

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

**CITY COUNCIL
SPECIAL/CLOSED SESSION**

JULY 18, 2006

6:00 P.M.

CLOSED SESSION

The scheduled Closed Session was cancelled.

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

MINUTES

7:00 P.M.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by former Council Member Jack Slaven.

ROLL CALL

COUNCIL MEMBERS PRESENT: Skip Davies, William Marble, Jeff Monroe, Art Pimentel, David Flory

COUNCIL MEMBERS ABSENT: None



STAFF MEMBERS PRESENT: Richard Kirkwood, Phil Marler, Ana Gonzalez, Barry Munowitch, Jamie McLeod, Gary Wegener, Cynthia Shallit, Paul Miller, Gus Bush, George Ahlgren, Dan Gentry, LaDonna Williams, Carey Sullivan, Greg Meyer, Christine Engel, Joan Drayton, Amy Buck

MOMENT OF SILENCE

Mayor Flory asked that those present join him in a moment of silence to remember the son of Manuel Soto, the City Information Services Administrator, who lost his life in an accident while serving in the U. S. Army 601st Aviation Support Battalion in Germany, Private First Class Sonny James Soto, age 25. He also asked for thoughts for Janette Roncoroni, long time City employee who recently retired from the Community Development Department and who has passed away.

COUNCIL/STAFF COMMENTS

Parks and Recreation Director Gentry said the item on the Community and Senior Center project on the agenda has discussion on the contributions on the naming program for the project. He would like to add to that list Kevin and Laurie Haarberg have committed to the naming rights and donation to the gymnasium at a \$250,000 level. Council thanked and commended Mr. and Mrs. Haarberg.

Council Member Pimentel said the Yolo County Transportation District Board will change providers from First Transport to Alea with a seven year contract.

He also said the Yolo-Solano Air Quality Management District Board has approved \$60,000 to the Woodland Joint Unified School District to add to it's State grant money to repower some of their buses and refurbish them to be cleaner running units.

He commended the Parks and Recreation Department on their Teens Helping Seniors Program and encouraged expanded participation.

Mayor Flory said there had been a request from a citizen on solar energy panels requirements on new homes. He requested Council place this on a future Agenda for discussion and Council concurred.

City Attorney Siprelle reminded Mayor there is a revised Agenda item, "Terracina/USA Properties Project Fund Disposition and Development Agreement" on



the Consent Calendar and staff has made some clarification on the Council Communication and the Resolution regarding terms of the loan. Council is asked to approve the changes rather than what was previously distributed and she wished to call their attention to those changes.

PRESENTATIONS

2006 NATIONAL NIGHT OUT

Community Services Officer Williams advised the Council of the various activities that will take place on the 2006 event to be held on Tuesday, August 1, 2006 throughout the City. The program is very successful and expands in size and scope yearly. She encouraged all Council members to contact her to participate with the Police, Fire, Ambulance personnel and others in the program.

CERTIFICATE OF APPRECIATION TO ALFRED MEDINA

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council adopted a Certificate of Appreciation to Alfred Pee Wee" Medina for his service and contribution to the youth baseball program in the community.

REPORTS OF THE CITY MANAGER

PARKS MASTER PLAN SOLUTIONS, TENNIS, FITNESS, SOCIAL NEEDS AND IMPACT OF POSSIBLE CLOSURE OF COUNTRY OAKS RACQUET CLUB

City Manager Kirkwood said Council had received a request to have additional discussion regarding the plans the City might make to meet the needs of the citizens should Country Oaks Racquet Club close. Director Gentry said the Parks Master Plan indicates that which would provide for tennis facilities and the associated socialization aspects for the community should this facility close and the area transform to houses. He distributed a written report outlining the possibility that 44 units could be constructed on the present Club site. The current Master Plan includes those deficits of facilities in the community at this time and through 2020. There is a need for five additional courts by that time. The City currently has twelve, two of which are currently utilized for a skateboard facility at Crawford Park. A contact was approved to update and resurface ten of the existing courts. The Master Plan for the Sports Park which



has been designated to have six lighted tennis courts, bleachers, restroom and parking facility as part of the overall construction of the Sports Park. In Phase II of the Community and Senior Center there is a included dance aerobics and a fitness area with Measure E and Development Fees. This would not replace the Club facility but would bridge some of the gaps. He outlined the other fees that would assist with the funding of the project. Should homes be built on the Club property, the associated fees should cover the construction of the new tennis courts at the Sports Park.

Council Member Monroe asked if an application for the housing project was on file and Director Munowitch indicated there has been no application submitted. Council Member Monroe asked if they do file an application can the Council deny and City Attorney Siprelle said if the application is for a tentative map and the property is zoned residential, as long as the development complies with the General Plan, zoning requirements and a proper CEQA analysis indicates the requirements are met, there is no basis for denial.

Vice Mayor Davies asked if there is any informal information on the property. Director Gentry said all that is available is rumors. Vice Mayor Davies asked about the pool at the site, the weight room, fitness activities and how those items could be replaced. Director Gentry said the Master Plan provides for an indoor aquatic center where they are working on an agreement with the Woodland Joint Unified School District and the Woodland Community College. The Park Fees to be collected over the next 20+ years and equal contributions from the other entities would provide for the indoor facility. If the WJUSD and WCC do not participate, there would be available City funds for an outdoor facility. The facility could be built at anytime during that 20 year period.

Council Member Monroe asked if they do convert the property with homes, could Council put a pre-condition on the property requiring the Developer must pay for all new pools and tennis courts at the new Community and Senior Center. City Attorney Siprelle said there must be a nexus between the amount of the fees charged and the demand for recreational facilities that the particular development will create. They would already be paying the fees for their own development. Council Member Monroe said if they convert to 44 homes it creates a nexus. City Attorney Siprelle said that is what requires them to pay the fees that Director Gentry mentioned earlier. These fees have already been set based on the number of residential units and the demand that those particular residential units will create. Legally it would be vulnerable and subject to challenge if more than those fees already set were to be increased.



Vice Mayor Davies said the 44 units are the only impact that would be considered on the facilities. Director Munowitch said the 44 units is only a very preliminary estimate of what may be constructed on the site. It could be more or less.

Director Gentry said should this property require a zoning change then a Development Agreement could be required which could require exactions. City Attorney Siprelle said it is zoned residential at this time but should a legislative approval become a requirement due to change in use, there would be a lot more latitude on the part of the Council. Council Member Monroe asked what the process would be to change zoning to recreational. City Attorney Siprelle said an environmental review would be required. If done, it would have to be done with an interim urgency Ordinance and would have some legal risk.

Council Member Marble said there is still a shortfall in the number of tennis courts in the Master Plan and the possible future development. Director Gentry agreed and said in the current Master Plan there is a deficit of five courts. Six are to be constructed, but because of removing two courts for skateboarders, there is a deficit of one court. The City could add more courts should funds become available. Council Member Davies asked about the conversion of the four courts at Ferns Park. Director Gentry said in the parks renovation, those courts would be added back as tennis courts as well. Council Member Marble asked about discussions with the school district about renovation of courts at the Woodland High School and other locations to provide for use. Director Gentry has not yet had the opportunity to speak with the District regarding that option. Council requested that Director Gentry and Superintendent Cottingham have discussions on this option.

Jack Slaven said this is the only health and fitness club that is located geographically in the direction of City growth. It is also the only one with tennis courts (16). It can accommodate large tournaments. It has two swimming pools, a basketball court, large game room, picnic areas, racquet ball, physical fitness, aerobics and locker and shower rooms. The City cannot afford to lose any of our recreational facilities. The City must work with other agencies and organizations to maintain the facilities needed. This Club has been here for almost 30 years. A group of citizens has been formed to protest the closure of the facility. Signatures are being gathered on petitions. He asked that Council provide assistance to prevent the closure. They are also asking the school district and Chamber of Commerce to stop the closure as well.

Ineke deWit has been a member of the Club since the early 1990's. She uses the facilities at least three times per week. She is an instructor for the



adaptive swimming program. People benefit from the water program at the Club. The pool is a 25 yard facility and is available extensively. It is a very safe environment. Tennis is offered year around. The sale of the Club will leave a negative impact on the community. She asked the Council to find a solution to keep this Club open.

