Woodland City Council Meeting City Hall, Council Chambers 300 First Street Woodland, California

MINUTES

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD SPECIAL CLOSED SESSION

JULY 31, 2007

5:00 P.M.

CLOSED SESSION-CITY COUNCIL

At 5:05 P.M. Council discussed one case of anticipated litigation, significant exposure to litigation pursuant to Section 54956.9, Subdivision (b). Present at this session were Mayor Flory, Vice Mayor Davies, Council Members Monroe and Pimentel, Acting City Manager Sullivan, City Attorney Siprelle and Community Development Director Munowitch. Council Member Marble was absent.

CLOSED SESSION-REDEVELOPMENT AGENCY

The Agency Board held a conference with Real Property Negotiators pursuant to Section 54956.8 for the Fifth Street Yard. The Agency Negotiator was the Acting Executive Director. The negotiating parties were, the City of Woodland and Wiseman Associates. Under negotiation were price and terms of payment. Present at this session were Board Chairperson Flory, Vice Chairperson Davies, Board Members Monroe and Pimentel, Acting Executive Director Sullivan, City Attorney Siprelle and Community Development Director Munowitch.

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD REGULAR SESSION

6:00 P.M.

CLOSED SESSION ANNOUNCEMENT

Mayor Flory said the Council had met in Closed Session Council and discussed one case of anticipated litigation, significant exposure to litigation and had provided direction to the City Attorney.



Redevelopment Agency Board Chairperson Flory said the Board had met in Closed Session to hold a conference with Real Property Negotiators and had provided direction to the negotiators.

CALL TO ORDER

At 6:09 p.m., Mayor Flory called the joint regular meeting of the City Council and the Redevelopment Agency Board to order.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Gary Traynham.

ROLL CALL

COUNCIL MEMBERS PRESENT: Marlin Davies, Jeff Monroe, Artemio Pimentel,

David Flory

COUNCIL MEMBER ABSENT: William Marble

STAFF MEMBERS PRESENT: Carey Sullivan, Ann Siprelle, Mark Deven, Barry

Munowitch, Gary Wegener, Dan Gentry, Sue Vannucci, Jamie McLeod, Wendy Ross, Greg Meyer, Cynthia Shallit, Gus Bush, George Ahlgren

MINUTES

On a motion by Council Member Monroe, seconded by Vice Mayor Davies and carried by the Members present, Council adopted the minutes of the joint regular meetings of the City Council and Redevelopment Agency Board of May 1 and May 15, 2007, the special planning session of the Council and Staff of May 19, 2007 and the special closed session of the Council of May 23, 2007 as presented.

COMMUNICATIONS-WRITTEN

Council received a notice of a new Alcoholic Beverage Control License for Iguanas Mexican Grill, located at 1849 East Gibson Road, Suite E.



Council received notice of a new Alcoholic Beverage Control License for Sizzling Hot Mongolian BBQ Restaurant, located at 1897 East Gibson Road.

Council received a letter signed by City Manager Kirkwood and Mike McKeever, Executive Director of the Sacramento Area Council of Governments regarding repayment of Road Rehabilitation RSTP Advance Funding.

Council received a letter from Charter Communications indicating changes to the channel lineup.

Council received the Yolo County Homeless Coordinator Report and Funding Opportunities Report for June 2007.

COMMUNICATIONS-COMMITTEE REPORT

Council received the minutes of the Traffic Safety Commission meeting of June 4, 2007. Vice Mayor Davies said that Commissioner Bruce Jacks had a minority position on the Gibson Road Pedestrian Over-crossing issue.

PUBLIC COMMENT

Robert Nakken is part of the Woodland Senior Baseball Teams and presented a handout to Council regarding the Anticipated Economic Impact of the Senior Softball Regional Championships. The four field clover leaf complex to be built at the Sports Parks should be designated as for softball use only. Dual use is not conductive to tournament play. A letter had been submitted by Tom French that outlined the needs. Vice Mayor Davies said the issue was the length of the fences and it can be adapted for the differing needs of each group. They are looking at the movable fencing. There are to be further discussions held on this issue.

Neal Peart of the Sacramento-Yolo Mosquito and Vector Control District Board presented informational materials for the Council and citizens on the West Nile Virus. Joel Betner of the District said mosquito season is approaching. There will be spraying in Sacramento County. If cases are found in Yolo County, it is probable that spraying will be undertaken in the City as well. The WEB, e-mails and media will be utilized to notify citizens of that action should it be necessary.

Fire Engineer Eric Komula of the Woodland Professional Firefighters' Association, said the organization will be holding a "boot drive" on August 11, 2007 in the Purity Plaza to collect funds for Muscular Dystrophy. They asked for permission to hold the drive at the intersection of Main Street and West Street instead of in the parking lot as



it will be a more effective means of collecting funds. There will be caution signage. Acting City Manager Sullivan said this is a use of a public right-of-way and they will need a special event permit so the appropriate City Departments can assess safety issues. He will work with Engineer Komula on the process.

COUNCIL/STAFF COMMENTS AND REQUESTS

Mayor Flory introduced Mr. Mark Deven, the new City Manager for the City. Mr. Deven's official beginning date of service will be August 1, 2007.

Vice Mayor Davies said on July 24, 2007 he and Mayor Flory met with the Court Ad Hoc Committee on the new Court system and Courthouse in the City. This will be a long and complex process.

Vice Mayor Davies said on July 24, 2007 there was a Woodland Community College, Woodland Joint Unified School District and City of Woodland meeting about moving the elementary school site in the Southeast area of the City.

Council Member Monroe indicated had received a letter from Chris Gravink regarding various road repairs needed around the City. A copy of the letter was given to the Public Works Director.

Council Member Pimentel said the "backpack program" provides school items for children in the City. There are over 100 businesses sponsoring the program and more than 1,000 requests.

Mayor Flory said on August 2, 2007, at 6:00 p.m. at Gibson School, on August 6th at 6:00 p.m. at Zamora School and on August 9th at 6:00 p.m. at Tafoya School, there will be informational meetings on the Storm Drain fees.

On a motion by Vice Mayor Davies, seconded by Council Member Monroe and carried by the Members present, Council added the following item to the Consent Calendar as an emergency add. This item addition was properly noticed, the Agenda amended and posted in accordance with the Brown Act requirements.

PROJECT PROGRAMMING SUMMARY SHEET FOR FERNS PARK PLAYGROUND REBUILD; AUTHORIZE STAFF TO IMPLEMENT THE PROJECT WITH THE COMMUNITY GROUP



<u>PRESENTATION</u>

COMMUNITY HEROES AWARD (WOODLAND STARS)

Parks and Recreation Director Gentry and Linda Henigan, Director of Woodland Access Visual Enterprises indicated they had worked together with a Committee to recognize significant citizens as "Woodland Stars". Vice Mayor Davies presented to Gary Traynham, recognizing his 44 years of local sports coverage. Council Member Pimentel presented to Herman Varela for his volunteer work in diabetes education. Council Member Monroe presented to Jack Slaven for years of coaching the youth of Woodland. Mayor Flory presented to Pauly and Wim van Muyden for their leadership in creating the Ferns Park playground feature.

CONSENT CALENDAR

At the request of Council Member Pimentel and with concurrence by the Council, the following items were removed from the Consent Calendar for discussion:

SUBMITTAL OF HOME GRANT APPLICATION

Council Member Pimentel had asked about the local citizens receiving the first opportunity for eligibility on the affordable housing. Director Munowitch said the Affordable Housing Plan has been put on hold due to lack of adequate staffing and priority needs and the Municipal Code will need to be changed. Housing Analyst McLeod said the current Plan says a new Plan can be implemented to address those concerns. Presently 75% to 80% of the affordable units have local citizen occupancy.

SOUNDWALL REPAIRS

Council Member Pimentel asked about the original builder responsibility and had they be contacted for payment. Director Wegener said the Department will check on this prior to seeking insurance coverage details. Vice Mayor Davies asked that City be proactive in preventing a reoccurrence of this type of failure to protect the General Fund. See action below.

At the request of Council Member Monroe and with concurrence by the Council, the following item was removed from the Consent Calendar for discussion:



VOTE-CITY PROPERTY FOR STORM DRAIN ENTERPRISE RATE INCREASE

Council Member Monroe said the City needs the increase in fees to cover the deficit and repairs and he does not feel the City should be taxing themselves. He asked that the City take a neutral stance on this issue and moved that the City Manager be directed not to vote on this issue. The motion lost for lack of a second. See further action below.

At the request of Mayor Flory and with concurrence by the Council, the following item was removed from the Consent Calendar for discussion:

FERNS PARK PLAYGROUND REBUILD; AUTHORIZE STAFF TO IMPLEMENT THE PROJECT WITH THE COMMUNITY GROUP

Mayor Flory indicated he had removed this item from Consent at the request of a citizen who wishes to speak.

Brad Gollober was on the Ferns Park Playground Restoration Committee. On July 22, 2007 there was a meeting and the group would like the structure rebuilt as close to the original configuration as possible, using the volunteer labor and Leathers Associates as the architect. The Parks and Recreation Commission voted to proceed with those recommendations and desires of the Committee. The Committee has begun recruiting volunteers and are waiting for the insurance coverage verification. They have heard this will be put out to bid and they cannot start until April of 2008. They would like Leathers as the sole source so that they can get started immediately. They are asking Council to seek a legal opinion on the sole source request for Leathers and to direct the Staff to comply with the wishes of the community for a like structure, not one with steel and plastic.

Acting City Manager Sullivan said this will create a capital expenditure for the City. Director Gentry said he has had extensive conversations with Wim and Pauly van Muyden and has found sole source can be done. The item was added to the Agenda this evening so they could move more quickly. Mayor Flory said staff will be the point person to insure legalities. See action below.

Staff removed the following items from the Consent Calendar for revision:



SUBDIVISION 4711, HERITAGE PARK UNIT 1A AND SUBDIVISION 4765, HERITAGE PARK UNIT 1B, LIBERTY VILLAGE; AUTHORIZE FILING OF NOTICES OF COMPLETION

Director Wegener indicated Subdivision 4765, Heritage Park Unit 1B should be removed from consideration at this time. The item is to return to Council for consideration at a later date.

SUBDIVISION 4650, HERITAGE UNIT 1, SUBDIVISION 4736, HERITAGE UNIT 2 AND SUBDIVISION 4764, HERITAGE UNIT 3; AUTHORIZE FILING OF NOTICES OF COMPLETION

Director Wegener indicated Subdivision 4764, Heritage Park Unit 3 should be removed from consideration at this time. The item is to return to Council for consideration at a later date.

On a motion by Vice Mayor Davies, seconded by Council Member Monroe and carried by the Members present, Council adopted the following Consent Calendar items as presented:

RESOLUTION 4856-SUBMITTAL OF HOME GRANT APPLICATION

Council adopted Resolution 4856, a "Resolution of the City Council of the City of Woodland", authorizing the actions to allow the submittal of an application to the California State Department of Housing and Community Development for funding under the HOME Investment Partnerships Program, and, if selected, the execution of a Standard Agreement, any amendments thereto, and of any related documents necessary to participate in the HOME Program, by the City Manager or the Community Development Director. See further comments above.

PROJECT PROGRAMMING SUMMARY SHEET; SOLE SOURCE CONTRACT-MCCANDLESS AND ASSOCIATES FOR LIBRARY MAINTENANCE PROJECT 07-16

Council approved the Project Programming Summary Sheet and the sole source selection of McCandless and Associates to provide architectural consulting services in the development of plans and specifications for programmed maintenance work at the Woodland Library.



PUBLIC IMPROVEMENTS-SUBDIVISION 4711, HERITAGE PARK UNIT 1A AND SUBDIVISION 4765, HERITAGE PARK UNIT 1B, LIBERTY VILLAGE; NOTICE OF COMPLETION

Council accepted as complete those public improvements constructed with the development of Subdivision 4711, Heritage Park Unit 1A and authorized the City Clerk to file a Notice of Completion. Subdivision 4765, Heritage Park Unit 1B (Liberty Village), was removed from the action as per the above discussion.

PUBLIC IMPROVEMENTS-SUBDIVISION 4650, HERITAGE UNIT 1, SUBDIVISION 4736, HERITAGE UNIT 2, AND SUBDIVISION 4764, HERITAGE UNIT 3; NOTICES OF COMPLETION

Council accepted as complete those public improvements constructed with the development of Subdivision 4650, Heritage Park Unit 1 and Subdivision 4736, Heritage Unit 2 and authorized the City Clerk to file Notices of Completion. Subdivision 4764, Heritage Park Unit 3, was removed from the action as per the above discussion.

<u>PUBLIC IMPROVEMENTS-SUBDIVISION 4683, MATMOR PARK; NOTICE OF COMPLETION</u>

Council accepted as complete those public improvements constructed with the development of Matmor Park, Parcel Map No. 4683 and authorized the City Clerk to file a Notice of Completion.

FUNDS FOR WALKING TOUR BOOKLET

Council authorized the use of funds accumulated from past sales of the Walking Tour Booklet as part of the funds needed for publication of the updated version. Other sources of funds are from donations.

UTILITY BOXES AND INCAPACITATED WORKER PUMP

Council authorized Public Works to purchase Utility Boxes and an Incapacitated Worker Pump totaling \$24,810 for Vehicle #662 (Allowance #01-133).



VOTE ON CITY PROPERTY-STORM DRAIN ENTERPRISE RATE INCREASE

Council authorized the City Manager to vote in the affirmative for City property in the pending Proposition 218 election for the proposed Storm Drain Enterprise rate increase. Council Member Monroe voted to the negative as stated in the discussion above.

PROJECT 08-01, COMMUNITY AND SENIOR CENTER PHASE II, DOG PARK

Council approved, subject to approval by the City Engineer, approval of plans and specifications for the Dog Park and authorized staff to advertise for bids.

PBM CONSTRUCTION-CEMETERY PROJECT 02-45

Council accepted as complete the Contract with PBM Construction, Inc., for their work on the Cemetery Revitalization Project 02-45 and authorized the City Clerk to file a Notice of Completion.

SOUNDWALL REPAIRS

Council approved augmenting the Gibson Ranch Public Works Lighting and Landscaping program budget by \$51,000 from Lighting and Landscaping reserves to complete the repairs to two failed sound wall sections, should the claims be rejected by the City's insurance carrier. See further discussion above.

AGREEMENT WITH THE STATE FOR NEW POLICE OFFICE POSITION FUNDING

Council authorized the Police Department to enter into an Agreement with the State of California, Office of Traffic Safety, Business, Transportation and Housing Agency, to fund a new Police Officer position for the purpose of traffic enforcement within the City.

FERNS PARK PLAYGROUND REBUILD PROJECT 08-02

Council approved the Project Programming Summary Sheet for the Ferns Park Playground Rebuild Project 08-02 and authorized Staff to implement the project with the community group. See further discussion above.



At 6:54, Council Member Pimentel left the Chambers.

PUBLIC HEARINGS

PROPERTY BASED IMPROVEMENT DISTRICT

Mayor Flory indicated there have been statements made by the public regarding staff having intentionally not notified business owners and receiving bribes on this issue. Further comments of that nature will not be tolerated at this Public Hearing.

At 6:55, Council Member Pimentel returned to the Chambers.

Mayor Flory said the discussion during the Public Hearing will remain on whether the speaker is for or against the property assessment, how it affects their property, or how it affects their tenants. Speakers are to remain on point.

Redevelopment Manager Shallit said this process was initiated in 2004 at the request of several of the downtown business owners. The law determines how this process takes place. The City Clerk will count the votes received in conjunction with John Lamberth from Downtown Resources and his staff. Mr. Lamberth is the expert in his field.

Council Member Monroe supports the District but does not want the City to participate in the vote. On a motion by Council Member Monroe, seconded by Vice Mayor Davies and carried, Council withdrew their positive vote on the issue and elected to remain neutral. Council Member Pimentel voted to the negative and Council Member Marble was absent.

Mr. Lamberth said he has conducted over sixty of these assessment district "elections". There was a significant outreach on this proposal. There were seven large meetings noticed and several smaller ones held. A survey was also undertaken. The process includes the receipt of a petition to request which needs at least 50% of the signatures of the property owners. The balloting is then conducted and if the vote is positive, a Resolution is approved by the Council to enact. Proposition 218 states that major property owners will have a greater vote as it is based on the value. Mailing was done as per the legal requirements and 174 ballots were mailed. Of that, 9 were returned to the City. Twelve required a change of address and there were 13 duplicates mailed.

Vice Mayor Davies said some people do not believe the assessments were correct. He asked how those modifications could be changed. Mr. Lamberth



said the lowering of the assessment is easier and the Council has a good deal of flexibility. It may a require a revote if there are significant changes.

Council Member Monroe asked if there is a possibility of constructing the District where there is a fixed amount on the business, not on the parcel. Mr. Lamberth said findings must be met so those who benefit more, pay more. He cautioned moving that direction because of the benefit necessity. Council Member Monroe said the Council had said 50% of the businesses, not including the City, should be in agreement prior to moving ahead. Vice Mayor Davies said that was not his understanding.

At 7:12, Mayor Flory opened the Public Hearing.

Bob Garner said it will not benefit Lincoln Avenue where his property is located as it is too far away from Main Street to be of benefit.

Frances Diane Christison has property at Fifth and Lincoln and it will not be of benefit to her in the least. This is a machine shop that has been there since 1920 without any retail.

James Lingberg is a Trustee for the Boy Scout Cabin and it is a non-profit. They need their funds to repair and maintain the building. They do not rent their facility out. The building is 75 years old and was built by volunteers. The Woodland Host Lions have taken over the responsibility for the cabin. They are not in favor of the District.

Gary Wright is the President of the Chamber of Commerce Board. He read a letter from the Board indicating the District will have adverse impact on the downtown. He feels there have been many missteps in the formation request and the Board and determined to remain neutral.

Mayor Flory reminded the attendees that this is not a City project, but one requested by the businesses. The City is only facilitating the process.

Ray Resler is in favor of the District. At present he has no business interest on Main but would strongly consider one if the PBID were in effect. It has been four years since the process began and it is time to move forward.

Devere Garner said she and her sister own property in the proposed District and pay \$2,226. They have a long term lease on their building and it will increase to over \$11,000. They have taken care of the property by themselves and don't need the District. They have worked cooperatively with the Police Department on graffiti abatement. It is the property owner's responsibility to



take care of their own property, but not public property. She is against the District.

Kevin Cowan has been involved in the downtown business for over ten years. Improvements are needed but as a representative for the Boy Scouts and as they are a non-profit, there are no funds to participate in this District.

Tom Stallard said he knows this District will fail since the Council withdrew their votes. The City needs to remain competitive. There was downtown group that was only effective for a few years because it lacked funds. The business owners are very busy and take care of their properties. Sometimes money needs to be spent to make money. The concept is valid. He has seven parcels and would be paying \$6,000. The total amount to be assessed would be \$218K. This community is not moving forward. The downtown is not in a death spiral, but what is going on around us will affect the downtown. It is not just retail, but offices and housing. This District would be a corporation. Vice Mayor Davies thanked Mr. and Mrs. Stallard for their work on this issue and commended their efforts. Those who do not agree with the District should be stepping forward to help put something effective together.

Lisa Shelley of Corner Drug said the first time she went to a meeting on this issue was in 1985. There have been many studies on this and she expressed her disappointment that Council neutralized their vote. The City needs to some on something for the downtown. It would be beneficial to the City.

Jack Wood asked that the City put this aside and not vote. There is a perception of missteps and that the process has not been straight-forward, but he has found that not to be true. The PBID process is a good one.

At 7:38, Council Member Pimentel left the Chambers.

Meg Stallard said there is no personal gain on this issue and that accusation has no merit. Those who have been in favor have a vision for the future. The City supported the concept and promotion of the downtown.

At 7:39 Council Member Pimentel returned to the Chambers.

Ms. Stallard said there is lack of trust of the City and some of the property owners.

Seeing no further speakers, Mayor Flory closed the Public Hearing at 7:40. The Public Hearing was reopened as further citizens wished to speak.



Brenda Cedarblade thanked the Council for removing themselves from the vote. There are properties that should be removed from the assessment and the assessments are not fair. The COSTCO will be a major blow to the downtown. The large developers come in and overshadow those who have been here for many years.

Mayor Flory said the property owners and business owners need to come up with something that will work.

Ms. Cedarblade there are over 23 businesses that did not receive ballots. The process was flawed and the person who did this made a lot of mistakes. A non-profit will be formed and people could join if interested. This was done completely unfairly. The Plan was not with the ballot and the Engineering Report was not available.

Mayor Flory said that any new business that builds in the City must provide their own parking but there is no parking assessment district in the downtown for those current businesses.

Ed Shelley of Corner Drug said he was on the Steering Committee on this issue and they put in a lot of hours. He is surprised the City pulled their votes once again. There are those who will always go out and spread the rumors. The Council has let the downtown down. We need management and leadership to help us keep going forward.

Mayor Flory said only two people have said they would support this District but many have come forward to say no. They have been given misinformation but still did not want this to go forward. The Council wants a program from the merchants and property owners because this is not the City responsibility to promote but to provide safety and services. The Council feels that the downtown businesses need to contribute something to the parking issues.

Alan Nakamura said his family and business have been in the City for many years. He does not feel this will be of benefit at all. They have gravel parking lot that is to be assessed. The Council is only the referee in this process.

Anita Long has a business on Main Street and is both a property and business owner. City Center Lofts and the Capitol Saloon have applied for a variance on their parking. She does not support approval. There was little information on the ballot and this is really a tax. She does not know how the money is to be spent. She used the same list to mail out information and is still getting them back from the Post Office with incorrect addresses. The list was



flawed. One hundred percent accuracy should be the norm and the ballots should go out certified. There was no Improvement Plan, no Administrative Plan and no budget.

Mayor Flory said the Board would be made of those chosen by the property owners and each Board Member would have one vote.

Ms. Long said the property owners should not be telling the business owners how to run their business. Those things the business owners presently handle themselves are the caring for the flowers in planters in front of their business, cleaning up the downtown, washing sidewalks, pulling weeds, trimming trees, the Halloween Trick-or-Treating, holiday tree lighting, newsletter, Jazz Festival, sidewalk activities, chili cook-off, Fourth of July parade and they have never spent more than \$3,000 per year.

Mark Ulrich was on the Steering Committee and there was motivation to try and put parking in the downtown. The PBID allowed for the Board to decide where the funds would be used. He asked for leadership from the City. Parking is needed and something needs to be done.

Mark McComas said the non-profits should be given special treatment. He stated the Elks Club did not receive a ballot.

At 8:05 Mayor Flory closed the Public Hearing and asked the City Clerk to tally the ballots.

Council Member Pimentel understands the burdens this will put on the property owners but feels this should be supported. The Steering Committee met several times with the merchants. He feels the City ballots should be counted. The City owns 18% of the property and we should be representing the interests of the City with that property. We need to promote the downtown now more than ever with the COSTCO coming to the City.

Vice Mayor Davies thanked Redevelopment Manager Shallit for her efforts to assist the property owners on this issue. He does not feel that even with the City votes, this issue would pass and it was never going to pass.

Council Member Monroe is very concerned that this has turned so negative. The City paid for the Consultant and put this out to the people to vote. He does not feel government should take part in this process. He supports the PBID but there are things that need to be worked out, such as non-profits, empty lots and the process needs to be simplified.



Mayor Flory said the business owners have a stake in this. Even if the City did vote to the positive, there is so much animosity the program will not work. The City did not initiate this process. Should the District pass, the City could change the assessment. Redevelopment Manager Shallit and the Stallards have been unfairly attacked and branded by the opposition. This is a means of trying to find a way to make it work. The opponents need to come back with a proposal.

Council took a temporary recess from 8:10 to 8:20.

RESOLUTION 4857-COMMUNITY DEVELOPMENT BLOCK GRANT COMMUNITY PARTICIPATION PLAN AND HOUSING REHABILITATION PROGRAM GUIDELINES

Mayor Flory continued the Public Hearing from the meeting held on July 17, 2007. Housing Program Analyst McLeod said as part of the Community Development Block Grant program there is a requirement for community outreach and participation. The Participation Plan had been updated in 2005 but Housing and Urban Development has changed some of the regulations so the Plan needed to be updated again at their request.

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried by the Members present, Council adopted Resolution 4857, "A Resolution of the City Council of the City of Woodland to Adopt the Community Development Block Grant (CDBG) Program Citizen Participation Program and Amend the Program Guidelines for the Housing and Rehabilitation Program."

REDEVELOPMENT-REGULAR REPORT

AGENCY RESOLUTION 07-03-DOWNTOWN FAÇADE IMPROVEMENT PLAN FOR MAIN STREET

Redevelopment Manager Shallit said there had been a rebate program in place for façade improvements but there were so many Federal and State regulations it became too costly for owners to be involved. This will now be a Main Street easement program with provision for tax increment funds to the owners to reimburse them for one-half of the cost of the improvement. A great deal of research was done on past studies by the City and surveys were sent out to the property owners and business. There was a 24% return rate.



Board Member Pimentel asked how they intended to communicate with the Latino community. Manager Shallit said there was no special effort other than personal visits. Board Member Pimentel asked how they would apply for funding without adequate communication to them in their language. Manager Shallit said they will send something out in the language they understand.

The rehabilitation of the second floor is a smaller pilot program and there will be two projects to see how this will work. Any special terms will return to the Board prior to proceeding.

On a motion by Vice Chairperson Davies, seconded by Board Member Pimentel and carried by the Members present, the Board adopted Agency Resolution 07-03, "A Resolution of the Redevelopment Agency of the City of Woodland Authorizes the Revision of the Downtown Façade Program and Initiation of a Pilot Program for Main Street Rehabilitation of Upper Floors in the Downtown Historic District".

REPORTS OF THE CITY MANAGER

<u>CITY INTERNET WEB SITE</u>

Information Services Manager Bush said the Department has been working on the City WEB site update for some time with the firm of Catanio Digital Media. The login for the new WEB site preview will be sent to the City Manager's Secretary, Ana Gonzalez so that Council and Staff can look at it more carefully. The new WEB site will be running in a few weeks with staff receiving training. The Spanish translation will be added once the content is approved.

Council Member Monroe asked if the site will have streaming video. Manager Bush said it will have the ability to use prepared video and load them on the WEB site. There will be no ability to stream live video or index a video meeting. A few vendors have been contacted about a solution to that issue. Past City Council meetings could be put on the WEB site put it would need to have a full two hours of viewing to work because it must be downloaded as an entire unit to be viewed. Each Department will be able to plug in information on their own site and will have someone who is assigned to update the information. It is anticipated that nine to fifteen people will be utilized in that capacity.

Acting City Manager Sullivan indicated the City Manager will have the overall responsibility for the WEB site. The City will be cross-training employees in the Departments who can fill in.



ECONOMIC DEVELOPMENT STRATEGIC PLAN AND OVERALL ECONOMIC DEVELOPMENT PROGRAM

Economic Development Manager Ross said Council is asked to provide input and direction on the Strategic Plan and the overall Economic Development Program. On September 30, 2002, the Economic Development Plan was adopted. The Plan included: (1) enhancement of the quality of the local economic base; (2) improvement of community infrastructure for economic development; (3) promotion of the City with a positive image; (4) development of leadership and cooperation for local economic development; and, (5) provision of partnerships for local economic development efforts. In 2004 and 2005 the Council identified economic development as a priority and in February of 2007, the position of Economic Development Manager was approved by Council.

There are still six unresolved issues: (1) undetermined Flood Plane Policy; (2) insufficient wastewater capacity for industrial development; (3) lack of skilled labor for high-end jobs; (4) extensive regulatory issues that have affected the view of the City as business unfriendly; (5) poor and inadequate infrastructure; and (6) inadequate and outdated General Plan and Specific Plan documents.

There are some significant projects underway of which the City can more actively promote and extend, which are and will be of benefit to the Economic Development. With some long range planning there is a potential for enhanced economic growth and development.

Council Member Monroe said the regulatory issues are in place but the City does not follow all of them. Extra regulations are added to existing regulations. If our standards are not high enough, we need to change them. If the standards are followed and we still cannot move forward, what is the problem. Manager Ross said that is where there is some lack of continuity. Director Munowitch said many of the issues will be addressed in the update of the General Plan, which also updates other Plans. The City development review process is a problem and they are working on that issue. There is a staff team working on improvement.

Council Member Monroe would like to see the Farmers' Market in the downtown. Manager Ross said she is meeting with that group next week. They left the downtown a few years ago because of a car accident.

A Business Appreciation Program is proposed. She has met with the BioMass and PCP. There was not adequate capacity for the program in the past.



On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried by the Members present, Council accepted the Economic Development Report.

LANDSCAPING-MEDIAN ISLANDS-COUNTY FAIR MALL AND EAST MAIN STREET; LANDSCAPE PLAN FOR EAST MAIN STREET MEDIAN

Parks and Recreation Director Gentry said Council had asked that the condition of the landscaping in the medians at the Mall and on East Main Street be addressed. Parks Superintendent Ahlgren said the landscaping at the Mall was done when the Mall was built many years ago and the Mall is to maintain the landscaping. Parks and Recreation Staff maintain 90% of the other landscaping in public areas of the City. Some plans had been submitted by the Mall and for some reason had not moved ahead. At that time they were only going to update two of several of their areas of responsibility. All trees were going to be removed and that was not an acceptable alternative. The plan was also very sparse. There have since been significant site improvements to the Mall itself.

Mayor Flory said they removed six or seven of the trees. Director Munowitch said the Planning Commission said they had submitted a plan and it was approved. Upon a review by the City Clerk, it was found that the Maintenance Agreement with the Mall clearly states it is their responsibility to adequately maintain the landscaping. The City could prohibit the Mall from reoccupying any empty spaces until the landscaping maintenance is approved by the Community Development Director.

Superintendent Ahlgren said the landscaping in front of the Crossroads Center, (Orchard Supply, etc), on East Main was installed by K-Mart when they opened their business. It was then given to the City. The trees have done so well they have deterred the growth of the shrubs underneath. The area had not been richly landscaped even then, but many of the shrubs have deteriorated due to lack of sun.

At 8:58 p.m., on a motion by Council Member Monroe, seconded by Mayor Flory and carried, Council extended the meeting until 9:30.

Superintendent Ahlgren said the cost to re-landscape this area now is \$18,819. The monthly cost for our landscaping maintenance will increase somewhat as we contract out some of our landscape maintenance. Five



hundred plants will be added. These plants will be shade tolerant. The Parks and Recreation Commission approved of the plan. Council Member Pimentel asked that some of the plants be native plants.

On a motion by Vice Mayor Davies, seconded by Council Member Pimentel and carried by the Members present, Council approved the landscape plan for renovation of the East Main Street median with associated installation and maintenance costs.

WASTE WATER DISCHARGE PERMIT VIOLATIONS

Public Works Director Wegener said this item is for information only at this time as Lonnie Wunder, Director of the Fairgrounds could not be present this evening. He does have a draft permit (pollution prevention). There will not be anything that will preclude the 4H or FFA animals from remaining on site. The item should return to Council in September when Mr. Wunder is available to attend.

Mayor Flory said Duane Toney would like to speak on this and show a video but the Mayor requested that he wait until Mr. Wunder can be present.

Duane Toney said he would provide a copy of the video to Public Works for review as it shows where the waste is coming from. They want to keep the programs at the Fairgrounds location. Council Member Monroe asked for clarification that the contamination occurred with a combination of substances, one from the Fairgrounds and one from the jail. He asked if that means the Fairgrounds by itself would not have been a problem. Director Wegener said the orange color became a marker to identify when it came into the plant. Deputy Meyer said the City does not know how long the orange color has been present. Because of the incident when the color attached to the material coming from the jail, it then became apparent and staff started tracking it back to the sources. It led staff to find some housekeeping needs at the Fairgrounds to prevent the substance from entering the system at all. The City is not allowed to let animal waste directly into the sewer. The intent was to stop the straw, bedding material and animal waste from going directly into the sewer system. Director Wegener said we have tertiary treatment improvement that went operational a year ago. It is a filtration system with ultraviolet disinfection and allows us to get rid of the chlorine gas disinfectant that was utilized prior to this time. It does require a lower turbidity level in the effluent. This requirement was part of our permitting requirements. Deputy Meyer said in order to identify the orange substance, the chemical analysis needs to be determined, which is an extremely expensive process. The material that was tested was in the feces but it is not



known if it was a by-product of the food, bedding, or something else in the feces. His opinion is the orange color is not the problem. The City staff never suggested that the Fairgrounds stop allowing animals on site. Staff will advise Mr. Toney when this item is to return to Council.

PROCLAMATION ON HEALTH CARE REFORM

On a motion by Council Member Pimentel, seconded by Vice Mayor Davies and carried by the Members present, Council approved a Proclamation in support of Health Care Reform in the State.

At 9:10, Council temporarily recessed to await the final count on the PBID ballots. At 9:25, Council reconvened.

PUBLIC HEARINGS (continued)

PROPERTY BASED IMPROVEMENT DISTRICT (continued)

City Clerk Vannucci reported the exceptions in that there were some ballots invalidated. Those included one ballot that was not signed, nine ballots that did not indicate affirmative or negative (not checked), and five ballots that were duplicates. The "yes" ballots were at \$47,267,25 or 31.93%. The "no" ballots were at \$100,743.78 or 68.07%. As such, there are not adequate affirmative ballots to approve the District, thus a majority protest. On the question as to whether the City affirmative ballots would have caused passage, even with those votes the total would have been \$88,103.08 and the District would still have not had adequate support to be formed. Mayor Flory declared the failure of the Property Based Improvement District to be formed due to the results reported.

ADJOURN

At 9:30, Mayor Flory adjourned the joint regular meeting of the City Council and the Redevelopment Agency Board.

Respectfu	Ily submitted,	
Sue Vann	ucci, CMC, Cit	y Clerk