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

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD SPECIAL/CLOSED SESSION

APRIL 5, 2005

6:00 P.M.

CLOSED SESSION - REDEVELOPMENT AGENCY BOARD

The Agency Board held a conference with the Real Property Negotiator pursuant to Government Code Section 54956.8 to discuss the property on Sutter Street for the project known as the Nueva Vista Project. The Agency Negotiator is Executive Director Kirkwood. The Negotiating Parties are the Sacramento Valley Organizing Community and the City of Woodland/Redevelopment Agency. Under negotiation are price and terms of payment. Present during this discussion were Chairperson Rexroad, Board Members Monroe, Peart, Pimentel, Executive Director Kirkwood, Assistant Director Marler, Community Development Director Stevens and Redevelopment Manager Ross. Vice Chairperson Flory was not in attendance.

CLOSED SESSION - CITY COUNCIL

Council held a conference with Legal Counsel regarding existing litigation pursuant to Government Code Section 54956.9. The name of the case is the County of Yolo versus City of Woodland. Present during this discussion were Mayor Rexroad, Council Members Monroe, Peart, and Pimentel, City Manager Kirkwood, Assistant City Manager Marler. Vice Chairperson Flory was not in attendance.

Council held a conference with Labor Negotiator Marler pursuant to Section 54957.9, for the Fire and Fire Mid-Management Employees. Present during this session were Mayor Rexroad, Council Members Monroe, Peart, and Pimentel, City Manager Kirkwood, Assistant City Manager Marler and City Attorney Siprelle (arrived at 6:30). Vice Mayor Flory was not in attendance.



<u>CLOSED SESSION – REDEVELOPMENT AGENCY BOARD (continued)</u>

The Agency Board held a conference with Legal Counsel regarding anticipated litigation, initiation of litigation pursuant to Government Code Subdivision (c) of Section 54956.9 and discussed one case. Present during this discussion were Chairperson Rexroad, Vice Chairperson Flory (arrived at 6:55) Board Members Monroe, Peart, Pimentel, Executive Director Kirkwood, Assistant Director Marler, Community Development Director Stevens and Redevelopment Manager Ross.

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD REGULAR MEETING

7:00 P.M.

CLOSED SESSION ANNOUNCEMENT-COUNCIL AND REDEVELOPMENT AGENCY BOARD

Mayor/Chairperson Rexroad announced that the Council/Agency had met in special closed session at 6:00 p.m. to discuss Agency real property negotiations for the Sutter Street/Nueva Vista property and had received a report; to discuss existing litigation, County of Yolo versus City of Woodland and had provided direction to Staff; to discuss labor negotiations for the Fire and Fire Mid-Management employees and had provided direction to the Labor Negotiator; and had held discussion on anticipated litigation, initiation of litigation for the Agency and had provided direction.

CALL TO ORDER

Mayor Rexroad called the joint regular meeting of the Council and Agency Board to order at 7:07 p.m.

PLEDGE OF ALLEGIANCE

Mayor Rexroad invited those present to join in the Pledge of Allegiance led by Council Member Pimentel.



ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Jeff Monroe, Neal Peart, Art Pimentel,

Matt Rexroad

COUNCIL MEMBERS ABSENT: None

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

Quinn, Sue Vannucci, Paul Miller, Dan Gentry, Tricia Stevens, Gary Wegener, Karl Diekman,

Wendy Ross, Carol Beckham, Bruce Pollard

OTHERS PRESENT: Contract Planner Heidi Tschudin

PUBLIC COMMENT

Angie Roddan, representative for the Scottish Games, announced this year's games will be on April 23 and 24, 2005 at the Yolo County Fairgrounds.

COUNCIL/STAFF COMMENTS

Council Member Peart asked for a report on the status of upgrades and construction at Station 2, Station 3 and the Training Center. Council concurred to add to a future Agenda.

Council Member Peart said there was an article in the local paper indicating the homeless population has increased. He asked for an update and Council concurred to place on a future Agenda. Vice Mayor Flory suggested the Homeless Coordinator provide the update.

PRESENTATION

PROCLAMATION-YEAR OF THE LIBRARY

Kathy Harryman, President of the Friend's of the Library, gave a presentation on the history of the Library. Bud Goding of the Library Board of Trustees read a portion of the Ordinance from April 11, 1903 regarding the Carnegie funding adoption.



On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council proclaimed 2005 as the Year of the Library.

PUBLIC HEARINGS

ADDENDUM AND RESOLUTION TO AMEND 1996 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT REGARDING GROWTH RATE

Director Stevens indicated the Council is to receive public testimony and determine whether to adopt the amendment or provide an alternative direction. The General Plan Policy 1.A.7 is related to the population growth of the City and the recommended amendments are an attempt to update the policy based on revised population figures. The Planning Commission recommends language to revise the population to 70,000 in the year 2020 and to pace the construction of new single-family homes in new residential neighborhoods, but not limit infill, multi-family or affordable housing opportunities. As the 2000 census underestimated the population, this amendment would be appropriate at this time. The Commission is concerned that limiting the population would affect the ability to provide infill opportunities. They considered expressing the growth through the number of single family houses only with 5000 homes added by 2020. This is similar to the Spring Lake Specific Plan Building Unit Allocation.

Mayor Rexroad asked for a definition of a "new residential neighborhood" and Director Stevens said this would be any annexed area which would be added to the City. The SLSP would be part of the 5000 homes. It would only include single family home construction already approved. It does not include any area North of Kentucky Avenue or any of the industrial area.

Council Member Pimentel asked if this affected apartments and Director Stevens said it would not. The intent is to flex the approved plan for the SLSP with a certain mixture.

Vice Mayor Flory asked what projections are for population North of Kentucky and Director Stevens said the whole area up to the Urban Limit Line would accommodate approximately 2000 homes with 5000 to 6000 people.

Mayor Rexroad feels dwelling units should be the factor, not population. Director Stevens said the goal is to pace, limit the absorption of raw land and keep the small town character. Council Member Monroe asked how many people



attended the Planning Commission meetings on this subject and Director Stevens indicated only approximately 20.

Council Member Peart indicated he had received a letter from George Phillips indicating the City has skirted the senior housing issue, which should be added to the language as exempt from the figures. Director Stevens said this proposal focuses on single family homes and not on the age of the citizenry so it would include senior housing. The Council could encourage senior housing and provide incentives. Council Member Pimentel feels we should limit the amount of residential homes. The population itself is beyond City control and we cannot control the birthrate.

At 7:40 Mayor Rexroad opened the Public Hearing.

George Phillips said the City needs to keep the senior housing in mind. The utilization of current land which could be redeveloped into housing is a good method for all concerned.

Council concurred to continue this Public Hearing to the May 3, 2005 meeting.

CONSENT-REGULAR

Mayor Rexroad requested and Council concurred to remove the following item from the Consent Calendar for discussion:

ORDINANCE-CAMPAIGN CONTRIBUTION DISCLOSURE

Council Member Pimentel requested and Council concurred to remove the following items from the Consent Calendar for discussion:

ORDINANCE-TRANSIENT OCCUPANCY TAX

ORDINANCE-BUSINESS LICENSE FEE PENALTIES

Council Member Peart requested and Council concurred to remove the following item from the Consent Calendar for discussion:

REPORT-20 FOOT SMOKING RESTRICTION ORDINANCE DEVELOPMENT



On a motion by Council Member Pimentel, seconded by Vice Mayor Flory and carried unanimously, Council approved the following Consent Calendar items as presented:

MONTHLY STATUS REPORT - COMMUNITY DEVELOPMENT

Council received the Monthly Status Report for March 2005 from Community Development.

MONTHLY STATUS REPORT - PARKS, RECREATION & COMMUNITY SERVICES

Council received the Monthly Status Report for March 2005 from Parks, Recreation and Community Services.

MONTHLY STATUS AND CAPITAL BUDGET EXECUTION REPORTS - PUBLIC WORKS

Council received the Monthly Status and Capital Budget Execution Reports for March 2005 from Public Works.

NEW JOB DESCRIPTION FOR HOUSING PROGRAM ANALYST AND REVISED JOB DESCRIPTION FOR SENIOR PLANNER

Council approved the new job description for Housing Programs Analyst and revisions to the job description for Senior Planner.

CITY ATTORNEY'S STANDARD RATES ON REIMBURSABLE MATTERS

Council authorized the City Attorney's office, Best, Best and Krieger, to charge standard private rates on all reimbursable costs.

RESOLUTION OF INTENTION 4631-AMEND PUBLIC EMPLOYEES' RETIREMENT SYSTEM CONTRACT; ORDINANCE TO INSTITUTE 4^{TH} LEVEL 1959 SURVIVOR BENEFITS

Council approved Resolution 4631, a "Resolution of Intention to Approve Amendment to Contract Between the Board of Administration California Public



Employees' Retirement System and the City Council of the City of Woodland" to add the Fourth Level of 1959 Survivor Benefits for Police Safety Members and authorized the City Clerk to sign Compliance with Section 7507 and Certification of Governing Body's action; introduced and read by title only the final Ordinance to solidify such action.

AGREEMENT AMENDMENT-YOLO COUNTY COMMUNICATIONS EMERGENCY SERVICES AGENCY FOR FIRE DEPARTMENT TRAINING SERVICES

Council authorized the City Manager to execute an Amendment to the Agreement between the City of Woodland and Yolo County Communications Emergency Services Agency (YCCESA) for the Woodland Fire Department to provide training services to YCCESA.

CONTRACT AMENDMENT-COUNTY OF YOLO FOR FIRE PREVENTION SERVICES

Council authorized the City Manager to enter into a Contract Amendment with the County of Yolo to provide fire prevention services.

TEMPORARY CONTRACT WITH DAN RYAN-OPERATION OF DUBACH PARK BATTING CAGES AND CONDUCT AMERICAN BASEBALL SCHOOL

Council authorized the Director of Parks, Recreation and Community Services to enter into an Agreement with Dan Ryan for batting cages and sports school services at the Dubach Sports Complex.

SHOPPING CART MANAGEMENT

Council received a report on shopping cart abatement procedures.

RESOLUTION 4632-APPLICATION TO CALIFORNIA ENERGY COMMISSION FOR ADDITIONAL ENERGY EFFICIENCY LOANS

Council adopted Resolution 4632, a "Resolution Authorizing Application for Technical Assistance and Energy Efficiency Loan Funds for City Hall Expansion".



STATE WASTE MANAGEMENT-DESIGNATION OF COUNTY OF YOLO AS THE LEAD AGENCY FOR HOUSEHOLD HAZARDOUS WASTE 2005-06 GRANT

Council authorized the City Manager to sign an authorization letter to the California Integrated Waste Management Board authorizing Yolo County as our lead agency to submit a regional application for a Household Hazardous Waste Fiscal Year 2005-06 grant.

WELL CONSTRUCTION PROJECT 00-23

Council accepted Well Construction Project 00-23, as complete and authorized the City Clerk to file a Notice of Completion.

ASSEMBLY BILL 1248, BOOKING FEES

Council approved submission of letters of support for Assembly Bill 1248, Booking Fees.

RESOLUTIONS 4628 THROUGH 4630-STONEHAVEN SUBDIVISION; ORDINANCE REZONING THE PROPERTY; TENTATIVE SUBDIVISION MAP 4727; CONDITIONAL USE PERMIT ORDINANCE APPROVING THE DEVELOPMENT AGREEMENT

Planner Tschudin said this project is located on 11.4 acres at the Southwest corner of Interstate 5 and County Road 102. It is currently designated as highway commercial. The proposal is to redesignate and rezone the property for a small-lot detached residential subdivision with six homes in a grouping facing each other and a walkway between the front portions of the homes. The homes would be two story with rear entrances and rear facing garages. The division would be gated with a home owner's association and common areas such as a park, open space, mini park internal roadways and walkways, security gates, common landscaping and common parking. It is proposed to have two entrances. Ten percent of the units will be affordable. A fiscal and market study have been completed. The Development Agreement will have an annuity on a per unit basis so there is no cost to the City. The Highway Commercial zoning at this site is not competitive. This is higher density and would mean smaller lot size. Approximately 250 people could be accommodated on the site. There is a large open space in the center of the project. This allows for larger roadways. There are two remaining issues: (1) the ramp dedication



as the developer would like to negotiate with CalTrans; and, (2) the developer would like both entrances gated rather than just one as the Planning Commission and Staff recommended. Other issues: the Development Agreement is fiscally neutral; the school dedication is in place for funding; traffic calming on Hershey and Hecke; fire fees are at \$771 per dwelling unit; dedication to CalTrans the freeway lands at the sound wall; the gateway signage; and enhanced landscaping.

Council Member Monroe said the letter from the Woodland Joint Unified School District indicates they have no immediate plans for a school in that area. Planner Tschudin said they have negotiated with the District and they will be in a better situation on that issue.

David Frugenberg said this is a Highway Commercial with an entrance way overlay zone. The retail uses include accessory use, such as grocery, restaurants, auto sales and support, recreation and health, regional office and lodging. The barriers to development are the limited access, inferior visibility, constraints on size and configuration, proximity to other land uses, direct competition in the area and lack of experience with regional offices. The 10 acres is not a size in great demand for retail, offices or hotels. As currently zoned, the property and other revenue are low but sales tax will be higher. As housing, property and other revenue would be higher but there will be no sales tax. The residential generates a need for higher service levels and higher costs. Under the specific plan these things are approximately the same. The landscaping and lighting district would cover most of these costs.

City Manager Kirkwood asked if the 86 units are used for property tax calculations and as the value is full cost, what would the cost need to be to break even. Mr. Frugenberg said he would calculate and provide that figure. City Manager Kirkwood said the County received 11%, we need 10% and the School District gets the bulk. We need to know the assessed valuation so that we can determine what the income to the City would be to provide the associated services. He also asked for the breakdown of the revenue to go to the County for their services.

At 8:15 Mayor Rexroad opened the Public Hearing.

Martin Nevinski of Centex Homes asked for Council support of the project. They have some questions about the gated aspects and do not want the City to dedicate the land to CalTrans but would like to handle themselves. They would also like to have both entrances/exits gated. The property will be maintained by



the Homeowner's Association and the Developer would like property to be safe for the residents.

Vice Mayor Flory said the State could use eminent domain on the property and why should it go to Centex. Engineer Pollard said the request is a legal nexus-related dedication and is normal for this type of subdivision. The State would not acquire the property, but the City could. If left as a parcel, it is illegal as it is then landlocked. City Manager Kirkwood said the gated community would be Homeowner Association maintained. Planner Tschudin said this would keep it an open community.

Karen Hulbert is a Real Estate Consultant and said these types of gated communities make the residents feel safe and secure.

At 8:26 Mayor Rexroad closed the Public Hearing.

Council Member Pimentel said the Holiday Inn said their site on the opposite corner is very accessible. This piece has more access. Director Stevens said this access would be through a residential neighborhood. The Holiday Inn site is through a retail area. Council Member Pimentel asked about the retail development that had been previously planned for this piece and Director Stevens said it was proposed for a mini-storage project. She does not have the information on why that project did not move forward. Council Member Pimentel asked about the park proposed for the project and Director Stevens said this would be a mini-park and they would be contributing to the park fees.

On a motion by Council Member Monroe, seconded by Vice Mayor Flory and carried, Council took the following actions to approve the Stonehaven Subdivision project based on the identified Findings of Fact and subject to the identified Conditions of Approval:

- 1. Approved Resolution 4628 approving the Negative Declaration, including the identified mitigation measures, directing that a Notice of Determination be filed and adopting the Mitigation Monitoring Plan.
- 2. Approved Resolution 4629 amending the City General Plan Land Use Exhibit to change the land use designation for 11.4 acres (APN 027-610-76) from Highway Commercial (HC) to Medium-Low Density Residential (MLDR).



- 3. Approved Resolution 4630 amending the Southeast Area Specific Plan Land Use Exhibit to change the specific plan land use designation for 11.4 acres (APN 027-610-76) from Highway Commercial (HC) to Low Density Residential (7 dwelling units per acre) (LDR-7).
- 4. Introduced and Read by Title Only an Ordinance rezoning 11.4 acres (APN 027-610-76) from Entry Overlay Zone Highway Commercial/Planned Development Overlay (EOZ-C-H/P-D) to Single Family Residential/Planned Development Overlay (R-1/P-D).
- 5. Approved Tentative Subdivision Map No. 4727 creating 87 lots on 11.4 acres comprised as follows: 86 single-family lots ranging in size from 2,290 square feet to 3,733 square feet on 5.2 acres; Lot A (Common Areas) totaling 4.8 acres; and a remainder lot totaling 1.4 acres for dedication to CalTrans for future freeway off-ramp.
- 6. Approved a Conditional Use Permit for the Planned Development Overlay and the Design and Site Plan Review.
- 7. Introduced and Read by Title Only an Ordinance approving the Development Agreement.

Council Member Pimentel voted to the negative on the actions.

ORDINANCE 1423-URGENCY INTERIM ORDINANCE REGARDING DEVELOPMENT IMPACT FEES-MAJOR PROJECT FINANCING PLAN

At 8:30 p.m., Mayor Rexroad opened the Public Hearing on consideration of the adoption of an Ordinance to extend Urgency Ordinance 1420 establishing interim development impact fees. Hearing no comments, Mayor Rexroad closed the Public Hearing at 8:30 p.m.

On a motion by Council Member Pimentel, seconded by Vice Mayor Flory and carried unanimously by the following vote, Council adopted Ordinance 1423, "An Urgency Ordinance of the City of Woodland Extending for Thirty Days Ordinance No. 1420 Establishing Interim Development Impact Fees". On roll call, the vote was as follows:



AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad

NOES: None ABSENT: None ABSTAIN: None

REPORT-REDEVELOPMENT

<u>UPDATE-NUEVA VISTA HOUSING PROJECT; SACRAMENTO VALLEY ORGANIZING</u> COMMUNITY PROJECT WITHDRAWAL

Executive Director Kirkwood gave the Board a detailed history of the project and recommended approval of the staff recommendation. The current status of the project located at the old Sutter Street Yard/Fire Training Center, is that the 45 day time period allocated to the Sacramento Valley Organizing Community (SVOC) to demonstrate their readiness to complete the project and provide appropriate financing had passed. SVOC has indicated they will be unable to meet that timeline. There is no executed Development Agreement for the project.

On a motion by Board Member Peart, seconded by Vice-Chairperson Flory and carried unanimously, the Board accepted the withdrawal of the Sacramento Valley Organizing Community from the Disposition and Development Agreement and to allow staff the opportunity to further review and assess future uses for the site, with a formal report back to Council.

ITEMS REMOVED FROM THE CONSENT CALENDAR

ORDINANCE AMENDING CHAPTER 27 OF THE MUNICIPAL CODE RELATING TO CAMPAIGN CONTRIBUTION DISCLOSURE

Mayor Rexroad indicated this language would make it clear regarding committees and disclosure of contributions prior to the end of the campaign. There has also been some input received on contribution limitations. Council concurred they would like to receive information on limitations.

On a motion by Council Member Pimentel, seconded by Vice Mayor Flory and carried unanimously, Council introduced and read by title only, "An Ordinance of the City of Woodland Amending Chapter 27, Article I, Sections 27-1-3(H), 27-1-5, and 27-1-6(F) of the Municipal Code Relating to Disclosure of Campaign Contributions".



ORDINANCE-TRANSIENT OCCUPANCY TAX

Council Member Pimentel expressed concern about how we charge the late payment. He feels it would be more equitable to charge 10% after the first week late submission of Transient Occupancy Taxes.

On a motion by Vice Mayor Flory, seconded by Council Member Pimentel and carried unanimously, Council directed staff to alter the proposed language of the Ordinance to provide that late fees in the amount of 2.5% would be charged for the first week late and 10% thereafter.

ORDINANCE-BUSINESS LICENSE FEE PENALTIES

Council Member Pimentel feels the fees charged for the first 30 days are excessive. Director Stevens said the notices are not sent out to the holders of business licenses until after the first 30 day period. The \$100 per day charge then begins. The proposed Ordinance will provide enforcement and monitoring processes.

On a motion by Council Member Pimentel, seconded by Vice Mayor Flory and carried unanimously, Council introduced and read by title only an Ordinance amending Section 13-1-33 of the Code relating to penalties charged for failure to pay business license fees when due.

INTERIM REPORT-TWENTY FOOT SMOKING RESTRICTION ORDINANCE DEVELOPMENT

Council Member Peart asked and Council concurred to provide the language of the proposed Ordinance to specify application to the primary entrance to businesses.

MINUTES

JOINT REGULAR COUNCIL/REDEVELOPMENT AGENCY BOARD MEETING-JANUARY 11, 2005; JOINT COUNCIL/ REDEVELOPMENT AGENCY BOARD/ WOODLAND PUBLIC FACILITIES CORPORATION/WOODLAND PUBLIC FINANCE AUTHORITY MEETING-JANUARY 18, 2005

Council adopted the minutes of the joint regular Council/Redevelopment Agency Board of January 11, 2005 and the joint regular Council/Redevelopment



Agency Board/Woodland Public Facilities Corporation/Woodland Public Finance Authority meeting of January 18, 2005 as presented.

COMMUNICATIONS

Council received notification of a person-to-person transfer of an Alcoholic Beverage Control License for Kentucky Market, located at 340 N. College Street.

Council received notification of a fiduciary transfer of an Alcoholic Beverage Control License for Frenchy's Liquor, located at 1435 East Street, Unit A.

Council received notification of an application for a person-to-person transfer of an Alcoholic Beverage Control License for El Portal Café, located 825 East Street, Suite 116.

Council received a notice from Pacific Gas and Electric regarding an application requesting pre-employment funds for an advance metering infrastructure project. Assistant City Manager Marler said this request is for P. G. & E. to add demand minutes to the service areas. The possible SMUD annexation would make this a waste of money. He asked that Council send a letter requesting exemption or a delay of implementation to this region. Council concurred. Mayor Rexroad abstained.

COMMITTEE REPORTS

Council received the minutes of the Library Board of Trustees meetings of February 7 and February 28, 2005.

Council received the minutes of the Parks, Recreation, Community Services and Urban Forestry Commission meeting of February 28, 2005.

ORDINANCES

ORDINANCE 1424-PARKING OF PEDDLERS AND VENDORS

On a motion by Council Member Peart, seconded by Council Member Monroe and unanimously carried by the following roll call vote, Council adopted Ordinance 1424, "An Ordinance of the City of Woodland Amending Section 14-6-9 Relating to Parking of Peddlers or Vendors". On roll call, the vote was as follows:



AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad

NOES: None ABSENT: None ABSTAIN: None

ORDINANCE 1425-LEVY SPECIAL TAX FOR THE SPRING LAKE SPECIFIC PLAN MAINTENANCE COMMUNITY FACILITIES DISTRICT

On a motion by Council Member Peart, seconded by Council Member Monroe and unanimously carried by the following roll call vote, Council adopted Ordinance 1425, "An Ordinance of the City Council of the City of Woodland Acting in its Capacity as the Legislative Body of City of Woodland Spring Lake Maintenance Community Facilities District Authorizing the Levy of a Special Tax within that District". On roll call, the vote was as follows:

AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad

NOES: None ABSENT: None ABSTAIN: None

ADJOURNMENT

Mayor Rexroad adjourned the joint regular meeting of the City Council and the Redevelopment Agency Board at 8:42 p.m.

Respectfully submitted,
Sue Vannucci, CMC, City Clerk