

Woodland City Council Minutes

Council Chambers
300 First Street
Woodland, California

July 21, 1998

The Woodland City Council met in special session at 6:00 p.m. in the second floor conference room of City Hall in order to convene a closed session. Before the closed session the Mayor announced the closed session topics. The Council then convened the closed session for (1) a conference with Labor Negotiator Bill Avery and Assistant City Manager Phillip Marler (Sec. 54957) regarding the following Employee Organizations: Police Mid-Management Employees; (2) a conference with legal counsel regarding anticipated litigation and significant exposure to litigation pursuant to subdivision (b) of Section 54956.9 (one case); and (3) the public employee appointment (Sec. 54957) of the City Manager.

Council Members present at the special meeting were: Losoya, Borchard, Flory, Peart and Ryhal. Council Members absent: None. Staff present for the labor negotiations portion of the closed session: City Manager Kris Kristensen, Assistant City Manager Phillip Marler and Labor Negotiator William Avery. City Attorney Ann Siprelle, the Assistant City Manager and the City Manager attended the closed session portion dealing with anticipated litigation. Council Members only attended the closed session portion regarding the public employment of the job title City Manager.

The special session and closed session were adjourned at 7:04 p.m.

The Woodland City Council met in regular session at 7:06 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor Melton Losoya opened the meeting and invited everyone present to join him in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Losoya, Borchard, Flory, Peart,
Ryhal

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen (arrived at 7:11 p.m.), Siprelle,
Ruggiero, Wegener, Winnop, Barry, Marler, Vicars, Julihn,

Osteo, MacNicholl, Henson,

Ingman

MINUTES:

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved the minutes for the adjourned regular Council meeting of May 26, 1998 (Council Member Peart abstained), and regular meeting of July 7, 1998, as prepared.

COMMUNICATIONS:

1. From Finance Director Margaret Vicars a memo was received advising of accounts payable, wire transfers and payroll for June 1998.

MAYOR ANNOUNCEMENT:

Mayor Losoya announced that the Council just completed a closed session prior to the regular meeting to hold a conference with the City's Labor Negotiator regarding the Police Mid-Management Employees, a conference with legal counsel regarding anticipated litigation, and discussion regarding the public employee appointment of the City Manager.

City Attorney Ann Siprelle said no action was taken during the closed session.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meetings of June 1 and June 15, 1998.

2. From City Manager Kris Kristensen a report was received transmitting the minutes of the County Economic Development Council meeting of May 27, 1998.

3. From Public Works Director Gary Wegener a report was received transmitting the minutes of the Tree Commission meeting of June 8, 1998.

4. From the City Manager a report was received transmitting the minutes of the Yolo County Transportation District Board meeting of June 9, 1998.

5. From Community Development Director Janet Ruggiero a report was received transmitting the agenda, study materials and minutes of the Urban Limit Line Committee meeting of June 30, 1998.

The City Council appointed Council Members Daniel Ryhal and Neal Peart to participate in development of a "Greenline" plan for Yolo County.

6. From the City Manager a report was received transmitting the agenda from the County/City 2x2 Committee meeting of July 8, 1998.

PUBLIC COMMENT:

Council Member Peart said he spent three hours with City Public Works Department crews today to observe the City's new chip seal process on Kentucky Avenue and on East Street near County Fair Mall. He said this is a new process, and he said he feels it is a good process. He said Public Works employees did an excellent job, and he asked the Public Works Director to pass the commendation to the employees.

The Public Works Director presented Council Member Peart with an orange vest to observe future Public Works Projects.

Finance Director Margaret Vicars advised members of the audience that for those interested in the North Park Lighting and Landscaping District there is no fee increase proposed as was stated in the local newspaper yesterday. Secondly, she said if there are people present interested in the Streg Pond Landscape Maintenance District, and they would like a ballot, the ballots are available to be completed and submitted during that public hearing scheduled later in the agenda.

Parks, Recreation and Community Services Director Tim Barry said his department was the recipient of a grant from True Value Hardware Stores for a fix up project at Clark Field. He said \$3,200 in supplies were acquired from True Value for a partnership with the California Jaycees as volunteers to come and paint the bleachers at Clark Field as well as fertilizing the field. He said the work is anticipated to be done in October when the field is not as busy as it is now.

The Parks, Recreation and Community Services Director also invited everyone to attend a ground breaking for Pioneer Park at the corner of Branigan and Farnham in the southeast area to be held July 22, 1998, at 9:30 a.m.

CERTIFICATES OF APPRECIATION TO JULY 4 CONTRIBUTIONS:

Fire Marshal David Ostebo said the July 4th celebration cost about \$10,000, and 60 percent of that comes from private donations. He asked the Council to recognize those donors.

Mayor Losoya presented certificates of appreciation to Greg Stille of Food-4-Less, Tim Smith of Woodland Biomass Power, Ltd., and Steve Whitehouse of V. Santoni & Company.

HEARING - STRENG POND LANDSCAPING MAINTENANCE DISTRICT:

Finance Director Margaret Vicars said Stren Pond Landscaping Maintenance District is one of the first districts for which the City has attempted a Proposition 218 ballot measure. In May she said staff recommended to Council increasing the annual assessment from \$79.10 to \$124.30 per equivalent dwelling unit. At that time staff discussed the balloting process and what the ballot would look like. She said Council asked that there be two items on the ballot: this year's rate increase and future indexing. Tonight, she said the levy will be set. She said a current \$9,000 deficit in the district revenue includes \$4,000 for operations and \$5,000 for prior year deficits and unpaid taxes dating back to 1993. The actual budget for operations this year is approximately \$17,000, and last year the budget was \$18,000.

Mayor Losoya opened the public hearing.

Judie Townsend, resident in the District, inquired about the information she received regarding what is included in the maintenance district. She asked what can be done to save money in taking care of the landscape maintenance.

The Finance Director said with other assessment districts the City has prepared bids, and the City also bids on the work. Another alternative is to create a homeowners association and start bidding that way. With respect to what is included she said the assessable parcels receive benefit from the landscaping, irrigation, and drainage systems of the park and the 1.6 acre pond on the north side of Gibson Road.

The City Manager said the canal which Ms. Townsend mentioned is a Yolo County Flood Control and Water Conservation District irrigation canal and has nothing to do with the Stren Pond Landscaping Maintenance District. He said the maintenance of that canal is handled by the Flood Control and Water Conservation District. Also the David Douglass Park which is located on the north side of West El Dorado Drive near County Road 98 is not part of this District.

There being no further comments, Mayor Losoya closed the public hearing. The City Clerk indicated that no additional ballots were turned in.

The property owners in the District were asked to vote on increasing fees to meet operating cost and an accumulated deficit. Secondly district participants were being asked whether or not they wish to tie future increase to an inflation factor. Under Proposition 218 the increased assessment amount must go through a protest process using a mailed ballot to the district participants. The ballots were mailed on June 5, 1998. The Finance Director said 101 ballots were received from 166 property owners within the District and 181 actual parcels. Of the 101 ballots, in terms of dollar amounts of assessments, the vote for additional assessment (\$79.10 to \$124.30 annually) for a 1998-99 Budget increase was \$1,130 in assessments in favor of the additional assessment and \$3,435.20 in opposition to the additional assessment. With respect to indexing in future

years the vote was \$69.61 in favor of the inflation formula and \$85.43 in opposition. She said both measures failed.

After Council discussion the following action was taken.

Resolution No. 4072:

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 4072 declaring the results of the property owner protest proceeding for Streng Pond Landscaping Maintenance District.

Resolution No. 4073:

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 4073 approving the annual levy report as amended for the Streng Pond Landscaping Maintenance District, Fiscal Year 1998-99.

The Finance Director said the \$79.10 per dwelling unit levy will give a revenue of approximately \$14,436 versus a budget of \$17,645, and that would not include the prior year deficits.

With respect to cutting maintenance back the Parks, Recreation and Community Services Director said the principal maintenance issue is the 1.6 acre pond area, and the only thing being done is mowing, trimming trees, spraying for weeds and keeping the irrigation running. He said there is a low effort and about \$6,000 to \$7,000 is spent each year in salaries for this work. If there is a \$3,000 cut, his staff would have to go back to the land and make sure it is safe, that there are no holes and the irrigation is not flooding areas. He said a cut means mowing less frequently. He said there will have to be a plan to stay within the budget. and he will report back to Council in September with the proposed cutback for the balance of the year.

Council Member Peart suggested including the bid process for Streng Pond Landscaping Maintenance District with the North Park District.

Resolution No. 4074:

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 4074 ordering the levy and collection of assessments within the Streng Pond Landscaping Maintenance District, Fiscal Year 1998-99, remaining at the prior budget level of \$14,436.

HEARING - NORTH PARK LIGHTING AND LANDSCAPING DISTRICT:

Finance Director Margaret Vicars said there is no increase in the fees proposed for North Park Lighting and Landscaping District for this year. She said staff is proposing that the annual assessments remain at \$215.40 per dwelling unit. She said a discussion last year about North Park was a deficit that had been growing and the levy needed to be raised to cover the deficit. A higher rate was requested last year, but over past years the costs were slightly lower than anticipated.

Mayor Losoya opened the public hearing.

Diane Nantz, resident in the District, inquired about the fee, and she said the newspaper indicated that the fees covered maintenance of the soundwall around the new development.

The Finance Director said the outside of the soundwall is included, but not the inside.

Ms. Nantz asked why the developer did not pay for the soundwall.

The City Manager said the District costs cover the maintenance of the landscaping around the soundwall and not the soundwall itself. The exterior wall as it relates to graffiti is also included.

There being no further comments, Mayor Losoya closed the public hearing.

Resolution No. 4075:

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 4075 approving the annual levy report and ordering the levy and collection of assessments within the North Park Lighting and Landscaping District, Fiscal Year 1998-99.

HEARING - GIBSON RANCH LIGHTING AND LANDSCAPING DISTRICT:

The Finance Director said Council is also being asked to conduct a hearing and consider the annual levy for the Gibson Ranch Lighting and Landscaping District. She said this District has had varied annual assessments, and the charge at this time proposed for a single family residence is \$107.90 for operations at the district. She said staff has contacted the citizens group which works on the budget, and the residents have been kept informed through the neighborhood faires in the Southeast Area. She said this district does not require a ballot for increases in the levy because under Proposition 218 assessment districts that were in existence prior to Proposition 218 and had an escalation

clause built into the district do not require a vote until such time as it expires (2005).

Mayor Losoya opened the public hearing. There being no comments, Mayor Losoya closed the public hearing.

Resolution No. 4076:

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council adopted Resolution No. 4076 amending and approving the annual levy report and ordering the levy and collection of assessments within the Gibson Ranch Landscaping and Lighting District, Fiscal Year 1998-99.

The City Manager said this is a clear example of where financing of local government services has taken some direct hits. Under normal circumstances about 10 to 15 years ago cities were able to pick up these kinds of costs through normal general fund increases through increases in property tax revenues, sales tax revenues, etc. He said as properties have been developed throughout the community the City has found that the kind of revenues generated in those kinds of funds do not cover fully the day to day operations and maintenance costs of all of the different city services. The way that California cities have tried to make up that gap is with special districts. The City has three of them, and the City is likely to get more districts as additional residential areas develop.

HEARING - 1998 CLEAN LOT PROGRAM:

Fire Marshal David Ostebo said the final step in the annual Clean Lot (Weed Abatement) Program for 1998 is a hearing to receive the account of the cost of the program. This year the large majority of the lots were handled by one mowing or one disking and generally went well. The total cost of the 1998 Program is \$1,702.75. The cleaning of private property amounts to \$959.00 and work performed on City property totaled \$743.75.

Mayor Losoya opened the public hearing. There being no comments, Mayor Losoya closed the public hearing.

Resolution No. 4077:

On motion of Council Member Peart, seconded by Council Member Ryhal and carried by unanimous vote, the City Council adopted Resolution No. 4077 approving the account of the cost of the Clean Lot Program for 1998.

REPORTS OF THE CITY MANAGER:

CONSENT CALENDAR:

Vice Mayor Borchard requested that the agenda item regarding the new State vehicle license fee proposal be removed from the Consent Calendar.

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council approved the following Consent Calendar items:

COMPLETION OF GIBSON RANCH 2A-1 IMPROVEMENTS:

The City Council accepted as complete the improvements constructed by Morrison Homes, Subdivider, as part of Subdivision No. 4252 improvements, also known as Gibson Ranch 2A-1; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to sign the notice of completion.

COMMUNITY SWIM CENTER EQUIPMENT:

The City Council approved contingency funds from the Fiscal Year 1997-98 Budget to purchase a new automatic controller and a new chlorine disinfection system for the Community Swim Center.

UPDATED JOB DESCRIPTIONS FOR MID-MANAGEMENT POSITIONS:

The City Council approved the updated Fire Division Chief, Junior/Assistant Planner, Associate Planner, Senior Planner, and Redevelopment Coordinator job descriptions.

RESOLUTION NOS. 4078 - 4087 - PERS MEDICAL PLAN RATES:

The City Council adopted Resolution No. 4078 (City Manager), titled "Resolution Fixing the Employer's Contribution Under the Public Employees' Medical and Hospital Care Act."

The City Council adopted Resolution No. 4079 (Management Employees), titled "Resolution Fixing the Employer's Contribution Under the Public Employees' Medical and Hospital Care Act."

The City Council adopted Resolution No. 4080 (Confidential Employees), titled "Resolution Fixing the Employer's Contribution Under the Public Employees' Medical and Hospital Care Act."

The City Council adopted Resolution No. 4081 (Mid-Management Employees), titled “Resolution Fixing the Employer’s Contribution Under the Public Employees’ Medical and Hospital Care Act.”

The City Council adopted Resolution No. 4082 (Fire Mid-Management), titled “Resolution Fixing the Employer’s Contribution Under the Public Employees’ Medical and Hospital Care Act.”

The City Council adopted Resolution No. 4083 (Police Mid-Management), titled “Resolution Fixing the Employer’s Contribution Under the Public Employees’ Medical and Hospital Care Act.”

The City Council adopted Resolution No. 4084 (Police employees), titled “Resolution Fixing the Employer’s Contribution Under the Public Employees’ Medical and Hospital Care Act.”

The City Council adopted Resolution No. 4085 (Police Supervisors), titled “Resolution Fixing the Employer’s Contribution Under the Public Employees’ Medical and Hospital Care Act.”

The City Council adopted Resolution No. 4086 (Fire employees), titled “Resolution Fixing the Employer’s Contribution Under the Public Employees’ Medical and Hospital Care Act.”

The City Council adopted Resolution No. 4087 (General Services employees), titled “Resolution Fixing the Employer’s Contribution Under the Public Employees’ Medical and Hospital Care Act.”

The City Council adopted Resolution No. 4078 (City Manager), titled “Resolution Fixing the Employer’s Contribution Under the Public Employees’ Medical and Hospital Care Act”

REGULAR CALENDAR:

SUPPORT FOR NEW STATE VEHICLE LICENSE FEE PROPOSAL:

On motion of Council Member Borchard, seconded by Council Member Peart and carried by unanimous vote, the City Council supported the new State vehicle license fee proposal and authorized the Mayor to send letters indicating this support to Governor and our legislative representatives.

GERLINGER STEEL & SUPPLY CO. PROPOSED DEVELOPMENT:

Associate Planner Bob MacNicholl reported that Gerlinger Steel has contacted the City of Woodland and requested that they be found to be an agriculturally

based business in order to be allowed to locate a 40,000 square foot fabrication facility on a portion of a parcel in the County, immediately north of I-5 and east of the northern extension of West Street (County Road 99).

After Council discussion the following action was taken:

On motion of Council Member Flory, seconded by Council Member Peart and carried by unanimous vote, the City Council determined that Gerlinger Steel and Supply Company is an urban use which should be appropriately placed within an Industrially Zoned area of the City of Woodland or County of Yolo.

DISCUSS DUBACH PARK ISSUES:

The City Council discussed problems associated with the third year of flooding at Dubach Softball Complex. Council talked about the possibility of selling or leasing the property and removing the backstops, lighting, etc., and installing them at another facility.

Parks, Recreation and Community Services Director Tim Barry said the Parks, Recreation and Community Services Commission will review the options for future use of Dubach Park and report back to Council.

Council Member Peart said he discussed with staff having volunteers remove fencing, etc. at the park.

Council took a recess from 8:56 p.m. until 9:06 p.m.

POSSIBLE MAYOR'S YOUTH CABINET:

Assistant City Manager Phil Marler gave Council an update on the Mayor's youth cabinet initiative and asked for Council discussion on achieving the strategic direction on youth as currently described in the City's Strategic Plan. He said the Quality Team once the plan was approved received the charge to implement the strategic plan and recently had been looking at youth strategy as its next highest priority. At the same time, he said incoming Mayor Losoya also started talking about his idea of a youth cabinet. He said clearly those people on the Quality Team and the Mayor recognize that whatever is done needs to be done jointly and with the limited resources that are available. At the June 23 meeting Council received an update from the Quality Team where there was an overview of the youth strategy as described in the Strategic Plan and they asked for Council guidance at that time. On June 24 he said the Mayor's Youth Cabinet met and developed a conceptual model on how the community can address youth problems. He presented the model and asked for Council discussion.

Mayor Losoya thanked the Assistant City Manager for his participation in some brainstorming discussions regarding a proposed Mayor's Youth Cabinet. He said

he brought the Cabinet together because it included representatives from the Woodland Superintendent of Schools, Woodland Joint Unified School District, County Superintendent of Schools, Chamber Director, and Chamber President. He said these people can review some of the programs that are currently going on, and they are in a position to possibly facilitate, expand or initiate some new program because of their positions. He said this group could be called the Mayor's Cabinet on Youth or any other name the Council might want to call the group.

Council Member Ryhal said he still feels that by establishing a Youth Cabinet the City would be creating another level of bureaucracy. Another issue he said is money, and it will cost more money to do these things. He said also that whenever there is a finished product it begins with the Council, and he said staff time was spent on the proposal and meetings were held without Council input. He said he felt we need to address one issue at a time and get it solved rather than "recreating the wheel" and calling it something else.

Mayor Losoya said part of the reason for bringing the proposal to Council at this time was to share with the Council what ideas have been discussed so far. He said if the Council wants to continue with its discussion of the proposal or the Council wants to scrap the idea the Council can decide here tonight.

After discussion Council agreed to continue consideration of a proposed Mayor's Youth Cabinet at the September 1, 1998 Council meeting.

PROPOSED YOUTH TACTICAL COMMITTEE:

Council agreed to discuss both the proposed Mayor's Youth cabinet and a proposed youth tactical committee as one agenda item at the September 1, 1998 Council meeting.

ORDINANCE NO. 1311 - BURGLARY AND ROBBERY ALARMS:

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council introduced Ordinance No. 1311, "An Ordinance Amending Section 13-5-22 of the Woodland Municipal Code Relating to Burglary and Robbery Alarms." Ordinance No. 1311 makes a violation of the City's alarm ordinance an infraction and imposes fines.

FIRE STATION NO. 1/FINANCE DEPARTMENT REMODELING PROJECT CONTINGENCY:

On motion of Council Member Flory, seconded by Council Member Peart

and carried by unanimous vote, the City Council authorized a \$5,000 increase in the contingency for the City Hall Expansion/Fire Station No. 1 remodeling project (Project No. 96-38).

**COUNCIL REPRESENTATIVE TO SPECIFIC PLAN TECHNICAL
ADVISORY
COMMITTEE:**

The City Council appointed Council Member Peart as a City representative to the Specific Plan Technical Advisory Committee (TAC).

APPOINTMENT TO TRAFFIC SAFETY COMMISSION:

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council appointed Gurbin Singh Atwal as a member of the Traffic Safety Commission for a term expiring December 31, 2000.

FUTURE MEETING AGENDA ITEMS:

Council Member Borchard noted that this is the City Manager's last Council meeting after 21 years of service with the City. He said the City Manager has been a great asset of the City, and he was very grateful for his services.

City Manager Kris Kristensen said he was grateful for the opportunity to work for the City of Woodland and serve as its City Manager.

Council Member Flory said he concurred that the City Manager has done a good job of keeping the Council all together over the years. He said he knows it has not been easy. He said the City Manager has worked well with department heads and other City staff, and he said the City would not be in as good financial shape today if it were not for the City Manager's guidance.

Council Member Peart said unfortunately since he was just elected to the Council in June he will not have the opportunity to work with the City Manager, and he wished him luck.

ADJOURNMENT/CLOSED SESSION:

At 10:20 p.m. the regular meeting was adjourned and the special meeting and closed session were reconvened to continue discussion of the public employee appointment of the position of City Manger. At 11:00 p.m. the closed session was adjourned, and no Council action was taken.

City Clerk of the City of Woodland

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CITY COUNCIL MINUTES - JULY 21, 1998

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