Dexter Quiggle said the Council has few legal options to prevent the Club from closure. He asked if the Developer must come before Council for a variance or amendment that Council stop the project from proceeding. He has spoken with the Chief Financial Officer of Spare Time, the current owner of the Club and he has said if the deal does not proceed, he will give the membership first right of refusal to bid on the property. He has been assured by others that there is adequate funding to take the Club public.

Dick Chiolis said he and his wife have been members for ten years. He wants Council to initiate a meeting with the owners to negotiate alternatives other than destruction of the facility. There are many homes for sale now and there is no need to have additional homes. The Council should use their power to stop the destruction. Another option would be to see if Cross Court might be interested in purchasing.

Art Williams said he and his wife are charter members. They live next door to the Club and use it frequently. There was a large swim tournament last weekend and the facility is used for many activities. If the Opera House were to be closed the City would take action.

Anneke Balics lives in Davis and they went through this a few years ago. Businesses and developers have become greedy and have no regard what their decisions do to others.

Bob Salley said they appreciate the action the Mr. Kirkwood and Mr. Gentry are trying to take to provide for the needs of the recreation of the citizens. The quality of our life is affected by our good recreation programs, library, playhouse and those things that enrich our lives. The community expects Council to have serious concern about those things that may affect that quality of life. Rather than piecemeal courts around the City the Council should be providing adequate facilities. Council should speak out to the owners and support efforts to keep the facility open.

Loretta Hanson is a member of the Club. The new Community and Senior Center plans were started there were several people who wanted a swimming pool included. When fund shortages in the General Fund were felt, Parks and



Recreation programs were cut, such as Hiddleson Pool. The pool was removed from the Community and Senior Center. Grants have been written and money obtained to bring back some of the programs, such as Youth Programs. There has been no desire to consider the issue of more accessibility to water exercise. There are private facilities with that means, but now one is going to disappear. The City ignores things until it becomes an urgent need. Pools cost money, especially without long range planning. The heat from the building and gym or solar energy could be used to heat a pool. If the kids are not kept busy, their presence becomes very noticeable, but seniors do not run out and reek havoc, they just fade away.

(No name given but said she works in the District Attorney's office). She has been a member of the Club for over 25 years. Her clients utilize the Club extensively. Her son plays on the High School team and they used Country Oaks facilities. She asked that Council do whatever they can to talk to the owners of the Club to stop the sale. Mayor Flory asked if the parents talked to the School Board about fixing up their courts. Speaker said they had not.

Joan Mello is a Realtor in the City. She gives new people to the City a tour by the Club. It is very attractive to the community. There are fewer people moving to Woodland and there are a lot of homes on the market. The need for more housing needs to be examined thoroughly.

Diane Carlson Beggs from Davis said they did something creative when In-Line Skating was to close. The City purchased part of the facility to offset the expense of the entire building. The City of Woodland should consider the same thing.

Mayor Flory said current and former members of the Council assisted in the fund raising efforts for Hiddleson Pool. There is not always money available in the City budget to cover the requests and needs of the citizen.

Council Member Marble asked if the Club members have met with the owners and what has been done by the members. Mr. Quiggle said at this point they are dealing primarily with rumors but he has been in contact with the CFO, Mark Tapan. All questions have been referred to him. Getting past the corporate façade has been a real problem. He had assured us if the deal did not go through, the membership would have the first right of refusal. Escrow has been extended to give the developer time to find alternate funding. Council Member Marble mentioned that something had been done in Yuba City. Mr. Quiggle said the Yuba City Racquet Club was owned by Jim Wilson, as was Country Oaks many years ago. When he passed away, different parts were



broken off. Yuba City got together at that time and bought the Club and it has become very profitable and one of the best run in the area.

Council Member Pimentel said it is clear that some of the rumors might be fact. The Council should write a strong letter of concern regarding the building of 44 homes. This does not make sense to remove a successful recreation facility when there are other options for development in the community. There are options before the City but the letter should show strong concern about removing the Club from the community as a whole. The homes could be developed elsewhere in the community.

Council Member Monroe said Country Oaks is still advertising for members. The City should write a letter, set up a Sub-Committee to meet with the owner to convince them not to sell. He would support rezoning the property to stop the development. He wants the City work within the legal parameters on this.

Vice Mayor Davies would like to serve as a liaison with the group to determine legal and other options before the Council to stop the development. The Parks and Recreation Department should also become involved.

Mayor Flory agreed that one Council member should act as liaison only. Someone from Parks and Recreation should join the Committee. Council Member Pimentel would like a timeline and to act quickly on getting a letter from Council. Mayor Flory said discussions would start immediately and Vice Mayor Davis said the Committee could come back to Council with a report on progress or information. No City funds should be expended at this time. There are many aspects the Council and Committee should have before them and considering the options.

City Attorney Siprelle said she wanted to caution the Council that it is not the place of the City to become involved in a private real estate transaction. Anything that the City Council does that might have the effect of delaying the sale or affecting the sale price of the property legally could be a big problem for the City. Council Member Marble asked if there is an issue with the Council sending a letter to the owners. City Attorney Siprelle said yes, the letter would be a public record, and could have an effect on the transaction, maybe scaring off the buyer, or reducing the market value of the property. All are grounds for inverse condemnation and the City could have to end up buying the property itself or compensating the owner. Mayor Flory said that Vice Mayor Davies could do this on his own without Council approval. City Attorney Siprelle said he could work with members of the public and make some suggestions as to how they



might keep Country Oaks. When the City gets involved that is the legal issue. Mayor Flory said it was to give some leadership and assisting the members of the public.

Director Munowitch said since there is no request in front of the Council, he recommended that Council not take positions on an application that has not been before them. They could explore options and work with the community but cannot take action or make final statements that they do or do not support a particular project that has not yet been applied for.

Vice Mayor Davies said he would be in contact with the Council regularly to be sure that nothing is done that would create a problem for the City.

Jack Slaven said he had forgotten to present the copies of the petition which he did at this time.

JOINT USE AGREEMENT-WOODLAND JOINT UNIFIED SCHOOL DISTRICT/
WOODLAND COMMUNITY COLLEGE-FOOTBALL/SOCCER FIELD AT PIONEER
HIGH SCHOOL

City Manager Kirkwood there is before Council is discussion of statement of principles and goals for a Joint Use Agreement with the Woodland Joint Unified School District (WJUSD), Woodland Community College (WCC) and the City. This is structured to give the staff and 3 X 2 that the Council is interested in moving this direction. There are a number of business interest issues that need to be finalized as yet. The process began some time ago to assure consistency with the General Plan and that funding is available and equitable. There is a timing issue and staff will continue to work with the District and College to finalize the Agreement. August is a difficult time to get things finalized but they will continue to work toward that end.

Vice Mayor Davies said there had been direction he and the Council Member Pimentel to meet and finalize which has not happened. He does not see a need to do this because it will need to come back to the Council.

Council Member Monroe is supportive of the Agreement but would like to see the term of the loan be reduced. This is a painful decision because the District turned down the Sports Park a year ago and are now asking for us to hand out money to them, when the Sports Park was development fees.



Council Member Marble feels the City should move forward as quickly as possible. The Resolution will help speed this up. Mayor Flory supports the recommendation of Vice Mayor Davies and Council Member Pimentel to return the item to the 3 X 2 for work and not rely on Staff alone. Council Member Pimentel does not want to commit until the guidelines of the Council are met and should come back from the 3 X 2 for the Council final decision.

On a motion by Vice Mayor Davies, seconded by Council Member Pimentel and carried, Council tabled this item until a report is received from the 3 X 2. Council Member Monroe voted to the negative.

AGREEMENT-YOLO COUNTY-FIBER CONDUIT SHARING, COMMUNICATIONS-NEW FIRE STATION #1

City Manager Kirkwood said there is fiber conduit along Court Street and the City has been working with the County to provide for sharing of this conduit for our communications needs. Information Systems Manager Bush said some of the items before the City are included in the Technology Strategic Plan which is included in it's entirely on the City WEB page under the Finance section. The item on sharing the infrastructure for data networking, as well as, telephone for some of our facilities is under consideration. Fire Station #1 was the startup project. Once the City began to look at the details, it was found that the County also has interest in using the same path to provide access to one of their buildings. The sharing aspect then became a good way to facilitate both needs. The City has the conduit and the County has the fiber and wish to share for at least the next five years to the benefit of both agencies. The partnering with other public agencies and private groups will help minimize cost and provide the best services. The City wants to use this time to consider those buildings that may be planned for use in the next several years as well to be the most cost effective at this time. Staff is working on a City-wide communications study for all of these and the possible sharing modes. Developers and other agencies doing work around the City area being contacted to allow pre-positioning of some of the lines. While roads, sewer, electrical and gas lines are under construction it is a good time to lay those lines.

There will be some improvements to the WEB site as well and more links have been added. Ease of use has been a focus to allow citizens to have a more user friendly access. There has recently been an Economic Development WEB site established. An RFP on the WEB site will be forthcoming. There will also be more E-government, such as ability to pay utility bills online is part of that



update. The GIS project is also under study and the City has been working with SACOG and other Counties on this process. A GIS cooperative is a possibility.

Mayor Flory asked if there is a savings by joint use and why a five year contract. Manager Bush said they would start with a five year plan to see if the technology and infrastructure has not changed, the same line could be used. The savings on this project is a time and effort savings at this time. It will also be dependent upon the contract parameters. If at the end of the five years either party could abandon and turn over to the other party. This is the first agreement but there should be other sharing agreements. City Attorney Siprelle said there is a 90 day termination provision. Mayor Flory wants to be sure that if they abandon, the City does not get stuck with huge charges.

Vice Mayor Davies said in Sacramento they had laid conduit in conjunction with SMUD because the District did not have to go back and dig and place lines again. It saved the District a good deal of funds by not redoing the same trenching. When pulling fiber, the District could lease a strand which is another cost savings.

On a motion by Vice Mayor Davies, seconded by Council Member Monroe and carried unanimously, Council approved the proposed agreement to share fiber conduit along Court Street with Yolo County in order to provide communication to the new Fire Station #1 facility.

CONSENT CALENDAR

On a request by Vice Mayor Davies and with concurrence of the Council, the following items were removed from the Consent Calendar for discussion:

AGENCY RESOLUTION-APPROVE FIRST AMENDMENT TO PARTICIPATION AGREEMENT-COMMUNITY HOUSING OPPORTUNITIES CORPORATION (CHOC); CITY AND AGENCY RESOLUTIONS-APPROVE LOAN AGREEMENT WITH CHOC FOR THE CASA DEL SOL PROJECT

RESOLUTION AUTHORIZING SUBMISSION OF A HOME GRANT APPLICATION



On a request by Mayor Flory and with concurrence of the Council, the following item was removed from the Consent Calendar for discussion:

REVISED JOB DESCRIPTIONS-INFRASTRUCTURE OPERATIONS & MAINTENANCE SUPERINTENDENT, REDEVELOPMENT MANAGER; NEW JOB DESCRIPTION-ECONOMIC DEVELOPMENT MANAGER

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council adopted the following Consent Calendar items as presented:

TREASURERS' INVESTMENT REPORT – MAY 2006

Council reviewed and accepted the May 2006 Treasurer's Investment Report as submitted.

PROJECT 00-15-COMMUNITY & SENIOR, SPORTS COMPLEX, & COMMUNITY PARK, PHASE I

Council approved the amended Project Programming Summary Sheet for Project 00-15, Community and Senior Center, Sports Complex, Community Park, Phase I as presented.

PROJECT 00-37-FIRE STATION 2 RENOVATION

Council approved the revised Project Programming Summary Sheet for Project 00-37, Fire Station #2 Renovation, authorizing \$41,356 in additions to the project budget.

CITIZEN COMMUNITY EDUCATION PLAN-SACRAMENTO MUNICIPAL UTILITY DISTRICT ANNEXATION

Council approved an education and informational plan for the citizens of Woodland regarding annexation to the Sacramento Municipal Utility District (SMUD).



UPDATE-CUSTOMER SERVICE IMPROVEMENT AND SCHEDULED OPEN HOUSE IN COMMUNITY DEVELOPMENT DEPARTMENT

Council received an update on implementation of a Services Improvement Plan and a scheduled "Town Hall" meeting with the Chamber of Commerce as identified in the City Council 2 Year Goals under Community Outreach. An Open House has been scheduled in the Community Development Department on Wednesday, August 30, 2006 from 8:30 to 10:00 a.m.

RESOLUTION 4763-TERRACINA/USA PROPERTIES PROJECT FUND DISPOSITION AND DEVELOPMENT AGREEMENT

Council adopted Resolution 4763, a "Resolution of the City Council of the City of Woodland Revising a Deferral of Impact Fees for Terracina Spring Lake Apartments" changing the terms of fee deferral in the USA Properties Fund, Inc., Disposition and Development Agreement to add an interest rate of 3.4%.

PROJECTS 04-26 AND 05-05-WEST & ELLIOT STREETS AMERICANS' WITH DISABILITIES ACT IMPROVEMENTS/CURB RAMP IMPROVEMENTS

Council approved the Project Programming Summary Sheets for Project 04-26, West and Elliot Streets Americans' with Disabilities Act Improvements and Project 05-05, Americans' with Disabilities Act Curb Ramp Improvements.

RESOLUTION 4765-PROCEDURES AND REQUIREMENTS FOR CONSIDERATION OF DEVELOPMENT AGREEMENTS

Council adopted Resolution 4765, "A Resolution of the City Council of the City of Woodland Revising and Restating the Procedures and Requirements for Consideration of Development Agreements".

ITEMS REMOVED FROM THE CONSENT CALENDAR

REVISED JOB DESCRIPTIONS-INFRASTRUCTURE OPERATIONS & MAINTENANCE SUPERINTENDENT, REDEVELOPMENT MANAGER; NEW JOB DESCRIPTION-ECONOMIC DEVELOPMENT MANAGER



Mayor Flory feels this item should be moved to a Closed Session because it may entail personnel matters. City Manager Kirkwood said Assistant City Manager Marler and Community Development Director Munowitch have bifurcated the Redevelopment Manager/Economic Development Manager position recognizing the need to advance both Redevelopment and Economic Development activities for the community, which have been past and current City Council goals. There are personnel that are qualified for these positions and he supports the recommendations of the Assistant City Manager and Community Development Director.

Mayor Flory does not agree with the City Manager on this item and feels the positions should be put out for advertisement for qualified applicants. An Economic Development Director is very important to the City and the Council. The competition should be open to be sure those that apply have extensive background and experience in the areas that have been identified. City Attorney Siprelle said this could be discussed in Closed Session. The Job Descriptions could be approved and a Closed Session could be set to discuss concerns, or the item could be deferred entirely at this time.

Council Member Monroe said since this is a personnel action and there seems to be some disagreement, it should be moved to Closed Session for detailed discussion.

Vice Mayor Davies concurred due to the concern about personnel discussions and the sensitivity attached to such discussion. Questions should be asked in Closed Session.

Assistant City Manager Marler feels Council may be confused. This is not a personnel action. This is asking to approve the position descriptions only. The Redevelopment Manager position currently has two incumbents. This would split the Redevelopment Manager position and add a new position whose focus would be primarily on Economic Development. This is a recruitment issue but one of re-describing the position description where currently Redevelopment has an Economic Development element, which would then split out the focus.

Mayor Flory said if the statement was placed in the item that the positions would go out for open recruitment he would agree with the proposal. However, there were some things such as "organizing events and activities to enliven the downtown for potential business enhancement", which is not the job of an Economic Development Manager. There is a very broad umbrella for duties and that should be narrowed by Council to have a plan for specific direction. This is not a lightweight position. Responsibilities may include the direct and indirect



supervision of professional, technical and clerical staff. That opens the door for supervision and it should be an open competition.

Assistant City Marler said it is not an open position. The City has two positions and two incumbents. Mayor Flory said that is not what the report says and there will be an impact on the budget, which is also not stated correctly in the report. This is an ongoing position and money will be needed.

City Manager said Council could take a break and discuss this. Vice Mayor Davies said there are three Council Members that want this moved to Closed Session and the City should so schedule, not discuss this on a break. The questions need to be answered in Closed Session. City Attorney Siprelle said in order to go into Closed Session tonight a motion would need to be made indicating there is a need to take action on this and a need to discuss in Closed Session that cannot wait until the next regular meeting. City Manager Kirkwood said there will not be another meeting until September and action is needed on this item before that time. The City Attorney said if there is a motion and a vote then Council could to add Closed Session to the Agenda. Vice Mayor Davies said it is not his intent to hold the Closed Session tonight. City Attorney Siprelle said a special meeting could be held. Council Member Monroe asked why there is an immediate need to approve the item at this time. City Manager Kirkwood said there are incumbents in the position that are qualified and have a right to return to positions and it could be cleared up in Closed Session within ten minutes. It will help expedite the needs of the community and his recommendation is to follow the action in the Closed Session. Mayor Flory said the incumbents could be brought in as a supervisory level until this is resolved. City Manager Kirkwood said this discussion should be taking place in Closed Session.

On a motion by Vice Mayor Davies, seconded by Council Member Monroe and carried, Council deferred action on this item until the next meeting of the Council. Assistant City Manager Marler asked for Council approval of the revised Job Description of Infrastructure Operations and Maintenance Superintendent that is not related to this Redevelopment/Economic Development issue.

Council Member Pimentel asked for a policy clarification on approving exactly what is in front of the Council. City Manager Kirkwood said in our Policy and Procedure the language is clear. Assistant City Manager Marler, along with a Department Director and the City human resources process is to develop positions that meet the interests and needs of the community. Upon the recommendation of the Department Director and Assistant City Manager, the City Manager has the ability to deal with the administration and implementation of the staff resources. There are current staff members and positions that need to



be realigned. The position descriptions are a part of the administrative management process.

Council Member Marble asked why there is reluctance to convene a Closed Session this evening. Council Member Monroe said there is no real public notice. Mayor Flory said some Council Members will be looking at this more item more closely.

Mayor Flory called for the action on the motion to defer approval of the revised Job Description for Redevelopment Manager and new Job Description of Economic Development Manager. Motion passed with Council Member Pimentel voting to the negative on the deferral.

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council adopted the revised Job Description for Infrastructure Operations and Maintenance Superintendent.

City Attorney Siprelle said to clarify the Closed Session, it will be a Conference with Labor Negotiators on unrepresented positions, not a personnel evaluation item.

Director Munowitch said Council has taken an action to hold a Closed Session and urged that it be done this evening because there is a great deal of discussion during the budgetary process to improve and allow flexibility in structuring the development services activities of the community. Council had approved authorization for additional funds to accomplish this. When he was employed he was asked to look at this and provide recommendations and the recommendations were to be based on the workload, the City Council priorities, the General Plan priorities and the determination was made to add the positions. A delay for a month or more for the Closed Session on questions that could be answered this evening, will delay implementation of improved development services and the efficient operation of the department.

AGENCY RESOLUTION 06-02-FIRST AMENDMENT TO PARTICIPATION AGREEMENT-COMMUNITY HOUSING OPPORTUNITIES CORPORATION; CITY RESOLUTION 4763 & AGENCY RESOLUTION 06-03-LOAN FOR CASA DEL SOL PROJECT

Vice Mayor Davies said this is a very confusing ten year process. City Manager Kirkwood helped a great deal on the project. He asked for a simple clarification of the timelines and what will be happening.



Redevelopment Manager Cynthia Shallit said this is the final action to put the whole financing package together on the project. The entire project costs about \$15.6 million. CHOC has purchased the trailer parks and will now be able to start work on doing the infrastructure to include improvements to the water and sewer, the roads and building the new community center at the site and offsite improvements. They will be improving the 156 mobile homes and bringing in 30 new units. There are many funding sources. Vice Mayor Flory said there are 19 double wide and 30 single wide, and asked where the rest of the units are. They are not out at the site now. Paul Ainger, Director of Real Estate Development for CHOC said there are 107 units on the site right now. They are very old, single wide and will remain on the site. Some of the units have had some CalHOME funding to upgrade and to adapt some for handicapped access. A road system will be installed for emergency access. There will be some amenities for the children and family, including a community center, and other necessary services, a services enrichment. Vice Mayor Davies asked who would manage the site and Mr. Ainger said there will be a subsidiary of CHOC called Sterling Asset Management Company. They are a HUD Certified Property Management Firm with many other properties they manage.

Mayor Flory asked if the money granted by SACOG will include the streetscape design and bus turnout. Council Member Pimentel said the project has been a long process and this element for the streetscape improvements will be a big part of the look for the area.

Council Member Marble asked if there was to be any impact on the City General Fund and it was stated to the negative.

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council adopted Agency Resolution 06-02, a "Resolution of the Redevelopment Agency of the City of Woodland Approving and Authorizing the Execution of a Section 108 Loan Agreement Between the City of Woodland and Community Housing Opportunities Corporation for the Rehabilitation of the Casa del Sol Mobile Home Park Project", Resolution 06-03, a "Resolution of the Redevelopment Agency of the City of Woodland Approving and Authorizing the Execution of a First Amendment to Participation Agreement Between the Agency and Community Housing Opportunities Corporation for the Rehabilitation of the Casa del Sol Mobile Home Park Project", and City Resolution 4762, a "Resolution of the City of Woodland Approving and Authorizing the City Manager to Execute a Section 108 Loan Agreement with Community Housing Opportunities Corporation for the Rehabilitation of the Casa del Sol Mobile Home Park Project".



RESOLUTION 4764-HOME GRANT APPLICATION

Vice Mayor Davies asked if these will be rental properties or properties for purchase due to the high density. He also asked if the map or project has not been approved and if we receive the funds, do we still have the ability to make modifications to the project if the design is unacceptable. Housing Program Analyst McLeod said this will be a rental project and the map has not been approved. As the map is not yet approved, the parcel does not officially exist. Due to the timeline for funding the City must go forward now and the application could be withdrawn should Council and/or the Planning Commission not support the project.

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council authorized submission of an application for \$4,000,000 to the California State Department of Housing and Community Development (HCD) for grant funding under the HOME Investment Partnerships Program (HOME); and if selected, the execution of a standard agreement and any related documents necessary to participate in the HOME Program by the City Manager or Community Development Director.

COMMITTEE REPORTS

Council received the minutes of the Library Board of Trustees meeting of June 12, 2006.

Council received the minutes of Yolo County Communications Emergency Services Agency meeting of June 14, 2006.

ORDINANCES AND RESOLUTION

ORDINANCE 1469-CHAPTER 23C, ARTICLE 8 CONSTRUCTION & DEBRIS RECYCLING

Vice Mayor Davies said he had asked how much the City is recycling now and would still like a response to the query. He does not see a component on how the project will be evaluated and would like that information to see if the \$275 is adequate and whether the program is working. He would like an evaluation component added and he feels the flat \$275 is not correct. He wants to be assured of an evaluation on the process. Director Wegener said he had planned to return to Council in approximately 18 months to provide a status to



Council, which could be structured as an evaluative process. The State is mandating this process and it is one the City does not necessary agree with. Vice Mayor Davies said if we drop from 400 permits at this rate, the City does not need a full time person. Analyst Engel said she did a very cursory evaluation. She used some numbers from the City of Vallejo. It could have improved the diversion rate by approximately 1% but we need to look at everything else happening in the City. In 2004 we were just implementing new programs. It protects us from going backwards.

On a motion Council Member Pimentel, seconded by Council Member Marble and carried unanimously on roll call vote, Council adopted Ordinance 1469, "An Ordinance of the City of Woodland Adding Article XIII of Chapter 23C to the Woodland Municipal Code Regarding Construction and Demolition Debris Recycling and Diversion", to include an evaluative component on the process within an eighteen month period. On roll call the vote was as follows;

AYES: Council Members Davies, Marble, Monroe, Pimentel, Flory
NOES: None
ABSENT: None
ABSTAIN: None

RESOLUTION 4766-ADMINISTRATIVE FEES FOR CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council adopted Resolution 4766, "A Resolution of the City Council of the City of Woodland Adopting Administrative Fees for Implementation of the Construction and Demolition Debris Recycling and Diversion Ordinance".

ORDINANCE 1470-AMEND SECTION 14B-2-2-CLARIFY GRAFFITI SUMMARY ABATEMENT PROCEDURES

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously by roll call vote, Council adopted Ordinance 1470, "An Ordinance of the City of Woodland Amending Section 14B-2-2 Clarifying Graffiti Summary Abatement Procedures". On roll call the vote was as follows:

AYES: Council Members Davies, Marble, Monroe, Pimentel, Flory



NOES: None
ABSENT: None
ABSTAIN: None

ADJOURNMENT

At 9:03 p.m. Mayor Flory adjourned the Joint Regular meeting of the Redevelopment Agency Board and the City Council.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk