

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

December 4, 2001

CITY COUNCIL
REGULAR SESSION

CALL TO ORDER

Mayor Borchard called the regular meeting of the Council to order at 7:00 p.m.

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, David Flory, Jeff Monroe, Neal Peart, Steve Borchard

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Richard Kirkwood, Phillip Marler, Ann Siprelle, Dick Donnelly, Margaret Vicars, Henry Agonia, Mike Horgan, George Bierwirth, Bruce Pollard, Gary Wegener, Ana Gonzalez, Karl Diekman

COUNCIL MINUTES

On a motion by Council Member Peart, seconded by Council Member Dote and carried by unanimous vote, the Council approved the minutes of Regular Council meetings of October 2 and 16, 2001 and the Special Council meeting of October 23, 2001.

On a motion by Council Member Peart, seconded by Council Member Dote and carried, Council approved the minutes of the Special Council meeting/Planning Session of November 3, 2001. Mayor Borchard abstained as he did not attend this meeting.

Council Member Dote indicated two changes to the minutes of the October 30, 2001 Council meeting and Council Member Peart requested verbatim language of the comments made by Kent Calfee, Attorney in regard to flood protection. These minutes shall return to Council for approval at a subsequent meeting.



COMMUNICATIONS - WRITTEN

None.

COMMITTEE REPORTS

Council received a report from Parks, Recreation and Community Service Director Henry Agonia transmitting the minutes of Commission on Aging meetings of October 10 and November 13, 2001. Council Member Dote requested a report on the comment made by Commissioner Stewart that the Commission was not receiving updates on the processes and progress of the Senior/Community Center construction.

Council received a report from Library Services Director Marie Bryan transmitting the minutes of Library Board of Trustees meeting of November 5, 2001.

Council received a report from Police Chief Del Hanson transmitting the minutes of the Yolo County Communications Emergency Services Agency meeting of November 7, 2001.

Council received a report from Community Development Director Steve Harris transmitting the minutes of the Historical Preservation Commission meeting of November 14, 2001.

Council received a report from Director Harris transmitting the summary of the Planning Commission meeting actions of November 15, 2001 as follows:

- a. continued land use study of I-5 and County Road 102.
- b. held discussion on Council direction to review Neighborhood Preservation Zone regarding the 520 Cleveland Street Nuisance Abatement Appeal Hearing.

Council received a report from Public Works Director Gary Wegener transmitting the minutes of the Tree Commission meeting of November 19, 2001.

PUBLIC COMMENT

Dudley Holman stated the citizens are not aware of the law in relation to construction of facilities within the City. Facilities can be built in any location as long as



they meet the zoning requirements for that area. The City cannot force businesses to build where the City would like them to locate.

COUNCIL STATEMENTS AND REQUESTS

Council Member Monroe advised that the Sign Ordinance Committee had met and good progress is being made.

Council Member Dote asked that the request to increase dues for the Water Resources Agency be added to the December 18th agenda. It was Council consensus to so add.

Council Member Peart asked that the nuisance abatement/code enforcement be reactivated for the property at Gum and East Streets.

Vice Mayor Flory would like the new Redevelopment Manager to be present at the December 18th meeting. He also requested an item to be placed on the next agenda regarding a citizen appointment as an alternate to the Sacramento-Yolo Mosquito and Vector Control District Board. It was Council consensus to so add.

Mayor Borchard requested that as an attachment to Spring Lake Specific Plan, staff look into targeting a certain area to allow a heightened value of development right/purchase value and report to Council at the second meeting in January.

PRESENTATIONS

TRAFFIC SAFETY COMMISSION INFOMERCIAL

Chairperson Martin Torres, stated the Commission consists of seven members. The Commission adopted their Annual Work Plan in June, with the major focus to be the development goals aligned with the Mission Statement. The Commission also participated in the Yolo County Fair Booth, has been working on preparation of the Downtown Parking Management Plan and will be receiving a presentation from the Yolo County Transportation District. Chairperson Torres outlined the specific issues the Commission has addressed since their last report to Council and those areas they will address in the upcoming months.



CHRISTMAS PARADE PRESENTATION

Fred Bailard, Chairperson of the Woodland Chamber of Commerce sponsored Christmas Parade, gave a visual presentation of the activities planned for the Parade on December 8th. This item was scheduled for the last Council meeting but the visual portion was uncooperative.

CONSENT CALENDAR

Council Member Peart requested that the following item be removed from the Consent Calendar:

RECEIVE UPDATE ON POWER PLANT SITE ANALYSIS

On a motion by Vice Mayor Flory, seconded by Council Member Monroe and unanimously carried, the Council approved the following Consent Calendar items as presented:

MONTHLY STATUS REPORT FOR PARKS RECREATION AND COMMUNITY SERVICES

Council received the Monthly Status Report for Parks, Recreation and Community Services for the month of November 2001.

MONTHLY STATUS REPORT FOR COMMUNITY DEVELOPMENT

Council received the Monthly Status Report for Community Development for the month of November 2001.

MONTHLY STATUS AND CAPITAL BUDGET IMPLEMENTATION REPORTS FOR PUBLIC WORKS

Council received the Monthly Status and Capital Budget Implementation Reports for Public Works for the month of November 2001.



ORDINANCE AMENDING CODE SECTIONS RELATING TO MAILING OF NOTICE OF PROPOSED LAND USE

City Attorney Siprelle introduced for first reading an Ordinance to amend Sections 21-6-2, 25-27-20, 25-28-20, and 25-29-10 of the Code relating to mailing of Notices of Proposed Land Use Decisions to property owners located within 1,000 feet from the subject property. This would change the notification radius from present language of 300 feet.

RESOLUTION 4326 AUTHORIZING JOINT APPLICATION-FLOOD CONTROL AND WATER CONSERVATION DISTRICT-FOR GROUNDWATER STORAGE PROGRAM GRANT

Council adopted Resolution 4326, "Authorizing Application to the California Department of Water Resources for Yolo County Flood Control and Water Conservation District/City of Woodland Conjunctive Use Project", and authorized the Public Works Director to file the joint application.

RESOLUTION 4327 SUPPORTING APPLICATIONS FOR TREE CITY U.S.A. RE-CERTIFICATION AND GROWTH AWARD

Council adopted Resolution 4327, "A Resolution Supporting Applications for Tree City U. S. A. Recertification and Growth Award".

UPDATE ON INTERSECTION OF GUM AVENUE AND BOURN DRIVE

Council received information that this item will be discussed by the Traffic Safety Commission at their meeting on December 3rd. This item will return to a subsequent Council meeting when further information is received.

REVISIONS TO JOB DESCRIPTIONS FOR ENVIRONMENTAL SERVICES MANAGER AND ENVIRONMENTAL RESOURCES ANALYST; APPROVE NEW SALARY RANGE FOR ENVIRONMENTAL RESOURCES ANALYST

Council approved revisions to the job description for Environmental Services Manager, (formerly Water Pollution Control Manager), and Environmental Resource Analyst, (formerly Water Resource Specialist). Council also approved a new salary range for the Environmental Resource Analyst.



SURGE PROTECTION ANALYSIS OF THE WATER DISTRIBUTION SYSTEM
(PROJECT 01-34)

Council authorized a surge protection analysis of the water distribution system in the amount of \$15,625.

ITEM REMOVED FROM CONSENT CALENDAR

UPDATE ON POWER PLANT SITE ANALYSIS

Council Members Peart and Dote expressed their regret at indications that this project is not feasible for the proposed site and is therefore no longer under consideration by the City.

REPORTS OF THE CITY MANAGER:

REGULAR CALENDAR:

ECONOMIC FORECAST AND PENDING STATE ACTIONS AND WHAT IT MEANS
TO THE CITY

Finance Director Vicars advised Council of the possible funding shortfalls the City will face this coming year. The areas of specific concern were those of the overall National economic downturn. Housing sales have been dropping, as are retail sales. With the events of September 11th, the downturn became more prominent. There has also been a reduction in sales tax revenue of approximately \$690,000 per year. The State budget shows a reduction in revenues between \$12 and \$16 billion. Budget reductions at the State will directly affect the City. One of these issues is the Motor Vehicle In-Lieu Fee. This complex issue will be of concern as all of the proposed remedies at the State level will reduce income to local entities, with the City loss at approximately \$1.6 to \$2 million. Another of the issues is that of A. B. 680 (Steinberg), of which the Council has received information on the ramifications on a continuing basis. Latest estimates are up to \$1.2 million per year in income losses. Those who will benefit from the Bill are those unincorporated areas and larger Cities, while the Cities of West Sacramento and Woodland will be drastically affected by the Bill language in present form. The Education Revenue Augmentation Fund (ERAF), created in 1991-92, shifted 65% of the local tax dollars to the schools, which has resulted in a loss of \$14 million to the City over the past eight years. This figure will increase to \$2 million in losses per year.



Council Member Dote would like letters to the Legislature written each time A. B. 680 is amended. Vice Mayor Flory requested a letter opposing the Bill be presented at the next Council meeting for consideration and signature by the Mayor. It was Council consensus to so add.

RESOLUTION 4328 AUTHORIZING EXECUTION AND DELIVERY OF SUPPLEMENTAL INDENTURE; AUTHORIZE ISSUANCE OF BONDS; APPROVE PRELIMINARY OFFICIAL STATEMENT; APPROVE AGREEMENT FOR BOND COUNSEL SERVICES

On a motion by Vice Mayor Flory, seconded by Council Member Dote and unanimous carried, the Council adopted Resolution 4328, "A Resolution of Community Facilities District No. 1, Gibson Ranch, Authorizing the Execution and Delivery of a Supplemental Indenture, a Bond Purchase Contract, an Escrow Agreement and a Continuing Disclosure Certificate; Authorized the Issuance of Bonds; Approved the Form of the Preliminary Official Statement and the Distribution Thereof, and Approved other Actions Related Thereto"; approved the City Manager entering into an Agreement for Bond Counsel services.

ARGUMENTS IN FAVOR OF PROPOSITION TO EXTEND THE ONE-HALF CENT SALES TAX FOR CITY FACILITIES, SERVICES AND PROGRAMS AND TWO ADVISORY MEASURES FOR THE MARCH 2002 BALLOT

On a motion by Council Member Peart, seconded by Council Member Dote and carried by unanimous vote, the Council approved the Arguments in Favor of a proposition to extend the one-half cent sales tax for City facilities, services and programs and the two advisory measures for the March 2002 ballot.

APPOINT INDIVIDUAL MEMBERS TO MANUFACTURED HOME FAIR PRACTICES COMMISSION AND SET LEVEL OF COMPENSATION FOR COMMISSION MEMBERS

On a motion by Vice Mayor Flory, seconded by Council Member Peart, and unanimously carried, the Council set the compensation for the Manufactured Home Fair Practices Commission members at \$0 and appointed the following members to the Commission: Kevin Spesert, three years; Patty Shapiro, alternate at 2 years; Bill Marcus, three years; Tom Bills, three years; George Gumpy, two years; Tony Tutt, two years. Mayor Borchard has one additional alternate with a two year term to appoint.



DOWNTOWN PARKING MANAGEMENT PLAN-IMPLEMENTATION OF PHASE 1

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by unanimous vote, the Council adopted the Downtown Parking Management Plan and directed staff to proceed with implementation of Phase I.

CITY-WIDE RENT CONTROL

City Manager Kirkwood stated that Council had directed several questions to the staff for study and response in relation to requests for rent control in the City. He responded to those questions either verbally or with extensive written materials obtained during the research on this issue. Possible Council actions could be: drop the issue or take no action, form a special citizens committee to address the issue, forward the questions to interest groups and request response, direct the Planning Commission to study, conduct Public Hearings, initiate an initiative. The original issue came before Council as to whether the City should institute a City-wide rent control. Information utilized in considering action has come from various sources throughout the City and State in regard to rental prices for the region. In responding to the questions where rent control has been put into place, the original intent of the policy was not met in many areas. Housing assistance programs that could assist renters were identified, as was the extent of the assistance, accessibility, funding and response time. City government is not the provider of Social Services. These are County and State programs. The most recent report on apartment rents in the City is as of July, 2001, with 3,700 apartment units. The average rent for a one bedroom is \$575.52, two bedroom at \$682.38 and a three or more at \$809.75. A recent Sacramento Bee article indicates the Regional rents are at a high of \$1,180 to \$616 with an average of \$875.10, which is the blended of all size facilities, versus Woodland's average which is 21% lower than the Region.

Additional research obtained indicate rent control State-wide and Nationally have had mixed experiences. Some indications are that more harm than good is seen and benefits those with more income when rent control is instituted. Communities who impose rent control with the purpose of preserving affordable housing, actually reduce the quality and quantity of available housing. New housing construction would be sharply limited and there would be no long term solution to the housing shortages. The question before the Council would be if the City of Woodland has issues with regard to rent control, are our rents to a point that the City needs to engage some public policy. Another question is that if rent control is put into effect, would it materially affect the investment that one would make to create new housing in Woodland. The information



appears to indicate the economics of supply and demand and price control would be directly impacted by instituting rent control. We are not in the high rent area as in the Bay Area, with high demand and low availability of supply.

Council Member Monroe thanked the City Manager for the comprehensive and thorough information provided. His questions have been answered and concerns addressed.

Mark Engstrom commended the City for garnering rents that are 21% below the region. He has worked with the City on projects which have created long term affordable housing. These were 76 units at the Hotel Woodland, 136 at Sycamore Pointe Apartments, involvement with the Woodmark Apartments with 173 units. They participated in the transfer of the Woodland and Dana Mobile Home Parks. This totals over 600 units of affordable housing. Two of his transactions did not materialize, once, the Bells Trailer Village, due to financing. With the Mobile Home Rent Control Ordinance, prospective buyers chose not to proceed with the purchase. A new buyer is interested, but they will maintain only, not improve. The larger project was for affordable housing for 140 unit apartment complex in the Sycamore area. A few weeks ago this project stopped due to the possibility of rent control institution. He does not expect the City will receive any new project development with rent control in place. Council Member Monroe said the State passed a law that would not allow a City to place rent control on any new construction. How would that affect those who would come into the City to build. Mr. Engstrom said it creates a level of uncertainty and investment capital is of concern by creating possible complications to the project. We are competing within the Region and those areas which do not have these complications will receive the investment. This was a market rate project.

Reverend Tony Montoya said he represents the low and fixed income families in the City. They receive \$700 per month and it leaves very little for food. He believes the unit at 35 West Clover should have rent control. They have to pay for maintenance because there is no one on site who takes care of the units. Council Member Monroe said Legal Services of Northern California is there to help these people with this legal problem.

Franky Varsalona, Manager of Lincoln Manor, said they are opposed to rent control for the following reasons. In 2001, Workers' Compensation and Liability Insurance increased 30%. Gas bills increased by 100%, electricity by 50%. Rent increases were approximately 5%. Rent control would eliminate money used to keep the complex at the high standard presently in place.



Tom Ethan represents the Rental Housing Association of Sacramento Valley. Many other Cities who have rent control in place are now removing those controls. State Legislatures have been banning rent control. Low income housing advocates are pursuing new, more effective approaches to expand the possibility and availability of affordable housing without resorting to rent control. The Cities of Oakland, Berkeley and San Francisco have some of the most onerous rental housing controls in the United States. The average rental property owner in the City of Oakland is very small and they have found they could not increase their rents to cover their costs. In the City of Berkeley, 14% of their housing was taken off the market over a 10 year period. Rent control inhibits new housing construction and creates housing shortages, increases the cost of non-regulated housing, exempted housing get artificially driven up while the controlled properties are kept artificially low. Supply and demand is the issue. It decreases the amount of revenue to the City by lowering the rate of taxes received. There are other options and support services available.

Renee Quintanilla has a small, older apartment complex in the City. He had not raised the rent in nine years until approximately five months ago. They received an offer to sell until the rent control issue came up and they lost their buyer. Whenever an apartment complex changes hands, the expenses increase.

Bill Simpson said rents are lower here than in other communities such as Sacramento. He does not see a problem that would cause the City to consider rent control. He does not feel it is good for the City to be a magnet for low income people and fears rent control would degrade the quality and character of the City. He urged the Council not to consider.

Tom Cross is an owner/manager of 40 units in the City. He urged Council not to consider rent control. With the huge energy spike recently the gas, which he pays for each apartment, increased 80%. The rent increased by 5.4% which equated to two \$20 increases over a nine month period. Should another energy spike happen with a rent control ordinance in place, he would have difficulty making ends meet and could necessitate a downgrade in the maintenance of the property.

Carole Savory thanked the responsible property owners who pass along reasonable rent increases. Apparently the problems in Woodland are more zeroed in on a particular company. In passing along increases of 10% and then 16% and then another 16% on low-income people knowing the income is \$732 and raising the rent to \$735 is unethical. She does not feel the honest businessman needs to suffer the insults of rent control because of the unscrupulous behavior of some. This Council should stop the people who are



hurting the renters. The bad thing is once one company does it another will raise their rent also because others are getting that amount already. She said she never advocated rent control per se but has been pleading for something to stop these outrageous increases. If they could back to January of 2000 and do 5% per annum would be acceptable. She thanked the Council for considering rent control but would like a solution that is less drastic and will work for everyone in the City.

David Serena said he had provided some information on Section 8 tenants at the Housing Authority. Some of the rents which have increased are for the one and two bedroom, 18% and 13.5%. These are County-wide averages but are indicative of what is happening in the City and the impact on the citizens, especially seniors with fixed incomes. Building more housing units will help the situation and control the rents. Council Member Monroe said there are some citizens who are having problems meeting their rent and asked Mr. Serena if the Housing Authority had anything they could do to assist them. Mr. Serena said the Housing Authority is paying some of the rent through the voucher system. There is very little else they can do to assist except work through other agencies to get food and clothing to those in need.

Myran Meek is an apartment owner in Woodland. Individual citizens can set their own prices and customers can choose whether they will buy or not. In contrast the Soviet Union set prices by a central authority that has failed. The Governor has just tried to set prices for energy to the detriment of the State. Apartment rent control that has been tried has not worked. He urged Council to look at the broad picture of that which will provide the most benefit to the most constituency.

Pete Cholewinski is a landlord in the City. Property values have increased upward of 20% per year in the last few years. Responsible landowners have tried to stay between 4% and 6% per year. It is extremely difficult to make any money on a rental property. The more a property costs, the less profit there is because the rents are not following the property values. In April he purchased a property that cost \$230,000 with two units and he has a \$200 shortfall per month. Flood insurance will cost another \$50 per month. If he increases a full 6% he only loses a little less than \$200 per month. Property taxes continue to increase and liability insurance went up over 100%. The small landlords are building equity in their properties and not profiting off the rents. He has owned another property for 6 years and has not yet made a profit off the rents, and he has put over \$14,000 in repairs to date for normal maintenance. There is no insurance for local government to seize financial control over properties. His



property values will drop significantly, there will be no potential buyers for his duplexes.

Juanita Montoya said in the complex where she lives there are many seniors who have been receiving rent increases of between \$50 to \$70 per month in a one year period. Some of these people are living on \$700 per month. They cannot pay the rent and the other utilities.

Trish Whitcomb manages Westgate Village. Maintenance of the property is continual to maintain efficiency and safety of the complex. They work by a ten year plan of a \$700,000 budget for property improvements. This work goes to local businesses. With rent control in place, these improvements most likely would not occur. She does not feel the housing crises needs to be solved by rent control. There is a general housing crises overall. There is a waiting list at her complex. Those who are taking lesser expensive apartments at this time are doing so due to the lack of available apartments and would move into other apartments should they be available, thereby freeing up the lower cost apartments to those who have less income.

At 10:28 p.m., on a motion by Vice Mayor Flory, seconded by Council Member Peart and unanimously carried, Council extended the meeting until 11:30.

Kent Calfee said Council history of low income and affordable housing is commendable. Council has worked very successfully with local developers and the data presented by the City Manager is supportive that efforts have been successful. It does not appear there needs to be a change in the efforts undertaken thus far. There could be unintended consequence with changing the present route the Council has been taking. When rent control has been applied, rents go up and housing availability goes down, thus the people needing affordable units become the victims. Because there is a need for more affordable units, is not an indication that rent control is the proper solution. The focus should be on to create additional housing stock, create additional low income housing stock and work with private developers, non-profit developers, the Housing Authority and to accelerate the development of those units is the real solution.

H. Chen said his wife has rental property and increased the rent because the letter from the tax collector has increased the taxes significantly. The renters say they cannot afford the increase but neither can the owner. He presented a letter to the Council that increased the value of the property by the



Tax Collector so the taxes increased also. He asked the Council and the Police to help them keep the Tax Collector from increasing his taxes.

Lois Jones lives in a senior complex and the people there are suffering. They are turning off hot water to save electricity. They are afraid to come out of the apartments to socialize. The rent is going up and they are all on fixed incomes. If they complain they will be evicted. To get a repair in her apartment, she had to wait from February to September to have it taken care of and then only because she paid extra for the maintenance. The people are frightened and are getting sick. They have been told the next time the rent will go up it will be \$100 and in a couple of months, another \$200. Mayor Borchard asked the City Manager to connect with Ms. Jones to be sure she has a City contact that she can work with regarding her concerns about the management of the complex. City Manager Kirkwood said the Department of Social Services at the County would be her first contact. They would likely assign a Case Worker to evaluate the issues and then would likely move to the District Attorney's Office. Council Member Peart said there are many elderly who are suffering. The District Attorney has a unit that addresses these issues on elder protection. He said if they are being threatened it is elder abuse.

Cecelia Valenzano has been very happy in the complex but was told that the last increase in her rent was because the Manager wanted to put seven new tables in their recreation hall. The Manager also said there would be a lot more raises to the rent very soon. Her concern is when it would stop. She doesn't mind the normal raises. They just had one in August. She hears the threats of eviction if they complain or protest. Her apartment has not had anything done to it in the ten years she has lived there. They said they were going to paint and put in new carpet, but she would have to move herself out and she is 83 and can't move her furniture. They are stressed and worried about things happening in the Country. The Manager also said the reason they are raising their rents is to keep up with everyone else who are raising their rents.

Wendy Bowling said she had faxed a letter to the Council. She has put a lot of money into their complex to make them proud to own and have residents who were proud to live there. They decided to sell the building in October. They had multiple offers and went into escrow. As soon as they buyers heard about the Mobile Home Rent Control and possible other rent control, they withdrew their offer. They went to the backup offer and it was withdrawn as well. People are not going to want to invest and own property here. They have been responsible with rent increases and property maintenance. This cannot be of benefit to the City and they are opposed to instituting such control.



Dudley Holman said rent control is not an answer. What the City has is a problem with supply and demand. Rent control would seriously affect future supply. Council needs to look ahead and not make decisions based upon today but to do long-range planning for the City. They must consider the consequences over a long period of time. Tampering with supply will only create a worse shortage of affordable housing. Rent control would cast a shadow over the community.

Alex Castillo said they are paying \$610 for a one bedroom apartment. They have been living there for ten years. In the past two years their rent has gone up five times. The Property Manager said it is due to increases in property taxes. He wants to know why that is.

Kathryn Pruitt Alves is a tenant and her rent has gone up 40% in the last 1½ years. There are a group of landlords that are into price fixing. Home prices have gone up in the past several years 20%. Landlords are saying they have put money into their apartments and improve them. They do get depreciation, tax deductions and is a benefit to them. Council should investigate this matter further, people are being hurt.

John Laugenour said the questions have all been answered. We have heard of at least four major real estate transactions that have fallen through just by looking at this issue. Whenever the Council even considers issues, it has a drastic effect on the community.

Council Member Monroe said it is the job of Council Members to look ahead and plan. To plan the Council must have data to consider and it must be done in a public setting. Citizens had requested Council to look at this issue. The Staff Report provided valuable information in order for the Council to consider. There are people who need assistance and there are options are available other than rent control. He feels his questions have been answered and suggests no further action be taken.

Council Member Peart said supply is what governs price. If there were rent control in place, the supply would drop. With the figures at 21% below the Region, we compare with some economically poor areas of Sacramento. He hopes this issue is seen as closed as it will affect the development and economy of the City. There is a project before the Council that will contain a great deal of housing and he does not want this issue to affect that project moving forward.



Vice Mayor Flory agrees there is a problem of individual economics over which the Council has no control. Many of the issues discussed come under County and State purview. Council still needs to be aware of those problems and help guide them to the proper agencies who can assist. He does not think it is in the economic interest of the community to proceed with rent control.

Council Member Dote is concerned about the seemingly unethical business practices indicated and what Council can do to assist in that area. City Attorney Siprelle said the City can facilitate connecting people with the agencies that have jurisdiction over the various issues. There are several agencies depending upon the facts of the problem that can address them directly. Council Member Dote asked that someone within the City be identified to be the contact person. City Manager Kirkwood said he would contact Vic Singh, County Administrator and ask him to provide a point person from the County as it is a Social Services and Legal Services issue. Council Member Dote does not feel we have need for a City wide rent control. There are issues that affect some people in specific complexes and some that may not be ethical, but she does not feel it warrants a City-wide rent control. The research was very good and she looked at other areas and what is in place. In articles she has read, even those who support rent control, there is always a statement that any rent control will not present a satisfactory solution to the housing crisis.

Mayor Borchard said there are a number of reasons to raise rents. One could be to increase profit, or they have to cover increased costs. Each rental agreement has rules and regulations, frequency of rent increases and other particulars and conditions. He would like the threats of eviction or rent increase in relation to complaints addressed to the County Administrator. Rent control diminishes investment in the community. Developers are not going to invest in providing housing in the community with rent control in place.

City Manager Kirkwood said one speaker had raised the question about rent increase over the last ten years. The total percent per year over that time period is 2.75% per year.

It was moved by Council Member Monroe, seconded by Council Member Dote and unanimously carried, Council has reviewed the information, is satisfied with the answers to the questions provided, is making a strong statement that the City of Woodland is not entertaining or entering into any form of rent control, and that we do encourage reinvestment and new investment in the City of Woodland to help increase the supply.



COUNCIL/PLANNING COMMISSION SUB-COMMITTEE TO EVALUATE POLICY ISSUES REGARDING COUNTY ROAD 102 DEVELOPMENT INTERESTS

On a motion by Council Member Monroe, seconded by Council Member Monroe and unanimously carried, the Council appointed Vice Mayor Flory and Council Member Peart and two (2) members of the Planning Commission to evaluate policy issues and study conceptual proposals of CR-102/Interstate-5 Development project.

ORDINANCE

None

ADJOURNMENT

At 11:30 p.m., Mayor Borchard adjourned the meeting of the City Council.

Ana Gonzalez, Deputy City Clerk