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

January 25, 2005

CITY COUNCIL SPECIAL/CLOSED SESSION SECOND FLOOR CONFERENCE ROOM

JANUARY 25, 2005

6:30 P.M.

CLOSED SESSION

Council met in Closed Session to discuss a Public Employee Performance Evaluation pursuant to Government Code Section 54957. The title of the employee was City Manager. Present at this session were Mayor Rexroad and Council Members Monroe, Peart, and Pimentel. Vice Mayor Flory was absent.

SPECIAL/STUDY SESSION

7:00 P.M.

Vice Mayor Flory announced that Council had met in Closed Session regarding a public employee evaluation and had taken no action.

CALL TO ORDER

Vice Mayor Flory called the special/study session of the Council to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Vice Mayor Flory invited all present to join in the Pledge of Allegiance led by Council Member Pimentel.



ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Jeff Monroe, Neal Peart, Artemio

Pimentel, Matt Rexroad

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Sue Vannucci, Tricia

Stevens, Paul Miller, Karl Diekman, Joan Drayton,

Gary Wegener

PUBLIC COMMENT

John Eaton said there are single family homes in the City housing multiple families which is not in conformance to the adopted Code.

COUNCIL/STAFF COMMENTS

Council Member Monroe said Ron Sharpe from Pacific Gas and Electric has asked that P. G. & E. be placed on a future agenda to rebut the Sacramento Municipal Utility District annexation report. Council concurred that P. G. & E. should speak at the Public Hearing on this matter. Council Member Pimentel asked that Pacific Gas and Electric provide their written report to the Council prior to the Public Hearing.

Council Member Monroe said the Spanish speaking community was unaware of the new ordinance on Mobile Vendors. He asked for Council to reconsider the Ordinance and Council concurred. Director Stevens said Ordinance is set to be reviewed within six months. Fliers were distributed in Spanish and English. Council Member Pimentel indicated the minutes of November 16, 2004 say he had voted to the affirmative on this issue and asked that it be noted he had voted to the negative. The minutes will be so noted. (The Ordinance roll call shows his vote to the negative).

Council Member Pimentel asked that the appeal of the Best Western Shadow Inn regarding late filing of Transient Occupancy Taxes and the fines assessed as per Code language be reconsidered. Council concurred.

Assistant City Manager Marler announced there will be a Sacramento Municipal Utility District workshop on January 31, 2005. This will be the opportunity for citizens to receive information on the potential impact of a movement from P. G. & E. to SMUD.



REPORTS OF THE CITY MANAGER

FISCAL YEAR 2005-06 BUDGET GUIDANCE AND PARAMETERS

Finance Director Drayton said the passage of Proposition 1A does provide the City with more certainty on the budget outlook. In 2005-06 it is anticipated that a loss of \$651,000 will be realized relating to the Educational Reimbursement Revenue Augmentation (ERAF) for the Schools. Booking fees will not be funded, with \$150,000 loss in revenue. The City currently pays the County \$180,000 for these expenses. The Vehicle License Fees are at a loss of \$800,000. There are several assumptions outlined in the staff report which are conservative to maintain the levels of service in place at present. Forecasts do need analysis to consider the revenues from the Spring Lake Specific Plan. The Fiscal Impact Study is in the process of revision. Budget timeline schedules will be changed as additional information is received. The Citizens' Survey indicates strong support for extending the ½ cent sales tax as approved via Measure H with the highest priorities Police and Fire protection, water and roads.

Council Member Monroe left the meeting at 7:25 and returned at 7:28.

Council Member Pimentel left the meeting at 7:28 and returned at 7:29.

Director Drayton said information will be forthcoming to the Council regarding the rate changes for the utility needs.

PERMANENT URBAN LIMIT LINE

Community Development Director Stevens said the Urban Limit Line (ULL) was implemented in the 1996 General Plan update.

Mayor Rexroad left the meeting at 7:32 and returned at 7:35.

Larry Mintier of Mintier and Associates said the General Plan from 1979 contained language to update the Plan in 1988. The General Plan established the need for a ULL to protect agricultural lands. In the 1996 updated General Plan, assumptions were that a North and West Urban Line was in place, which was confirmed by the citizenry via a referendum. The two major issues are the area the ULL should encompass and where the line should be located. Workshops were held and three alternatives were proposed. There were thirty (30) people in attendance including members of the community, staff, consultants, and resources speakers. Some of the conclusions were that infill should be increased, densities for residential should be increased, and an urban reserve was supported. Strategies for implementation preferred voter approval



and purchase of development rights. Each alternative addressed the issues directly. One of the issues of constraint was that of the Waste Water Treatment Plant. The location of the WWTP inhibits growth to the East of County Road 102. A permanent ULL could be set on the outside borders of the Plant or the Eastern border of the City. The question of whether land identified as Class I soil should be preserved at all costs was of strong concern. Floodplain uncertainties directly affect the ULL. Conversion of current industrial land to residential as a method of providing further growth opportunities was considered. Increasing the infill densities is another option to provide housing without expanding outside the current ULL.

The Sacramento Area Council of Governments information assumes that in 50 years the population of the City will be at 90,000. Along with that assumption is that an additional 2,000 acres will be needed beyond the Spring Lake Specific Plan development. By increased the density, we could reach that SACOG figure with only an additional 1,500 acres.

Council Member Peart left the meeting at 7:46 and returned at 7:48.

Mayor Rexroad asked for clarification of the land quality to the North and East of the City. The City should develop on lower quality land. Director Stevens said we are somewhat limited by the levee system. Council Member Monroe would like to take out the Class I soil on the South of City and put something else to the North. Director Wegener said some of the financing for the Spring Lake Specific Plan area is tied into the land usage and preservation of these soils. Director Stevens said some of the land is part of the Master Plan Remainder Area as well.

Mr. Mintier said the Council is not constrained by the alternatives presented and can select others. Council Member Monroe would like to limit the growth and not allow the City to reach 90,000. Director Stevens said some of the growth will be accomplished by infill.

Mayor Rexroad left the meeting at 8:04 and returned at 8:05.

Council Member Monroe requested clarification on the land in the Conaway. Director Stevens said the Eastern line is that which was in the General Plan (planning area). The Planning Commission extended that to include Cityowned land only and does not include the Conaway, which is now in the urban reserve. Council Member Pimentel said $\frac{1}{2}$ of the City is now in a flood plain. It is assumed flood protection will be provided prior to development. Director Stevens said the Planning Commission feels that at some point a flood solution will be in place. Council Member Monroe asked about the Northwest area and the Class I soil. Director Stevens said that area is included in the 1996 General



Plan and is the land just to the North of Kentucky Avenue. It is now in the flood plain and has been changed to an industrial designation. There is a good amount of industrial property in the City and not much interest in further industrial development. Some of the land is rural residential and another large piece is the Knaggs parcel. Council Member Peart said on the West side of Road 98 there is a 180 acre piece and asked if it is in the preserve. Kathryn Kelly of Yolo Land Trust said that is the Debo property which is not currently part of the reserve. The Road 25A and East Street, (Northwest corner, Day property) is in the preserve and is mixed residential and farming.

Jeff McCallum said the report was done a long time ago and asked for a supplemental report to clarify the figures. Infill will mean more density and apartments. The industrial area may need to be converted to residential.

Eric Paulsen of the Yolo County Farm Bureau said there are 1,500 acres of Class I soil with 1,000 acres at the highest level. They support Alternative A. Flood protection with dry dams should help with the mercury levels and may help with the flooding. They prefer that no Class I soil be touched but the least impact on that designation is through Alterative A. City Manager Kirkwood indicated a letter from the Bureau was received asking for Class I and Class II preservation.

Robert Ramming said most of the land to the North of Kentucky already has buildings located in them. They have a small farm. None of the groups put Class I farm land into the City. The community does not want to be large.

Andrea Gabor said our population growth needs to be watched so that we do not utilize good agricultural land for buildings. She urged selection of Alternative A.

Council Member Pimentel left the meeting at 8:25 and returned 8:26.

Meradeth Snow prefers Alternative A at a minimum. She wants to preserve agricultural land at all costs.

John Eaton said the Cities are financed through growth and if stopped, the City will die. Traffic is already bad and we need more roads. We have chosen to preserve species rather than look at flood protection for the City. Dubach will take some of the flood water and keep it from coming into the City. The Army Corps of Engineers is the right group to be telling us what to do. Large farming operations are a thing of the past.

Cy Johnson is a an attorney representing several families. The property being proposed will be affected by flooding. Alternative B is the best and the



final decision should be left to the future Council. The sewer system is also of concern.

Dave Franke farms South of the City. He prefers Alternative B.

Council Member Peart left the meeting at 8:35.

Aaron Difuntorum said the Planning Commission glossed over some of the issues. Alternative B is the best idea as Alternative A limits the City. People do not want to pay flood insurance. Growth in the flood area should not be allowed.

Council Member Peart returned to the meeting at 8:37.

Mr. Difuntorum said the maps are inaccurate.

Charlie Rominger is a member of the Farm Bureau Land Use Committee. The percentages were based on the SACOG information. Following the Blueprint Workshops, the percentages were changed by 30%. Class I soil is very precious and should be preserved for agricultural projection at all costs. Increasing the density as a means of providing growth would work well in the City.

Casey Stone said SACOG takes away the City's ability to plan for themselves. There are other alternatives to be considered. He feels the line should stay where it is presently located. Flood control is a huge issue and there are long-term sources for protection that should be explored.

Council Member Peart would like a revised map showing buildings. Alternative B says there are 77 acres in agricultural preservation to the South of the City limits. He requested the line move around that acreage.

Council Member Monroe said that property on the South will include the pipes and the Parks Plan would need to be changed. Alternative A is restrictive and should be the starting point. Council Member Pimentel has concerns about all of the alternatives. He feels the citizens need to be contacted for input. Flooding with Alternative A is of concern. He does not want to tie the hands of future Councils on this issue. Mayor Rexroad said Council and Planning Commission members went to 18 different stakeholder groups to seek input. Further input is unlikely until Council is ready to make a decision. He would like a joint meeting scheduled with the Planning Commission to discuss this topic. The population cap issue also needs to be addressed in conjunction with an Urban Limit Line. Council Members Monroe and Peart would like this issue on the ballot. Director Stevens suggested additional outreach. There is a General Plan amendment that will clarify the 2020 cap. She asked if Council wants to



merge the ULL with the growth cap. Mayor Rexroad feels the discussions should be all encompassing with new maps. Council Member Peart feels the topics should be separate at present.

City Manager Kirkwood said the ULL is not a land use issue. The land use and densities will determine the ULL. We need to look at what is necessary for our own citizens regardless of the indications of the Blueprint information. We need to carefully walk through the process, prioritize and look at the alternatives.

Council Member Pimentel asked if we could do nothing. Mayor Rexroad said Alternatives A through C are not the only options. He would like to hold off at this time on the growth rate discussion scheduled for February $15^{\rm th}$. The workshop will be on ULL only and Director Stevens will schedule a different workshop on the growth rate at a future time.

Council recessed at 9:05 and reconvened at 9:10.

APPOINT/REAPPOINT BOARD AND COMMISSION MEMBERS

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried unanimously, Council reappointed Jim Heffernan and Ben Snetsinger to the Board of Building Appeals effective for the terms January 1, 2005 through December 31, 2008.

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council reappointed Colette Stewart to the Commission on Aging effective for the term January 1, 2005 through December 31. 2008 and appointed Jane Griffin for the term January 1, 2005 through December 31, 2007.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council appointed Margaret Vicars to the Historical Preservation Commission effective for the term January 1, 2005 through December 31, 2008.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council reappointed Bud Goding and Judith Tischer to the Library Board of Trustees for the terms January 1, 2005 through December 31, 2008.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council confirmed the reappointment of Tom



Bills, William Marcus and Robert Noren to the Manufactured Homes Fair Practices Commission for the term January 1, 2005 through December 31, 2008.

On a motion by Mayor Rexroad, seconded by Council Member Peart and carried unanimously, Council appointed Nate Peterson as an alternate member of the Parks, Recreation, Community Services and Urban Forestry Commission with direction to the City Attorney to prepare an Ordinance to so reflect the action. Should a resignation occur on the Commission, Mr. Peterson would automatically be appointed as a regular member.

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council reappointed Lorna Carriveau and Val Manning to the Personnel Board for the terms January 1, 2005 through December 31, 2008.

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council reappointed Martie Dote and Kevin Spesert to the Planning Commission for the terms January 1, 2005 through December 31, 2008 and appointed Myriam Gonzalez for the term January 25, 2005 through December 31, 2007.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council reappointed Bruce Jacks to the Traffic Safety Commission for the term January 1, 2005 through December 31, 2008.

ADJOURNMENT

Mayor Rexroad adjourned the special study session of the Council at 9:23 r	lavor Rexroad	d adjourned the	special study	session of th	ne Council	l at 9·23 n
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Respectfully submitted,
Sue Vannucci, CMC, City Clerk