MINUTES

SPECIAL REDEVELOPMENT AGENCY BOARD CLOSED SESSION

APRIL 21, 2009

5:00 P.M.

CLOSED SESSION-REDEVELOPMENT AGENCY

Chairperson Davies called the Special Closed Session of the Redevelopment Agency Board to order at 5:00 p.m. The Agency Board held a conference with Real Property Negotiators pursuant to Section 54956.8 for the properties located at 902, 906, and 910 Court Street; 913 and 917 Fourth Street; 1000 and 1022 Main Street; 425 and 445 Fifth Street; 430 Sixth Street; 1011 and 1021 Lincoln Avenue. The Agency Negotiator was the Executive Director. The negotiating parties were the Redevelopment Agency, John R. and Shirley Lauricella, the Benito and Marcia Crescione Trust, Nebulous Enterprises, LLC; City of Woodland, the Tom W. and Marilyn M. Fields Trust and the Robert B. and Devere Garner Trust. Under negotiation were price and terms of payment. Present at this session were Board Chairperson Davies, Board Members Dote, Marble and Monroe, Executive Director Deven, Redevelopment Manager Shallit, and City Attorney Morris. Vice Chairperson Pimentel was absent.

REGULAR SESSION

6:00 P.M.

CALL TO ORDER

At 6:00 p.m., Mayor Davies called the regular meeting of the City Council to order.

CLOSED SESSION ANNOUNCEMENT

Mayor Davies advised that the Redevelopment Agency Board had met in Closed Session to discuss property negotiations and had given direction to the Real Property Negotiator.



PLEDGE OF ALLEGIANCE

Mayor Davies asked all in attendance to join in the Pledge of Allegiance.

ROLL CALL

COUNCIL MEMBERS PRESENT: Marlin Davies, Martie Dote, William

Marble, Jeff Monroe

COUNCIL MEMBER ABSENT: Art Pimentel

STAFF MEMBERS PRSENT: Mark Deven, Andrew Morris, Ana

Gonzalez, Jamie McLeod, Devon Horne, Doug Baxter, Carey Sullivan, Greg

Meyer, Dan Gentry, Tod Reddish

<u>COMMUNICATIONS – COMMITTEE REPORTS</u>

Council received the minutes of the Water Resources Association meeting of January 12, 2009.

Council received the minutes of the Library Board of Trustees meeting of March 23, 2009.

PRESENTATIONS

AWARD OF EXCELLENCE - WOODLAND SPORTS PARK/FITNESS CENTER

Council received the Award of Excellence from the California Parks and Recreation Society for the Sports Park Phase I and Community and Senior Center Phase II projects.

PROCLAMATION - DIA DE LOS NIÑOS

Council proclaimed April 30, 2009 as Dia de Los Niños. Council Member Marble presented the Proclamation to Patricia Valenzuela.

CONSENT CALENDAR



On a motion by Council Member Marble, seconded by Council Member Dote and carried by the Members present, Council approved the following Consent Calendar items:

MONTHLY STATUS REPORT - PUBLIC WORKS

Council received the Monthly Status Report from Public Works.

PROJECT 03-28 - WASTEWATER TREATMENT PLANT CHEMICAL FACILITIES

Council accepted as complete the Contract with R. E. Smith, Inc., Contractor to construct the Wastewater Treatment Plan Chemical Facilities and Miscellaneous Improvements Project 03-28; authorized the City Clerk to file a Notice of Completion.

Revised Budget Schedule

Council approved the revised budget schedule below and scheduled May 26 and June 2, 2009 as special Council Meetings/Study Sessions to review budget detail with the City Manager and Senor Staff starting at 5:00 p.m. and ending at approximately 9:00 p.m.

Council to Receive Preliminary Operating Budget	May 19
Council Operating Budget Study Session	May 26
Council to Receive Preliminary Capital	
Improvement (CIP) Project Budget	May 26
Council CIP Budget Study Session	June 2

DISADVANTAGED BUSINESS ENTERPRISE PROGRAM AGREEMENT - CALTRANS

Council approved the California Department of Transportation Disadvantaged Business Enterprise (CDBG) Program Implementation Agreement for City of Woodland; authorized the City Manager to execute the Agreement on behalf of the City; authorized the City Manager to execute the annual DBE submittal updates to CalTrans.



PROJECT 97-24 - GAS RELOCATION UTILITY AGREEMENT FOR INTERSTATE 5/COUNTY ROAD 102 INTERCHANGE

Council authorized the City Manager to execute the Gas Relocation Utility Agreement between the City and Pacific Gas and Electric in the amount of \$19,901; approved a contingency amount not-to-exceed 25% of the original agreement value.

BYRNE JUSTICE ASSISTANCE GRANT

Council authorized submission of a joint application for the 2009 Byrne Justice Assistance Grant Program; authorized the City Manager to sign a Memorandum of Understanding among the joint applicants specifying the purposes for which the eligible allocations will be used.

BOARDS AND COMMISSIONS

Council accepted the resignations of Jeff McCallum from the Manufactured Homes Fair Practices Commission and Duane Toney from the Traffic Commission.

PUBLIC HEARING

RESOLUTION 4986 - 2009-10 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN

Housing Analyst Horne presented Council with the recommendations for funding under the 2009-10 Community Development Block Grant Action Plan and advised Council of the process that had been undertaken to select the recipients.

Mayor Davies opened the Public Hearing at 6:58 p.m.

The following speakers presented information regarding their various programs and requested funding: David Wilkinson, B. J. Ford, Cirenio Rodriguez, David Flory, Lisa Baker of the Yolo County Housing Authority, Jesse Ortiz, Cathleen Ferraro from Planned Parenthood, Scott Thurman from Friends of the Mission, Leona Jull from the Wayfarer Center, and Tom Martens.

Mayor Davies closed the Public Hearing at 7:28 p.m.



On a motion by Council Member Marble, seconded by Council Member Monroe and carried by the Members present, Council adopted Resolution 4986, a "Resolution of the City Council of the City of Woodland to Hold a Public Hearing to Receive Community Input on the 2009-2010 Community Development Block Grant (CDBG) Action Plan and Approve the Annual Action Plan", which adopted the funding allocations as recommended by staff; directed staff to complete the 2009-2010 Action Plan, as well as, any other items required by the U. S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period; directed staff to forward the completed 2009-2010 Action Plan to HUD by May 15, 2009; authorized the City Manager to execute any Agreements, Contracts or other documents with the appropriate entities to carry out the CDBG funded activities; and authorized the Finance Officer to make the budget allocations as specified.

REPORTS OF THE CITY MANAGER

<u>PROJECT 05-27 – NEIGHBORHOOD PARK 2 – SPRING LAKE SPECIFIC PLAN</u> AREA

Director Gentry said the Master Plan for the Spring Lake Specific Plan Neighborhood Park, (N2), had been approved in February of 2006. That Master Plan had included a Dog Park and a Parking Lot. There are now a contingency of the neighbors in that area who are contesting the inclusion of the Dog Park and Parking Lot. At this time, the Dog Park feature has been put on hold until further discussions can be held with the neighbors.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, Council approved the Plans and Specifications; authorized the advertisement of a bid call for the Spring Lake Specific Plan N2 Park, Project 05-27.

RESOLUTION 4987 - ROCHDALE GRANGE AFFORDABLE HOUSING PROJECT

Analyst McLeod said that the Rochdale Grange project includes a very-low income affordable rental apartment complex in the Spring Lake Specific Plan area. Reynen and Bardis originally brought this project forward for the 44 unit complex. They are requesting a full deferral of the fees from the City thus decreasing their financing requirements.



On a motion by Council Member Marble, seconded by Council Member Monroe and carried by the Members present, Council adopted Resolution 4987, a "Resolution of the City Council of the City of Woodland to Approve the Deferral of MPFP ad SLIF Fees Until Certificate of Occupancy for the Rochdale Grange Project Contingent on Commitment from Indymac Bank and/or their Designee", with the commitment from Indymac Bank to provide fee credits up to \$810,128, such commitment to be in a form acceptable to the Assistant City Manager and approval of the City Attorney.

PROJECT 07-49 – WATER TANK REPLACEMENT

Engineer Baxter indicated the City had authorized advertisement for bids for the new Water Tank replacement to replace the existing 300,000 gallon tank with a new 400,000 Pedesphere tank. The Engineer's estimated had been at approximately \$2.6 million and the lowest responsive bidder amount is \$2.4 million.

On a motion by Council Member Dote, seconded by Council Member Marble and carried by the Members present, Council authorized the award of a Construction Contract to Chicago Bridge and Iron, Inc., in the amount of \$2,390,000; authorized the use of the total project contingency of \$404,000, as needed for potential change orders during the Water Tank Replacement Project 07-49.

ADJOURN

At 8:26 p.m. Mayor Davies adjourned the regular meeting of the Council.

Respectfully submitted,

SS: Sue Vannucci, Director of Administrative Services

Adopted by Council: August 24, 2010