moved to ask that Legislation to designate Cache Creek as a Wild and Scenic area provide for an exemption for flood control issues and explain in detail those reasons for such exemption. The motion to include opposition to the Legislation unless amended to provide such exemption. Council Member Monroe voted to the negative.

CONSENT

City Manager Kirkwood advised Council that the following item would be removed from consideration at this meeting:

FINAL MAP FOR SUBDIVISION 4532, NUEVA VISTA

Council Member Pimentel asked that the following item be removed from the Consent Calendar for discussion:

AGREEMENT-FOOD AND BEVERAGE SERVICES AT DUBACH SPORTS COMPLEX

Council Member Pimentel asked if other bids had been received and Director Gentry indicated this was the only bid. On a motion by Vice Mayor Flory, seconded by Council Member Monroe and carried unanimously, Council authorized the Director of Parks, Recreation and Community Services to enter into an Agreement for Food and Beverage Services at the Dubach Sports Complex with Perk-Up Espresso Bar (Mary Ann Marshall).

Council Member Peart asked that the following item be removed from the Consent Calendar for discussion:

LEASE AGREEMENT FOR A CELLULAR SITE AT FIRE STATION #2

Council Member Peart asked if MetroPCS will comply with all regulations for the site. Director Stevens indicated all regulations and restrictions will be



met. Council Member Peart asked if there is an Ordinance regarding restriction of these towers in certain areas of the City. Director Stevens said this is a co-location issue, which is allowable. Fire Chief Diekman said there is an existing radio tower on this site and all permits must be satisfied.

On a motion by Vice Mayor Flory, seconded by Council Member Monroe and carried unanimously, Council authorized staff to negotiate a lease agreement with MetroPCS for installation of wireless communication equipment on the radio tower at Fire Station #2.

On a motion by Vice Mayor Flory, 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 for May 2004 from Community Development.

MONTHLY STATUS REPORT-PARKS, RECREATION AND COMMUNITY SERVICES

Council received the Monthly Status Report for May 2004 from Parks, Recreation and Community Services.

MONTHLY STATUS AND CAPITAL BUDGET IMPLEMENTATION REPORTS-PUBLIC WORKS

Council received the Monthly Status and Capital Budget Implementation Reports for May 2004 from Public Works.

ENGINEERING SERVICES CONTRACTS WITH PONTICELLO ENTERPRISES AND SIGMA ENGINEERING

Council authorized the City Manager to extend current Contracts for on-call services with Ponticello Enterprises and Sigma Engineering for as-needed project management, project design and construction management services for a one year period with options for awarding up to two additional one-year periods.



GREEN POLICY ORDINANCE

Council received a report on the proposed Clean Air Policies and Ordinance endorsed by the Yolo-Solano Air Quality Management District.

PROJECT PROGRAMMING SUMMARY SHEET FOR STORM DRAINAGE FACILITIES MASTER PLAN UPDATE, PROJECT 00-12 AND CONTRACT AMENDMENT NO. 1

Council approved the amended Project Programming Summary Sheet for the Storm Drainage Facilities Master Plan Update Project 00-12 which includes the South Urban Growth Area/Spring Lake Specific Plan Area and authorized Contract Amendment Number 1 for the project.

WATER WELL REPAIR AND MONITORING RETROFIT FOR WELLS #5 AND #22

Council received an update on the status of repairs and monitoring of the retrofit for Wells 5 and 22.

PROJECT PROGRAMMING SUMMARY SHEET-PROJECT 02-01; CONSTRUCTION CONTRACT FOR PROJECTS 02-01 (2003 COLLECTOR REHABILITATION) AND 02-05 (2003 WATER, SEWER AND STORM DRAIN)

Council approved the revised Project Programming Summary Sheet for Project 02-01; increased the 2004-05 Capital Budget by \$1,160,000; awarded the Construction Contract to Granite Construction for \$2,892,395 for the Base Bid plus Alternate Items A, B and C for the 2003 Collector Rehabilitation Project No. 02-01 and 2003 Water, Sewer and Storm Drain Project 02-05; authorized the Public Works Director to execute the Contract and Contract Change Orders up to 15% of the Contract value for a total not-to-exceed \$3,327,000.

MAJOR PROJECTS FINANCING PLAN; PROJECT PROGRAMMING SUMMARY SHEET; DESIGN CONTRACT, FIRE STATION #1 RELOCATION PROJECT 02-27

Council approved the amended Major Projects Financing Plan sheets for Fire-174; the amended Project Programming Summary Sheet for the Fire Station 1 Relocation Project 02-27 increasing the project total from \$1,508,821 to \$2,578,312; authorized the City Manager to execute a Design Contract with MFDB Architects in the amount of \$119,500.



CONSTRUCTION CONTRACT-SPRING LAKE SPECIFIC PLAN REGIONAL STORM DRAINAGE IMPROVEMENTS PROJECT 02-36

Council authorized the City Manager to award the Construction Contract to the lowest responsible, responsive bidder in an amount not-to-exceed programmed funding and authorized expenditures in the amount of the lowest bid plus 10% for the Spring Lake Specific Plan Regional Storm Drainage Improvements Project 02-36.

REVIEW THE CITY'S CONFLICT OF INTEREST CODE

Council directed the City Clerk to review the City's Conflict of Interest Code and report to Council should changes to the adopted Code be necessary.

MEMORANDUM OF UNDERSTANDING-YOLO COUNTY OFFICE OF EDUCATION FOR RENEWAL OF REGIONAL OCCUPATION PROGRAM CONTRACT FOR FIRE SCIENCE TRAINING

Council authorize the Fire Chief to enter into a Memorandum of Understanding with the Yolo County Office of Education for providing Fire Science training as part of their Regional Occupational Program.

CLASS B PARTICIPATION AND FIRST RELEASE PARTICIPATION AGREEMENTS-PARLIN

Council authorized the Mayor to enter into an "Agreement to Participate in Mello-Roos Community Facilities District and Dedicate Easement/Rights-of-Way to the City of Woodland for Public Improvements in the Spring Lake Specific Plan (Class B Participation Agreement)", and the "Agreement Regarding Funding for Public Improvements in the Spring Lake Specific Plan Area (First Release Participation Agreement)" with Parlin Development.

DESIGN SERVICES-WASTE WATER TREATMENT PLANT TERTIARY TREATMENT IMPROVEMENTS, PROJECT 03-28

Council authorized staff to Sole Source and enter into negotiations for design services for the Waste Water Treatment Plant Tertiary Treatment Improvements Project 03-28 with West Yost and Associates; authorized the City Engineer to execute an Amendment to the current West Yost and Associates



design contract within the budgeted amount on the approved Project Programming Summary Sheet.

BMI IMAGING SERVICES FOR DOCUMENT IMAGING

Council authorized the Community Development Director to execute a Sole Source Contract with BMI Imaging Services to continue document imaging services.

COTTON BRIDGES ENVIRONMENTAL PLANNING SERVICES CONTRACT FOR WOODLAND PARK SPECIFIC PLAN

Council authorized the City Manager to enter into a Contract with Cotton Bridges Associates for the provision of Environmental Planning Services for the Woodland Park Specific Plan.

REIMBURSEMENT AGREEMENT 03-29, DEMOLITION OF PARKS, RECREATION AND COMMUNITY SERVICES ADMINISTRATION BUILDING

Council approved and authorized the Executive Director of the Redevelopment Agency to execute a Reimbursement Agreement in an amount not-to-exceed \$75,000 with the Wiseman Company, LLC to demolish the existing Park, Recreation and Community Services Administration Building at Sixth and Main Streets.

MINUTES

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council adopted the minutes of joint Council and Redevelopment Agency Board meeting of April 6, 2004 as presented.

COMMUNICATIONS

Council received a notice from the Commission on Accreditation for Law Enforcement Agencies of the accreditation of the Yolo County Communications Emergency Services Agency.

Council received a notice from Pacific Gas and Electric regarding an Application for Increase in Electric Revenues.



Council received a notice of an Application for a new Alcoholic Beverage Control License for Bob's Pizza Plus located at 1264 E. Gibson Road.

Council received a copy of a letter from Woodland Chamber of Commerce to Supervisor McGowan expressing concern regarding the proposed County purchase of the old K-Mart property.

COMMITTEE REPORTS

Council received the minutes of the Yolo County Communications Emergency Services Agency meeting of April 8, 2004.

Council received a summary of Planning Commission actions taken at their May 6, 2004 meeting as follows:

- (a) approved a Conditional Use Permit for R. H. Phillips Wine Storage and Transfer located at 2340 East Main Street.
- (b) continued to June 3, 2004 the Zoning Administrator Permit located at 306 B Street to allow for the construction of a single family home in the East Street District Zone Area E.
- (c) recommended to Council the adoption of the proposed Amendments to the Affordable Housing Ordinance.
- (d) received a presentation on Art in Public Places program.
- (e) reviewed and approved the color palette for the Dutch Brothers Drive-Thru Coffee Stand located at 1388 East Main Street.

Council received a summary of Planning Commission actions taken at their May 20, 2004 meeting as follows:

- (a) upheld Community Development Director's decision that the proposed Wal-Mart Store Expansion does not comply with Condition #27 of the approved Conditional Use Permit.
- (b) continued to June 3, 2004 the request for a Conditional Use Permit for an auto sales lot and office at 317 W. Main Street.
- (c) received a presentation on the proposed Permanent Urban Limit Line.



- (d) accepted a petition to file a General Plan Amendment by Centex Homes located at Kincheloe Court and Wintun Drive.
- (e) continued to June 17, 2004 the discussion of alternatives for amending the East Street Specific Plan in order to provide consistency between the Goals and Policies of the Plan and the Land Use Tables.

ORDINANCES

ORDINANCE 1393-CHAPTER 6A, AFFORDABLE HOUSING AND ORDINANCE 1394-ZONING AND BONUS DENSITY

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried by the following roll call vote, Council adopted Ordinance 1393, "An Ordinance of the City of Woodland Amending Chapter 6A of the Woodland Municipal Code Related to the Creation of New Affordable Housing Throughout the City", and Ordinance 1394, "An Ordinance of the City of Woodland Amending Sections 25-3-10., 25-4-10, 25-4-20, 25-13-10, 25-13-20, and 25-21-25 of the Woodland Zoning Code Relating to the Development of Multi-Family Housing and Bonus Incentive Projects". On roll call the vote was as follows:

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

ORDINANCE 1395-TIME LIMITATIONS FOR THE REDEVELOPMENT PLAN OF THE WOODLAND REDEVELOPMENT PROJECT

Council adopted Ordinance 1395, "An Ordinance of the City of Woodland, California, Amending Certain Time Limitations With Respect to the Redevelopment Plan for the Woodland Redevelopment Project" which adopts Amendment #3 to allow for repayment of indebtedness and receipt of tax increment funds. On roll call the vote was as follows:

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



ADJOURNMENT

Mayor Rexroad adjourned the joint regular meeting of the City Council and Redevelopment Agency Board at 9:57 p.m.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk