

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

MINUTES

**CITY COUNCIL
SPECIAL/CLOSED SESSION**

DECEMBER 6, 2005

6:30 P.M.

CLOSED SESSION

Council held a Closed Session to conduct a Public Employee Performance Evaluation pursuant to Section 54957. The title of the employee under discussion was the City Manager. Present at this session were Council Members Flory, Monroe, Peart, Pimentel and Rexroad.

**JOINT REGULAR CITY COUNCIL/
WOODLAND PUBLIC FACILITIES CORPORATION**

7:00 P.M.

CLOSED SESSION ANNOUNCEMENT

Mayor Rexroad announced that Council had met in Closed Session to discuss a Public Employee Performance Evaluation for the City Manager and the Council provided direction to the Mayor to take appropriate action regarding the review.

CALL TO ORDER

Mayor Rexroad called the joint regular meeting of the City Council and the Woodland Public Facilities Corporation to order at 7:01 p.m.



PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle (arrived at 7:06), Sue Vannucci, Dan Gentry, Cathy Lee, Gary Wegener, Tricia Stevens, Greg Meyer, Karl Diekman, Paul Miller, Lance Lowe

COUNCIL/STAFF COMMENTS

Council Member Pimentel said the Woodland Community College campus will become a full service campus.

Council Member Pimentel said there will be a Sacramento Local Agency Formation Commission meeting on December 7, 2005 at 5:30 to discuss the proposed annexation to the Sacramento Municipal Utility District.

Mayor Rexroad indicated the annual Christmas Tree lighting was held on December 2, 2005 and Council Member Monroe acted as Master of Ceremonies. He also announced the annual Christmas Parade will be held on Saturday, December 10th.

PRESENTATIONS

TRAFFIC SAFETY COMMISSION

Georgia Cochrane of the Traffic Safety Commission said the Commission had addressed specific issues the past year such as a Speed Zone Study and Traffic Calming Measures. The public needs to be educated on traffic flow and she encouraged more public education efforts. Clarity of policies in place is necessary. Mayor Rexroad asked about the status of the El Dorado Avenue speeding issues. Director Wegener said the citizens and staff have been working on their concerns and will be working with the Commission on the outcomes.



CERTIFICATES OF APPRECIATION-CROSS ROADS SHOPPING CENTER

Director Stevens presented a visual on the re-design of the old K-Mart store and adjacent buildings, now called the Cross Roads Center. Mayor Rexroad presented Certificates of Appreciation to the following individuals for the project and thanked them for the upgrades made to the site, which had been vacant for several years: Don Gaube of the Alamo Group who was the master developer for the project, Matt Engstrom of Tractor Supply, and Terry Larson of the Grocery Outlet. All three of the recipients thanked the Council and commended Director Stevens for her assistance on their project. The representative from the Ross Store was unable to attend the Council meeting but will be provided with a Certificate of Appreciation as well.

WOODLAND PUBLIC FACILITIES CORPORATION REPORT

RESOLUTION 05-01(4697)-FINANCING WOODLAND JOINT UNIFIED SCHOOL DISTRICT CONSTRUCTION PROJECTS

On a motion by Council/Corporation Member Monroe, seconded by Council/Corporation Member Peart and carried unanimously, the Council/Corporation adopted Corporation Resolution 05-01/City Resolution 4697, a "Resolution Approving, Authorizing and Directing the Preparation and Execution of Certain Lease Financing Documents and Authorizing and Directing Certain Actions with Respect Thereto", approving the construction financing documents by making available the Woodland Public Facilities Corporation to serve as a party to the financing documents.

PUBLIC HEARINGS

HERITAGE REMAINDER AREA-RUSSELL RANCH DEVELOPMENT, LLC-CALIFORNIA ENVIRONMENTAL QUALITY ACT ANALYSIS; FINDINGS AND CONDITIONS OF APPROVAL; ORDINANCE REZONING PROPERTY; TENTATIVE MAP 4784; ORDINANCE AUTHORIZING DEVELOPMENT AGREEMENT

Associate Planner Lowe said there is a 115 acre parcel in the Spring Lake Specific Plan area, Heritage Remainder Area, Russell Ranch Development, Inc. proposed for development. The project has been reviewed by the Planning Commission and Spring Lake Sub-Committee, with specific attention paid to the affordable housing issues of concern. As a result, Condition #50 recommendations include a combination of in-lieu fees/transfer options and finds consistency with the SLSP Affordable Housing Plan and City Affordable



Housing Ordinance. Russell Ranch has other options should the affordable housing projects not go forth.

Council Member Monroe left the Chambers at 7:17.

They will enact a combination of transfer/in-lieu fee options in part for all affordable units and provide the cluster affordable housing in the form of market rate units; provide the cluster affordable housing area in the form of a mixture of a 10 unit cluster project featuring the integration of a mix of market and affordable units; keep the affordable housing cluster as current proposed on the tentative map.

Council Member Monroe returned to the Chambers at 7:20.

Council Member Pimentel asked for clarification on the Planning Commission recommendations. Planner Lowe said the Commission is recommending enactment of a combination transfer/in-lieu fee option and re-lot affordable cluster housing area at the Southeast corner to R-3 lots. Should the re-lotting of the R-3 be unattainable due to design or other considerations, they recommended that the cluster remain as a market rate project as designed.

At 7:20 Mayor Rexroad opened the Public Hearing.

Tom Lumbrazo of Russell Ranch Development said they are in support of the staff recommendations.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried, Council approved the Heritage Remainder Property Rezone, Tentative Subdivision Map 4784, and Development Agreement based on the identified Findings of Fact and subject to the Conditions of Approval, by taking the following actions:

1. adopted a Statutory Exemption requiring no further CEQA analysis pursuant to Section 15182 of the Public Resources Code and directed that a CEQA Notice of Exemption be filed;
2. adopted the Findings and Conditions of Approval determining that the project as conditioned is consistent with the General Plan and Spring Lake Specific Plan;
3. introduced and read by title only an Ordinance rezoning the property to Large Lot Residential, Single Family Residential, Multi-Family Residential, Commercial, School, and Open Space subject



to maintaining consistency with the SLSP and adopted Conditions of Approval;

4. approved Tentative Subdivision Map 4784 dividing the subject ±115 acre parcel into 115 single family lots built at the R-3 density, 138 single family residential lots built at the R-4 density, 119 multi-family lots built at the R-15 density, 8 inclusionary units built at the R-15 density, one 2.0 acre Commercial lot, one 8.6 acre park site and one 10 acre school site, subject to the adopted Findings of Fact and Conditions of Approval; and,
5. introduced and read by title only an Ordinance authorizing the Mayor to execute the project Development Agreement as presented.

Council Member Pimentel voted to the negative. This Ordinance to return to the January 10, 2006 meeting for adoption consideration.

RESOLUTION 4698-2005 URBAN WATER MANAGEMENT PLAN

Bob Young of Kennedy/Jenks Consultants said the update of the Plan promotes the effective management of water demands and encourages the efficient use of available water supplies. This has been a State requirement since 1982 for those utilities with over 3,000 customers. The updates are submitted in five year increments. The report addresses service area information, water supply sources, water supply reliability, water use by customers, demand management measures, and water shortage contingency planning. It is anticipated the City will have a population of 73,000 by year 2030 and connections of 22,253.

The Plan is required for Department of Water Resources funding elements for grants, loans and drought assistance. It is the source document for water supply assessments and the foundation for Integrated Regional Water Management Planning. It is suggested that a Water Conservation Coordinator be added to the staffing levels, that water system audits, leak detection and repair be implemented, a high-efficiency washing machine rebate program be added in 2006-07, additional public and school education be formed and that a conservation program for metered uses be added. The tertiary treated water presently meets the recycled water standards.



Council Member Monroe asked when water meters will be required. Mr. Young said there is no specific language requiring the meters at present. There will be grants available to fund the metering program. The initial move will begin in 2010 with all agencies to be running by 2025.

Council Member Peart asked about retrofits for meters and Director Wegener said since 1992, new construction has been plumbed for the metering service.

At 7:29 Mayor Rexroad opened the Public Hearing. With no comments heard, the Public Hearing was closed at 7:29.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council adopted Resolution 4698, "A Resolution of the City Council of the City of Woodland to Adopt the Urban Water Management Plan", and authorized the Mayor to send the report to the California Department of Water Resources on behalf of the City of Woodland.

REPORTS OF THE CITY MANAGER

RESOLUTION 4699-CONSOLIDATED ELECTION JUNE 6, 2006; ORDINANCE RELATED TO TRANSACTION AND USE TAX

City Manager Kirkwood said Council had directed the preparation of language for the extension of the 1/2 Cent Sales Tax and the appropriate Ordinance. The changes as discussed by Council regarding storm drains and sewers have since been removed as it has been concluded that when road repairs are undertaken, there will be storm and sewer repairs as part of that process. The storm drains are part of the Enterprise Funds and will take a great deal more money to meet. Council agreed to accept the recommendations of the staff excluding the reference to storm maintenance and repair. Those Measures appear as follows with Council concurrence:

Advisory Measure A	- Road Maintenance and Repair	\$30.2M
Advisory Measure B	- Phase II Community SeniorCenter	5.3M
	Sports Park	6.6M
	Parks and Pools Renovations	10.0M
Advisory Measure C	- Carnegie Library Improvement Expansion	5.1M
	Civic Center-City Hall	7.0M
	Woodland Opera House Expansion	3.0M
	TOTAL	\$67.2M



On a motion by Council Member Pimentel, seconded by Vice Mayor Flory and carried unanimously, Council adopted Resolution 4698, a "Resolution of the City Council of the City of Woodland Calling an Election, Directing the Consolidation of the Election with the Statewide Primary Election, and Placing a Proposition on and Three Advisory Measures on the June 6, 2006 Ballot", introduced and read by title only an Ordinance adding Article V to Section 23 of the Woodland Municipal Code related to a transaction and use tax to be administered by the State Board of Equalization. The Ordinance to return to the January 10, 2006 meeting for adoption consideration.

BOARD AND COMMISSION MEMBERS

On a motion by Council Member Pimentel, seconded by Council Member Peart and carried unanimously, Council took the following actions:

Reappointed the following members to the various Boards and Commissions for the terms ending as shown:

Edward Puccetti	Board of Building Appeals	12/31/09
Meta Bunse	Historical Preservation Commission	12/31/09
Jorel Difuntorum	Library Board of Trustees	12/31/08
Kristina Carter	Manufactured Homes Fair Practices	12/31/07
Tanya McKay	Parks, Recreation, Community Services and Urban Forestry Commission	12/31/09
Jack Slaven	Parks, Recreation, Community Services and Urban Forestry Commission	12/31/09
Cathy O'Connell	Personnel Board	12/31/09
David Sanders	Planning Commission	12/31/09

Appointed the following members to the Commission for the terms shown:

Debbie Garbesi	Historical Preservation Commission	12/31/06
Anthony Newman	Historical Preservation Commission	12/31/06

Placed Eric Shiraishi on the holding list for any upcoming vacancy on the Traffic Safety Commission or the Planning Commission.

Accepted the resignations of the following effective December 31, 2005:

Michael Radford	Commission on Aging
Patty Shapiro	Manufactured Homes Fair Practices Commission



CONSENT CALENDAR

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

MONTHLY STATUS REPORT–COMMUNITY DEVELOPMENT

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

MONTHLY STATUS REPORT–PARKS, RECREATION AND COMMUNITY SERVICES

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

MONTHLY STATUS AND CAPITAL BUDGET IMPLEMENTATION REPORTS–PUBLIC WORKS

Council received the Monthly Status and Capital Budget Implementation Reports for November 2005 from Public Works.

RESOLUTION 4700-FUTURE STATE TRANSPORTATION IMPROVEMENT PROGRAM FUNDS, PHASE II INTERSTATE 5/HIGHWAY 113 INTERCHANGE DESIGN

Council adopted Resolution 4700, a "Resolution Approving Appropriation of Future STIP Funds", (State Transportation Improvement Funds), for Phase II of the Interstate 5 and Highway 113 Interchange design.

RESOLUTION 4701-CALTRANS COOPERATIVE WORK AGREEMENT FOR REGIONAL SURFACE TRANSPORTATION PROGRAM FUNDS-LEMEN/NORTH/EAST REALIGNMENT PROJECT 00-04

Council approved Resolution 4701, "A Resolution of the City of Woodland Approving the Request to CalTrans for a Cooperative Work Agreement (CWA) Extension for the Regional Surface Transportation Program (RSTP) Funds of the Lemen/North/East Realignment Project", STPL-5046(017); authorized the Mayor to sign the "Projects with Budget Authority Lapsing on June 30, 2006" form to request a CWA for this project.



ANNUAL TRAFFIC SAFETY COMMISSION REPORT

Council approved received the annual Traffic Safety Commission report.

ORDINANCE-DEDICATION OF PARK LANDS AND FACILITIES

Council introduced and read by title only an Ordinance of the City of Woodland amending Sections 21-12-2, 21-12-3, 21-12-4, 21-12-5 and 21-12-7 of the Woodland Municipal Code relating to the dedication of park lands and facilities. This Ordinance to return for adoption consideration at the December 13, 2005 Council meeting.

ABSENCE OF COUNCIL MEMBER JEFF MONROE

Council authorized Council Member Monroe to be absent from office to attend the 224th Session of the FBI National Academy from January 7, 2006 through March 17, 2006.

DISPOSAL OF VEHICLES-ANTIQUÉ FIRE APPARATUS FLEET; DONATION TO THE WOODLAND FIRE VOLUNTEER SUPPORT BRANCH

Council authorized the disposal of two antique fire trucks from the City of Woodland Antique Fire Apparatus Fleet and donation of these trucks to the Woodland Fire Volunteer Support Branch.

RESOLUTION 4702-TREE CITY USA

Council adopted Resolution 4702, "A Resolution of the City of Woodland Supporting the Application for Tree City U.S.A. Recertification".

RESOLUTION OF INTENTION 4703-PERS CONTRACT AMENDMENT-OPTION 2 DEATH BENEFIT FOR FIRE SAFETY EMPLOYEES; ORDINANCE TO AMEND CONTRACT

Council approved Resolution 4703, a "Resolution of Intention to Approve an Amendment to Contract Between the Board of Administration, California Public Employees' Retirement System and the City Council, City of Woodland", to change the existing contract for safety Fire members to include the PERS Pre-



Retirement Optional Settlement 2 Death Benefit; authorized the City Clerk to sign a Certification of Compliance with Government Code Sections 7507 and Certification of Governing Body's action; introduced and read by title only the final Ordinance amending the PERS contract. The Ordinance to return to the January 10, 2006 meeting for adoption consideration.

PROVISIONAL APPOINTMENT-SUSAN PARKER. INFORMATION SYSTEMS TECHNICIAN II

Council approved the extension of a provisional appointment of Susan Parker as Information Systems Technician II in separate actions as follows:

- (a) the Month of November 2005;
- (b) the Month of December 2005; and
- (c) the Month of January 2006.

MINUTES

Council adopted the minutes of the special Council meeting/study session of October 25, 2005 and the regular Council meeting of November 1, 2005 as presented.

COMMUNICATIONS - WRITTEN

Council received a notice from Pacific Gas and Electric regarding the filing of a 2005 Nuclear Decommissioning Cost Triennial Proceeding Application for an Electric Revenue Increase.

Council received an application for a new On-Sale Beer and Wine License for Maria's Mexican Food, located at 1264 E. Gibson Road, Suite B.

Council received an application for a person-to-person transfer of an On-Sale Beer and Wine License for Woodland Shell, located at 2020 E. Main Street.

COMMITTEE REPORTS

Council received the minutes of the Yolo County Communications Emergency Services Agency meetings of September 14 and October 5, 2005.



Council received the minutes of the Library Board of Trustees meetings of September 19, October 3 and 17 and November 8, 2005.

Council received the minutes of the Parks, Recreation, Community Services and Urban Forestry Commission meeting of October 24, 2005.

Council received the minutes of the Commission on Aging meetings of October 25, 2005 and November 2, 2005.

ADJOURNMENT

Mayor Rexroad adjourned the regular meeting of the Council at 7:32.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk