Woodland City Council City Hall – Council Chambers 300 First Street Woodland, CA 95695

MINUTES

CITY COUNCIL/WOODLAND PUBLIC FACILITIES CORPORATION/ WOODLAND FINANCE AUTHORITY JOINT SPECIAL/STUDY SESSION

FEBRUARY 28, 2006

7:00 P.M.

CALL TO ORDER

Vice Mayor Flory called the joint special/study session of the City Council, Woodland Public Facilities Corporation and Woodland Finance Authority to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Neal Peart, Art Pimentel, Matt Rexroad

COUNCIL MEMBER ABSENT: Jeff Monroe

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Karl Diekman, Carey

Sullivan, Dan Gentry, Gary Wegener, Joan Drayton, Sue

Vannucci, Paul Hanson

COUNCIL/STAFF COMMENTS

Council Member Pimentel announced the Apple Tree Foundation awards would be held on March 5, 2006 at 5:00 at the Hotel Woodland.

Mayor Rexroad stated the County Board of Supervisor had utilized their emergency powers to provide the Congregate Meals Program at the old Juvenile Hall facility on a month-to-month basis. This agreement is for the Wayfarer Center portable meals through their



Walter's House facility. The City of Woodland has no jurisdiction or legal standing regarding this issue.

Fire Chief/Acting Community Development Director Diekman announced he will be retiring from the City on April 30, 2006 after 35 years of public service, 23 as a Fire Chief. Part of his assignment when he came to the City was to develop a Master Plan for the Department, which has been completed. The Department has grown by about 1/3 in staffing with new leadership in place that is ready to move forward. He commended the Department staff, Senior Management, the City Manager and the Council for their support of the Department needs. Council thanked and commended Chief Diekman for accomplishing the goals that had been set before him.

REPORTS OF THE CITY MANAGER

SCHEDULE AND GUIDANCE-PREPARATION OF 2006-07 PRELIMINARY BUDGET

Finance Director Drayton said the objective is to firm up the budget schedule and determine when the Council would like to hold their Spring Planning Session. Staff has recommended May 3, 2006 from 5:00 to 8:30 p.m. with Budget Adoption to take place on May 30, 2006. City Manager Kirkwood said that Council has been providing guidance over the past several months on the budget and that input has been included as part of the budget process and development. Director Drayton indicated that reserves at the end of Fiscal Year 2005 had been at approximately 12%.

Council Member Pimentel asked about the fiscal impact of the Gateway Project. Director Drayton indicated those figures had not been included at this time as they would not be realized until 2007. It would not be prudent to include projected revenues until the project is finalized.

Council Member Pimentel indicated the May 3rd date would be in conflict with those who would be attending the Cap-to-Cap. Council concurred to hold the Planning Session on May 9, 2006 at 7:00 p.m.

Council Member Peart asked how the property tax computation is determined and Director Drayton said historical trends are the basis for the figures. The 7% is a fairly consistent figure.

<u>AUGMENTATIONS-PRELIMINARY 2005-06 OPERATING BUDGET; POLICY ON</u> ONGOING GENERAL FUND TRANSFERS

Finance Director Drayton said new issues and budgetary oversights or corrections have necessitated the request for augmentation to the Preliminary 2005-06



Operating Budget. The net changes in revenues should be sufficient to cover the requests.

Externally driven costs are those set by external sources and are somewhat non-controllable. The Department Directors have minimized the impacts but the funds need to be allocated to the Animal Control Contract changes, booking fees, Dispatch services, and electricity at the Brooks Swim Center, totaling \$100,640. Budget corrections and/or oversights in part-time salaries for Recreation and Parks total \$75,111. The last request is for additions to the budget. One is for the purchase and training of a K-9 unit, purchase of fitness equipment for the Police Department, a self-checkout system and public computer scheduling software for the Library totaling \$57,830. The total augmentation requests are \$233,581.

Director Drayton feels we will be on budget. Time has been spent with the Directors on issues and the augmentations will have revenues to cover the costs.

The Measure H revenue and transfer changes are cosmetic. City Manager Kirkwood said these adjustments are less than 1% of the budget. The only items added to the budget were the two Library issues.

Vice Mayor Flory asked about the athletic equipment. Police Chief Sullivan said the fitness equipment in-house replaces the Officer membership fees at a health club. The Officers are still eligible for the fitness incentive but the membership fees will no longer be paid.

Vice Mayor Flory asked for clarification on the part-time Parks and Recreation positions. Parks, Recreation, and Community Services Director Gentry said the Department had tried to convert the funding but the methodology did not work properly so the request had to be resubmitted. Funds were not allocated for a full time clerk because of the benefit analysis costs. The other issue was the Department error on the part-time salaries for the pool and the funds were insufficient. The program will be terminated without this position.

Bud Goding, Chairperson of the Library Board of Trustees said they are asking for some increases amounting to \$30,000 that exceed the 3% guidelines established by the Council. They would like to fund the Library Technician position. Library book circulation is approaching a constant 20,000 units per month. This position would cover that increase in usage. They would also like to have two part-time positions combined into one full time and the Literacy Coordinator position moved into the Library staffing allocation. The leasing of the computer system is not recommended for purchase. The computer software will help lighten the burden on staff. These are all items requested for the 2006-07 budget.

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried by the Members present, Council approved the augmentations to the



Preliminary Fiscal Year 2005-06 Operating Budget and the budget policy on ongoing General Fund Transfers.

AUDIT REPORTS-CITY OF WOODLAND/WOODLAND FINANCE AUTHORITY/ WOODLAND PUBLIC FACILITIES CORPORATION FOR FISCAL YEAR ENDING JUNE 30, 2005

Finance Director Drayton said this is the remaining Fiscal Year 2005 audit. The City has received an unqualified clean opinion on all audits. The responses to the Report to Management have been omitted but have been met.

Council Member Peart felt there were some inconsistencies and he would like the responses on the Report to Management prior to approving the Audits. Council concurred to hold this item over to the March 7, 2006 meeting until the responses are received.

DESIGN FOR COMMERCIAL DEVELOPMENT AT WOODLAND'S GATEWAY

Acting Community Development Director Diekman said the Planning Commission had heard this item with the Developer making his presentation prior the Staff report and suggested that mode for this meeting as well. Council concurred. The Commission did have some concerns regarding the design on the project and made recommendations to amend.

Paul Petrovich, Developer, introduced Phil Harvey, his Director of Development, who presented visuals of the project. They are recommending that Maxwell Avenue be extended to the end of the project site which will provide an additional entrance to the Target and COSTCO sites.

Mr. Harvey went through each slide and explained the concepts and architectural features they feel meet the design standards as required by the City Community Design Guidelines.

Mayor Rexroad asked to have detail on the proposed signs for the project. Mr. Harvey presented schematics of the possible alternatives. They will continue to work with staff on the final version.

Senior Planner Hanson presented visuals of the City's Design Standards and samples Staff and the Planning Commission have agreed are acceptable. One concern was the proposal from the Developer to have repeated design throughout while the Commission would like some variety and less flat walls on the larger anchor buildings. The designs should not necessarily repeat but should be complimentary.



At 8:01 Council Member Peart left the Chambers.

Planner Hanson asked that Council reaffirm the expectations for commercial development maintaining the standards in the Community Design documents.

At 8:02 Council Member Peart returned to the Chambers.

As this project is at the East entrance to the City, the Planning Commission stressed the importance of adherence to the General Plan and Community Design Standards. The site is also part of the Entryway Overlay Zone which provides that exterior building design comply with Historic Woodland and be less contemporary in appearance. There are eight historic architectural designs representing the downtown. COSTCO has indicated they will comply with the design recommendations provided their footprint can remain as planned.

The Commission also felt there was too much modernism and glass on the buildings. The logo cannot be more than four feet square unless it is of exceptional design and materials. The COSTCO building as proposed has no historical features.

At 8:07 Mayor Rexroad left the Chambers and returned at 8:08.

Planner Hanson cited the COSTCO in Los Angeles with features more in compliance with our Design Standards.

Council Member Pimentel asked about the entrance to the project and would like to see it much wider than the current entrance to the Home Depot or that of their complex on Truxel Road in Sacramento. Planner Hansen said the entrance here is planned to be at least two lanes and will have many architectural features.

Director Diekman said this is a work in progress. The concept is before Council to confirm that Staff is moving in the right direction with the Developer.

Mr. Petrovich indicated he has been holding discussions with many companies but some companies prefer to wait to commit until the project is well underway. In late April the item should be ready to come before Council. The drainage and detention facilities will start on May 1, 2006. By July 1, 2006, the underground will be in place. November 15, 2006 is the start of construction. The junior anchors plan to be in place by February 2007. Target opens only in the Months of March, July and October. There is disagreement with staff. The more money he puts into the project the more prosperous it becomes. There are not adequate people in this trade area to generate the money he needs to make the project outstanding in design. Target and COSTCO feel this City is relatively affordable with his design compared to areas remaining for development and location. They have been meeting with Staff and have conceded a great deal to meet the demands of the Design Standards. He will be



asking Council to approve what he has presented tonight. The other examples presented are from neighborhood shopping centers and not power centers.

Director Diekman asked that Council continue to support the City Design Standards. Target and COSTCO have said they are willing to work with the Design Standards in place. He recommended continuing to work with Staff and the Architect. If there are still concerns the Council could then make a decision on direction.

Mayor Rexroad feels that Council should not be making decisions on design features and that Staff should be the decision-making body. Council Member Peart feels the overall design is workable. He went to Citrus Heights and observed the COSTCO and feels it is a very appropriate design for our City. We need to be flexible but should also hold tight to the approved standards. Council Member Pimentel does not feel Council has the qualifications to decide on design but we may be trying too hard to make this project look like the downtown. However, the City deserves to have a quality project. The landscaping is also a very important aspect of this project. Vice Mayor Flory said the design looks good and Staff should be the ones to decide on the final product.

City Manager Kirkwood said the Council seems to be fairly supportive of what the Developer has presented but is instructing Staff to work toward a solution while maintaining the Design Standards. If there are major concerns, Staff can return to Council for guidance.

<u>ADJOURNMENT</u>

Vice Mayor Flory adjourned the special/study session of the Council at 8:45.	
Respectfully submitted,	

Sue Vannucci, CMC, City Clerk