

Woodland City Council Minutes
Council Chambers
300 First Street
Woodland, California

June 15, 2004

**CITY COUNCIL
SPECIAL/CLOSED SESSION
SECOND FLOOR CONFERENCE ROOM**

JUNE 15, 2004

6:00 P.M.

CLOSED SESSION

Council held a conference with Labor Negotiator pursuant to Section 54957.6 with Agency Designated Representative, Assistant City Manager Marler. The employee organizations under discussion were the Woodland Professional Firefighters Association, Woodland Fire Mid-Management Association, Woodland Professional Police Employees Association, Woodland Police Supervisors Association, and Woodland Police Mid-Management Employees. Present at this session were Mayor Rexroad, Vice Mayor Flory, Council Members Monroe, Peart and Pimentel, City Manager Kirkwood and Assistant City Manager Marler.

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

7:00 P.M.

CLOSED SESSION ANNOUNCEMENT

Mayor Rexroad announced that a Closed Session had been held as per the above and direction had been given.

CALL TO ORDER

At 7:00 Mayor Rexroad called the joint regular meeting of the Council and Redevelopment Agency Board to order.



PLEDGE OF ALLEGIANCE

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

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, Ann Siprelle, Tricia Stevens, Joan Drayton, Sue Vannucci, Carey Sullivan, Dan Gentry, David Ingman, Karl Diekman, Julie Henson, Debbie Grose, Gary Wegener, Dick Donnelly, Carol Beckham, Wendy Ross

PUBLIC COMMENT

Kironyo said the boxing fee increase is unfair. Students come from Davis and there will be only a few who can afford to pay. He asked that the fees be cut from the proposed \$68 to \$20. The kids who use the program will not have mentors and they will find other activities that may not be as effective.

Spencer Defty is a member of the business community and feels the businesses are at odds with staff and Council. There seems to be a detachment. They feel dictated to and would like an open forum so Council can understand the needs of the business community. City Manager Kirkwood said this is in line with the Council desire for community outreach. The Planning Commission should be invited as well as staff. Mr. Defty will be the liaison with the business community.

Chief Sullivan indicated he would be running the Special Olympic Torch through Woodland on June 18th. They will begin at the Eastern edge of the City at approximately 2:00. He invited the Council and citizens to observe the running.

Dudley Holman feels the current businesses are not being taken care of and are unaware of what is happening in the City. He asked that the Council spend time in the community. He also said the growth plan and targets are to be discussed at the June 17th Planning Commission meeting at 7:00 and he urged citizens to attend.



COUNCIL/STAFF COMMENTS

Council Member Peart indicated the annual Yolo-Solano Mosquito and Vector Control District report is available. He reminded citizens of the concern regarding the West Nile Virus.

Vice Mayor Flory asked that Council place on a future Agenda the consideration of fluoridation of the City's water supply. Council concurred with Mayor Rexroad indicating he will have a conflict on this item.

Council Member Pimentel indicated that on June 22, 2004 the County of Yolo will dedicate the County Employment and Social Services Building at 25 North Cottonwood Street as the Rick Gonzales Building.

Mayor Rexroad indicated that he was unsuccessful in discussions with the County regarding the structure of the JPA on the Conaway Ranch. He also advised that he had spoken with the City Manager regarding items relating to the audit.

PRESENTATIONS

SPONSORS OF THE JULY 4TH CELEBRATION

Tanya McKay of the Parks, Recreation and Community Services Commission presented a video of the annual Fourth of July events and identified the sponsors. Gene Stille thanked Council Member Peart for his continuing support as he had coordinated the event for several years.

REPORTS OF THE CITY MANAGER

FISCAL YEAR 2004-05 PRELIMINARY OPERATIONS AND MAINTENANCE BUDGET AND ASSOCIATED STAFF REDUCTIONS

City Manager Kirkwood advised that Council had been discussing the continuing budget concerns of the City at their November 2003 and May 2004 budget retreats. The community and staff have been given a clear outline of the funding shortfalls of the City. Most of our discretionary funds are in the General Fund but we do have other funds which are restricted, such as the Enterprise Fund. Council has looked at the various funding shortfalls and how the City has consistently been attacked by the State for removal of funds from the local governments. The continued take away of money does not provide stability for the City budget. It is hoped there will be relief with the measure on the November 2004 ballot to keep funds at the local level. Council has heard and



reinforced that public safety is of great concern and should be a priority. We have a substantial amount of asset base in the City. The City does have an ability to create debt in the amount of \$114 million. We have less than \$600,000 debt at present and feel that is very conservative. The storm water system is in a deplorable state and roads need continued maintenance. Council has given direction on land use policy and how we want to control growth. The General Plan "bar" is high which we cannot meet within our current budget. We need to know how we are going to pay for what the City wants and needs.

Finance Director Drayton said the budget process takes approximately six months. It considers Council policy with their direction and guidance. Preliminary revenue estimates are determined with Departmental requests considered, reviewed and evaluated by the City Manager. Revisions are made following this review which then come before the Council for preview and update. At the May 8th Council retreat, the 78 core programs were reviewed which included revenue projects and expenditure review at the department and program level. Council then provided direction on the program reductions. Council has continually reiterated their desire to provide a sustainable and responsible balance of City services with priority on public safety. Direction included continued conservation of expenses, improvement of efficiency, effectiveness and productivity, enhancement of revenues, promotion of economic development, maintenance of employee morale and minimized employee layoffs. The operating revenue indicates that \$74,174,603 will be available with expenditures at \$74,516,087, a net shortfall of \$341,484. The very preliminary capital revenue is at \$20,585,177, expenditures estimated at \$43,628,793 for a net shortfall of \$23,385,100. Before us are significant fiscal challenges: storm drain, vehicle replacement, Public Works activities, public safety, revenue stability, predictability and sustainability.

The Storm Drainage program has a \$21 million fund balance deficit, partially due to emergency repairs required to the system. A proposed solution is to provide public outreach and education needed for a fee increase. These fees have not been increased for over 10 years.

The Vehicle Replacement program has an average annual shortfall of \$600,000. A proposed solution would be to implement a five year correction action plan to finance high value vehicles which would take advantage of the interest rate market and to phase-in acquisitions based on operational priorities.

General Public Works activities and projects include \$20 million deferred maintenance and a \$3.1 million deficit in the road development fund. A solution



could be to provide public outreach and education with a potential renewal of Measure H to extend the ½ cent sales tax.

Public safety continues to be the City priority. The current shortfall in public safety funding is at \$3 million. An immediate solution could include phasing in increases beginning in Fiscal Year 2004-05. Police would be at a \$350,000 increase, Fire at \$200,000 and would also include a fourth Engine Company funded by the Spring Lake Specific Plan. The future solutions could be phased in dependent upon revenue availability, predictability and sustainability.

Revenue stability, predictability and sustainability issues are the economic growth (sales tax), and the continued State takeaways which prevent local governments from planning and implementing annual operational plans and developing longer-term strategic plans. A proposed solution would be to educate and inform the public through outreach and involvement. The trends in sales tax are reflective of the economic climate of the Nation. There was no growth in sales tax receipts in 2001, primarily due to the September 11th attacks. By 2004, the income was nearly that of 2001 and is anticipated to increase by 2005 with the difference between the two identified years at \$7.43 million.

The ongoing State takeaway from the City for cumulative Educational Revenue Augmentation Funds (ERAF) annual shift is \$2 million. Fiscal Year 2003-04 will see a one time shift of \$900,000 for the Vehicle License Fee (VLF) backfill. For Fiscal Year 2004-05 an additional one time ERAF of \$960,000 and for 2005-06 and additional one time ERAF of \$960,000 are anticipated. The Governor has indicated he will pay back the VLF \$900,000.

The preliminary General Fund Budget for 2004-05 includes revenues of \$34.250 million with the reserves at \$.169 million. Expenditures are at \$34.419 million. Council has indicated to balance the budget and provide for the services Council has determined as priorities, some programs must be reduced or eliminated and the funds shifted to those priorities. The total cost savings for these programs would be \$797,400 which would be shifted to Police, Fire, Planning and Building Inspections, and Information Systems. With those recommended transfers, there would still be a net shortfall.. Increases in user fees will balance the budget. Finance Director Drayton outlined the specific revenue funds and expenditures to so balance the budget. She also indicated via graphics the expenditures by Department. There continues to be need to provide education, outreach and involvement to the public regarding the budget and need to pass the Local Taxpayers and Public Safety Protection Act. This Act will provide that State takeaways from local governments must be approved by the voters.



Mayor Rexroad asked for an explanation on restriction of the various funds. Director Drayton indicated that Measure H funds can and have only been utilized for those items approved by the voters, the new Police Facility, repairs to roads, the Community/Senior Center and playing fields. There was an agreement with the voters on how this money would be spent and the City cannot deviate from that direction. Fees charged on development can be used for increases and improvements on infrastructure (capital projects only) and go into a special revenue fund. They cannot be spent on anything else. City Manager Kirkwood said A. B. 1600 is specific that development fees cannot be spent on anything that the development does not directly affect, thus making the passage of Measure H necessary. Sales and property taxes are used for general operations. The General Fund includes all revenues not specifically required by law for other purposes.

Council Member Peart said our funds are very well maintained by the Finance Department and commended them for balancing the budget. Mayor Rexroad asked about the audit costs and why they are included under the Council line item budget. Director Drayton said historically they had been placed under that section as they are not unique to any individual Department. Increases to the Council budget are primarily for materials and supplies. Other indications in the budget indicate lesser amounts in expenditures in that Maximus had undertaken a study which shifted cost allocations from the General Fund into other funds. There also had been a factor that had been calculated at 8% where were assumed at 3%, thus a reduction. Mayor Rexroad asked why reductions in staff discussed at the May 8th meeting were not shown and Director Drayton indicated that many of these employees were part-time or temporary staff which are not shown in our total employee allocations. Vice Mayor Flory asked if some of these people would be employed in the Fall and Director Drayton indicated to the affirmative. Vice Mayor Flory said Camp Packer Creek is an example and asked if this was a maintenance expense. Director Drayton said it was reduced as a program but there are some expenses in relation to maintenance. Mayor Rexroad had understood it would be "mothballed" and may be reopened at a future time. Vice Mayor Flory asked if there is a fee on Hiddleson and Director Drayton said they anticipate that some of the revenue lost at Hiddleson will be recaptured at the Brooks Swim Center. Director Gentry indicated the plan is to close Hiddleson and fill the pool with sand. Pools cannot be left unfilled as the water tables will cause cracking and the infrastructure will begin to decay. Council Member Monroe asked if there had been any interest by other agencies in taking control of the pool. Director Gentry said there has been interest but nothing definite at this time. To keep the pool operating at minimal level, i.e., keeping water in but no programs running, would be at about \$62,000.



Director Drayton indicated the increase to the budget for Administration was to provide for improvements to the WEB page. Vice Mayor Flory asked that Director Gentry meet with groups who might be willing to take over the Hiddleson Pool operation until we have the funding available in the City to so handle. Council Member Peart asked if the Brooks Swim Center would be in operation year around and Director Gentry indicate it would. They are presently working on a Joint Use Agreement for co-generation which would be operational in December 2004. This would provide for approximately \$75,000 in savings per year.

Loretta Hansen asked about service expenditures and should employees go elsewhere to meetings is their time then charged to the location or the source. Director Drayton indicated that for general meetings, the source is charged. This is primarily for involvement in specific projects or programs which relate to other areas of the budget. As an example, if an employee who is charged to the general Public Works budget is involved with the Spring Lake project, their time would be charged accordingly to the Spring Lake program budget.

Carol Beckham, Interim Library Services Director, said the amount of money cut from the Library represents two positions and the Board wishes to cut only one position and save the funds elsewhere. They recommend taking the savings in replacement of employees at the lower steps, an amount of \$11,500, and applying it to the overall cuts requested, \$88,900. Assistant City Manager Marler had indicated this is not a permanent savings but will return to their expenditures next year. Mayor Rexroad said Council had authorized the reduction of \$88,900 and Vice Mayor Flory said there was no specific direction on where those cuts should be made. Director Beckham said the \$11,500 would be a savings on the salary because the new employees would be at a lower rate of pay as entry level hirees. Assistant City Manager Marler said the savings would be back into the budget within a few years and Council would need to decide whether this should be a permanent or temporary reduction to expenses of the Library. The current Memorandum of Understanding with the represented employees takes into consideration those increases that employees are entitled to receive. This proposal would mean the Library Board would be directing that no increases or employee merits would be allowed.

Judy Tischer is a Member of the Library Board. She thanked staff and the Council for their assistance with the budget. Part of their plan is to eliminate some of the part-time employees to help cover the need to reduce expenditures.



Mark Stephens is President of the Swim Team. With the closure of the pool and movement of the programs to the Brooks Center, there will be a huge impact on his program. He asked that Council keep Hiddleson open until September 2004. The auto mall would have generated money to help the City and perhaps keep this pool open. The community needs two pools.

Bud Goding is President of the Library Board of Trustees. The \$11,500 represents the difference in starting the staff at the lowest level and the drop in the cost for those who retired at the highest range. Merit increases will not be denied. The rest of the salary savings will come from the temporary employees who will be leaving. Money has come out of conferences and meetings. The majority of the funding savings comes from the elimination of one staff member.

Dudley Holman said he understands what the Council must do to balance the budget. The City does not have adequate funds for all programs. We must make adjustments to the program levels.

Sue Ahlquist said the Hiddleson Pool has full handicapped facilities. She asked how long it would be closed.

Gracie Hiddleson said there was no pool when she came to the City. The Council did not give them enough notice about the budget and pool closure. If the Council will give them time to get a Foundation together, they may be able to keep the pool open. They have volunteers that run the programs and they do not cost the City anything.

Director Gentry said that if the pool were to close, it would be in just a few weeks. Mayor Rexroad asked if the pool was not heated and was maintenance free, how long could it be maintained until someone could come forward with a proposal to operate. Director Gentry estimated the pumps and chemicals would create about a monthly cost of \$2,500. Council Member Monroe asked that Council consider leaving the pool open until Labor Day and perhaps a solution would be found by that time. He also wants the boxing program and fee increase minimum age level raised to 21. Vice Mayor Flory would also like the pool to remain open until Labor Day but asked where the cuts should be made to make of that difference of \$62,000. Council Member Monroe suggested taking the funds from the emergency contingency fund. Mayor Rexroad said the cuts would have to come from somewhere and he is not willing to touch the contingency.

Vice Mayor Flory feels that the memo about the credit for the \$11,500 at the Library is valid and should be allowed. Council Member Peart feels that



temporary fixes are fine but we now must also make cuts to programs. The \$88,900 Library cuts should be obtained in whatever fashion they prefer. There may be adequate funds next year, but there also may be further cuts.

Mayor Rexroad said the Senior Center had an issue with the exhaust system and City Manager Kirkwood said he would attempt to find funds to cover this expense. Council Member Monroe asked why we should put money into a building that will be sold. Director Gentry indicated the cost is about \$6,000 for the kitchen hood system which is not up to code. If not replaced, the meals program will be closed down.

Mayor Rexroad agreed that the Library \$11,500 should be allowed as they have identified how that can work. The pool issue has not been presented to provide alternative sources of funding.

Council Member Pimentel also feels the Library should be allowed to utilize the savings and the pool must have a source of funding to remain open. He does want the age limitation for the increased cost for use of the boxing facility raised to 21.

Vice Mayor Flory moved to accept the budget with the changes to allow the Library to utilize the \$11,500 as part of their savings, to allow for the replacement of the hood at the Senior Center and to allow the Hiddleson Pool to maintain the water but carry no programs, effective immediately. The \$62,000 needed could be addressed at a later time. The motion lost for lack of a second.

Council Member Peart moved to accept the budget as presented. The motion lost for lack of a second.

On a motion by Vice Mayor Flory, seconded by Council Member Pimentel and carried unanimously, Council approved the Fiscal Year 2004-05 Preliminary Operations and Maintenance Budget with the allowance for the Library to utilize the \$11,500 as part of their savings, to allow for the replacement of the hood at the Senior Center and to allow the Hiddleson Pool to maintain the water but carry no programs, effective immediately.

City Manager Kirkwood said in November there is to be a Measure on the State ballot and this budget has direct influence on that action. Citizens must be urged to go to the polls and address this issue. If this does not pass, the City will suffer tremendously in future budget needs.



On a motion by Council Member Peart, seconded by Vice Mayor Flory and carried unanimously, Council approved layoffs in the classification of Aquatics Coordinator pursuant to the closure of Hiddleson Pool.

Council recessed at 9:28 and reconvened at 9:34 p.m.

RESOLUTION 4555- FISCAL YEAR 2004-05 APPROPRIATIONS LIMIT

On a motion by Council Member Monroe, seconded by Council Member Peart and carried unanimously, Council adopted Resolution 4555, "A Resolution to Set the Appropriation Limit for the City of Woodland, in Accordance with Article XIII-B of the State Constitution for Fiscal Year 2003-04".

MEASURE H REPORT

Director Drayton presented a visual on the revenue and expenditures associated with the passage of Measure H, the sales tax initiative for the City. Revenues received as projected through June 30, 2004 are \$11,565,748. Expenditures to date are \$11,514,134, with a balance of \$51,614. Originally it had been estimated the City would receive \$22 million. In actuality, we anticipate receiving \$18 million. With the anticipated shortfall in revenue from this source, it will be necessary to determine which of the three priority programs will be left uncompleted. The Police Facility is complete and would not apply for consideration of remaining funds. Of concern is that the bid for Community/Senior Construction has been advertised. During the next few weeks staff will evaluate other possible funding sources and present a report to Council.

Mayor Rexroad said that roads will probably not be completed. Council Member Peart said we could remove some of the items from the Community/Senior Center. Director Wegener said that has gone to bid with a \$1.7 million shortfall indication. They need \$7.8 million to award the project. City Manager Kirkwood said he will be meeting with staff and they need to look at the numbers to determine if they need to make an amended bid package.

COMMUNITY SURVEY/OUTREACH PROCESS

City Manager Kirkwood indicated Council had asked that he develop a community outreach process to receive public input. He asked that Council give



direction on how to proceed. The four primary goals were to connect with the citizens, assess community attitudes on the types of businesses, goods and services they need, understand sentiments on land use, growth, and potential development and to obtain general feedback on how we are doing as a community. Suggested techniques are a mail survey with the water and sewer bills, Council to walk the community and ask for direct feedback, a telephone survey and/or neighborhood meetings.

Council Member Monroe asked that the issue of water fluoridation be added to the proposed questionnaire. Council Member Peart said we have tried very hard to solicit community input. This is one of the most important things that Council has before them. He thinks the Council should go out and make personal contact. He needs to have as much information and input from citizens as possible. He would like to have someone hired to help with the process. Vice Mayor Flory feels that Council does need to go out and meet citizens personally. Council Member Pimentel would like the questionnaire presented in Spanish also. Walking and neighborhood meetings would be the best source of information.

Dudley Holman feels the Council needs to get out into the Community and meet with citizens personally. Council gets good information from City Hall staff but needs to hear the citizen point of view as well.

Robert Millsap is a member of Woodlanders for Responsible Government. All items before the City are based on complex issues of which most citizens many not have adequate information to completely understand. They may not know what options are before them. New commercial development is needed to generate sales tax which is not generally known by the citizens. The study on the auto mall may provide different information than the outreach.

Mayor Rexroad indicated that a 25% response is to be expected, but may be too high. This not a statistically representative sample. Only those people who are already involved or interested in the governmental process will respond.

A motion was made by Council Member Peart and seconded by Vice Mayor Flory to have the City Manager move forward with California State University at Chico or the University of California at Davis Research Departments to discuss conducting the survey regarding what citizens want in retail and restaurants, by mail and include return postage. Motion failed.

Vice Mayor Flory feels Council should discuss this further. Mayor Rexroad said this issue came as a result of discussions held at the May 8th budget meeting. Council Member Pimentel said the outreach is necessary as he needs



further information on public view of the 55 acres proposed for the auto mall and related uses.

On a motion by Vice Mayor Flory, seconded by Council Member Pimentel and carried unanimously, Council concurred that Mayor Rexroad and Council Member Pimentel meet with the City Manager and discuss the outreach process, methodology and questions.

DESTINATION MARKETING AND SUPPORT TO ESTABLISH THE YOLO COUNTY VISITOR ATTRACTION BUREAU

Yvette Mulholland, Executive Director of the Davis Conference and Visitor's Bureau, said tourism generates \$1 million per minute in the United States and greatly influences the tax base in every community. A Destination Marketing Organization (DMO), markets a specific area to increase visitation through identification, visibility, interest generation and product distribution. The estimated hotel revenue in the City for 2003 was \$5.7 million, projected to increase to \$6 million in 2004. The market for these estimates are those who are here to attend meetings, a group event, and sporting events. The DMO actively recruits and attracts these potential events to the City as part of the marketing. They propose to restructure their current organization to include entities throughout the County, to expand their Board of Directors to include the participating communities, establish a Visitors Center on Interstate 5 and Interstate 80, create a campaign to provide recognition of the entire area, design and distribute promotional materials, solicit media coverage, and provide visibility of local events.

On a motion by Vice Mayor Flory, seconded by Council Member Peart and carried unanimously, Council authorized staff to prepare a letter of support to the Yolo County Board of Supervisors to establish a pilot program, the Yolo County Visitor Attraction Bureau, for a period of two years with note that the support does not obligate the City to any funding support.

At 10:29 on a motion by Vice Mayor Flory, seconded by Council Member Peart and carried, Council extended the meeting until 11:00. Council Member Monroe voted to the negative.



CONDITIONS OF CONDITIONAL USE PERMIT FOR 1540 AND 1542 TANFORAN AVENUE

The modification to the Conditional Use Permit as presented as a result of the Public Hearing held on June 1, 2004 have been agreed to by the appellants which would include only the Adult Day Care Center at that site. Council Member Pimentel said that as a letter had been received from Coen Company that seems to indicate they would not expand their operation at this site, he asked that Coen Company be contacted to confirm these conditions would not preclude them from expanding their operations.

Ed Doene of Coen Company indicated that with the modifications, Coen Company is no longer protesting the permit. Their recent written communication was not intended to indicate they would not be expanding.

On a motion by Council Member Peart, seconded by Council Member Monroe and unanimously carried, Council approved the Conditional Mixed Use Permit for an Adult Day Care Center to be located at 1540 Tanforan Avenue in the Industrial Zone and confirmed the finding that the project is categorically exempt from CEQA under §15301 of the California Code of Regulations, Class 1, negligible or no expansion of existing use.

LETTER TO LOCAL AGENCY FORMATION COMMISSION ON PROPOSED AGRICULTURE MITIGATION POLICY

Director Stevens indicated that LAFCO does not wish agricultural easements to be stacked and each of the mitigations should be considered separately. They are asking that a letter be forwarded from the City to so prohibit stacking and provide for consistency within the County. Mayor Rexroad feels stacking should be allowed as that provides more flexibility to the Cities.

On a motion by Mayor Rexroad, seconded by Vice Mayor Flory and carried unanimously, Council directed that a letter be prepared to the Yolo County Local Agency Formation Commission indicating the City of Woodland strongly supports stacking of Agricultural Mitigations within the County.

PUBLIC HEARINGS



RESOLUTION 4556-GIBSON RANCH LIGHTING AND LANDSCAPING
ASSESSMENT DISTRICT ANNUAL LEVY

Director Drayton indicated this item had been held from a previous meeting to validate the figures.

At 10:44 Mayor Rexroad opened the Public Hearing. With no comments heard, the Public Hearing was closed at 10:44.

On a motion by Council Member Peart, seconded by Vice Mayor Flory and carried unanimously, Council adopted Resolution 4556, "A Resolution of the City Council of the City of Woodland, California, Amending and/or Approving the Annual Levy Report and Ordering the Levy and Collection of Assessments Within the Gibson Ranch Landscaping and Lighting District, Fiscal Year 2004-05".

APPEAL OF BUSINESS LICENSE FOR MINI-MART AT 1085 EAST STREET

Director Stevens indicated this appeal had been filed by Majid Chaudhry regarding denial of a license for a business that requires a Conditional Use Permit. Mr. Chaudhry has alleged the business has been at the location for 20 plus years and has a license from the State. He had stated to staff that the business had not been in operation at that site for 5 years as the last business license had expired in 1999. There has been no water or sewer service to that site for several years. A State license is an insufficient condition to allow the sale of alcohol at this site. The property owner had submitted a letter indicating his intent to demolish the building. There is also the issue of tanks that had been leaking at that site and are in the process of environmental cleanup. He also indicated that Mr. Chaudhry had closed the shop and had not paid rent since 1999.

At 10:45 p.m. Mayor Rexroad opened the Public Hearing. With no comments heard, the Public Hearing was closed at 10:45.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council denied the appeal of Majid Chaudhry on the grounds that the business for which a license is requested requires a Conditional Use Permit under City Code before a license can be issued.



CONSENT

Council Member Pimentel asked that the following item be removed from the Consent Calendar for discussion:

FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR SUBDIVISION 4532, NUEVA VISTA

Council Member Pimentel asked when the home construction would begin. City Manager Kirkwood indicated his understanding was a Fall startup.

On a motion by Vice Mayor Flory, seconded by Council Member Peart and carried unanimously, Council approved the final map and Subdivision Improvement Agreement for Subdivision No. 4532 known as Nueva Vista as above and the following Consent Calendar items as presented:

MONTHLY FIRE DEPARTMENT STATUS REPORT

Council received the Monthly Status Report from the Fire Department for May 2004.

TREASURER'S INVESTMENT REPORT

Council reviewed and accepted the Treasurer's Investment Report for the Month of April 2004.

PUBLIC IMPROVEMENTS FOR HOME DEPOT PROJECT

Council accepted as complete those public improvements constructed with the development of Home Depot and authorized the City Clerk to file a Notice of Completion.

WOODLAND DOWNTOWN IMPROVEMENT ASSOCIATION

Council received an update on the proposed one year Contract for Services with the Woodland Downtown Improvement Association for an amount not-to-exceed \$40,000 for Downtown Coordinator services.



RESOLUTION 4557-PARTICIPATION IN YOLO COUNTY HABITAT/NATURAL COMMUNITIES CONSERVATION PLAN JOINT POWERS AGENCY AND MODIFICATIONS TO BYLAWS TO ALLOW AGREEMENT TIME CONTINUANCE

Council adopted Resolution 4557, "A Resolution of the City Council of the City of Woodland Approving the City's Continued Participation in the Yolo County Habitat/Natural Community Conservation Plan Joint Powers Agency (JPA) and Modifying the JPA Bylaws to Allow the JPA Operating Agreement to Continue in Perpetuity".

HISTORY OF FUNDING FOR EAST MAIN ARCHITECTURAL ENHANCEMENT PROJECT NO. 00-36; MAIN STREET FRONTAGE IMPROVEMENTS PROJECT NO. 03-24 AND DEMOLITION OF PRCS ADMINISTRATION BUILDING PROJECT NO. 03-29

Council received a report on the history of funding for the East Main Street Architectural Enhancement Project 00-36, Main Street Frontage Improvements Project 03-24, the East and Main Street Right Turn Pocket Project 03-06 and the demolition of the Parks, Recreation and Community Services Administration Building Project 03-29.

LETTER OF SUPPORT FOR SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT STUDY OF SETTLING BASIN

Council authorized the Mayor to sign a letter of support for the Sacramento Regional County Sanitation District proposed study of the Settling Basin.

ORDER OF CONTINUANCE FOR PUBLIC HEARING ON COMMUNITY FACILITIES DISTRICT 2004-1

Council adopted an Order of Continuance regarding the Public Hearing for the rate, method and apportionment for Community Facilities District 2004-1.



MINUTES

Council adopted the minutes of the regular Council and Redevelopment Agency Board meeting of April 20, 2004 and regular Council meeting of May 4, 2004. Council Member Peart abstained from the vote on the May 4th meeting due to absence.

COMMUNICATIONS

Council received a notice of a Person-to-Person Transfer of an Alcoholic Beverage Control License for Lee's Chinese Restaurant located at 117 West Court Street.

Council received a notice of a new Beer and Wine Alcoholic Beverage Control License for Morrow Distributing Company located at 550 Santa Anita Drive, Suite A.

Council received a notice of a new Beer and Wine Alcoholic Beverage Control License for Taqueria Los Reyes located at 1226 Main Street.

Council received a letter from Waste Management regarding improvements to be made to their customer service operations.

Council received a memo from Public Works Director Wegener regarding transportation funding alternatives.

COMMITTEE REPORTS

Council received the minutes of the Library Board of Trustees meetings of May 3 and May 17, 2004.

Council received the minutes of the Yolo County Communications Emergency Services Agency meeting of May 5, 2004.

Council received a summary of Redevelopment Citizens' Advisory Committee actions taken at their May 26, 2004 meeting.

ORDINANCES



ORDINANCE 1396-AMENDMENT TO BUILDING UNIT ALLOCATION

Dudley Holman asked about the rationale for this change and Director Stevens indicated this is an attempt to clarify the previous Ordinance in regard to the building permits accumulation concept. The Sub-Committee on this project has suggested that this accumulation date for building permits be pro-rated from the date funds for the Spring Lake Specific Plan sewer project were provided, September of 2003, and the accumulation then based on a fiscal year. Some years would have more than the pre-stated 410 permits annually issued, but the maximum by 2007 of 1242 would be maintained.

Mr. Holman asked that Mayor Rexroad display his Council binder and reminded citizens there is a binder with all Council Communications for the upcoming meeting available for preview in the Library on the Friday prior to the meeting.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried unanimously, Council adopted Ordinance 1396, "An Ordinance Amending Section 26-2-10 of Chapter 26 of the City Code to Clarify Building Unit Allocations Program for the Spring Lake Specific Plan". On roll call the vote was as follows:

Ayes:	Council Members Flory, Monroe, Peart, Pimentel, Rexroad
Noes:	None
Absent:	None
Abstain:	None

ADJOURNMENT

At 10:50, Mayor Rexroad adjourned the joint regular meeting of the Council and Redevelopment Agency Board.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk