

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

May 25, 2004

**CITY COUNCIL/REDEVELOPMENT AGENCY BOARD/
HISTORICAL PRESERVATION COMMISSION
JOINT SPECIAL MEETING/STUDY SESSION**

May 25, 2004

7:00 P.M.

CALL TO ORDER

Mayor Rexroad called the joint special meeting of the City Council and Redevelopment Agency Board to order at 7:03 p.m. Chairperson of the Historic Preservation Commission, John Hancock, called the joint meeting of the Council and Historic Preservation Commission to order at 7:04 p.m.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

COUNCIL MEMBERS ABSENT: None

HISTORIC PRESERVATION COMMISSIONERS PRESENT: John Hancock, William Butler, Meta Bunse, Eric Anderson

HISTORIC PRESERVATION COMMISSIONERS ABSENT: John McMahan, Jack Potter (One Vacancy)



STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Tricia Stevens, Ann Siprelle, Gary Wegener, Sue Vannucci, Ron Pinegar, Greg Moutinho

COUNCIL/STAFF COMMENTS AND REQUESTS

Mayor Rexroad asked that further discussion on flood control and possible designation of the Cache Creek area as wild and scenic be placed on the next Council Agenda. Council concurred.

REPORTS OF THE CITY MANAGER

HISTORICAL PRESERVATION COMMISSION WORK PROGRAM, PROJECTS UNDER CONSIDERATION; PROGRESS AND GOALS

Commission Chair Hancock outlined the purpose of the joint meeting. Director Stevens indicated that 10% of Planner Pinegar's time is devoted to Historical Commission projects. There is no separate budget for the Commission activities. There are conferences and workshops for the Commissioners to learn more about the historical aspects of the City. Some of the specific activities are the Heritage Home Awards, Preservation Awards, Preservation Week, the Stroll, a proposal to designate a historical district in the North area of the City and consideration of heritage or landmark tree designations. Planner Pinegar summarized the proposed Work Plan of the Commission for the coming year. Vice Mayor Flory said the Work Plan refers to the City "shall" but it does not indicate the Commission tasks. Planner Pinegar indicated that staff is involved and will facilitate the Work Plan.

Commissioner Hancock said many of the Commission activities should or need to be approved by Council.

Mayor Rexroad asked what a City Historic District would allow. Commissioner Hancock said it would be honorary but would provide recognition. Commissioner Bunse said the homes in the District would increase in value with the designation. Commissioner Butler indicated there were inadequate funds to have a district on the National Register. By having specific boundaries, grants and other sources of funds could be designated specifically for that area. The Honorary District would give a starting point for tourism issues. Commissioner Bunse said the City could become a Certificated Local Government that would provide for property tax credits to these homes.



Council Member Peart asked if there had been outreach to the citizens in the Northern area of the City about a possible historic designation and Commissioner Hancock said that outreach has not begun as yet.

The Historic Resources Inventory is in need of update and a consultant is needed to handle this project. The estimated cost is \$20,000. That funding is not yet available. Commissioner Hancock said there are grants available that are 60/40 matching grants. Commissioner Butler asked for Council guidance on how they want the Commission to proceed with the guidelines. Mayor Rexroad has concerns about adopting guidelines. Council Member Monroe asked if these will affect remodels and Director Stevens said they had understood the Council to want to have some guidelines. Commissioner Hancock said if we find value in the historic homes then we must have some measures to preserve that value to some extent.

Council Member Peart said he would like to have something that the Planning Commission can use. Each home is different but there should be some guidelines. Commissioner Bunse said the Department of Interior Guidelines are models and are very simple and clear. The City of Anaheim also has a good model. This design process will be a long one, the list will help, especially without specific Council guidance. Commissioner Hancock would like to have Council input on what they would like to see. They should not be too general. Commissioner Anderson said the guidelines would be beneficial to the district and provide some consistency and criteria. Commissioner Bunse said things like minimum setback, building height, etc., would be general but would give a framework. The Certified Local Government designation would give them access to State resources.

Commissioner Hancock asked if Council would like them to meet with the Planning Commission. Council Member Peart said it should be an overlay on the General Plan for the Planning Commission to have guidelines. Council Member Monroe thinks general guidelines would be appropriate. Commissioner Hancock said they would decide on specific architectural features. The Historic Preservation Commission will work on these and present to the Planning Commission.

Commissioner Hancock said the Historical Resources Inventory designations should not be so restrictive that people would not want to be on the listing. Demolition review is the primary concern. Commissioner Bunse said the inventory is just a collection of information about the structure. Council Member Peart does not want the inventory as it then starts a chain of events.



The Historical Resources Walking Tour booklet was printed several years ago and there are still about 500 copies available. Vice Mayor Flory said they have been hard to sell and perhaps a smaller volume should be printed. Mayor Rexroad would like to have the cost captured first. Commissioner Hancock would like to create accounts for the books so they are easier to track. Council Member Peart feels this could be a project for some organization or funds could be solicited from private entities.

Council concurred to float the rest of the funds and supports the Commission application for grant funds.

Commissioner Bunse said the Commission would like to seek the Certified Local Government status and asked Council to support that application. Planner Pinegar said the historical element of the General Plan is a range of programs and activities they would be involved in but do not have the time at present. Commissioner Hancock said the Historic District designation would provide recognition only and property would qualify for grants but does not provide restrictions on the property owners. Commissioner Bunse said the City recently purchased some properties that should have been reviewed by the Commission for historic significance. She would like the process in place that would provide for that review. Director Stevens said there was a glitch in the process on these properties in question. The Department is working with the Commission to insure future incidents do not occur.

At 8:03, the joint meeting of the Council and Historic Preservation Commission was adjourned. Council continued in joint session as the Redevelopment Agency.

JOINT POWERS AUTHORITY AGREEMENT-ACQUISITION OF CONAWAY RANCH PROPERTY

Mayor Rexroad indicated the Joint Powers Authority Agreement has been adopted by the City of Winters, County of Yolo and Yolo County Flood Control. The Cities of Davis and West Sacramento have concerns about County involvement at this point have not yet indicated their willingness to move forward. His recommended changes to the proposed agreement were to have a Board composed of two members from each participating agency, deletion of prohibition of alternates until July 1, 2006, each agency would have more than one alternate, seven of the twelve will constitute a quorum unless the University of California joins which would make eight of fourteen, and the board will elect the Chair and Vice Chair. Vice Mayor Flory said the City should take the



leadership role and advise the other Cities of our concerns regarding the County in the process.

On a motion by Vice Mayor Flory, seconded by Council Member Monroe and carried unanimously, Council approved the recommended changes as outlined by Mayor Rexroad and approved in substantially the present form, the Joint Powers Authority Agreement subject to modifications as may be approved by the Mayor and City Attorney.

RESCISSION OF DECEMBER 16, 2003 DECISION REGARDING THE GATEWAY RETAIL AND AUTO CENTER PROJECT

City Attorney Siprelle advised that should Council choose to rescind the previous action, it will place the application in the pending status. Council Member Monroe said he had received a call from Brian Trevor, Real Estate Manager for Target, who has indicated that Target will definitely be moving out of the County Fair Mall site. It is also probable that Mervyns will relocate elsewhere. Mr. Trevor has indicated the current location is sub-standard for a store and as site for their needs. Council Member Peart said they need 40,000 square feet, do not like the current location, but would like to remain in Woodland.

Robert Millsap is part of the Woodlanders for Responsible Government group. He understands this does not place any benefit to the City or the developer, only that they will be looking at the study. The money for the study will go to the City who will hire the consultant to report to the City. He would like the consultant to decline any contact with those who have interest in the project.

Cath Posehn asked that comments from Commissioner Barzo be included.

Gary Sandy encouraged the Council to keep the comments from the public in context. He feels that some of the comments are from those who may be trying to come here and build.

Mayor Rexroad wants the money to go directly from Mr. Petrovich to the City. He also wants this issue to go back to the Planning Commission. He feels Mr. Petrovich was treated unfairly and he is still going in a direction which may not be to his benefit in the end result.



Council Member Pimentel wants to go out to the community by holding meetings in various areas of the community. Council Member Peart said the concept of outreach will be forthcoming on June 15th. Council Member Monroe would like the study to go directly to the Planning Commission first. Director Stevens said during the next three months, internal reconsideration will occur on what needs to be done after the study is complete. The study will be done, information on what is feasible on that site will become known and the applicant can then consider the options.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried unanimously, Council rescinded the December 16, 2003 decision on the application for the Gateway Retail and Auto Center Project and reinstated the application.

USE OF FUNDS PROVIDED BY PETROVICH DEVELOPMENT COMPANY FOR AUTO MALL FEASIBILITY STUDY

Director Stevens said the recommendation is for the funding source for the feasibility study to come from the applicant as a condition of the previous action on rescission of the application. The City will control this study. City Attorney Siprelle said there is a standard consultant agreement which outlines the issues of any conflict of interest by the consultant. Mayor Rexroad asked if the agreement could have a section on the prohibition of contact. City Attorney Siprelle said there would be a full disclosure because they may need have contact with anyone who might have a vested interest in the project. The contract would then have a section providing for the full disclosure of that contact.

On a motion by Vice Mayor Flory, seconded by Council Member Pimentel and unanimously carried, Council approved the use of funds provided by Petrovich Development Company for the Auto Mall Feasibility Study in an amount not to exceed \$60,000.

CONSENT

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



REIMBURSEMENT AGREEMENT-WISEMAN CO., LLC-PUBLIC IMPROVEMENTS IN
CONJUNCTION WITH WOODLAND CORPORATE CENTER

Council approved and authorized the City Manager/Executive Director of the Redevelopment Agency to execute the Reimbursement Agreement for public improvements to be constructed in conjunction with the Woodland Corporate Center in the amount of \$441,000 and to authorize an additional amount of \$44,100 as a 10% contingency.

ADJOURNMENT

At 8:28 p.m., Mayor Rexroad adjourned the joint meeting of the Council and Redevelopment Agency Board.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk