

Woodland City Council Minutes
Council Chambers
300 First Street
Woodland, California

April 15, 2003

CITY COUNCIL SPECIAL SESSION
HANNAH CAMPBELL PARK
701 THOMAS STREET

5:00 P.M.

City Council met in Special Session at Hannah Campbell Park, 701 Thomas Street, at 5:00 p.m. to hold a Plaque Dedication regarding the history of how this Park was named. Present at this session were Mayor Flory, Council Member Monroe, and Parks, Recreation and Community Services Director Gentry.

CITY COUNCIL SPECIAL/CLOSED SESSION
CITY HALL SECOND FLOOR CONFERENCE ROOM

6:00 P.M.

CLOSED SESSION

City Council met in Closed Session at 6:01 p.m. to hold a conference with Legal Counsel regarding Existing Litigation pursuant to Subdivision (a) of Section 54956.9. The name of the case was Adobe Lumber vs. City of Woodland. Present at this session were Mayor Flory, Council Members Dote, Monroe and Peart, City Manager Kirkwood, Assistant City Manager Marler, City Attorneys Siprelle and Tanaka, Public Works Director Wegener, and Community Development Director Stevens. Council also held a conference with Real Property Negotiators pursuant to Section 54956.8 regarding the property at 1122 Main Street. The Agency Negotiator was City Manager Kirkwood and the Negotiating Parties, Doyle Wiseman and City of Woodland. Under Negotiation were price and terms of payment. Parks, Recreation and Community Services Director Gentry joined the Closed Session to discuss this issue.



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

7:00 P.M.

Mayor Flory announced that Council had met in Closed Session to hold a conference with the Legal Counsel regarding existing litigation and with Real Property Negotiators regarding property. Council received a report and gave direction.

CALL TO ORDER

Mayor Flory called the Regular meeting of the City Council to order at 7:17 p.m.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Council Member Dote.

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, Jeff Monroe, Neal Peart, David Flory

COUNCIL MEMBER ABSENT: Matt Rexroad

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle, Gary Wegener, Sue Vannucci, Karl Diekman, Carey Sullivan, Dan Gentry, Margaret Vicars, Wendy Ross, Aaron Laurel, Bob Carlson, Ron Pinegar, George Ahlgren, Ed Quinn, Jennifer Dzakowic

PUBLIC COMMENT

None.



COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Peart asked that a Sub-Committee be formed to address the National Pollution Discharge Elimination System Permit process and the increased regulations before the City. Council concurred.

Parks, Recreation and Community Services Director Gentry advised Council that an Easter Egg Hunt would be held on Saturday, April 19th at Freeman Park. The event is co-sponsored by the Friends of Freeman Park and will begin at 10:00 a.m. Mayor Flory asked that increased Police presence be at the event to monitor and control traffic.

Council Member Peart asked that Public Works look into the increasing numbers of trucks utilizing County Road 102 and Gibson Road as a route from Interstate 5 to State Route 113. Public Works Director Wegener indicated this has been an increasing problem and will likely remain so until the Freeway to Freeway Connector is completed. He will provide a report to Council.

City Manager Kirkwood indicated at a meeting of the Sacramento Valley Housing Coalition discussions had been held regarding A. B. 1426 and affordable housing in the Region. The Coalition took a position they will continue to support their four guiding principles in relation to this Bill: (1) funding must be provided to the Region, Cities and Counties in an amount adequate to achieve the affordable housing standard, (2) provisions must be instituted at the discretion of each City and barriers removed by the State to allow Cities to achieve affordable housing, (3) the affordable housing standards must allow the participating Cities to meet the standard through housing rehabilitation and other methods, (4) the Bill must be reviewed in the context of all other housing and redevelopment bills submitted by other Legislators to insure that the Region would not be penalized by conflicting Bills. The Assembly Local Government Committee will be hearing this on April 23, 2003.

Council Member Dote said the second Bill of interest to be monitored closely is that of Assembly Constitutional Amendment (ACA) 10 on the exchange of property tax for sales tax.

City Manager Kirkwood said there will be a Public Meeting by the Corps of Engineers on flood protection on Wednesday, April 23, 2003 from 6:00 to 9:30 p.m. at the Heidrick History Center. All members of the public are invited and encouraged to attend.

City Manager Kirkwood indicated item 12 indicates Council would be asked to set a Public Hearing and adopt a Resolution approving updates to the Assembly Bill 1290 requirements for the Five Year Implementation Plan for the Woodland Redevelopment



Project. This should have been the Public Hearing and due to incorrect language on the Agenda, the Public Hearing will be continued to April 29, 2003.

PRESENTATIONS

ANNUAL REPORT FROM PLANNING COMMISSION

Vice Chairperson of the Planning Commission, Dennis O'Bryant, gave a presentation to the Council regarding the Commission's activities and plans. Major projects during the past year include Home Depot, Applebee's, the new McDonald's, Holy Rosary School renovation and construction of the auditorium, a new Wispark warehouse and renovation of the Main Street Shell station. The hearing process has been completed on six projects. Planning studies have been completed on four significant projects, Downtown Specific Plan, Five-Year General Plan Update, Fence Ordinance changes, and the Entryway Overlay Zone. Projects under consideration are the Woodland Gateway/Auto Mall, Northeast Area Industrial Annexation and Specific Plan, Spring Lake Specific Plan Tentative Maps and related projects, and the Wal-Mart expansion. Planning programs they will be working on in the year ahead are revision of the Community Design Guidelines, adoption of the Spring Lake Design Guidelines, adoption of local California Environmental Quality Act (CEQA) guidelines, update to the Sign Ordinance, update to the Housing Element, the Urban Limit Line, update to the Zoning Ordinance, development and adoption of Tree Plan and Historical Design Standards, a General Plan amendment in relation to the update of the Flood Plain, and an update to the Bed and Breakfast Zoning Ordinance. The Commission has been working to increase the quality of the businesses locating here and that has shown an increase in interest from other businesses of higher quality in their location considerations.

PROCLAMATION - NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK

On a motion by Council Member Peart, seconded by Council Member Dote and carried by the Members present, Council proclaimed the week of April 13 through 19, 2003 as the observance of National Public Safety Telecommunications Week in the City. Council Member Monroe presented the Proclamation to Fire Chief Diekman, Police Chief Sullivan and Marianne Wolff, a representative from Yolo County Communications.



PROCLAMATION - ARBOR DAY

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, Council proclaimed April 26, 2003 as the observance of Arbor Day in the City. Council Member Peart presented the Proclamation to Public Works Director Wegener.

PUBLIC HEARINGS

RESOLUTION 4428 - SOUTHEAST AREA SPECIFIC PLAN AMENDMENT - LEFT TURN LANE INTO GIBSON PLAZA SHOPPING CENTER

Senior Planner Pinegar summarized the request to allow a left turn lane into the Gibson Plaza Shopping Center off East bound Gibson Road. A traffic study indicates there will be no problems with the lane proposal. All other issues in regard to this project have been addressed and resolved. Council Member Dote asked if this will be signalized and Planner Pinegar indicated it would not be necessary.

At 7:50 p.m. Mayor Flory opened the Public Hearing. With no comments received, the Public Hearing was closed at 7:50 p.m.

On a motion by Council Member Peart, seconded by Council Member Dote and carried by the Members present, Council adopted Resolution 4428, a "Resolution of the City Council of the City of Woodland Amending the Southeast Area Specific Plan" pertaining to East Gibson Road to allow a left turn lane (median break) into the Gibson Plaza Shopping Center East driveway off of East Gibson Road.

COMMUNITY DEVELOPMENT BLOCK GRANT 2003-04 ANNUAL ACTION PLAN

Redevelopment Specialist/Assistant Planer Laurel reviewed the process for the Annual Plan and indicated the City would receive \$714,000 in CDBG funds for 2003-04. Prior to disbursement of these funds, the Department of Housing and Urban Development requires adoption and submission of documents outlining the priorities, policies and objectives of the local CDBG program. The Five-Year Consolidated Plan and CDBG Annual Action Plan meet the HUD requirements. Required percentages are to be allocated to the sub-categories. The suggested breakdown is Economic Development, Housing and Public Facilities at \$294,100;



20% allocation to Administration at \$142,800; 15% to Public Services at \$107,100; and Section 108 Repayment at \$170,000. While funds may be moved within the categories, they cannot be moved to another category. HUD sets the maximum that can be spent within the categories as well.

Council Member Monroe said there are some differences indicated between the Committee and Staff recommendations. He questioned the \$35,000 for a Kiosk in the Downtown. Planner Laurel said the Redevelopment Agency was proposing a business revolving loan program, which was not ready to move forward and did not have Committee support so staff reallocated funds between \$15,000 for the downtown improvements and beautification and the \$35,000 for the downtown kiosk(s). Director Stevens said the Economic Development, Housing and Public Facilities section, the primary difference between the Staff and Committee recommendations deals with the Staff recommending \$95,000 to Economic Development activities and the Committee recommended more funds for Public Facilities. Council Member Dote asked for elaboration on the elements of the Downtown improvements and beautification. Planner Laurel said it is meant to continue some of the existing programs, such as the Sign Conversion, Downtown Façade and Downtown Furniture programs, benches and trash receptacles. Council Member Dote asked if the Façade Program is getting attention and Planner Laurel said there is some interest but it is slow. There are several factors that have been affecting that program at present. Council Member Dote asked if Economic Development funding could be moved into another subcategory and Planner Laurel said it could be moved around within the sub-categories but cannot be moved between the categories.

At 8:02 p.m., Mayor Flory opened the Public Hearing.

Norman Callaway, Vice President of the Yolo County Food Bank indicated they had requested \$30,000 for 2003-04 and would like that funding restored. They provide the County with food at \$1.00 per five pounds of food. If their allocation is reduced to the \$19,000 recommended, it would reduce the amount of food distributed by 55,000 pounds. This reduction would leave the City's share of contribution to only 5.8%. Their program is expanding. The City support is shrinking.

Dan King of the Friends of the Mission said they would like the Council to follow the Committee recommendations. Council Member Dote asked about the \$21,300 allocation to purchase land and Mr. King indicated the Friends own the present site of the new building. The land on the other side of the alley has a



note attached they would like to clear. Council Member Dote said there was a Conditional Use Permit on the first portion of the project and asked for the status on the second portion. Sergei Shkurkin, representative from the Mission, said the Center has a CUP for the activities on that site. The Phase 2 site will be identical. They will be seeking a modification to the current CUP. They would be going to year around shelter, increasing shelter beds, bathrooms, etc. They want to go before the Planning Commission so the public has all information available. Council Member Monroe said there are people sleeping in the County employee parking lot and using the area as a bathroom. Mr. King said part of the discussion is to include restroom facilities. Mr. Shkurkin said the problem indicates the larger need for the year around shelter. This project will meet that need. The new facility will have adequate restrooms available at all hours. Leona Jull from the Center said they have instructed staff to let anyone use the restrooms. She has met with Police Chief Sullivan and they are working on these issues.

Alma Collazo of the Sexual Assault and Violence Center said that in 2002-03 the program had to fight for funding support. In 2003-04, the recommended allocation will drop by 60%. A drop in the food allocation at the Food Bank will also affect their clients.

Brenda Cedarblade represents the businesses and residents in the area. The Wayfarer Center severely impacts the low income housing in the immediate area. Businesses and residents are continually cleaning up debris and waste as there are no bathroom facilities available. They do not want any further expansion. They want gates to block the views, a strict Conditional Use Permit like Santa Barbara or Roseville and the existing program funded rather than expanding or adding new facilities.

Sara Freed from Yolo Family Services Agency said they have a crisis intervention program at Lee Junior High School and Woodland High School and would like to see them maintained. There are Counselors on site to work with children in crisis situations. One of the Counselors at Woodland High School has over 500 children on her caseload. Council Member Dote asked if these are additional Counselors District Counselors and Ms. Freed indicated the Counselors in their program are in addition to those of the District.

Colette Stewart asked if the funds in Economic Development can be moved into public spaces. Council Member Dote indicated they could not because there are specific percentage requirements. Director Stevens indicated funds could be moved around within the categories. Ms. Stewart is concerned that Downtown beautification remains at \$45,000. She would like the funds to



go into the housing or the parks facility upgrades previously cut by \$250,000. Downtown beautification and a kiosk are not items that should be considered in these economic times. It hurts to see public services cut. The funds to be allocated to the relief on the new sewer and water rates are particularly important and were promised. In response to Ms. Stewart's statement that the City had not provided this information prior to this evening, Planner Laurel said this information was available to the Public on Friday at the same time it was delivered to Council and was available at previous CDBG meetings to anyone who wished a copy.

Leona Jull of the Wayfarer Center asked that their funding be left as is. Last year they received no funds. Council Member Dote asked what the Day Services entails and Ms. Jull said they are meals for homeless, showers, and laundry services.

At 8:26 p.m., Mayor Flory closed the Public Hearing.

Mayor Flory said in the past Council had made the recommendations and had changed to process to that of a Committee driven review and selection. They are trying to provide some money to as many organizations as possible. The City does not want to be the sole source of funding for any organization. Many Cities do not participate in the funding because of the associated regulations.

Council Member Monroe said the \$714,000 available does not appear on the materials provided. Director Stevens said the chart does equate to the full amount indicated. Planner Laurel said last year there was no Section 108 repayment required. The \$170,000 repayment significantly pulls from the \$714,000. This is a \$1,000,000 Section 108 loan allowing jurisdictions that receive CDBG funds to borrow against their future allocation. This is the first repayment and is principle plus interest. Council Member Peart said Council made a commitment about the provision of funds for low-income residents who were affected by the increased fees for sewer and water. He would like \$10,000 to \$16,000 provided to meet that commitment. Finance Director Vicars said this is for low and very low with 20% subsistence on the increases. Her estimate is for approximately 750 people to be affected. If everyone sought the assistance, the cost would be approximately \$20,000. Council Member Dote asked if there were any other sources for these funds. Planner Laurel said he did know of any at this time. Council concurred to provide \$10,000 to the Utility Rate Fee Increase Relief.



Council Member Monroe asked about the Youth Campership Program and Director Gentry indicated this is a program for "at risk youth" to attend Camp Packer Creek. Between 25 and 30 students participate.

Council Member Peart suggested that Camp Packer Creek be set at \$3,000, the Adult Day Health Center at \$7,100, the Sexual Assault and Violence Center at \$12,500 and the Wayfarer Center at \$12,500. These resultant cuts in proposed funding would provide for the Utility Rate Fee Increase Relief funds. Council Member Monroe would like to take the funds equally from all programs. Clarification on the Downtown Kiosk indicated it could be one large one or several smaller and would contain information regarding the City and maps. The Woodland Downtown Improvement Association, Chamber of Commerce, Yolo County Tourism Committee and the City have been meeting to determine promotional ideas for the City, as the City does not have a Visitor Center. On the weekends these information centers would help people find their way around the City. This may be the only time funds are available for this type of unit. The Micro-Enterprise program and the Downtown Beautification Program are part of the Economic Development program. We can reallocate the funds, but it must come before the Legislative body if the reallocation is at 10% or more of the annual allocation. Council Member Monroe asked if the Micro-Enterprise program is at the local College and Manager Ross indicated to the affirmative.

Council Member Dote asked if this would be a single kiosk at Heritage Plaza and expressed concern about the space restrictions at that site. Mayor Flory said that was an option but there could be several smaller kiosks spread throughout the City. Manager Ross said the research indicated the range of cost on the units from \$5,000 to \$35,000 depending upon size and additives. Council Member Peart is not supportive of a kiosk. If not staffed, there could be problems. He feels smaller bulletin boards located in stores are a better method.

Council Member Dote said under the parks facilities upgrades, the request was for \$272,000 and the recommendation was \$7,200. This is to repair the sewer line at Beamer Park with the balance to be concrete pathways in Freeman Park. The gravel pathways at that Park should be sufficient. Planner Laurel said the sewer line project completion will be at \$7,800. The old line will be removed and replaced. Director Gentry indicated this Park is highly utilized for community events, applies under Economic Development, is in the downtown and is not ADA accessible. In the Winter it is not accessible at all. There are many activities at this park and they would like to clean it up.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by the Members present, Council adopted the 2003-04 Annual



Action Plan recommended by the Community Development Block Grant Committee and staff with amendments presented by Council Member Peart reducing programs indicated to allow for funding for the Utility Rate Fee Increase Relief indicated above; directed staff to forward the completed 2003-04 Action Plan to the United States Department of Housing and Urban Development by May 15, 2003.

Council Member Dote would like to move this money to Public Services and Manager Ross said it is statutory and cannot be above 20%. If we have program income, revolving funds that generate money for the City, we can add money. As of now, we are only expecting about \$2,000 a quarter, unless we receive a payoff. Council Member Dote asked if the Façade Program were a revolving and Manager Ross said it was when the Redevelopment Agency funded it, but is now a rebate program. The adoption of a bench will generate a small amount of program income, but will be less than \$10,000 when all adopted. Council Member Dote asked if the kiosk is under \$35,000, remaining funds go into the park upgrades. Mayor Flory indicated they should keep that option open and Council Member Dote could bring that request up at that time.

Council recessed from 8:58 to 9:08 p.m.

REPORTS OF THE CITY MANAGER

COUNCIL TRIP TO WASHINGTON, D. C.-APRIL 8-11, 2003

Council Member Dote indicated she, Council Member Peart, Fire Chief Diekman, Police Chief Sullivan and Public Works Director Wegener had traveled to Washington, D. C. to meet with Legislators and discuss the FEMA Flood Insurance Rate Maps, Cache Creek Settling Basin, Interstate 5/State Route 113 Connector, Main Street Improvements, Downtown Parking Structure, New Policy Facility Project, Police Technology Equipment, Brownfields Target Site Assessment, Fire and Safety Center and Fire Protection. The delegates met with Senators Boxer and Feinstein and Congressmen Herger, Ose and Thompson regarding the issues and briefed them on the City's needs. Council Member Peart said these trips are very important to the City and have a definite impact on funding considerations. Direct discussion with the Legislators provides more in-depth information to help them determine how important these issues are to the City. It is felt that we will receive at minimum partial funding on the requested projects.



2003-2004 ECONOMIC DEVELOPMENT ACTION PLAN

City Manager Kirkwood said the City had applied for a State Jobs/Housing Balance Improvement Grant and received \$88,500 with a City match of \$9,500. Funding was utilized to work on the Baseline Conditions Report and Strategic Plan Update. Four goals have been identified as a result: (1) enhance the quality of the local economic base; (2) improve community infrastructure for Economic Development; (3) promote Woodland with a positive image; and (4) develop leadership and cooperation for local Economic Development. Within those goals, specific issues have been identified and actions the City will take to address those issues with associated times have been set. Economic Development is vital to our community in an effort to grow in a positive manner. A project of significance is that of the Auto Mall and the influence it will have on the economic growth of the City. Another project is that of the industrial property (Spreckels) with associated funds to enhance the City. Council Member Dote would like to have key staff associated with each of the goals and subsets indicated in the final plan, as well as, regular reports on the status. She asked for a Downtown Coordinator update and if the annexation would be for the Specific Plan or would include the entire 820 acres. Director Stevens indicated the intention is to develop the Specific Plan and fold in the Phase I, 237 acres back into that Specific Plan. Council Member Dote asked about permit processing and the configuration of City Hall following the movement of the Police Department to the new facility. She would like to see one counter processing for all permits.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, Council approved the 2003-04 City of Woodland Economic Development Action Plan.

WILLIAMSON ACT RECESSION AGREEMENT

Director Stevens advised Council of the request to approve the Agreement with the property owners to rescind the Williamson Act Contract for the Russell Ranch and creating compensating agricultural conservation easements. The most relevant of the findings include: the rescission will not result in removal of adjacent land from agricultural use; will not result in discontinuous patterns of urban development; there is no proximate non-contracted land that is suitable for use to which the Russell Ranch will be developed; and such rescission is in the public interest. Specific conditions outlined are that the improvements on the South side of County Road 25A as specifically identified shall achieve a substantial barrier between the homes and the farm land, development of the



Russell Ranch property does not precede or outpace development on the State I, Turn of the Century property to the North and the requirement that affordable housing will be built on this property to support the finding that the rescission is in the public interest. Conservation easements will be dedicated over two properties (Stahl and Heidrick) that will meet the 162 acres in the rescission. Council Member Peart asked if the Stahl property is adjacent to the City Limits and asked if in the future the City must grow, can this area be used as open space. Director Stevens indicated the property could not be used for ball fields, parks, etc. but there is thought that should we grow South, it could become open space and be used as a working farm, demonstration farm or public park system. Mayor Flory said the City would maintain control and would have some say over this. Director Stevens said that is the thought behind the City maintaining control.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by the Members present, Council approved the "Agreement for Rescission of a California Land Conservation (Williamson) Act Contract and Simultaneous Creation of an Agricultural Conservation Easement" and found that this action is covered by the certified Turn of the Century Environmental Impact Report (SCH #99022069, August 19, 2000) and adopted addenda to the TOC EIR (December 18, 2001, November 19, 2002 and December 17, 2002) and by the fourth addendum to be formally dated April 15, 2003.

ABANDONMENT OF LANDSCAPE EASEMENT ON KINCHELOE DRIVE ADJACENT TO GREENWOOD SUBDIVISION

Director Stevens indicated the action to initiate proceedings of abandonment would be to start the process should the Council so desire. Mayor Flory asked if the process came to Council as the first step and Director Stevens said the Council usually initiates and then it moves to the Planning Commission. The issue is to abandon a seven-foot section of the fifteen-foot public right of way landscaping strip located at the back of the sidewalk on the West side of Kincheloe Drive. This easement seems to be inconsistent with the other easements in the area. Staff recommends maintaining this larger easement but has no significant concerns should Council wish to diminish the landscaping. Mayor Flory said the land has a value and should be considered in the request. Director Stevens said it is part of the public right-of-way and if we move ahead, the City would be declaring we do not need the right-of-way. This land was originally dedicated to the City from the Developer. There was no money transferred. City Manager Kirkwood said that there is no value transferred as well. The current depth of the lots is between 17 and 21 feet. Council Member



Peart said the Woodmark Apartment area had 15 feet. These lots are across from future commercial areas. He feels this is a public benefit and should be maintained at the current footage. Director Gentry agreed that the larger landscaping areas are better for the City and more elaborate landscaping is possible with the larger areas available. Maintenance costs are captured in the Developer Fees.

Dennis Torres questioned how the larger easement was determined. His home is on the corner and at the end of the wall. The public will have good landscaping but the yards of the homeowners will be very small. He wants to know how the traffic flow will be on that street. He asked if the commercial development across the street is the cause for the larger landscaping. Esthetically there is a benefit but what is the tradeoff. What kind of flow would need to be seen to cause this setback? He would like Council to consider if this is a critical issue because other areas do not have this size of landscaping easement.

The item died for lack of a motion. No action to be taken to initiate the abandonment.

VOTING DELEGATES TO LEAGUE OF CALIFORNIA CITIES SPECIAL MEETING

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by the Members present, Council appointed Council Member Dote as the Primary Delegate to the League of California Cities General Assembly Special Meeting on May 15, 2003. There was no Alternate Delegate appointed.

Council Member Peart asked if the City would have materials ready on the sewer issues and the railroad site and it was stated those issues would be heard by the Environmental Policy Committee first. Council Member Dote said this would be on the governmental budget.

BOARD AND COMMISSION MEMBER APPOINTMENTS

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council appointed Hilda Flores to the Commission on Aging and Pame' Rose-Bates to the Tree Commission.



REDEVELOPMENT REGULAR CALENDAR

SET PUBLIC HEARING AND ADOPT RESOLUTION APPROVING UPDATES TO A. B. 1290 FIVE YEAR IMPLEMENTATION PLAN FOR THE WOODLAND REDEVELOPMENT PROJECT

As previously stated, this item is to be held with the Public Hearing continued to April 29, 2003. Any member of the public who wishes to address the issue this evening due to time constraints may so address.

Board Member Dote requested additional information be provided regarding the railroad relocation and environmental clean up as a part of this report when returned.

FINANCIAL STATUS REPORT ON CASA DEL SOL AFFORDABLE HOME PROJECT (DANA/WOODLAND MOBILE HOME PARKS)

At 10:10 p.m., Board Member Peart left the Chambers due to a possible conflict of interest.

Manager Ross summarized the funding sources and shortfall in relation to the project. The Redevelopment Agency would fall into third position on repayment of funds as the amount of the loans to the Community Housing Opportunities Corporation exceeds the value of the property and associated income. Our current commitment is at \$2.3 million, some of which is temporary financing. Permanent sources of funds are at \$9.6 million, with \$3.4 million in taxes and bonds, \$1.5 million from MPROP, the City at \$1 million on the Section 108 commitment, Rural California Assistance Corporation at \$1 million, Farm Worker Housing Grant at \$1.5 million, Federal Home Loan Bank Affordable Housing at \$600,000. The estimated value of the property after rehabilitation is \$5 million. Redevelopment Agency Attorney Quinn said the equity is not the issue. Those lenders in first and second position would be guaranteed their return should CHOC default. Board Member Monroe asked if we could lock those funds in for ten years and Manager Ross said that has already been done. The Agency does not have the ability to guarantee the repayment of the Section 108 loan but the CDBG funds would so guarantee. Board Member Dote asked if the small loans had been repaid and Manager Ross said that one has been repaid and the other has a three-year deferral and then would begin the repayment. Both of these loans are unsecured. The construction loan is secured. The CHFA loan is temporary for construction used to acquire the Dana Mobile Home Park and is secured from the Redevelopment Agency to CHOC. The Deed of Trust is the security on the Dana property. This will be taken out when the permanent



financing comes in with the taxes and bonds. The Agency will have \$1 million outstanding. The funds cannot be loaned to CHOC as the Deed of Trust and Loan Documents are not in place.

Board Member Dote said there are three parties, the Federal government is giving the Agency \$1 million, which the Agency is then giving to CHOC. The Federal government is being paid from our Block Grant money. CHOC pays the Agency back the \$1 million. She asked what then happens to that repayment as this is Agency money, not General Fund money. Should the Agency not pay it back to the Block Grant money of the City? Manager Ross proposes it be structured for the benefit of housing activity, or it could be program income and could then be used for public services. Board Member Monroe asked if the Agency could lock in ten years of funds under future Boards and Manager Ross said that was done in July of 2002. If funds are not available, we are required to pay with the CDBG funds or the Agency funds.

Chairperson Flory asked why MPROP is secured and the City is not. Nancy Conk said the MPROP program requires they be in a secure position. The only way the City could be ahead of them is if the City loan is equal to or more than two times the MPROP loan. Mayor Flory asked if we could go to MPROP and work out an agreement that the City would not be left without some sort of repayment on their funds. Ms. Conk said it could be discussed but she is not confident they will be able to agree as it is written into their program. This is a fairly common financial structure.

At 10:30 p.m. on a motion by Board Member Dote, seconded by Chairperson Flory and carried by the remaining Members present, the Board extended the meeting until 11:00.

Board Member Dote asked if CHOC would have adequate funds to meet the loan payments and Manager Ross said it appears they would be adequately funded.

Chairperson Flory asked if Manager Ross had requested of those in positions one and two to share the burden of the loss should it arise. Manager Ross said the Bank would not participate but the MPROP may consider discussion on sharing in the event of default. A meeting will be set to so pursue this matter. Executive Director Kirkwood said he is pessimistic on the ability to better the City position where there are more dollars being provided by taxes, bonds and MPROP funding as they will want to remain in their position above the City.



When we look at the value of the Park at \$5 million based upon the rents to be received from the low and very low income, that establishes the value of the Park, not the \$9.6 million in improvements. The fact this is subsidizing the low and very low income is what established the value of the Parks. If the numbers were to change, the CDBG money would then be in a more secure position. It is a matter of risk assessment and valuation. The CDBG money, Federal dollars, has a national policy to support affordable housing. The only risk and downside is that we would like to see the return of the CDBG dollars back into the City through the Agency to help continue affordable housing through the City. We are risking the fact this project may not work to get those dollars back in for affordable housing. This is the City's best choice to clean up a blighted area, to provide affordable housing and the risk is only reusing housing money at a later time. He recommends moving the project forward and, recognizing that we are dealing with a National public policy issue, we are affecting it at the local level. Manager Ross said she would be addressing our housing element goals and requirements with 153 units on this site. One hundred fifty-one of these units are addressing low, very low, and median housing. The Redevelopment Agency will also be meeting their required goals for the 20% set aside. There is a good amount of public benefit. The downside is in the event of a default or foreclosure, we may not be able to recapture out funds.

On a motion by Board Member Dote, seconded by Board Member Monroe and carried by the Members present, the Board took action to recognize the Agency is helping to subsidize affordable housing through Community Development Block Grant money and recognized those CDBG dollars will be at less than fair reuse value of the property based on a \$5 million Park assessment.

Chairperson Flory requested that the temporary fencing around the project be removed not later than May 15, 2003.

At 10:37 p.m., Board Member Peart returned to the Chambers.

CONSENT

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



MONTHLY STATUS REPORT FROM FIRE DEPARTMENT FOR MARCH 2003

Council received the Monthly Status Report for March 2003 from the Fire Department.

TREASURER'S INVESTMENT REPORT FOR FEBRUARY 2003

Council received the Treasurer's Investment Report for February 2003.

RESOLUTION 4429 - MANUFACTURED HOME SPACE RENT CONTROL FAIR RETURN HEARING FEES

Council adopted Resolution 4429, "A Resolution of the City Council of the City of Woodland Establishing the Fair Return Hearing Fee" at \$10,300 with provision that \$1,600 will be refunded if the hearing is concluded in one five-hour meeting or less.

RESIGNATION OF TREE COMMISSIONER

Council accepted the resignation of Barbara Collins from the Tree Commission effective immediately.

RESOLUTION 4430 - SUMMARY VACATION AND EXECUTION OF QUIT CLAIM DEED FOR EXCESS RIGHT-OF-WAY ALONG MAIN STREET IN VICINITY OF EAST STREET

Council adopted Resolution 4430, "A Resolution of the City of Woodland City Council Approving Summary Vacation of Portions of City-Owned Parcels" and authorized the City Manager to execute a Quit Claim Deed for Excess Right of Way along Main Street. This property is in the vicinity of 1119 Main Street.

CONTRACT TO REPLASTER TRAINING POOL AT GRACE HIDDLESON POOL

Council approved a Contract with Burkett's Pool Plastering, Inc. to replaster the training pool at the Grace Hiddleson Pool in the amount of \$10,800.00.



SOLE SOURCE CONTRACT AND FUNDING TO STUDY AND RECOMMEND
OPTIONS FOR FUTURE REUSE OF THE EXISTING POLICE DEPARTMENT
BUILDING

Council authorized a Sole Source Contract with Stantec Consulting, Inc., to study and recommend options for future reuse of the existing Police Department building by the City and authorized funding from Project 98-10, City Hall Expansion, Phase II in an amount not-to-exceed \$16,000.

SOLE SOURCE CONTRACT TO COMPLETE DESIGN OF 2003 STREET PROJECTS
AND REVISED PROJECT PROGRAMMING SUMMARY SHEET FOR PROJECT 02-05;
2003 WATER, SEWER AND STORM DRAINAGE

Council authorized the Director of Public Works to execute a Sole Source Contract with Morton and Pitalo of Sacramento to complete the design of the 2003 Street Projects: 02-01 Arterial and Collector Rehabilitation; 02-03 Beamer Park Road Reconstruction; 02-04 Police Station Area Improvements; 02-05 2003 Water, Sewer and Storm Drainage up to a cost not-to-exceed \$86,290; approved revised Project Programming Summary Sheet for Project 02-05, 2003 Water, Sewer and Storm Drainage.

CONTRACT AND EXPENDITURES FOR SCHOOL CROSSING SAFETY
ENHANCEMENTS PROJECT 00-19

Council awarded the Construction Contract for Project 00-19, School Crossing Safety Enhancements, Federal Aid Project No. STPLHSR-5046(023) to Richard A. Heaps Electrical Contractors, Inc., in the amount of \$91,158.80; authorized expenditures in the amount of \$100,275 (10% contingency); authorized the Public Works Director to execute the Construction Contract.

PROJECT PROGRAMMING SUMMARY SHEET AUTHORIZING ADDITION TO
CAPITAL BUDGET FOR EAST MAIN STREET STORM DRAINAGE SYSTEM
PIPELINE REHABILITATION DESIGN AND CONSTRUCTION, PROJECT 02-30

Council approved the revised Project Programming Summary Sheet authorizing the addition of \$1,438,270 to the Capital Budget for Project 02-30, but authorizing design and related services only at this time pending approval of a financing plan for the construction repairs.



LEASE AGREEMENT FOR PARKS, RECREATION AND COMMUNITY SERVICES
INTERIM OFFICE SPACES WITH THE WISEMAN COMPANY

This item was removed from consideration at this Council meeting.

CONSENT-REDEVELOPMENT

None.

MINUTES

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, Council approved the minutes of the Special Council meeting of March 25, 2003 and Joint Regular Council/Redevelopment Agency meeting of April 1, 2003 as presented.

COMMUNICATIONS - WRITTEN

Council received a copy of the request for Person-to-Person Transfer of an Alcoholic Beverage Control License for Main Street Market, 2000 E. Main Street, Suite G.

Council received a request to drop a partner within an Alcoholic Beverage Control License for Quik Stop Market #143, at 10 Kentucky Avenue.

Council received a request to drop a partner within an Alcoholic Beverage Control License for Bob's Liquor, 632 Cottonwood Street.

COMMITTEE REPORTS

Council received a report from Public Works Director Wegener transmitting the minutes of the Tree Commission meeting of March 17, 2003.

Council received a report from Assistant City Manager Marler transmitting the minutes of the Manufactured Homes Fair Practices Commission meeting of March 19, 2003.

Council received a report from Library Services Director Bryan transmitting the minutes of Library Board of Trustees meeting of March 24, 2003.



Council received a report from Fire Chief Diekman transmitting the minutes of Yolo County Communications Emergency Services Agency meeting of April 2, 2003.

Council received a report from Community Development Director Stevens transmitting a summary of Planning Commission actions taken at their meeting of April 3, 2003 as follows:

- (a) approved proposed elevations for the Holiday Inn Express
- (b) received comments on the appropriate scope of the Environmental Impact Report for the Woodland Center Project (Interstate 5 and County Road 102).

ADJOURN

At 10:40, Mayor Flory adjourned the Joint Regular City Council/Redevelopment Agency meeting.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk