Woodland City Council Meeting City Hall, Council Chambers 300 First Street Woodland, California

MINUTES

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD REGULAR SESSION

FEBRUARY 19, 2008

6:00 P.M.

CALL TO ORDER

At 6:02 P.M. Vice Mayor Davies called the regular meeting of the Council to order.

PLEDGE OF ALLEGIANCE

Vice Mayor Davies invited all in attendance to join in the Pledge of Allegiance led by Public Works Director Wegener.

ROLL CALL

COUNCIL MEMBERS PRESENT: Marlin Davies, William Marble, Jeff Monroe, Artemio

Pimentel, David Flory (arrived at 6:35 p.m.)

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Sue Vannucci, Barry Munowitch, Gary

Wegener, Dan Rice, Christine Engel, Carey Sullivan, Lynn Gatie, Gerry Gedatus, Mark Dennis, Cynthia Shallit, Tod Reddish, Rob Sanders, Dan Gentry, Dick Donnelly, Ann Siprelle, Brent Meyer, Johanna Currie, Bruce Pollard, Kent Perkes, Doug Baxter, Dallas

Tringali

WRITTEN COMMUNICATIONS

Council received notice of an application for a new Alcoholic Beverage Control license for El Taco Guerrero, located at 1226 East Main Street.



COMMITTEE REPORTS

Council received the minutes of the Commission on Aging meetings of November 26, 2007 and December 17, 2007.

Council received the minutes of the Parks and Recreation Commission meeting of November 26, 2007.

Council received the minutes of the Library Board of Trustees meeting of January 7, 2008.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Monroe reminded the viewing audience that on Saturday, February 23, 2008 the Los Caporales will hold its annual dinner dance at the Fairgrounds at 6:00 p.m., and Sunday, February 24, 2008 is the annual Almond Festival.

Council Member Marble reported that on February 14, 2008, he, the Vice Mayor and City Manager attended the Flood Protection Law Implementation workshop at C-SAC headquarters. He and the Vice Mayor attended the Flood Control Team meeting for the Capto-Cap trip and discussed flood control concerns relative to Cache Creek.

Council Member Pimentel said the Yolo County Transportation District approved expanding public transportation in the City of Woodland to two routes instead of one route. The Wayfarer Center is in need of paper bags. He and Council Member Marble met this afternoon with the Infrastructure Sub-Committee and discussed surface water and heavy lift crane truck funding.

Vice Mayor Davies asked for a recap or minutes of the Infrastructure meetings so he can be better prepared to respond to questions. On February 9 he attended George Ahlgren's retirement dinner at the Senior Center. On February 13 he heard the City Manager speak before the League of Women Voters' luncheon on the state of the City.

City Manager Mark Deven said on February 22, 2008, Costco will be opening and there will be a small ceremony on that morning at 8:00 a.m.

PRESENTATIONS

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried by the members present, Council adopted a Proclamation declaring February 25, 2008 as National Spay Your Pet Day, adopted Resolution 4895 in support of March 15, 2008 as



Arbor Day, adopted a Proclamation declaring March 2008 as Women's History Month and approved a Certificate of Appreciation for Gary Wegener, retiring Public Works Director.

PROCLAMATION-NATIONAL SPAY YOUR PET DAY

Council Member Pimentel presented the Proclamation declaring February 25, 2008 as National Spay Your Pet Day in Woodland.

Kimberly Kinnee, Executive Director for the Yolo County Society for the Prevention of Cruelty to Animals, said several Yolo County veterinary clinics are participating in Spay Day, and 750 appointments have been made to spay and neuter animals of low income families.

RESOLUTION 4895-ARBOR DAY

Council Member Marble presented Resolution 4895 in support of March 15, 2008 as Arbor Day.

Parks and Recreation Commissioner Dennie gave a brief presentation on the 2007 Arbor Day planting of trees in City Parks by the local Sunrise Rotary Club members. They planted 25 trees and this year more trees will be planted by the Sunrise Rotary Club in the Downtown area. Arbor Day events will begin at 9:30 a.m. at City Park on March 15 and will continue at 11:00 a.m. at the Gibson House Museum.

PROCLAMATION-WOMEN'S HISTORY MONTH

Council Member Monroe presented the Women's History Month Proclamation.

Dottie Huber, a member of the Women's History Month Committee, said March 2008 will be the 21st annual celebration of Women's History Month, and there will be a luncheon on March 6, 2008 starting at 11:30 a.m. at the Community Center.

CERTIFICATE OF APPRECIATION-GARY WEGENER

City Manager Deven said tonight is the last Council meeting for Gary Wegener who will be retiring after 15 years of service to the City of Woodland. Mr. Wegener is a native Woodlander who graduated from U.C. Berkeley with a Bachelor of Science Degree in Civil Engineering and then joined the U.S. Navy. While in the military he



earned a Master's Degree in Business Finance, and after 21 years with the Navy he returned to Woodland to serve as the City's Director of Public Works.

Vice Mayor Davies said the certificate will be presented to Mr. Wegener at his March 8, 2008 retirement dinner.

CONSENT CALENDAR

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried by the members present, Council approved the following Consent Calendar items:

TREASURER'S INVESTMENT REPORT

Council received the Treasurer's Investment Report for December 2007.

PROPOSITION 1B ALLOCATION RECOMMENDATIONS-LINCOLN AVE. REHABILITATION PROJECT 07-44

Council approved the Proposition 1B allocation recommendations for Project 07-44, Lincoln Avenue Rehabilitation, and authorized staff to submit the electronic forms to the State Department of Finance.

COMMUNITY & SENIOR CENTER PHASE 2, DOG PARK CONSTRUCTION PROJECT 08-01 COMPLETION

Council accepted as complete the contract with JM Slover, Inc. for their work on Project 08-01, the Community and Senior Center Phase 2, Dog Park Construction, and authorized the City Clerk to file a Notice of Completion.

EAST REGIONAL STORM POND LANDSCAPING PROJECT 06-12

Council approved the plans and specifications for the Capital Improvement Project 06-12, the East Regional Storm Pond Landscaping Project, and authorized staff to advertise for bids.

<u>JOINT PUBLIC HEARING – COUNCIL/REDEVELOPMENT AGENCY</u>

ALLOCATION OF FUNDS-VARIOUS PROJECTS



Assistant City Manager Munowitch said a minor change is needed to the Redevelopment Agency Resolution authorizing the allocation of tax increment funds to ensure the Capitol Hotel documents are clearly consistent with required Redevelopment law.

Council Member/Board Member Monroe asked if some agencies will be left out if the Council is allocating Community Development Block Grant (CDBG) funds with the recommended action. Assistant City Manager Munowitch said no agency will be omitted from receiving CDBG funds.

Redevelopment Manager Shallit said now the CDBG funds are paying for the Housing and Urban Development (HUD) 108 loan. Instead, tax increment money will be used to pay for the loan, and CDGG funds will be taken from Public Works projects thus releasing the money to the General Fund. The City will actually be providing more CDBG funds for projects. Paragraph 4 of the Redevelopment Agency Resolution should indicate a \$60,000 loan instead of a \$600,000 loan.

Council Member/Board Member Pimentel asked for clarification on the nexus between the \$140,000 for street lighting and putting that money for the capital project. Redevelopment Manager Shallit said the CDBG money can be used in street lighting because it is an eligible CDBG activity and benefits those in a low and moderate income area. The General Fund money the City now has slated for the street light project can go into the General Fund.

Council Member/Board Member Pimentel asked how many units will be affordable housing. Redevelopment Manager Shallit said under the 6A ordinance rental units that are less than ten units are not subject to the affordability covenants. The City will be using tax increment money to pay on the HUD 108 loan which is for affordable housing units and benefiting Casa del Sol, but not the Capitol Hotel.

Mayor/ Agency Chair Flory arrived at the meeting at 6:35 p.m.

Assistant City Manager Munowitch said the money for the Capitol Hotel is a separate, distinct item from the affordable housing item.

Council Member/Board Member Marble asked for an explanation to a statement in the staff report indicating that "because of these circumstances it is suggested that the Agency's financial assistance be structured as an interest-free loan, but with all debt forgiven upon completion of the project." Redevelopment Manager Shallit said there is a loan on the property and the City will have a Deed of Trust. The requirement of the loan is the applicant perform and complete construction. Should construction be completed, the loan will be forgiven. If not completed, the City will call the loan. Loan funds will come from the bond



and will provide a subsidy for the project. The City is trying to avoid triggering prevailing wage on the whole project because that does raise the project cost 20 to 25 percent. The offsite improvements are legally considered a separate project, and as a separate project prevailing wage is not triggered on the whole project.

Vice Mayor/Board Vice Chair Davies opened the Public Hearing at 6:42 p.m.

Fred Kasigan, developer and principal of Pilot Properties, said any assistance with this project will be appreciated. The project is significant to the City because of tax revenues and the addition of a restaurant on the bottom floor. Sales tax will also be increased. The project will cause a rippling effect because of the quality of the project and encouraging other people to do further downtown improvements.

There being no further comments Vice Mayor Davies closed the Public Hearing at 6:45.

On a motion by Council Member/Board Member Monroe, seconded by Mayor/Board Chair Flory and carried unanimously, Council adopted Resolution 4896 amending the CDBG Action Plan to transfer approximately \$140,000 in CDBG funds currently dedicated for a HUD Section 108 loan payment to a street lighting project, and reallocated the \$140,000 in the General Fund originally encumbered for the street lighting project back to the General Fund; and the Redevelopment Agency Board adopted Agency Resolution 08-01 allocating \$140,000 in tax increment housing set aside funds to repay the HUD Section 108 loan, approving the use of \$60,000 from redevelopment bond proceeds to assist in off-site improvements adjacent to the Capitol Hotel and allocating \$150,000 to develop a new calibrated City sewer system model to accommodate development downtown.

REPORTS OF THE CITY MANAGER

FISCAL YEAR 2008-09 FEDERAL APPROPRIATIONS REQUESTS

Council Member Marble asked if the entire Council should sign the letter to Congressman Thompson and Senators Boxer and Feinstein regarding the Fiscal Year 2008-09 Federal Appropriation Request for Interstate 5/State Route 113 Interchange and the Flood Issues, rather than just the Mayor.

On a motion by Council Member Marble, seconded by Council Member Monroe and carried unanimously, Council authorized all five Council Members to execute letters to Congressman Thompson and Senators Boxer and Feinstein for the Fiscal Year 2008-09 Appropriation Request to Congress for the Northbound I-5/Southbound State Route 113 freeway to freeway connector project and flood issues.



<u>DEFERRAL OF PAYMENT AND PAYMENT PLAN-UTILITY CONNECTION FEES FOR 1534</u> HUTCHISON VALLEY DRIVE

On a motion by Mayor Flory, seconded by Council Member Pimentel and carried unanimously, Council approved the connection of City water and sanitary sewer to the residence at 1534 Hutchison Valley Drive with the fees financed through a payment plan as stipulated in a Promissory Note secured through a Deed of Trust.

YOUTH ADVISORY TEAM UPDATE AND FORMATION OF YOUTH COMMISSION

Recreation Coordinator Tringali gave Council an update on what has happened over the past year with the Youth Center and the Youth Center Advisory Team. The Center is a drop-in program for 6th through 12th graders, and the current operating hours are 2:30 p.m. to 6:30 p.m. and Saturdays. There has been an average of about 20 to 25 youths per day since the school year started. During the summer there were about 35 to 40 students per day. As the Youth Center Advisory Team has been evolving, staff recommends continuing with the Advisory Team in its current form and that the City not move forward with a Youth Commission. The Youth Center Advisory Team is still assisting with planning and promoting events, and staff feels a Youth Commission will not move the programs any faster.

Council Member Pimentel asked how committed the City is to developing a Youth Commission.

Coordinator Tringali said because of the time requirement, staff does not feel now is the right point to create a Youth Commission. At first there was a vision of a gradual development of a Youth Commission. Following discussions with the Mayor and Vice Mayor it was decided the Commission would not work. The intent is for the Commission to plan and promote events for the Youth Center and to enrich students' lives and the Youth Advisory Team is taking care of that now.

Council Member Pimentel said his expectation of a Youth Commission is to have direct involvement with five or six youths giving recommendations to the Council on issues that directly impact youth. The last time this matter was discussed, Council gave staff an opportunity to form and develop the Commission over a year.

Vice Mayor Davies said Council could not come to a consensus to create a Youth Commission and had directed staff to work under the auspices of the Parks and Recreation Commission to develop a plan and give Council some recommendations. The structure was that the Advisory Group would work under the Parks and Recreation Commission until the process matured.



Mayor Flory has not heard anything concrete about what the next step is. He said maybe the Council was not very clear on what kind of commitment it wanted to make in establishing a Youth Commission.

Coordinator Tringali said when the Youth Center was formed there was a lot of excitement, but when school started the interest faded. He has been approaching the leadership squads to see if they would like to attend these meetings, but many of these students are over-extended in other activities. He hoped to get started with the fifth and sixth graders.

Council Member Marble suggested placing this matter on the 3x2x2 committee agenda since this is directly a school activity. He said there are two youth groups, YCAT and WC4Y, which have similar goals.

Coordinator Tringali said WC4Y (Woodland Coalition for Youth) was created by the Sierra Health Grant, and their intention was to create a single group of students who would become the Youth Commission.

Council Member Pimentel said the Youth Commission was to be composed of five or six individuals to be make decisions, discuss leadership and empower youth to get involved in government or the community. Council could choose individuals to serve on the Youth Commission for one, two or three years. The purpose is to train them and get them involved. A Youth Center Advisory Team and the WC4Y could get a Youth Commission started.

Vice Mayor Davies would like the Council to consider delegates elected and obligated to go back and report back to certain constituencies from the High Schools, the Junior High Schools, and the Woodland Christian School.

Mayor Flory said youth groups have shadowed Council Members, and two students at one time were appointed as ex-officio members of the Council. These programs faded out because of other activities. Something through the schools with elected positions may be the way to go.

Director Gentry said their mission is to provide programs for youth and YCAT is exactly that.

Vice Mayor Davies said at this point the Council does not have a policy decision so the Council accepts the staff report. He said Council needs to discuss this matter at one of its study sessions.



ORDINANCE

ORDINANCE 1492-ABATEMENT OF CHRONIC NUISANCE PROPERTIES

City Clerk Vannucci noted there were corrections to the proposed Ordinance regarding chronic nuisance properties. Pages 6 and 7 should read \$500, not \$1,000.

On a motion by Council Member Marble, seconded by Council Member Monroe and carried unanimously, Council adopted Ordinance 1492 adding Article 8 to Chapter 14A of the City Code regarding the abatement of chronic nuisance properties.

COUNCIL/STAFF COMMENTS AND REQUESTS (continued)

Council Member Pimentel noted that the Apple Tree Foundation for Woodland Youth is having an academy awards night on February 24, 2008 from 5 p.m. until 9:00 p.m. at the Hotel Woodland. The proceeds of the ticket sales go to help mini-grants at the local elementary, middle and high schools.

ADJOURNMENT

At 7:02 p.m., Vice Mayor Davies adjourned the joint regular meeting of the Council.

Sue Vannucci, CMC, City Clerk

Respectfully submitted,

Transcribed by: Jean Kristensen, Deputy City Clerk

Approved by Council: May 19, 2009