

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

May 21, 2002

**CITY COUNCIL  
SPECIAL SESSION  
CRAWFORD PARK TENNIS COURTS  
COLLEGE AND EL DORADO STREETS**

Woodland City Council Members met at Crawford Park at 5:00 p.m. in Special Session with approximately 40 community members present. This session was to examine this site as a possible location for the new Senior/Community Center (SCC). Parks, Recreation and Community Services Director Dan Gentry gave an overview of the renderings and possible use of the site and responded to questions by the citizens present. Mayor Flory invited all present to attend the Regular Meeting of the Council where this item will be discussed at 7:10 p.m. in the Council Chambers at City Hall.

**SPECIAL/CLOSED SESSION**

The City Council met in special session at 6:00 p.m. in the second floor conference room of City Hall in order to convene a closed session. Council Members present were Mayor Flory, Vice Mayor Rexroad, Council Members Dote, Monroe and Peart. Also present were City Manager Kirkwood, Assistant City Manager Marler and City Attorney Siprelle. The purpose of this closed session was to hold a conference with Labor Negotiator Phil Marler in regard to employee organizations for Police, Police Sergeants, and General Services and to hold a conference with Legal Counsel in regard to existing litigation, Pelican and Smallwood v. City of Woodland.

**REGULAR SESSION**

Mayor Flory announced that City Council had met in a special closed session to hold a conference with Labor Negotiators regarding Police, Police Sergeants and General Services employees and to hold a conference with Legal Counsel in regard to existing litigation. Council gave direction on both issues.



CALL TO ORDER

Mayor Flory called the regular meeting of the Council to order at 7:08 p.m.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle, Sue Vannucci, Dan Gentry, Steve Harris, George Bierwirth, Gary Wegener, Steve Santa-Croce, Mini Garcia, Paul Hanson, Dean Shelton, Michelle Cobb, Wendy Ross, Greg Moutinho, Margaret Vicars, Mitch Dion, Dick Donnelly

OTHERS PRESENT: Contract Engineer Alan Mitchell

PUBLIC COMMENT

None.

REPORTS OF THE CITY MANAGER

CRAWFORD PARK AS A POSSIBLE LOCATION FOR THE SENIOR/COMMUNITY CENTER, PROJECT NO. 00-15

City Manager Kirkwood said there had been an informational meeting held at Crawford Park at 5:00 p.m. this day in regard to the feasibility of locating the Senior/Community Center (SCC) facility on that site. The Commission on Aging, Parks, Recreation and Community Services Commission, Site Selection Committee, Staff and Vice Mayor Rexroad had been asked to explore other



possible sites for the SCC. Council had also directed a Letter of Intent be sent to the railroad to begin the process of possible purchase of that 5.6 acre site at Cross and Sixth, which he has not yet issued due to the discussions on Crawford.

Parks, Recreation and Community Services Director Dan Gentry said the Master Plan refers to a ten acre site for the SCC. The Plan also states it should be central to the City. Crawford is 1½ miles from Central Woodland and fits with the Master Plan suggestion. This Park was developed in 1978 and is a very beautiful park with mature trees and landscaping. It has a good transportation circulation pattern with El Dorado Avenue and College Streets developed as very wide streets to accommodate future traffic. There is alternative transportation with a bike path into the Park. It would accommodate a 48,000 square foot facility. There would be very little impact on the Park because the construction would take place in areas presently concrete tennis courts and outbuildings. The City would save approximately \$1 million on land purchase. It is intended that College will continue South when development proceeds in that area. A Community Park will be developed a short distance from this site in that future development. The buildings on the site could be constructed within 2 to 3 years. The cost of the construction increases with time so building sooner is also a cost savings to the City. The neighborhood is very safe. The down side of this site is that additional parking required will reduce some of the green space. The restrooms will be improved and enlarged. A complete traffic study will be undertaken. The traffic will increase when College is extended in any case. Location of the SCC in the downtown area will create a loss of revenue to the City. Seventy-nine of those surveyed initially supported the location of the SCC at the Crawford Park site.

Council Member Monroe said this is an established neighborhood and asked when the SCC would be required to close in the evenings. Director Gentry said is intended that closing will be between 9:00 and 10:00 p.m. Council Member Dote asked what kinds of activities would be held at the facility. Director Gentry stated that youth organizations would hold meetings, during the day several business groups would hold meetings, classes such as dancing, art classes and gymnasium use are just some of the activities that could be held. On weekends there could be anniversary and birthday parties. Council Member Peart asked for the capacity and Director Gentry said for the senior lunch program they can feed about 200 people. The gymnasium could hold about 600, but he feels that would be for an unusual event on rare occasions.

Council Member Monroe asked if the citizens surveyed were told of the benefits of having the SCC at this site. Director Gentry said they were all told of the activities, pros and cons. City Manager Kirkwood said that the community



outreach was not mandated at this point but that the opportunity for the citizens to speak was very important.

Nicki Martinez stated that the park is utilized heavily and is never empty. She does not want anything to be taken away from the beauty. She is very concerned about the increased traffic. There are so many empty areas in Woodland and urged the Council to utilize some of those areas.

Greg Jenkins said that when Measure H was approved it stated the SCC would be in the Central Woodland area. Many people had not heard about this possible location until late Friday. Mayor Flory said that Crawford Park is not the final site, it is just under consideration. Mr. Jenkins said he would like the SCC to be located on a large enough site, but not at Crawford Park.

Sharon Balmain said she bought her home in 1973 and was very happy that the park was to be located there. It is heavily utilized by people in the area. It is a safe area and is full of children. She has many concerns about the traffic and people. As the City develops it is very important to keep the parks.

Jan Toland has lived in her home near the park for 25 years. The park is very important and there is already too much traffic in the area. She does not want the traffic to increase.

Bob Balmain has lived in his home in the area for 30 years. They feel that having the park near their home is a great advantage. The SCC should go into an area where people purchasing their homes know up front who and what will be in their neighborhood. They have a good quality of life and do not want that to change.

Sharon Irby has lived at her home in the area for 30 years. She asked the Council to think about how beautiful and desirable this area is. She is worried because this SCC is not just for seniors, the quality of life in the area will be dramatically affected.

Garland Toland has lived at his home for 26 years. The park is one of the most beautiful parks in the City and is widely utilized. College Street is already very heavily used.

Jack Rye is very concerned about the traffic. When the City grows this area will be very heavily impacted. The value of having the SCC there is very high because everyone in the area can utilize it as well.



William Moon said that skaters are at the skate park every day. Moving the skate park somewhere else makes it harder for him to use the facility. Having the skate park around the SCC would disturb those using the center. The SCC should go more into the central part of the City. Crawford Park is better for a skate park because there is less through traffic. Council Member Dote asked about the equipment and whether more is coming. Director Wegener said the Council had approved a \$20,000 grant for more equipment at their last meeting.

Irene Hannum said the article in the paper said locating the SCC at this site would save the City \$1 million and would be located in an appropriate place. She presently lives across from Woodside Park, which has no parking off street. She hears the music from the park. Everything has a down side but it also has positives. Woodside was built after her home, as was Zamora School, which dramatically increased the traffic. However, the convenience of having the park and the school so close has been helpful. Activities held at the SCC would be very close for the neighbors who live there.

Joyce Hall is concerned about the validity of the survey. The SCC will take more area of the park than was originally presented. Long term planning needs to be considered. We cannot always afford everything we want. The architecture should be designed so that elements can be added as they reach affordability. This facility could be utilized to create a source of income for the City. There was a commitment to the people that this would remain a ten acre park. We feel we need to keep looking for a site that will meet the needs of the citizens and leave the parks alone.

Nancy, Paige and Thomas Holcomb indicated they are totally opposed to the SCC locating at the park. There are too many vacant buildings in the City that could be utilized. The house they purchased was because the park was so close. The tennis courts should be retrofitted for the skaters. They are very concerned about the traffic as speeding is already an issue. The parking lot behind the proposed building will cause vandalism to increase. Paige and Thomas would not like to have the park changed in any way.

AnnAdele Lawler chose her home because of the park location. There is very little open space in this City. Home owners knew that land was going to be a park when they built their homes. The City needs to obtain a large enough site for possible future expansion of the SCC. There will be an increase of crime and vandalism in the area and she does not feel this is the place for the SCC. There is not enough space for soccer play or practice. She suggested a large complex in the Spring Lake area. Traffic in the College/El Dorado area is a problem even now.



Janet Rye said this is a beautiful park but not a park just for those who live near it. It does not "belong" to those who live near the park as they have indicated it to be "their park", it belongs to all of the citizens in the community.

Keith Mannee was on the original advisory committee for the SCC. He needs an exercise area and he would like it to be at the SCC. He would like it located near his home.

V. R. Perez was instrumental in the development of the skate park. He has a concern about moving the park to Ferns and developing it there, then having to move it again. There are more than 70 people to use the skate facility. Ferns is very dangerous for skaters. There are many activities at this park. They do not want to be bounced around. Mayor Flory stated that, while they cannot be guaranteed they will not be moved, the group should be involved in location and quality of the facility.

Chris Dreith said the best place for the SCC is one that is fully supported by the neighbors. She would like the SCC in the downtown or a more commercial setting where it is of benefit to the local businesses.

Cliff Dachtler questioned the survey validity. Traffic in the area is already very high. He wants to know the traffic count and volume now at the College and El Dorado intersection. The volleyball courts will be used heavily this Spring and Summer. The tennis courts are not being used because of their condition. The exercise equipment along the walk is gone. The sign is also gone. Mayor Flory stated he has requested the signs at the parks be removed while research on the parks is being conducted. Mr. Dachtler said the activities proposed for the facility are not conducive to the area.

Colette Stewart stated that College Street has always been slated to be a through street. There will be significant increases in traffic flow. It is wide and contains bike lanes because that has always been the plan. The skate park will have a good site, wherever they are located. The Measure never stated the SCC would be in the downtown and tying it to the downtown was never part of the Plan. Discussions held in January of 2002 suggested it go in the downtown area. The seniors are anxious to have the SCC built. Site 3 is not a good site. She has visited Crawford Park on several days at various times of the day over the last week and the park is not heavily utilized, contrary to statements made.

Tanya McKay of the Parks, Recreation and Community Services Commission said looking at Crawford Park as a possible site came under consideration rather quickly. She asked for the opportunity to look at better



locations for the SCC due to the concerns presented. She asked that the Planning Commission become involved. Council Member Peart agreed with Commissioner McKay. Council Member Monroe feels it is an intrusion on the neighborhood to locate the SCC on the Crawford Park site. It should be located where it will be of benefit to all in the community.

Council Member Dote was initially very enthusiastic about this location for the SCC. The skate park has a commitment for a very good facility. Phasing the SCC may be a good method to proceed. She also agreed with the statements made by Commissioner McKay.

Vice Mayor Rexroad said the proposal to place the SCC at Crawford Park is superior to placing it in the Redevelopment Area. There may be another site that is better, but these same concerns will be raised no matter where it is located.

Mayor Flory said a Community Center located at Crawford Park would not be as accepted as a Senior Center only. He would like to enter into a public/private partnership so that it would be kept on the tax rolls. Crawford Park is a far superior location than the Redevelopment Area. He would like this item to go back to the Commissions to address those questions brought forward this evening.

On a motion by Council Member Peart, seconded by Council Member Dote and carried, Council moved to return this item to the Commission on Aging, Parks, Recreation and Community Services Commission and the Planning Commission for review and return with a recommendation to Council, with direction to look at additional sites as well.

City Manager Kirkwood said he would continue to stay the action of the Letter of Intent on the railroad property. The Commissions should provide a schedule of the processes to be undertaken. Mayor Flory requested that outreach continue. Council Member Dote requested that the schedule be posted on the City WEB page.

**Council recessed from 8:41 to 8:50.**

On a motion by Council Member Monroe, seconded by Vice Mayor Rexroad and unanimously carried, Council reordered the Agenda to consider Public Hearings as the next item.



## PUBLIC HEARINGS

### APPEAL ON PLANNING COMMISSION ACTION REGARDING LA FINCA RESTAURANT

Community Development Director Harris said this came before Council for review upon denial of increased hours by the Planning Commission. Associate Planner Paul Hanson stated the Planning Commission had held the Public Hearing on the Conditional Use Permit for La Finca, located at 534 Bush Street, in reference to their request to expand hours of operation. No complaints had been received when the item came before the Planning Commission at their March 7, 2002 meeting. However, there had been some concern raised about notification of the neighbors surrounding La Finca. In an effort to alleviate any future concerns about the business, it was determined to re-notice the hearing and conduct it again on April 4, 2002. At that time, the Planning Commission heard from citizens expressing their concerns and determined not to allow hours to be extended at this time. The owners of La Finca subsequently appealed that decision, which is before Council for consideration. Director Harris advised the Council that Kevin Bryan, Chairperson of the Planning Commission was present to respond to any questions Council may have.

At 8:55 p.m., Mayor Flory opened the Public Hearing.

Leslie Marcus said that on March 7<sup>th</sup> there were no objections heard from any neighbors. On April 4, 2002 there were four people present to voice their opinions. The business meets all of the requirements of the Downtown Specific Plan as she cited several sections. The Council could pull the permit at any time if La Finca does not comply with conditions.

Bob Salley said he lived in the downtown area at one time. The noise that he heard was from the neighborhoods not the businesses. The owners of La Finca have done far more than asked of them in an effort to comply. There have been no complaints received by the Police Department.

Jesse Ortiz said the owners have done everything asked of them and more. They have opened their facility to all types of fund raising activities. If this request is denied, then the Elks, Masonic Hall, Legion, Bowling Alley and other like businesses should have the same restrictions placed on them as well.

Julie Salley-Gray, Planning Commissioner, asked the Council to overturn the Planning Commission decision. The owners have worked very hard to be



good neighbors. They have hired extra security guards, utilize sound measurements and pick up trash. They have rented the parking lot across the street to help with that issue. They make their money from food and drinks. They have music paid for by the cover charge, but can only have that music between 9:00 and 10:30.

Kay Hohenwarter lives near the restaurant and says that other establishments in the area close at 12:00. The Planning Commission put conditions on La Finca and Ms. Salley-Gray is overturning her own decision as a Planning Commissioner. She can hear the music loudly all of the time. They do not mind the business being open until 12:00 but 2:00 a.m. really means 3:00 a.m. closure.

Michele Carotenuto supports increasing the hours of La Finca but Council needs to decide what those hours should be. We need to adhere to the Specific Plan. Many businesses in the area are closing. When he was a Planning Commissioner, they tried to compromise between the residents and the businesses. Friday and Saturday night from 9:00 to 12:30 and Sunday from 8:00 to 11:30 is not unreasonable. He suggested that the "no amplification" be enforced.

Robert Scibienski said they have heard a lot about the efforts the owners have put into their business. They are asking that they be limited to what they were already given. Getting merchants back into the downtown does not have anything to do with a business opened in the evenings. The noise carries very far even in a normal voice. These are inebriated people who are loud and boisterous when they leave the business late at night. They do not have a problem with the restaurant, but with the loud people who leave there at 2:00 a.m. They had not noticed the noise until this restaurant opened. The other restaurants and bars in the area close earlier.

Warren Meyer said he could never find out if the restaurant had a permit for a dance hall. They do not want the restaurant to close but would like closing hours at 12:00 on Friday and Saturday, with 10:30 on Sunday.

Kevin Bryan of the Planning Commission said the testimony at the meeting was very divisive. The restaurant cannot stay open past 10:30 and if they want to stay open there must be a Conditional Use Permit approval. The Commission tried to reach a compromise on the issues. La Finca tried to meet the conditions but the Commission felt that to extend the hours to the maximum allowed was an undue burden on the neighbors. Council Member Peart asked what the vote was on the approval and Commissioner Bryan said the original



vote was 4 to 2 with 1 abstention. The request for extension was 4 to 0 with 3 absent.

Fred Harvey said the residents of the Neighborhood Preservation Zone (NP) have spent a great deal of money on their homes and have improved the area. There was no problem with patron behavior prior to La Finca opening. He hears the music from other businesses in the area. In relation to reports to the Police, he feels they have more important business than to respond to noise complaints. There have also been no late night complaints because the restaurant has not yet been open late. He said this is not a cultural issue, but one of neighbors rights as well. He asked if the Police Department now begins to receive complaints, will the permit be revoked.

Maria Fletes spoke on behalf of the owners of the restaurant. The request to extend the hours to 2:00 a.m. is understandable. They would like to provide the downtown with cultural resources. They want the Council to consider their business as well as the residents. They have purchased the building and have spent a great deal of money renovating. They are committed to this City. They held a meeting with the neighbors on May 7, 2002 and provided dinner. They have contacted an acoustical engineer to help them minimize the noise. The traffic problem is of concern and they are considering having an officer help. They have rented Al's parking lot for additional parking. They would like to have Friday and Saturday hours until 2:00 a.m. and Sunday hours to remain as presently set. Security at closing with the extended hours could come under review by the Council at a later time. They would like to use their facility for meetings as well.

At 9:53, Mayor Flory closed the Public Hearing.

City Attorney Siprelle said the second vote on March 7<sup>th</sup> had been a 6.0 in favor of extending the hours. There were actually three meetings on this issue where a vote was taken.

Council Member Dote asked who had met with the owners and Ms. Fletes said the same property owners who had expressed their concerns this evening were at that meeting. She felt there had been a good understanding of the concerns.

Mayor Flory said he does not have a problem with working out a compromise for a period of time. There appears to be an issue of more



security. Complaints need to be addressed and records kept of those complaints. There should be no amplification of the music.

Council Member Dote has experience working with bands and stated dancers usually do not begin to arrive until 10:30. She suggested Friday and Saturday nights until 1:00 with Sunday at 10:30 closing. The 1:00 band stoppage then allows them an hour to tear down and load their equipment.

Vice Mayor Rexroad agrees that amplification should be restricted and that some parking restrictions in the neighborhoods would be helpful, but feels the music should be allowed until 2:00 a.m.

Council Member Peart said the Planning Commission went through many public hearings on this issue and heard the neighbors concerns. He feels we must support the Planning Commission decision.

Council Member Monroe said this business is consistent with the General Plan, meets the zoning requirements and had sixteen conditions of operation placed on them. He encouraged the residents to contact the Police Department when there are members of the public violating the law. He feels the permit should be granted. Vice Mayor Rexroad asked for some sort of parking restrictions on the South side of Lincoln Avenue. Associate Planner Hanson said the language as proposed states that the facility would stay open until 2:00 a.m. on Friday, Saturday and Sunday. Director Harris stated that Ms. Fletes had indicated they were willing to reduce the hours on Sunday. Council Member Monroe said he would add that restrictions would not be put on them above any other similar facility. They would be allowed to stay open until 11:30 on Sunday.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried, Council approved the Appeal of the Planning Commission decision for La Finca as per the Staff Recommendation on page 2 of the April 4, 2002 Six Month Review of the Conditional Use Permit for La Finca Restaurant in that the "hours of operation for music and dancing to be Friday and Saturday night from 8:00 p.m. to 2:00 a.m. and Sunday from 8:00 p.m. to 1:00 a.m. All other conditions of approval imposed by the Planning Commission at the June 21, 2001 meeting are still in effect." On roll call, the vote was as follows:

AYES: Council Members Dote, Monroe and Flory

NOES: Council Members Peart and Rexroad



ABSENT: None

ABSTAIN: None

Vice Mayor Rexroad feels that this business is similar to other businesses in the area which have no restrictions and should not be treated dissimilarly. City Manager Kirkwood stated it appears that the motion is to approve the Staff Recommendation as identified on page 2 of the April 4, 2002 Memorandum.

#### 2001/2002 LOCAL LAW ENFORCEMENT BLOCK GRANT

Management Analyst Michelle Cobb of the Police Department indicated this grant requires a Public Hearing on the proposed spending plan for the Local Law Enforcement Block Grant of \$51,240 from the U. S. Department of Justice. The City provides \$5,693 in matching funds. The detailed spending plan included a part-time Police Aide for the new LifeScan systems at 750 hours, \$9,375; part-time Records staff to assist with the Records Management System data entry at 1,250 hours and \$17,200; the balance of the salary and benefits for the School Resources Officer hired under the COPS in Schools program for an amount of \$30,351.

At 10:15, Mayor Flory opened the Public Hearing. At 10:16, Mayor Flory closed the Public Hearing.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried by unanimous vote, the Council approved the proposed grant expenditures for the 2001-2002 Local Law Enforcement Block Grant of \$51,240 from the U. S. Department of Justice and \$5,693 in matching funds.

#### HOUSING ELEMENT

Community Development Director Steve Harris advised Council of the process of revising the 1991 Housing Element Policy Document. The various components require public meetings, joint Council/ Planning Commission meetings, and public hearings. Following this portion, the final draft of the documents will be forwarded to the State Department of Housing and Community Development for review and comment. Larry Mintier of Mintier and Associates has been working on the components and presented the Planning



Commission recommendations in regard to the Policy Document. Mayor Flory asked if we do not have adequate land available for high density would it be necessary to rezone to meet those needs. Mr. Mintier said this is a tool that would allow for the possibility.

**At 10:30 on a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried, the Council extended the Council meeting to 12:00.**

At 10:31, Mayor Flory opened the Public Hearing.

John Gianola of Legal Services distributed a document outlining his concerns about the housing element program. He stressed adopting Ordinances, one which would establish a process for making requests for reasonable accommodations to land use and zoning decisions and the procedures regulating the siting, funding, development and use of housing for people with disabilities. The other, to provide for "visitability" features on newly constructed single family homes. The City may wish to reconsider the Spring Lake Specific Plan area to take some of the burden off the infill sites to meet our affordability requirements.

Council Member Dote asked for clarification of the Planning Commission note whereby the "number of units is preliminary and subject to finalization of the residential unit holding capacity analysis". Additionally the Commission wanted to make the Council aware of their concern with the 35% multi-family housing issue. That statement may be stricken. Director Harris said the staff felt it would best be handled in different direction. The key issue is density and more compact housing. Mr. Gianola said the SLSP would allow for detached multi-family housing.

Council Member Dote asked if there was some way to address some minimum average density. The recommendation is to zone the property but not to have the units. Director Harris said Section 6A of the City Code mandates percentages for affordable units. That element is clarified in past housing elements.

Nancy Conk, Executive Director of Community Housing Opportunities Corporation said they have two concerns. One is of adequate sites available. CHOC did an estimate of sites for multi-family. There are only three sites outside of the SLSP that would support multi-family affordable housing. A minimum of



two acres is needed to meet that need. They are supportive of newer high density zoning. The other concern is of City financial support. They did not see that CDBG entitlement was committed. She encourages that support of funds.

At 10:50 Mayor Flory closed the Public Hearing.

City Manager Kirkwood said it is important to recognize that fee deferral and waivers are a huge burden and impact to the City and those projects supported by the City. He asked that Council maintain the housing stock for affordable housing because as appreciation of these affordable houses rise, they may no longer be classified as affordable. Director Harris said if they are rental units they can be maintained as affordable, but we must monitor those closely. Council Member Dote would like to see the final Draft of the complete Plan prior to submission to HCD. Council concurred.

#### REDEVELOPMENT AGENCY

At 10:53 Mayor Flory convened the Joint Council/Redevelopment Agency Board meeting. At 11:45, the Council reconvened in regular session.

#### REPORTS OF THE CITY MANAGER

##### OLIVE TREE CLUSTER LOCATION AT BOURN AND PIONEER, PROJECT 98-05

Council Member Monroe excused himself from the discussion and left the dais.

Public Works Director Wegener requested Council guidance on the relocation of two clusters of Olive trees to the corners of Bourn Drive and Pioneer Avenue at Gibson Road. The trees are large and the space for planting them extremely small. The City has also received a request from a property owner that the trees not be placed in these sites as they will be intrusive on his Koi pond and a danger to his fish. Vice Mayor Rexroad asked for clarification on why they should not be placed in these locations. Mayor Flory provided Vice Mayor Rexroad with the history on the placement of these trees. Vice Mayor Rexroad asked if the pond had required and received a permit for construction. Director Harris said this is a fish pond and a building permit is not required for ponds less than 5,000 gallons.



Pete Castelan, property owner, said these trees do not meet the requirements of the landscaping plan. They were not originally in near his home and he does not want them there now, nor do his neighbors. Council Member Peart said there were very strong feelings on these trees which stretched over many months of discussion. He feels that we are doing an injustice by not putting them in the location agreed upon. Director Wegener stated they will need to be severely trimmed. Vice Mayor Rexroad said that part of the argument was that there were "historic" trees and they should remain in place. Director Wegener said the primary concern had been to maintain that Country Road look and that has been achieved by the relocation of the trees to along Gibson between Pioneer and Ogden.

Council Member Dote said this was a compromise from realigning Gibson Road. She had felt those trees would not be very close to the wall but because of the utilities, they need to be moved closer than anticipated. Director Wegener said they are constrained because of the water lines running through the area. It will be a problem in the future.

**At 12:00, on a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried, the Council moved to extend the Council meeting to 12:10.**

Mayor Flory said if the Council determines not to place the trees on this site, the landscaping will then contain Crepe Myrtle trees because they are smaller in stature.

On a motion by Council Member Peart, seconded by Council Member Dote and carried unanimously, Council directed the Public Works Director to replace the Olive tree clusters at Bourn and Pioneer at Gibson Road with alternate landscaping and not move the Olive trees presently located between Pioneer and Ogden to this site.

RESOLUTIONS OF INTENT 4352 THROUGH 4357: GIBSON RANCH AND NORTH PARK LANDSCAPING AND LIGHTING DISTRICTS AND STRENG POND LANDSCAPE MAINTENANCE DISTRICT

On a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried by unanimous vote, the Council adopted Resolutions 4352 through 4357 as follows:



- Resolution 4352 A Resolution of the City Council of the City of Woodland, California, Initiating Proceedings for the Annual Levy and Collection of Assessments for the Gibson Ranch Landscaping and Lighting District, Fiscal Year 2002-2003
- Resolution 4353 A Resolution of the City Council of the City of Woodland, California, Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its Intention to Levy and Collect Annual Assessments for the Gibson Ranch Landscaping and Lighting District, Fiscal Year 2002-2003
- Resolution 4354 A Resolution of the City Council of the City of Woodland, California, Initiating Proceedings for the Annual Levy and Collection of Assessments for the North Park Lighting and Landscaping District, Fiscal Year 2002-2003
- Resolution 4355 A Resolution of the City Council of the City of Woodland, California, Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its Intention to Levy and Collect Annual Assessments for the North Park Lighting and Landscaping District, Fiscal Year 2002-2003
- Resolution 4356 A Resolution of the City Council of the City of Woodland, California, Initiating Proceedings for the Annual Levy and Collection of Assessments for the Streng Pond Landscaping Maintenance District, Fiscal Year 2002-2003
- Resolution 4357 A Resolution of the City Council of the City of Woodland, California, Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its Intention to Levy and Collect Annual Assessments for the Streng Landscaping Maintenance District, Fiscal Year 2002-2003



## CONSENT CALENDAR

On a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried by unanimous vote, the Council approved the following Consent Calendar items as presented:

### RENEWAL OF SPACE LEASE AGREEMENT WITH WOODLAND ACCESS VISUAL ENTERPRISES (WAVE)

Council authorized the City Manager to execute an Agreement renewing the lease of City facilities to Woodland Access Visual Enterprises for a period of one year, through June 30, 2003 with the ability to extend the lease for subsequent one-year terms.

### CONTRACT EXTENSION WITH WOODLAND ACCESS VISUAL ENTERPRISES (WAVE) TO PROVIDE CAMERA OPERATIONS

Council approved a contract extension between the City and Woodland Access Visual Enterprises to provide camera operations during selected City Council, Commission and Committee meetings. Vice Mayor Rexroad questioned why the Manufactured Homes Fair Practices Commission was not included on this recording list. Mayor Flory asked for Council consensus to direct that all future meetings of the MHFPC be recorded.

### CONTRACT WITH WILLIAM AVERY & ASSOCIATES FOR NEGOTIATIONS AND CONSULTANT SERVICES IN EMPLOYER-EMPLOYEE RELATIONS

Council authorized the City Manager to execute a contract renewing the Agreement between the City and William Avery and Associates for negotiations and consultant services in employer-employee relations.

### STATUS OF "TREE CITY USA" FREEWAY/ENTRY SIGNS

Council received an update on the status of the freeway and entryway signs indicating that the City has attained the Tree City USA designation.



#### JUVENILE ACCOUNTABILITY INCENTIVE BLOCK GRANT PROGRAM

Council approved the City's participation in the Juvenile Accountability Incentive Block Grant program coordinated by the Yolo County Juvenile Justice Coordinating Council.

#### COUNTY-WIDE BOOKING PHOTO IMAGINING SYSTEM

Council authorized the Police Department to participate in the implementation of a new County-wide booking photo imaging system. Approval further authorized the Police Chief to spend \$52,149 in funds from the California Law Enforcement Equipment Program grant to purchase equipment and services as a sole source procurement from Dataworks Plus, LLC.

#### VIDEO ANALYSIS SYSTEM FOR USE BY THE POLICE DEPARTMENT

Council authorized the purchase of a video analysis system for use by the Police Department with \$26,789 in funds from the California Law Enforcement Equipment Program grant. Approval further authorized the Police Chief to make this GSA contract purchase as a sole source procurement from Ocean Systems.

#### ENERGY AUDIT

Council received a report on the energy savings and reduction efforts in the City.

#### RECESSION OF CEASE AND DESIST ORDER ON NPDES PERMIT

Council received an update on the recession by the Central Valley Regional Water Quality Control Board of the cease and desist order and modification of the National Pollution Discharge Evaluation System permit in response to City concerns.

#### PROFESSIONAL SERVICES BUDGET

Council authorized the Community Development Director to increase the Professional Services Budget by \$29,000 to cover the services of Bob Grandy,



Traffic Engineer at \$25,000 and Jim Brennan, Noise Consultant at \$5,000 for studies in relation to the proposed neighborhood shopping center t Gibson Road and Pioneer Avenue.

PROJECT PROGRAMMING SUMMARY SHEETS FOR COURT STREET REHABILITATION, PROJECT 00-56 AND 2001 WATER, SEWER AND STORM DRAIN, PROJECT 01-03

Council approved the Project Programming Summary Sheet for Project No. 00-56 Court Street Rehabilitation and Project 01-03 Water, Sewer and Storm Drain Project, which authorized \$455,000 and \$1,470,000 respectively to be added to the Capital Budget for this fiscal year.

COMMUNITY FACILITIES DISTRICT 1, PHASE 2 PROJECT PROGRAMMING SUMMARY SHEET, SYCAMORE RANCH PROJECT 98-05

Council approved the revised Project Programming Summary Sheet for Project 98-05, Sycamore Ranch Community Facilities District, Phase 2 authorizing an overall increase in budget authority from \$10,882,228 to \$11,715,000, an increase of \$832,772 or approximately 8%; authorized the Public Works Director to approve project expenditures not-to-exceed project budget authority; authorized the Public Works Director to execute a \$150,000 change order to expedite construction of a portion of Project 96-09, the Interstate 5 Waterline Crossing; authorized the Public Works Director to award a contract not-to-exceed \$150,000 in support of the Bourn Drive and Bourn Court undergrounding work.

CONSTRUCTION CONTRACT FOR POLICE FACILITY PROJECT 96-19

Council received an update on the progress of the proposal analysis by the Facility and Executive Committees in regard to the Police Facility. A recommendation will return to the Council on June 4, 2002.

CONTRACT FOR TRAFFIC STUDY FOR PROPOSED SAFEWAY STORE AND INCREASE IN PROFESSIONAL SERVICES BUDGET

Council approved a Contract for Services with kdAnderson for a traffic study for the proposed Safeway Store to be located at East Main Street and



Ashley Avenue and authorized the Community Development Director to increase the Professional Services Budget by \$8,000.

## PRESENTATIONS

### PROCLAMATION RECOGNIZING AND COMMENDING THE FINANCE DEPARTMENT FOR OUTSTANDING REPORTING OF CITY FINANCES

On a motion by Vice Mayor Rexroad, seconded by Council Member Monroe and carried by unanimous vote, the Council recognized and commended the City Finance Department for their outstanding reporting of City finances.

The following Presentations were removed from the Agenda by the Mayor following initial Agenda posting and will be considered at a later time:

### 2002 HERITAGE HOME PRESENTATIONS

### QUALITY OF LIFE BY VALLEY VISION

### ANNUAL REPORT OF THE PLANNING COMMISSION

On a motion by Council Member Peart, seconded by Council Member Monroe and carried by unanimous vote, the Council received the following Written Communications and Committee Reports:

## COMMUNICATIONS - WRITTEN

### APPROVAL OF APPLICATION FOR ALCOHOLIC BEVERAGE CONTROL LICENSE STOCK TRANSFER FOR ARCO AM/PM

### DENIAL OF APPLICATION FOR ALCOHOLIC BEVERAGE CONTROL LICENSE TRANSFER FOR ECONOMY FOOD STORE

## COMMUNICATIONS - COMMITTEE REPORTS

### MINUTES OF PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION MEETING OF APRIL 22, 2002



MINUTES OF YOLO COUNTY PUBLIC AGENCY RISK MANAGEMENT INSURANCE  
AUTHORITY MEETING OF APRIL 24, 2002

MINUTES OF MANUFACTURED HOMES FAIR PRACTICES COMMISSION  
MEETING OF APRIL 25, 2002

MINUTES OF HISTORICAL PRESERVATION COMMISSION MEETING OF MAY 8,  
2002

MINUTES

On a motion by Vice Mayor Rexroad, seconded by Council Member Peart and carried by unanimous vote, Council approved the minutes of April 16, 2002 Regular Council meeting as presented.

REPORTS OF THE CITY MANAGER (continued)

MEMORANDUM OF UNDERSTANDING REGARDING PRESERVATION AND  
PROTECTION OF AGRICULTURAL LAND AND OPEN SPACE

This item was deferred to a subsequent Council meeting.

COUNCIL STATEMENTS AND REQUESTS

Vice Mayor Rexroad requested and Council concurred to add to the next Council meeting Agenda the appointment of a member to the Manufactured Homes Fair Practices Commission.

ADJOURN

At 12:10, Mayor Flory adjourned the regular meeting of the Council.

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Sue Vannucci, City Clerk