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

February 23, 1999

The Woodland City Council met in special session at 5:30 p.m. in the second floor conference room of City Hall in order to convene a closed session. Before the closed session the Vice Mayor announced the closed session topics.

The Council then convened the closed session to discuss public employment (Sec. 54957) of the City Manager. The Council also held a conference with legal counsel regarding anticipated litigation and initiation of litigation (Sec. 54956.9).

Council Members present at the special meeting were: Losoya, Borchard, Flory, Peart and Ryhal. Council Members absent: None. Interim City Manager Gerald Davis and consultant Chuck Neumayer were present for the first closed session topic regarding appointment of the City Manager. Others present during the anticipated litigation closed session were Interim City Manager Gerald Davis, Public Works Director Gary Wegener, Joe Countryman of the engineering consulting firm of Murray, Burns and Kienlen, and Scott Morris (legal counsel) of the law firm of Kronick, Moskovitz, Tiedemann and Girard.

The special session and closed session were adjourned at 7:10 p.m.

The Woodland City Council met in adjourned session at 7:15 p.m. in the City Hall Council Chambers.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Losoya, Borchard, Peart, Ryhal

COUNCIL MEMBERS ABSENT: Flory

STAFF PRESENT: Davis, Marler, Conzelmann, Winnop

PARKS, RECREATION & COMMUNITY

SERVICES COMMISSIONERS: Carol Souza Cole, Tanya McKay, Jesse

Ortiz, Skip Davies

OTHERS PRESENT: Marianne Shivers, Executive Dean of

Woodland Community College, Major Ed Marlow representing the National Guard, Lieutenant Colonel Larry Dixon and other

National Guard representatives

PLEDGE OF ALLEGIANCE:

Vice Mayor Steve Borchard opened the meeting and invited everyone present to join him in the pledge of allegiance to the Flag of the United States of America.

City Council Adjourned Regular Meeting February 23, 1999 Page 2

PUBLIC COMMENT:

There were no public comments.

ARMORY BUILDING LEASE:

Interim Parks, Recreation and Community Services Director Dick Conzelmann reported that the City has a fifty-year agreement with the California National Guard to lease the land upon which the National Guard Armory (located on Beamer Street at Christiansen Park) was built. The lease expires in April 2000. A goal stated in the Parks, Recreation and Community Services Master Plan and approved by the City Council in December 1998 is to acquire the facility from the National Guard for use as a community/youth center. He said the National Guard would require relocation to another property on which they could build a new facility. He said staff has been discussing with National Guard representatives the terms of a new lease.

He said one option is to renew the lease for a period of 25 years at the same location with the National Guard promising additional community and City scheduling for recreation programs and physical improvements to the building. The City's access to the building would be limited to the main room, a small kitchen and the restrooms. The Guard proposes that the City provide a 25% match to a \$4 million renovation/expansion of the existing building. The Guard expects Federal funds to provide the balance of \$3 million.

He said a second option is for the City or others to provide land (five-acre minimum) for a new National Guard facility to be constructed at the Guard's expense. The City would then take ownership of the existing National Guard facility for more complete community use. The third option would be for the National Guard to vacate the existing building, the City to take over operation and use, and the National Guard to look for a regional site in some other community.

He said there are several possible sites that might be explored locally. One would be at or on some part of the 160-acre Woodland Community Regional Park site. Another would be a portion of the 40-acre, City-owned property on the corner of East Beamer Street and County Road 102. A third possibility would be use of land as part of the Woodland Community College expansion program.

Mr. Conzelmann said that on January 8 he and the City Manager attended a meeting with representatives of General Services and the National Guard where they explored various options. They agreed that the City would respond within sixty days as to which direction the City would like to pursue. He said the Parks, Recreation and Community Services Commission discussed the same issues at their last meeting on January 25, and the general consensus favored: (1) that the City take over the existing Armory as a Community/Youth Center, and make necessary improvements for its

City Council Adjourned Regular Meeting February 23, 1999 Page 3

expanded use; (2) that the City assist the National Guard in a search for possible relocation within Woodland; and (3) most importantly, that a Council study session be scheduled on this subject and that this session be attended by the Parks, Recreation and Community Services Commission and representatives of the National Guard and General Services.

Major Ed Marlow, Facilities Maintenance Manager, representing the National Guard said they have been a part of the Woodland community since Statehood and constructed the existing Armory in the 1930's. He said they have been negotiating the lease since 1991. He said militarily they want to stay in Woodland.

Parks, Recreation and Community Services Commissioner Jesse Ortiz said the consensus of the Commission is that a youth center be created with non-profit groups.

Interim City Manager Gerald Davis asked what would be necessary to satisfy the local match.

General Marlow said the Federal government does not care where the money comes from, but the land does not count as part of the match.

Parks, Recreation and Community Services Commissioner Skip Davies said three years ago the former City Manager and Commissioners met with National Guard representatives regarding use of the Armory. He said the amount of use of the building has never been quantified on paper. He said the City needs to help the Guard find another location in the community, and we need to look into other uses of the existing facility.

National Guard representatives said the cost of a new facility would be approximately \$110 per square foot. He said in Fresno a new facility was constructed at a cost of \$8 million (\$108 per square foot).

Council discussion followed.

Dr. Marian Shivers, Executive Dean of Woodland Community College, inquired about comparable uses of college campuses for National Guard facilities. Major Marlow noted such facilities exist in Santa Rosa, Monterey, Seaside, San Louis Obispo, and Placerville. He noted that the National Guard uses the facility on the first weekend of each month, but otherwise their usage of the facility is light.

Mayor Losoya said he would like to know the size of a new facility and what the City's 25% match would be.

With regard to the existing facility Mr. Conzelmann said the current building is 50 years old, and something not addressed over the years are repairs needed to the kitchen, restrooms, heating/air conditioning, and on site parking.

City Council Adjourned Regular Meeting February 23, 1999 Page 4

Vice Mayor Borchard inquired about the cost of renovating the existing Armory.

With respect to joint usage of a new facility, National Guard representatives said there could be multiple partners in such a venture, including local government, the schools and the Federal government. He noted that providing emergency shelter to the homeless is not a mandated program for such a facility.

Council and Commissioners discussed possibly extending the current Armory lease three to five years. Council Member Ryhal also requested information about how much the City's portion would be to renovate the existing facility and information about utilizing 10 acres at the Regional Park.

ADJOURNMENT:

At 8:29 p.m. the Council adjourned the adjourned regular meeting.	
Jean Winnop, City Clerk of the City of Woodland	