

**MINUTES**

**SPECIAL CLOSED SESSION**

**JOINT CITY COUNCIL/  
REDEVELOPMENT AGENCY BOARD**

**JUNE 29, 2010**

**5:00 P.M.**

CLOSED SESSION - REDEVELOPMENT AGENCY

At 5:00 p.m. the Redevelopment Agency Board held a conference with Real Property Negotiators, pursuant to Section 54956.8. The properties discussed were 1000 Main Street, 1011 and 1021 Lincoln Avenue, 425 and 445 Fifth Street, and 430 Sixth Street. The Agency Negotiator was the Executive Director and the Negotiating Parties were Mark Deven, the Robert Gillette Trust, the Robert and Devere Garner Trust, the Tom and Marilyn Fields Trust and City of Woodland. Under negotiation were price and terms of payment. Present at this session were Agency Chairperson Davies, Agency Board Members Dote (arrived at 5:03 p.m.), Marble, Monroe and Pimentel (arrived at 5:10 p.m.), Executive Director Deven, City Attorney Morris and Redevelopment Manager Shallit.

CLOSED SESSION – COUNCIL

At 5:20 p.m. Council held a conference with Labor Negotiators pursuant to Section 54957.6. The Agency Designated Representatives were William Avery, Amy Buck and Christine Engel. The Employee Organizations discussed were the Woodland City Employees' Association, the Woodland Mid-Management Professionals' Association, the Woodland Police Officers' Association, the Woodland Police Supervisors' Association, the Woodland Police Mid-Management Association, the Woodland Professional Firefighters' Association, and the Woodland Fire Mid-Management Association. Present at this session were Mayor Davies, Council Members Dote, Marble, Monroe, and Pimentel, City Manager Deven, Negotiation Team Members Bill Avery (via telephone), Amy Buck and Christine Engel.



## JOINT REGULAR SESSION

6:00 P.M.

### CALL TO ORDER

Mayor Davies called the regular session of the City Council of the City of Woodland to order at 6:25 p.m.

### CLOSED SESSION ANNOUNCEMENT

Mayor Davies said that both the Agency Board and the Council had met in closed session on the above two items and the Board/Council had provided direction to the Property Negotiator and the Labor Negotiators.

### ROLL CALL

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

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Andrew Morris, Sue Vannucci, Carey Sullivan, Tod Reddish, Greg Meyer, Roberta Boegel, Dan Bellini, Kim McKinney, Jamie McLeod, Paul Siegel, Wendy Ross, Russ Cole, Brent Meyer, Diana Ayon, Rick Sander, Cynthia Shallit, Jim Burau, Christine Engel, Amy Buck

### PLEDGE OF ALLEGIANCE

Mayor Davies invited all in attendance to join the Council in the Pledge of Allegiance.

### PUBLIC COMMENT

Loretta Hansen read about the assessment was going up 19% for the Gibson Ranch Landscaping and Lighting District. She felt that a notice should have been given to the property owners. Her income does not go up and wants to know why this is



going up. She also asked where the money is going. City Manager Deven said the assessment stays within the District itself by law.

Jeanne Jones said she works with the Davis-Woodland Innovation Technology Park which is in the Redevelopment Agency area and is located on East and Gibson Road. The project has been approved by the Planning Commission and can move forward. There has been a great deal of outreach on this project to various agencies. This "business incubator" project on technology is to be clustered into one specific area. A handout has been provided and distributed to each of the Council Members. She summarized the report and the statistics that they anticipate will be tied directly to the economic growth of the City. She said Council should direct staff to approve the following: a low interest loan of up to \$1.75 million to refinance the property and provide for startup funds for the project; to designate the City as the lead agency so they can apply for grants and other loan funds.

#### COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Dote said she and Mayor Davies had with staff on the first review of the theater project and had asked for some additional information from the developers. She said the Commission on the Ten Year Plan to End Homelessness and they are making some progress.

Council Member Marble asked Council to take a position on the Local Taxpayer Protection Act, Proposition 22 and add the item to a future Agenda. Council concurred. The Woodland-Davis Clean Water Agency has met and appointed Dr. Eric Meisch as the Manager.

#### MINUTES

On a motion by Council/Board Member Pimentel, seconded by Council/Board Member Marble and carried unanimously, the Council/Board adopted the minutes of the Regular meetings of the Council on December 16, 2008, January 6 and 20, 2009, the Special Study Session of the Council on January 27, 2009 and the Joint Special/Closed Session of the City Council and the Redevelopment Agency Board on February 10, 2009.

#### COMMUNICATIONS – WRITTEN

Council received notice of proposed Pacific Gas and Electric Bundled Rate changes.



## CONSENT CALENDAR

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

### MONTHLY STATUS REPORT - FIRE DEPARTMENT

Council received the Monthly Status Report from the Fire Department.

### PROJECT 08-06 - SERIES STREET LIGHTING REPLACEMENT (MAIN STREET)

Council awarded the Contract for the Series Street Light Replacement Project 08-06 to Tennyson Electric, Inc., for \$412,352.

### PROJECT 97-24 - INTERSTATE 5/COUNTY ROAD 102 INTERCHANGE

Council awarded the Construction Contract to DeSilva Gates Construction in the amount of \$6,216,895.50 for the Interstate 5 and County Road 102 Interchange project. The award includes the base bid plus alternative alternate number 2.

### PROJECT 06-05 - CASA DEL SOL MOBILE HOME PARK OFFSITE PUBLIC RIGHT-OF-WAY IMPROVEMENTS

Council accepted the Casa del Sol Mobile Home Park Offsite Improvement Contract as completed and authorized the City Clerk to file a Notice of Completion.

### RESOLUTIONS 5108 THROUGH 5113 - SPRING LAKE SPECIFIC PLAN AREA AND GATEWAY LANDSCAPING AND LIGHTING DISTRICTS

Council adopted the following Resolutions for the Spring Lake Specific Plan Area and the Gateway Landscaping and Lighting Districts:

- Resolution 5108 - "A Resolution of the City Council of the City of Woodland Initiating Proceedings for the City of Woodland Spring Lake Landscaping and Lighting District, and the Levy and Collection of Assessments for Fiscal Year 2010/2011"



Pursuant to the Provisions of the Landscaping and Lighting Act of 1972”

- Resolution 5109 - “A Resolution of the City Council of the City of Woodland Preliminary Approving the City of Woodland Spring Lake Landscaping and Lighting District Engineer’s Report, and the Levy and Collection of Assessments for Fiscal Year 2010/2011”
  
- Resolution 5110 - “A Resolution of the City Council of the City of Woodland, Declaring Its Intention to Conduct a Public Hearing on the Matter of Assessments and Order the Levy of Assessments for the City of Woodland Spring Lake Landscaping and Lighting District, Fiscal Year 2010/2011 Pursuant to the Provisions of the Landscaping and Lighting Act of 1972”
  
- Resolution 5111 - “A Resolution of the City Council of the City of Woodland Initiating Proceedings for the City of Woodland Gateway Landscaping and Lighting District, and the Levy and Collection of Assessments for Fiscal Year 2010/2011 Pursuant to the Provisions of the Landscaping and Lighting Act of 1972”
  
- Resolution 5112 - “A Resolution of the City Council of the City of Woodland Preliminary Approving the City of Woodland Gateway Landscaping and Lighting District Engineer’s Report, and the Levy and Collection of Assessments for Fiscal Year 2010/2011”
  
- Resolution 5113 - “A Resolution of the City Council of the City of Woodland, Declaring Its Intention to Conduct a Public Hearing on the Matter of Assessments and Order the Levy of Assessments for the City of Woodland Gateway Landscaping and Lighting District, Fiscal Year 2010/2011 Pursuant to the Provisions of the Landscaping and Lighting Act of 1972”



### RESOLUTION 5114 - ANNUAL TRANSPORTATION DEVELOPMENT ACT CLAIM

Council adopted Resolution 5114, "A Resolution of the City Council of the City of Woodland, California, Authorizing Filing the Annual Transportation Development Act Claim with the Sacramento Area Council of Governments".

### PROJECTS 05-09 AND 09-18 - MAIN STREET WIDENING AND STORM DRAIN CROSSING OF RAILROAD

Council approved the project design and bid package; authorized the City Manager to award the Construction Contract to the lowest responsive, responsible bidder if the low bid is at or below the construction cost estimate for the Main Street widening projects 05-09 and 09-18.

### WOODLAND ACCESS VISUAL ENTERPRISES, CHANNEL 21

Council approved renewed of the Contract with Woodland Access Visual Enterprises Channel 21 for the broadcast of the Council and Commission meetings for the period of July 1, 2010 through June 30, 2013.

### RESOLUTIONS 5115 THROUGH 5119 - COLLECTION OF CHARGES ON THE TAX ROLL

Council adopted the following Resolutions 5115 through 5119 requesting collection of charges on the tax roll for the Landscaping Lighting Districts, Special Assessment Districts and Community Facility Districts of the City:

- Resolution 5115 - Spring Lake Maintenance Community Facilities District, "A Resolution of the City Council of the City of Woodland Requesting Collection of Charges on the Tax Roll"
- Resolution 5116 - East Main Street Assessment District, Series 2001 and Reassessment District 93-1 (Beamer/Kentucky), Series 2006, "A Resolution of the City Council of the City of Woodland Requesting Collection of Charges on the Tax Roll"



- Resolution 5117 - Fire Suppression Assessment District, "A Resolution of the City Council of the City of Woodland Requesting Collection of Charges on the Tax Roll"
  
- Resolution 5118 - Spring Lake Landscaping and Lighting District, Gateway Landscaping and Lighting District, Gibson Ranch Landscaping and Lighting District, North Park Landscaping and Lighting District, Streng Pond Landscape Maintenance District, West Wood Unit 1 Landscaping and Lighting District, "A Resolution of the City Council of the City of Woodland Requesting Collection of Charges on the Tax Roll"
  
- Resolution 5119 - City of Woodland Community Facilities District No. 1 (Gibson Ranch), City of Woodland Community Facilities District No. 2004-1 (Spring Lake), "A Resolution of the City Council of the City of Woodland Requesting Collection of Charges on the Tax Roll"

MEMORANDUM OF UNDERSTANDING AND SETTLEMENT AGREEMENT WITH GIBSON-OGDEN INVESTORS, LLC

Council approved the First Amendment to the Memorandum of Understanding and Settlement Agreement between the City of Woodland and Gibson-Ogden Investors, LLC.

PUBLIC HEARING

RESOLUTION 5120 - WOODLAND VISITOR ATTRACTION DISTRICT

At 6:40 Vice Mayor Pimentel left the Chambers.



Economic Development Manager Ross said the Council had adopted a Resolution to begin this process and Council is asked to hold the Public Hearing

Mayor Davies opened the Public Hearing at 6:41. Hearing no comments, Mayor Davies closed the Public Hearing at 6:41.

At 6:42 Vice Mayor Pimentel returned to the Chambers.

On a motion by Council Member Marble, seconded by Council Member Monroe, and carried unanimously, Council adopted Resolution 5120, "A Resolution of the City Council of the City of Woodland Confirming the Assessment Report and Approving the Levy of an Assessment for the Visitor Attraction District for Fiscal Year 2010-2011 Pursuant to the Parking and Business Improvement Law of 1989",

## REPORTS OF THE CITY MANAGER

### GOLDEN HANDSHAKE PROGRAM

Human Resources Analyst Engel indicated that Council had already approved this program for two previous segments. She summarized the law as it pertains to the requirements and the cost savings. The savings would exceed the future costs for the program

On a motion by Council Member Monroe, seconded by Council Member Pimentel, and carried unanimously, Council received and approved the cost of the Golden Handshake Program; directed staff to present a Resolution and associated required certifications for adoption by the Council on July 20, 2010 to implement this program.

### ORDINANCE - PUBLIC EMPLOYEES' RETIREMENT SYSTEM CONTRACT FOR POLICE SAFETY MEMBERS FOR PRE-RETIREMENT OPTION 2W DEATH BENEFIT

On a motion by Vice Mayor Pimentel, seconded by Council Member Dote, and carried unanimously, Council introduced, waived first reading and read by title only an Ordinance to change the existing Public Employees' Retirement System contract for Police Safety Members for Pre-Retirement Option 2W Death Benefits.





## RESOLUTION 5121 - IMPLEMENTATION OF A LOCAL TRANSACTIONS AND USE TAX

On a motion by Council Member Monroe, seconded by Council Member Marble, and carried unanimously, Council adopted Resolution 5121, "A Resolution of the City Council of the City of Woodland Authorizing the City Manager to Execute Agreements with the State Board of Equalization for Implementation of a Local Transaction and Use Tax".

## REPORT OF THE REDEVELOPMENT AGENCY

### AGENCY RESOLUTION 10-03 – FISCAL YEAR 2010-11 ANNUAL BUDGET

Redevelopment Manager Shallit said that the Agency is required to submit a budget for approval yearly. The downtown area has been successful in the negotiation for the new courthouse. There were many actions that needed to be taken such as relocation of a well and working with businesses that are in the area to help them relocate. They are focusing on attracting a theater project for the downtown area. They would like to expand the RDA area and develop some land that is currently not used. There has been substantial progress in affordable housing via the Casa del Sol and there will be a grand opening on July 14<sup>th</sup>.

Board Member Dote said that 30% of the Economic Development Manager cost and part of the City Manager is going to the budget also. Manager Shallit said that the operation of the unit is overseen by the City Manager as he is highly involved in projects, such as the Courthouse. Board Member Dote asked where the RDA area is located as a consideration for expansion. Manager Shallit said it is a lengthy process and very detailed so we need to very carefully study this based on the requirements and it will return to the Council. Board Member Dote asked where the HOME funds will go and Manager Shallit said the Rochdale Grange and Sacramento Mutual Projects will receive much of the funding. Board Member Dote said we need to look at further projects now because they take a long time to go through the process.

Board Member Marble asked about the façade program, how it works, who can use it. Manager Shallit said the properties along Main Street are eligible. Free architectural services are provided, the Program can pay up to 50% of the cost up to \$30,000 per store front. There about three in progress right now, Western Family Wear and the Porter Building are two of those. Board Member Marble asked if the businesses are aware of the program. Manager Shallit said we could be more aggressive in our marketing. The costs were too high in the past because the property owners had to pay prevailing wages but now we are



buying a maintenance easement so they no longer have to pay that wage. We want to do something more visible and dramatic and sometimes the property owners do not want to do that much.

Chairperson Davies said when we get the money back from the Courts and the money from the Theater, we can use those funds. There are other projects that could go forward and asked how we can stretch the money (\$4.5 million). Manager Shallit said when we invest we want the project to be financially feasible. We want to be the lender of the last resort. We like to close the gap and help them find other funds before using RDA funds. For every proposition the developer is expected to bring forward private loans. If there is a viable business proposal we can find the funds.

Chairperson Davies is not sure the City should be the first on the loans because we do not want to own the property.

Vice Chairperson Pimentel asked when we will be adding the expansion of the RDA area onto the ten year budget. How will we generate additional revenue to help with projects. Executive Director Deven said we want to bring this back to the Board in a short timeframe but we need to look at that timeframe and the cost and will return to Board soon. Manager Shallit said consultant costs are about \$10,000-\$20,000 and it takes a minimum of 9 months to expand the RDA area.

Vice Chair Pimentel said the Farmers Market in the downtown is not mentioned. He asked how have we assisted them and how can we expand this. RDA funds are being used to eliminate blight and not allowed for ongoing costs such as operation of the Market. Vice Chair Pimentel would like to have some sort of set infrastructure for the site with RDA funds.

On a motion by Board Member Dote, seconded by Board Member Marble and carried unanimously, the Agency Board adopted "Agency Resolution 10-03, Hereby Authorizes the Approval of the Redevelopment Agency Annual Budget for FY 2011". Vice Chair Pimentel asked that we include direction to staff to expand the RDA area. Board Member Dote said the recommended action included the acceptance of the budget and Executive Director Deven said we can bring additional information on the expansion at a future meeting. Chairperson Davies asked staff to work with the technology park people.

Jeanne Jones said the financing of her project is \$7.4 million and the primary financing is through a private loan through USDA business and industry loan. Negotiations are ongoing.



ADJOURN

At 7:10, Mayor Davies adjourned the joint regular meeting of the Council and Redevelopment Agency.

Respectfully submitted,

SS: Susan L. Vannucci, Director of  
Administrative Services/City Clerk

Adopted by Council: December 7, 2010