

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

June 24, 2003

**JOINT WOODLAND CITY COUNCIL/
REDEVELOPMENT AGENCY BOARD
SPECIAL/STUDY SESSION MEETING**

7:00 P.M.

CALL TO ORDER

Mayor Flory called the Joint Regular meeting of the City Council and the Redevelopment Agency Board to order at 7:06 p.m.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Fire Engineer Fatta.

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, Jeff Monroe, Neal Peart, David Flory

COUNCIL MEMBER ABSENT: Matt Rexroad

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Sue Vannucci, Margaret Vicars, Gary Wegener, Tricia Stevens, Karl Diekman, Ernie Fatta, David Turk, Brian Grose, Jim Dahl

COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Peart requested that Staff explore the possibility of designating the area between Interstate 5 and Highway 113 along County Road 102 and Gibson Road a "No Jake Brake" zone.



Council Member Dote indicated the recent Blue Print Workshop held in conjunction with the Sacramento Area Council of Governments was a success. The areas studied and the immediate feedback were very well received. The Town Hall meeting held on June 19, 2003 was also well received. Many people in attendance were from the County and discussed the Road 17 and bypass issues. She indicated there was a great deal of mis-information heard from attendees and she would like to begin a series of articles in the newspaper clarifying and educating. One such topic could be Municipal Finance 101. The Local Agency Formation Commission met and discussed agricultural preservation projects. It was mentioned that as part of the Clark Pacific project, there are some requirements for agricultural mitigation. She announced the walls of the new Police Facility are up.

Council Member Monroe said the installation of the playground equipment at Cline Park is complete. The next Park to receive equipment will be Woodside.

Council Member Peart attended a news conference at the Sacramento County Building last week. This was set as an opportunity to express the concerns of Cities and Counties regarding the continued pull of local funds to balance the State budget. The representatives of the Cities and Counties in attendance expressed very strongly the frustration with the State. The Antique Dodge Car organization is holding a conference this week in Woodland. There are many in attendance, both nationally and internationally. There will be a car show at the Fairgrounds on Saturday.

Mayor Flory expressed his concern regarding the continued problems with the automatic door at the front entrance of City Hall, as it is non-operational once again. Public Works Director Wegener indicated that parts were on order for the repair and it is intended to keep parts in supply should they be needed again. Mayor Flory announced the Hotel Woodland experienced a broken sprinkler pipe and many of the downstairs businesses were flooded. He expressed his appreciation to the Fire Department Staff for assisting with the problem.

REPORTS OF THE CITY MANAGER/EXECUTIVE DIRECTOR

JOINT RESOLUTION OF THE CITY COUNCIL AND REDEVELOPMENT AGENCY REGARDING EXECUTION OF BALLOTS FOR FIRE SUPPRESSION ASSESSMENT

City Manager/Executive Director Kirkwood advised the Council/Board that as stewards of City and Redevelopment property which would be subject to the Fire Assessment a position on the ballots should be taken. Fire Chief Diekmann presented information in regard to the Assessment for Council/Board consideration. This Assessment will provide \$1 million annually to improve Fire



Department services. One Engine Company and full time shift supervision would be provided. A service employee to manage safety equipment, reduction in overtime and improvement in service/response time will also be a result. The Assessment does not include an additional station or fire apparatus, nor all of the required staffing needs. There are two State programs currently in place to assist low-income property owners. Ballots remain sealed until the close of the Public Hearing and will be tabulated in the days following July 15th by the City Clerk with assistance from MuniFinancial staff. Citizens are invited to view the ballot counting process.

Member Dote asked if the City is reimbursed for the subsidy provided for low-income property owners and Chief Diekman said it is placed as a lien against the property to be collected when sold. Member Monroe said he would like specific people invited to observe the ballot counting process and will provide a list. Chief Diekman said any member of the public could attend and Mayor/Chairperson Flory said Staff should invite specific people. Clarification was made that ballots are not being counted as received, but will be counted following the close of the Public Hearing (figuratively) on July 15, 2003. Finance Director Vicars indicated that City taxes on the Assessment would be paid out of the General Fund budget. The City also pays taxes on property owned outside of the City limits, with the total taxes paid at about \$4,000, part of which is returned to the City. The revised information provided indicates the relative value based upon the nature of the property. Under Proposition 218, publicly owned parcels must be included in the ballot process.

Fire Engineer Fatta reminded the Council/Board of the National response requirements for Fire Departments. The first Engine on scene should respond within four minutes 90% of the time with four members on board. On a first alarm fire, there should be fifteen people on scene within eight minutes. At present response is with ten people. The Department responds to City properties and private properties. The Residential Fire Sprinkler Ordinance adopted buys time, but the Department still must respond within the specified required timeframe.

Mayor/Chairperson Flory indicated he does not feel comfortable submitting votes for City/RDA property and feels the Council/Board should not cast any vote. Member Monroe indicated he supports the Fire Department and the basis of the Assessment. He is of the same opinion as Mayor/Chairperson Flory regarding casting votes on behalf of the City. He feels this would stack the vote and the City/Agency should remain neutral on the issue.



Member Peart said Council is the steward of City property and support of that property is very important. The Council/Agency has a responsibility to the employees and citizens who are served by the Department. He supports the Assessment and feels the Council/Board should show that support by voting in favor.

Member Dote said Council has been in support of this Assessment and should continue that support. This is an opportunity to address the problems ourselves. It sends a mixed message when we say we are supportive but not enough to cast the votes in favor.

Mayor/Chairperson Flory said should the Assessment fail, he will be ready to make the cuts needed to maintain the level of service desired. Member Monroe feels the Assessment will be successful but stated that he must represent both sides of the issue.

Member Dote feels that Members must use their conscience on this issue. The benefits of the Assessment are very important to the City. So much of the budget resides in the safety realm and cuts to the budget must come outside of the Department. Citizens have elected the Members expecting them to utilize their judgment. Member Monroe feels the strong endorsement by the Members gives the citizens the correct message. Mayor/Chairperson Flory said the idea was to place this on the ballot as a Council and Council cannot go out in public to endorse the issue. By casting votes on the Assessment, it then becomes an endorsement.

Member Dote does want this issue on the ballot because it had to move that direction, not because the Council wanted to place it on the ballot. She withdrew her objections and agreed to a neutral stance.

City Manager/Executive Director Kirkwood reminded the Council/Board with their commitment to public safety and the issues that would be the outcome of the additional \$1 million to meet them, those cuts to the General Fund must be identified should the Assessment not be successful. The 78 functional programs discussed in the Budget Retreat in May where that commitment to public safety was reiterated, will necessitate reduction of between twenty and twenty-five employees elsewhere in the City to so meet those commitments. Mayor/Chairperson Flory said the Council is ready to address those cuts in level of service when necessary. City Manager/Executive Director Kirkwood said he remains convinced there is a need in the Fire Department, more than the \$1 million will meet.



Member Peart said if we do not cast votes, the County of Yolo, School District, etc. will assume is not important for them to act. He feels as representatives of the City, the Council/Board has a responsibility to take a position. Council has been supportive of the Assessment all along and a positive action is needed.

Mayor/Chairperson Flory does not remember information that public agencies would have a vote on the issue. Chief Diekman said early in the stages of the process the Consultant said no properties were exempt from the process. When the ballots were actually issued was it clear which properties were public properties. Staff does not have the authorization to cast the votes on behalf of the Council or Agency.

A motion by Member Peart that the Council and Redevelopment Agency Board approve execution of the ballots for the Fire Suppression Assessment by directing the City Manager/Executive Director to vote "Yes" lost for lack of a second.

PROJECT PROGRAMMING SUMMARY SHEET; ADD TO CAPITAL BUDGET; CONCEPTUALLY APPROVE USE OF ANTICIPATED FUNDS FROM WOODLAND/SPRECKELS INDUSTRIAL BUSINESS PARK AGREEMENT PROJECT 03-06 FOR FRONTAGE IMPROVEMENTS AT MAIN AND SIXTH STREETS, PROJECT 03-24

Community Development Director Stevens indicated in the Wiseman Development Agreement approved by the Council/Board there was a strong commitment to go forth with improvements to the Main Street/Sixth Street location to facilitate the construction of the new building. This contribution is the most straightforward way to insure this project will be completed. It will add to the entryway and is part of the Redevelopment area. When approving the Spreckels contribution Council did not identify where the money would be used, other than it would be in the Redevelopment area. This project is the highest priority at present. Public Works Director Wegener said this project is an Agency responsibility and not the Developers responsibility. The improvements include street widening for installation of a left turn pocket at Sixth Street and Main Street in the West bound direction, frontage improvements on Main from Sixth to East Streets, historic lighting on Sixth, sidewalk, minor storm drain, utility relocation, trees, landscaping, and P. G. and E. vault relocation at Sixth and Main. The City has an obligation to improve the entryway. The Wiseman project is providing \$50,000 toward these improvements. The improvements would be in the November/December 2003 timeframe.



Member Dote asked if the street improvements include money from the mitigation with the Casino. Director Wegener said there are some funds, but it is unclear if the County can or will provide those funds to the City as the funds are under County control. If received, they would be for part of the turning lane only. There is a Citizens' Committee assisting in the determination of the division of those funds. The improvements in relation to the entryway are on a schedule prior to the bulk of the other improvements. Member Dote asked if funds were not forthcoming from the Spreckels project, where would the funds these be found. Director Stevens said possible funding sources would be the Federal government, General Fund or CDBG. However, there are no CDBG funds available at this time. Director Wegener said the Federal funding does not appear to be available at this point either.

Member Monroe said when he suggested the funds be sent to the RDA, the Wiseman project would fit into the realm of his concept of use. He would like the Casino money to be used first if possible. Director Wegener said the entryway improvements are at \$260,000 and not part of the entire project.

Mayor/Chairperson Flory does not want the money to go to this project. He feels it should be utilized to stimulate economic development. The money was needed here so Staff decided to use it other than where he originally planned. The money should come from the 27 acres and does not feel the \$500,000 should be used for this project. The Redevelopment Agency money should continue to be leveraged and we have not come to CDBG for funds. Staff should be more creative in finding the money they need for this project. He asked what would be done with the other \$1 million that will come from the Spreckels project. Director Stevens said there are no specific projects funded or earmarked at present.

City Manager/Executive Director Kirkwood said the minutes of the June 25, 2002 meeting state through a Council motion that, "the first \$750,000 and \$50,000 for a total of \$800,000 to go to our Redevelopment Agency to be used by the Redevelopment Agency to improve our Redevelopment Zone and the second \$750,000 to go our General Fund which could be used for anything". That first advancement would be to the Downtown, which could be any project. The Wiseman project is a very visible project improving the Downtown. The December 17, 2002 staff report indicates the \$1,550,000 would be used as directed by the City Council for public purposes. It also states the City/Agency is obligated to the stated improvements as part of the entryway, intersection, road widening, signage, pedestrian and landscape improvements at this location. The City has aggressively sought Federal Transportation Community System Program Preservation funds in the amount of \$551,240. The Wiseman Building was again



identified as a possible source for those funds. A request has been submitted to the Rumsey Band of Wintun Indians for \$1 million for those areas that had been notified as in need of mitigation. Staff will continue to seek sources of funds but would like Council to conceptually approve these funds with the understanding Staff will return to Council at a later time for final approval.

Mayor/Chairperson Flory said there were commitments made for Main Street improvements that have not been fulfilled and those issues need to be addressed first. He does not want to commit this \$500,000 elsewhere. City Manager/Executive Director Kirkwood said the Development Agreement does say the Agency would approve prior to the completion. The final authorization would be sought at that time. Member Monroe asked if the \$500,000 is put into the Agency would it be subject to a take by the State and City Manager/Executive Director Kirkwood said the funds would be placed where they were secure.

Member Peart said the Wiseman project is one of the larger economic development projects taking place in the City. He suggested this project will begin the process to develop the 27 acre Redevelopment area to the South. Main Street has not been completed but that could be accomplished working from the East to the West. He agrees with conceptual approval. Member Dote does not want to put money into the RDA. She would like to consider this as a loan to the Agency with repayment options. She is concerned about the lack of flexibility of other sources of funds and the associated constraints. Member Monroe said Public Works projects are the foundation of any good project. The Wiseman Company expects a quality infrastructure and associated improvements from the City. Mayor/Chairperson Flory said that he would want the Agency to be repaid if these funds were used for this project. Member Dote asked what other fund sources would be available to repay the Agency. Member Peart suggested that as other projects come into the City as a result of this improvement project, funds received could be utilized to repay.

On a motion by Mayor/Chairperson Flory, seconded by Member Dote and carried by the Members present, the Council and Agency Board approved the Project Programming Summary Sheet for Project 03-06 to add to the Capital Budget and conceptually approved the use of the anticipated \$500,000 in funding committed in the "Agreement Regarding Annexation and Development of a Specific Plan for a Regional Industrial Business Park" (Woodland/Spreckels Industrial Business Park Agreement) for the project with the addition that the final action on these funds will return to the Council/Board as to obligate these funds will take final action and to include an amendment that these funds would be a loan from the Agency and would be repaid with other sources of funds as identified.



CONSENT - REGULAR

SET PUBLIC HEARING REGARDING APPEAL OF PLANNING COMMISSION
DECISION FOR CONSTRUCTION OF VOSBURG APARTMENTS AT 505
COMMUNITY LANE

On a motion by Council Member Dote, seconded by Council Member Peart and carried by the Members present, Council set a Public Hearing for July 29, 2003 to hear an appeal by Richard Harrison in regard to a Planning Commission decision for construction of the Vosburg Apartments at 505 Community Lane.

ADJOURNMENT

Mayor Flory adjourned the Joint Special Meeting of the Council and Redevelopment Agency Board at 8:23 p.m.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk