

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

**CITY COUNCIL
SPECIAL/CLOSED SESSION**

OCTOBER 7, 2008

5:00 P.M.

CLOSED SESSION

At 5:00 P.M. Council held a closed session for a conference with legal counsel regarding anticipated litigation, initiation of litigation pursuant to Subdivision (c) of Section 54956.9 concerning two cases. Present at the session were Council Members Dote, Marble, and Monroe, and Mayor Davies, City Manager Deven, and City Attorney Morris. Council provided direction to the City Manager and the City Attorney. Vice Mayor Pimentel was absent.

**JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD
REGULAR MEETING**

6:00 P.M.

CALL TO ORDER

At 6:00 P.M. Mayor Davies called the regular meeting of the Council to order.

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, William Marble, Jeff Monroe,
Artemio Pimentel, Marlin Davies

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Ana Gonzalez, Greg Meyer,
Barry Munowitch, Carey Sullivan,
Christine Engel, Tod Reddish, Cynthia
Shallit, Eric Zane, Bruce Pollard, Dick
Donnelly, Andrew Morris



CLOSED SESSION ANNOUNCEMENT

Mayor Davies announced that Council held a closed session for a conference with legal counsel regarding anticipated litigation, initiation of litigation pursuant to Subdivision (c) of Section 54956.9 concerning two cases. Council gave direction to the City Manager and the City Attorney.

PLEDGE OF ALLEGIANCE

Mayor Davies invited all in attendance to join in the Pledge of Allegiance led by James and Genevieve Monroe.

MINUTES

On a motion by Council Member Monroe, seconded by Vice Mayor Pimentel and carried, Council approved the minutes of the October 23, 2007 Council meeting as presented. Council Member Dote abstained.

COMMUNICATIONS – COMMITTEE REPORTS

Council received the minutes of the Traffic Safety Commission meeting of June 2, 2008.

Council received the minutes of the Commission on Aging meeting of July 28, 2008.

Council received the minutes of the Parks and Recreation Commission meeting of July 28, 2008.

COMMUNICATIONS - PUBLIC COMMENT

Eric Zane, President of the Woodland Professional Firefighters' Association (WPFA), said in 2007 with the support of the Council and the community, the Firefighters' Association raised over \$20,000 for local and regional charities. One of their most successful events was the annual "fill the boot" drive to support the Muscular Dystrophy Association to which the community donated over \$12,500. The WPFA is asking for Council support this year in teaming up with WPFA for a boot drive on October 19, 2008 to raise money to assist those in our community who have one of 43 neuromuscular diseases. The drive will held be at the



intersection of West and Main Streets from 8:00 a.m. and 3:00 p.m. with the hope of reaching a goal of \$20,000 this year.

COMMUNICATIONS – COUNCIL/STAFF STATEMENTS AND REQUESTS

Vice Mayor Pimentel said there was a large event at Woodland Community College this afternoon to celebrate the accreditation of the College this year. This accreditation means Woodland finally has its own full service Community College and represents the 110th accredited Community College in the State.

Council Member Marble reported that yesterday he attended the Water Resources Association meeting. He reviewed a presentation on the current groundwater monitoring that is going on throughout Yolo County and the well monitoring that is happening throughout Yolo County which involves multiple agencies. He said the City will be asked to give a fair share contribution or assessment to that groundwater monitoring program. He said at the WRA meeting there was also a presentation on a flood control work group which extends throughout the entire Sacramento Valley. He said it is anticipated that a white paper will be prepared by the multi-agency group in the next few months which will be submitted to the Department of Water Resources and will help pave the way for the City's role in the greater Sacramento/Central Valley flood control project.

PRESENTATIONS

On a motion by Council Member Monroe, seconded by Council Member Dote and carried unanimously, Council proclaimed October 2008 as Domestic Violence Awareness Month; approved a Certificate of Appreciation to Metro Tow Company for the hours and resources they have bestowed upon the City of Woodland Fire Department.

DOMESTIC VIOLENCE AWARENESS MONTH

Council Member Monroe presented the Proclamation declaring October 2008 a Domestic Violence Awareness Month to Adrienne Monroe, representing the Yolo County Sexual Assault and Domestic Violence Center.

CERTIFICATE OF APPRECIATION - METRO TOW COMPANY

Council Member Marble presented the Certificate of Appreciation to a representative of Metro Tow Company.



HELEN B. PUTNAM AWARD FOR AFFORDABLE HOUSING

Council acknowledged receipt of the Helen Putnam Award applications for Honorable Mention for Housing Programs and Innovations and a Certificate of Appreciation for Community Services and Economic Development.

COMMUNICATIONS - PUBLIC COMMENT

Rick Gonzales said he is currently the president of the Mexican American Concilio of Yolo County and invited the Council to attend the Concilio's 25th annual Mexican American Recognition Dinner Dance on Saturday, October 18, 2008, at the Woodland Fairgrounds, Waite Hall.

CONSENT CALENDAR

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

REPORT - JUNE 3, 2008 STATEWIDE DIRECT PRIMARY ELECTION COST

Council Member Marble said the staff report indicates that a candidate for City Council had not paid his fees to run in the last City Council election. He asked if that was public information and what the City had done to recoup those fees. City Manager Deven said staff has consulted with the City Attorney about this individual and were advised that even if the City were to win a judgment there would not be any real gain based on the individual's available resources.

Vice Mayor Davies said if the person wishes to run again, he can be precluded from having a ballot statement until the he pays for the new ballot statement and the debt for the previous ballot statement.

At the request of Council Member Dote and city Council concurrence, the following item was removed from the Consent Calendar for discussion:

LOAN AGREEMENT - WOODLAND DEVELOPMENT COMPANY

Council Member Dote asked about some of the details as there is a \$322,885 purchase price. Assistant City Manager Munowitch said as part of the approval of the project the applicant had a requirement for some offsite mitigation. The applicant proposed a loan from the City in the amount of



\$322,885 to fulfill that obligation. Woodland Development Company is asking for the loan for the eventual purchase of the four-acre property for the onramp.

Council Member Marble asked should the developer go bankrupt, what problems this loan then create for the City. City Attorney Andrew Morris said the agreement was set up to protect the City, and he has worked with the developer's counsel on the agreement.

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

NEW JOB DESCRIPTIONS - FINANCE OFFICER AND SPORTS MANAGER

Council Member Monroe said with the City facing some significant fiscal challenges and looking at some cuts in the future, he could not support the creation of a Sports Manager position at this time.

City Manager Deven said part of the justification for the Sports Manager position is the City is reducing other programming positions associated with the Parks and Recreation Department in consolidating responsibilities. The position is absorbing additional responsibilities for the sports programs and aquatics programs. The expanded facilities with the completion of the Sports Complex at the Community and Senior Center create additional demand and additional work for that position. Currently the City is down about seven positions in the Parks and Recreation Department.

Director Gentry said there was the conversion of a supervisor position to a manager position resulting in a cost of about \$10,000 in salary and benefits, which is small versus the amount of responsibility the person would be assuming. The \$10,000 was included in the current budget.

Vice Mayor Pimentel asked what will happen in November with the opening of new fields if this position is not approved. Director Gentry said there would be impact on providing the services for the facility itself. There are 42 authorized positions in the Parks and Recreation Department, the City is down 7 positions, and 3 positions are on extended leave.

City Manager Deven said Council will be meeting on October 28 to discuss the Fiscal Year 2009-2010 budget, and when staff put together the 2008-2009 budget the strategy was included as part of the Department expenditure reductions and was discussed at that time.



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

MONTHLY STATUS REPORT - COMMUNITY DEVELOPMENT

Council received the monthly status report from the Community Development Department.

CAPITAL BUDGET EXECUTION STATUS REPORT

Council received the Capital Budget Execution Report Status Report.

RESOLUTION 4953 - NATIONAL INCIDENT MANAGEMENT SYSTEM DECLARATION

Council adopted Resolution 4953 formally approving the National Incident Management System and authorized execution of the Resolution by the appropriate parties.

RESOLUTION 4954 - FISCAL YEAR 2008-09 APPROPRIATIONS LIMIT (GANN LIMIT)

Council adopted Resolution 4954 approving the City of Woodland's Fiscal Year 2008-2009 Appropriations Limit.

SPECIAL MEETING

Council set Tuesday, October 14, 2008 at 5:00 p.m. as a Special/Closed Session meeting for the purpose of evaluating the City Manager's performance and reviewing the City Manager's Annual Report.

REPORT - JUNE 3, 2008 STATEWIDE DIRECT PRIMARY ELECTION COST

Council received a report on the City share of the cost of the June 3, 2008 Statewide Primary Election which included the election of three Council Members. (see further discussion above)



PURCHASE AND ADDITION OF JOHN DEERE COMPACT TRACTOR

Council approved the purchase of a John Deere Compact Tractor for use at the Woodland Cemetery.

LOAN AGREEMENT - WOODLAND DEVELOPMENT COMPANY

Council approved a loan agreement with Woodland Development Company, LLC, for \$322,885 utilizing the funds set aside for the City's purchase of the right-of-way property to facilitate the developer's purchase of the Swainson's Hawk conservation easement. (further discussion above)

RESOLUTION 4955 – CALTrans MASTER AGREEMENT - STATE-FUNDED PROJECTS

Council adopted Resolution 4955 approving the Master Agreement with Caltrans for State-Funded Projects and authorized the Mayor to execute the agreement on behalf of the City.

RESOLUTION 4956 – CALTrans COOPERATIVE AGREEMENT - KENTUCKY AVENUE AND COUNTY ROAD 98

Council approved the Cooperative Agreement with Caltrans and Yolo County and adopted Resolution 4956 authorizing the Mayor to sign the agreement on behalf of the City, amending Exhibit "A" of the electrical facilities agreement with Caltrans and approving the shared electrical cost agreement (#08-238) with Yolo County.

ITEM REMOVED FROM CONSENT CALENDAR

NEW JOB DESCRIPTIONS - FINANCE OFFICER AND SPORTS MANAGER

Vice Mayor Pimentel said the City has a Community and Senior Center that does not have sufficient services. There is a ripple effect felt by many people using the facility.

On a motion by Council Member Marble, seconded by Vice Mayor Pimentel and carried unanimously, the City Council approved the Finance Officer and Sports Manager job classifications and salary ranges. (further discussion above)



WOODLAND REDEVELOPMENT AGENCY REPORT

DESIGN SERVICES AGREEMENT - BUSH STREET PLAZA

Redevelopment Manager Shallit asked for Agency approval of a contract with a landscape design company to start the Historic Downtown Plaza Project which covers the block between First and College Streets and Main Street and Bush Street. There was Council concern when the project was previously discussed. Staff met with the American Legion and the Downtown Business Association, and the project and the public process was described thoroughly for them. The American Legion was assured that there would be no decisions made about the project regarding their building without their full compliance and agreement. Board Member Monroe said the plan requires two stakeholder meetings. He would also like the City to place handouts on the doorstep for every business, so that everybody is going to be aware. Manager Shallit said staff will be responsible for delivering the information to get the property owners and the business owners within a 300 foot radius of the project.

On a motion by Board Member Monroe, seconded by Board Member Marble and carried unanimously, the Woodland Redevelopment Agency Board authorized the Executive Director to execute the contract with the HLA Group, Landscape Architects and Planners, Inc. to develop a conceptual design plan for a plaza on Bush Street.

REPORTS OF THE CITY MANAGER

2008-09 ANIMAL CONTROL AGREEMENT

Council Member Monroe temporarily leaving the Council meeting due to a conflict of interest regarding the Animal Control Agreement.

Police Chief Sullivan said the 2008-09 Animal Control Agreement was discussed at the July 15, 2008 Council meeting. At that time Council directed staff to work with the County to explore alternatives for animal control services. As a result of the July 15 Council meeting there have been discussions between the City and the Animal Services Division of the Sheriff's Department on the ways to deliver the services and contain the costs. All are concerned with the public safety issues. Several initiatives have been identified to contain the cost of providing animal services to Woodland:

- (1) increasing the number of licenses in the City;



- (2) a comprehensive study of the work load and services being provided;
- (3) comparing services with the other jurisdictions that are partner agencies;
- (4) engaging in activities to understand the increases well before budget times for the City and the County by holding a joint meeting;
- (5) develop ways to best provide services to the community.

Staff recommendation at this time is to continue with the level of services current with the County to provide field and shelter services, implement the initiatives that both entities have mutually agreed to do, and continue a study for alternate courses of action should there not be a cost containment.

Vice Mayor Davies asked where the \$447,234 in additional costs would be coming from. City Manager Deven said page 6 of the staff report indicates there are 12 vacant positions in the General Fund, and staff is proposing to achieve \$1 million in savings by selectively freeing some of those positions and still reach the \$447,234 necessary to augment the agreement for animal services.

Council Member Marble wants the City to continue to look for alternatives for fiscal year 2009-2010. Council should have some policy determination as to the willingness to go forward in advance with some hybrid solution. The Police Chief has said he feels strongly about Woodland's ability to perform the service at a lower cost.

Council Member asked that the City look at other cities in the County to see if there is interest in exploring alternatives between the option of the Police Department providing the animal service on its own and the current option of contracting with the County.

Vice Mayor Pimentel said the City should have an alternative on what the City will do for the 2009-2010 budget other than work with the Sheriff's Department. He is not comfortable with a 25 to 30 percent increase in fees on an annual basis without justification.

Mayor Davies said the animal services agreement was a very expensive proposition, and agreed Council needs to direct the City Manager and staff to come back with some alternatives, making sure the costs are accurate, and continue to work with the County.



On a motion by Council Member Marble, seconded by Council Member Dote and carried unanimously, Council approved the FY 2008-2009 agreement with the County of Yolo to provide animal control services in the amount of \$534,034 along with strategies to contain further cost increases, directed staff to utilize a portion of the savings from vacant positions to fund the additional cost of \$447,234 to the FY 2009 Budget, and directed staff to report to Council in January or February 2009 on possible cost containment issues.

Council Member Monroe returned to the Council meeting.

AMERICANS WITH DISABILITIES ACT PARKING-COMMUNITY AND SENIOR CENTER

Director Gentry proposed a conversion of specific parking spaces at the Community and Senior Center to Americans with Disability Act (ADA) spaces, an accessible walkway between parking aisles, and an automatic door operator to the Senior Center hallway.

Council Member Monroe said he met with the Mayor and a representative of the Commission on Aging who indicated when the Senior Center was built there was inadequate handicapped parking. These recommended additions are the first step to ADA facilities.

Director Gentry said there will be an increase of four additional spaces for a total of 16 spaces. Vice Mayor Pimentel would like additional ADA parking spaces.

Director Gentry said at build out of the site with Phases 2 and 3, the next parking lot will be constructed with Phase 2. In Phase 3 there are 600 additional parking spaces. Mayor Davies would like the Council to act on the proposal at this time and consider additional parking later.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried unanimously, Council approved the recommended improvements for accessible parking at the Community and Senior Center and authorized the use of Park Rehabilitation project funds to cover the estimated \$50,000 cost.

Council concurred that the City should provide additional ADA parking at the Community and Senior Center beyond the legal minimum required.



ORDINANCE - REPEAL AND REPLACE CHAPTER 21 OF MUNICIPAL CODE IN RELATION TO SUBDIVISIONS

Senior Civil Engineer Pollard said the recommended action is to introduce, waive first reading, and read by title only an ordinance to repeal and replace Chapter 21 of the Municipal Code regarding subdivisions and schedule a Public Hearing for October 21, 2008. The Municipal Code has not been amended since 1991 and it is necessary to bring the language into compliance with State law and current practices. The changes are so numerous, staff felt it was necessary to repeal the existing language and adopt a new language entirely. The Planning Commission held a hearing on the proposed changes, no comments were received, and the Commission unanimously recommended that the Council adopt the new language.

On motion of Council Member Dote, seconded by Council Member Monroe and carried unanimously, Council introduced, waived the first reading, and read by title only "An Ordinance of the City of Woodland Repealing and Replacing Chapter 21 of the Woodland Municipal Code Relating to Subdivisions" and scheduled a Public Hearing on the Ordinance for October 21, 2008.

APPOINT MEMBERS TO BOARDS AND COMMISSIONS

Vice Mayor Pimentel said he and Mayor Davies interviewed candidates for vacancies on City Boards and Commissions and are recommending the appointment of Christopher Holt to the Board of Building Appeals and Marina Tapia to the Planning Commission.

Mayor Davies is uncomfortable with the City's current process for appointments to Boards and Commissions but supports the recommendations.

Council Member Monroe recommended the appointment of Fred Lopez to the Planning Commission. Mr. Lopez has experience of being self-employed and of serving on the Redevelopment Citizens' Advisory Committee and the Yolo County Housing Commission.

Council Member Marble noted that Marina Tapia had also indicated she would be willing to serve on the Parks and Recreation Commission, so the Council could appoint three commissioners this evening.



Mayor Davies said reference checks were only performed on Christopher Holt and Marina Tapia.

On a motion by Vice Mayor Pimentel, seconded by Mayor Davis to appoint Christopher Holt to the Board of Building Appeals and Marina Tapia to the Planning Commission failed to carry.

Ayes: Council Members Pimentel and Davies
Noes: Council Members Dote, Marble and Monroe

On a motion by Council Member Monroe, seconded by Council Member Marble and carried, Council appointed Fred Lopez to the Planning Commission.

Ayes: Council Members Dote, Monroe and Marble
Noes: Council Members Pimentel and Davies

On a motion by Council Member Marble, seconded by Council Member Monroe and carried unanimously, Council appointed Christopher Holt to the Board of Building Appeals.

On a motion by Council Member Marble, seconded by Council Member Monroe and carried unanimously, Council appointed Marina Tapia to the Parks and Recreation Commission.

City Manager Deven said the matter of the Board and Commission appointment process is scheduled for the October 21, 2008 Council agenda.

Council Member Monroe said he would like to see the actual recommendations of the Council sub-committee in the staff report.

ADJOURNMENT

Mayor Davies adjourned the regular meeting of the Council.

Respectfully submitted,

Sue Vannucci, Director of Administrative Services

Transcribed by: Jean Kristensen, Deputy City Clerk

Adopted by Council: March 2, 2010