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

October 5, 2004

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD SPECIAL/CLOSED SESSION

OCTOBER 5, 2004

6:00 P.M.

CLOSED SESSION

Council met in closed session to consult with Police Chief Sullivan regarding a Threat to Public Services or Facilities pursuant to Section 54957. Present at this session were Mayor Rexroad, Council Members Monroe, Peart and Pimentel, City Manager Kirkwood, and Assistant City Manager Marler. Vice Mayor Flory was absent. The Council/Board met in closed session to hold a conference with a Real Property Negotiator pursuant to section 54956.8. The property under discussion were those portions of downtown Woodland bordered by Main, Cross, Sixth, and East Streets. The Agency Negotiators were Richard Kirkwood and Edward Quinn with the City of Woodland as the Negotiating Party. Under negotiation was price and terms of payment. Council Members Peart and Pimentel excused themselves from this discussion due to possible conflict of interest. Vice Mayor Flory arrived at 6:38 during the discussion. Agency Attorney Quinn, City Attorney Siprelle and Redevelopment Manager Ross were present. Council held a conference with the Labor Negotiator pursuant to section 54957.6. The Agency Designated Representative is the City Council and discussion related to an unrepresented employee, the City Manager.

JOINT REGULAR CITY COUNCIL/ REDEVELOPMENT AGENCY BOARD MEETING

7:00 P.M.

CLOSED SESSION ANNOUNCEMENT

Mayor Rexroad announced that the Council/Board had met in closed session to discuss real property negotiations and gave direction, a threat to public services or



facilities and received a report, and held a conference regarding labor negotiations and received a report.

CALL TO ORDER

At 7:01 p.m. Mayor Rexroad called the joint regular meeting of the City Council and Redevelopment Agency Board to order. Council Member Monroe arrived at 7:02.

PLEDGE OF ALLEGIANCE

Mayor Rexroad invited all in attendance to join in the Pledge of Allegiance led by Council Member Peart.

ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Jeff Monroe, Neal Peart, Art Pimentel,

Matt Rexroad

COUNCIL MEMBERS ABSENT: None

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

Vannucci, Tricia Stevens, Wendy Ross, Jennifer Dzakowic, Paul Miller, Bruce Lecair, Ron Pinegar,

Dan Gentry, Dan Rice

COUNCIL/STAFF COMMENTS

Council Member Peart announced there had been 465 motorcyclists at the Fairgrounds this past weekend raising funds for the Pediatric Brain Tumor Foundation. The group then rode through the City. Total funds raised at the event amounted to \$245,000.

Vice Mayor Flory announced a fund raising event for the Hiddleson Pool on October 30, 2004 from 11:00 a.m. to 2:00 p.m. at the McDonalds on West Court Street

Council Member Pimentel announced an event to encourage citizens to register to vote. The event will be held on October 9, 2004 at the Woodland Community College at 3:00.



PRESENTATIONS

Council concurred to remove the following item from the Agenda for this evening and reschedule.

ANNUAL PRESENTATION FROM THE PLANNING COMMISSION

<u>CERTIFICATE OF APPRECIATION TO CAROL BECKHAM FOR SERVICES AS INTERIM LIBRARY SERVICES DIRECTOR</u>

Council Member Pimentel presented a Certificate of Appreciation to Carol Beckham, Librarian III, for her service as Interim Library Director during the recruitment process.

FIRE PREVENTION WEEK-OCTOBER 3-9, 2004

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council proclaimed the week of October 3 through 9, 2004 as Fire Prevention Week. Assistant Fire Chief/Fire Marshall Lecair received the Proclamation and advised Council and citizens of the events to take place on October 9th to recognize this week.

OPERATION HAND UP-NORTH BAY STAND DOWN-OCTOBER 12-14, 2004

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council approved a proclamation recognizing members of the Operation Hand Up for their efforts to address the needs of homeless veterans.

MENTAL HEALTH AWARENESS WEEK-OCTOBER 3-9, 2004

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council approved a proclamation declaring the week of October 3 through 9, 2004 as Mental Health Awareness Week. Vice Mayor Flory presented the proclamation to a representative of the National Alliance of the Mentally Ill (NAMI).



DOMESTIC VIOLENCE AWARENESS MONTH-OCTOBER 2004

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council approved a proclamation declaring the month of October 2004 as Domestic Violence Awareness Month. Council Member Monroe presented the proclamation to Alma Collazo of the Sexual Assault and Domestic Violence Center.

CONSENT - REGULAR

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

MONTHLY STATUS REPORT-COMMUNITY DEVELOPMENT

Council received the September 2004 Status Report from Community Development.

MONTHLY STATUS REPORT-PARKS, RECREATION AND COMMUNITY SERVICES

Council received the October 2004 Status Report from Parks, Recreation and Community Services.

MONTHLY STATUS AND CAPITAL BUDGET IMPLEMENTATION REPORTS-PUBLIC WORKS

Council received the September 2004 Status and Capital Budget Implementation/Execution Reports for Public Works.

<u>REIMBURSEMENT AGREEMENT-LANDSCAPING IMPROVEMENTS-EAGLEWOOD</u> APARTMENTS

Council approved the draft Reimbursement Agreement with American Property Development, Inc., authorized the Public Works Director to finalize negotiations and execute the Agreement for installation of public landscaping to be completed with the development of the Eaglewood Apartments.



RESOLUTION 4582-SUBMITTAL OF HOME INVESTMENT PARTNERSHIPS PROGRAM APPLICATION AND EXECUTION OF STANDARD AGREEMENT

Council adopted Resolution 4582, a "Resolution of the City Council of the City of Woodland", authorizing the submittal of an application to the California State Department of Housing and Community Development for funding under the HOME Investment Partnerships Program and, if selected, the execution of a standard agreement, any amendments thereto, and of any related documents necessary to participate in the HOME Program, by the City Manager or the Community Development Director.

<u>URBAN LIMIT LINE INITIATIVE AND GROWTH RATE GENERAL PLAN</u> AMENDMENTS

Council received a report on the status of the Permanent Urban Limit Line and Open Space Protection Study and the Growth Rate.

DISPOSITION OF CITY SURPLUS PROPERTY AND TITLE SEARCH

Council received a status on City-owned surplus property and authorized staff to proceed with a full title search to identify the rightful owner of the property located behind Nakamura Brothers, Assessor's Parcel Number 006-572-05-1.

<u>CAPITAL EQUIPMENT AND GRANT FOR WOODLAND ACCESS VISUAL</u> ENTERPRISES PUBLIC ACCESS TELEVISION

Council approved the Capital Equipment and Facilities Plan for Woodland Access Visual Enterprises totaling \$65,731 to be funded from the Charter Communications Public, Education and Government equipment grant.

ACQUISITION AGREEMENT WITH R. W. HERTEL-SPRING LAKE BACKBONE INFRASTRUCTURE

Council authorized the City Manager to make final changes to the Acquisition/Financing Agreement with R. W. Hertel for Phased Acquisition of Backbone Infrastructure in the Spring Lake Specific Plan area and execute the document on behalf of the City.



CONSENT-REDEVELOPMENT

On a motion by Board Member Monroe, seconded by Vice-Chairperson Flory and carried unanimously, the Board approved the following Redevelopment Consent Calendar item:

REDEVELOPMENT AGENCY ANNUAL PROJECT STATUS REPORT FOR FISCAL YEAR 2003-2004

The Board received the Annual Status Report for Fiscal Year 03-04.

COMMUNICATIONS

Council received a copy of an application from Alcoholic Beverage Control for a person-to-person transfer of an on-sale beer and wine license for Cheezer's Pizza located at 1495 East Street, Suite A.

Council received a copy of an application from Alcoholic Beverage Control for a new on-sale beer and wine license for Hometown to Go Chinese Restaurant located at 608 Main Street.

Council received a copy of an application from Alcoholic Beverage Control for a person-to-person transfer of a license for the Oasis Restaurant located at 755 North East Street.

COMMITTEE REPORTS

Council received the minutes of the Commission on Aging meeting held on July 13, 2004.

Council received the minutes of the Library Board of Trustees meeting held on August 16, 2004.

ORDINANCES

ORDINANCE 1405-AMENDING ZONING MAP FOR 5.3 ACRES, RUSSELL CIRCLE 2, SPRING LAKE SPECIFIC PLAN AREA

On a motion by Council Member Peart, seconded by Council Member Monroe and carried by the following vote, Council adopted Ordinance 1405, "An Ordinance Amending the Zoning Map of the City of Woodland for 5.3 Acre Parcel



(Russell 2-Circle) at the Northeast Corner of the Future Intersection of County Road 102 and Parkway Drive". On roll call, the vote was as follows:

AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad

NOES: None ABSENT: None ABSTAIN: None

ORDINANCE 1406-AMENDING DEVELOPMENT AGREEMENT BETWEEN CITY AND TURN OF THE CENTURY, RUSSELL RANCH NORTHEAST

On a motion by Council Member Peart, seconded by Vice Mayor Flory and carried by the following vote, Council adopted Ordinance 1406, "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

REPORTS OF THE CITY MANAGER

CITIZEN COMMUNITY SURVEY

Assistant City Manager Marler indicated the distribution of the Community Survey has begun with inclusion in the utility bills over the next two months. He summarized the questions included and indicated the surveys are to be distributed in both English and Spanish. Mayor Rexroad said he and Council Member Pimentel and reviewed the questions at the direction of the entire Council and feel comfortable with those included.

SACRAMENTO MUNICIPAL UTILITY DISTRICT ANNEXATION FEASIBILITY STUDY

Mayor Rexroad advised the Council he had potential conflict of interest in regard to this item and left the Council Chambers.



Assistant City Manager Marler advised that Council was receiving an update on the status of the Study at this time. He presented the section on the City WEB page, with a link to the SMUD WEB site, that provides further information on the status.

Mayor Rexroad returned to the Council Chambers following this brief report.

2004-2005 ECONOMIC DEVELOPMENT ACTION PLAN

Council Member Pimentel left the meeting at 7:25 and returned at 7:29 p.m.

Redevelopment Manager Ross said purpose of the Economic Development Strategic Plan is to serve as an outline for the City economic development activities for the next three to five years. The goals are to enhance the quality of the local economic base, improve community infrastructure for economic development, promote Woodland with a positive image and develop leadership and cooperation for local economic development. Each of the goals have specific methodology to achieve the desired outcome. Some of the possible means to enhance the economic base include promotion of the Gateway/Auto Mall project, development of a business marketing brochure, solicitation of potential businesses through contacts with agencies such as SACTO, and linkage with educational institutions. Improvement of the community infrastructure can be achieved via continued partnerships with Woodland Community College, U. C. Davis, the Woodland Joint Unified School District, etc., development of an adequate range of housing, facilitation of a community consensus on permanent flood protection and provision of transportation improvements. Promotion of the City can be met through such things as a business retention and expansion plan, development opportunities and attractions, and promotion of tourism. The City needs to continually improve business-friendly service, assist new development, secure grants and bond funds, and educate the community about the benefits of economic development.

Mayor Rexroad asked about the status of the Casa del Sol project and Manager Ross indicated the primary issue for this project is the attainment of additional financing. City Manager Kirkwood indicated a report on this item is tentatively scheduled for the October 19, 2004 Council meeting.

Manager Ross said the City has an Economic Development WEB page and Mayor Rexroad feels that page should be the first thing to appear on our site. Vice Mayor Flory asked about the \$40,000 for the Downtown Coordinator and



Director Ross said that issue will also be coming before Council in the near future.

On a motion by Vice Mayor Flory, seconded by Council Member Monroe and carried unanimously, Council approved the 2004-05 City of Woodland Economic Development Action Plan.

PUBLIC HEARINGS

CALIFORNIA ENVIRONMENTAL QUALITY ACT ADDENDUM #5 TO THE TURN OF THE CENTURY ENVIRONMENTAL IMPACT REPORT; AMENDMENT #3 TO THE SPRING LAKE SPECIFIC PLAN

Director Stevens said staff is recommending approval of the seven amendments to the Spring Lake Specific Plan as outlined in the Staff Report. Council Member Peart indicated the Sub-Committee has not seed these items for consideration and he would like the issue held over until they can review. Planner Dzakowic outlined the proposed changes. In regard to Farmers Central Road, the traffic studies indicate a turning lane is needed, which necessitates two additional rights-of-way. There will be a pedestrian island. There is inadequate parking for alley-loaded structures. The Class 2 bicycle lanes are to be eliminated and the landscaping increased slightly. Originally the bicycle lanes were eliminated on the North and then the South bicycle lanes would be increased.

Council Member Peart said he is not prepared to make a decision on this issue because many of these things were included to make this a superior project and are now being recommended for removal.

At 7:50 Mayor Rexroad opened the Public Hearing.

Tom Lumbrazo of Turn of the Century said Farmers Central is very important and they are trying to move ahead. Holding on the approval will constitute a delay in the project.

At 7:53 Mayor Rexroad closed the Public Hearing.



On a motion by Vice Mayor Flory, seconded by Council Member Monroe and carried unanimously, Council continued the Public Hearing to October 19, 2004 and referred to the Sub-Committee for review.

RESOLUTIONS 4577 THROUGH 4580-FORMATION OF WEST WOOD UNIT 1 LIGHTING AND LANDSCAPING DISTRICT

Public Works Director Wegener said the formation of the West Wood Unit 1 Lighting and Landscaping District concerns only one property owner, Wintercreek, LLC, who has indicated approval of the District via a waiver.

At 7:53 p.m., Mayor Rexroad opened the Public Hearing. With no comments heard, Mayor Rexroad closed the Public Hearing at 7:53 p.m.

On a motion by Council Member Monroe, seconded by Vice Mayor Flory and carried unanimously, Council approved the following Resolutions:

Resolution 4577 "A Resolution

"A Resolution of the City Council of the City of Woodland, California, Initiating Proceedings for the Formation of West Wood Unit No. 1 Landscaping and Lighting District for Fiscal Year 2004-2005"

Resolution 4578

"A Resolution of the City Council of the City of Woodland, California, Preliminarily Approving the Engineer's Report for Fiscal Year 2004-2005, for the West Wood Unit No. 1 Landscaping and Lighting District"

Resolution 4579

"A Resolution of the City Council of the City of Woodland, California, Declaring Its Intention to Order the Approval of the Formation of West Wood Unit No. 1 Landscaping and Lighting District to Levy and Collect Assessments within such District, Declaring Its Intention to Conduct a Property Owner Balloting on the Matter of New Assessments, and Appointing a Time and Place for Hearing Protest for Fiscal Year 2004-2005"



Resolution 4580

"A Resolution of the City Council of the City of Woodland, California, Approving the Engineer's Report, Declaring the Results of a Property Owner Protest Proceeding, Ordering the Formation of West Wood Unit No. 1 Landscape and Lighting District, and the Levy and Collection of Assessments within such District for Fiscal Year 2004-2005 and Confirming Diagrams and Assessments Pursuant to the Provisions of Part 2 of Division 15 of the California Streets and Highways Code and as XIII of Provided by Article the California Constitution".

RESOLUTION 4581-AMENDMENTS TO EAST STREET SPECIFIC PLAN

Council Member Peart indicated he owns land within the East Street Specific Plan area, but the proposed amendments to Areas D and E are outside of the area which could cause a conflict of interest.

Planner Pinegar indicated the proposed changes to the East Street Specific Plan (ESSP) would re-emphasize some of the goals of the Plan and clarify the uses for Areas D and E. Changes would be included in the Land Use Descriptions and Land Use Tables.

Mayor Rexroad asked about the changing standards and the notification of citizens. Director Stevens said the intent of the ESSP was not clear. Staff is attempting to pull more information from applicants when they have their initial meetings regarding their project.

City Manager Kirkwood said the property owner should be using due diligence prior to moving forward with property purchases. There had been an incident of a single family residence approved for construction that brought the lack of clarity in the Plan to the surface.

Council Member Pimentel asked if the Master Plan is feasible to have this area as commercial, rather than a combination of commercial and residential. Director Stevens said the change affects those who would be building new homes on currently vacant land. Those who have homes already in the area can upgrade or remodel. The area over the long term is prime for a mixed use and the City wants to revitalize that area. The City is trying to solidify that vision. Planner Pinegar said there was a neighborhood meeting and some of the larger



property owners do not want the area to be developed further as residential. Council Member Pimentel feels it is a mistake to change the uses and it should remain as residential. Vice Mayor Flory said if there was not a mixed use, that area would never be developed.

Mayor Rexroad opened the Public Hearing at 8:10 p.m. With no comments heard, Mayor Rexroad closed the Public Hearing at 8:11 p.m.

On a motion by Vice Mayor Flory, seconded by Council Member Peart and carried, Council determined the project as categorically exempt under Section 15332 of the California Environmental Quality Act and constitutes a Class 5 categorical exemption-minor alterations in land use limitations; adopted Resolution 4581, a "Resolution of the City Council of the City of Woodland Amending the East Street Corridor Specific Plan" approving amendments to the East Street Specific Plan regarding Zoning Administrator Permits for Single Family Residential Uses in Areas D and E in the Armfield Area. Council Member Pimentel voted to the negative.

REPORTS OF THE CITY MANAGER (continued)

DUBACH FIELD OPERATIONS

Mayor Flory said this item is presented to clarify the understanding that the City would not further subsidize the Park as the project budget is in the negative. Director Gentry said a grant has been applied for in the amount of \$170,000 for the dewatering, which will help with the solvency. It is planned that within 3 to 5 years the park will be self-sufficient. A review will be made again to evaluate if those goals are met. The grant was applied for when the previous Park operator had been still responsible.

YOLO COUNTY NATURAL COMMUNITIES CONSERVATION PLAN/HABITAT CONSERVATION PLAN JOINT POWERS AGENCY EASEMENT HOME SITE GUIDELINES

Director Stevens said this was placed on the agenda at the request of Mayor Rexroad. The Technical Advisory Committee had recommended, and the Joint Powers Agency Board had approved, evaluating each parcel on its own merit based on the land use entitlements in place and potential future home sites



in limited numbers could be compatible with the goals, provided they are located adjacent to existing roads, do no conflict with wildlife and associated habitat, do not jeopardize the long term viability of agriculture that supports the target species and are located in areas that do not disrupt or impair connectivity between protected lands.

Vice Mayor Flory left the meeting at 8:19 and returned at 8:20.

Mayor Rexroad said Council had said they would allow home sites even though the preference was not to allow.

ADJOURNMENT

Mayor Rexroad adjourned the joint regular meeting of the City Council and Redevelopment Agency Board at 8:20 p.m.

Respectfully submitted,
Sue Vannucci, CMC, City Clerk