

CITY OF WILLIAMS

Council Minutes

810 E Street / P.O. Box 310, Williams, CA 95987
ADJOURNED JOINT SPECIAL MEETING OF THE WILLIAMS
CITY COUNCIL AND THE PUBLIC FINANCING CORPORATION
TUESDAY, NOVEMBER 30, 2010, 3:00 P.M.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Patricia Ash, Don Barker, Eddie Johnson,
Angela Plachek-Fulcher, John Troughton, Jr.

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Charles Bergson, City Administrator
Ann Siprelle, City Attorney
Sally Barker, City Treasurer
Rex Greenbaum, Finance Officer
James Saso, Police Chief
Sue Vannucci, Deputy City Clerk
Monica Aguayo, Planning Assistant
Alfred Sellers, Council Member Elect
Wes Goforth, Public Works Director

Mayor Plachek-Fulcher called the adjourned joint meeting of the City Council of the City of Williams and the Williams Public Financing Corporation to order at 3:00 p.m., and led the meeting in the Pledge of Allegiance.

PUBLIC COMMENT

Father Jay, owner of the Smith Hotel property, requested to be placed on the Council Agenda for the next meeting. The property is new and was built with low income money at \$80,000 as principal. The property is now foreclosed. He has just come out of bankruptcy and the money has been repaid. His brother owned the property and gave it to a homeless shelter group. The City of Colusa wants to join in the homeless efforts and he cannot do that until the title on the property is cleared. The property has been given to a unit in San Mateo. He asked to place the item on the Agenda so that the Council can discuss this with him. The amount due should only be the original \$80,000, not the \$110,000 and he could put 20% down to avoid going to bankruptcy court. The City would have to put down some money as well. They want to refurbish the four units now. The Planning Commission should have something in writing when the property was built. He needs a plan from the City on what can be done. The City should be helping them out so that they do not have to go to bankruptcy. They have put in \$20,000 to \$30,000 to clean up the property. The property is going to a good cause.



Mayor Pro Tem Troughton, Jr., suggested that written materials on his plan be provided to staff and Council. City Attorney Siprelle said Council could concur to place this item on the Agenda. Mayor Plachek-Fulcher said there had not been a plan in place in the past so that Council could review it. Council Member Ash said the property is not new, it was built in 1949. If this is going to be a homeless shelter there needs to be consideration of zoning in the neighborhood. Planning Assistant Aguayo said it would require a Conditional Use Permit.

Father Jay said he made an offer and City Administrator would not agree. Mayor Plachek-Fulcher said that CDBG funds require a repayment, not conditions. Father Jay said his brother died and they went through bankruptcy so they have not had adequate time to address.

PUBLIC HEARING

RESOLUTIONS 10-30 AND 10-31 - COMMUNITY DEVELOPMENT BLOCK GRANT AMENDMENT TO BUDGET – PARKS AND RECREATION

City Administrator Bergson briefed the Council on the purpose of the proposed CDBG Resolutions and the plan to move the CDBG funds which are presently a high balance. Housing and Community Development has given us the chance to move those funds. In order to facilitate that move, a Public Hearing must be held.

At 3:12 p.m., Mayor Plachek-Fulcher opened the Public Hearing. With no comments heard, Mayor Plachek-Fulcher closed the Public Hearing at 3:12 p.m.

City Administrator Bergson said the funds would be put into a non-revolving fund to help finance the Parks and Recreation Program.

Finance Officer Greenbaum said the fund would be a one-time expenditure in the non-revolving fund. The funds need to be spent or would be lost. Mayor Pro Tem Troughton, Jr. asked if we have confirmation from the State that this transfer is allowable and City Administrator Bergson said we have that confirmation in writing from the State.

On a motion by Council Member Troughton, Jr., seconded by Council Member Johnson and carried unanimously, Council adopted Resolution 10-30, "A Resolution of the City Council of the City of Williams Approving the Transfer of Community Development Block Grant Program Income From the Economic Development Revolving Loan Account to the Public Services Non-Revolving Account to Help



Finance the City Parks and Recreation Program”, and Resolution 10-31, “A Resolution of the City Council of the City of Williams Amending the Community Development Block Grant Program Income Reuse Plan, A Reuse Plan Governing Program Income from Community Development Block Grant-Assisted Activities”.

CONSENT

On a motion by Council Member Johnson, seconded by Council Member Barker and carried unanimously, Council approved the following Consent Item as presented:

PLANNING TECHNICIAN CONSULTANT

Council authorized the City Administrator to contract with Price Consulting Services for temporary Planning Technician services for a period of approximately three months.

NEW BUSINESS

BRANDIS TALLMAN LLC, BOND FEASIBILITY STUDY

City Administrator Bergson said the City is looking at capital projects to upgrade the water and sewer collection system and there is a need to retain a firm with expertise in determination of the feasibility for these bonds. The suggested firm has been very successful in this underwriting study in other Cities.

Council Member Barker asked about the amount on the bond and City Administrator Bergson said it would be \$2 to \$3 million. The City needs to be specific on the priorities and needs and the bulk of the work must be done early on. This group will help assess our financing to help determine how much funding we can obtain.

Mayor Pro Tem said we want to be specific on where our priorities are to correct the system. The City should not be adding items missed in the first analysis.

On a motion by Council Member Ash, seconded by Council Member Troughton, Jr., and carried unanimously, Council approved the retention of Brandis Tallman, LLC, as Underwriter/Placement Agent for the issuance of bonds for capital project financing.



SELECTION OF MAYOR AND MAYOR PRO TEM

City Administrator Bergson said Council had asked to place consideration of the process on the Agenda in order to help determine whether the Council wanted to continue in the current fashion on the selection of the Mayor and Mayor Pro Tem on an annual basis.

Mayor Pulchek-Fulcher said it seems that when you just get comfortable with the process, it is time to change officers. She has checked with other cities and the method is varied.

Council Member Barker said at present everyone has the opportunity to serve as Mayor and Mayor Pro Tem and prefers to leave that process in place. Mayor Pro Tem Troughton, Jr. would then become the next Mayor. There is some concern about the feeling of a split City with the freeway splitting the City.

Mayor Pro Tem Troughton, Jr. said there is that perception of separation and the General Plan update has mentioned it. The citizens are uncomfortable with this as well. He would like to see a permanent rotation. A comment has been made about collusion which is very upsetting and he would like to dispel that conception. Council has always worked in a very cohesive manner and there have been very few split votes. There should be that same cohesiveness regarding selection of the Mayor and Mayor Pro Tem. While serving as the Mayor does not appeal to him, he would accept the responsibility if the Council chose but does feel there is some validity to the continuity.

Council Member Ash would like to know who came out with the term “the progressive East side versus the conservative west side” and feels that was very elitist, ignorant statement. The people on the East are not excluded but they need to participate in their Cities activities. They need to get involved. She would like to see some continuity in the process but if Council wants to reelect Mayor Plachek-Fulcher, we should be allowed to do so. The Mayor should be an individual who can work with the staff and provide cohesiveness to the Council.

Council Member Johnson does like the concept of one year of experience as Mayor Pro Tem prior to serving in the Mayoral leadership role. The town is split for no particular justified reason. There should be no favoritism, one group versus another group. It is hopeful that the formation of the Redevelopment Agency and Program will pull those sources together.

Father Jay asked how is it determined what is the East and West. Mayor Plachek-Fulcher said the citizens on either side of the freeway consider themselves separately not as a joint City.



Mayor Pro Tem Troughton, Jr. said there were a couple of individuals who completed applications for service on the General Plan update who indicated they wanted to represent the East side. He hears comments from citizens regarding East versus West.

City Administrator Bergson said Council Members vote what is best for the City. The geographic separation has always been a problem and is not unique to this City.

Council Member Barker said he has been on the Council for six years and 99% of the time decisions have been unanimous. The Council is not divided on the issues and does what is best for the City.

Alfred Sellers, Council Member-Elect said Council believes in congruency. If Council hears about the division but acts together they will show they are doing what is best for the City. We need to respect what is being said by the citizens but we don't have to agree with it. We need to work together as a Council. We need to understand why the thought is out there of the division and address it. The Mayor should be elected unanimously and show unification.

Council Member Barker said on the original Resolution for Council Rules and Proceedings indicates the time and place for meetings is the second Wednesday and should be changed to the first and third Wednesday and 6:00 p.m.

Council concurred to maintain the current selection process with the option to re-elect the same Mayor and/or Mayor Pro Tem for another year should the Council so desire.

RESOLUTION 10-32 - ELECTION RESULTS

Deputy City Clerk Vannucci indicated that the certified results have been received from the County Clerk/Recorder indicating that the Measures A and B, Transient Occupancy Tax Increase and Appointed City Clerk and City Treasurer had failed. The Council Member election had successfully re-elected Council Members Ash and Pulchek-Fulcher and newly elected Alfred Sellers to the Council. Adoption of the Resolution 10-32 accepts those results.

On a motion by Council Member Johnson, seconded by Council Member Barker and carried unanimously, Council adopted Resolution 10-32, "A Resolution of the City Council of the City of Williams Declaring the Results of the General Municipal Election Held on November 2, 2010, and Setting Forth a Statement of the Election Results".



FESTIVAL OF LIGHTS DONATION

City Administrator Bergson said the City has received a request form the Citizens for a Better Williams to add monetary support for the December 11, 2010 Festival of Lights in the amount of \$500. There are funds available and the event draws people in to the City to attend.

Council Member Barker asked what the funds are for and Council Member Ash said they are lights for all the trees in the downtown. Some of the current lights don't work or have been vandalized. Council Member Barker asked about the lights on at this around the City and Mayor Pulchek-Fulcher said they are only at City Hall and the Post Office at present and we leave them on at these City buildings. A financial report will be provided.

On a motion by Council Member Johnson, seconded by Council Member Ash and carried unanimously, Council approved the request from the Citizens for a Better Williams for financial support in the amount of \$500 for the purchase of additional lighting for the Festival of Lights and directed staff to issue such funds to CBW in a timely manner.

PUBLIC FINANCING CORPORATION

ANNUAL MEETING

City Administrator Bergson said the City Public Finance Corporation is to meet annually. In 1996 there was a note of \$700,000 secured for the Water and Sewer facility that is not due until 2036. As well, the City is considering future bonds, thus the continuing need to maintain the Corporation.

Council Member Barker said we need to have a President and the Finance Officer is usually the Secretary/Treasurer.

City Attorney Siprelle said the only thing the Bylaws state is that we need to appoint a President.

On a motion by Board Member Ash, seconded by Board Member Troughton, Jr., and carried unanimously, the Public Financing Corporation Board approved the November 18, 2009 meeting minutes; appointed the Mayor as the President and Finance Officer as the Secretary/Treasurer of the Corporation.

Council Member Barker agreed that the explanation of why the Corporation must remain in existence is sufficient.



REPORTS:

City Attorney	Nothing to Report
City Clerk	Nothing to Report
City Treasurer	Summarized the cash accounts and investment portfolio.

COUNCIL REPORTS AND COMMITTEE UPDATES:

Councilmember Ash	Attended the Fire Board meeting and Strategic Plan Fire Department. On Sunday lights will go up. Partnering with the Football players and they will be helping. The CBW got a tree last Sunday. The Festival of Lights activities will begin at 6:30 on December 11 th .
Councilmember Johnson	Nothing to report
Councilmember Barker	Attended City/County meeting, LAFCO meeting and there are two reports that need to be done on the General Plan. Attended RDA meeting and toured the sewer plant. The cement slabs are in place. Attended the DARE meeting and the hospital meeting. They are working on electronic coding that will make all medical accessible in other facilities.
Mayor Pro-Tem Troughton, Jr.	Attended joint meeting with the City and County, the RDA meeting, two Fire Protection Authority meetings, DARE graduation, and other fire meetings.
Mayor Plachek-Fulcher	Attended DARE graduation, RDA Directors, transforming the gym.

STAFF GENERAL REPORTS AND DISCUSSION:

City Administrator	Met with Circus representatives and they want the City to handle all the groundwork for them. We do not have the staff to handle this so will not be participating. He attended a Parks meeting and a Streets presentation by CalTrans which was not well received by the City of Colusa. He gave the Safe Routes to School Plan to the school district, attended a Finance Committee meeting and met with a vendor who designs concrete reservoirs.
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He also met with Brandis Tallman, LLC, had a conference call with Redevelopment and General Plan groups to keep them moving. He and the Finance Officer held a discussion with SCORE regarding changing carriers.

Police Chief

Thanked Council for their participation in the DARE graduation. Three people were stabbed the night before Thanksgiving and we are not getting cooperation from the people involved.

Mayor Plachek-Fulcher asked that the movable sign be moved over by Taco Bell to spread the word about the Festival of Lights event.

Fire Chief

Nothing to report.

Public Works Director

They will be paving soon around the City soon. The electronics will go in between 12/6 and 10. He is still fighting the telephone pole problem. No new progress or payments has been seen on the Treatment Plant but it should be coming shortly. Twenty-nine tons of asphalt patch will be used.

Mayor Pro Tem Troughton, Jr., asked about the cost to repair the well on the East side. Public Works Director Goforth said the chemicals are stuck in transit. There has been \$30,000 spent so far and another \$9,000 will be for the acid wash. He clarified that the production report is incorrect and should be at 29.6 for water. Mayor Plachek-Fulcher said the area by the Post Office is still gravel and Director Goforth said it will be asphalt soon. Council Member Barker said on Husted Road there is a hug pothole that is getting bigger daily. Director Goforth said Thursday the staff should be going down Husted to fix that hole and address other issues.

Finance Officer

He presented an update of Financial Statements through October. Expenditures are currently within the budget. Revenues are not as concrete. The audit update is not yet back. SCORE was informed of our intent to seek around for less expensive coverage. They need to be notified by December 31st and their last day would be June 30, 2011. We will most likely be going with Golden State Risk Management located in Glenn County but that is not yet confirmed. GSRM can provide retraining for Waste Water Treatment Plant individuals and there are many online courses. They are giving us free Sexual Harassment training. It is likely there will be adequate



savings to establish a contingency fund. Mayor Plachek-Fulcher asked if they handle medical benefits and Finance Officer Greenbaum said they do if we have their other services. He will be doing research as to whether that will be advantageous to us. They don't currently offer Delta Dental. Our rates will be lower because we are a smaller City in a big pool. Mayor Plachek-Fulcher would like research undertaken to see if Council could get medical benefits. Finance Officer Greenbaum will look at the option as there should be adequate savings between SCORE and Golden State or any other carrier to cover those costs. The anticipated cost would be \$1,000 per month per Council Member.

ADJOURNMENT

At 4:28 p.m., Mayor Plachek-Fulcher adjourned the regular meeting of the City Council.

Approved: _____
Angela Plachek-Fulcher, Mayor

Attest: _____
Susan L. Vannucci, Deputy City Clerk

Adopted by Council: January 6, 2011