Council Chambers 300 First Street Woodland, California

October 26, 1993

Vice Mayor Sandy opened the adjourned session at 7:00 p.m. in the City Hall Council Chambers.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Rominger, Crescione, Flory, Slaven, Sandy

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Woodruff, Wegener

PUBLIC COMMENT:

Council Member Crescione said he was absent from the last Council meeting and indicated he was opposed to Proposition 172 on the November 1993 ballot.

Vice Mayor Sandy thanked Caroline Moore for serving as camera operator for the meeting. He also invited the viewing audience to attend a town hall meeting to be held on November 8, 1993 at Whitehead School regarding the General Plan update.

COMMUNITY FACILITIES DISTRICT NO. 1 (GIBSON RANCH) PROJECT:

City Manager Kris Kristensen reported that on September 21, 1993 Council took the first step in preparing a financing system for the Southeast Area development by adopting Resolution No. 3763, a Resolution of Intention to form Community Facilities District (CFD) No. 1 (Gibson Ranch). That resolution called for a public hearing on October 26, 1993 to consider and act on the formation. The development for the 470 acre Southeast Area is outlined in the Southeast Area Specific Plan approved by the City Council in November 1990. The land was annexed to the City in 1992. Over the expected 6-10 year build out period approximately 2,455 new single family and multifamily housing units will be constructed along with a neighborhood commercial center and highway/service commercial areas.

Susan Goodwin from David Taussig and Associates, the City's tax rate consultant, reviewed for Council a report on the facility cost estimates and sources of funding for infrastructure improvements and school facilities for the CFD. City facilities will cost \$11.4 million, and school facilities will cost \$12.9 million for a total of \$24.3 million (1993 dollars). The improvements will be financed with Mello-Roos bonds (\$8,910,000), a Mello-Roos one-time special tax (\$8,580,000), and a Southeast Area Specific Plan supplemental fee (\$6,760,000). The Taussig and Associates report was prepared in cooperation with the landowners consultant, Economic and Planning Systems, and the report was a requirement of the Mello-Roos Community Facilities Act of 1982.

Special bond counsel Bob Brunsell from Sturgis Law Group described the legal proceedings to be taken in the formation of the district. He said that because the special tax proposed in the formation of the district is not an assessment it is necessary to conduct an election pursuant to Government Code Section 53326. The election will be a "mailed-ballot election" and will require property owners within the district to deliver their ballots to the City Clerk by November 9, 1993, at 5:00 p.m.

Council then took the following action:

Resolution No. 3768:

On motion of Council Member Flory, seconded by Council Mayor Rominger and carried by unanimous vote, the City Council adopted Resolution No. 3768, entitled "Resolution Approving and Authorizing the Execution and Delivery of the Tripartite School Mitigation Agreement, the Joint Community Facilities Agreement, and an Acknowledgement of Understandings regarding Middle School/High School Site Utility Cost Apportionment with respect to the Formation of the City of Woodland Community Facilities District No. 1 (Gibson Ranch)."

Resolution No. 3769:

On motion of Mayor Rominger, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3769, entitled "A Resolution of the City Council of the City of Woodland Establishing a Southeast Area Specific Plan Supplemental Fee for Infrastructure Improvements within the Southeast Area Specific Plan of the City of Woodland."

Vice Mayor Sandy then opened the public hearing to receive comments on the proposed formation of Community Facilities District No. 1 and incurring of bonded indebtedness.

John Tallman of Morrison Homes said he represented Southeast Area property owners, and they urged support of the formation of the district. He thanked the City Manager for his efforts toward negotiating agreements among all parties involved in the district improvements.

There being no further comments, Vice Mayor Sandy closed the hearing and also thanked Community Development Director Janet Ruggiero, School Superintendent Tino Noriega, and the Woodland School District Board of Trustees for their efforts.

Resolution No. 3770 and No. 3771:

On motion of Mayor Rominger, seconded by Council Member Crescione and

carried by unanimous vote, the City Council adopted Resolution No. 3770, entitled "Resolution of Formation of Community Facilities District and to Levy a Special Tax for Community Facilities District No. 1 (Gibson Ranch)" and Council adopted Resolution No. 3771, entitled "Resolution Deeming it Necessary to Incur Bonded Indebtedness for Community Facilities District No. 1 (Gibson Ranch)."

Resolution No. 3772:

On motion of Council Member Crescione, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3772, entitled "Resolution Calling Special Mailed-Ballot Election for Community Facilities District No. 1 (Gibson Ranch)."

Mayor Rominger also thanked City Manager Kris Kristensen for his efforts.

ADJOURNMENT:

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At 7:35 n m, the meeting was adjourned