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

June 22, 2004

CITY COUNCIL/PLANNING COMMISSION JOINT SPECIAL MEETING 6:00 P.M.

CALL TO ORDER

Mayor Rexroad called the joint special meeting of the City Council and Planning Commission to order at 6:02 p.m.

ROLL CALL

COUNCIL MEMBERS PRESENT: Jeff Monroe, Neal Peart, Art Pimentel, Matt

Rexroad

COUNCIL MEMBER ABSENT: David Flory

PLANNING COMMISSIONERS Steve Barzo, Kevin Spesert, Patricia Murray, Kevin

PRESENT: Bryan (arrived at 6:08)

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PLANNING COMMISSIONERS

ABSENT:

Martie Dote, Dennis O'Bryant, David Sanders

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Tricia Stevens, Jennifer

Dzakowic, Sue Vannucci

REGULAR ITEM

SACRAMENTO AREA COUNCIL OF GOVERNMENTS BLUEPRINT PROJECT

Christopher Cabaldon, Member of the West Sacramento City Council and Chair of the Sacramento Area Council of Governments, presented a history of the Blue Print Project and how it game forward via several formats, i.e., Tall Order workshops. The Project is now ready to receive some action and seeks engagement by the various agencies who are part of the project. In December 2004, this issue will go before the SACOG Board to adopt a preferred scenario. This will be the basis for the land use and projects that are approved.



Ken Huff, Planning Director of SACOG, said the goal of SACOG/Valley Vision was to bring a large number of diverse groups together to study those issues that each of the Cities were considering. Four scenarios were developed. Scenario A was a product primarily of SACOG. Scenarios B, C, and D were a result of citizen input from 37 workshops and a regional committee of City and County Planners. The four scenarios projected the growth in population and the associated job and dwelling needs to serve that population. All four included green and open space within the new growth areas, 150 foot stream buffers, protection of wetlands, vernal pools and hardwoods and 17,000 acres of new parks. Scenario A is different from the others in that there is low density of growth, an imbalance of jobs and housing in many parts of the region, no growth through reinvestment, and an outward growth pattern. development provides for fairly low density and there are job-housing balances in sub-areas. Less than 1% of the workshop participants approved of this scenario. Scenarios B, C, and D provided more options for housing with a higher density, emphasized growth through whole communities (jobs and houses), some growth through reinvestment in areas with buildings at present. At nearly all workshops, participants selected scenarios with these features. Specifically, scenario B had a growth focus on the edges of the region with more housing choice, some growth through re-investment, a mix of land uses and the "edge" Cities realizing the most growth. Scenario C has slightly higher housing densities and reinvestment than B, a mix of land uses and the inner ring areas received Scenario D has the highest densities in housing and the most growth. reinvestment levels and the core area receives the most growth. outlined the specifics for the growth in the Cities and the associated housing, employment and transportation needs

City Manager Kirkwood said the indications are that a majority of the people in the area will be age 55 and older. He asked how that will affect the commute as they will not be in the working environment. Mr. Huff indicated many of these citizens will still be working, but will also be traveling for other reasons. Council Member Monroe asked if the City would have consequences if the recommended growth plan was not accepted. Mr. Huff said there would be no consequences but it may affect the City in their request for transportation assistance.

Director Stevens said our adopted General Plan and current Urban Limit Line projects out to year 2020. The Blue Print looks further out into the future and projects what could or would happen. The General Plan estimates the population of the City to be at 60,000 in 2015 and 66,000 in 2020. The Blue Print projects beyond into 2050 to 90,000. It assumes the land to be developed beyond 2020 would be developed differently. The Permanent Urban Limit Line would be in place to protect the agricultural land. We have an annual limit on



building permit issuance which will need to be considered should Council want to change the growth in line with the Blue Print Project. We want to look at higher density and infill to preserve this land. Scenarios B, C, and D all look at more infill and higher density. The General Plan is consistent with the goals and principles of the Blue Print. The goal at present is to hear any comments from Council so they may be merged into the efforts.

Commissioner Murray asked if when SACOG looks at this is the regional growth projected equally or are agriculturally based communities looked at as a method of saving land. Mr. Huff said the issues were considered in the various options.

Commissioner Bryan indicated his surprise at the numbers of people who live in the region and commute to the Bay Area daily. He asked how this affects the jobs and housing needs. Mr. Cabaldon said it is not a sustainable job pattern. As these people cycle through, they will no longer be looking for jobs in the Bay Area. Commissioner Bryan said the cost of property in the Bay Area is so much higher, it is still less expensive for people to live here and travel to distances to work. It would seem that a new City on Highway 505 would be more attractive to these people. Director Stevens said the proposal for a new City on that side of the County as indicated in Scenario B would be of about 50,000 to 60,000 people.

Tom Stallard, representing Valley Vision, said the planning in this County is some of the best in the State. We are completely tied with the other Cities in the Region. The California Department of Housing and Urban Development forces affordable units on us but at present this County is admired for keeping the agricultural land safe. As people age, their interests change regarding housing needs.

ADJOURN

At 7:00, Mayor Rexroad adjourned the joint meeting of the City Council and Planning Commission.

CITY COUNCIL SPECIAL MEETING/STUDY SESSION

7:00 P.M.



CALL TO ORDER

At 7:05 Mayor Rexroad called the special meeting/study session of the Council.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

COUNCIL MEMBERS PRESENT: Jeff Monroe, Neal Peart, Art Pimentel, Matt

Rexroad

COUNCIL MEMBER ABSENT: David Flory

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Tricia Stevens, Ann

Siprelle, Jennifer Dzakowic, Sue Vannucci, Jonathon Cristy, Dan Gentry, Joan Drayton, Gary

Wegener

OTHERS PRESENT: Finance Consultant Margaret Vicars

PUBLIC COMMENT

Kironyo is a student in Davis and he urged the Council not to raise the fees for the boxing program. He feels the program helps to prevent crime.

REPORTS OF THE CITY MANAGER

RESOLUTION 4558-VETERANS' PREFERENCE SYSTEM FOR ENTRY LEVEL, OPEN RECRUITMENT POSITIONS; SECTION 1.2 OF PERSONNEL RULES

Council Member Monroe said the City does not have a Veteran's Preference Resolution in place. This Resolution will provide some preference to Veterans in employment at the entry level. Council Member Peart said a letter has been received from the Bargaining Unit and Assistant City Manager agreed and indicated the Units are in support of the Resolution.



Ernest Bradford urged Council support of this Resolution. This has come forward as a result of a group of Veterans in several Counties. Upon joining the military, citizens have no rights and there is a gap when they return from active duty. This preference is not required. The Veteran must still meet the qualifications of the position in every case.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried, Council adopted Resolution 4558, "A Resolution of the City Council of the City of Woodland Adopting a Veterans' Preference System for Entry Level, Open Recruitments", with the City of Woodland and approved a change in Section 1.2 of the City of Woodland Personnel Rules for consistency with the adopted Resolution. Mayor Rexroad abstained.

DONATION OF SURPLUS VEHICLE TO ARMY NATIONAL GUARD

Assistant City Manager Marler indicated the City had been approached by the Army National Guard to request donation of a surplus vehicle to be used as a demolition derby car as a fund-raising project for the Woodland Teen Center. This Center is non-profit and not part of any City program. Sergeant First Class Banks of the Guard outlined the process and thanked the Council for considering this request.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by the Members present, Council authorized the donation of a 1988 Mercury Sable sedan to the Army National Guard to be used as a demolition derby car project to support a fund raiser in conjunction with the Woodland Teen Center.

PARKS, RECREATION AND COMMUNITY SERVICES FIVE YEAR MASTER PLAN UPDATE; MAJOR PROJECT FINANCING PLAN DEVELOPMENT FEES; SPRING LAKE DEVELOPERS FAIR SHARE CONTRIBUTION FOR CITY-WIDE PARK FACILITIES AND GENERAL PLAN PARK ACREAGE STANDARD

Parks, Recreation and Community Services Director Gentry said the Council had adopted the Plan Summary Update in October 2002. The 1998 Plan recommended a full update every five years. RJM Design Group has been the lead on that update and has worked with a Sub-Committee. Recommendations have been approved by the PRCS Commission and the Commission on Aging. Council had seen the proposed update in May of 2004 and had requested further changes and clarifications. One of those issues is that the schools be given credit in the recreational use for the City. They have also kept the relationship of



golf courses in place as Cities of 50,000 plus population typically have a public golf course as part of their recreation program. One of the major issues is that of the developer impact fees for the inclusion in the Major Projects Financing Plan for City facilities to be utilized by citizens who will reside in the Spring Lake Specific Plan area.

City Attorney Siprelle said she has reviewed the discrepancy between the Spring Lake Specific Plan Financing Plan of January 2003 and the current Financing Plan. She has determined that SLSP is not exempt from these Park Development Fees and must dedicate land or pay in lieu fees to satisfy their share of the 6 acres per 1000 citizen requirement regardless of whether the ratio is achieved through dedication of land within the specific plan area. Financing Plan is not a legally binding document. The SLSP does not provide for exemption and the Development Agreement is clear they would be subject to future requirements as long as all other developers in the City were subject to those same fees. The City is not bound to the Financing Plan. Council needs to give direction or confirm that SLSP will be subject to City-wide fees. If they decide the SLSP is exempt and approve the Parks Master Plan, the City would need to find the funds because it cannot increase the other developer's fees to cover the difference. She said the developers cannot be made to pay for existing facilities, only those facilities that new development would require, i. e, golf courses, aquatics, from which people in the development would receive benefit. The financing plan is not a binding document but was only an analysis for information purposes. It was based upon the estimates of the costs that were known at that time. We would be subject to lawsuit by other developers ten are required to pay for these costs and exempt SLSP. The amount of the fee is based upon the Master Plan that was adopted. This money must be used within the Parks for specific issues.

Director Gentry said the trigger within the standard for golf courses is a population of 50,000, with a third swimming pool at 60,000.

John Courtney of RJM Design said the proposed update sets some high goals but they are not unrealistic. City Attorney Siprelle said the affordable housing in the City could defer development fees but they cannot be waived unless another source of funds is found. Council Member Peart does not feel the \$85 million proposed is achievable. Private individuals should be providing the golf courses. He would like to hold this item over. Mayor Rexroad said if SLSP is exempted from the process, the City will never get a good plan. Mr. Courtney said removing the golf course only removes a \$1 million cost and is not very significant in the overall SLSP cost. There is also \$1.2 million in renovations that developers cannot pay for. Mayor Rexroad said the City fees must increase to cover costs. These decisions are made for the future quality of life issues for the



citizens. Mr. Courtney said construction costs are increasing dramatically which also affects the costs.

Council Member Monroe said we have a Community/Senior Center with a 40 acre park which we cannot afford. They should be consolidated to save money.

Tom Lumbrazo of Turn of the Century asked Council to continue this item. They have concerns about the plan, the legal requirements and implications. They would like to have more meetings to try and resolve this issue. The General Plan policy says "strive to" and is not mandated. Council has flexibility to interpret the Plan. The SLSP was adopted in 2001 and says the City prefers 5 acres to 1000 and it is not financially achievable based on several factors. The City should honor that Plan. The Development Agreement protects them because it set in place the requirements for the parks. The financing plan is specific that no MPFP will be collected because of the parks provided in the SLSP. The golf course, swimming pool, Community/Senior Center costs will prevent the Remainder Area from moving forward.

Council Member Peart asked if we were to continue this item would the Community Facilities District issue also require postponement. City Attorney Siprelle indicated they are connected because this is part of the cost to implement the plan. They cannot move forward on any SLSP issues until this one is solved.

Council Member Pimentel asked why this should be extended to the next meeting. Mr. Lumbrazo said they are not in agreement with some of the issues and need to meet to work them out. It is not appropriate to stop them from moving with the other portions of the process. City Attorney Siprelle said the item is to approve the Master Plan Update but then to receive the report on the MFPF with estimated costs and the to confirm that the SLSP developers will contribute their fair share to the MFPF fee program for City-wide park facilities. City Manager Kirkwood said the Council could adopt the PRCS Master Plan and the estimated fees as they stand. If Council chooses to continue this item for additional consideration and amend the Park Master Plan, that could happen but the document would stand for estimating purposes.

Mayor Rexroad asked what the advantage would be to the developer to have the document in place. City Manager Kirkwood said Council needs to decide if with more public review, what parks programs and services should be deferred. Council also must decide if those services are needed, and the balance of the cost will then be passed on to the community. The other documents do



have a time sensitive issue. The Public Hearing can be held and the document could be amended at a later time. Movement would take advantage of the bond.

Director Gentry said the key is item 3. The numbers would probably change. This is a policy issue. Council Member Peart said if we move forward and then alter down the road, SLSP might benefit. Mayor Rexroad would like to understand what all of the issues are and feels it should be postponed as well. City Manager Kirkwood the policy decision could be made this evening.

Mayor Rexroad requested continuance of this item and Council concurred. Director Gentry asked for clear direction to the Sub-Committee. Mayor Rexroad said the direction is to provide clear documentation on the legalities of the issue. He would like Council Members Peart and Pimentel to work as a Sub-Committee on this process, along with Director Gentry and Mr. Lumbrazo. Council Member Monroe wants to have consideration how the funding and the O and M will be covered.

PUBLIC HEARINGS

RESOLUTION OF FORMATION 4559; BALLOT RESULTS AND RESOLUTION 4560 DECLARING RESULTS OF ELECTION; ORDINANCE TO LEVY SPECIAL TAX; COMMUNITY FACILITIES DISTRICT 2004-1

Finance Director Drayton indicated the Finance Consultant Vicars had been working on the formation of the Community Facilities District for the Spring Lake Specific Plan Area. Consultant Vicars outlined the many steps in the process and provided Council with a written guide as to those steps needed to move forward this evening.

At 8:25 Mayor Rexroad opened the Public Hearing. With no comments received, the Public Hearing was closed at 8:25.

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried by the Members present, Council adopted Resolution 4559, "A Resolution of the City Council of the City of Woodland Establishing Community Facilities District No 2004-1 (Spring Lake) and calling an Election for the Purpose of submitting the Levy of the Special Tax, Issuance of Bonds, and the Establishment of an Appropriations Limit to the Qualified Electors of the District".



City Clerk Vannucci opened and tallied the ballots and declared all ballots received voted to the affirmative.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by the Members present, Council adopted Resolution 4560, "A Resolution of the City Council of the City of Woodland Declaring the Results of the Special Election Held on June 22, 2004 in Community Facilities District 2004-1".

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried by the Members present, Council introduced and read by title only "An Ordinance of the City Council of the City of Woodland Levying and Apportioning the Special Tax in Community Facilities District No. 2004-1 (Spring Lake)". Such Ordinance to return for adoption at a subsequent meeting of the Council.

REPORTS OF THE CITY MANAGER (continued)

<u>CAPITAL IMPROVEMENT PLAN AND INFRASTRUCTURE STUDY REPORT FOR THE</u> SPRING LAKE SPECIFIC PLAN

Director Wegener said the Spring Lake Specific Plan requires a comprehensive Capital Improvement Plan be prepared prior to approval of the development within the SLSP boundaries. The information provided meets the requirements related to the CIP. One change is necessary to the Plan in relation to the parks fees on page 8, Section 2.4 and should read "It should be noted that the SLSP development 'may' be exempt from the parks and drainage components of the MPFP fee, as the appropriate costs are included in the SLIF".

On a motion by Council Member Peart, seconded by Council Member Monroe and carried by the Members present, Council approved the Capital Improvement Plan and Infrastructure Study Report for the Spring Lake Specific Plan with the amendment as stated above.

PROJECT PROGRAMMING SUMMARY SHEET-SPRING LAKE SPECIFIC PLAN/MASTER PLAN REMAINDER AREA OFF-SITE SEWER SYSTEM PROJECT 02-37;CONSTRUCTION CONTRACT WITH LOWEST RESPONSIVE/RESPONSIBLE BIDDER WITHIN THE AVAILABLE FUNDING

On a motion by Council Member Peart, seconded by Council Member Monroe and carried by the Members present, Council approved the revised



Project Programming Summary Sheet for the Spring Lake Specific Plan/Master Plan Remainder Area Off-Site Sewer System Project 02-37; authorized the City Manager to execute a Construction Contract with the lowest responsive/responsible bidder within available funding.

ORDINANCE TO ESTABLISH THE SPRING LAKE INFRASTRUCTURE FEE

On a motion by Council Member Peart, seconded by Council Member Monroe and carried by the Members present, Council introduced and read by title only "An Ordinance of the City of Woodland Amending Section 6-1-1 of the Woodland Municipal Code Establishing the Spring Lake Infrastructure Fee."

ADJOURNMENT

At 8:37, Mayor Rexroad adjourned the special meeting/study session of the Council.

Respectfully submitted,
C
Sue Vannucci, CMC, City Clerk