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

January 28, 2003

JOINT CITY COUNCIL/ PUBLIC FACILITIES CORPORATION/ PUBLIC FINANCING AUTHORITY/ REDEVELOPMENT AGENCY SPECIAL MEETING

7:00 P.M.

CALL TO ORDER

Mayor Flory called the special meeting of the City Council to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Police Chief Carey Sullivan.

ROLL CALL

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

Peart

COUNCIL MEMBER ABSENT: Matt Rexroad

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Tricia Stevens, Sue

Vannucci, Margaret Vicars, George Bierwirth, Carey Sullivan, Charlie Wilts, Gary Wegener,

Debbie Grose

PUBLIC COMMENT

None.



COUNCIL/STAFF STATEMENTS AND REQUESTS

Mayor Flory suggested Council Members Dote, Monroe and Peart alternate serving as Chair for Study Sessions. He asked Council Member Peart to accept the gavel for this meeting.

Council Member Dote indicated attendance at the League of California Cities Policy Advisory Committee meeting for Environmental Policy. They discussed ACA 11 and she asked that Staff track the Bill as it will redirect a portion of increases in General Funds, if any, and dedicate those increases to infrastructure improvements, open space, transportation, and water projects, such as waste water and storm runoff. The Joint Powers Agreement for the Habitat Conservation Program will be using a commercial broker to help to identify the habitat needing preservation and purchase.

Council Member Peart indicated the A. B. 680 Coalition had assisted in putting that Bill off at this time. The Coalition is now working on Affordable Housing and are suggesting 10% as the fair share. He and City Manager Kirkwood met with the Coalition of approximately 15 and Assembly Member Steinberg and felt they were well received. City Manager Kirkwood indicated the breakdown suggested is at 4% very low, 4% low and 2% moderate. In the event money is taken from the Cities, such as the 20% housing set aside dollars, that will impact the ability to provide for and assist in affordable housing. It is to be voluntary and a good faith effort. Council Member Peart said the entire Region is working together and are responsive to the housing needs. This group will be leading the State in this effort. Assembly Member Steinberg is requesting a mandate, while the Coalition prefers voluntary.

REPORTS OF THE CITY MANAGER

POLICE FACILITY CONSTRUCTION, PROJECT 96-19

City Manager Kirkwood said it is unlikely the grants requested for the funding of the new Police Station will be received. The \$750,000 COPS Technology assistance has not been funded. The House and Senate Committees are no longer funding construction for Police Stations through grants. Council Member Dote asked what the \$750,000 would be used for and City Manager Kirkwood indicated for furnishings, technology and equipment.

On a motion by Council Member Monroe, seconded by Mayor Flory and carried by the Members present, Council received the Police Station Funding Gap Report and indicated continued support for the Legislative Action Plan requesting Federal support to complete construction, equipment and furnishings of the new Police Facility; recognized that approximately \$750,000 from the Capital Reserve Fund may be necessary in the event that Federal Grants are not forthcoming.



ANNUAL AUDIT - CITY

Finance Director Vicars indicated the general City expenditures were less than anticipated as Departments have been prudent on spending. Council Member Peart said the City is spending less per capita at present than in 1991. There will be a more in-depth presentation and possible budget cuts before the Council at their February 25, 2003 meeting. The City could issue \$105 million in debt service at present and would be within the State's cap for our City. The current debt load is at \$896,000. Mayor Flory said we are providing a level of service and the efficiency of government has been good. The City could be expected to do more. The Managers of the City must look at provision of the services, but there comes a point in time with the diminishing revenue we will not be able to maintain these services and keep the government running as we presently know it. There may a conflict within the community, as with Council and Staff, on how much people are willing to pay for the level of service desired. Council Member Dote said we have absorbed a 38% inflation rate, a 25% population growth with a flat level of property tax, modest increase in sales tax, but the overall increase in revenues has not been great. All of this has been done with a 14% increase in staff. While this may sound very efficient, the reality is eventually the limit is reached. She feels we are very close to that point at present and we will need to begin to cut levels of service just to maintain the body of the City. We don't have an infinite chart to be able to absorb increases in inflation and population, limiting staff size and having revenues limited on the other side. Director Vicars indicated that Measure H dollars are not reflected in any of the numbers shown. Council Member Peart said we are close to a point where we will be limiting services and/or raising fees. There are no other options as this City has been run as efficiently as possible.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, Council accepted the Comprehensive Annual Financial Report for fiscal year ended June 30, 2002 for the City of Woodland.

WOODLAND PUBLIC FACILITIES CORPORATION ANNUAL AUDIT

Assistant Finance Director Grose indicated the Public Facilities Corporation was formed in 1989 to provide assistance in the financing of public improvements. These improvements were funded as the upgrade and expansion of the Library. In 1995 the bonded debt was refinanced and lowered the cost and Utility User Tax. This Tax has been lowered yet again but still maintains the same revenue as applied to the increased water rates. The Bond will be repaid in December of 2005. Should the Board wish to extend that Tax, a Measure must go to the voters in 2004 or 2006.



On a motion by Board Member Dote, seconded by Board Member Monroe and carried by the Members present, the Board accepted the Annual Audit for the Public Facilities Corporation for the fiscal years ending June 30, 2001 and June 30, 2002 as presented.

WOODLAND PUBLIC FINANCING AUTHORITY ANNUAL AUDIT

Assistant Director Grose indicated this entity was organized as a Joint Powers Authority in 1996 to assist in the financing of public improvements as well. The first bond was issued in 1996 for the Redevelopment Agency in the amount of \$2.5 million. The Debt Service is paid from the Redevelopment Agency and of the \$812,000 received for future projects, the majority was spent on the East Street Landscaping Project. The formation of a Marks-Roos District reduced the cost of the Debt Service to property owners.

On a motion by Board Chair Flory, seconded by Board Member Monroe and carried by the Members present, the Board accepted the Annual Audit for the Public Financing Authority for the fiscal year ending June 30, 2002 as presented.

REDEVELOPMENT AGENCY ANNUAL AUDIT

Assistant Director Grose indicated the Redevelopment Agency was formed in 1988 to clear and rehabilitate areas in the project area. There are three operating funds, Project, Housing and Debt Service, which was discussed under the Financing Authority. The Redevelopment Project fund comprises 80% while the Housing is at 20%. There is a negative balance of \$20,416 as anticipated three years ago when the staff made the presentation to the Board with that anticipated figure. The development of the 27 acres should offset that deficit. The Police Station is due to open in 2004 and the Wiseman project is moving ahead which will help with the development of that area. Board Member Dote asked if the reopening of the Pacific Coast Producers would help and Assistant Director Grose indicated it should help the funding. She said it is not currently on the tax rolls but will be seen next year. Board Member Dote asked if there is a risk with these funds indicated at this time. City Manager Kirkwood said it could be at risk but there are a number of projects that cannot be committed until the point of the Agreements has been reached. We have the growth, permits, applications, Specific Plans will be demonstrated, and the affordable housing commitments made. If the State takes these funds, they are not then Board Member Monroe asked how much is at risk and providing for housing. Assistant Director Grose indicated \$586,000, some of which is obligated. As of December 31st, we had about \$300,000 committed toward projects. Whether the State decides on commitment or encumbered, we are unsure as yet. Council



Member Peart said that money could be taken on the particular projects. We are not yet committed in contract on this projects, which is of concern. We will not be writing down the cost of housing with Redevelopment funds. Council would then need to decide if this is a high enough priority to utilize General Fund resources.

On a motion by Board Chair Flory, seconded by Board Member Monroe and carried by the Members present, the Board accepted the Annual Audit of the Redevelopment Agency for the fiscal year ending June 30, 2002.

CONSENT

SPRING LAKE SPECIFIC PLAN FINANCING PLAN

Finance Director Vicars reminded Council they had previously received and reviewed this Plan at their regular meeting of January 21, 2003.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council adopted the Spring Lake Specific Plan Financing Plan as presented at the January 21, 2003 Council Meeting.

ADJOURN

Council Member Peart adjourned the special meetings of the Woodland City Council, Woodland Public Facilities Corporation, Woodland Public Financing Authority and Woodland Redevelopment Agency Board meeting at 8:08 p.m..

Respectfully submitted,	
Sue Vannucci, CMC, City Clerk	