

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

February 24, 2004

**SPECIAL/STUDY SESSION**

**February 24, 2004**

**7:00 P.M.**

CALL TO ORDER

At 7:02 p.m., Vice Mayor Rexroad called the special/study session of the Council to order.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, Jeff Monroe, Neal Peart, Matt Rexroad, David Flory

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle, Tricia Stevens, Joan Drayton, David Ingman, Sue Vannucci

PUBLIC COMMENT

Tom Stallard indicated allegations that Toyota and Honda dealerships were interested in locating in Woodland is not correct and would like to keep the discussions on the issue in a positive vein without false allegations circulated.



## COUNCIL/STAFF COMMENTS AND REQUESTS

Council Member Peart said he had received a copy of the publication "The Woodlander" which distressed him greatly. The hate, lies and deception included in the publication are unacceptable in this City. Council concurred.

Council Member Dote indicated that LAFCO is meeting on agriculture mitigation in Yolo County.

With Council concurrence, the following item was moved to be heard first on the Agenda:

## REPORTS OF THE CITY MANAGER

### RESOLUTION 4519-BONDS TO REFUND COMMUNITY FACILITIES DISTRICT NO. 1 (GIBSON RANCH) SERIES 98-1

City Manager Kirkwood said the City is taking advantage of the tax rates by refunding Bonds. Finance Director Drayton said the refunding will save the City approximately \$200,000.

On a motion by Council Member Dote, seconded by Council Member Monroe and unanimously carried, Council adopted Resolution 4519, a "Resolution Authorizing the Execution and Delivery of a Supplemental Indenture, a Bond Purchase Contract, an Escrow Agreement, and a Continuing Disclosure Certificate; Authorizing the Issuance of Bonds; Approving the Form of the Preliminary Official Statement and the Distribution Thereof, and Approving Other Actions Related Thereto", which will issue bonds to refund the Community Facilities District 1 (Gibson Ranch) Special Tax Bonds, Series 98-1.

### GUIDELINES, COMMUNITY VISION, EXPECTED OUTCOMES AND PROCESS FOR COMMERCIAL DEVELOPMENT PLANNING

Vice Mayor Rexroad indicated the item will discuss the process of planning for development. The Woodland Gateway/Auto Center project is not on the table for discussion.

Director Stevens said the vision for the City is summarized in the Land Use and Community Design portion of the General Plan document, Section 1.A. This document also sets policies for commercial land development. The General Plan is updated every five years. There was a major update in 1996 and a five year in 2002 that included changes in development policies. Council can approve



amendments up to five times per year to include several issues. Amendments require a very extensive review and public involvement. A zoning action is by rezoning or an amendment to the text of the zone. The request may be through Community Development, the Planning Commission, the Council or via a petition by the property owner. Any amendment must go through the entire legal process. The property owner request to rezone is not subject to the streamlining process. Re-submittals by the same applicant are not allowed within one year unless the Council and Planning Commission approve. The City has a high vision and goals are set to meet that vision. This Plan is unique on the emphasis on phased growth and how quickly the City does grow. There is emphasis on small town character.

The commercial mix is very different in every City. There is no formula on how the draw should take place to provide a good mix of commercial venue. Every City must determine that mix on their own merits. Vice Mayor Rexroad said we may have set those goals too far out to make them unachievable. Mayor Flory asked if the City could have something in the General Plan that could identify if the commercial development would be serving the City or the region. City Manager Kirkwood said the General Plan is the primary policy document that the City tries to reach. The implementation section on the General Plan document is very weak. The planning process is very extensive and daunting. Most departments have Master Plans to implement the General Plan. We are having difficulty meeting many of the Levels of Service in the City as identified in the General Plan. All of the hearings on the General Plan were very well noticed. Council had appointed two Members to work on a Sub-Committee for the Gateway project. Staff utilizes these types of committees as a test of how the suggestions will be received. There are many avenues for the public to be involved in issues before the City. The City has indicated that growth should not just happen without thoughtfulness. The allegations of "zoning for dollars" are before many Cities because the market forces guide the City. Council needs to discuss the process for all of these areas.

Gary Sandy said his citizens group represents a wide variety of interests. They are not just Downtowners but are interested in the City as a whole. They wish to maximize sales tax on the site, create an esthetically pleasing development, recruit businesses that will not unduly impact existing businesses, maximize co-location opportunities, land-bank acreage on the site for future dealers and provide incentives for relocation to the mall for auto dealers. There have been open meetings, many people have been invited and have attended. They want to explore the opportunities and promote dialog. The General Plan will guide the process. The City should assure that processes adhere to the Plan. The recommendations are: compatibility to the Plan to be determined by Staff at the time the project is submitted; those compatible to the Plan undergo a feasibility study performed by independent consultants; City staff identify



potential development areas within the boundaries of the General Plan and market them appropriately; smart-growth principles focusing on infill development should be promoted. Woodland needs to retain a sense of a close knit community. Growth should not be used to solve fiscal problems. A shurette style of process should be used to provide citizens input and feedback. Adequate review time for the process should be allowed. Changes to the Plan should be a compelling need. Changes should require a super-majority of the Council and Planning Commission.

Vice Mayor Rexroad asked if the group had discussed the direct appointment of the Planning Commissioners and Mr. Sandy said the Council should not surrender the appeal process that would prevent the process from moving along. However, the General Plan is so important, changes should require a strong recognition of the outcomes of that change.

City Attorney Siprelle said the Council could adopt an Ordinance to require a super-majority vote on General Plan amendments but future Councils could change that Ordinance.

Dottie Huber of Woodlander's for Responsible Government said the interest in this group is overwhelming. They have 53 members now and have 23 additional showing interest. They would like to be a buffer for those people who cannot attend or are uncomfortable attending and speaking before Council. Their mission statement can be found at their WEB site, [www.w4rg.org](http://www.w4rg.org). It is rumored that some type of special sub-committee would be making decisions along with the Planning Commission. This is a citizens group that would have the opportunity for approval on projects. They are very happy with the process at present and do not wish changes made. The City tries very hard to maintain a neutral process.

Yvonne LeMaitre said she wants this process to be a positive one. Citizens are interested and but do not come to the meetings. The public safety has been the Council's priority from the beginning. The net cost of public safety for Fire at \$4.3 million and Police at \$9.1 million, the funds coming from sales and property taxes. The Police Department needs seven new sworn Officers and 3 non-sworn which would put it at 1.26 Officers per 1,000 people. The Fire Department is of great concern. The Department needs 24 new line staff and two support staff members. The City now has a \$2.7 million shortfall per year. Apparatus and equipment are very outdated and does not meet the minimum. The process should include good business decisions to get the money we need to run the City.

Rick Haynes said he was invited three years ago to explain the feasibility of an auto mall for the City. There are local and metro markets. The metro



markets are in Cities such as Sacramento, San Francisco and Los Angeles. We have two dealers willing to relocate to an auto mall type of center. We need to take into consideration the franchise requirements. Cars and hotels generate a lot of sales tax. If we are going to have 50 acres of hotels, we would gather experts to provide input. He challenged that someone take 30 or 60 days to gather letters of intent. The timing issue is critical because the Natomas area is considering an auto mall. The new Airport Metro property may have some impact on local purchasing. If this goes into effect the City will not be receiving any auto sales. We are back to where we were in 1990 because there are no more dealers wanting to move to the proposed site on I-5 and County Road 102. Council Member Dote asked if the Metro project would require rezoning to accommodate an auto mall and Mr. Haynes indicated to the affirmative. If dealers locate on Interstate 5, they would show an economic benefit, but not if they were the only dealer at that location.

Council Member Monroe asked if an auto mall would be built at the Air Metro would his business have a better profit margin if it were located at that site. Mr. Haynes said the dealers would like to be in a higher market but it is not feasible to move. Even if he sold his franchise and moved to the Air Metro, the current franchise would still be here. Vice Mayor Rexroad asked if something would go on that side of town would they stop the dealers from building in the Sacramento County location and Mr. Haynes said they may stall the Sacramento project in that case.

Council Member Peart said the overlay on the Metro is not yet set up for an auto mall. Mr. Haynes said they were not aware of the possible Metro site until very recently. One of his competitors has shown interest. This would be a very good location for an auto mall and if rezoned, would be very successful. They need six franchises to make an auto mall successful. It must be feasible for him and the City. There is not adequate land available at other sites around the City. The local interest in purchase of autos is not sufficient to support a full auto mall and they must draw from other areas to be successful. Extensive advertising will be necessary to draw. Mayor Flory said only two dealers would not be adequate to support the draw.

Council Member Dote said Mr. Haynes had said that they would need to get permission to move to within 10 miles from other dealerships. If a dealer moved into the Metro Airport, where would be they be from and are they not in the same position as having to seek his permission. He agreed but he could deny and show how the economic impact would affect him. They would protest but would probably win. He would have to show severe economic hardship to him.



Pat Murray of the Planning Commission said there has not been a lot of public input. The input that went into the Spring Lake Specific Plan helped the Commission find out the process. They have tried to get more public input. They have had only two people come to speak before the Commission on the 55 acres. Council Member Dote asked for suggestions on how to obtain more public input. Ms. Murray would like the public input that has come this evening be heard earlier. She suggested many afternoon or weekend meetings which might help. Council Member Peart asked if the system was broken and Ms. Murray said it does not appear to be but has concerns that after two years of noticing and discussion, the public indicates they did not know of the project. There was extensive information and noticing undertaken throughout the process.

Dave Sanders is a member of the Planning Commission and said the Commission is committed to achieving the highest quality on all projects in the City. The staff and public help in that area. They do need much more input from the public. The Commission is a citizens' group. They are not paid and volunteer their time because they are interested in and feel the City is important. If a project is inconsistent they need to know upfront. People get information in the paper, with mailings and he does not know what else the City can do to provide that information. The need to know what the people want. What are citizens driving outside the City to purchase. The Commission is also committed to helping the Downtown revitalize and assist the County Fair Mall. We can advertise and tell the citizens what we are doing but the community members are not interested and we never have Commission meetings with the numbers of people present this evening.

Alan Flory asked about a question of a clandestine committee that was going to approve projects. Vice Mayor Rexroad indicated there is no such committee. He asked why development that goes beyond the scope of the General Plan even comes before the Council. He read from page 16 of the General Plan. He said that unless the Plan has a flaw it should not be changed without another vote of the people. If changes in the General Plan are to bring revenue we are traveling along the wrong path. We should consolidate services like the Corporation Yards, with the City, County and School District into one unit. City Attorney Siprelle said the General Plan had a Referendum brought to repeal the adoption. The measure was defeated and future amendments to the General Plan do not require voter approval.

Colette Stewart said the auto mall project started with City Staff and went to the Planning Commission. The Council changed the zoning. The Council did not know the feelings regarding the issue when the zoning was changed. There is nothing wrong with the process. It should not be more complicated. The concern is the Downtown. There are other areas of the City that should be considered other than the three or four block area in the Downtown.



Brenda Cedarblade said the Downtown is the basis of the community and should be considered in all actions. She has been to many Planning Commission meetings and there have been several people who have spoken. People do not come to the meetings because no one listens. Council should go out and talk to the people and find out what people think.

Al Eby said he noticed in another City that there is a big billboard with the project item number posted and when it will be discussed. He owns several WEB sites and these projects could be on these sites.

George Phillips represents Mr. Petrovich and feels the process has taken a lot of negative turns. He hopes the process from this time forward will be positive and be balanced. They feel there have been mistakes in the process and would like that to change the next time. Council Member Peart said that the land was to be purchased by Mr. Petrovich and Mr. Phillips confirmed the purchase.

**Council recessed from 8:45 to 8:55 p.m.**

Vice Mayor Rexroad reported that Bob Vellasco of Grubb and Ellis, which is part of Target, has indicated they will not be expanding on the current site at the County Fair Mall.

Council Member Peart said he does not feel the process is broken but needs to be enhanced. The problem was that ideas were presented but it was not known if they were affordable. He and Council Member Dote spent a great amount of time on the project. In regard to public input, Council never heard anything from anyone until the eleventh hour. He does not know how to get the public engaged earlier. He is out among the public and hears a great deal, but cannot hear everything. We are elected by the people and that is what we are here for.

Council Member Monroe said this was a beneficial process and he learned a great deal. He needs to think about the information provided prior to going forward.

Council Member Dote said there has been a lot of thought but she is not ready to make recommendations as yet and wants to think about what has been stated. Perhaps an increased outreach effort is needed. She would like to prepare something with help from others for Council to consider.



Mayor Flory would like the three groups represented this evening to join on this and other issues. He does not think the process is broken. The information needs to be provided to the Council in a timely manner so they can digest.

Vice Mayor Rexroad would like more public involvement. The financial reporting sessions are not very well attended and they are much more important to the citizens. The WEB upgrade for full information sharing is a requirement that is needed regardless of the cost. He would like to have Council directly appoint the Planning Commissioners. The Commission should reflect what the current Council has as their vision.

Mayor Flory said he thought they would take the information and set up another workshop to discuss the enhancement of the process. Council Member Dote agreed and would like to have the meeting jointly with the Planning Commission.

#### COMMUNICATIONS - WRITTEN

##### NOTICE OF PUBLIC INFORMATION WORKSHOP-FEBRUARY 25, 2004-NUEVA VISTA SUBDIVISION PROPOSED FOR FORMER SUTTER STREET CORPORATION YARD

Council received notification of a public information workshop to be held by City staff regarding the Nueva Vista Subdivision to address community concerns regarding traffic impact and storm water drainage concerns in the Beamer Park community. This workshop will be held on Wednesday evening at 7:00 p.m. in the Council Chambers.

#### ADJOURNMENT

At 9:09, Vice Mayor Rexroad adjourned the special/study session of the City Council.

Respectfully submitted,

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Sue Vannucci, CMC, City Clerk