Woodland City Council Meeting City Hall, Council Chambers 300 First Street Woodland, California

MINUTES

CITY COUNCIL SPECIAL/CLOSED SESSION

MARCH 6, 2007

5:00 P.M.

CLOSED SESSION

Council held a conference with the Labor Negotiator pursuant to Section 54957.6. The Agency Designated Representative was Phillip Marler. The Employee Associations discussed were the Woodland City Employees' Association and Woodland Professional Firefighters' Association. Present at this session were Mayor Flory, Vice Mayor Davies, Council Members Marble, Monroe, and Pimentel, City Manager Kirkwood and Assistant City Manager Marler.

REGULAR MEETING

6:00 P.M.

CLOSED SESSION ANNOUNCEMENT

Mayor Flory announced that Council had met in Closed Session at 5:00 and held a conference with the Labor Negotiator regarding the Woodland City Employees' Association and the Woodland Professional Firefighters' Association and had provided direction to the negotiator.

CALL TO ORDER

At 6:10 p.m., Mayor Flory called the regular meeting of the Council to order.



PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Neal Peart.

ROLL CALL

COUNCIL MEMBERS PRESENT: Marlin Davies, William Marble, Jeff Monroe,

Artemio Pimentel, David Flory

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle, Sue

Vannucci, Barry Munowitch, Carey Sullivan, Cynthia Shallit, Bob MacNicholl, Robert Thomas,

Cindy Norris, Garry Wegener, Joan Drayton

MINUTES

On a motion by Council Member Monroe, seconded by Council Member Marble and carried unanimously, Council adopted the minutes of the Special Council Meeting of January 30, 2007 as presented.

COMMUNICATIONS – WRITTEN

Council received Nomination Forms from the League of California Cities for Second Vice President and Director at-large positions.

Council received a notice of an Alcoholic Beverage Control License renewal for Paco's Authentic Mexican Restaurant, located at 435 Main Street.

Council received a notice of a person-to-person transfer of an Alcoholic Beverage Control License for Rico's Pizza, located at 171 W. Main Street.

COMMITTEE REPORTS

Council received the minutes of the Traffic Safety Commission meetings of November 6, 2006 and January 11, 2007.



PUBLIC COMMENT

Neal Peart said there have been discussions about changing the Measure E uses. The discussion involved moving City Hall to another location and he believer Measure E does not allow it.

Jim Dahl of the Woodland Professional Firefighters' Association said the Association was disappointed and frustrated at the City leadership. They are willing to bargain in good faith. He said they are compensated well below the median in the area. They want to be brought up to the mean. Some employees are seeking employment elsewhere.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Vice Mayor Davies asked that staff work with Waste Management on a local pickup on bulk material.

Council Member Marble said the Storm Water Drainage Citizens' Advisory Committee had their first meeting last Thursday which had been well attended. Michael Berta is the Chairperson. They will verify the problem and propose the best possible solution to Council. Surface water was discussed as was the possible formation of a JPA.

City Manager Kirkwood said there will be a Special meeting of the Council on March 12, 2007 with a Press Release inviting the public to comment on the new City Manager skills set. The comments will be received until Friday.

PRESENTATIONS

HISTORIC PRESERVATION COMMISSION PRESENTATION

Margaret Vicars of the Historical Preservation Commission went through the active projects. Important dates are the Heritage Home Awards on May 9, 2007, with the Preservation Award on June 13, 2007. She went through the Commission's proposed projects in detail and announced there was a vacancy on the Commission.

YOLO COUNTY RESOURCE CONSERVATION DISTRICT PRESENTATION

Paul Robbins, Executive Director of the Yolo County Resource Conservation District said this is a special district with no tax base. Funds are received via grants and contracts. The District is governed by an elected five



member landowner/farmer Board of Directors. They partner with the USDA National Resources Conservation District and have a locally defined mission.

At 6:28 Mayor Flory left the Chambers.

The District promotes responsible stewardship by developing, evaluating and implementing conservation practices through cooperative land users, by providing technical guidance and on-site expertise, by educating agencies and the public in resource conservation and enhancement and by sponsoring partnerships and networks.

At 6:34 Mayor Flory returned to the Chambers.

Programs are implemented by staff and include the Willow Slough Watershed Improvement Program, the Cache Creek Watershed Coordination, Farm Water Quality Management Support Program, and I-80 Interchange Planting Project and the Yolo County Weed Management Area. They work with hedgerows, tailwater and wildlife ponds, integrated vegetation management, and monitoring benefits of installed practices. He went through several projects and services they provide.

WOMEN'S HISTORY MONTH PROCLAMATION

On a motion by Council Member Pimentel, seconded by Council Member Marble and carried unanimously, Council proclaimed the Month of March 2007 as Women's History Month. Dottie Huber accepted the Proclamation presented by Council Member Pimentel and announced there will be a luncheon on March 8, 2007 at 11:30.

CONSENT CALENDAR

At the request of Council Member Pimentel and concurred by Council, the following items were removed from the Consent Calendar for discussion:



MONTHLY STATUS AND CAPITAL BUDGET EXECUTION REPORTS — PUBLIC WORKS

Council Member Pimentel asked if the Kentucky Avenue widening project could be moved forward more quickly. Director Wegener said he would review the funding sources to see if that could be accommodated. Council Member Pimentel said the El Dorado speed limit was to remain the same. Mayor Flory said that the Traffic Safety Commission was to look at traffic calming issues. Director Wegener said the calming is intended to keep the speed down. Mayor Flory asked about the East Street Bikeway funds and Director Wegener said this is for planning purposes only at this time and the item will return to Council at a future date.

MEMORANDUM OF UNDERSTANDING-WOODLAND COMMUNITY COLLEGE-PARTIAL FEE DEFERRAL

On a motion by Vice Mayor Davies, seconded by Council Member Marble and carried, Council approved the Memorandum of Understanding with Woodland Community College and authorized the City Manager to execute the Memorandum of Understanding on behalf of the City. Council Member Pimentel abstained due to his employment with the Woodland Community College.

On a motion by Vice Mayor Davies, seconded by Council Member Marble and carried unanimously, Council adopted the following Consent Calendar items as presented:

MONTHLY STATUS REPORT - COMMUNITY DEVELOPMENT

Council received the Monthly Status Report from Community Development for February 2007.

MONTHLY STATUS REPORT - PARKS AND RECREATION

Council received the Monthly Status Report from Parks and Recreation for February 2007.



RESOLUTION 4808 - WORKFORCE HOUSING GRANT

Council adopted Resolution 4808, a "Resolution of the City Council of the City of Woodland Authorizing Application for Workforce Housing Reward Grant", to California State Department of Housing and Community Development for funding under the Workforce Housing Reward Program, the execution of a Standard Agreement, any amendments thereto, and of any related documents necessary to participate in the Workforce Housing Reward Program for the City Manager.

SPRING LAKE SPECIFIC PLAN PACKAGE A, PROJECT 04-25

Council approved the revised Project Programming Summary Sheet Spring Lake Backbone Infrastructure, Package "A", Project 04-25, Revision #4.

VIDEO EQUIPMENT - COUNCIL CHAMBERS

Council approved the purchase of video equipment to upgrade the camera and to convert to digital recordings of Council and Commission meetings.

COST OF ELECTION

Council received the Expense Summary for the June 6, 2006 election, in the amount of \$39,107.59.

AMERICAN'S WITH DISABILITIES ACT PROJECTS 04-26 AND 05-05

Council approved the design, plans and specifications for the American's with Disabilities Act Curb Ramp Improvements for Project 04-26 and Project 05-05.

PUBLIC HEARING

RESOLUTION 4809 - ISSUANCE OF REVENUE BONDS-FINANCE IMPROVEMENTS AND EQUIPMENT, WOODLAND MEMORIAL HOSPITAL

Redevelopment Agency Manager Shallit said Catholic HealthCare West has applied for financing and refinancing medical facilities through the issuance



of tax-exempt obligations in the amount of \$985.0 million. This project is located at 1325 Cottonwood Street. The issuance of these bonds has no budgetary impact on the City nor will the City be a party to the financing documents.

Mayor Flory said this is a Public Hearing to consider the issuance of taxexempt bonds for the purpose of financing the acquisition, construction, improvement and equipping of a medical facilities known as Woodland Memorial Hospital, which is located in the City of Woodland, California. The Public Hearing regarding the financing is required by Federal tax law.

At 6:45 Mayor Flory opened the Public Hearing and asked if there were any members in the audience wishing to speak. Hearing none, Mayor Flory closed the Public Hearing at 6:45 p.m.

There were no written comments on the proposed tax-exempt bonds or the project received by the City Clerk prior to the hearing.

On a motion by Council Member Pimentel, seconded by Council Member Marble and carried unanimously, Council adopted Resolution 4809, "A Resolution of the City Council of the City of Woodland Approving the Issuance of Revenue Bonds by the California Statewide Communities Development Authority to Benefit Catholic HealthCare West"; authorized the City Manager to execute any document and take any necessary actions to carry out the intention of the Resolution.

RESOLUTION 4810 - SPRING LAKE INFRASTRUCTURE FEE INCREASE-PARKS AND ADMINISTRATION; URGENCY RESOLUTION 4811 - ESTABLISHING INTERIM FEES

Accountant McKinney said the fee program for the Spring Lake area is designed to fund the backbone infrastructure and other public facilities required to serve the new development planned in that area.

At 6:47 Mayor Flory opened the Public Hearing. Hearing no comments, Mayor Flory closed the Public Hearing at 6:47.

On a motion by Council Member Monroe, seconded by Vice Mayor Davies and carried unanimously, Council adopted Resolution 4810, a "Resolution of the



City Council of the City of Woodland Making Findings and Adopting a Spring Lake Infrastructure Fee Increase" for Parks and Administration prepared by Economic and Planning Systems; adopted by four-fifths roll call vote, "An Urgency Resolution 4811 of the City Council of the City of Woodland Increasing Spring Lake Infrastructure Fees", establishing interim Park and Administration SLIF fees based on the proposed Spring Lake Infrastructure Fee Increase of Park Land Acquisition and Facility Cost Charges.

REPORTS OF THE CITY MANAGER

DOWNTOWN PARKING PLAN

Planner Norris said the purpose of the item was to open dialog on the Downtown Parking Plan, to provide an update on recent development pressure and obtain specific strategy components on revised standards, in-lieu fees and parking management. The parking demand is significant on both the North and South sides of Main Street. New development projects will add to the demand with a more intensive mix with residential and commercial as will the rehabilitation and reuse of existing historic buildings. In November of 2001 there were seven strategies on a parking management plan proposed, based on stakeholder input, surveys and meetings and combined immediate and long-term The parking standards have current requirements based on the standard parking with no exemptions to the downtown. The proposed standards will recognize shared parking components with multiple trips which promote the reuse and reinvestment of historic buildings with a balance of needs. The plan is to minimize the parking areas in the front businesses on Main Street and to encourage mixed use development. The City is growing, there is increased pressure and we need to be ready to address this growth.

The proposed in-lieu fee functions as an alternative to constructing full parking and allows the applicant to develop when they are unable to provide parking. It allows the City the ability to recover some of the capital cost of constructing new parking facilities. Land costs in the downtown are approximately \$14 to \$22 per square foot. Structured parking is approximately \$20,000 to \$25,000 per space. Possible in-lieu fees of \$4,000 to \$5,000 would be 20-25% of the cost. The intent is to use other funding sources to assist with the share cost including Redevelopment Agency Funds, possible Major Projects Financing Plan fees, public and private partnerships and future assessment or user fees. The parking management could include peripheral lots for employees, time limits and uniform enforcement, a balance of impacts on all users and City and County parking.



The next steps are to provide direction regarding strategies that impact immediate situations, to direct Community Development, Public Works and Police to evaluate and refine strategies, to direct staff to inform and involve the Chamber of Commerce and other downtown stakeholders, and to direct staff to proceed with the necessary Ordinance and policy changes to implement parking strategies.

Council Member Marble asked if the in-lieu fees were lowered would the General Fund be making up the difference. Director Munowitch said bonds will be the primary source.

Vice Mayor Davies asked how those fees would match the increased costs of construction. Council Member Marble asked how the figures were reached. Planner Norris said staff looked at and analyzed other communities and at what the market would bear.

The County District Attorney has requested spaces in front of their building on Second Street and fourteen additional parking spaces in the parking lot across from their building be designated for their staff. The City does not have the authorization to exempt parking spaces.

Council Member Monroe said there was an Agreement with the District Attorney's office but it is not an effective solution. There is equipment in the vehicles necessitating close proximity parking and the District Attorney staff members are being ticketed while appearing in Court. Vice Mayor Davies said this is only a report at this so a motion cannot be made at this meeting. Council Member Pimentel asked if the District Attorney will be moving from their current location. Chief Sullivan said there has been no discussion of relocation of the District Attorney's office at this time. Council concurred that staff receive input and return to Council. City Manager Kirkwood said a staff report will come forward at with the letter from the District Attorney. Public property issues should be from the County Board of Supervisors and not through individual Departments. Mayor Flory said he would like this issue to come back in three months. City Manager Kirkwood will discuss this issue with Sharon Jensen, County Executive Officer to seek her input and recommendations.

Vice Mayor Davies said Exhibit 3 revised the standards for the number of spaces required. They do not seem to account for the employee parking needs. Director Munowitch said square footage is used in the downtown because they are based on average uses. If a public use changes, then the parking standards should change.



At 7:10, Council Member Pimentel left the Chambers. He returned at 7:11.

Council Member Marble said it appears as if the City is relaxing their standards and Director Munowitch agreed. He said we need to get the County involved in the discussion because of the District Attorney request, but also because the County generates a large need for parking. The stall hopping is also a big problem. We need to manage the available inventory and other options need to be explored as well. Council Member Monroe feels the District Attorney issue is critical and needs to be addressed immediately.

Council Member Marble asked if there were any strategies to keep the stall hopping in check and if there is a technique to track those who stall hop. Chief Sullivan said there are some ways to address this. The "zone" parking which means the zone time restricted. Global positioning system (GPS) information is used and could be used to cite vehicles. The enforcement needs to be fair and even-handed. The GPS will involve more time for the enforcement. Council Member Pimentel asked if the County would be sharing the cost because they are part of the problem. Vice Mayor Davies said we could issue permits now such as those used behind the Hotel Woodland. We should explore that possibility now. The City needs to increase our inventory. Strategy #7 provides permits to the residents now in those areas and have no place to park.

Council directed staff to: continue working with Police and Public Works Departments to evaluate effective management strategies and determination of in-lieu fees; contact the Chamber of Commerce and other stakeholders to inform them of proposed changes and solicit input; bring the recommended changes to the Zoning Code regarding parking standards and in-lieu fees to the Planning Commission and City Council for reviews; bring back recommended parking management strategies.

FLOOD MANAGEMENT PILOT PROPOSAL

Council Member Monroe asked if this new entity could build a flood barrier because it is not a City entity. City Attorney Siprelle said the Ordinance applies to the City spending funds and this District would not be bound by our Ordinances. The start up money does not affect the outcome. Council Member Monroe wants to be sure that the flood wall cannot happen without a vote of the people. City Manager Kirkwood said the agreement to proceed could include language prohibiting use of the funds for flood wall study. Director Wegener



said that nothing could go forward without support of the community and could only come forward if the City would approve.

On a motion by Vice Mayor Davies, seconded by Council Member Marble and carried unanimously, Council authorized the City Manager to finalize a Memorandum of Understanding with the County and Yolo County Flood Control and Water Conservation District for a two year pilot program that would consolidate responsibility for flood management for the City of Woodland with the District, with \$100,000 of startup funding per year for two years from each of the three entities, to include a statement about the language of the flood wall to be included as mentioned above.

Council Member Marble said the City needs to keep the spending of these funds under careful watch.

ORDINANCES

ORDINANCE 1475 - COUNCIL MEETING ENDING TIME

On a motion by Vice Mayor Davies, seconded by Council Member Marble and carried by the following roll call vote, Council adopted Ordinance 1475, "An Ordinance of the City of Woodland Amending Sections 2-1-2 and 2-1-31 of the Woodland Municipal Code Regarding Council Meeting Ending Times". On roll call the vote was as follows:

AYES: Council Members Davies, Marble, Monroe, Pimentel, Flory

NOES: None ABSENT: None ABSTAIN: None

ORDINANCE 1476 - COST RECOVERY-SECOND RESPONSE TO ABATE NOISE

Sandra Lee Olesen said she has been having trouble with neighbors and the noise. The Ordinance would really send a message. She asked that the Ordinance be extended for more than a one evening call back.

On a motion by Council Member Marble, seconded by Council Member Monroe and carried by the following roll call vote, Council adopted Ordinance 1476, "An Ordinance of the City of Woodland Adding Article VI to Chapter 14A of the Code of the City of Woodland Regarding the Recovery of Costs for Responding to Loud Parties". On roll call the vote was as follows:



AYES: Council Members Davies, Marble, Monroe, Pimentel, Flory

NOES: None ABSENT: None ABSTAIN: None

ORDINANCE 1477-REZONE - REYNAN AND BARDIS DEVELOPMENT

Vice Mayor Davies wants to pay attention to changes from R-5 to R-8 which is similar to apartments. These proposed increases are only by 1%. This is a big density change and it is common in development. The City needs to pay very close attention to these density changes. Multi-level housing is not under the individual unit housing allocation plan. Council Member Monroe said to create affordable housing means to put more people in smaller spaces.

At 7:37, Council Member Monroe left the Chambers and returned at 7:37.

Director Munowitch said the land area has been reduced with 44 units in the R-5 and land area increased in the R-8 by adding 70 units. Council Member Pimentel said when moving the units between the designations, it does not equate to a 1%.

On a motion by Council Member Monroe, seconded by Council Member Marble and carried, Council adopted Ordinance 1477, "An Ordinance Amending the Zoning Map of the City of Woodland for a 113 Acre Parcel (Reynen and Bardis Spring Lake Central) Located at the Northwest intersection of Farmers Central Road and Pioneer Avenue". On roll call, the vote was as follows:

AYES: Council Members Davies, Marble, Monroe, Flory

NOES: Council Member Pimentel

ABSENT: None ABSTAIN: None

ORDINANCE 1478 - DEVELOPMENT AGREEMENT FOR REYNAN AND BARDIS

On a motion by Council Member Marble, seconded by Council Member Monroe and carried, Council adopted Ordinance 1478, "An Ordinance of the City of Woodland Approving the Development Agreement Between the City of Woodland and Reynen and Bardis Communities, Relating to Property Located Within the Spring Lake Specific Plan Area". On roll call, the vote was as follows:



AYES: Council Members Davies, Marble, Monroe, Flory

NOES: Council Member Pimentel

ABSENT: None ABSTAIN: None

ADJOURN

At 7:40 Mayor Flory adjourned the regular meeting of the Council.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk