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

MINUTES

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD SPECIAL/CLOSED SESSION

NOVEMBER 15, 2005

6:00 P.M.

CLOSED SESSION-COUNCIL

Council held a conference with Legal Counsel regarding two cases of Existing Litigation pursuant to Subdivision (a) of Section 54956.9. One case was County of Yolo vs. City of Woodland regarding the Gateway Center Project. The other case was Legal Services of Northern California vs. City, HUD Case No.09-05-1056-8.

Council also held a conference with the Real Property Negotiator pursuant to Section 54956.8 for the property on East Street (Dana/Woodland Mobile Home Parks) Casa del Sol. The Agency Negotiator was Rick Kirkwood, the Negotiating Parties, the City and Community Housing Opportunities Committee. Under negotiation were price and terms of payment.

Council held a conference with the Labor Negotiator pursuant to Section 54957.6. The Agency Designated Representative was Phil Marler and the Employee Organizations were all Employee Associations and Unrepresented employees.

Present at these sessions were Council Members Flory (arrived at 6:25), Monroe, Peart (not present during the discussion on Real Property), and Rexroad, City Manager Kirkwood, Assistant City Manager Marler, City Attorney Siprelle, Agency Attorney Quinn, Community Development Director Stevens and Redevelopment Manager Ross. Absent from all discussion was Council Member Pimentel.

CLOSED SESSION - REDEVELOPMENT

The Agency Board held a conference with the Real Property Negotiator pursuant to Section 54956.8 regarding two pieces of property. The first was 333 Main Street. The Agency Negotiator was Rick Kirkwood, the Negotiating Parties, the City and Morris and Andrews. Under negotiation were price and terms of payment. The second piece was the Capitol Saloon property. The Agency Negotiator on this piece was Rick Kirkwood and the Negotiating Parties, the City and Pilot Properties. Under negotiation were price and terms of payment.



Present at these sessions were Board Members Flory, Monroe, Peart and Rexroad, Executive Director Kirkwood, Assistant Director Marler, City Attorney Siprelle, Agency Attorney Quinn, Community Development Director Stevens, and Redevelopment Manager Ross. Board Member Pimentel was absent.

JOINT REGULAR CITY COUNCIL/ WOODLAND PUBLIC FACILITIES COPORATION

7:00 P.M.

CLOSED SESSION ANNOUNCEMENT

Mayor Rexroad announced that Council had met in Closed Session to discuss two cases of existing litigation and had provided direction to staff on one case and had received a report on another, had received a report on real property negotiations and had received a report and provided direction on labor negotiations.

Redevelopment Agency Board Chairperson Rexroad announced that the Board had met in Closed Session to discuss two issues of real property negotiation and had provided direction to the Negotiator.

CALL TO ORDER

Mayor Rexroad called the joint regular meeting of the City Council and the Woodland Public Facilities Corporation to order at 7:06 p.m.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Jeff Monroe, Neal Peart, Matt Rexroad

COUNCIL MEMBER ABSENT: Art Pimentel



STAFF MEMBERS PRESENT:

Rick Kirkwood, Phil Marler, Steve Ingram, Ann Siprelle, Sue Vannucci, Tricia Stevens, Carey Sullivan, Karl Diekman, Dan Gentry, Gary Wegener, Joan Drayton, Cynthia Norris, Katie Wurzel

COUNCIL/STAFF COMMENTS

Council Member Peart said he had attended the Chamber of Commerce Water Resources Committee meeting and heard a report that commercial business is choosing not to locate in the City because of the flood issues. The Chamber understands how this will affect the City and wishes to take proactive approach.

Mayor Rexroad asked that the next Agenda include an item for the Council Members to provide their Community Service Award Committee appointments. Council concurred.

Director Stevens introduced new Senior Planner Cynthia Norris.

WOODLAND PUBLIC FACILITIES CORPORATION REPORT

WOODLAND JOINT UNIFIED SCHOOL DISTRICT PROPOSED FINANCING OF VARIOUS PUBLIC SCHOOL IMPROVEMENTS

City Manager Kirkwood advised Council that the Woodland Joint Unified School District is requesting use of the Woodland Public Facilities Corporation as a pass through agency to assist in the financing to construct a multi-purpose room at Dingle Elementary School, modernize the gymnasium at Lee Middle School and construct a second gymnasium at Woodland High School. This will be accomplished with Certificates of Participation at approximately \$6 million.

On a motion by Council Member Peart, seconded by Vice Mayor Flory and carried by the Members present, Council authorized the use of the Woodland Public Facilities Corporation in connection with the Woodland Joint Unified School District proposed financing of various public school improvements as identified above.

REPORTS OF THE CITY MANAGER

With consensus from the Member of the Council present, Mayor Rexroad moved the following item to the Consent Calendar:

PROGRESS REPORT-DOWNTOWN PROPERTY BASED IMPROVEMENT DISTRICT



TERM OF AND PROJECTS TO INCLUDE ON BALLOT MEASURE EXTENDING THE CURRENT 1/2 CENT SALES TAX

Mayor Rexroad reminded members of the public that the Public Hearing had been held on October 25, 2005 on this issue and only brief comments from the public with new information would be heard this evening.

City Manager Kirkwood said the Council has previously heard extensive information on the proposed Measure and possible associated Advisory Determination should be made on the term of the extension. Projections of \$5.6M per year would be the base for the calculation on the number of years to extend. This extension must be requested in the same year as a Council election is held, that of even numbered years. The current sales tax expires on June 30, 2006. Council had requested response to several questions. Advisory Measures are not binding. Should a particular Advisory Measure not receive a majority vote, the money could fund items in other Advisory Measures or could be allocated elsewhere by the vote of the Council. Restrictions and limitations on the process could be established by Council Resolution. Should all Advisory Measures fail but the extension pass, Council would then have full discretion on where to allocate funds. The State Board of Equalization requirements dictate when the sales tax would become effective. Results require certification and passage of a Resolution and Contract with the State. The operative date could be as early as October 1, 2006 or as late as January 1, 2007 to meet a 110 institution requirement. Council should approve the Measure by not less than a 2/3 vote, while unanimous support is requested.

Recommended items for consideration as Advisory Measures over the twelve year period include: Road Improvements at \$24M; Phase II of the Community/Senior Center at \$5.3M; Sports Park completion at \$6.6M; Parks and Pools improvements and renovations at \$14M; Civic Center improvements with the Carnegie Library at \$5M and the Civic Center/City Hall at \$10M; Library Book budget at \$2M; and Literacy at \$240K. It is recommended to minimize the number of Advisory Measures and encompass the various components within those recommendations into four distinct groupings. As with the current sales tax, an annual report on the income and expenditures based upon the Advisory Measures would be published.

Council had also received requests for consideration of funds for the Storm Water Improvements at \$19.2M, Community Enhancements at \$5.75M, a Neighborhood Grant Program at \$3M, Woodland Opera House construction at \$3M, improvements to the Beamer Park area with unknown total costs.



As the Advisory Measures are only a statement of intent, the public would have the opportunity to express their desires on where the funds could go. The Woodland Opera House has requested full funding for a Youth Theater and could be part of the funding as it is for the public benefit even though the City does to own the property or the building. The Beamer Park request could be incorporated as part of the Parks Improvement Program.

The Report is based on Council direction and input from the community. The citizens have indicated initial support even prior to identification of possible Advisory Measures.

John Murphy said the City needs funds for a skate park. This is a very rapidly growing sport in need of areas to patricipate. It is not currently part of the City Master Plan for the parks. Property would need to be purchased at an estimated cost of \$1M. Grants would be sought for the construction portion. A petition of support is in circulation with over 300 signatures at present. Director Gentry said at present, there are no funding sources available. There is currently a skate park in the City. The formula is for one such park per 50,000 residents. It has been requested to construct an in ground facility.

Randall Nordmark said he has collected written endorsements for the Library and Literacy requests and presented those written documents to the City Manager.

Bud Goding said the Citizen's Survey ranked the Library as third in the area of need for future funding. Books are capital and should be considered part of the funding need. Literacy is one of the least expensive ways to use the funds.

Ron Scholz, Treasurer of Friends of the Library, asked Council to consider the Library as a higher priority.

Cleve Baker of Friends of Woodland Opera House said in the 1980's the State and the City had approved funds to restore the building. The programs are very successful and they need to expand.

Council Member Peart said twelve years might be too long for the extension. Books and literacy are operational, not capital expenses. He supports the recommendations in the Council Communication. The Woodland Opera House can find support elsewhere and the present site is not adequate for expansion. There are also other sources of funds for books and literacy.



City Manager Kirkwood said Council Member Pimentel had provided him with input regarding the issues. He does have strong support for the proposed projects and does not want to add any other requests. He does not support the Opera House funding at this time and feels they should seek funding from the State. He does feel money should be included for the book budget.

Vice Mayor Flory said the State has responsibility for the Opera House. He asked what effects would be seen if the Storm Drains were not funded. City Manager Kirkwood said there is an ongoing operational need of \$1.6M per year and a continuing deficit. Director Wegener said should the single family residential rate go from 50 cents per month to \$5.00 per month it would meet the needs. The additional \$1M realized would address continuing capital needs. The big issue is the on going operations and maintenance. Addition of this item to the measure would not make the City whole in twelve years, as a full twenty years would be needed to meet the needs. Rates would still need to be raised. Council Member Peart asked if the rate would need to be voted upon and Director Wegener indicated it would be done via a mail out ballot. Vice Mayor Flory asked why Storm Drains were not included in the recommendations and Director Wegener said it is operational and should be addressed separately as a Clean Water Act issue.

Council Member Monroe indicated he had received a letter from a citizen who said if the Measure does not pass, the citizens expect all of the recommended Advisory Measure items to be funded by the City in any event. He does support funding the Opera House expansion. He also wants the neighborhood and community enhancements included by taking funds from the recommendations for the other projects, such as Community/Senior Center and Sports Park. He is in support of twelve years.

Council Member Peart wants to remove books and literacy from the recommendations and he will then support the twelve years. Vice Mayor Flory wants the twelve year extension if all of the projects are approved. Mayor Rexroad would like a six year maximum and to look at the projects again based on the maximum funding that will be realized. Council Member Monroe wants the twelve years but would eliminate other projects to fund the Opera House and neighborhood enhancements. He does not want the Civic Center Complex part of the Advisory Measures.

Vice Mayor Flory asked for clarification on the breakdown on the Pool and Park Renovations. Director Gentry indicated the Pools would be at \$6M, Parks at \$11M, which included irrigation costs of \$1.5-2M and \$12-15M for the restroom additions and upgrades.



City Manager Kirkwood said all of the money is for repair and rebuilding of roads at this point. The Community/Senior Center and Sports Park are fixed numbers. The figures for the Parks are variables. Including the Storm Drain in the Advisory Measures does not eliminate the need for a fee increase. Director Wegener said it is difficult to determine the actual costs for roads because of the variables. There is a great deal of backlog.

Mayor Rexroad said the Civic Center should not be funded if the roads are not completely taken care of. Council Member Peart feels the Civic Center is necessary as staff member are working under poor and very overcrowded conditions, there are ADA issues and sprinklers are needed. Vice Mayor Flory said money should be available elsewhere to assist with the ADA issues. Director Wegener said there are also concerns about the need to provide seismic upgrades on the older portions of City Hall. He also indicated there will always be a backlog on road issues and needs.

Mayor Rexroad said funds have been shifted within the categories on the current Measure H. More money should be allocated to fixing the roads. Council Member Monroe said the added money to the roads would eliminate other projects from consideration.

Council Member Peart said a new Civic Center Complex would take care of many of the issues of concern. He would support all of the recommendations except the book budget and literacy. Vice Mayor Flory favors \$2.5M for the roads per year.

Roads appear to be the top priority; second, completion of the Community/Senior Center; and third, Parks and Pools.

Council Member Monroe left the Chambers at 8:15.

Phase II of the C/SC would include finishing the parking lot, four soccer fields, a dog park, a community park, snack bars and restrooms and completion of the main building.

Council Member Monroe returned to the Chambers at 8:16.

Council Member Peart moved to remove Storm Drains from consideration. Mayor Rexroad moved to remove the literacy and books as they are not capital items. Vice Mayor Flory and Council Member Peart concurred. All Council Members concurred on the library improvements and expansion, roads at \$2.5M, Community/Senior Center completion, Sports Park and Parks renovations.



City Manager Kirkwood said the estimated \$5.6M per year in revenue is based on the present value and is conservative. Taken into consideration were the construction cost fluctuations. The recommended action is to set Roads at \$30M, C/SC Phase II at \$5.3M, Sports Park at \$6.6M, Parks and Pools at \$14M, Woodland Opera House at \$3M, Neighborhood Enhancements at \$3.2M and Carnegie Library Improvements and Expansion at \$5.1M for an estimated total of \$67.2M.

Mayor Rexroad said this is a tentative list and the item will return for further discussion at the November 29, 2005 meeting when Council Member Pimentel is present for further input. This will be a twelve year proposal and final action should be done with all Members present. City Manager Kirkwood said the Council would have the priority over others in submission of the ballot arguments on this item.

CONSENT CALENDAR

Council Member Peart requested and Council concurred to remove the following item from the Consent Calendar for comment:

SALE AND DISPOSAL OF CITY SURPLUS/OBSOLETE VEHICLES AND EQUIPMENT

Council Member Peart commended the staff on working to get this item through to meet the needs of the neighboring Fire Department in need of a surplus Fire Engine.

On a motion by Council Member Monroe, seconded by Vice Mayor Flory and carried by the Members present, Council authorized the sale and disposal of City surplus and obsolete vehicles and equipment as identified in the Council Communication documents.

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

DOWNTOWN PROPERTY BASED IMPROVEMENT DISTRICT

Council received a progress report on the Downtown Property Based Improvement District.



TREASURER'S INVESTMENT REPORT-SEPTEMBER 2005

Council reviewed and accepted the September 2005 Investment Report as submitted.

FIRE DEPARTMENT MONTHLY STATUS REPORT-SEPTEMBER 2005

Council received the Monthly Report Status Report for September 2005 from the Fire Department.

CONVERT CONSULTANT SERVICES BUDGET TO FULL-TIME BUILDING INSPECTOR; AUTHORIZE CREATION OF NEW BUILDING INSPECTOR I/II POSITION

Council amended the Community Development Department budget to convert the Consultant Services Budget to a full-time Building Inspector position and authorized creation of a new Building Inspector I/II position.

2004 FEDERAL AID ARTERIAL-COLLECTOR PROJECT 05-01

Council approved the revised Project Programming Summary Sheet for the 2004 Federal Aid Arterial-Collector Project 05-01.

RESOLUTION 4695-REGISTRATION FEES FOR MANUFACTURED HOME SPACE RENT CONTROL

Council adopted Resolution 4695, "A Resolution of the City Council of the City of Woodland Establishing the Manufactured Home Space Rent Control Annual Registration Fee" at \$30 starting with the registration fee due on December 31, 2005, which shall remain in effect until changed by subsequent City Council Resolution.

PROFESSIONAL SERVICES AGREEMENT WITH LEGAL SERVICES OF NORTHERN CALIFORNIA FOR FAIR HOUSING SERVICES

Council approved a Professional Services Agreement with Legal Services of Northern California to provide Fair Housing Services and authorized the City Manager to sign the Agreement. Such Agreement effective for the period of November 1, 2005 through October 31, 2008.



RESOLUTION 4696-UPDATE OF STATE OF CALIFORNIA RELOCATION RULES

Council adopted Resolution 4696, a "Resolution of the City of Woodland Updating Adopted Relocation Guidelines".

BUSINESS LICENSE REPORT ON THE RENTAL OF RESIDENTIAL PROPERTIES

Council received a report on the Business License requirements for rental of residential properties.

DATE FOR CITY COUNCIL/STAFF STRATEGIC PLANNING RETREAT

Council set December 3, 2005 as the date for a Special Council meeting for a Strategic Planning Session.

2005 ASSISTANCE TO FIREFIGHTERS GRANT AWARD

Council received the 2005 Assistance to Firefighters Grant award and authorized the use of Council contingency funds for the required 20% match.

HOMELAND SECURITY GRANT AWARD

Council accepted a Homeland Security Grant Award for Fiscal Year 2005-06 to upgrade the Emergency Operations Center and authorized Staff to proceed with the project.

PROCLAMATION-VETERAN'S DAY

Council proclaimed November 11, 2005 as Veteran's Day.

REPORTS OF THE CITY MANAGER (continued)

WOODLAND CITIZEN CORPS COUNCIL STRATEGIC IMPLEMENTATION PLAN; ESTABLISHMENT OF WOODLAND CITIZEN CORPS COUNCIL

Fire Chief Diekman said in September 2004 the Council accepted a Grant in the amount of \$21,840 to establish a Citizens Corps Council. A Strategic Implementation Plan has been developed for that Council and it is recommended to approve moving ahead with the process.



On a motion by Council Member Monroe, seconded by Vice Mayor Flory and carried by the Members present, Council accepted the Woodland Citizen Corps Council Strategic Implementation Plan and authorized the establishment of a Woodland Citizen Corps Council.

MINUTES

Council adopted with consensus the minutes of the regular Council meetings of October 4, 2005 and October 18, 2005 as presented.

COMMUNICATIONS - WRITTEN

Council received notification of an Alcoholic Beverage Control application for a person-to-person transfer of an off-sale beer and wine license for Mexico Meat Market located at 410 Walnut Street.

Council received notification of an Alcoholic Beverage Control application for a person-to-person transfer of an off-sale beer and wine license for Hollywood Market located at 1321 College Street.

Council received a letter from the Department of Housing and Community Development regarding City Housing Element Conditional Compliance status.

COMMITTEE REPORTS

Council received the minutes of the Manufactured Home Fair Practices Commission meeting of March 2, 2005.

Council received the minutes of the joint Parks, Recreation, Community Services and Urban Forestry Commission and Commission on Aging meetings of July 25, 2005 and September 26, 2005.

Council received the minutes of the Traffic Safety Commission meeting of September 19, 2005.

Council received the minutes of the Parks, Recreation, Community Services and Urban Forestry Commission meeting of September 26, 2005.

Council received the minutes of the Commission on Aging meeting of September 27, 2005.



Council received a summary of Planning Commission actions taken at the November 3, 2005 meeting as follows:

- a. continued Public Hearing on Old Maxwell School Site located at 175 Walnut Street to November 17, 2005;
- b. conditionally approved the KB Home Village 1A and 1B design (County Road 102 and Post Drive, South of Farmers Central Road).

ADJOURNMENT

Mayor Rexroad adjourned the regular meeting of the Council at 8:50.	
	Respectfully submitted,
	Sue Vannucci, CMC, City Clerk