

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

December 7, 2004

**CITY COUNCIL/REDEVELOPMENT AGENCY BOARD
JOINT SPECIAL/CLOSED SESSION**

6:30 P.M.

CLOSED SESSION-REDEVELOPMENT AGENCY

At 6:00 p.m., the Redevelopment Agency Board held a conference with real property negotiators pursuant to Section 54956.8 regarding the property in the area bounded by Main, Cross, Sixth and East Streets and the area at Kentucky Avenue and East Streets. The agency negotiators are Richard Kirkwood and Edward Quinn. The negotiating parties are the City of Woodland, various property owners and Union Pacific/Cal Northern Railroads. Under negotiation are price and terms of payment. The Agency also conferred regarding the properties at 407 and 501-511 Main Street with the negotiating parties the City of Woodland and Melvin Olsen. Price and terms of payment were also the subject of the negotiations. Present at these sessions were Chairperson Rexroad, Board Members Monroe, Peart and Pimentel, Executive Director Kirkwood, Assistant Executive Director Marler, Agency Attorney Quinn, Community Development Director Stevens, Redevelopment Manager Ross. Vice Chairperson Flory arrived at 6:10 p.m. For the discussions regarding Union Pacific/Cal Northern Railroads, Board Members Peart and Pimentel recused themselves from the discussion.

CLOSED SESSION-COUNCIL

Council held a conference with the Labor Negotiator pursuant to Section 54957.6, with the Agency Designated Representative(s) as the City Council. The conference was regarding an unrepresented employee, the City Manager. Present at this session were Mayor Rexroad, Vice Mayor Flory, and Council Members Monroe, Peart and Pimentel.

REGULAR SESSION

7:00 P.M.



CLOSED SESSION ANNOUNCEMENT

Mayor Rexroad announced that the Redevelopment Agency Board and the City Council had met in closed session to discuss property negotiations as indicated above and gave direction to staff. Council also met and held discussions regarding labor negotiations in relation to the City Manager contract and provided direction.

CALL TO ORDER

Mayor Rexroad called the regular meeting of the City Council of the City of Woodland to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

Mayor Rexroad invited Council and members of the to join in the Pledge of Allegiance.

ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Jeff Monroe, Neal Peart, Artemio Pimentel, Matt Rexroad

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Richard Kirkwood, Phil Marler, Ann Siprelle, Dan Gentry, Ana Gonzalez, Tricia Stevens, Joan Drayton, Gary Wegener, Paul Miller, Wendy Ross, David Ingman

PUBLIC COMMENT

Brenda Cedarblade thanked the Council for allowing the program in the Downtown involving the holiday tree lighting.

John Eaton asked Council to direct staff to address uncontrolled intersections throughout the City and the hazards they present.

Colette Stewart thanked Council for the continued attention to the safety concerns at Freeman Park.



COUNCIL/STAFF COMMENTS

Council Member Monroe asked that staff present information on an Ordinance to consider direct election of a Mayor. Council concurred to place on a future Agenda for discussion.

Mayor Rexroad indicated he would be unable to serve on the County Tribal Mitigation Committee due to a conflict of interest.

PRESENTATION

WOODLAND RECREATION FOUNDATION FUND RAISING EVENT

Council received a presentation from Tanya McKay, Board member of the Woodland Recreation Foundation regarding the upcoming crab and shrimp feed fundraiser.

REPORTS OF THE CITY MANAGER

PROPERTY BASED BUSINESS IMPROVEMENT DISTRICT FEASIBILITY STUDY AND SOLE SOURCE CONSULTANT CONTRACT/SERVICES AGREEMENT TO ESTABLISH DISTRICT

Director Stevens said the objective is to determine whether the downtown businesses can work together on the process only and the approval of the contract does not assure the process will go forward at this time. The contract approval will provide for continued study on the feasibility and will require final Council approval and direction.

Jon Lambeth of Downtown Resources gave a background on his experience in the formation of Property Based Improvement District. Prior to 1994 there was no method for property owners to form such a district and he was part of the group to help draft the such a law. These are owner cooperative programs which allow the property owners to prioritize what they would like to do in the downtown area and raise appropriate funds. A District can only be established for a maximum of five years and must be re-established at that time by the owners. It is not an easy process for the formation. There are several steps the property owners must address. They must request the formation, not the Council. There must be broad consensus from the owners. The Downtown Sacramento Partnership was the first such District formed in the State in 1995, with the Sunrise Marketplace, Downtown Placerville, Downtown



Vallejo following as other examples, for a total of approximately 150 State-wide at present. This is property owner driven. At present the process is to determine whether there is interest by the property owners in the concept, which may be stopped at any time. The owners' priorities in the Downtown need to be identified, the associated cost and what outcomes will be realized. Flexible tools for marketing efforts, security efforts, maintenance efforts, capital improvements, etc. will be provided.

Council Member Peart asked who casts the vote and Mr. Lambeth said there are three voting processes in the petition process. One is the property owner as they will be assessed. It will be a property assessment on the tax bill and is weighted by dollar. The next step is a balloting process whereby the property owner will vote in favor or against the PBID. The final determination is by Council vote. A large property owner in the Downtown could control the vote and they would have more voting strength, but there is a State control in that no owner can vote for more 40% regardless of total ownership.

Council Member Pimentel asked about the establishment of boundaries and Mr. Lambeth indicated no boundaries have been set for the proposed District as yet. The would be set as part of the process and would be part of the study. Mayor Rexroad asked if steps 5 and 6 would use the \$50,000 to advocate a position. Mr. Lambeth said this would be for the education campaign. The owners would be doing that process, and the Consultant would not be advocating for a particular position. Vice Mayor Flory said in past years, there were certain agencies exempt from the District, such as insurance companies. Mr. Lambeth said there are no exemptions under this process because it is the property, not the business. If they are benefiting from the District, all entities must contribute, including the public properties.

Brenda Cedarblade said it is not fair for others to vote on her property and what she may desire to do with that property. She should not be forced to pay a tax. Higher fees, services and rent to the tenants will be a result. The City should not be spending money on this with the state of our budget. Redevelopment should be contacting the property owners to determine interest. She presented a petition with 51 signatures of people in opposition to this concept.

Al Eby said the District can work if there is support. The boundaries have not been set. The major property owner in the downtown can define those boundaries and can force the district on those who do not want to participate. There are some positives to the District, but there are Cities that have had to pay the money back if the District was not successful. He cited Morgan Hill. If



the proposed District does not go forward here, we have spent \$50,000 for nothing. The money should go toward something that is tangible for the City. Council Member Monroe asked how he would suggest determining the support without the study being undertaken. Mr. Eby said a meeting could be held to determine percentage of merchant support prior to authorizing expenditure of more money.

Peter Holmes owns some buildings in the Downtown and has been involved in the Redevelopment Agency, the Woodland Downtown Association and the Steering Committee on this project. There has been no discussion on boundaries, how much will be spent, nor on what the funds would be spent for as yet. The study would answer those questions. The petition phrasing indicates taxes would be raised without explanation of what the possible outcomes could be, thus most people would automatically sign such a petition. There is no plan as yet. The cost and use is yet to be determined to assist in all making informed decisions. Consistent leadership in the downtown is needed to assist the businesses.

Vice Mayor Flory said this could help with the vitality of the Downtown. He has concerns about the \$10,500 figure for campaign management. The boundaries will be determined and there are some safeguards.

Council Member Pimentel feels the investment in the Downtown needs to be determined. The cost and the boundaries will be established.

Council Member Monroe asked about step 4, Plan Review, and if we could stop at that point. Director Stevens said up to step 4, the plan is being developed. A check-in point will be held with the Council to determine the level of support at that time and Council could stop at that time.

Council Member Peart would like to see some support for passage prior to expenditure of more funds. Council Member Monroe feels calls should be made to determine support. Director Stevens said the thought processes should be explored on what the property owners want and the range of cost to pay for those things. At least the first couple of steps would determine what the services are and the associated costs. Mayor Rexroad would like to have the community discussion when there is something to address, perhaps following step 4. He is not supportive of steps 5 and 6 at any point.

Vice Mayor Flory said the plan could be for additional security personnel, cleaning of the grounds, etc. Council Member Monroe said that many times we



receive a great deal of resistance when attempting to assist the downtown. Perhaps there is no need to proceed at all.

On a motion by Council Member Pimentel, seconded by Vice Mayor Flory and carried, Council moved to authorize use of the remaining \$50,000 (Home Depot funds) toward a Property-Based Improvement District feasibility proposal; return to Council prior to proceeding with Step #5, petition preparation; authorized the City Manager to execute a Sole Source Consultant Contract for Services Agreement and related contracts with Downtown Resources, as proposed, for an amount not-to-exceed \$50,000 for the benefit of establishing a PBID in Downtown, with planning and milestones as described in the report. Council Member Peart voted to the negative.

ORDINANCE-BOARD/COMMISSION REVIEW PROCESS; REAPPOINT/APPOINT NEW MEMBERS

City Attorney Siprelle indicated Council had directed that all Boards and Commission be reduced from seven to five members excluding the Planning Commission. The Parks, Recreation and Community Services Commission would assume the functions of the Tree Commission. Internal reference inconsistencies would be addressed. The Historical Preservation Commission would meet on an as-needed basis. The PRCS Commission is recommended to remain at seven until the end of 2005 when the several Commission terms would expire. At that time, this Commission would drop to five members. There is no legal requirement to maintain Redevelopment Citizens' Advisory Committee as confirmed by McDonough, Holland and Allen, the Agency Counsel. It was not formed by Resolution or Ordinance, only by minute action and could be eliminated in the same manner. Also under consideration is the extension of the terms of existing members who have expiring terms in order to consider appointments and reappointments to the various Boards and Commissions.

Council Member Pimentel said the School Board directly appoints all of their Boards, Commissions and Committees. He asked for Council support for direct appointment of five Planning Commissioners with two at large. Council Member Peart feels that direct appointments could politicize the Planning Commission. However, if there are two appointments at large, the politicizing would not be as prevalent. Council Member Monroe feels the PRCS Commission should stay at seven members and would like to change the name of the Commission to Parks, Recreation and Urban Forestry Commission. Vice Mayor Flory asked about the Tree City Designation. City Attorney Siprelle indicated the Council Communication does address the issue. It will be clear that the PRCS



Commission acts as the Tree Commission and would comply with the designation requirements.

Angie Dennie of the Tree Commission said merging the two Commissions may be a positive thing but would like to see it stay at seven seats. There needs to be people on the Commission who have an interest in trees directly. The street tree maintenance program is currently under Public Works. As the Commission responsibilities will be under the direction of the Parks Department, she suggested the tree maintenance responsibilities also be moved to Parks as well. The Tree Ordinance needs to be re-written and is in severe need of review. A Plan needs to be generated, either a Tree Ordinance or an Urban Forestry Master Plan to project what the City needs are in relation to trees.

John Eaton said the relationship between the Planning Commission, Council and staff is very important. There is a problem with the interest of citizens willing to serve, not how they are appointed.

Council Member Monroe asked for clarification on continued discussion regarding direct appointment and City Attorney Sipelle indicated the item as agendaed was broad enough to allow that discussion should Council wish to continue in that direction.

Loretta Hansen said the Commission title is currently Parks, Recreation and Community Services Commission. The Commission on Aging is under this Commission at present.

Colette Stewart feels direct appointment may be a good idea. The present process for application, interview and appointments is archaic and is not working.

Dudley Holman said Council had made a decision to drop direct appointments and is now considering changing that decision. There were a large number of speakers at a Public Hearing against that appointment process.

Martie Dote does not feel the spirit of disclosure was met with the continued discussion and consideration of the direct appointment process. The County Planning Commission is direct appointment. However, the Supervisors are elected by District to create a nexus. The West Sacramento Planning Commission will now have a directly elected Mayor and will need to have a generally appointed Planning Commission. The Manufactured Homes Fair Practices Commission is directly appointed but was so set by a citizens' initiative.



Council needs to hear the alternative voices, from those who do not know the Council. The appeal process is healthy and works well.

Ken Trott said there is a sense the Tree Foundation can replace what the Tree Commission does and he does not agree. The Foundation was formed partly to increase the City investment in trees and bring funds to enhance tree planting in the City. He urged the Council to keep their commitment to the City's urban forest. The Council should have discussion and agree on members to be appointed to the Boards and Commissions.

Dave Sanders, Planning Commissioner, said the Commission has a varied membership who are very talented in their educational and local background. Should direct appointments be considered, the Council would need to actively recruit those same types of talented people who should serve. If there are problems with the Commission, Council should address them directly.

Brenda Cedarblade said there is a lot of money being put up by the developers to the Council Members and it is known that Council decisions are based on the money they receive from those developers. The Commissioners do not have that same group providing them money to sway their decisions and they are free to make political decisions that are not bought. Direct appointment will provide the Council with what they want to hear and not what the citizens want.

Council Member Pimentel supports direct appointment. He would like the Planning Commission to be seven members with five appointed directly. There are some accountability issues and concerns that could be addressed with direct appointments. All appointments coming before the Council will still need total Council approval. Direct recruitment and appointment would bring fresh ideas. He asked that this statement be accepted as a motion before Council.

Vice Mayor Flory does not want to change the process. Members of Commissions do not want to be tied to political favoritism. There is a neutrality in the current process.

Council Member Pimentel moved the staff recommendation with amendments to rename the Parks, Recreation and Community Services Commission to the Parks, Recreation, Community Services and Urban Forestry Commission, maintaining this Commission at seven members indefinitely, change the appointment process for the Planning Commission to five directly appointed by Council and two at large members, holding the first reading of the Ordinance as revised at the next Council meeting. Motion lost for lack of a second.



Mayor Rexroad indicated as there is no legal basis for the Redevelopment Citizens' Advisory Committee, it should be eliminated. The appointment and reappointment of Boards and Commissions should be undertaken at the first meeting in January 2005.

It was moved by Vice Mayor Flory, seconded by Council Member Monroe and carried, Council introduced an Ordinance relating to commission size, combining the Tree Commission with the Parks, Recreation and Community Services Commission with seven members to be revisited upon expiration of current terms, dissolution of the Redevelopment Citizens' Advisory Committee. Commissioners and staff will determine the name of the PRCSC.

Council recessed at 8:30 and reconvened at 8:35.

AUTO MALL OPPORTUNITIES BY STAUBACH AUTOGROUP

Director Stevens reminded Council of the process undertaken to reach this stage with the report and the processes before the Council for consideration.

Rick Breuer of Staubach Autogroup gave a background of the company. They communicate with the manufacturers, limit subjectivity, and present a report is highly defensible. They use a conservative approach to the outlook and forecast considering the property issues.

Mark Jackson of Jackson Research developed a report on the City and the auto mall opportunities focused at Interstate 5 and County Road 102. The primary market area is based on the performance of other dealerships in the area. There is a sixteen mile circle which has generated sixty percent of the auto purchases. The market to the South with Davis and to the East as you approach the Sacramento area becomes more limited. There are 366,000 people living in the market area. These figures are generated from the Sacramento Area Council of Governments figures. Annually, 11,000 people are added to the market area. Four percent of the population in the primary market area is expected to purchase a new vehicle each year, which is on the low end. Dealerships in the Woodland market are presently receiving relatively low market shares and would have the potential to increase their market share by moving to the proposed new site. Five brands represent 60% of the market. It is unlikely alternative high volume brands will move to this market, those being Honda, Toyota and Nissan as they are currently controlled by the Davis market. There are no alternative sites in the Woodland area or the Northwest Sacramento area for this type of facility. The four dealerships currently in the City are considered small.



Dealerships in other areas who have overlaps into the Woodland market, could have a satellite dealership here, but cannot otherwise overlap. The tax impacts have three components, new vehicles, used vehicles and parts. The Bradley Burns components also have an impact. Relocation to the proposed new site would cause a potential increase in the total retail taxes of \$1.6 million. It would be \$200,000 at Bradley Burns at 1% and \$51,000 at .25 annually, not cumulative. If all four dealerships relocate, they need 4 to 4.5 acres provided they did not increase in size. Considering likely growth over the next few years, they should be sized at 5 to 6 acres for 20 to 24 acres total. The assumption is that at least one other dealership could locate on the site, for a total of five dealerships.

Council Member Monroe asked about the scenario of four dealerships relocating to the site with two of those have indicated they will not be moving. Mr. Breuer said there are some non-economic issues which they were not given privilege to and they would want to discuss those with the dealers in question. Once the figures are presented, there may be some changing considerations on the possible relocation. Council Member Monroe asked about the sales volume and Mr. Jackson said these figures were based on 40 acres with 8 dealerships. This increases the synergy, thus the sales volume. Mr. Breuer said the co-location of the dealerships with the retail is a draw for both the entities. The fewer dealerships, the more dependency upon the retail for success and draw. They look for 500,000 square feet of retail. If all four dealers move to the site, the City would realize only \$200,000, and the total of \$1.6 million would include the retail element.

Mayor Rexroad asked about auto-related shops. Would the dealerships like to have body shops, parts stores, etc. co-located when they may wish to provide those services themselves. Mr. Breuer said typically body shops would be precluded and the dealerships would complete that element. Other auto services are mixed depending upon the type of services, such as parts retail, quick lube type of operations, or a car wash. Mayor Rexroad asked how Mr. Breuer's company would choose to invest in a site. Mr. Breuer said they undertake a study and go to the market to meet with the dealerships. The potential to increase the numbers of dealerships on this site is limited because of the proximity to the Davis market. Movement of the dealerships to this site may reduce the leakage to other market areas and provide a draw.

Mr. Breuer said manufacturers strongly encourage dealerships to move to increase their sales volume. There is litigation on this issue at present. City Manager Kirkwood asked about the likelihood of a auto park location in this area. Mr. Jackson said this site is the most desirable. There is another candidate in



the North Natomas market with two sites that are presently not moving forward. There was another site in the Truxel/Interstate 80 area whose dealership has disbanded and gone to retail. Mr. Breuer said this is a partnership with the municipality, dealer, manufacturer and the developer. All of the partnerships must be in equal agreement. There is another 100 acre site that is on hold for the arena if it cannot relocate into the downtown.

Bruce Stewart is General Counsel for Petrovich Development Company. In the Folsom auto mall the dealerships acreages range from 3 to just over 6. Areas that are more metropolitan, such as Folsom, are served by many access points.

David Wilkinson is impressed with the thoroughness of the study as it provides a better vision of the site. The report indicates the site could support significant acreage for the auto mall usages. He encouraged the Council to make a decision on the long term interests of the community. The market area will steadily grow thus increasing the demand for more auto acreage. He urged Mr. Petrovich to determine what economic incentives might encourage the other dealers in the City to move to that site.

Paul Petrovich is concerned about the study indications of an over-exaggerated trade area and an assumption the other two dealers might be interested when that is clearly not the case. He has had no contact, nor has anyone associated with him, with the Staubach Group. The population of Woodland and Davis combined is 110,000. The trade area defined in the report as 360,000, which is not from this area. The retail draws are needed to be successful at that location. Council Member Monroe asked about his earlier statement regarding moving either way by 10% and Mr. Petrovich said his application was at 17.5%. He would be willing to increase by 1.7 acres for the auto. Some of the project is infrastructure and includes about 22 to 25 acres of retail. Target would take about 12 acres.

John Dewes is a Senior Development Manager for Target. The lease at the mall is nearly up and they need to move. Target is anxious to move to the Gateway Center as that site is competitive with the other retail and will draw. They would own the site and will not renew the site at the Mall. Council Member Monroe asked for clarification on Target's plan at the County Fair Mall and Mr. Dewes stated they will be leaving the Mall without question. They are not willing to build a stand alone store and need to be in a retail center. They will leave the City completely without movement to this new site. Mayor Rexroad said Target has not closed one store in the last year. He asked why the Mall has not been specifically notified by Target they will be leaving on a certain day. Mr. Dewes



said that part of the issue is handled through their property administration division and he does not have a specific answer to the question. They are making profit at the store, but the store is substantially undersized and is a leased site, when 93% of our stores are owned sites. The day the lease is up, the store will be closed, but there are clauses that allow for a brief extension for special circumstances. Vice Mayor Flory asked if there were any single stores and Mr. Dewes said there are some, but the circumstances dictate that type of unit. This area does not lend itself to a single site. They do not work on a radius basis for their market area. He wants to make it clear that the lease will not be extended at the Mall and should this site not work, they will be going elsewhere.

Martie Dote does not feel the study provided the answers the Council was seeking. Making the decision based on one store and how important it may or may not be to the City is not the correct basis. The County issue is still of concern regarding the sharing of sales tax as the project will be changed from the initial study.

Cath Posehn said we need to take a long term view of the income for the City. Mr. Jackson had said they look for a 25-30% commitment and we already have a 50% commitment, with two of the four auto dealerships indicating they will move to the site. It is likely that the other dealerships may consider moving at some future time. She did not hear any information on other auto related sales, such as motor homes, boats.

Robert Millsap is concerned about the issue of sales tax impact. He asked for clarification from the County and was told this should be revenue neutral and the County should undertake a share of the tax that would cover their services. It has not been substantiated the project will be a tremendous draw to the City revenue. Mayor Rexroad said it has been substantiated. The land was annexed prior to the revenue sharing agreement with the County and is not subject to the revenue neutrality issue as it has an exemption. This has been worked out with the County already. City Manager Kirkwood clarified that when these 55 acres were annexed into the City, it was anticipated the property would be auto mall and related businesses. It was not subject to the current discussions and stands alone. The change in the use of the property does not change the agreement or require an opportunity to reopen discussion with the County. Current law requires that when the land is annexed, calculations must be done on the cost of services under a specific formula. The calculations indicated the County would be revenue neutral. Should additional property be annexed, a tax sharing agreement would be needed. Mr. Millsap will be provided with the language that so indicates that assumption.



Council Member Monroe said if Hoblit-Haynes does not relocate, there will be no downtown theater or parking structure. The new Courthouse will be relying on that structure. Loss of the new Courthouse would be devastating to the City.

Council Member Peart said this process has validated the thoughts of the Council from the past several months. This is the best and probably the only location for the project. The dealerships cannot be forced to move and if they want to stay downtown, it is their prerogative to do so.

Council Member Pimentel feels the report has provided definitive information on the viability of the project. The community does want the project to move forward in some fashion.

Mayor Rexroad is still unsure of the acreage split and would like to discuss this further with the developer. Council Member Peart said the dealers should be indicating the acreage they need to be successful. His understanding is that the two dealers will be taking five to utilize and five to sell. Mayor Rexroad said the Council chose the Staubach Group to provide the acreage split and should stand by the report. Council Member Monroe believes Target is simply being honest about their intentions.

Council Member Pimentel does not support 55 acres of auto mall. Empty acreage does not generate any sales tax revenue. He does not want any restrictions on the type of businesses to go on the site.

Director Stevens indicated there does need to be a public hearing on whatever project the Council considers. If the project is redesigned with more auto dealership acreage, it may take a bit longer for return for public hearing. Last year the entire project was before the Council and was very detailed with all components. Discussions will be necessary to determine how best to return the project components to the Council. In order to make those determinations, direction is needed on the acreage split.

A motion was made by Council Member Peart and seconded by Council Member Pimentel to determine 20 net acres for the auto mall. Council Member Monroe said a meeting could be held with the developer and return to Council with a final determination if that would be workable. Director Stevens said 20 acres would probably not change the determinations in place. Council Member Monroe would like staff to work out the details on the needs. Mayor Rexroad said the report does not indicate 20 acres and it would be difficult to justify the necessity of the report if it is not utilized. Council Member Peart said other



indicators in the report have helped, such as the location. Mayor Rexroad and Vice Mayor Flory feel 20 acres is not adequate.

Paul Petrovich said we have ten acres banked for dealers. If Council makes him "bank" more acres, he cannot build the project. With the infrastructure costs, he cannot hold the acres. No other dealers have indicated interest. There is a maximum 20 acres on demand as per the report. There are 148 conditions of approval. Anything over 20 acres is a huge demand on the project and will directly affect the other elements, such as the investment in the downtown or design.

At 10:27 it was moved by Council Member Monroe, seconded by Council Member Peart and carried unanimously to extend the Council meeting until 11:00 p.m.

Council Member Monroe would like staff to finalize the recommendation and return to Council. He believes the two dealers who have indicated their intent to remain in the downtown will not be moving to the site at any future time. Because of that information, the acreage in the report is incorrect.

City Manager Kirkwood said based upon the market area, there is limited opportunity. The uncommitted dealers would need to have clear rationale as to considering moving to the site at some future time, which is not evident. The small dealerships, four to five acres, can work if there is a retail component.

Mr. Petrovich said if it was 25 with auto dealers and auto-related, he could work with that concept. He proposed Council making a threshold decision on the acreage he could then move forward.

On a motion by Council Member Monroe, seconded by Vice Mayor Flory and carried unanimously, Council approved the Mayor and Vice Mayor to work as a Sub-Committee with Mr. Petrovich and return in January with the sketch of the proposal with a Public Hearing.

City Attorney Siprelle said the Public Hearing needs to be noticed with a description for ten days. Director Stevens said staff will make every attempt to look at all of the documents, conditions of approval and other elements in the hopes it will be in a final format for a Public Hearing on January 18th. They will be threshold decisions with design modifications, if needed, to return to the Council.



Council Member Peart withdrew his motion and Council Member Pimentel his second regarding a 20 acre auto mall made previously in the meeting.

Director Stevens asked that the Council motion be clarified to accept the acceptance of the Staubach Auto Group report as final. Mayor Rexroad and Members of the Council agreed.

SELECT 2005 COMMUNITY SERVICE AWARDS NOMINATING COMMITTEE

Mayor Rexroad asked for clarification as to the concerns stated previously about honoring recipients and holding the event in the evening and Vice Mayor Flory indicated he feels comfortable with the input given to the Mayor regarding Council wishes on the issue. Council agreed to select a 2005 Community Service Award Nominating Committee at the January 11, 2005 meeting.

CONSENT

Mayor Rexroad indicated that the following item had been removed from consideration at this meeting:

REVISIONS TO COMPREHENSIVE FEE SCHEDULE

On a motion by Council Member Peart, seconded by Council Member Monroe, and carried unanimously the following Consent Calendar items were approved as presented:

MONTHLY STATUS REPORT-COMMUNITY DEVELOPMENT

Council received the Monthly Status Report for November 2004 from Community Development.

MONTHLY STATUS REPORT-PARKS, RECREATION AND COMMUNITY SERVICES

Council received the Monthly Status Report for November 2004 from Parks, Recreation and Community Services.



MONTHLY STATUS AND CAPITAL BUDGET EXECUTION REPORTS-PUBLIC WORKS

Council received the Monthly Status and Capital Budget Execution Reports for November 2004 from Public Works.

TREASURER'S INVESTMENT REPORT-OCTOBER 2004

Council reviewed and accepted the October 2004 Treasurer's Investment Report as presented.

SACRAMENTO MUNICIPAL UTILITY DISTRICT ANNEXATION FEASIBILITY STUDY

Council received an update on the progress of the Sacramento Municipal Utility District Feasibility Study.

ECONOMIC DEVELOPMENT INITIATIVE SPECIAL PROJECT APPROPRIATED FUNDS APPLICATION FOR PARKING CONSTRUCTION IN DOWNTOWN AREA

Council approved the submittal of an application to the U. S. Department of Housing and Urban Development to secure the \$99,410 HUD Economic Development Initiative Special Project appropriated funds for parking construction in the downtown area of Woodland.

DOWNTOWN KIOSK PROJECT

Council received an update on the downtown kiosk project.

POSITION DESCRIPTIONS FOR SENIOR BUILDING INSPECTOR, UTILITIES MAINTENANCE WORKER I/II/III, INFORMATION SYSTEMS SPECIALIST AND INFORMATION SYSTEMS TECHNICIAN I/II

Council approved revisions to the job descriptions for Senior Building Inspector, Utilities Maintenance Worker I/II/III, Information Systems Specialist and Information Systems Technician I/II.



RESOLUTION 4598-EXAMINATION OF SALES AND USE TAX RECORDS THROUGH THE STATE BOARD OF EQUALIZATION FOR MEASURE H SALES TAX

Council adopted Resolution 4598, "A Resolution of the City Council of the City of Woodland and Authorizing Examination of Sales and Use Tax Records", authorizing MBIA Muni-Services Company to examine all the City's sales and use tax records through the State Board of Equalization.

INCREASE IN WATER AND WASTEWATER RATES

Council approved a three (3%) percent increase in the water and wastewater rates in accordance with an annual index factor approved by the City Council on September 18, 2001. The rate to be effective January 1, 2005.

RESOLUTION 4599-GRANT APPLICATIONS TO THE SENATE BILL 1346 RUBBERIZED ASPHALT CONCRETE GRANT PROGRAM

Council adopted Resolution 4599, "A Resolution Authorizing S. B. 1346 Rubberized Asphalt Concrete Grant Program", authorizing the City Engineer to execute grant applications to the S. B. 1346 Rubberized Asphalt Concrete Grant Program.

ORGANIZATION STRUCTURE-PUBLIC WORKS AND ADDITIONAL POSITION TO RE-ESTABLISH THE DUAL INFRASTRUCTURE OPERATIONS AND MAINTENANCE MANAGER STRUCTURE

Council approved a revised organizational structure in the Public Works Department and an additional position to re-establish the dual Infrastructure Operations and Maintenance Manager structure.

CAPITAL BUDGET FOR FISCAL YEAR 2004/2005

Council received the preliminary 2004-05 Capital Budget.



ORDINANCE-PARKING FOR DEMONSTRATION

Council introduced and read by title only, "An Ordinance of the City of Woodland Amending Chapter 14, Article VI, Section 4 of the Municipal Code of the City of Woodland Relating to Parking for Demonstration".

MINUTES

On a motion by Council Member Monroe, seconded by Council Member Peart and carried unanimously, Council approved the minutes of the joint regular Council and Redevelopment Agency Board meeting of October 5, 2004, regular Council meetings of October 19, 2004 and November 16, 2004, and the Council Fiscal Planning Session of November 20, 2004 as presented.

COMMUNICATIONS

Council received notification of an Alcoholic Beverage Control application for a person-to-person transfer for El Portal Café located at 825 East Street, Suite 116.

Council received notification of County of Yolo December hours of operation and offices to be closed during this period.

Council received notification from Waste Management regarding changes to rates effective January 1, 2005.

COMMITTEE REPORTS

Council received the minutes of the Commission on Aging meetings of September 14, 2004 and October 12, 2004.

Council received the minutes of the Parks, Recreation and Community Services Commission meeting of October 25, 2004.

ORDINANCES

ORDINANCE 1409-ACTIVITIES IN CITY PARKS

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council adopted Ordinance 1409, "An



Ordinance of the City of Woodland Adding Chapter 15, Section 15-56 Relating to Prohibited Activities in City Parks to the Code of the City of Woodland and Repealing Chapter 15, Section 15-54(c) through (f)". On roll call, the vote was as follows:

AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad
NOES: None
ABSENT: None
ABSTAIN: None

ORDINANCE 1410-TEMPORARY OUTDOOR USES; PEDDLERS AND SOLICITORS;
PARKING OF PEDDLERS OR VENDORS

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council adopted Ordinance 1410, "An Ordinance Amending the City of Woodland Ordinance Regarding Vendors, Peddlers and Solicitors", amending Section 25-13-20, Temporary Outdoor Uses; Section 15A-5, Peddlers and Solicitors; and Section 14-6-9, Parking of Peddlers or Vendors. On roll call, the vote was as follows:

AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad
NOES: None
ABSENT: None
ABSTAIN: None

ORDINANCE 1411-RUSSELL RANCH NORTHEAST PROJECT DEVELOPMENT
AGREEMENT FOR PROPERTY WITHIN SPRING LAKE SPECIFIC PLAN AREA

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council adopted Ordinance 1411, "An Ordinance of the City of Woodland Amending the Development Agreement Between the City of Woodland and Turn of the Century LLC Relative to Property Located within the Spring Lake Specific Plan Area". On roll call, the vote was as follows:

AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad
NOES: None
ABSENT: None
ABSTAIN: None



ADJOURNMENT

At 10:50, Mayor Rexroad adjourned the regular Council meeting.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk