

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

April 30, 2002

**WOODLAND CITY COUNCIL
PARKS, RECREATION, AND COMMUNITY SERVICES COMMISSION
COMMISSION ON AGING
PLANNING COMMISSION**

**JOINT SPECIAL MEETING AGENDA
ADJOURNED SPECIAL SESSION**

6:00 P.M.

CALL TO ORDER

Mayor Flory called the joint special meetings of the Council, Parks, Recreation and Community Services Commission, Commission on Aging and the Planning Commission to order at 6:03 p.m.

ROLL CALL

COUNCIL MEMBERS

PRESENT: Martie Dote, Jeff Monroe,
Neal Peart, Matt Rexroad, David Flory

ABSENT: None

COMMISSION ON AGING

PRESENT: Hays Fisher, Betty Martin,
Colette Stewart

ABSENT: Iva Clark, Regan Overholt,
Burr Shaffer

PARKS/RECREATION/COMMUNITY
SERVICES COMMISSION

PRESENT: Stephanie Gilstrom, Tanya
McKay, Nate Peterson, Carol Sousa-Cole

ABSENT: Don Permenter, Debra
Roman-Whitehouse



PLANNING COMMISSION

PRESENT: Kevin Bryan, Dennis O'Bryant, Pat Murray, Julie Salley-Gray, James Staker, Toni Thompson

ABSENT: Steve Barzo

STAFF PRESENT:

Rick Kirkwood, Phil Marler, Ann Siprelle, Steve Harris, Henry Agonia, Dan Gentry, Dan Bellini, Gary Wegener, Margaret Vicars, George Ahlgren, Dan Rice, Wendy Ross, Susannah Reinhardt, Diana Puccetti, Gus Bush, Sue Vannucci

OTHER PRESENT:

Contract Engineer Alan Mitchell

PUBLIC COMMENT

William Patterson said the Main Street Deli had closed. The Texaco Station has become a Shell Station.

COUNCIL STATEMENTS AND REQUESTS

Council Member Dote commended the New Caledonian Club for the outstanding Scottish Games. On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council directed Staff to prepare a Resolution of Support to the organizers of the Scottish Games, to be presented at the May 7, 2002 Council meeting.

City Manager Kirkwood stated that should members of the community wish to address the roundabout at Bourn and Gum, they should address their comments to the Traffic Safety Commission.

Mayor Flory stated that Supervisor Rosenberg had sent a letter to the Army Corps of Engineers in regard to flood protection. Council Member Peart feels this letter undermines our efforts to establish protection for our citizens. On a motion by Council Member Peart, seconded by Council Member Dote and carried by unanimous vote, the Council directed staff to prepare a letter to the Corps of Engineers for signature at the next Council meeting.



CONSENT CALENDAR

UPDATE ON THE MAJOR PROJECTS FINANCING PLAN

On a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried by unanimous vote, Council received the Major Projects Financing Plan.

REPORTS OF THE CITY MANAGER:

MEASURE H UPDATE ON SENIOR/COMMUNITY CENTER PROJECT NO. 00-15

City Manager Kirkwood said the most pressing issue in regard to the new Senior/Community Center (SCC) is that of site selection. Prior to acquisition of a site, the development of a plan is difficult to assess. Parks, Recreation and Community Services Director Dan Gentry said he has taken in excess of two years to reach this point which is not unusual. The Commission on Aging, the Parks, Recreation and Community Services Commission and the SCC Committee have been working on this project as well. Contract Engineer Alan Mitchell said Indigo /Hammond and Playle Architects (IHP) have worked closely with the staff on this project. The plan as proposed should work on any of the three sites under consideration.

John Hammon of (IHP) gave a presentation on the plan. The goal is to create a community center which will function well for all ages. The seniors will have areas specifically dedicated to their use, as well as, access to the entire site. There will be positive interaction in that the space will bring people together. The idea is to create a park-like setting where the indoor and outdoor areas work together. The design will be flexible for multiple use. The parking issues are of maximum importance for the varying scope of activities that will take place on the site. It is anticipated that approximately 150 spaces will be required. Mr. Hammon outlined the various spaces proposed and indicated the flexible uses. The three sites proposed are all in the same vicinity, that of East, Cross, Fifth and Main Streets. Site 1 contains 3.7 acres and is considered to be too small for the needs of the SCC. It would be better suited to commercial use. Site 2 contains 4.3 acres, is highly visible, middle size, and directly across from the new Police Facility. Site 3 is the recommended site as it is the largest and most accessible. It contains 5.6 acres. It would make an entry statement on East and Cross, has some trees, but is the furthest from Main Street. The entry could be off of Cross Street with 105 parking spaces initially. The building is proposed at 26,000 to 29,000 square feet.



Sites which had been under consideration were the Blue Shield building, which is no longer available; a site at East and Lemen, which is no longer available; the old K-Mart building at 80,000 square feet and a cost of \$4.5 million but negotiations were underway to break that building into smaller units; the site at Ashley and West Main Streets which will now contain a new Safeway Store. The Committee had wished to develop the project within the 27 acre Redevelopment Area. They had utilized some of the information presented when looking for the Police Facility site.

Council Member Monroe has a concern that the SCC has been reduced in size due to lack of funding. He feels there will be a huge cost to clean up the railroad property and asked that the Commissions look at existing sites for this project. He suggested the Porter Building at Main and College. The funding would put to better use to enhance existing facilities rather than to buy property and build a new structure. Henry Agonia said renovation is slightly less than \$100 per square foot with a new building at \$125 per square foot to construct.

Vice Mayor Rexroad asked for clarification on the 820 square foot fitness center included in the plan. Mr. Agonia said this area would house only three or four pieces of equipment and is not meant to be a full fitness facility.

Commissioner Stewart agreed with Council Member Monroe on the cost of the sites. She feels the traffic is going to be very bad at this site and that the land is \$170,000 per acre and is much too expensive. The \$155 per square foot mentioned is actually \$211 per square foot. She would like to have the sites re-examined. Mr. Agonia said this was the least expensive piece of property in the City at \$5 per square foot. Council Member Dote asked about the gym, when it appears in the project and the types of programs it will contain. Mr. Agonia said that basketball and volleyball will be the primary programs as PRCS presently does not have their own program. Vice Mayor Rexroad asked if this site could hold a pool. Mr. Agonia said he would not put a pool on the SCC as the new high school should have the pool. The College and High School should collaborate on a pool.

Council Member Monroe would like to see a public/private partnership to develop the K-Mart site at 40,000 square feet, leasing the remaining area so that income could be realized. Mr. Agonia said the gym would require some stringent structural elements that would be extremely expensive to assess and provide in a conversion of that site. That site is also for sale at \$4.5 million, not for a long-term lease option. The budget allows for \$5 million from Measure H funds with the total project estimated at \$7.625 million. The Main Street property is at \$8 per square foot in comparison to \$4 per square foot for Site #3.



Commissioner Stewart asked if the land is 1/5 of the cost of the building. Engineer Mitchell said the Police Facility site was \$500,000 and the project construction is \$11 million. Commissioner Peterson asked if land price increases would the scope of the building itself decrease and Engineer Mitchell said the cuts must come from some portion of the construction. Commissioner Martin said the site should be accessible to seniors and should be relatively quiet. Director Wegener said the cost between the Police Facility and the SCC is different because the Police Facility is an "essential" service so the costs are higher.

Council Member Dote asked for the size of the Police Facility site and Engineer Mitchell responded that it is 3.2 acres and the cost is equivalent to the proposed SCC site costs. He said this project needs to have more flexibility and with a design/built that flexibility is not available. The schedule is the design and construction may occur within a two year period. They will return on May 21st with program, site selection and funding documents.

Keith Mannee was on the original advisory committee and the swimming pool was always to be included in the project. He believes a smaller exercise and therapy pool would be beneficial and less costly.

William Patterson asked how long it would be before the project was done and asked that it be included on a bus line.

Barbara Chase is a teacher and stated that 62% of the respondents to the questionnaire would like an indoor pool with 59% wanting a gymnasium. The Parks Master Plan indicated it would be a 30,000 square foot facility and Measure H promised a pool would be included. Competitive swimming events bring between 600 and 2,000 swimmers plus their families to the City. It should be a shared use for special needs and would bring revenue to the City. Initial cost on a indoor pool is high but the ongoing maintenance is significantly less than an outdoor pool. They would also like consideration of covering one of the other pools in the City or putting another one at the new high school. It should be something the City is proud of and of use to all. There are no indoor pools in Northern California.

Gracie Hiddleson has been a swim instructor for 77 years and it does a lot of good for all people who need help.

Georgia Cochrane feels other sites should be explored. Partnerships should be obtained. Public transportation is extremely important as many senior



cannot drive. She suggested looking at a site near the College that could share a very large pool.

John Fann is associated with the Sacramento Valley Central Railway and the Depot Committee. He stated he has had no contact with anyone in regard to the property under consideration. His Board does not object to moving the Depot but it will be costly.

Loretta Hanson said we have an aging population in the City. Most seniors do not come out at night and are not attending the meeting this evening. If they do not have a space that is comfortable for them they will not utilize the facility. We need to make sure that the facility has space that is welcoming to them. They do utilize the facility in the afternoon, as well as, the morning hours.

Frank Paladini is on the Care Car Board and is a Senior Center Member. The land on the railroad is not as good as the Police Facility site and the proposed properties may have hazardous waste issues. Mayor Flory said the City would not go into a purchase agreement without the site being certified as "clean".

City Manager Kirkwood said the price of the property would assume it is a "clean property". If the Council chooses to move that direction, the letter of intent to enter into negotiations, first to determine the site suitability and whether there are groundfill contamination issues and secondly do the analysis of the type of cost associated with that. The railroad would be responsible to make the property available at fair market value. Commissioner Stewart said if we go with the railroad property, Site #1, it can take one to three years to acquire and two years to construct, thus completion by 2007. Engineer Mitchell said this would be three to five year process, including the cleaning of the property.

Commissioner Stewart said Site #2 under the Major Projects Financing Plan the cost estimate for construction management is 8%, which is very high. Engineer Mitchell said the Project Programming Summary Sheets for projects indicate that percentage is typical for public projects. Commissioner Stewart said the parking evaluation on Cross Street indicates that it would become a very busy street. One hundred five (105) spaces are indicated initially. Currently, the Senior Center has 30 spaces. She said 85% to 90% usage is for seniors only. Asking them to park on Sixth Street in angled parking is asking for accidents. Mr. Hammond said the design on this site is limited but there could be up to 250 spaces. More discussion will be held on this issue.



Commissioner McKay said the purpose of this meeting was to discuss site selection as they are not ready to go into depth on the other issues as yet. City Manager Kirkwood indicated this meeting is to determine whether more discussion and action is needed on site selection.

Council Member Dote said she had been under the impression that the Police Facility and the SCC would share parking. Engineer Mitchell stated the Police Facility will have secured parking but there will be forty spaces in the public area that will be to distant for use by the SCC.

Council Member Peart said \$4 per square foot is not an outlandish price. If the land is clean they could move forward. There has been a great deal of public and community input. If we do not move forward, we do not know what we are facing. The K-Mart property is not a quality building and he would not wish to go that direction. He feels the location of Site #3 is the best choice.

Vice Mayor Rexroad asked how this fits into the Redevelopment scheme. If this is public use, it is not consistent with the Redevelopment strategy. Manager Ross said it would be more cost effective, but there are advantages and disadvantages. There are ten acres owned by Union Pacific and leased by Rail America. The 5.6 acres is the most of interest. By developing it into a SCC it may invite other business into that area. One-third of the 27 acres in the RDA is railroad property. The property is not highly contaminated from information they have received. Mayor Flory said the 27 acres is only a plan and it will need a public/private partnership. If the K-Mart property was purchased by a private developer who had an agreement with the City for a long term lease with improvements, it would stay on the tax roll. Vice Mayor Rexroad asked if Measure H money could be utilized for a lease. City Manager Kirkwood said they are General Fund assets and within that fund the City is able to lease property.

Council Member Monroe said he brought this issue up only as an idea. He is not saying that K-Mart is a good location, but we should be looking a some of the other sites. The Commissions should look at other sites and make recommendations. Commissioner McKay said the Commission spent a lot of time on the sites and most places were considered. They need to move forward in discussions with the railroad on Site #3 because this is the best site. We can also look at other sites while we are working with the railroad. There are many opportunities to raise the funds for those issues we want to add as enhancements to the project.

Council Member Dote would like to see a new facility. The campus concept is worthy of consideration, as well as, methods of raising additional



funds. The facility needs to be central to the community. Council Member Peart agreed and stated that 4,600 square feet appears initially to be small, but the common spaces available for senior use need to be considered as part of the overall square footage as well. Commissioner Martin stated that Site #3 was the best site for a new facility. Council Member Peart would like staff to move forward on Site #3. He would also like to look at other sites that might stand out or be a backup site. Mayor Flory suggested the public/private partnership for the project to keep this property as part of the tax roles. Vice Mayor Rexroad stated he has a concern about the removal of this property from the tax roles. If the City could lease the property from a private party, it makes that option more acceptable. This should be a major issue for the downtown business owners. City Manager Kirkwood summarized in that the Council has received the report or the program and master plan, that the Commission on Aging and the Parks Commission recommendation was to consider one of these three sites. The Council is confirming that Site #3 is a site that requires further evaluation. In addition, one each Member of the Council, the Commission on Aging and the Parks, Recreation and Community Services Commission will work with staff to identify possible other alternative sites for consideration. In order to move to the next level, Council needs to authorize the Letter of Intent as suggested by the next item on the Agenda. This letter will give us access to the site to begin our serious evaluation of the viability.

Council discussed moving ahead with Union Pacific by submission of a letter of intent so that we can have access to the site. Vice Mayor Rexroad will be the Council representative to this study group.

Council Member Dote said consideration of an alternative site would be only if Site #3 was determined not to be a viable site. Mayor Flory suggested moving ahead with Site #3 acquisition while exploring other possible sites. Council concurred.

AUTHORIZE LETTER OF INTENT TO ACQUIRE PROPERTY BETWEEN LINCOLN AND CROSS STREETS AND SIXTH AND EAST STREETS AT POTENTIAL SITE FOR NEW SENIOR/COMMUNITY CENTER

City Manager Kirkwood stated this item as discussed above would authorize the submission of a Letter of Intent to allow access to the Union Pacific property, Site #3. The second portion would allow for submission of an application to the Environmental Protection Agency for brownfields target site assessment to obtain any funds which might be available to assist in that mitigation. The final portion would be to authorize staff to resume a contract



with Ecology and Environment Consultants to continue the phase II target site assessment and the property. All of these issues help to determine the viability of the site.

Council Member Dote asked about resumption of the contract with the consultants. Manager Ross said there had been a contract with the consultants previously. The Redevelopment Agency had been working on the purchase and sale, and right of entry on this property. The Agency had not received right of entry, the contract lapsed and the grant expired. This will finish the site assessment which had previously been underway. The consultant group is interested in continuing this process.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by unanimous vote, Council authorized the City Manager to submit a "Letter of Intent to Acquire Property" from Union Pacific Railroad for acquisition of the preferred site identified for the Community/Senior Center; approved submittal of an application to the Environmental Protection Agency (EPA) for Brownfields Target Site Assessment Funds (START); authorized staff to resume the contract with Ecology and Environment Consultants to continue Phase II Targeted Site Assessment at the Union Pacific Railroad property (identified as the preferred Community/Senior Center) site.

At 8:40 p.m., Chairperson Bryan called the joint meeting of the Council and the Planning Commission to order. All members were present as indicated above with the exception of Commissioner Barzo.

RECEIVE REPORT AND PROVIDE DIRECTION ON HOUSING ELEMENT

Director Harris stated the housing element is in the process of revision. This is the one element the State Department of Housing and Community Development reviews, comments and requests actions on part of the City to implement those comments and suggestions. The background report has been completed as has the housing site inventory. Mintier and Associates had been working on the comprehensive update to the 1991 housing element. There have been three public workshops to date with another to follow in May. Comments will be incorporated into the document prior to submission to the State Department of Housing and Community Development. Items needing further attention are: consistency in monitoring rent-restricted affordable housing units and development of a comprehensive set of guidelines explaining the City's affordable housing requirements, incentive and programs. These



items are presently in progress by the department. Mr. Mintier reviewed the needs assessment, resources inventory, housing constraints, and the status of existing programs and elements. The policy portion will come before the Planning Commission and Council in May. The City has their "fair share" figure that is defined in four categories. They drive the housing element because we must be sure we have adequate sites to meet the figures. We must provide the land and zoning to attain those elements. We must demonstrate the sites are adequate. We must facilitate the housing by removing the constraints and providing funding. We are not obligated to spend General Funds but Redevelopment Agency set aside and to find outside money.

Council Member Dote asked how we meet our fair share figures when we reach build out. Mr. Mintier said we would have a sphere of influence language within the City limits. The State has some that are not able to reach because of the land restrictions or availability. They have taken a position that growth control measures need to be analyzed as a constraint on housing production. They do not recognize them as acceptable constraints on the production of housing, but the fair share process does take some of that into account. If we reach some type of build out, those numbers come down and the fair share number begins to shrink. Council Member Dote said the jurisdictions have protected their numbers and they must have some type of summary that allows for those adjustments.

Commissioner Salley-Gray said the economic presumptions and figures utilized for the employment and income of households utilized are of concern because they are 2000 figures. Mr. Mintier said these figures come from SACOG and they update the figures every two to three years. They are waiting for the 2000 census data also. Commissioner Salley-Gray asked if Mr. Mintier has a concern that we are overstating our needs. Mr. Mintier said if we are obligated to utilize the SACOG figures. They are also required to paint the picture of our current conditions.

Rick Keller with Mintier and Associates said that reduced economic and housing growth would affect the figures. The SACOG formula moves those figures to the regional average over time. The types of parcels considered in the study were: (1) vacant and available for development; (2) underutilized and suitable for residential development; (3) vacant or under-utilized which have a planned project identified; (4) vacant but not suitable for residential development; and (5) underutilized but not suitable for residential development. Commissioner Thompson said the plan appears to include the Central Business District which is indicated as not suitable for residential. Mr. Keller said they are looking at vacant or undeveloped parcels outside of specific plan areas. The



development potential for all of the specific plan area has been calculated separately from the vacant land inventory. Council Member Dote said the list said 206 total acres and vacant re-developable at 79 acres and Mr. Keller said those are potential available for residential development. The pieces vary in size. They are not taking into consideration current land use designations. A number of the sites classified as vacant or re-developable are in commercial land use designations that do not currently allow residential. Director Harris suggested the purpose of the inventory was to identify the lots throughout the City that could be developed within the time period of our housing element which is through June of 2007. Some of the properties are questionable as to whether they could be developed within the timeframe identified. The two HCD grants awarded last year provided for the identification of these possible sites in the first phase, with the next phase to develop design and development standards for these infill properties.

The net allocation for the City is 2,304 units. The approved on-line units are taken from that figure and the holding capacity of vacant and re-developable land, to indicate the remaining need for 142 very low, low and moderate income units, with a surplus capacity of over 1,500 for above moderate units. The City is meeting the total unit goal with capacity. However, HCD focuses on the very low, low and moderate units and we are at a deficit of 142 in our capacity at present.

Commissioner Bryan said the approved and online units are a standout on how these units are dependent upon the Spring Lake Specific Plan. Mayor Flory said if Spring Lake does not come on line until 2007, what happens. Mr. Mintier said if the City is responsible for it not coming forward there would be different implications than if it was economically driven or other factors not under our control were the cause. We have created a capacity which is our responsibility. Mayor Flory said if a project is not financially feasible, how does it relate back to us. Mr. Mintier said that turns into a rethinking of the General Plan. Spring Lake is a logical culmination of our growth rate. It is driven by the housing element. They did not take the fair share numbers and work backwards. They did not presume a 100% build out of the market rate in Spring Lake. We want to create the capacity but temper it with the market.

Council Member Dote said if in the Spring Lake Plan we have identified the elements and they do not build, have we then provided the capacity. Mr. Mintier said the question then becomes have we removed the impediments to make the development happen. We are not obligated to spend General Fund money to make the Spring Lake development meet the housing element. Commissioner Staker said that most of the low to moderate income housing is



to the West side of the Spring Lake development. The practicality of getting that portion of the housing stock into production considering the infrastructure may not be met by the year 2007. The long term outlook is of concern in that if we are relying on this area to meet our projections and will go beyond the 2007, we could be left with nothing in the City or the specific plan area to meet the next fair share allotment. Council Member Dote said the master plan remainder area would need another specific plan, which is 400 to 500 acres and may be more developable for housing. Commissioner Staker said it may need to be more developable for multi-family, low income and ultra low income housing as those are the areas where we have the greater need. Commissioner Salley-Gray said because we are planning affordable housing does not mean we will meet it with the Spring Lake Specific Plan but may be we should put into the Plan to actually provide housing for those who really need it. Mr. Mintier said we have the resources to meet the needs: (1) land, and (2) money. First we must create the capacity to meet the need. This creates the pre-condition. The State recognizes that resources are limited and the targets could be lower than the fair share. We must then try to bring the money in to make the housing happen.

Vice Mayor Rexroad asked what the consequences would be for not reaching the fair share. Mr. Mintier said there are programs that depend on having signed off on the housing element. S. B. 910 implemented penalties for not achieving but it was removed from consideration. The biggest threat is a lawsuit. The three things that might occur: require development of an adequate housing element; agreements and commitments to develop some type of affordable housing, specific projects and other specific actions; and the Courts may decide to put forth a development moratorium. Mr. Mintier stated that John Gianola had to leave the meeting but asked that he mention they are doing a "windshield" survey but thinks we have done a good job on this issue thus far.

The Goals, Policies and Programs will be turned into quantified objectives needed to identify existing sites. Those objectives include adjusting minimum density; guidelines for infill and redevelopment; downtown mixed use; second units (non-conforming) compatible with the Neighborhood Preservation Zone; special housing needs; annual monitoring program; build out of the Southeast Area; build out of the Spring Lake Specific Plan and holding capacity or inclusionary requirements. Council Member Peart asked if shortfall could be because of the school projects in the Southeast Area and Mr. Mintier said they could not tie the shortfall to any specific item but that could have been a factor.



Director Harris said this information is technical and a best guess. The State is looking for recognition of the need to provide for the needs by identifying the capacity.

ADJOURNMENT

At 10:03 p.m., Mayor Flory adjourned the meeting of the City Council and Chairperson Bryan adjourned the meeting of Planning Commission.

Sue Vannucci, City Clerk

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