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

MINUTES

CITY COUNCIL SPECIAL CLOSED SESSION

APRIL 15, 2008

5:30 P.M.

CLOSED SESSION-CITY COUNCIL

At 5:30 P.M. Council held a closed session to discuss the public employee appointment of the position of Fire Chief pursuant to Section 54957. Present at the session were Mayor Flory, Vice Mayor Davies, Council Members Marble and Pimentel, City Manager Deven, Assistant City Manager Munowitch, and Tod Reddish. Absent was Council Member Monroe. Council provided direction to the City Manager.

JOINT REGULAR CITY COUNCIL/ REDEVELOPMENT AGENCY BOARD MEETING

APRIL 15, 2008

6:00 P.M.

CALL TO ORDER

At 6:05 P.M. Mayor Flory called the joint regular meeting of the Council and the Redevelopment Agency Board to order.

CLOSED SESSION ANNOUNCEMENT

Mayor Flory announced that Council had met in Closed Session regarding the public employee appointment of the Fire Chief. Council gave direction to the City Manager.



ROLL CALL

COUNCIL MEMBERS PRESENT: Marlin Davies, William Marble, Artemio

Pimentel, David Flory

COUNCIL MEMBER ABSENT: Jeff Monroe

STAFF MEMBERS PRESENT: Mark Deven, Ann Siprelle, Sue Vannucci,

Dan Gentry, Dick Donnelly, Barry Munowitch, Devon Horne, Greg Meyer, Sandy Briggs, Carey Sullivan, Bob MacNicholl, Tod Reddish, Evis Morales,

Russ Cole, Cynthia Shallit, Liz Houck

COUNCIL/STAFF STATEMENTS AND REQUESTS

Vice Mayor Davies said attended the Cap-to-Cap in Washington, D.C. with Council Member Marble and City Manager Deven April 5-9, 2008, and they felt the conference was very productive. He met with the Joint Powers Authority on the Yolo Natural Heritage Program which is responsible for the Swainson's Hawk mitigation. The JPA will make a report to Council in this next year. He and Council Member Marble attended the Chamber of Commerce Business Affairs meeting.

Council Member Marble said he and Vice Mayor Davies served on the Capto-Cap flood control team. Flood issues of Woodland are becoming better known at national and regional levels. He met with the Water Resources Association executive committee and they dealt with matters pertaining to the IRWP which will have to undergo some revisions. He attended a Public Safety Policy Committee for the League of California Cities at which a number of bills pertaining to public safety were discussed. The League has taken a position on some of those bills relating to matters having an impact on our community.

<u>COMMUNICATIONS – WRITTEN</u>

Council received a notice of a stock transfer of an alcoholic beverage control license for Pizza Hut, 120 Main Street.

COMMITTEE REPORTS

Council received the minutes of the Parks and Recreation Commission meeting of February 25, 2008.



Council received the minutes of the Commission on Aging meeting of February 25, 2008.

PRESENTATIONS

On a motion by Vice Mayor Davies, seconded by Council Member Pimentel and carried by the members present, Council adopted the following Proclamations as presented:

PROCLAMATION - DIA DE LOS NIÑOS (CHILDREN'S DAY)

Vice Mayor Davies presented the Dia de los Niños (Children's Day) proclamation to Patricia Valenzuela and Sandra Rodriquez who were the cochairs for the Dia de los Niños this year. Ms. Valenzuela said the celebration will be held on Friday, April 25, 2008, at Ferns Park from 3:00 p.m. to 7:00 p.m. At the event 35 organizations will be present to honor and recognize the importance of children to our community, and kids will be able to explore their creativity through booths and activities.

PROCLAMATION - TEEN PREGNANCY PREVENTION MONTH

Council Member Marble presented the Teen Pregnancy Prevention Month proclamation to Madeleine Robillard, Reproductive Health Educator of CommuniCare Health Centers. Several representatives of the Teen Program of CommuniCare Health Centers gave statistics and expressed the need to address and lower the rate of teenage pregnancies.

PROCLAMATION - WEEK OF THE YOUNG CHILD

Yolo County Child Care Planning Council had requested the Week of the Young Child Proclamation, but a representative was not able to attend the Council meeting to accept the proclamation.

PROCLAMATION - NATIONAL LIBARARY WEEK

Council Member Pimentel read the National Library Week Proclamation and presented the proclamation to Sandy Briggs, Library Services Director, and Bud Goding, Library Board Member.



<u>PROCLAMATION - NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS</u> <u>WEEK</u>

Vice Mayor Davies presented the Public Safety Telecommunications Week Proclamation to a representative of the dispatchers of the Yolo County Emergency Communications Agency.

PROCLAMATION - WORLD POLIO AWARENESS MONTH

Council Member Marble presented the World Polio Awareness Month Proclamation to Police Chief Carey Sullivan, who represented Rotary International.

CONSENT CALENDAR - REDEVELOPMENT

RESOLUTION 08-02 - INFILL INFRASTRUCTURE GRANT APPLICATION FOR CITY CENTER LOFTS PROJECT

On a motion by Board Vice Chairperson Davies, seconded by Board Member Pimentel and carried by the members present, the Agency adopted Resolution 08-02 authorizing the submittal of an infill infrastructure grant program application for the City Center Lofts Project.

CONSENT CALENDAR - COUNCIL

COMPLETION OF IMPROVEMENTS FOR SUBDIVISION 4727, STONEHAVEN

Council Member Pimentel asked that this Stonehaven Subdivision be removed from the Consent Calendar for separate action.

On motion of Vice Mayor Davies, seconded by Council Member Marble and carried by the following vote, Council accepted public improvements for Subdivision 4727, Stonehaven and authorized the City Clerk to file a Notice of Completion to release Centex Homes' bonds:

AYES: COUNCIL MEMBERS: Davies, Marble, Flory

NOES: COUNCIL MEMBERS: Pimentel ABSENT: COUNCIL MEMBERS: Monroe

ABSTAIN: None



On motion of Council Member Pimentel, seconded by Council Member Marble and carried by the members present, Council approved the following Consent Calendar items:

TREASURER'S INVESTMENT REPORT

Council received the Treasurer's Investment Report for February 2008.

2007 ANNUAL WATER QUALITY REPORT

Council received the 2007 Water Quality Report.

PROJECT 07-44 - 2008 ROAD REHABILITATION, LINCOLN AVENUE, PLANS AND SPECIFICATIONS

Council approved the plans and specifications for the 2008 Road Rehabilitation, Project 07-44, and authorized bid advertisement.

CHANGE MEETING DATE IN JUNE DUE TO ELECTION; SET MEETING DATES FOR JULY AND AUGUST

Council Member Marble asked that the July 29, 2008 Council meeting date be changed to July 22, 2008. The City Manager said if the Council does not need three meetings in July, there will only be two meetings, July 1 and 15.

Council accepted the dates of regular meetings June 10 and June 17, 2008, moving the June 3rd meeting due to the election; special meeting June 24, 2008, possibly the swearing in ceremony for newly elected Council Members; July 1 and 15, 2008 with no special meeting for July; and no meetings in August, 2008.

ANNUAL GENERAL PLAN PROGRESS REPORT

Council accepted the General Plan Annual Progress Report required by the State of California for the reporting period of July 1, 2005 through June 30, 2007 and directed staff to forward the Report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development for filing.



STATUS REPORT ON 2008 HOUSING ELEMENT UPDATE PROJECT

Council received the status report on the 2008 Housing Element Update Project.

EXTENSION OF AGREEMENT WITH H.T. HARVEY FOR SWAINSON'S HAWK MONITORING IN SPRING LAKE SPECIFIC PLAN AREA

Council approved a two-year contract extension for professional services with H. T. Harvey and Associates for the Spring Lake Specific Plan Swainson's Hawk Biological Monitoring Program and authorized staff to approve future extensions of the contract as long as the contract terms remain the same.

PUBLIC HEARING - COUNCIL AND REDEVELOPMENT AGENCY

COUNCIL RESOLUTION 4907/AGENCY RESOLUTION 08-03 - COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN

Manager Shallit clarified the Agency recommended action regarding the Community Development Block Grant Application Plan. Staff is proposing the use of Redevelopment Housing set aside funds to pay the HUD 108 loan and release an additional \$140,000 in CDBG funds for the community. There were also funds in the budget sheets which were in the draft Action Plan.

Analyst Horne, said the Agency is being asked to review the 08-09 Redevelopment CDBG budget. The proposed entitlement programs were presented to the Agency in February 2008. This year was extremely competitive for the CDBG program, starting in January with an application workshop. The City received \$100,000 for public service funds, and applications received totaled \$192,000. There were \$800,000 for public facilities CDBG funds, and the requests totaled \$2.1 million. On March 5 there was a public meeting at which all of the staff recommendations were announced, and the budget for this CDBG year is going to be \$1.3 million for all of the programs and projects.

Council/Agency Member Pimentel asked about the unexpected funds and the \$5,930 left over in utility rates and why that was not expended.

Analyst Horne said some of those funds have been used this year, but there has not been a lot of activity with it. Under CDBG guidelines the



City can only get the assistance for three months. The funds are still available, but the City has not received applications for the funds.

Council/Agency Member Pimentel asked about the \$20,320 for the microenterprise training program, in terms of paying the money back.

Manager Shallit said the Micro-Enterprise Training Program is a very good program, but they did not document the income of the clients they were serving, and through the years they have not provided that income documentation. When the City was audited last spring HUD said the Training Program should do the documentation, and the City needed to return the funds. The City did return the funds and that program was stopped. There is still a Micro-Enterprise Loan program operating, and there are two loans the City is making this year. The City paid HUD back out of non-federal funds, so the City General Fund was used. She said the funds do come back into the City's CDBG allocation for this year.

Mayor/Agency Chairperson Flory opened the public hearing at 6:37 p.m.

Carlos Jackson lives near one of the capital CDBG projects which will be occurring in the Yolano/Donnelly Homes low income area. He is an Assistant Professor in the Chicano studies program at UC Davis and thanked the Council for its support of this CDBG process. He also thanked City staff for its leadership and patience with the bureaucracy in using the CDBG funds.

Mayor/Agency Chairperson Flory closed the Public Hearing.

On motion by Council/Agency Board Member Pimentel, seconded by Vice Mayor/Agency Vice Chair Davies and carried by the members present, Council adopted Resolution 4907 approving the 2008-2009 CDBG Action Plan with the funding allocations as recommended by staff; directed staff to complete the 2008-2009 Action Plan, and any other items required by the U.S. Department of Housing and Urban Development (HUD), incorporated the adopted funding allocations; directed staff to forward the completed 2008-2009 Action Plan to HUD by May 15, 2008; authorized the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG funded activities; amended the 2007-2008 project description for the Yolo County Historical Museum to change their request for funding construction of an ADA bathroom to purchasing exterior lighting for Gibson Mansion and for the Yolo Community Care Continuum to change their request for funding to paint and replace kitchen countertops to renovate two bathroom and install new heating and air conditioning system; amended the 2007-2008 CDBG Annual Action Plan



to reprogram the \$134,720 allocated to the HUD Section 108 payment to the Housing Assistance Program; and authorized the Finance Director to make the budget re-allocations as specified; and

The Redevelopment Agency adopted Resolution 08-03 allocating an estimated \$140,000 in Housing Set Aside Tax Increment funds to repay the HUD Section 108 2007-2008 program year loan payment and every year until 2014; and authored the Finance Director to make the budget reallocations as specified.

REPORTS OF THE CITY MANAGER

YOLO CULTURAL CENTER, HISTORY AND ART CENTER PROECT

City Manager Deven briefed the Council on the proposed Yolo County Cultural, History and Art Center. Staff recommends that Council approve, in concept, the use of the Southeast corner of Fifth Street and Oak Avenue site for the Center. Initially when the proposed Center came to staff's attention there was concern about a possible conflict with the Downtown Specific Plan; however, in light of the limited options of the Center, the staff has decided to recommend the use of the site.

On motion of Council Member Pimentel, seconded by Vice Mayor Davies and carried by the members present, Council approved in concept the use of the Fifth Street/Oak Avenue site (601/609 Fifth Street, Assessor's Parcel Number 006-222-10) for the proposed Yolo County Cultural, History and Art Center, and encouraged the Yolo County Historical Society and the Yolo County Arts Council to pursue outside funding.

RESOLUTION 4908 - SMOKE-FREE MULTI-FAMILY HOUSING

City Manager Deven noted that Council received a corrected Resolution to encourage landlords and property managers of multi-unit housing to designate at least 50 percent of the existing rental units as non-smoking and to provide appropriate locations on the property for smoking. Council received a letter from Cory Koehler, Deputy Director of the Rental Housing Association of Sacramento Valley stating his support for the proposed Resolution and asking that the City involve him in discussion of an Ordinance the City will be proposing. Council has shown its leadership in promoting this option for rental units, and staff recommends approval of the Resolution.



Carolyn Martin said she is a member of the Yolo County Tobacco Coalition and represents the California Clean Air Project. Should the Council approve a Resolution, Woodland will be the fourth City to state that apartment dwellers deserve to breathe clean air.

On motion by Council Member Marble, seconded by Council Member Pimentel and carried by the members present, Council adopted Resolution 4908 supporting landlords and property managers of multi-family housing to designate at least 50 percent of existing rental units as non-smoking and to provide appropriate locations on the property for smoking.

ORDINANCES

ORDINANCE 1492 - MAINTENANCE AND ENHANCEMENT OF DOWNTOWN PARKING DISTRICT

Anna Del Castillo asked for clarification of the proposed Ordinance benefits for the existing property owners in the Downtown area, about inlieu fees and where they will be used. She also would like information on what was stopping a multi-level parking structure.

Assistant City Manager Munowitch said the benefits to existing property owners are modifications to the parking standards to meet what the needs are of the downtown mixed use environment. Parking ratios have been adjusted to better reflect the demand, and in many cases less parking will be provided than a single use suburban environment. In-lieu parking fees will be collected and held in trust by the City to be dedicated to provide parking spaces in the downtown area with a multi-level parking structure to be constructed. The downtown land is valuable and the City would rather build up for parking instead of taking up future commercial land. Cost is what is stopping a multi-level parking structure from being built at this time.

On motion of Vice Mayor Davies, seconded by Council Member Marble and carried by the members present, Council adopted Ordinance 1493 adding Section 25-23-15 to the Woodland Municipal Code relating to Downtown parking.

ORDINANCE 1494 - ZONING MAP AMENDMENT-NORTHEAST CORNER OF WEST GIBSON ROAD AND OGDEN AVENUE

On motion by Council Member Marble, seconded by Vice Mayor Davies and carried by the members present, Council adopted Ordinance



1494 amending the Woodland Municipal Code and Zoning Map to change the zoning from multiple family (RM/PD) to Duplex Residential (R-2/PD), relating to the Ogden-Gibson Development for APN 027-80-008.

ADJOURNMENT

At 6:48 p.m., Mayor Flory adjourned the regular meeting of the Council.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk

Transcribed by: Jean Kristensen, Deputy City Clerk

Approved by Council: July 7, 2009