

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

July 2, 2002

**CITY COUNCIL**  
**REGULAR SESSION**

CALL TO ORDER

Mayor Flory called the regular meeting of the Council to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join the Council in the Pledge Allegiance led by City Manager Kirkwood. The pledge was followed by a rendition of Happy Birthday to City Manager Kirkwood.

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, Charlie Wilts, Sue Vannucci, Dean Shelton, Susannah Reinhardt, Karl Diekman, Dan Gentry, Dan Rice, Steve Harris, Gary Wegener, Bruce Pollard, Andy Pugno, Wendy Ross, Margaret Vicars, Paul Hanson

OTHERS PRESENT: Contract Planner Heidi Tschudin, Contract Engineer Nick Ponticello

COUNCIL MINUTES

On a motion by Council Member Monroe, seconded by Council Member Dote and carried, Council approved the minutes of the June 18, 2002 Regular Council meeting as presented. Vice Mayor Rexroad abstained.



## COMMUNICATIONS - WRITTEN

Council received from Pacific Gas and Electric a Notice of Filing of Application for Gas and Electric Revenue Increases: 2002 Attrition Revenue Adjustment Proceeding.

## COMMITTEE REPORTS

Council received a report from Library Services Director Marie Bryan transmitting the minutes of the Library Board of Trustees meeting of April 15, 2002.

Council received a report from Assistant City Manager Phil Marler transmitting the minutes of the Manufactured Homes Fair Practices Commission meeting of May 9, 2002.

Council received a report from Parks, Recreation and Community Services Director Dan Gentry transmitting the minutes of the Commission on Aging meeting of June 11, 2002.

Council received a report from Public Works Director Gary Wegener transmitting the minutes of the Tree Commission meeting of June 17, 2002.

Council received a report from Community Development Director Steve Harris transmitting the summary of the Planning Commission actions taken at their meeting of June 20, 2002 as follows:

- a. conditionally approved replacement of flagpole on Hotel Woodland with one containing a cellular antennae and installation of equipment shelter on roof.
- b. conditionally approved conversion of Towne Pump at 300 West Street to a Delta Petroleum.
- c. conditionally approved Design Review Phase I of California Home's Nantucket Subdivision, Tentative Map 4060 along Hershey and Hecke Drives.
- d. received presentation from Parks Director Gentry regarding possible sites for new Senior/Community Center.



## PUBLIC COMMENT

Hays Fisher of the Commission on Aging and Senior Center Board announced there will be an Ice Cream Social from 1:00 to 4:00 on July 4<sup>th</sup> at the Senior Center.

Colette Stewart advised Council that Cable rates are up 10% effective July 1<sup>st</sup> and were raised 10% on January 1, 2002. She asked that when the franchise is up in fifteen years, Council put some price controls on the rate increases. Mayor Flory advised Ms. Stewart that the Federal Communications Commission governs the Cable Franchise and their rates. He asked Assistant City Manager Marler to place a memo to the file to discuss the rates with Charter in the future years. Assistant City Manager Marler said there had been a town meeting very well advertised whereby citizens could come and express their concerns to Charter Communications. Five people attended. The concerns about rates should be expressed to the FCC as we have no control.

## COUNCIL AND STAFF STATEMENTS AND REQUESTS

City Manager Kirkwood read "The American's Creed" and gave some background on how it was developed.

Vice Mayor Rexroad indicated that the City should review the WEB page for the City of West Hartford, Connecticut for ideas regarding our own site. City Manager Kirkwood also suggested viewing the City of San Mateo, California site.

Council Member Dote stated the Senate had postponed the budget hearings until August.

Council Member Monroe asked that a future Agenda contain an item on public safety funding. He would like some mechanism to increase revenue for employment of additional Police Officers and Firefighters. He proposed with any new revenue generators in the City, 35% of sales tax should go toward the employment of these Safety Officers. City Manager Kirkwood said that Council can establish budget policy for one year only and cannot commit future revenues as per Proposition 218 and related laws. Mayor Flory asked City Manager Kirkwood and Finance Director Vicars to meet with Council Member Monroe on this issue. Council Member Dote said at the League of California Cities meeting in October, this item will likely be discussed.

Mayor Flory asked that letters be sent to Assembly Members Thomson, Dickerson and Herger to urge them to support and pass the Senate version of the budget on Saturday. The City Manager will so draft.



## PRESENTATIONS

### CERTIFICATE OF APPRECIATION TO INTERIM CHIEF OF POLICE DEAN SHELTON

On a motion by Council Member Dote, seconded by Council Member Monroe and unanimously carried, Council presented a Certificate of Appreciation to Dean Shelton, Interim Police Chief. City Manager Kirkwood commended Chief Shelton for his attitude and taking charge of the Department during the recruitment period. Vice Mayor Rexroad read and presented the Certificate to Chief Shelton.

### PARKS AND RECREATION MONTH

On a motion by Council Member Peart, seconded by Council Member Monroe and unanimously carried, Council proclaimed July as Parks and Recreation Month. Council Member Peart presented the Proclamation to Dan Rice, Recreation Manager. Manager Rice highlighted those activities going on during the month of July in the Parks, Recreation and Community Services Department.

### QUALITY OF LIFE BY VALLEY VISION

Meg Stallard presented a report on the 2002 Quality of Life Index for the Sacramento Region which was created in partnership with Valley Vision, California State University at Sacramento and the Sacramento Area Council of Governments.

## CONSENT CALENDAR

City Manager Kirkwood requested the following items be removed from the Consent Calendar:

### RESOLUTION APPROVING NEGATIVE DECLARATION DOCUMENTS AND AWARD DESIGN BUILD CONTRACT FOR NEW POLICE STATION

City Manager Kirkwood stated the language under Item 6, Contract Documents, the Fifth Element of the "Chapter 00410 Owner-Designer/Builder Agreement for the City of Woodland Police Station Capital Project No. 96-19" and been changed since delivery to Council to state: "Design/Builder's Proposal Dated April 23, 2002 including all Proposal Exhibits, and written amendments



dated June 27, 2002 herein incorporated by reference, as accepted by the City per award of the City Council".

AGREEMENT WITH YOLO COUNTY FOR TRANSFER OF HAZMAT/WEAPONS OF MASS DESTRUCTION EQUIPMENT TO THE CITY OF WOODLAND

City Manager Kirkwood stated that the Agreement language for this item had changed and Council had received those changes as a handout this evening. The revisions had been made between the City Attorney and the County Counsel to correct grammar, provide definition and were not substantive. Council authorized the Mayor to execute an "Agreement with the County of Yolo for the Transfer of Equipment Purchased Under the Weapons of Mass Destruction Grant", with the changes as indicated above.

Council Member Dote requested the following items be removed from the Consent Calendar:

DRAFT OF THE CAPITAL BUDGET FOR FISCAL YEARS 2001-02 AND 2003-04

Council Member Dote asked if some of the projects on the project summary list were items that had been completed. Director Wegener stated that this covers the period 2001-02 and includes those items that had been completed during the last year. Council Member Monroe asked about Project 98-10, City Hall Expansion Phase II, and Project 01-23, Gibson Road Pedestrian/Bike Over-crossing and Bike Path. Director Wegener said portions of Project 98-10 had been completed. Project 01-23 may not be completed simultaneously with the new high school construction as funding may not be entirely in place. At present the design is underway. Traffic Engineer Bruce Pollard said they are working on the conceptual designs and right-of-way which should be completed by October of 2002. Half of the funding is from the Spring Lake Specific Plan, which is not yet complete.

PROFESSIONAL SERVICES CONTRACT FOR EMERGENCY MEDICAL SERVICES PROGRAM ADMINISTRATION

Council Member Dote asked if this is contract will be a year-to-year. Fire Chief Diekman said it can be terminated with the proper notice. Council Member Dote would like to have the service reviewed annually. Chief Diekman said the final version of the contract can have a clause to review each year should Council so desire. City Attorney Siprelle asked for direction as to whether the Council wished to be the reviewing body. It was Council consensus



that the Chief would review. The contract will be revised with the suggestions from Council Member Dote. Council authorized the City Manager to execute a revised Contract for Services, incorporating those changes as discussed above, with John Michelini in an amount not-to-exceed \$22,000 annually to provide Emergency Medical Services program administration.

#### IMPACT OF PROPOSED CACHE CREEK CASINO EXPANSION

Council Member Dote indicated she supported the Staff recommendation in regard to the proposed Casino expansion to concur with the Yolo County Board of Supervisor findings that the draft Environmental Evaluation is inadequate, a traffic analysis be revised and resubmitted to the County and the City, request the Rumsey Band of Wintun Indians to work with the City to mitigate traffic impacts within the City and draft a letter so indicating these findings. She said there are several properties East of Woodland that would be better suited to provide surface parking for mass transit provisions to the Casino. Director Wegener said traffic studies will tell us more about all of these concerns. Council authorized the actions in the Staff recommendations.

Following discussion on or revisions to items removed from the Consent Calendar, on a motion by Vice Mayor Rexroad, seconded by Council Member Dote and unanimously carried, Council approved the following items:

#### MONTHLY STATUS REPORT FOR COMMUNITY DEVELOPMENT

Council received the Monthly Status Report of activities and projects by the Community Development Department during June 2002.

#### MONTHLY STATUS REPORT FOR PARKS, RECREATION AND COMMUNITY SERVICES

Council received the Monthly Status Report of activities and projects by the Parks, Recreation and Community Services Department during June 2002.

#### MONTHLY STATUS AND CAPITAL BUDGET EXECUTION REPORTS FROM PUBLIC WORKS

Council received the Monthly Status and Capital Budget Execution Reports for Public Works projects during June 2002.



#### REQUIREMENTS/CONSIDERATIONS FOR WAREHOUSE CONVERSION

Council received a report as requested on the possible implications and considerations in developing standards for the conversion of warehouse and distribution facilities to other industrial, manufacturing or office type uses.

#### SPRING LAKE SPECIFIC PLAN ADVANCE OF FUNDS AND REIMBURSEMENT AGREEMENT RATIFICATION

Council ratified the City Manager's approval of an Agreement for Advance of Funds and a Reimbursement Agreement with the Spring Lake Planning Group concerning the costs of administering the Spring Lake Specific Plan.

#### RESOLUTION 4363, APPROVING NEGATIVE DECLARATION DOCUMENTS AND AWARD OF DESIGN BUILD CONTRACT FOR NEW POLICE STATION, PROJECT 96-19

Council adopted Resolution 4363, "A Resolution of the City Council of the City of Woodland Making Findings, Approving a Mitigated Negative Declaration and a Mitigation Monitoring Program, and Awarding a Design/Build Contract for a Police Facility (Capital Project 96-19) to McCarthy Building Companies, Inc." in the amount of \$10,727,678; authorized expenditures in the amount of \$12,600,000; directed the City Manager to execute the Contract on behalf of the City.

#### TREE COMMISSION WORK PLAN

Council approved the Tree Commission's Annual Work Plan.

#### SELECTION OF A FINANCIAL CONSULTANT FOR FIRE FINANCING

Council authorized the City Manager to enter into a Contract for Services with MuniFinancial to develop funding solutions for the Fire Department in cooperation with the Council Committee and staff.



### SET PUBLIC HEARING FOR APPROVAL OF LIENS FOR WASTE MANAGEMENT

Council set a Public Hearing for July 16, 2002 for Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to asses liens against real property to collect delinquent accounts.

### RESIGNATIONS FROM CITY BOARD AND COMMISSIONER MEMBERS

Council accepted the resignations of Burr Shafer from the Commission on Aging and James Staker from the Planning Commission, effective immediately.

### RESOLUTION 4364 - AMENDING EXISTING PROFESSIONAL SERVICES CONTRACTS WITH CONTRACT PLANNER AND CONTRACT ENGINEER

Council adopted Resolution 4364, a "Resolution of the City Council of the City of Woodland Authorizing Amendment to Contracts with Planner Heidi Tschudin and Engineer Nick Ponticello" to allow for continued consulting services through December 31, 2002.

### PROJECT PROGRAMMING SUMMARY SHEET FOR PROJECT 00-56, COURT STREET REHABILITATION

Council approved the revised Project Programming Summary Sheet for Project 00-56, Court Street Rehabilitation Project and authorized \$383,600 to be added to the Capital Budget for this fiscal year.

### JOINT POWERS AGREEMENT OF THE YOLO COUNTY HABITAT/NATURAL COMMUNITY CONSERVATION PLAN

Council authorized the Mayor to sign a Joint Powers Agreement for the Yolo County Habitat/Natural Community Conservation Plan Joint Powers Agency and an Agreement Regarding Mitigation for Impacts to Swainson's Hawk Foraging Habitat in Yolo County which would provide for the City to be part of the JPA.





PROJECT PROGRAMMING SUMMARY SHEETS FOR SPRING LAKE SPECIFIC PLAN DRAINAGE PROJECT 02-36 AND SEWER SYSTEM INFRASTRUCTURE PROJECT 02-37

Council approved the Project Programming Summary Sheets for the implementation of the Spring Lake Specific Plan Storm Drainage Project 02-36 and the Sewer Infrastructure Project 02-37 needed to serve the development and the future General Plan Master Plan Remainder Area.

PROJECT PROGRAMMING SUMMARY SHEET FOR PROJECT 02-30, EAST MAIN STORM DRAIN REPAIR

Council approved the Project Programming Summary Sheet for the East Main Street Storm Drain Repair Project 02-30.

RESOLUTION 4365 - RESOLUTION PLACING PROPOSED REVISIONS TO MANUFACTURED HOME SPACE RENT CONTROL ORDINANCE ON THE NOVEMBER 2002 BALLOT

Assistant City Manager Marler and Chairperson of the Manufactured Homes Fair Practices Commission (MHFPC), Bill Marcus, presented a historical perspective of the Manufactured Homes Ordinance and the activities of the Commission. The Ordinance specified that semi-annual reports would be provided to the Council. Accomplishments have been made through the 13 meetings thus far. The Regulations to administer the Ordinance have been developed, as have registration and rent adjustment forms. The rent has been managed in the 6 parks with 611 spaces and inspections within the limitations the State sets for the City have been completed. Council approved the recommendations of the Commission for registration and Net Operating Income fees. Rents were rolled back to the 1996 levels effective December 1, 2001 and subsequent increases were limited to CPI adjustments. The Ordinance specifically states there will be no cost to the City to administer. However, \$30,500 in fees were collected with a total cost to date to the City at \$181,900, including the \$37,000 to conduct the election.

Those problems discovered with the Ordinance are significant to minor in nature. Parks which are resident-owned were included in the language, as was affordable housing. Proposed changes to the Ordinance are: exemption of resident-owned spaces; exemption of spaces subject to affordable housing covenants; insertion of the CPI calculation in year 2 plus for NOI adjustments; specification of a proper CPI index; clarification that City inspections of the



parks are limited to areas not pre-empted by State law; elimination of provisions that are not enforceable and represent a legal risk to the City.

Vice Mayor Rexroad would like to add a change to the proposed revisions to include language whereby when the number of Manufactured Home spaces shrinks to 50 or below, the Ordinance be automatically repealed. The costs would be prohibitive for those remaining under the Ordinance to pay. Council concurred. Council Member Monroe asked about insertion of the Consumer Price Index as most residents have no idea what that means. Mr. Marcus said this does not put a limit on the rent increases but there is no clear standard and language to prevent possible litigation.

Mayor Flory said there have been comments about the CPI and parking issues. Mr. Marcus said the rules in the existing Ordinance are based on how the Board interpreted the law. There is disagreement on how to read the Ordinance. The Board feels the CPI over the period from 1996 to 2001 should not exceed 3% annually compounded over that period, which is slightly over 18%. The residents feel that each individual year should be capped at 3%. The second issue is in respect to the parking and whether it is a fee for services or an element of rent. There were no parking fees in 1996 and was added in 1998 or 1999. Mayor Flory asked if the decisions of the Board are independent from the Council and Mr. Marcus stated that only fee setting and the cleanup Ordinance comes before Council. There is no appeal to Council.

Marilyn Rush, President of the Leisureville Residents Association, said the residents at the Park are in support of these changes. It will allow Leisureville to continue to offer affordable living for seniors; allow for more affordable housing for low and very low income residents; the amendments do not weaken the original Rent Control Measure. Woodland residents in these parks will continue to be protected under the original measure. They will assist the Commission in administration of the Ordinance and eliminate irrelevant language. They are submitting arguments in favor of the changes.

Council Member Monroe asked if a sunset clause would apply to Royal Palm and Idle Wheel. Vice Mayor Rexroad said he proposes if the number of qualified spaces falls below 50, the Ordinance should sunset. Should Idle Wheel and Royal Palm be purchased by the residents, it would leave only the Bells Trailer Village as qualifying. Commission Attorney Andrew Pugno suggested that Council have the discretion to convene and repeal the Ordinance when the number reaches the level to trigger a sunset. This would eliminate returning to the voters for approval.



Cindy Heavens of Community Housing Opportunities Corporation said that CHOC would be submitting a letter of support in regard to the Ordinance revisions.

On a motion by Council Member Dote, seconded by Vice Mayor Rexroad and carried by unanimous vote, the Council approved the CEQA findings and adopted the Negative Declaration for the proposed changes to the Manufactured Home Space Rent Control Ordinance.

On a motion by Council Member Dote, seconded by Council Member Peart and carried by unanimous vote, the Council adopted Resolution 4365, a "Resolution of the City Council of the City of Woodland Submitting to the Voters of the City of Woodland a Proposition for an Ordinance Amending Chapter 16B of the City Code, Relating to Manufactured Home Space Rent Control, to be Voted Upon at the Next Regular Election, and Requesting the County of Yolo to Consolidate the Election on the Proposition with the General Election of November 5, 2002 and to Provide Services Relating to the Election". City Attorney Siprelle will include the language "should the number of mobile home spaces in the City subject to the rent control provisions falls below 50, the City Council has the discretion to repeal the Ordinance".

#### LEAGUE OF CALIFORNIA CITIES CONFERENCE DELEGATES

On a motion by Council Member Peart, seconded by Vice Mayor Rexroad and carried by unanimous vote, Council appointed Council Member Dote as the primary and Mayor Flory as the alternate voting delegates to the Annual Conference of the League of California Cities in October, 2002.

#### BOARD AND COMMISSION MEMBER APPOINTMENTS

On a motion by Council Member Dote, seconded by Vice Mayor Rexroad and carried by unanimous vote, Council appointed Laddie Watson to the Commission on Aging and Kay Clement to the Manufactured Homes Fair Practices Commission. Council removed David Sanders name from consideration for the Planning Committee appointment pending further information.

#### PUBLIC HEARINGS



## ORDINANCE 1346 - SPRING LAKE SPECIFIC PLAN PRE-ZONING

Contract Planner Heidi Tschudin said the pre-zoning for the Spring Lake Specific Plan area would establish five zoning districts. These zones coordinate exactly with the land use design.

At 8:11, Mayor Flory opened the Public Hearing. Upon receipt of no comments, the Public Hearing was closed at 8:11.

On a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried by unanimous vote, the Council found that the pre-zoning is covered by the certified Turn of the Century Environmental Impact Report (SCH #99022069 of August 15, 2000) and adopted Addendum to the Turn of the Century EIR of December 18, 2001, and requires no other CEQA clearance.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by unanimous vote, the Council adopted Ordinance 1346, "An Ordinance of the City Council of the City of Woodland Adding Article 12.5 to Chapter 25 of the Woodland City Code to Establish Pre-Zoning Districts for the Spring Lake Specific Plan Area and Pre-Zone Land in the Spring Lake Specific Land Area".

## HOUSING ELEMENT

Community Development Director Harris indicated that Council had requested the Policy document , Sections II-Adequate Sites and III-Quantified Objectives, return to Council prior to submission to the State Department of Housing and Urban Development. Refinements have been made to the Approved/On-Line Units and Residential Holding Capacity Analysis due to additional information received. With the completion of the Casa del Sol, 37 additional units will qualify in the affordable range. The remaining 116 units can be counted as preserved if the 45 year affordability restrictions are placed on them. The 48 unit Crosswood Apartments is in negotiations for sale whereby the new owner would preserve all of the units as affordable. The remaining need for the City would be at 143 units.

Council Member Peart asked if the City strive for 35% was consistently at that percentage. Director Harris said that the Spring Lake Specific Plan was approved with the average density of just over 7. The Planning Commission also discussed a policy that all future development would have an average minimum density. In this case, 35% of all new units would be above 8 per acre, which in the Southeast area, there are a number of the homes under construction at this time at 5 or 7 per acre. Council Member Peart said that at 8



per acre an apartment complex would then apply. He feels this is a very high percentage. Director Harris said we have built out at higher densities than many other Cities in the Sacramento region. Rik Keller of Mintier and Associates said this came from the previous housing element. Council Member Peart indicated the City must provide emergency housing for the health and safety of Woodland residents and asked how is that achieved. Director Harris said we accomplish this by continuing to support those agencies who provide those types of services. Council Member Peart feels the 35% is extremely high and would like further discussion. Vice Mayor Rexroad said "fast-tracking" these approvals is stated in the element and feels all projects should be "fast-tracked", unless this is a specific requirement of law for these projects. Director Harris said it is not a law and he does have a concern about treating some projects differently than others. This is a policy that the affordable housing advocate groups would like to see. The Conditional and Zoning Administrator Permits allow fast tracking. City Attorney Siprelle said this could open the possibility of litigation. Council Member Dote said within Spring Lake, the percentage was at 28.72% but there was some offsite that would help meet the 35%. The 35% was reached in SLSP but not all is being built onsite, some is outside the development. There is a fee to be collected from SLSP market builders to pay for that offsite development to meet the 35%. Mayor Flory asked what happens if we do not have the available land to meet that percentage offsite. Council Member Dote said it is a strive for. Council Member Peart said the 35% becomes an extreme financial burden on the project. Some of the amenities in the SLSP had to be deleted in order to meet these affordable housing goals. He wants to look at this plan prior to submission. Twenty-seven percent is what had been the target. Mr. Keller said this related to density and 35% of the units would be 8 per acre.

At 8:30, Mayor Flory opened the Public Hearing.

Leslie Marcus of Legal Services said the concerns identified in their May 16, 2002 letter had not been addressed. Adequate sites, vacant land and Redevelopment land inventories are still included which should be changed. There are no meaningful changes to add potential units. There are 24 downtown units shown with no method on how they will be developed. She encouraged Council to restore the Historic CDBG funds to develop housing that is affordable. A policy to develop minimum design standards for developers should be done and they should be "fast tracked". The 35% is not entirely about affordability, but a variety of housing. Minimum design standards can be developed to keep financial feasibility concerns at a minimum. The 35% is something to strive for and is not expected to be met in one area and not just for low income.



At 8:40, Mayor Flory closed the Public Hearing.

Vice Mayor Rexroad feels he needs to study this issue more thoroughly prior to submission. Council Member Peart concurred. Council Member Dote asked whether there were legal deadlines associated with submission and Director Harris said this needs to reach the Sacramento Area Council of Governments in July. Council Member Monroe and Mayor Flory agreed more attention was needed on the issue prior to submission. It was the consensus of Council to continue the hearing on this item to a date certain, that of July 16, 2002. Council Member Peart asked for assigned percentages, targets for densities and affordability for the Cities of Roseville, Davis, Rocklin, and Yuba City. Council Member Dote said the Southeast Area and the Spring Lake Specific Plan Area affordability seems higher than she had previously thought. Director Harris said this is the language as adopted. She asked about monitoring the Section 8 program and how that would be achieved. Director Harris said we could influence via a formal request from the Council to the Housing Authority. She asked if we have a comprehensive annual housing monitoring program. Director Harris said with recruitment beginning shortly for a Planning position, one of the duties of that person will include this element and address a number of apartments in the City with these programs. Mayor Flory asked if the Redevelopment Manager will be on this project and Director Harris indicated the staff person to be hired will be working for the Redevelopment Manager. A report on the structure will return to Council when available.

On a motion by Council Member Peart, seconded by Council Member Dote and carried by unanimous vote, the Council continued the Public Hearing to a date certain, that of July 16, 2002.

**Council recessed at 8:46 p.m. and reconvened at 8:55 p.m.**

REPORTS OF THE CITY MANAGER:

REGULAR CALENDAR:

RANK SITES UNDER CONSIDERATION FOR THE SENIOR/COMMUNITY CENTER, PROJECT 00-15

Parks, Recreation and Community Services Director Dan Gentry presented the sites under consideration for the new Senior/Community Center



for review. The three possible sites include, in priority order, a 40 acre site South of the present County Fair Mall, the Crawford Park tennis court site and the site adjacent to East Street, North of Cross. Originally, there were seven sites under consideration which were ranked against a possible score of 48. Several of the original sites were identified as unfeasible or no longer available. In discussions with Council, other sites were considered and proposed leading to those three presented. Each of the three sites has advantages and disadvantages. However, the highest-ranking site of the final three was that of the Mall site.

Council Member Monroe asked about funding for purchase of the land and Director Gentry indicated there was \$2 million available for the purchase from Measure H . Council Member Peart asked if the Community Park would be included and Director Gentry indicated it is suggested for another location at 40 acres. Finance Director Vicars indicated this is not part of the SLSP and has nothing to do with the Regional or Community Park.

Council Member Monroe asked if the people who own the property want all of the property purchased. Director Vicars said that is money for the soccer fields and the Center and may be an adequate amount to purchase for both uses. The Mall could then purchase the land from the City should they wish to expand in the future. The Senior/Community Center would be on the South portion of the property at fifteen acres and the balance would be set aside for the soccer fields. The Storz Pond would not go forward and would remain a detention basin. There is \$350,000 in funds available should the Storz Pond be determined to be the soccer field site.

Mayor Flory asked how feasible it would be to move the soccer fields from the Center site in the future and Director Gentry said this land will be at a much higher value in future years should it be sold at that time. The SLSP could accommodate these fields when developed.

The railroad site is 5.6 acres in the Redevelopment Area. Council Member Dote asked is any environmental analysis has been done on this site and Director Gentry responded that none has been done to date. Vice Mayor Rexroad asked about the cost of the property. Director Gentry said the initial report is at \$176,000 per acre. Vice Mayor Rexroad asked why the Parks Commission had rated Crawford Park higher. Chairperson of the Commission, Tanya McKay, said the were only four Commissioners present at the meeting and the one Commissioner has since changed their rating to Crawford Park as Number 2. Council Member Peart asked if it was discussed that the project would not move as quickly if the Mall site were selected. Chairperson McKay said they felt the railroad site would be very slow, but that the Mall site should not move as slowly. Council Member Peart said the Commission on Aging had





been pushing to move as quickly as possible and Crawford would move faster than any other site. Those interested need to know the time constraints attached to each site. Council Member Monroe asked for an estimate in the time and Director Gentry said it would take approximately one year longer between the Crawford Park site and the Mall site. The available funds to construct the Center at the Mall site is a big advantage. The railroad site would allow for a 23,000 to 29,000 square foot facility versus a 40,000 square foot facility on the other two sites.

Council Member Monroe indicated there had been a willing seller on the 160 acres South of Crawford Park. Director Gentry said that piece is not within the City limits. Council Member Dote asked if there is any infrastructure on the Mall site and Director Gentry said there is \$250,000 to pull the infrastructure.

Betty Martin of the Commission on Aging was on the Center Study Committee. She has a concern about a gymnasium being attached to the Center. It could not be fully utilized at the Crawford Park site due to the area and should be located separately in another area not attached to the Center.

Hays Fisher of the Commission on Aging was also on the Center Study Committee. He feels the 40 acre site South of the Mall is the best location. It would also help the economic base of the Mall.

Lou Clark of the Commission on Aging feels the Crawford Park site is the best.

Beverly Radford feels the Crawford Park site is the best location. The soccer fields should not be located next to the Senior Center. Crawford Park is more centrally located for the seniors.

Colette Stewart of the Commission on Aging said the Center location requires more land because it is not just for seniors. The traffic flow at the Crawford Park location will be a problem as well.

Keith Mannee was on the original Center Study Committee and feels the Mall location is the best.

Tanya McKay said the benefit of the soccer fields added to the site outweighs the delay in completion. The Center is not tied directly to the fields but is an innovative way to share the funds and cut costs.

William Patterson likes the Crawford Park site because the City owns the land and the transportation goes to that site already.





Joyce Hall said there are petitions circulating demanding that the City not utilize any park for the Center. The citizens fought hard for their parks and they should remain as parks alone. The 40 acres is the best site for the facility. There is easy access, the traffic is outside of the residential areas, and more sports areas are needed in the City.

Debbie Kennedy of County Fair Mall feels that her reservations would be addressed and solved.

Ann Reynolds said housing proposed South on College Street will cause traffic to increase. Additional children from that development will be utilizing this park as well. There are too few parks in the City at present and these need to remain.

Frank Paladini agreed the 160 acre area should be pursued as the Center site.

Eleanor Keyes said the people have stated very clearly how the Mall site would be the best.

Mike Radford, Chairperson of the Commission on Aging and on the Board of the Senior Center feels Crawford is the best site.

Jeff Durst lives near the park and that is why he purchased his home. He does not want the Center located in Crawford.

Mayor Flory said the 160 acres South of Crawford has been under discussion for purchase by the City at some point. Director Wegener said the infrastructure would be problematic and costly to that site at this time.

Vice Mayor Rexroad said the Senior Center could go at Crawford and a Teen Center could be elsewhere. The railroad property is a far distant choice in his opinion. The Crawford Park site is a cost savings. Spending \$2 million to purchase land is not a prudent choice. The railroad property is a commercially viable property but is a loss of sales tax to the Redevelopment Agency if used for the Center. Once the soccer fields are constructed at the Mall site, they will never be moved.

Council Member Peart would like this on the City site because it saves tax dollars, but the 40 acres also is a good site. The Commissioners support the Mall location. It gives the City a very nice site and soccer fields.

Council Member Dote feels the railroad site should be eliminated from consideration due to the environmental concerns. Crawford was originally a



good idea but the Mall site provides room for a good facility. The playing fields can be moved if necessary and there is already public transit to the Mall. The 160 acres South of Crawford is not viable at this time.

Council Member Monroe would like to see the 160 acres as a Regional Park. The railroad property is not a good site for this type of project. The Crawford site would be more acceptable should the facility be only for seniors. The 40 acre site has more opportunities.

Mayor Flory said the soccer facilities need to be top notch and should not be moved. Triple Net Properties, owners of the Mall, want first option to purchase that property. They would not be granted that option lightly. His first choice is the Crawford Park site with the Mall site as second.

On a motion by Council Member Peart, seconded by Council Member Dote and carried, the Council directed staff to move forward with the 40 acre Mall property as the primary location for the Community/Senior Center and rescind the prior action to authorize a Letter of Intent to acquire the Union Pacific Railroad property. Mayor Flory and Vice Mayor Rexroad voted no. As a matter of clarification, should negotiations be unsuccessful on the 40 acre site, staff will return to Council for direction.

#### REDEVELOPMENT AGENCY

At 10:20 p.m., Mayor Flory recessed the meeting of the Council and reconvened as the Redevelopment Agency Board. During the Redevelopment Agency meeting, Council and the Board held a joint Public Hearing in regard to the Section 108 Application. At 10:29 p.m., Mayor Flory reconvened the meeting of the Council.

**At 10:29 on a motion by Council Member Dote, seconded by Council Member Monroe and carried by unanimous vote, Council extended the meeting until 11:00 p.m.**

#### REPORTS OF THE CITY MANAGER (continued)

##### REGULAR CALENDAR (continued)



## INTERSTATE 5/COUNTY ROAD 102 OVERLAY ZONE AMENDMENTS AND SCHEDULE PUBLIC HEARING

Associate Planner Hanson said that in February of 2001 the Planning Commission had recommended amendments to the Zoning Ordinance, Community Design Guidelines, Southeast Area Specific Plan and the General Plan as they relate to the Interstate 5 and County Road 102 area. Council had directed staff to begin those amendments which are so recommended. The Commission has made those adjustments and present to the recommendation to adopt a map to designate this area as the entryway into the City; amend the Community Design Guidelines to require classic and historic architecture in the area to include a landscape plan; amend the General Plan and Zoning Ordinance to provide for consistent entryway development standards; modify Highway Commercial Zone to serve traveling public and limited commercial uses; amend the Zoning Ordinance land use table; rezone Industrially zoned land; and amend the Southeast Area Specific Plan use table. Specific amendments are outlined in the staff report.

Mayor Flory said the agreement the City made with the County on the land at County Road 102 and I-5, states that if annexed, it would be as an auto mall. Planner Hanson said that is what was transferred into the General Plan and was part of the EIR for the original 55 acres and was evaluated as an auto mall site, with only 5 acres as highway commercial use. Mayor Flory asked if the agreement indicates whether the County has recourse and Planner Hanson said that has not been determined. Vice Mayor Rexroad asked why we would want to do this and Planner Hanson said it would define this area as an official gateway to the community and to upgrade the design guidelines that would enhance this area, would reflect the historic downtown Woodland and bring the characteristics to this area. Director Harris said the amendments are on the policy level with development of policies, Community Design Guidelines and General Plan policies. The second level involves more of the regulatory factor on zoning and land use changes as this is the first off ramp into the City from the South along I-5. Certain industrial uses will be "grandfathered" in which are more low density in nature and to increase higher density, with retail, office or other industrial uses. Vice Mayor Rexroad asked if this simply regulates the way commercial use is presented to the community as they drive by or does it state specific things they can do in that area. Director Harris said yes to both questions. It establishes and regulates design standards for this area and regulates land uses and zoning. Currently the 55 acre auto mall site fits into that scheme with the balance of the uses to be auto related. The Woodland Investment Group would like to expand those allowed uses within the highway commercial zone. Vice Mayor Rexroad stated the primary way to provide a good entry to tie to Woodland would be to plant Oak trees on I-5 between County Road 102 and the Causeway.



Mayor Flory asked exactly what the changes consist of for the area when annexed. They need to be aware of those changes and the impact of the square feet of retail. He would like to see those changes to that Council would see what they will look like. Planner Hansen said that was part of the I-5/CR 102 study a year ago and he will return with that information.

Council Member Peart was on the initial Entrance Committee and the major concern was to beautify change some of the zoning. We need to look what is viable for the 55 acres. He would like to look at this for uses to be compatible for the City and uses. Council Member Monroe agreed. Vice Mayor Rexroad said staff is working with CalTrans on tree planting in this area. Council Member Peart said that CalTrans needs to keep their weeds under control as well. Planner Hansen said they are working on a draft landscape plan. Director Harris said the first reading of this proposed Ordinance will return to Council on July 16, 2002.

#### SOUTHEAST AREA INFRASTRUCTURE FEE ADJUSTMENT

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by unanimous vote, Council adopted the revised rates for the Southeast Area Infrastructure Fee. This annual revision is at 4%.

#### ORDINANCE

None.

#### ADJOURNMENT

Mayor Flory adjourned the regular meeting of the Council at 10:53 p.m.

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Sue Vannucci, City Clerk