

Woodland City Council
City Hall – Council Chambers
300 First Street
Woodland, CA 95695

**CITY COUNCIL
REGULAR MEETING
MINUTES**

APRIL 18, 2006

7:00 P.M.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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

ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Jeff Monroe, Neal Peart, Artemio Pimentel (arrived at 7:01), Matt Rexroad

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Phil Marler, Ann Siprelle, Sue Vannucci, Karl Diekman, Paul Miller, Gary Wegener, Carey Sullivan, Mark Cocke, Lance Lowe, Jamie McLeod, Gus Bush, Robert Thomas, Kathy Perry, Sue Peterson, Carol Beckham, Richard Martino, Lynn Howard, Loida Osoteo, Mark Hierholzer



COUNCIL/STAFF COMMENTS

Council Member Peart displayed a flier that will be distributed to all residents regarding the increasing danger of West Nile Virus in our area and the preventative measures.

Council Member Pimentel said the Homeless Coalition has been having very productive meetings.

Mayor Rexroad indicated the following item has been removed from the Agenda:

ADOPT RESOLUTION REVISING UNDERGROUND UTILITY DISTRICT 15

Mayor Rexroad indicated on a minor change had been made to the proposed Ordinance on the Parks, Recreation, Community Services and Urban Forestry Commission in that the annual report will be in July rather than April. This minor change does not constitute a need to reintroduce the Ordinance for a first reading.

Mayor Rexroad advised the Council of the need to add an item due to a timeliness issue, that of approval of a Certificate of Appreciation to retiring Fire Chief Karl Diekman. Council so concurred to add the item as Number 24 under Consent.

PRESENTATIONS

CALLE CLUB OF SACRAMENTO HIGHLAND GAMES – SCOTTISH GAMES

Marlene Myers, Chuck Jameson and Randy Russell of the Calle Club gave a brief presentation and distributed fliers for the upcoming Scottish Games activities on April 29 and 30 at the Fairgrounds. The Calle Club was formed in 1976 and hold many events throughout the year. This will be the 130th year of the Scottish Games with the 9th at the Fairgrounds. Council received a piping demonstration.

LETTERS OF APPRECIATION-INFORMATION TECHNOLOGY AND BUILDING MAINTENANCE STAFF

Library Services Director Miller presented Information Technology staff members, Gus Bush and Robert Thomas and Facilities Maintenance Worker Richard Martino with letters of appreciation for outstanding assistance to the



Library. Also recognized but unable to attend were Manuel Soto, Ralph Castaneda and Scott Sawin from Information Technology.

PUBLIC HEARINGS - REGULAR

COMMUNITY DEVELOPMENT BLOCK GRANT ALLOCATIONS AND ACTION PLAN

Housing Program Analyst McLeod said the CDBG program is a Federal program established in 1974 and is administered by the U. S. Department of Housing and Urban Development (HUD). The Congress allocates funds for the program through an annual allocation for "Entitlement Communities" and "State CDBG" recipients. The program provides services to the most vulnerable members of the community to create decent housing, create jobs and expand local business opportunities. The three National objectives are (1) to be of benefit to low and moderate income persons or areas, (2) eliminate slums or blight, (3) for urgent needs such as elimination of threats to health, safety and welfare of the community. The City develops our own programs and funding priorities. A minimum of 70% of the annual funds must be used to benefit low and moderate income individuals and households. The activities must meet the three National objectives. Grantees are required to accurately track and report accomplishments and demographic statistics to the City. Some of the eligible activities are Program Administration with a 20% allocation cap; Public Services with a 15% cap; acquisition of real property; construction of public facilities and improvements; rehabilitation of residential structures for affordable housing; relocation and demolition; assistance to businesses to carry out economic development and job creation activities; energy conservation and renewable energy resources.

Analyst McLeod highlighted those projects that have been funded through CDBG in the past, such as the Yolo Wayfarer Center Phase I, Downtown Memorial Bench Program, ADA improvements, community-based food and shelter programs.

HUD requires citizen participation in the selection process with an emphasis on outreach to lower-income and minority residents. Public Hearings are required at various stages of the process as well. The CDBG Committee consisted of five members representing organizations with knowledge of the City's community development needs. The recommendations of the Committee and the Staff recommendations are before Council for consideration at this time.



The City planning and administration costs for the program include Staff salaries and benefits, supplies and equipment, consultant services, staff training, and plans and studies. A dedication of \$138,075 for repayment of the HUD Section 108 Loan to the Casa del Sol project must come out of the allocation prior to distribution to other agencies.

The program specifics provide for a minimum grant allocation of \$6,000. This year HUD encouraged single application collaboration between like service providers. At least 40% of the Public Service Funds should be dedicated to food and shelter programs with 3% allocated from Capitol Projects grants to pay for Davis-Bacon Labor Standards Compliance.

The next steps in the process are that staff must complete the 2006-07 Action Plan outlining the funding awards and strategy for the upcoming year. The plan must detail how the funds will be utilized to accomplish the community development goals and objectives as proposed in the 2005-2010 Consolidated Plan. The Analysis of Impediments to Fair Housing will be submitted following anticipated Council approval at the May 2, 2006 meeting and the entire Plan will be submitted to HUD by May 15, 2006. Awards will be granted on or after July 1, 2006.

Council Member Monroe indicated he had received a letter that the City had asked groups to collaborate on their request and then were penalized when they did so. Analyst McLeod said HUD encouraged such collaboration but the Committee based their decisions on the needs for the City. The letter says they would receive their grants on a percentage basis.

Council Member Pimentel asked for a breakdown on the 20% percent for the Administrative fees. Analyst McLeod said this covers the costs for staff salaries to administer the program for Community Development and Finance Departments, the consultant costs, supplies, etc. In the past the Labor Standards have been paid in this arena. The City has generally used all of these funds but if there have been excess it has been rolled over. Council Member Pimentel would like a more detailed outline of the costs. Assistant City Manager Marler said those costs are allowed by CDBG and if not paid here, the costs to administer the program would be taken from the General Fund. Mayor Rexroad said this is a high percentage and he requested additional justification as well. Vice Mayor Flory said in the past a complete breakdown had been provided that detailed the associated administration costs. Mayor Rexroad feels the City could contract with an outside person who would work with some of the other Cities to do this administration at a lesser cost. Acting Community Development Director



Diekman reminded Council of the very strict standards reporting requirements connected with the program and the costs are not just for salaries.

At 7:30 p.m., Mayor Rexroad opened the Public Hearing.

Francisco Rodriguez urged Council support of the Committee recommendation for an award of \$75,000 to fund the Chicano Studies Center for Art and Culture (TANA). The project is a community based program for art education for youth. It interacts between the University of California and young people. The proposed center would be on Lemen Avenue. There are many letters of support for the program, which he presented to the City Clerk for the record.

Evelia Genera said she supports the Chicano Center as a means of providing children and youth other outlets. She cited comments from a letter submitted by Sharon King of the Woodland High School Visual Arts Department in support of the program. Council Member Peart asked if the Woodland Joint Unified School District will be providing financial support of the program. Ms. Genera said the Superintendent has met with the group and will be participating. The District is pursuing grants and providing in-kind services as well.

David Serena of the Yolo County Housing Authority said the Center will be housed at the Housing Authority Site. They have contributed \$70,000 to the boxing ring. Vicente Escobedo emerged from this type of youth program. They lend the City two soccer fields at no cost. They will be making a contribution of \$100,000 for the building and providing free annual rent of \$35,000. The activities have decreased crime and graffiti.

Malaquias Montoya said children are born creative and loose the ability for many reasons. The alienation these children feel sends them in the wrong direction. This \$75,000 is the last phase of funds needed for the project.

Sarah Galetti of the Sexual Assault and Domestic Violence Center (SADVC) said their was a community assessment report from HUD that said regional grants would be more profitable if the agencies would collaborate. They were cut by 11-12% more than the others because they followed the recommendation to collaborate on their application. The cost of compiling the reports was not put into the grant. HUD says a minimum allocation of \$5,000 is the standard. Mayor Rexroad said the Council set the minimum of \$6,000. Ms. Galetti said most of their clients are the homeless, and the application included the Food Bank, Youth Services and the Wayfarer.



Tom Martens of Short Term Emergency Assistance (STEAC) said they have been providing emergency services for rental or housing and other associated services in Woodland, Davis and West Sacramento. The program provides rent and vocational education books and supplies. They do receive grants and one of their programs is the "Suit Up for Success" where they provide appropriate clothing for job interviews. They also work closely and support the SADVC. Vice Mayor Flory said at one time the funds were not all utilized for Woodland residents. Mr. Martens said it does go to local assistance only at this time.

At 7:50 p.m., Mayor Rexroad closed the Public Hearing.

Council Member Pimentel wants to be sure the money for the homeless is for Woodland programs. Analyst McLeod assured Council of that fact. Council Member Pimentel asked who owns the Woodland Youth Services property. Brenda Pate, Director of the program said the bank owns it. There are plumbing issues and the occupants need more toilets. If they sell the property they would have to pay the money back to the City if sold before ten years has elapsed. The organization makes the house payment. They can not rent the property out because of the type of program and the damage the residents cause.

Council agreed to accept the Committee recommendations. Mayor Rexroad would like to move money suggested for the Bilingual Financial Literacy program (\$9,700) into the food and shelter categories. Analyst McLeod said the money from public services could be moved out but not added to. Director Diekman said the Administrative amounts have been declining each year. It includes a lot of portions of salaries in various Departments, including sizeable amounts for reporting requirements, audits and the like.

Mayor Rexroad said on the next 2 X 2 he would like to have discussed the proposal to share one person among the Cities in the County on the reporting and the cost would be shared as well.

Council Member Pimentel would like to fund the food and shelter by removing the money from administration. Director Diekman said we need to pre-plan that change on program administration as the funds would have to be found elsewhere, such as from the General Fund.

On a motion by Mayor Rexroad, seconded by Vice Mayor Flory and carried unanimously, Council moved to accept the Committee Recommendations for funding by adopting the CDBG Funding Allocations for the 2006-2007 Annual Action Plan; directed staff to complete the 2006-07 Action Plan incorporating the



adopted funding allocations and to forward the completed Plan to the United States Department of Housing and Urban Development by May 15, 2006; to provide further justification and complete breakdown of costs to administer the program; pursue a regional approach to the administration of the program and the associated sharing of funding.

Council recessed from 8:15 to 8:22 p.m.

RESOLUTION 4721-FINDINGS AND MAJOR PROJECTS FINANCING PLAN;
URGENCY RESOLUTION 4722-INTERIM FEES

Director Wegener indicated a letter had been received from Gerry Kamilos of Gerry N. Kamilos, LLC regarding the proposed increase in fees and requesting Council to reconsider certain aspects of the proposal. Director Wegener indicated staff had been meeting with Mr. Kamilos and will continue to discuss concerns. He read the action requested by Council and the rationale for the proposed increases. The July 2005 adoption of the updated Major Projects Financing Plan included all infrastructure fees except storm drainage, which had been delayed pending completion of the updated Storm Drainage Master Plan. Since the last update, a 2.8% increase has been suggested to keep in line with construction process and project cost estimates. An Administrative fee of .75% has also been suggested for the management of the Development Fee program.

Council Member Pimentel asked about the Administrative fee and that Spring Lake is charged 10 cents more. Mayor Rexroad indicated the fees must be based on the nexus study. Director Wegener said the land downtown is being charged for the first time but is less than other areas.

At 8:20 Mayor Rexroad opened the Public Hearing. At 8:21 Mayor Rexroad closed the Public Hearing without comment but concurred to enter Mr. Kamilos letter with his comments without exception.

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council approved Resolution 4721, a "Resolution of the City Council of the City of Woodland Establishing Development Impact Fees Based on the City of Woodland Major Projects Financing Plan Fee Nexus Study Update", making Findings based upon the April 18, 2006 study by Economic and Planning Systems relating to general City, Fire, Library, Parks and Recreation, Police, Wastewater, Water, Storm Drainage and Roads; adopted unanimously Resolution 4272, "An Urgency Resolution of the City of Woodland



Establishing Interim Development Impact Fees Based on the City of Woodland Major Projects Financing Plan Fee Nexus Study Update 2006", dated April 18, 2006.

ORDINANCE TO AMEND SPRING LAKE SPECIFIC PLAN LANDSCAPING DESIGN

Associate Planner Lowe said the proposed plantings in the Spring Lake Specific Plan Area are problematic because of the soil type. The proposal is to change some of the landscaping materials to those which would be more tolerant of the soil type in that area.

At 8:32 Mayor Rexroad opened the Public Hearing. With no comments received, Mayor Rexroad closed the Public Hearing at 8:32.

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council adopted a Statutory Exemption requiring no further CEQA analysis under Section 21065 of the Public Resources Code and directed that a CEQA Notice of Exemption be filed; adopted the Findings of Fact determining that the Spring Lake Design Standard Planting Plan Amendment is consistent with the Spring Lake Specific Plan; introduced and read by title only an Ordinance amending the Spring Lake Design Standards Planting Plan subject to maintaining consistency with the Spring Lake Specific Plan.

HOPE LANE ALLEYWAY

Fire Chief Diekman said there is a process to name or rename streets. The Department did a local notice and went door-to-door to provide an opportunity for citizen input. While a Public Hearing is not required, the process is suggested at this time to allow others to provide any input or suggestions.

At 8:33 Mayor Rexroad opened the Public Hearing. With no comments heard, Mayor Rexroad closed the Public Hearing at 8:33.

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council adopted the name of Hope Lane for the alleyway between Court and North Streets running East and West between Fourth and Fifth Streets.



PUBLIC HEARING-JOINT COUNCIL/REDEVELOPMENT AGENCY

ORDINANCE-AMENDMENT #5 TO THE REDEVELOPMENT PLAN-EDUCATIONAL REIMBURSEMENT AUGMENTATION FUND

Housing Program Analyst McLeod said the State has been shifting funds from Redevelopment to the school districts for many years. As a means of providing some benefit to the Agency, they allow the Redevelopment Plan to be extended for each year they have diverted those funds. This would allow our project to extend to July 5, 2036.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council introduced and read by title only an Ordinance approving and adopting the proposed Amendment #3 to the Redevelopment Plan for the City of Woodland Redevelopment Project to extend the time line on the effectiveness of the Redevelopment Plan and the repayment of indebtedness and receipt of tax increment funds.

REPORTS OF THE CITY MANAGER

PROGRESS REPORT ON PROPERTY BASED IMPROVEMENT DISTRICT

John Lambeth from Downtown Resources said they have had many meetings with the property owners. There seems to be a large area of support but there is some negativity. They wanted to meet with the owners early on and make determinations on what the property owners wishes included. The owners want to spend a large amount on promotion and address other issues on a smaller scale. The City would have to pay our share of the assessment as well. They recommend continuing forward with the outreach. Council requested a map with all of the parcels identified.

REVISION-TECHNICAL GUIDANCE MANUAL-STORM WATER QUALITY CONTROL MEASURES

Associate Civil Engineer Cocke said the revisions to the Technical Guidance Manual are in an effort to insure compliance with the regulations regarding construction runoff from new developments in the City and are a requirement of the Municipal Storm Water Permit. The manual assists in identifying the requirements and how they can be met. The varying factors on the site are utilized to determine the best methods to prevent the flow into the discharge system.



On a motion by Council Member Peart, seconded by Council Member Monroe and carried by the Members present, Council approved the revision to the Technical Guidance Manual for Storm Water Quality Control Measures to add an in-lieu treatment option.

STORM DRAIN POND SOUTH OF FIRE STATION #3, PROJECT 06-04

Engineer Cocke said the storm water requirements of the Stonehaven and Hutchison Valley projects are proposed to tie to the Storz Detention Pond as a method of reducing the facilities and cost of construction for the developers. The adoption of the Technical Guidance Manual provides for in-lieu methods of discharge which would include these two projects. Our permit requires treatment of storm water via settling or other methods prior to allowing the discharge into the water system.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried by the Members present, Council approved the Project Programming Summary Sheet for Project 06-04 to modify the City storm detention pond South of Fire Station #3 (Storz Pond) for storm water quality treatment.

CONSENT CALENDAR

At the request of Mayor Rexroad and with the concurrence of the Council, the following items were removed from the Consent Calendar for discussion:

ETHICS TRAINING-BOARD, COMMISSIONS & STAFF AS REQUIRED BY AB 1234

Mayor Rexroad said his understanding had been that the Council had requested all Staff to receive the Ethics Training. Assistant City Manager Marler said the mandate was for training to be held every two years. The City is attempting to meet the requirements of the law and wishes of the Council while maintaining a reasonable cost for this training. There are a variety of methods to provide the training. The League of California Cities is considering an online training program. City Attorney Sipelle said Best, Best and Krieger will be holding training at City Hall twice per year and providing other methods to meet the need as well.



FAIR HOUSING MONTH PROCLAMATION

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried by the Members present, Council proclaimed the Month of April 2006 as Fair Housing Month. Mayor Rexroad presented the Proclamation to a representative from Legal Services who had unexpectedly attended the meeting. The representative read the entire Council proclamation to them.

LETTER TO SACRAMENTO LOCAL AGENCY FORMATION COMMISSION SUPPORTING TERRITORY-WIDE VOTE ON SACRAMENTO MUNICIPAL UTILITY DISTRICT ANNEXATION

On a motion by Council Member Pimentel, seconded by Council Member Peart and carried, Council authorized the Vice Mayor to sign a letter to the Sacramento Local Agency Formation Commission expressing Council's continued support for a territory-wide vote on the Sacramento Municipal Utility District annexation. Mayor Rexroad abstained from the vote.

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

TREASURER'S INVESTMENT REPORT – FEBRUARY 2006

Council reviewed and accepted the February 2006 Investment Report as submitted.

MONTHLY STATUS REPORT – FIRE DEPARTMENT

Council accepted the Monthly Status Report for February 2006 from the Fire Department.

HOUSING PROGRAMS ANALYST POSITION

Council approved the addition of a second Housing Programs Analyst position to the Community Development Department and Redevelopment Agency.



FIRE STATION #1 PROJECT 02-27

Council authorized the City Manager to execute a Construction Contract with JDS Builders Group in the amount of \$2,040,163; authorized expenditures in the amount of \$2,244,200 for construction of the new Fire Station #1 at Court Street and Grand Avenue.

WASTE WATER TREATMENT PLANT STAFF ADDITIONS

Council approved the addition of two Water Pollution Control Operator IV classifications, one Treatment Plant Mechanic, one Laboratory Technician I and one Electrical/Electronic Technician. One Water Pollution Control Operator II and one Water Pollution Control Operator I position will be removed from the staff allocated for the Water Pollution Control Facility.

RESOLUTION REVISING UNDERGROUND UTILITY DISTRICT 15

This item was removed from the Agenda.

ORDINANCE TO CLARIFY TITLE OF PARKS, RECREATION, COMMUNITY SERVICES AND URBAN FORESTRY COMMISSION

Council introduced and read by title only an Ordinance to amend Code Sections 2-7-24, 2-7-26, 2-7-27, 2-7-29, and 2-7-30 clarifying the title of Parks, Recreation, Community Services and Urban Forestry Commission.

ETHICS TRAINING-BOARD, COMMISSIONS & STAFF AS REQUIRED BY AB 1234

Discussion held on this item above.

RESIGNATION OF LIBRARY BOARD OF TRUSTEES MEMBER

Council accepted the resignation of Judith Tischer from the Library Board of Trustees, effective April 17, 2006.



CITY REPRESENTATIVES TO YOLO COUNTY COMMUNICATIONS EMERGENCY SERVICES AGENCY BOARD

Council appointed Police Chief Carey Sullivan as the primary representative and Fire Chief Michael Cahill as the alternative representative to the Yolo County Communications Emergency Services Agency Board of Directors, effective May 1, 2006.

"DIA DE LOS NINOS" (DAY OF THE CHILD) PROCLAMATION

Council proclaimed April 27, 2006 as the Dia de los Niño's in the City of Woodland.

CERTIFICATE OF APPRECIATION FOR KARL DIEKMAN

Council approved and signed a Certificate of Appreciation for retiring Fire Chief Karl Diekman.

MINUTES

Council adopted the minutes of the joint regular City Council, Redevelopment Agency, Public Facilities Corporation and Finance Authority meeting of March 7, 2006.

COMMUNICATIONS-WRITTEN

Council received a letter from Senator Boxer regarding continued Community Development Block Grant Program support.

Council received a letter from the State Office of Historic Preservation regarding the designation of the old Maxwell School on the National Register of Historic Places and the California Registry of Historical Resources.

COMMITTEE REPORTS

Council received the minutes of the Parks, Recreation, Community Services and Urban Forestry Commission meeting of February 27, 2006.



Council received the minutes of the Commission on Aging meeting of February 28, 2006.

Council received the minutes of the Yolo County Communications Emergency Services meeting of March 8, 2006.

Council received the minutes of the Library Board of Trustees meeting of March 20, 2006.

ADJOURNMENT

Mayor Rexroad adjourned the regular meeting of the City Council of the City of Woodland at 8:55 p.m.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk