

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

MINUTES

JOINT CITY COUNCIL/WOODLAND FINANCE AUTHORITY SPECIAL/STUDY SESSION

SEPTEMBER 27, 2005

7:00 P.M.

CALL TO ORDER

Vice Mayor Flory called the joint special study session of the City Council and the Woodland Finance Authority to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Vice Mayor Flory invited all in attendance to join the Council in the Pledge of Allegiance led by Deputy Fire Chief Michael Cahill.

ROLL CALL

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

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Tricia Stevens, Sue Vannucci, Gary Wegener, Karl Diekman, Joan Drayton, Mike Cahill

COUNCIL/STAFF COMMENTS

Council Member Pimentel requested and Council concurred to add to a future Agenda an item on the affordable housing policy for the City. Director Stevens said the Community Development staff is gathering information and will present a report to



Council prior to the end of the year. Council Member Pimentel asked that the report include location and variety of the affordable housing projects.

Vice Mayor Flory requested Code Compliance to address the issue of placement of signs by Developers on public property.

Fire Chief Diekman introduced to the Council and members of the public the new Deputy Fire Chief, Michael Cahill.

REPORTS OF THE CITY MANAGER

ART IN PUBLIC PLACES

Director Stevens indicated the Woodland Art Center had proposed a Plan for public art in 2004. A Sub-Committee found that the Planning Commission did not agree on all of the points presented and felt imposition of additional fees should not be considered. The Planning Commission felt Council should provide direction on the funding source. One consideration was capital projects by developers include a percentage contribution to the program. Art would be paid for by Developers and placed on site. The revenue would be in a special account utilized for purchase of public art in appropriate locations and would be based on the adopted Plan.

George Steng of the Woodland Art Center summarized materials distributed to Council. The proposed Plan would provide a consistent policy for funding, selection and placement of public art. A set percentage would promote community development between public agencies and private organizations and would be of economic benefit to the City by increasing tourism.

Council Member Peart asked if the current art projects were voluntary or mandated and Director Stevens said they had been made conditions of approval for the various developments. Major projects were to provide public art as part of their project. The Developer provides the concept and the Planning Commission approves.

Mayor Rexroad said any options are available now and the developer could meet those obligations in any format. Director Stevens said now the art must be on site, but that requirement could be changed. Council Member Monroe wants public art to be something that is indicative of the community. Some of the forms of art now in place do not reflect the nature and heritage of the community.



Patricia Murray of the Planning Commission said she was on the Sub-Committee and part of the process was ascertaining what other Cities do in relation to public art. The Commission overall had a problem with the funding because of the other fees already imposed on developers. The Sub-Committee tried to propose something that would be agreeable to all.

Council Member Peart said he has a concern about spending a great deal of public money on public art. The developers have been stretched with fees at this time. A 2% additional fee is not acceptable.

Mayor Rexroad said the architecture of a building could qualify as art and requiring 2% more is unreasonable. The Porter Building renovation could be considered as art. If something new is being built on undeveloped land that would be a different issue. He does not want restrictions put on what art should look like.

Council Member Pimentel feels the art should reflect the community and the fees should be addressed. Council Member Monroe said we require art on some projects but he wants some type of structure on what that art should be.

Director Stevens asked if Council wants to provide a new fee or remain status quo at this time. Development projects could have art on site or provide it on some other piece.

Vice Mayor Flory likes the concept that the architecture of the building could be considered as fulfilling the art requirement proposed. He does want some consideration to the type of art and does support the in-lieu fees. The Committee could approve the design.

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council directed that a percentage or in-lieu fee be assessed depending upon the project size, support be heightened on major projects for the art either on or off-site with a fee. The fee needs to be voluntary in-lieu fees.

Mr. Streng said the percentage could be specific or on a sliding scale. They will be putting effort into the ordinance and want to address how the funding would be done. He needs specific wording from Council.



WOODLAND FINANCE AUTHORITY REPORT

COUNCIL RESOLUTION 4680/WOODLAND FINANCE AUTHORITY RESOLUTION 05-02-WASTE WATER REVENUE BONDS SERIES 2005

Finance Director Drayton said the expansion and tertiary projects, including flood protection related to the Waste Water Treatment Plant have begun and financing should be completed as soon as possible. Revenue Bonds will be issued by the Woodland Finance Authority to cover these costs.

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council adopted City Resolution 4680, a "Resolution of the City Council of the City of Woodland Approving the Issuance by the Woodland Finance Authority of Not to Exceed \$22,500,000 Aggregate Principal Amount of Woodland Finance Authority Wastewater Revenue Bonds (Second Senior Lien) Series 2005; Approving the Forms of and Authorizing Execution and Delivery of an Installment Sale Agreement and a Continuing Disclosure Certificate in Connection with Certain Wastewater Treatment Facility Improvements; and Authorized Related Actions and Matters"; and Woodland Finance Authority Resolution 05-02, a " Resolution Approving the Forms of and Authorizing Execution and Delivery of the Installment Sale Agreement, the Trust Agreement, and the Bond Purchase Contract; Authorizing the Issuance of Bonds; Approving the Form of the Official Statement and the Distribution Thereof; and Approving Other Actions Related to the Woodland Finance Authority Wastewater Revenue Bonds (Second Senior Lien), Series 2005".

MINUTES

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council adopted the minutes of the regular Council meeting of July 19, 2005 as presented.

ADJOURNMENT

Vice Mayor Flory adjourned the joint special study session meeting of the Council and Woodland Finance Authority at 7:45 p.m.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk