MINUTES

CITY COUNCIL SPECIAL CLOSED SESSION

MAY 19, 2009

5:00 P.M.

CLOSED SESSION

At 5:00 p.m. Council met in Closed Session to hold a conference with the Labor Negotiators, pursuant to Section 54957.6. The Agency Designated Representatives were William Avery, Amy Buck, and Sue Vannucci. The employee organizations discussed were the Woodland City Employees' Association, Woodland Mid-Management Association, Woodland Police Officers' Association, Woodland Police Supervisors' Association, and Woodland Professional Firefighters' Association. Present at these sessions were Mayor Davies, Vice Mayor Pimentel, Council Members Dote and Marble, City Manager Deven, City Attorney Morris, Chief Negotiator Avery, Human Resources Manager Buck, and Director of Administrative Services Vannucci.

At 5:40 p.m. Council held a conference with Real Property Negotiators pursuant to Section 54956.8 on the Camp Packer Creek property. The Agency Negotiator was the City Manager and the negotiating parties the City of Woodland and Department of Forestry. Under negotiation were price and terms of payment. Present at these sessions were Mayor Davies, Vice Mayor Pimentel, Council Members Dote and Marble, City Manager Deven, City Attorney Morris, and Parks and Recreation Director Gentry.

JOINT REGULAR CITY COUNCIL/REDEVELOPMENT AGENCY BOARD MEETING

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 Council had met in Closed Session to discuss labor negotiations and real property negotiations and had given direction to staff and the negotiations team.

PLEDGE OF ALLEGIANCE

Mayor Davies asked all in attendance to join in the Pledge of Allegiance led by Don Campbell.

ROLL CALL

COUNCIL MEMBERS PRESENT: Marlin Davies, Martie Dote, William

Marble, Art Pimentel

COUNCIL MEMBER ABSENT: Jeff Monroe

STAFF MEMBERS PRSENT: Mark Deven, Andrew Morris, Sue

Vannucci, Greg Meyer, Dan Gentry, Carey Sullivan, Susannah Reinhardt, Paul Siegel, Cynthia Shallit, Amber D'Amato, Rex Greenbaum, Tod Reddish, Jamie McLeod, Sandra Briggs, Amy

Buck, Christine Engel

MINUTES

On a motion by Council Member Marble, seconded by Vice Mayor Pimentel and carried by the Members present, Council adopted the minutes of the regular meetings of February 5 and 19, 2008 and the special meeting of February 26, 2008. Council Member Dote abstained.

<u>COMMUNICATIONS – COMMITTEE REPORTS</u>

Council received the minutes of the Yolo Emergency Communications Agency meetings of February 11, 2009 and March 4, 2009.

Council received the minutes of the Commission on Aging meeting of March 23, 2009.



Council received the minutes of the Parks and Recreation Commission meeting of March 23, 2009.

PUBLIC COMMENT

Curtis Cook, Vice-President of the Toastmasters and Steve Escobedo said their group is meeting the first and third Thursdays and encouraged interested individuals to join. They provided handouts to the Council.

COMMUNICATIONS – COUNCIL/STAFF COMMENTS

Council Member Dote said the Energy Sub-Committee had picked their Strategies. The City is leading the effort to address requirements. The Spring Lake Specific Plan Finance Sub-Committee is addressing Building Unit Allocations.

Vice Mayor Pimentel said the Community Housing Opportunities Committee Casa del Sol playground project grand opening was well attended by over 200 people. He and Mayor Davies were in attendance with Dr. Pepper /Snapple donating over \$40,000 to help build the project. The Mayor of our Sister City, La Pieudad, and some educators will be in our City from June 2-4.

Council Member Marble said the League of California Cities Water Task Force is meeting on water storage and delta issues, with thirty elected officials part of the group. He would like to have a monthly report on water conservation in the City and a report from the City Manager on using additional volunteers in the Library to help with the reduction in hours.

<u>PRESENTATIONS</u>

COMMISSION ON AGING

Don Campbell of the Commission on Aging said the duties and responsibilities of the Commission are to bring focus to issues affecting seniors, to advocate for support and resources, and to promote healthy aging and quality community services. Primary issues before seniors are health care, retirement income and financial stability, affordable housing, self-help and support, advocacy and transportation. As part of their Annual Work Plan the Woodland Apartment List is updated, they hold positive aging and promotion of education presentations, there is a Senior Focal Point Coordinating Council, a Senior Resource Fair and continued Community and Senior Center advocacy.



Accomplishments of the Commission have been to add additional handicapped parking in the North lot, provided blackout drapes on windows, installed automatic doors in the North and South hallways, installation of a new wall and door into the Warren Meyer Family Game Room, installation of window tinting on doors, railings and wainscoting in hallways.

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

OLDER AMERICAN'S MONTH

Council proclaimed May as Older Americans Month. Mayor Davies presented the Proclamation to Karen Wright and Don Campbell of the Commission on Aging.

PUBLIC WORKS WEEK

Council proclaimed May 17-23, 2009 as Public Works Week. Stephanie Frank, Administrative Secretary in Public Works advised Council that there are over 600 miles of underground utility infrastructure, 14,000 utility service connections, 12,000 street trees, 250 fleet vehicles, 400 miscellaneous equipment units, 9,000 signs and 185 miles of streets all maintained by the Public Works staff. In addition, there are 52 miles of bike lanes, 3,500 hydrants, 19 water production wells, 340 miles of sidewalk, 60 traffic signals, 9 facilities, 3,500 street lights and 141 acres of environmental resources, also maintained by the staff. Council Member Marble presented the Proclamation to Ms. Frank.

TEEN PREGNANCY PREVENTION MONTH

Council proclaimed May as Teen Pregnancy Prevention Month. A group from CommuniCare Health Centers made a brief presentation on the purpose of their organization and plans on the continuing education of young people on pregnancy prevention. Council Member Dote presented the Proclamation.

CONSENT CALENDAR

At the request of Vice Mayor Pimentel and with concurrence of the Council Members present, the following item was removed from the Consent Calendar for discussion:



DEFERRAL OF FEES FOR LASHER AUTOMOTIVE

Vice Mayor Pimentel asked if other businesses would receive the same opportunity for deferral. Director Meyer said this is a unique case and they would look at each of them individually.

On a motion by Vice Mayor Pimentel, seconded by Council Member Dote and carried by the Members present Council approved the following Consent Calendar items as presented:

MONTHLY STATUS REPORT - PUBLIC WORKS

Council received the Monthly Status Report from Public Works.

ANNUAL INVESTMENT POLICY

Council approved the annual statement of Investment Policy which meets California law, reaffirms investment practices consistent with recognized standards and facilitates prudent investment strategies that consider safety, liquidity and yield.

RESOLUTIONS 4988 - 4995 - LANDSCAPING AND LIGHTING DISTRICTS

Council adopted the following Resolutions:

Resolution 4988 - "A Resolution of the City Council of the City of

Woodland, California, Initiating Proceedings for the Annual Levy and Collection of Assessments for the Gibson Ranch Landscaping and Lighting District, Fiscal Year

2009-2010"

Resolution 4989 - "A Resolution of the City Council of the City of

Woodland, California, Preliminarily Approving the Engineer's Annual Levy Report, and Declaring Its Intention to Levy and Collect Annual Assessments for the Gibson Ranch Landscaping and Lighting District, Fiscal Year

2009-2010"



Resolution 4990

"A Resolution of the City Council of the City of Woodland, California, Initiating Proceedings for the Annual Levy and Collection of Assessments for the North Park Landscaping and Lighting District, Fiscal Year 2009/2010"

Resolution 4991

"A Resolution of the City Council of the City of Woodland, California, Preliminarily Approving the Engineer's Annual Levy Report, and Declaring Its Intention to levy and Collect Annual Assessments for the North Park Landscaping and Lighting District, Fiscal Year 2009-2010"

Resolution 4992

"A Resolution of the City Council of the City of Woodland, California, Initiating Proceedings for the Annual Levy and Collection of Assessments for the Streng Pond Landscaping Maintenance District, Fiscal Year 2009-2010"

Resolution 4993

"A Resolution of the City Council of the City of Woodland, California, Preliminarily Approving the Engineer's Annual Levy Report, and Declaring Its Intention to Levy and Collect Annual Assessments for the Streng Pond Landscaping Maintenance District, Fiscal Year 2009-2010"

Resolution 4994

"A Resolution of the City Council of the City of Woodland, California, Initiating Proceedings for the Annual Levy and Collection of Assessments for the West Wood Unit No. 1 Landscaping and Lighting District, Fiscal Year 2009-2010"

Resolution 4995

"A Resolution of the City Council of the City of Woodland, California, Preliminarily Approving the Engineer's Annual Levy Report, and Declaring Its Intention to Levy and Collect Annual Assessments for the West Wood Unit No. 1 Landscaping and Lighting District, Fiscal Year 2009-2010"



QUARTERLY INVESTMENT REPORT

Council received the Quarterly Investment Report for January, February and March, 2009.

RESOLUTION 4996 - TAX AND REVENUE ANTICIPATION NOTES

Council adopted Resolution 4996, a "Resolution Authorizing and Approving the Borrowing of Funds for Fiscal Year 2009-2010; the Issuance and Sale of a 2009-2010 Tax and Revenue Anticipation Note Therefore and Participation in the California Communities Cash Flow Financing Program."

DEFERRAL OF FEES FOR LASHER AUTOMOTIVE

Council approved Lasher Automotive owner's request to defer fees and not connect to City sewer as outlined in the Deferred Water and Sewer Connection Agreement; authorized execution of such Agreement.

REDEVELOPMENT REGULAR REPORT

AGENCY RESOLUTION 09-02 — HOMEBUYERS' ASSISTANCE USE OF HOUSING SET-ASIDE FUNDS

On a motion by Agency Board Member Marble, seconded by Agency Board Member Dote and carried by the Members present, the Board adopted Resolution 09-02, a "Resolution of the Redevelopment Agency Board of the City of Woodland to Authorize the Use of Redevelopment Tax Increment for Homebuyer Assistance", up to \$120,000; amended the budget as needed to implement this action; gave the Affordable Housing sub-Committee the power to approve the details of the program; gave the Executive Director the ability to enter into any Agreements as needed to implement this action.

REPORTS OF THE CITY MANAGER

GOLDEN HANDSHAKE

Human Resources Manager Buck indicated the cost to implement the Golden Handshake must be made public at an open meeting of the Council. On



March 31, 2009, Council had asked the City to evaluate this program and whether it could avoid layoffs.

On a motion by Council Member Dote, seconded by Vice Mayor Pimentel and carried by the Members present, Council received the cost associated with implementing the Golden Handshake program; approved such program; directed staff to present a Resolution and associated required certifications for adoption by the City Council on June 2, 2009 to implement this program.

RESOLUTION 4997 – AFFORDABLE HOUSING DEVELOPMENT REQUEST FOR PROPOSAL

Council Member Dote asked where the proposed projects would be located. Analyst McLeod said the tax increment could be spent throughout the City. Vice Mayor Pimentel said our Policy does not allow construction of large apartment complexes and asked how that issue is to be addressed. Analyst McLeod said the Selection Committee of which Council Members were a part, would decide where it would be located. They are gearing toward acquisition rehabilitation. Vice Mayor Pimentel said the Request for Proposal should include the size at 60 to 75 units. Analyst McLeod said 80 to 100 could be provided but we could then indicate it would not be mandated for the City to subsidize. We could not put in a specific complex because that would drive the price up.

Mayor Davies said he had met with Analyst McLeod and had told him to go ahead with the RFP. The application needs to be submitted by August 15th

On a motion by Council Member Marble, seconded by Council Member Dote and carried by the Members present, Council approved Resolution 4997, a "Resolution of the City Council of the City of Woodland to Approve the Release of a Request for Proposals (RFP) for Affordable Housing Projects"; allow the formation of a Selection Committee to review the proposals; authorized the City Manager to sign any needed documents to implement the decision; amend the budget as needed to receive grant funds.

COLLABORATIVE PLANNING PRINCIPLES - CITY AND COUNTY

City Manager Deven indicated he had begun discussions regarding the strained relationship between the City and County when he first arrived as the City Manager. Land issues were the immediate need. The Urban Limit Line has put some further components at issue. They need to keep in mind the economy. These principles will help us to work toward Master Tax Sharing issues.



City Attorney Morris said the Tax Sharing Agreement from 1980 does not say much and is non-binding. City Manager Deven said the principle points are:

- From an economic development and long range City development standpoint, it is critical that the processing of future projects proceed without the uncertainty pertaining to either the probability of timely annexation approval or the varied possibilities of uncertain action and unknown mitigation.
- It would be a big advantage to both the City and the County to have certainty and predictability as to the long range fiscal impacts to both agencies of any future annexation proposals.
- Achieving certainty regarding the development of the areas between the current city limits and the Urban Limit Line will clarify an important issue that will become an integral part of the next General Plan update.

These principles will help the City and County to work more cohesively on the issues.

Council Member Dote said the principle behind the Urban Limit Line is to restrain growth and preserve agricultural land. She would like it to come back if there are substantial changes.

Council Member Marble relating to revenue sharing, it means we have to individualize two different types of development.

City Manager Deven feels the process should be standardized but we need to have some flexibility. Mayor Davies said we need timelines, targets and results must be adhered to. Council Member Dote feels this should be adopted prior to any further annexations.

On a motion by Council Member Dote, seconded by Council Member Marble and carried by the Members present, Council approved the Collaborative Planning Principles for Yolo County and City of Woodland; directed the City Manager to work with the County Administrator and the City/County 2 X 2 representatives to facilitate approval of the Principles by the County Board of Supervisors.



<u>ADJOURN</u>

At 7:10 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