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

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD REGULAR MEETING

SEPTEMBER 2, 2008

6:00 P.M.

CALL TO ORDER

At 6:02 p.m. Mayor/Chairperson Davies called the joint regular meeting of the Council and Redevelopment Agency Board to order.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, William Marble, Jeff Monroe,

Artemio Pimentel, Marlin Davies

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Sue Vannucci, Greg Meyer,

Barry Munowitch, Carey Sullivan, Tod Reddish, Cynthia Shallit, Brent Meyer, Bruce Pollard, Sandra Briggs, Dan Sokolow, Dan Gentry, Kim McKinney, Andrew Morris, Amber D'Amato, Dick

Donnelly, Sue Bigelow

Woodland Finance Authority: Bond Counsel Jon Cristy, Financial

Advisor Ken Dieker

COUNCIL/REDEVELOPMENT AGENCY AGENDA ITEM PULLED

Mayor Davies said Item 15 regarding the contract for Downtown Plaza Project planning under Council/Redevelopment Agency action has been pulled from the agenda, and the item will be considered at a later date.



COMMUNICATIONS – WRITTEN

Council received notification from Pacific Gas and Electric Company regarding a 1.3% increase to gas and electric rates.

Council received notification from Pacific Gas and Electric Company regarding a 1.6% increase to electric rates.

Vice Mayor Pimentel said P. G. & E. has given notice of its 20th and 21st rate increases in less than two years since the election to annex Sacramento Municipal Utility District into Woodland. These are significant costs to Woodland residents.

Council received notice from Alcoholic Beverage Control regarding a new on-sale beer and wine license for Steve's Pizza, 714 Main Street, Woodland.

Council received notice from Alcoholic Beverage Control regarding a person to person transfer of an on-sale beer and wine license for Target Corporation, 2185 Bronze Star Drive, Woodland.

<u>COMMUNICATIONS – COMMITTEE REPORTS</u>

Council received the minutes of the Library Board of Trustees meetings of June 9, July 7 and July 12, 2008.

Council received the minutes of the Commission on Aging meeting of June 23, 2008.

Council received the minutes of the Parks and Recreation Commission meeting of June 23, 2008.

<u>COMMUNICATIONS – COUNCIL/STAFF STATEMENTS AND REQUESTS</u>

Vice Mayor Pimentel reported he had attended a Yolo County 2 x 2 meeting whereby the Mayor and Supervisors Rexroad and Chamberlain, met with County and City officials and discussed several issues. The Affordable Housing Sub-Committee also met and gave direction to staff regarding specific changes in the Spring Lake Specific Plan. He presented the Mayor with a plaque from the Mayor of the City's sister City, La Puidad, Mexico, where he traveled last weekend. Council Member Monroe said the Sports Council met and discussed neighborhood complaints about Douglass Park. They directed staff to add more garbage cans, empty the cans more frequently and add port-a-potties to the Park. They discussed the new soccer and softball schedule at the Community Center.



Council Member Marble reported that the Senior Volunteers were recognized at their annual recognition dinner and commended the volunteers for their work. There is a concern about the water feature at Ferns Park as a number of children falling on the concrete due to algae and green growth.

Council Member Dote met with neighbors from North Street to talk about their need to add street lighting for safety and crime prevention.

City Manager Mark Deven introduced Andrew Morris, the new City Attorney. Mr. Morris has background on land use issues, planning, environment regulations, open space and annexation. Sigrid Asmundson will continue to serve as Assistant City Attorney.

CONSENT CALENDAR

At the request of Council Member Dote and with concurrence of the Council, Item 7 on the Consent Calendar, a Proclamation for National Alcohol and Drug Addiction Recovery Month, was pulled for discussion. Council Member Dote wanted to call attention to the information that there are places where people who suffer the addictions can get help.

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

MONTHLY STATUS REPORT-COMMUNITY DEVELOPMENT

Council received the monthly status report from the Community Development Department.

CAPITAL BUDGET EXECUTION STATUS REPORT

Council received the Capital Budget Execution Report from Community Development.

TREASURER'S INVESTMENT REPORT

Council received the Treasurer's Investment Report for June 2008.

ORDINANCE - ENCROACHMENT ON STREETS AND SIDEWALKS

Council introduced, waived the first reading and read by title only an Ordinance to amend Chapter 20 of the City of Woodland Municipal Code regarding encroachment on streets and sidewalks.



SUBDIVISION 4837 - HANSON RANCH FINAL IMPROVEMENTS

Council accepted the in-tract public improvements constructed by Dave Snow Homes in Subdivision No. 4837, Hanson Ranch, as complete and directed the City Clerk to file a Notice of Completion.

RRESOLUTION 4951 - PROJECT 00-06 - INTERSTATE 5/STATE ROUTE 113 INTERCHANGE REPLACEMENT

Council approved the Replacement Cooperative Agreement with CalTRANS for the Interstate 5/State Route 113 Interchange Project No. 00-06; adopted Resolution 4951 authorizing the City Manager to sign the agreement on behalf of the City.

<u>PROCLAMATION - NATIONAL ALCOHOL AND DRUG ADDICTION RECOVERY</u> MONTH

The City Council proclaimed September as "National Alcohol and Drug Addiction Recovery Month."

PROCLAMATION - NATIONAL FAMILY DAY, SEPTEMBER 22, 2008

Council proclaimed September 22, 2008 as Family Day.

STATUS REPORT - YOLO COUNTY GENERAL PLAN UPDATE

Council received a Status Report on the Yolo County General Plan Update.

PROJECT 07-18 - PARK IRRIGATION REHABILITATION - CITY AND HARRIS PARKS

Council approved plans and specifications for the Park Irrigation Rehabilitation at City Park and Harris Park, Project No. 07-18; authorized the public advertisement for bids.

AGREEMENT - BEST, BEST AND KRIEGER FOR CITY ATTORNEY SERVICES

Council approved the revised Agreement with Best, Best and Krieger to provide legal services for the City of Woodland designating Andrew J. Morris as City Attorney and authorizing the City Manager to execute the Agreement.



2007-08 HOMELAND SECURITY GRANT PROGRAM EXPENDITURES

Council authorized the expenditure of \$29,000 from the General Fund to purchase three (3) SIMRAD Night Observation Devices that will be reimbursed by Homeland Security Grant funds.

PRESENTATIONS

On a motion by Vice Mayor Pimentel, seconded by Council Member Dote and carried unanimously, Council proclaimed September 2008 as Latino Health Awareness Month and September 8, 2008 as International Literacy Day.

PROCLAMATION - LATINO HEALTH AWARENESS MONTH

Vice Mayor Pimentel presented the Proclamation for Latino Health Awareness Month to representatives of the Gold Country Region.

PROCLAMATION - INTERNATIONAL LITERACY DAY - SEPTEMBER 8, 2008

Council Member Marble said there are about 65 literacy tutors in Woodland, and our nation has an illiteracy rate of one in five. Library Services Director Briggs said the Yolo County Library System has opened up a literacy program County-wide. Sue Bigelow, Literary Services Coordinator at the Woodland Library, coordinates the one-on-one tutoring program and also tutoring at the Monroe Detention Program. She also works with developmentally disabled adults and the Wayfarer Center, who are some of the hardest to serve and highest risk individuals.

COUNCIL/REDEVELOPMENT REGULAR REPORTS

The following item was removed from agenda.

CONTRACT - DOWNTOWN PLAZA PROJECT PLANNING

REPORTS OF THE CITY MANAGER

RESOLUTION 4952 - ISSUANCE AND SALE OF 2008 WATER RESOURCES BONDS

Assistant Finance Director D'Amato said Council approval of a Resolution authorizing issuance of water revenue bonds not-to-exceed \$20 million would be for a variety of capital projects, including water meter acquisition and installation, water storage tank replacement, well rehabilitation and other projects. Council would be adopting the Council



Resolution only. Debt service requirements will not require increasing rates over the current rate structure. The City has contracted with HDR Engineering to perform a water system rate study which will be presented to Council for discussion for future projects, such as surface water.

Ken Dieker, Financial Advisor with Del Rio Advisors, LLD, said the bond issuance was part of a cash flow issue. He reviewed the projects to be covered by the bond revenue and the financing team's efforts to pursue a bond rating. The current project list is estimated for use of the bond proceeds totals \$16.9 million.

On a motion by Council Member Marble, seconded by Vice Mayor Pimentel and carried unanimous, City Council adopted Resolution 4952 approving the issuance of the 2008 Water Revenue Bonds with a principal amount not to exceed \$20,000,000; approved the form; and authorized distribution of the official statement and other related documents.

AGREEMENT - YOLO COUNTY APPLICATION OF DEVELOPMENT IMPACT FEES

City Manager Deven said the County Board of Supervisors, the Cities of West Sacramento, Winters and Davis have all approved the Agreement with Yolo County regarding application of development impact fees. The Agreement allows the County to charge development impact fees which they have been charging since 1995 for development projects in Woodland that have impact on County services. It addresses the process for how future development impact fee increases would be facilitated in a collaborative manner. In January the Council expressed some concerns, including the application of fees for infill projects and that Council wanted periodic review of the Agreement. In relation to infill projects, the County presented a letter from Assistant County Administrator Pat Leary stating County Code and County policy regarding development impact fees. Impact fees for infill projects are assessed based on the difference between the former use and the proposed use if any. If there are no changes to the proposed use there would be no application of additional fees. If there is a change that would result in an additional impact, only the difference would be applied. Regarding periodic review of the Agreement, staff discussed making this element a part of the overall Agreement, but since all of the cities have been on a track to approve the Agreement, at that point it was determined unworkable. The proposed Agreement requires that all agencies work together approximately every five years to develop a methodology they would agree with, and staff concluded a good time to report to Council would be after the fee update process is conducted.



City Manager Deven said the authority for the fees is based on AB 1600, and the County implemented that without talking to the Cities in 1995. Should the City approve the Agreement, we will have periodic review. If the City does not approve the Agreement there would be a battle in terms of collection of development impact fees.

City Attorney Morris said if the Council does not approve the Agreement, the County would not be stopped from collecting the fees within Woodland.

City Manager Deven said the parks fees are the issue that led to the proposed agreement. The County intended to increase the existing fees in 2005 and add two new impact fees which were parks and open space, and traffic. In response to the concerns expressed by the City, the County limited the adjustment to an increase of existing fees. The County is not collecting fees on Woodland development for parks, open space and traffic.

Vice Mayor Pimentel said the City does need to have some kind of process, and he felt the agreement is the right document to move forward. It allows the City to work with the County even though the City may disagree with specific fees.

Mayor Davies said the County is using logic for assessing development fees for City residents because they use County facilities. Many times County residents use City facilities, and many times the City tries to collect non-resident user fees.

The City Attorney said there is not a way for Cities to impose development impact-related fees outside their borders. Cities recover their cost of having those outside the City using their facilities and services is by charging a higher fee for non-City residents, but he was unaware of any city finding a way to charge fees to people who live outside the City in connection with development.

Robert Millsap asked how this Agreement applies to areas annexed to the City. He understands that no area can be annexed unless a study is performed and agreement made between the City and the County on the sharing of taxes. The purpose of the study is to determine what the impacts are of the annexation so that a proper agreement can be arrived at regarding property taxes and sales taxes.

City Attorney Morris said tax sharing agreements between Cities and Counties in areas that are annexed is extremely complicated because there is not a single formula that defines how that sharing works. As a result the



existence of this proposed agreement is something the City would want to bring up with the County the next time land is annexed.

City Manager Deven said the Agreement does contain language discussing alternatives to the conditions, specifically Section IV "Limited Exemption for Certain Projects and Vesting; Other Waivers." The Agreement provides for that element and if the City were to open a master tax sharing agreement, the City as the ability to raise the issue at that time.

Assistant City Manager Munowitch noted that a Development Agreement is a contract between a land owner/developer and the City of Woodland. That Agreement will not likely prevent the imposition of County development impact fees.

On a motion by Council Member Marble, seconded by Council Member Dote and carried unanimously, the Council approved the

Agreement regarding application of Development Impact Fees collected by Yolo County for development projects located within incorporated cities and directed staff to evaluate the implementation of the Agreement after each fee update/adjustment and report the results to the City Council.

<u>GRANT AND CONTRACT - WOODLAND JOINT UNIFIED SCHOOL DISTRICT</u> FOR SCHOOL RESOURCE OFFICER

Police Chief Sullivan proposed an Agreement with Woodland Joint Unified School District to provide a School Resource Officer to target alcohol abuse on the school campuses or at a school event. This request came from a grant application made by the District with the U.S. Department of Education to target alcohol abuse on the campuses. There were several incidents involving alcohol use over the past year and the School Resource Officer will be specifically detailed to target alcohol abuse on and outside the campuses at school related events. There will also be merchant enforcement to make sure they are abiding by the law and not selling or distributing to under age minors. The grant is for three years and requires the City to fully fund the Officer for the three years. If the funding is not available at the end of three years, the School District may be able to help with additional funding to keep the program going. There may also be opportunities to continue the grant funding. The position cannot become a general fund burden at the end of the grant period.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried unanimously, Council approved the addition of one Police Officer position to be funded through the grant from the United



States Department of Education, Office of Safe and Drug Free Schools, to pursue the grant objectives of reducing alcohol abuse among secondary school students.

ADJOURNMENT

Vice Mayor Pimentel asked that Council adjourn the meeting in the memory of Matt Garcia who was killed yesterday at age 22. He served as a Fairfield City Council Member.

At 7:00 p.m., Mayor Davies adjourned the regular meeting of the Council in honor of Matt Garcia.

Respectfully submitted,

SS: Sue Vannucci, CMC, City Clerk

Transcribed by: Jean Kristensen, Deputy City Clerk

Adopted by Council: January 19, 2010