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

June 9, 2003

SPECIAL/CLOSED SESSION CITY HALL SECOND FLOOR CONFERENCE ROOM

6:00 P.M.

CLOSED SESSION

At 6:02 p.m., Council held a conference with Real Property Negotiators pursuant to Section 54956.8. Subject properties are Assessor Parcel Numbers 064-130-05-1, 005-552-11-1, 005-551-12-1, and 064-120-08-1. The Agency Negotiator was City Manager Kirkwood. Under negotiation were price and terms of payment. Council also held a conference with the Agency Designated Representative, Labor Negotiator Phil Marler pursuant to Section 54957.6. Employee organizations discussed were Police, Police Supervisors, Police Management, Mid-Management, Confidential and General Services. Present at the first conference were Mayor Flory, Council Members Dote and Monroe, City Manager Kirkwood, Assistant City Manager Marler, City Attorney Siprelle and Fire Chief Diekman. Absent from both sessions were Vice Mayor Rexroad and Council Member Peart. Chief Diekman was not present for the discussions on Labor Negotiations.

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 Real Property Negotiators regarding the above-cited properties and gave direction on price and terms of payment. Council also discussed Labor Negotiations and gave direction to the City Representative.

CALL TO ORDER

Mayor Flory called the Joint Regular meeting of the City Council and the Redevelopment Agency Board to order at 7:06 p.m.



PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Fire Chief Diekman.

ROLL CALL

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

COUNCIL MEMBER ABSENT: Matt Rexroad, Neal Peart

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle,

Margaret Vicars, Bob Carlson, Tricia Stevens, Karl Diekman, Dan Gentry, Jennifer Dzakowic, Sue Vannucci, Aaron Laurel, Dan Rice, George Ahlgren, Susannah Reinhardt, Gary Wegener

OTHERS PRESENT: Contract Engineer Alan Mitchell

COUNCIL/STAFF STATEMENTS AND REQUESTS

Fire Chief Diekman provided Council with input on the status of the Fire Department Assessment Ballot process and responded to common questions and statements which have been raised. A copy of those responses will be available in the City Clerk's Office.

PUBLIC HEARING

RESOLUTION 4444 - CANCELLATION OF WILLIAMSON ACT CONTRACT-RUSSELL PROPERTY

Community Development Director Stevens indicated there are three methods to remove property from a Williamson Act Contract. The first is that of a Non-Renewal of the Contract which takes ten years. The second is to rescind the Contract, which has been requested. The third is to cancel the Contract. Rescission is the preferred method and requires the approval of the State Director of the Department of Conservation (DOC). This process has been underway for several months without receipt of final approval as yet. As a backup to that request for Rescission, Turn of the Century has submitted the application to the City to request immediate cancellation of the Contract that does not require DOC approval. With the cancellation, a fee must be paid to the



State in the amount of 12.5% of the assessed value of the property (\$506,250) and requires a dedication of agricultural conservation easements to insure equal acreage is permanently preserved as farmland. In addition, TOC will agree to an additional 81 acres of the Heidrick property as part of the easement. This is above the other agricultural mitigation requirements. They have also agreed to place the South Russell Ranch property, South of County Road 25A, into a Farmland Security Zone if approved by the Board of Supervisors. Notice has been provided to the DOC and comments have been received and are on file with the City Clerk for the record. The full process includes the adoption of the Resolution, payment of the fee, declaration of findings, consideration of comments from DOC and submission of a Notice of Compliance indicating conditions of the tentative cancellation are complete. Director Stevens feels the primary reason the DOC has not approved the rescission is based upon smaller issues they are still considering and choose to wait until all issues are resolved prior to approval.

Council Member Dote asked at what point is the cancellation no longer considered "tentative". Director Stevens indicated when the fee is paid to the State and other conditions are satisfied, then is deemed to be final. Council must approve an agricultural easement as well that will meet the language of the Yolo Land Trust.

Council Member Monroe asked who would receive the \$506,250, 12.5% property value fee and Director Stevens indicated the State will receive. The 81 acres offered by TOC is in addition to that already required by the State. He asked for clarification on the Farmland Security Zone. Director Stevens indicated to could be considered a Super-Williamson Contract and is for twenty years.

At 7:30, Mayor Flory declared the Public Hearing to be open.

Whit Manley, Attorney for Turn of the Century, indicated the Farmland Security Zone is considered to be a Super-Williamson Act preservation zone with a minimum of a 20-year hold. The rescission application has not and will not be withdrawn with approval of the cancellation request. TOC prefers to rescind and would prefer to put the \$506,250 into agricultural easements, rather than pay the State.

At 7:33 p.m., Mayor Flory closed the Public Hearing.



On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, Council approved the following actions as requested:

- (1) Held Public Hearing on Tentative Cancellation of Williamson Act Contract on the Russell Ranch Property.
- (2) Found that action to approve Tentative Cancellation of Williamson Act Contract is covered by the Certified Turn of the Century Environmental Impact Report (SCH #99022069; August 15, 2000) and adopted Addenda (December 18, 2001, November 19, 2002, December 17, 2002 and April 15, 2003).
- (3) Certified to the County Auditor that the 12.5% fee for the cancellation of the Williamson Act Contract on the Russell Ranch (Assessor's Parcel Number 042-030-14-1), is \$506,250.
- (4) Adopted Resolution 4444, a "Resolution of the Council of the City of Woodland Supporting the Immediate Cancellation of 162 Acre Northern Portion of Assessor's Parcel #042-003-03 from Williamson Act Contract", tentatively approving such cancellation.

REPORTS OF THE CITY MANAGER

RESOLUTIONS 4445 THROUGH 4450 INITIATED PROCEEDINGS FOR ANNUAL LEVY AND COLLECTION OF ASSESSMENT AND PRELIMINARILY APPROVED ENGINEERS ANNUAL REPORT; DECLARED INTENTION TO LEVY AND COLLECT; CALLED FOR PUBLIC HEARING ON JULY 1, 2003 FOR GIBSON RANCH AND NORTH PARK LANDSCAPING AND LIGHTING DISTRICTS AND STRENG POND LANDSCAPE MAINTENANCE DISTRICT

Finance Director Vicars indicated each year the City levies an annual assessment for the Lighting and Landscaping Districts. These Districts were created to provide funds to meet the costs necessary to operate within the District.

On a motion by Council Member Dote and seconded by Mayor Flory, Council moved the action. Council Member Monroe voted to the negative and the motion lost for lack of a quorum vote. Council Member Monroe is not comfortable with the proposed increase to the Gibson Ranch Lighting and Landscaping District. Director Vicars indicated when the Districts were created, there was allowance built into the Assessment for increases to meet the costs to maintain the lighting and landscaping for the Districts. These increases are



minimal and necessary as the Districts are currently utilizing contingency to cover the increases in costs to so maintain.

On a motion by Council Member Dote, seconded by Mayor Flory and carried by the Members present, Council called for a Public Hearing on July 1, 2003 and adopted the following Resolutions:

- (1) Resolution 4445, "A Resolution of the City Council of the City of Woodland, California, Initiating Proceedings for the Annual Levy and Collection of Assessments for the Gibson Ranch Landscaping and Lighting District, Fiscal Year 2003-2004"
- (2) Resolution 4446, "A Resolution of the City Council of the City of Woodland, California, Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its Intention to Levy and Collect Annual Assessments for the Gibson Ranch Landscaping and Lighting District, Fiscal Year 2003-2004"
- (3) Resolution 4447, "A Resolution of the City Council of the City of Woodland, California, Initiating Proceedings for the Annual Levy and Collection of Assessments for the North Park Landscaping and Lighting District, Fiscal Year 2003-2004"
- (4) Resolution 4448, "A Resolution of the City Council of the City of Woodland, California, Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its Intention to Levy and Collect Annual Assessments for the North Park Landscaping and Lighting District, Fiscal Year 2003-2004"
- (5) Resolution 4449, "A Resolution of the City Council of the City of Woodland, California, Initiating Proceedings for the Annual Levy and Collection of Assessments for the Streng Pond Landscaping Maintenance District, Fiscal Year 2003-2004"
- (6) Resolution 4450, "A Resolution of the City Council of the City of Woodland, California, Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its Intention to Levy and Collect Annual Assessments for the Streng Pond Landscaping Maintenance District, Fiscal Year 2003-2004"



OPERATIONS AND MAINTENANCE BUDGET PROJECTIONS; MAJOR PROJECTS FINANCING PLAN FOR COMMUNITY/SENIOR CENTER, COMMUNITY PARK, SPORTS FACILITY AND COMMUNITY PARK REMAINDER; PROJECT PROGRAMMING SUMMARY SHEET FOR COMMUNITY/SENIOR CENTER AND SPORTS COMPLEX; INFRASTRUCTURE DESIGN, PROJECT 00-15

Parks, Recreation and Community Services Director Gentry indicated the project has been well received by the Planning Commission and is before the Laura Livingston from Sports Management Group Council for consideration. outlined the process. The Key Objectives of the facility would be to create an inviting setting, provide a wide range of activities for all age groups, expand upon senior adult opportunities provide flexibility through the design and be financially feasible. The Personal, Social and Economic Benefits were outlined and the Space Components identified. Total Operating Costs with the new facility in comparison to the present facility were studied and determined to be approximately \$116,200 in annual cost increase. Offsetting what would have been a higher operating cost is the proposal to rent the facility at a reduced cost to local citizens, with slightly higher cost to non-residents. The question was asked about the high cost for the professional grade soccer fields. At build out there will be a total of five of these fields which should draw larger tournament groups and bring income to the City. The comparison with the proposed fields at the Storz facility was at a considerably less cost as there would be minimal improvements, portable restrooms and gravel parking.

The costs proposed for the construction at \$14 million is for Phase I only. The design will be more detailed as the schematic is presented for approval. Council Member Monroe asked about the additional \$116,000 in costs to run the new facility and City Manager Kirkwood indicated this cost is considerably less than originally anticipated. Council Member Dote asked what would be included in Phase II. Director Gentry said three additional soccer fields (2 in Phase I), snack bar, additional restrooms, water play feature, and completion of the remaining 400 parking spaces. The soccer fields can be utilized for softball as well. The timing for Phase II is dependent upon the Master Plan Remainder Area development. Director Vicars said Phase II cost is estimated at \$11 million. The 40-acre Sports Park will also be built. The five-year update on the Parks Master Plan identifies the need for the additional soccer fields. Some of the funds may be combined and property adjacent to the Community/Senior Center project utilized to save money on items such as infrastructure.

Mayor Flory indicate he did not recall the concept of the professional grade soccer fields and Director Gentry indicated those designations are included in the existing Park Master Plan and would be in several locations throughout the City. With the larger site, combining Measure H dollars, development fees and Planned Neighborhood fees would allow the larger project. Council Member Dote



asked for clarification on Planned Neighborhood fees. Director Wegener said these are fees that would be covered by the second Specific Plan in the South urban growth area. They are not General Fund or Development Fees but are similar to Mello-Roos. These are from the Master Plan Remainder Area. Mayor Flory asked if the sale of the current Senior Center is included in the funding report. Engineer Mitchell said it includes Measure H, Development, and Planned Neighborhood, which is borrowing. It does not include income from the Wiseman Building, if any, nor from the sale of the Senior Center. The furniture, fixtures and equipment are included in these figures as are design, construction management, inspection, etc. Director Gentry feels the existing Senior Center would sell at about \$1 million and would be an enhancement to the project. Council Member Dote asked if with the \$14 million, we get the land, Phase I, which is the building, improvements, two of the soccer fields, the interior is done and it is equipped. Director Gentry said it includes the building, part of the phases, dance, aerobic, shell of the locker room, youth center shell. Council Member Dote asked for the cost to finish Phase II and Director Gentry said that information would be provided at the July 1st meeting. Mayor Flory requested complete information on what will be included in Phase I and clarification on why those items are to be held off for Phase II.

Director Gentry feels the numbers will be more refined as the project proceeds and may be a bit on the high end at present. Staff is exploring grants for the project. Council Member Monroe asked since this is being borrowed against, why could we not do the entire project at one time. Director Gentry indicated the Finance Director Vicars is not comfortable with more than the \$14 million at this time. Mayor Flory said the Sub-Committee should meet with the Finance Director for clarification. Council Member Dote indicated she would agree to the Sub-Committee meeting and consider the potential sale of the old Senior Center and what it could put into the new facility. She would like the teen/youth and locker room portion to be completed. Director Gentry indicate the teen center portion is about \$500,000. Director Wegener said the Major Project Financing Plan documents before the Council total \$28 million. Those will be addressed in the next update on the MPFP. We had to bond for the Waste Water Treatment Plant. We would be borrowing across funds to be able to finance this project. There are other competing demands the Sub-Committee could address.

Council Member Dote asked if we recover any of the cost for the infrastructure to be run across empty land when the building in the Master Plan Area is underway. Director Wegener said that most of the infrastructure is to be accommodated on East and Sixth Streets. Engineer Mitchell provided visuals of where they will tie into the sewer system. They will not have to go off of the Gibson line as originally thought. The water lines will come down this same line and on East from the Gibson line also. On the storm drainage there is an onsite



pond. It will tied into the Farmers Central line eventually. The traffic study indicates the need for a Southbound left-turn lane into the Center. They will be going to the Tree Commission because as trees may need to be removed. These trees appear to be in severe decline.

It was Council concurrence that the Council Sub-Committee meet with Directors Gentry, Vicars and Wegener on the issues under concern and report. Council Member Monroe would like detail on the overall cost.

AMENDED PROPERTY TAX SHARING AND TAX EXCHANGE AGREEMENT (COUNTY OF YOLO AGREEMENT/CITY OF WOODLAND RESOLUTION 4443) WITH CLARK PACIFIC INDUSTRIAL REORGANIZATION/ANNEXATION

City Manager Kirkwood indicated he had negotiated with the County of Yolo regarding the Property Tax Sharing and Property Tax Exchange Agreement for the Clark Pacific Industrial Reorganization based upon Resolution 4443 adopted by the Council at their May 27, 2003 meeting. Those details agreed upon include that should taxable purchases through Clark Pacific be less than \$8,000,000 per year, the City would pay for three years starting in Fiscal Year 2006-07. On or after July 1, 2009, payment provided by the City to the County would be reimbursed if and when \$15,000,000 in total purchases is reached and the amount paid would be a maximum of \$15,000 per year to a maximum of \$45,000. There is no additional action needed by Council on this issue at this time other to confirm.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council confirmed the Amendment to the Property Tax Sharing and Property Tax Exchange Agreement for the Clark Pacific Industrial Reorganization, County Agreement/City Resolution 4443.

JOINT PROCESS WITH COUNTY BOARD OF SUPERVISORS REGARDING FLOOD PROTECTION

City Manager Kirkwood indicated the Council had discussed a joint meeting with the entire County Board of Supervisors regarding discussions on the Flood Protection issue in response to the a recent 2 X 2 meeting and an article in the newspaper. Council Member Monroe feels this has always been a County issue and they have failed to take action. He encouraged this joint meeting. Council Member Dote feels this would be a positive move. The last formal involvement by the Board of Supervisors was in the form of the Flood Task Force. She would like to have a facilitator in this session. City Manager Kirkwood said this should be someone who is skilled in the art of finding the



issues and how to address the issues appropriately. This would be a neutral third party to build trust and confidence and work together to solve the problem. He suggested October or November as the timeframe when we have more information available from FEMA. Council Member Dote feels this needs to be someone who is not involved in the process and this meeting should be held prior to receiving the FEMA report. City Manager Kirkwood indicated the process would be for Mayor Flory to sign a letter to the County Board asking for a meeting. Council Member Monroe said this is not to encourage a flood barrier but to get the County engaged in the process.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council moved to authorize Mayor Flory to send a letter to the County Board of Supervisors to encourage a joint meeting process to facilitate flood protection solutions.

CONSENT

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

MONTHLY STATUS REPORT - COMMUNITY DEVELOPMENT DEPARTMENT

Council received the Monthly Status Report for Community Development for the Month of May 2003.

MONTHLY STATUS REPORT - PARKS, RECREATION & COMMUNITY SERVICES

Council received the Monthly Status Report for Parks, Recreation and Community Services for May 2003.

MONTHLY STATUS AND CAPITAL BUDGET EXECUTION REPORTS FROM PUBLIC WORKS

Council received the Monthly Status and Capital Budget Execution Reports from Public Works for May 2003.



HOUSING ELEMENT RESPONSES TO STATE HOUSING AND COMMUNITY DEVELOPMENT COMMENTS

Council received and reviewed the responses to the State Housing and Community Development regarding the Housing Element of the General Plan update.

<u>CONTRACT WITH GARY SANDY COMMUNICATIONS FOR DOWNTOWN</u> COORDINATOR SERVICES

Council authorized the City Manager to enter into a contract with Gary Sandy Communications in an amount not-to-exceed \$50,000 for Downtown Coordinator services.

SAFE ROUTE TO SCHOOL GRANT APPLICATION AND PPSS FOR PROJECT NO. 03-23-ROUNDABOUT AT E. GUM AVENUE AND BOURN DRIVE

Council approved the Safe Route to School Grant Application and the Project Programming Summary Sheet for Project 03-23 to construct a roundabout at the intersection of East Gum Avenue and Bourn Drive.

CONTRACT-BUTTERFIELD ELECTRIC AND PPSS FOR PROJECT 01-33, RELOCATION OF COMMERCIAL SIGN AT I-5 AND CR 102

Council authorized the Public Works Director to approve expenditures up to \$24,750 for the construction contract with Butterfield Electric and revised the Project Programming Summary Sheet budget to reflect a \$13,000 increase for Project 01-33, Relocation of Commercial Sign at Interstate 5 and County Road 102.

<u>CONFIRM REPORT OF CITY MANAGER TO FILL CURRENTLY AUTHORIZED</u> VACANT POSITIONS

Council received and confirmed the report of the City Manager to fill currently authorized vacant positions as follows:

(1) Police Officer Recruit, 2 positions funded by 2002 State COPS (\$128,000)



- (2) Police Officer, 3 positions, replacement budgeted positions, 100% General Fund
- (3) Firefighter, 3 positions, replacement (June 30, 2003 retirements), budgeted positions, 100% General Fund
- (4) Finance Accountant, 1 position, replacement budgeted position, 21% General Fund, 46% Enterprise Fund and 33% grant funded
- (5) Finance Director, 1 position, replacement (retirement 4th quarter), key financial management position, 100% General Fund.

<u>CLAIM REQUEST-IMPACT FUNDS FOR RUMSEY BAND OF WINTUN INDIANS</u> CASINO EXPANSION

Council received information on the request for funds to assist the City in the offset of costs directly and indirectly related to the Cache Creek Indian Bingo and Casino operations in Brooks, California.

RESOLUTION 4451 - CONVEYING PROPERTY AT 1122 MAIN STREET FROM THE CITY TO THE REDEVELOPMENT AGENCY

Council adopted Resolution 4451, "A Resolution of the City Council of the City of Woodland Conveying Property to the Woodland Redevelopment Agency Pursuant to the Disposition and Development Agreement Between the Woodland Redevelopment Agency and the Wiseman Company, LLC" which conveys the property at 1122 Main Street from the City to the Agency.

ASSEMBLY BILL 1426 (ASSEMBLY MEMBER STEINBERG)

Council received a status report on Assembly Bill 1426, Regional Affordably Housing Production Standard, as amended on June 2, 2003.

ASSEMBLY BILL 1221, SALES/PROPERTY TAX EXCHANGE (ASSEMBLY MEMBERS CAMPBELL AND STEINBERG)

Council affirmed and supported the League of California Cities position that Assembly Bill 1221 become a two-year measure to allow sufficient time to analyze the possible impacts. Council Member Dote advised this Bill has been tabled until next year.



MINUTES-MAY 20 AND 27, 2003

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, Council approved the minutes of the Joint City Council/Redevelopment Agency Board meeting of May 20, 2003 and the Special Council meeting of May 27, 2003 as presented.

COMMUNICATIONS - WRITTEN

Council received notification of a Town Hall meeting hosted by Supervisor Frank Sieferman, Jr. to be held on June 19, 2003 at 5:30 in the Yolo County Administration Building Atrium.

Mayor Flory asked for a report on the criteria for approval of an Alcoholic Beverage Control License and City Manager Kirkwood indicated he would request such a report from Police Chief Sullivan.

Council received notification of an application for an Alcoholic Beverage Control License Stock Transfer for Tower Mart #125 located at 901 East Street.

Council received notification of an application for a New On-Sale Beer and Wine Alcoholic Beverage Control License for JimBoys Tacos to be located at 85 West Court Street.

Council received notification of an application for a New On-Sale Beer and Wine Alcoholic Beverage Control License for La Alameda Restaurant to be located at 737 East Street.

Council received notification of an application for a New On-Sale Beer and Wine Alcoholic Beverage Control License for Queenies located at 608 Main Street.

Council received notification of an application for a New On-Sale Beer and Wine Alcoholic Beverage Control License for Ranch Kitchen located at 240 North East Street.

Council received notification of an application for a Special On-Sale Beer and Wine Alcoholic Beverage Control License for the Woodland Opera House located at 340 Second Street.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council rejected a Claim for Damages filed by Steven Gordon and referred the Claim to the City Insurance Representative for action.



COMMITTEE REPORTS

Council received a report from Community Development Director Stevens transmitting the minutes of the Historical Preservation Commission meetings of April 9, 2003 and May 14, 2003.

Council received a report from Public Works Director Wegener transmitting the minutes of the Water Resources Association meeting of April 21, 2003.

Council received a report from Library Services Director Bryan transmitting the minutes of the Library Board of Trustees meeting of May 5, 2003.

Council received a report from Public Works Director Wegener transmitting the minutes of the Traffic Safety Commission meeting of May 5, 2003.

Council received a report from Parks, Recreation and Community Services Director Gentry transmitting the minutes of the Commission on Aging meeting of May 13, 2003.

Council received a report from Community Development Director Stevens transmitting the summary of Planning Commission actions taken at the meeting of May 15, 2003 as follows:

- a. conditionally approved a Zoning Administrator Permit for a bridal boutique to be located at 139 Court Street and construction of a small family dwelling behind existing primary structure.
- b. conditionally approved a Use Permit, site and architectural design to allow construction of a 41 unit senior citizen apartment complex on the South side of Acacia Way between Gary Way and Cottonwood Street.
- c. continued to June 5, 2003 consideration of a Conditional Use Permit for a 30 unit apartment complex located at 505 Community Lane.
- d. recommended to City Council adoption of Spring Lake Specific Plan Design Standards.
- e. conditionally approved design review of Greenwood Apartments located on the North side of West Kentucky Avenue between Ashley and extension of Cottonwood Street.



<u>ADJOURNMENT</u>

Mayor Flory adjourned the joint regular meeting of the Council and Redevelopment Agency at $9:10\ p.m.$

Respectfully submitted,	
Sue Vannucci, CMC, City Clerk	