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

December 14, 2004

CITY COUNCIL/REDEVELOPMENT AGENCY BOARD JOINT REGULAR SESSION

7:00 P.M.

CALL TO ORDER

Mayor Rexroad called the joint regular meeting of the City Council and the Redevelopment Agency Board of the City of Woodland to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

Mayor Rexroad invited Council and members of the audience 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: Phil Marler, Ann Siprelle, Tricia Stevens, Sue

Vannucci, Carey Sullivan, Gary Wegener, Paul Miller, Paul Hanson, Bruce Pollard, Robert Bishop,

John Everett

PUBLIC COMMENT

Dudley Holman asked for clarification about the direct appointment of Board and Commission members having been brought for discussion again following final approval at a previous meeting. City Attorney Siprelle stated that a motion to reconsider could be done during the meeting or subsequent meetings. Changes could be made during



the first reading of the proposed Ordinance. Section 2-1-27 of the Municipal Code was cited as reference.

PRESENTATION

SUPPORT OF CONGRESSMAN MIKE THOMPSON FOR SECURING FUNDING FOR YOLO COUNTY METHAMPHETAMINE PROJECT

Chief Sullivan indicated the City will be receiving \$100,000 for Fiscal Year 2004-05 for the Yolo County Methamphetamine project. This is a program in the County that Congressman Thompson supported on our behalf. He asked the Council to acknowledge these efforts. Council Member Monroe presented a letter of acknowledgement to Congressman Thompson's Representative, Ellie Fairclough.

PUBLIC HEARING

HUTCHISON VALLEY PLANNED DEVELOPMENT OVERLAY ZONE

Planner Hanson stated the Planning Commission had recommended approval of the findings and conditions regarding the rezoning of Hutchison Valley Drive from an R-1 to an R-1/PD overlay zone, the Conditional Use Permit and Tentative Subdivision Map 4577. City standards have been somewhat modified following the Public Hearing before the Commission and are outlined in the staff report. There had been concern from the neighbors to the North of the project regarding the proximity of the new homes to their property and they had requested no two-story construction at this time as a means of protecting their privacy. It should be noted that these same homeowners to the North could request and be granted the right to build a second story on their own homes while the new construction would not be allowed initial two-story construction. Another concern was the preservation of as many existing trees as possible. There will be a Tree Plan to indicate those which can and will be preserved, as well as, those which must be replaced.

There had also been a question regarding the speeding along Bourn Drive and the possible installation of speed bumps. The initial study by the Traffic Engineer indicates a possible need for traffic calming measures but the issue has not gone through the entire process as yet. Director Wegener outlined the process for construction of speed bumps.



Director Stevens said the water and sewer lines on the South of Hutchison will not be abandoned immediately unless there are health issues, but may come at a later time when major remodeling or new homes are built on that side. The property owners will be notified and a meeting will be set.

At 7:25 p.m., Mayor Rexroad opened the Public Hearing.

Bill Hall lives in the project area and is disturbed they did not know they could add a second story to their home. He is also concerned about the lack of conditions on the Hutchison Valley homes prohibiting second stories. By making the condition for Hutchison Valley, the existing home owners would be agreeable to never adding a second story on their homes as well.

Mary Ann Smith lives in the project area and does not want any two-story homes on Hutchison Valley. They would also like the trees to be kept with additional planting to be included. Because of the circle installed at Gum and Bourn, traffic now comes down Carmel Valley so there is need for speed bumps.

Joshua Johnson said 65% of the residents must approve of traffic calming devices. He has written to the City about the traffic concerns and there have been two accidents already due to people speeding along Bourn.

Edna Hutchison has been trying to get something done on Hutchison Valley for a long time and the City was not responsive. They will be saving money by being added to the City systems. About 50 trees were removed when Carmel Valley and Bourn Drive were constructed.

David Tulleys has property at the end of Hutchison Valley where he wants to construct a home. He is concerned about his access to the road and what his restrictions. His lot is 90 feet by 198 feet and he would like to access off of Hutchison. Planner Hanson said Condition F would address his concerns.

Director Wegener said in regard to the traffic calming on Bourn, the project could fund the installation but the policy is to have a petition signed before they go forward. The City seeks the support of the residents so they are agreeable prior to proceeding. Funding would have be secured and 20% approval is needed prior to conducting the study. Traffic would probably increase elsewhere if calming measures were put in place at this site.



At 7:51, Mayor Rexroad closed the Public Hearing.

Council Member Monroe asked about the two story conditions and Director Stevens said Carmel Valley does not have any restrictions on second story additions at this time. The developer has voluntarily agreed to construct only single story homes on Hutchison Valley. Council could also add that as a condition. In any neighborhood in the City, a second story can be added unless that condition was prohibited as part of the original permitting process. Vice Mayor Flory feels the homes on Carmel Valley should have the same restrictions considered for placement on Hutchison Valley.

Council Member Pimentel is concerned about the number of homes to be constructed (22) and asked if the amount could be reduced. Director Stevens indicated this other construction in the area is consistent with the proposed numbers for this project. David Shaffer, the developer, said four of the lots are split.

Council Member Pimentel asked about a three-way stop sign at Bourn and Hutchison and Director Wegener said that option would not be for safety purposes but would slow the speeding. The drivers would then speed between stop signs or simply run them altogether.

Council Member Monroe asked Mr. Shaffer about the construction of two story homes. Mr. Shaffer clarified that with the setbacks proposed, the lots continue to shrink in size. He would like to keep the homes single story only, but with the continued setback and lot restrictions, he may not be able to do so. Council Member Pimentel asked if the lot size were smaller, would the project be single family homes, and Mr. Shaffer said if they were any smaller, they could not construct single family homes at this location.

Council Member Monroe asked if the trees are to be preserved and Director Stevens said the site design will come back and the intent is to keep as many trees as possible in place.

A motion was made by Vice Mayor Flory and seconded by Council Member Monroe to approve a rezone from R-1 to R-1/D (Planned Development) overlay zone, Conditional Use Permit and Tentative Subdivision Map 4577; directed staff to file a Notice of Exemption with the Yolo County Clerk's Office in conformance with Article 5, § 15062(a) of the CEQA guidelines, with clarification that initial construction will be one story on the North side of Hutchison Valley Drive regardless of the property owner and this is the introduction and first reading of



the Ordinance to so amend the zoning section of the Code. Motion unanimously approved.

Council Member Monroe left the meeting at 8:09 and returned at 8:10.

REPORTS OF THE CITY MANAGER

PREFERRED LAND USE ALTERNATIVE-WOODLAND PARK SPECIFIC PLAN

Planner Bishop said the purpose of the proposed Woodland Park Specific Plan (WPSP) is to provide for a high quality and attractive business park which would accommodate industrial, office, commercial and research facilities. This type of facility would attract new industry and commerce to the City. Planning Commission recommends establishing a long term vision for the WPSP allowing a high degree of flexibility but reducing the warehouse/distribution uses and expanding the office, high-tech and research and development type of uses. The Preferred Alternative is based on the current General Plan policy, market analysis, site opportunities and constraints, input from traffic and infrastructure engineers, property owner input and Council/Commission review and input. This Preferred Alterative would increase the amount of office and research and development land use, reduce the warehouse and distribution land use by locating it away from East Main Street. It would also maintain the County Road 102 corridor for high quality land uses. A balanced mix of land uses in Phase I is recommended with elimination of big box retail. The land used for on-site storm water conveyance would be minimized. Pedestrian pathways, greenways and corporate campus overlay would be more esthetically pleasing for the area. He outlined the three phases for the land use.

Council Member Peart asked if the storm water conveyance will be made smaller as it goes into the channel. Planner Bishop said the details need to be finalized but it is consistent with the current City draft plan. The Specific Plan is making sure they will be done at some point. Vice Mayor Flory asked about the 15 acre open space and Planner Bishop said it is where the old beet pulp landfill was located and the State will not allow development at this time.

Mayor Rexroad left the meeting at 8:12 and returned at 8:13.

Director Stevens said the City use of the land will be a higher land use. Mayor Rexroad asked about the corporate campus proposal and the representative from EDAW indicated the Market Study shows the most viable uses for the area. Sixty acres is a realistic amount for that particular use. The



City could allow more if the developer presented the request for such use. Council Member Pimentel asked about the 295 acres in the deep flood zone and Director Stevens indicated there are refinements still needed for that portion of the plan. The selection of the preferred alternative is for study but does not lock the Council into that alternative at this time.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council approved the Planning Commission recommendation for the Preferred Land Use Alternative as presented for the Woodland Park Specific Plan and directed staff to prepare the draft Specific Plan and Infrastructure Plan.

Council Member Peart left the meeting at 8:28 and returned at 8:29.

RESOLUTION 4600-CAPITAL BUDGET FOR FISCAL YEAR 2004/05

Director Wegener indicated Council had reviewed the Capital Budget at their December 7th meeting and this version has a few minor changes. Funding is recommended only to complete projects currently under contract for design or construction. Review of increases to Development Fees and possible increases in utility rates are in progress and will return to the Council at a future time.

Council Member Pimentel requested information on the repairs needed to Kentucky Avenue. Director Wegener stated the preliminary engineering for that project is underway. The paving alone for the project is estimated at \pm \$10 million. They are working on a firm cost and will need to do this project in phases. Patching and overlay may be needed to suffice at this time as a funding source is needed. Mayor Rexroad asked that a one page synopsis be developed on this issue and Council Member Peart asked that the newspaper be a part of the public notification on the status. Council Member Pimentel asked the about the Sixth Street lighting and Director Wegener said he needs to know the specific area and will then be able to look at the options available. Discussions need to be held with Pacific Gas and Electric.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council adopted Resolution 4600, a "Resolution of the City Council of the City of Woodland Approving the Capital Budget for Fiscal Year 2004-05", as presented.



MEMBERSHIP IN THE WATER RESOURCES ASSOCIATION

On a motion by Vice Mayor Flory, seconded by Council Member Pimentel and carried unanimously, Council approved continued membership in the Water Resources Association as currently budgeted.

RENAMING PORTIONS OF COUNTY ROAD 102 "CITY OF TREES BOULEVARD

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried unanimously, Council set January 11, 2005 as a Public Hearing to receive public comment on renaming portions of County Road 102 within the City limits to "City of Trees Boulevard".

CONSENT-REGULAR

Council removed the following items from the Consent Calendar for discussion:

PROCUREMENT OF POLICE PATROL VEHICLES

Council Member Pimentel asked if sales tax on these vehicles remains in the City and Director Wegener feels that it does remain here.

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council authorized the procurement of six Police patrol vehicles at a cost of \$240,000.

CONTRACT-MAZE & ASSOCIATES FOR PROVIDING BUSINESS PROCESS AND REQUIREMENTS ANALYSIS CONSULTING SERVICES IN SUPPORT OF SPRING LAKE SPECIFIC PLAN FEE PROGRAM

Clarification was made by staff that the amount should be \$25,000 rather than the \$20,000 listed. On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council authorized the Finance Department to negotiate and enter into a contract with Maze and Associates for providing business process and requirements analysis consulting services in support of the Spring Lake Specific Plan fee program not-to-exceed the amount of \$25,000.



On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council adopted the following Consent Calendar items as presented:

PROJECT PROGRAMMING SUMMARY SHEET AND CONSTRUCTION CONTRACT FOR SPRING LAKE SPECIFIC PLAN WELLS

Council authorized the awarding of a Construction Contract for Project 00-23, Water Well 26, Regional Park, to BRC Construction in the amount of \$91,678; authorized contingency expenditures in the amount of \$10,000; and authorized the City Engineer to execute the Construction Contract on behalf of the City.

AMENDMENT-AGREEMENT FOR LEGAL SERVICES-LAW OFFICES OF ANDREW P. PUGNO

Council approved an amendment to the Agreement for Legal Services with the Law Offices of Andrew P. Pugno to increase the hourly rate from \$155 to \$160.

REVISIONS-MANAGEMENT ANALYST I/II AND SENIOR MANAGEMENT ANALYST POSITION DESCRIPTIONS

Council approved the revisions to the position descriptions for Management Analyst I/II and Senior Management Analyst as presented.

ADDENDUM TO CITY MANAGER EMPLOYMENT AGREEMENT

Council approved an addendum to Section 1A and Section 7B of the City Manager Employment Agreement.

ACCOUNTANT POSITION FOR SPRING LAKE SPECIFIC PLAN DEVELOPMENT

Council approved an additional Accountant position within the Finance Department needed to manage the accounting requirements for the Spring Lake development; approved an equipment and supply budget to be used for the new position.



UPDATES TO THE INTERNET WEBSITE

Council reviewed the status of updates to the City's internet website.

RESOLUTION 4601-SOLE SOURCE PROCUREMENT OF WASTEWATER TREATMENT PLANT EXPANSION/UPGRADE PROJECT COMPONENT EQUIPMENT

Council adopted Resolution 4601, a "Resolution of the City Council of the City of Woodland", making findings relative to the sole source procurement of specified equipment and authorizing the issuance of Requests for Proposals for the equipment.

WATER RESOURCES ASSOCIATION MEETING MINUTES; LETTER OF SUPPORT FOR AN AB 303 GRANT APPLICATION FOR A YOLO COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PROJECT

Council accepted the minutes of the October 18, 2004 meeting of the Water Resources Association Board; authorized the Mayor to sign a letter of support for an A. B. 303 grant application for a Yolo County Flood Control and Water Conservation District project of mutual interest to the City.

REVISIONS TO COMPREHENSIVE FEE SCHEDULE

Council adopted revisions to the Comprehensive Fee Schedule as presented.

SET PUBLIC HEARING-RESOLUTION MAKING FINDINGS AND AUTHORIZING AWARD OF ENERGY SERVICES CONTRACT

Council set a Public Hearing for January 18, 2005 for public comment and to take action on a Resolution that makes findings and authorizes the award of emergency services contracts.

CONSENT- REDEVELOPMENT



"TOLLING AGREEMENT" ON BEHALF OF REDEVELOPMENT AGENCY WITH YOLO COUNTY

On a motion by Board Member Monroe, seconded by Board Member Peart and carried unanimously, the Board authorized the Executive Director to execute a "Tolling Agreement" on behalf of the Agency with the County of Yolo for a period of time not-to-exceed March 21, 2005. This discussion is in relation to the calculation and deduction from the Agency's tax increment of property tax values.

COMMITTEE REPORTS

Council received the minutes of the Yolo County Communications Emergency Services Agency meeting of October 6, 2004.

Council received the minutes of the Library Board meetings of October 18, November 1 and 15, 2004.

Council received the minutes of the Traffic Safety Commission meeting of November 1, 2004.

<u>ADJOURNMENT</u>

At 8:41, Mayor Rexroad adjourned the joint regular City Council and Redevelopment Agency Board meeting.

| Respectfully submitted, |
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