

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

May 18, 2004

**JOINT CITY COUNCIL/REDEVELOPMENT AGENCY
SPECIAL/CLOSED SESSION
SECOND FLOOR CONFERENCE ROOM**

May 18, 2004

6:00 P.M.

CLOSED SESSION-REGULAR

Commencing at 6:01, Council held a conference with Legal Counsel regarding anticipated litigation, initiation of litigation pursuant to Subdivision (c) of Section 54956.9, one case. Council also held a conference with the Labor Negotiator pursuant to Section 54957.6. The City's designated representative is Phil Marler and the discussion related to management employees. Present at these sessions were Mayor Rexroad (arrived at 6:15 p.m.), Vice Mayor Flory, Council Members Peart, Pimentel and Monroe, City Manager Kirkwood, Assistant City Manager Marler, and City Attorney Siprelle.

CLOSED SESSION-REDEVELOPMENT

The Redevelopment Agency Board held a conference with Legal Council regarding anticipated litigation, initiation of litigation pursuant to Subdivision (c) of Section 54956.9, once case. Present at this session were Board Chair Rexroad, Vice Chair Flory, Members Monroe, Peart and Pimentel, Executive Director Kirkwood, Assistant Director Marler, Agency Attorney Quinn and Redevelopment Manager Ross.

**WOODLAND CITY COUNCIL/REDEVELOPMENT AGENCY BOARD/
WOODLAND FINANCE AUTHORITY
JOINT REGULAR MEETING**

7:00 P.M.



CLOSED SESSION ANNOUNCEMENT-REGULAR AND AGENCY

Mayor Rexroad indicated that the Council/Agency had met in closed session regarding two cases of anticipated litigation, initiation of litigation and had received a report. The Council also received a report on management labor negotiations.

CALL TO ORDER

At 7:04 Mayor Rexroad called the joint regular Council, Redevelopment Agency and Woodland Finance Authority meeting to order.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle, Ed Quinn, Sue Vannucci, Dan Gentry, Carey Sullivan, Jonathan Cristy, Tricia Stevens, Wendy Ross, Charlie Wilts, Susannah Reinhart, Joan Drayton, Aaron Laurel, Gary Wegener, Jennifer Dzakowic

PUBLIC COMMENT

Cayman Fleming asked that the Hiddleson Pool not be closed because she currently swims there.

Sandra Hawkins asked Council to reconsider closing the Hiddleson Pool.

Randy Russell of Channel 21, Woodland Access Visual Enterprises, thanked the Council for the donation of the old Police Department trailer to WAVE for use as their facility.



Janet Rye objected to the cuts in the Community/Senior Center, the Library and Hiddleson closure.

Mari Romero is on the staff at the YMCA. The closure of the pool will directly affect 160 children in her program. The Parks and other cuts will also affect her program. She does not feel it is fair to make cuts in programs for children.

Grace Hiddleson said the pool was named after her. There was no pool available when she came to the City. The pool is utilized for those with special needs. She has many people who volunteer to cover the cost of lifeguards.

Tom McCracken was Coach of the Woodland Swim Team. Closure of the pool will damage the teams greatly. Those who have aspirations need to train a great deal at this pool.

Mark Stephens is President of the Woodland Swim Team. The closure of the pool will take away the Winter training area. Future meets to be held in the City would be affected.

William Patterson does not want the pool or the Senior Center to be closed.

Terry March wants to look more into the cogeneration of the pool. If that were in place by November or December, they could get the services. Mayor Rexroad said that it is currently under discussion at the 2 x 2 meetings.

Jack Rye said the City is going to hire an Auto Mall Consultant and asked who would be paying that cost. He is associated with the Senior Center and the Manager is never available due to the level of her responsibilities and lack of time. The Council is taking funds from one area and giving to another.

Quincy Newsom is Head Coach of the Woodland Swim Team. They have 101 swimmers. There is a scheduled swim meet this weekend with over 500 expected. They are bringing people into the community to spend money.

Brock Earley lives near Hiddleson Pool and is on the swim team. He also goes to the YMCA and is involved in their swim program. He presented several petitions urging the Council not to close the pool.

Jack Slaven indicated he is protesting the closure of the Hiddleson Pool, Camp Packer Creek and the Library reduction in hours. These all affect seniors and others. The Council is elected to represent the people and he wants them to do what is right for the people. The proposed cuts never came before the Parks, Recreation and



Community Services Commission for discussion and recommendation. One Department should not have to pay for the entire cuts needed.

Melissa Spahr and Ariel Stephens are members of the swim team. They need somewhere to practice. They need this pool in which to practice during the winter months. The closure will affect the entire community.

LaRae Shaw-Meadows does not want the pool closed. The children need this pool.

Linda Wagnon moved here because of the parks and pools. Her children have used the pool and she uses it for classes.

Lori Ross is a Camp Director for the summer camp at the YMCA. The increase in the rates and the pool closure came at the same time. They have 100 children per day who use this pool. They cannot bus these children to the other pool.

Barbara Chase said when the Senior Center was proposed she had come to Council to request an indoor pool along with that construction. There has been no input from the community on this closure.

Frank Cooper asked the Council to reinstate the off leash permits for dogs in the parks. These permits will bring in money.

Leslie Marcus said taxes provide services from the City. The City cannot provide these services without the money that should be coming to us. She cautioned that this is just the beginning of a very difficult time. The citizens have to decide if they are willing to pay for these services.

COUNCIL/STAFF COMMENTS

Council Member Peart asked and Council concurred to place on a future Agenda, discussion on a questionnaire to receive community input regarding City programs, etc.

Council Member Monroe suggested that citizens call Assembly Member Wolk and Senator Machado regarding the taking of local money to balance the State budget and advise them it is not acceptable.

City Manager Kirkwood said the \$1.9 million take from the City to balance the State budget is not acceptable. Fire and Police levels of staff are unacceptable as well. Other programs in the City are very important. On the November ballot there is to be a



measure to protect the Cities from further loss of funds to the State. Council is trying to allocate the funds available to meet the priorities needed. Vice Mayor Flory indicated he has spoken with several citizens regarding our dire budget situation. Everyone he spoke with are concerned only with programs which they utilize and not the overall budget deficits.

PRESENTATIONS

CERTIFICATE OF APPRECIATION TO RETIRING PUBLIC WORKS EMPLOYEE

Vice Mayor Flory presented a Certificate of Appreciation to Public Works Director Wegner on behalf of retiring Maintenance Worker Mike Ruiz in appreciation for his 23 years of service to the City.

HIGH FIVE AWARDS

Council Member Pimentel and Board of Supervisor Member Sieferman presented the High Five Awards to several recipients.

POLICE OFFICER RECOGNITION

Council Member Monroe presented Certificates of Recognition to Police Officers Richard Rayls, John Riley and John Perez for saving the life of a victim of a house fire.

REPORTS OF THE CITY MANAGER

Council concurred to consider the following item at this point in the Agenda:

JOINT POWERS AGREEMENT TO ACQUIRE THE CONAWAY RANCH

Mayor Rexroad indicated he has been working on this issue and recommended moving forward with the Agreement. Supervisor Helen Thomson said this is a good move for the Cities and the County to acquire this property for public use. Council concurred to support moving forward on the acquisition and directed the City Manager and Mayor to analyze the agreement and return with recommendations.



PRESENTATIONS (continued)

PUBLIC WORKS WEEK

On a motion by Council Member Peart, seconded by Vice Mayor Flory and carried unanimously, Council proclaimed the week of May 16 through 22, 2004 as Public Works Week. Council Member Peart presented the Proclamation to Director Wegener.

TEEN PREGNANCY PREVENTION MONTH

On a motion by Council Member Monroe, seconded by Vice Mayor Flory and carried unanimously, Council proclaimed the Month of May 2004 as Teen Pregnancy Prevention Month. Mayor Rexroad presented the Proclamation to the representatives from Woodland and Cache Creek High Schools.

PUBLIC HEARINGS

ORDINANCES AMENDING AFFORDABLE HOUSING CHAPTER 6A AND ZONING; DETERMINE CEQA EXEMPTION

Planner Laurel said the objectives of the Ordinances are to increase the amount of affordable housing produced throughout the City, to apply standard inclusionary requirements, bring the bonus density in line with State law, remove barriers to development of multi-family and affordable housing and to facilitate the development of mixed-use residential and commercial projects. The key features of the Ordinances are that for-sale affordability is now a requirement rather than a goal, will increase the permanent supply of very low-income rental units, will standardize City-wide requirements which eases the implementation and monitoring, provides for aggressive affordability standards while still providing for flexibility and provides clear delineation of the requirements and standards. As well, the proposed Ordinances increase the total affordable units from 150 to 320. Mayor Rexroad asked what triggers the requirement and Planner Laurel said that more than 8 units on the for-sale side would trigger. Rezoned land or infill will start the process. If the project is in the Redevelopment Area, it may trigger the need to seek a waiver from the Council. This proposal is exactly what will take place in the Spring Lake Specific Plan (SLSP) area. It would also spread the units out thus equalizing the stress on the infrastructure and other City services. As the Redevelopment Agency funding is minimal, this would place the cost onto the developers. This is a mandatory



requirement for the SLSP area. Director Stevens said there are some grant funds available to assist.

Mayor Rexroad opened the Public Hearing at 8:29 p.m.

Nancy Conk of Community Housing Options Corporation indicated support for the Ordinances. The proposals are consistent with other Cities and by requiring, it meets the affordable housing needs. There are fewer families able to own homes and a need for affordable rentals is vital.

John Gianola of Legal Services of Northern California indicated the importance of a City-wide standard. The demand for housing is becoming more prevalent because the available land has diminished. In the previous housing element, the City fell short of the need and goal. Inclusionary is only a small part of the affordable housing element.

At 8:35 Mayor Rexroad closed the Public Hearing.

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried, Council introduced by title only an Ordinance amending the Affordable Housing Ordinance (Chapter 6A) and an Ordinance amending the Zoning Ordinance (Sections 25-21-25, Bonus Incentive Projects 25-3-10, 25-4-10, 25-4-20, 25-13-10 and 25-13-20). Mayor Rexroad and Council Member Peart voted to the negative.

PARKS, RECREATION AND COMMUNITY SERVICES FIVE YEAR MASTER PLAN UPDATE

Director Gentry said the Parks, Recreation and Community Services Master Plan is to be updated every 5 years. RJM Design Group, Inc., has been working on this update in conjunction with the Update Sub-Committee which included PRCS and Commission on Aging members. Commissioner Wim Van Muyden indicated the Commission had unanimously approved the update to the Plan. Commission on Aging Member Colette Stewart indicated the Commission on Aging had approved the updates as well. John Courtney of RJM said the three reasons for the update are: (1) the State requires five year updates, (2) it is critical to maintain a current plan as the City approaches buildout, (3) major



changes in construction costs over the last few years have necessitated changes to the plan. The goals for parkland acreage have changed from 6 acres per 1,000 resident in 1996, to 10 acres in 1998 and back to 6 acres in 2004. The City has currently 176.99 acres of parkland. The needs based upon projected population is 418.2 acres by year 2020.

Mayor Rexroad asked about the Joint Use Agreement with the Woodland Joint Unified School District which are not included in the acreage count. However, we do include the golf courses. Extensive discussion was held on the merits of using School land versus privately owned golf course land in the calculations. Mr. Courtney indicated, typically Cities of over 50,000 have a public golf course which aids in the credit for those who want to use it.

At 9:00 Mayor Rexroad opened the Public Hearing.

Tom Lumbrazo of Turn of the Century said the Plan is that anything above the prescribed costs in the approved SLSP would have to be borne by the community. They would like a caveat that it should be borne by another source of revenue. The other thing is the comparable rates for commercial properties. He would like to look at the possibility of this Plan inhibiting commercial development.

George Phillips said he had not seen the Plan update information. The rates for commercial development would increase by one-half million dollars. There should be some further discussion with staff on this in relation to commercial development.

At 9:04, Mayor Rexroad closed the Public Hearing.

Council Member Peart indicated the increase to \$11,000 per dwelling unit will drive people out of the City and he is not ready to approve this update yet. Mayor Rexroad would like to count the School District property. Director Gentry said we have a Joint Use Agreement but our usage time and ability is very limited. Last year there were times when it was questionable if some sports would be played due to the limited use allowed. Because of those limitations and inconsistencies, it was felt that not counting those facilities would be a better process. There was strong concern from Council that the school acreage



is not counted as part of the usage, primarily for the field and outdoor facilities. Director Gentry does not feel the usage allowances will be better in the future.

Council Member Pimentel indicated he has further questions on this issue and is not ready to commit as yet. He asked about the rates for commercial and Director Gentry will provide that information at a future time. City Manager Kirkwood said the rate should be captured for all new dwelling units. A general obligation bond of \$25 million is needed to address the future needs.

Council concurred to hold this item over for further information.

CITY RESOLUTION 4538 AND FINANCE AUTHORITY RESOLUTION 04-01-FINANCING OF CAPITAL IMPROVEMENTS AND FORMS AUTHORIZING EXECUTION AND DELIVERY OF INSTALLMENT PURCHASE AGREEMENT AND CONTINUING DISCLOSURE; ACQUISITION OF PUBLIC FACILITIES CONSTRUCTED BY PRIVATE DEVELOPERS IN CFD 1 (GIBSON RANCH)

Finance Director Drayton indicated there was a cost overrun on the Gibson Ranch Community Facilities District. This request will not increase the maximum allowable tax rate but does allow the City to bond.

At 9:16, Mayor Rexroad opened the Public Hearing. With no comments heard, the Public Hearing was closed at 9:16.

On a motion by Vice Mayor Flory, seconded by Council Member Peart and carried unanimously, the Council/Authority Board approved Resolution 4538, a "Resolution of the City Council of the City of Woodland Approving the Financing of Capital Improvements by the Woodland Finance Authority; Approving the Forms Authorizing Execution and Delivery of and Installment Purchase Agreement and Continuing Disclosure Certificate; and Authorizing Related Actions", and Woodland Finance Authority Resolution 04-01, a "Resolution Approving the Forms of and Authorizing Execution and Delivery of an Installment Purchase Agreement, a Trust Agreement, and a Bond Purchase Contract; Authorizing the Issuance of Bonds; Approving the Form of the Official Statement and the Distribution Thereof, and Approving Other Actions Related to the Woodland Finance Authority Subordinate Special Tax Revenue Bonds (Gibson Ranch CFD Projects)".



REPORTS OF THE CITY MANAGER (continued)

RESOLUTION 4539 - CITY USER FEES

Director Drayton summarized for Council the background regarding the proposed changes to the Fee Schedule. City Fees for Services have been determined to be significantly below the costs for these services. The recommended changes will bring those fees more closely in line with the associated costs for provision of the service. Mayor Rexroad asked for clarification on the cost differential for appealing to the Planning Commission in relation to other Commissions. Director Stevens indicated the noticing requirements for Planning Commission appeals are substantially more stringent than other appeals as they are related to zoning issues. Clarification was also provided on the inspection fees for business licenses. These are required inspections and are very time consuming. The fees were based upon the time and actions required to conduct these inspections. Council Member Pimentel asked if the fee increases for youth sports programs could be waived until January 1, 2005. The fees have not been entirely updated since 1996. There is a mechanism in the Resolution to increase the fees systematically as needed.

Kelly Hutchison of the YMCA indicated that postponing the fee increase for their programs until January 2005 would help them to budget accordingly. They only have 8 games in their league while other leagues use the facilities much more and should be paying more.

John Gerald said he had delivered a letter to the Council in April regarding the fee increase. He is part of the soccer group in the City and has about 400 children involved in the program. The increase to the fees for his program will go from \$400 to \$2000. Other Cities do not charge them to use the fields.

Mayor Rexroad asked to remove the fees for Bounce Houses and would like the YMCA and Youth Soccer fee increases held off until January of 2005, to be reconsidered the first meeting in December 2004.

On a motion by Mayor Rexroad, seconded by Vice Mayor Flory and unanimously carried, Council adopted Resolution 4539, "A Resolution of the City of Woodland Fire, Community Development, Public Works, Library, Finance and the Parks Recreation and Community Services Departments" to increase fees as per the proposed schedule with the elimination of fees for the Bounce Houses, delay increases to the YMCA and Woodland Youth Soccer fees until January 1, 2005 with review of these fees to be done by the first meeting in December 2004 and the remaining increases effective June 15, 2004.



PROFESSIONAL SERVICES CONSULTING CONTRACT ON AUTO MALL
FEASIBILITY STUDY AND FUNDING SOURCE

Planning Commissioner Sanders indicated a Sub-Committee had been formed to select a consultant to conduct an Auto Mall Feasibility Study as directed by Council. The group reviewed the proposals received and is recommending the use of the Staubach AutoGroup at a not-to-exceed amount of \$59,000. Council had determined to wait until after the May 8, 2004 Council/Staff study session on budget prior to moving forward on any recommendation for the study. The consultant maintains the necessity of a fifteen week period to complete an accurate study on the feasibility of an Auto Mall.

Council Member Peart said there were questions regarding the best location for an Auto Mall. Council Member Pimentel does not feel the City should pay for this study. Vice Mayor Flory said that future development on this site could pay for the study. Mayor Rexroad thought this was to be a study for this site to determine if there is a better location. Commissioner Sanders said the 55 acre site was to be part, but it would also be looking at the City as a whole to see if there is adequate support for an Auto Mall in general.

Scott Vanderbeek said for the Roseville Auto Mall there was a study undertaken and it was determined that 150 acres would be the needed. One hundred would be for auto sales and 50 for retail. He feels an Auto Mall will draw other dealers and Woodland is in need of this facility. An Auto Mall only will not be successful here. Seventy to 100 acres of Auto Mall only would support 7 to 8 dealerships.

Rick Haynes said he does not support the study and feels we already know the answer. We need to have the manufacturers and if we do not have their interest, it will not be successful. The Air Park at Sacramento International is beginning to generate interest in an Auto Mall.

Colette Stewart feels a consultant should be hired and a list of questions provided, such as, how much retail would be needed, etc.

Tom Stallard said the goal is to have independent information. Elk Grove is the fastest growing area in the region and they have no retail. Auto Malls evolve and it takes discipline to decide on the long term effects for the City. We need to know if we have the potential for a full Auto Mall. We should have the baseline of information we can act upon. We are asking for competent advice on what we should do.



Council Member Pimentel asked if the community wants to see a 55 acre Auto Mall and Director Stevens said people want sales tax revenue but we do have an abundance of retail land available at present. If we let this opportunity slip, we may never have an Auto Mall in the City. Most people seem to agree with the concept of the Auto Mall, but not the associated retail.

George Phillips, representing Mr. Petrovich, indicated they feel the analysis has been done already and another study is not needed. If a study is done, they need objective information for the Woodland market. Other City information cannot be utilized because all Cities are different. We have a limited growth target, Elk Grove does not and will be at 100,000 plus in population very soon. There will be an Auto Mall in the North Natomas just with their growth indications at present. We need to be aware of those issues now. He feels there was a study undertaken in 1996. A full 55 acre Auto Mall for Woodland is not realistic as there is not adequate dealership interest. The additional retail is proposed because it will be a very long time before other dealerships would locate here. They have control over additional land adjacent to the 55 acre piece.

Daron Whittle asked for Council support of the study as it will provide the objective information needed. Auto sales will generate higher sales tax for the City and will help avoid cuts to City programs. The City funding for the study would provide neutrality. The City could recapture the funds at a future time.

Ken Reiff said we need the facts on this project as to whether it is realistic. We need to support keeping the local dealerships here. The City should pay for this study.

Joshua Merritt does not feel there is as much retail in the City as is needed. We need to go forward with the study.

Paul Petrovich said he has spent \$4.144 million on this project thus far and was led by the Council to move forward. He is not going to spend any more money on this project. He will not develop and will sit on the land. If the City reactivates his application he will pay for the study. This project will solve the budget problems of the City. The County Fair Mall is about to collapse, the State is taking more of the City's funds and the purchase of the K-Mart building by the County will take it off the rolls.

Commissioner Sanders feels the clear objectives will allow the Staubach Group to provide a good report. We will be getting market analysis of the dynamics of the market, competing development comparisons, timing, a



projection from all manufacturers if they are willing to move, the optimum acreage needed to be viable, whether the retail component is needed and what it should include. Everyone will be able to utilize this document as a business plan.

Council Member Monroe feels he needs this study to make a decision but does not feel the City should fund. We have cut programs and he does not want to spend further money. He moved to accept Mr. Petrovich's offer to pay for this study for re-activating his application and will support the outcome of the study. Council Member Peart seconded the motion. Further discussion was held on the motion as below.

Mayor Rexroad feels the City should pay for the study as an investment. Vice Mayor Flory agrees because if the City does not agree with the outcome, we could not agree to accept. City Attorney Siprelle said there must be a nexus on the property that would be charged in the future to the money that would be attached to this expenditure.

Council Member Pimentel understands the need for the study but would like the input from the community on whether they will support the project. He would like a Town Hall meeting to be held to make that determination of support.

At 10:32 p.m., it was moved by Vice Mayor Flory, seconded by Council Member Monroe and unanimously carried to extend the Council meeting until 11:00.

Council Member Pimentel feels that the company who conducts the study should not be hired to do any other work on this project. Vice Mayor Flory asked Mr. Petrovich how he will react to the news if the results are 55 acres of auto mall only.

On a call for the vote, the motion above was carried with Vice Mayor Flory voting to the negative.



GENERAL PLAN AMENDMENT TO ADDRESS GROWTH RATE

Director Stevens indicated the purpose of the proposed amendment is to clarify and reconcile the actual growth rates with those stated in the General Plan. The current Plan indicates the City will manage growth to not exceed a population of 60,000 by 2015. In 1995 the population estimate was understated at 42,500, with an estimated in 2004 at 52,500. A strive to achieve goal of 1.7% per year has not been realized. That rate is directly affected by the development of the Spring Lake Specific Plan area and the associated Building Unit Allocations. Other considerations on the limitations on infill development and "greenfield development" (greenfield is land not currently within the City limits and would need to be annexed). Possible options for discussion are: (a) taking control measures to assure only a population of 60,000 by 2015, (b) limitation of single-family permits in the greenfield with no infill limit or multi-family limit, (c) a combination of (a) and (b) or (d) provision of more flexibility overall. Of note is that the Shellinger project (North of Kentucky, East of Ashley), is desirous of the acquisition of property to their North to further develop. The original 1.7% growth rate had been based upon the historical average.

Dudley Holman said he had challenged the General Plan and their referendum had failed. This is the Plan the City wants. One of the things that was specified was the growth rate. The 1988 Plan had the rate at 2.25%; the 1996 Plan set it at 1.7% to promote slow growth and was what the voters wanted in approving the Plan. The City cannot change the Plan.

Tom Lumbrazo of Turn of the Century said many things have changed since 1996. The growth in the downtown and infill needs to be considered. Option A as stated is correct and they are investing a great deal of money on this. If other areas are developed it will be a great disadvantage to their project.

Nancy Lea said she was on the General Plan Committee in the late 1960's. People are extremely concerned about the growth in the City. The City will keep community support if the growth rate remains as is. The population and growth rate should remain as in the Plan.

Martin Nivinski from Centex Homes indicated they are making plans for a proposal for infill in the City. He would like the growth to be limited to only one area in the City, the Spring Lake Specific Plan area and not the infill areas. The Planning Commission should be provided with guidelines on the options. He urged Council to approve option (b) or (d).



Council Member Monroe asked about the average growth rate in the Spring Lake Specific Plan area and Director Stevens said it was the assumption there would be more building permits upfront and the issuance would taper off. The growth rate for the SLSP would be looked at when the second release was nearing to determine if alterations should be made. The overall policy of the City is to encourage infill. The proposed amendment would provide clarity to the current situation based on the problem of misinformation and the City's position on infill.

At 11:00 p.m., it was moved by Vice Mayor Flory, seconded by Council Member Monroe and carried to extend the meeting until 11:30.

Mayor Rexroad asked if the Spring Lake Specific Plan was in direct conflict with the General Plan. City Attorney Siprelle said the population assumptions in 1996 were incorrect. Thus the 1.7% was an incorrect projected average. Council Member Pimentel asked if Option A were to be adopted, how the SLSP area would be affected. Director Stevens indicated for 3 1/2 years there would be no affect but it would show in the second and third releases.

Commissioner Sanders said it may be well to hold a joint Council/Planning Commission session to discuss these issues.

On a motion by Council Member Monroe, seconded by Vice Mayor Flory and unanimously carried, Council referred the consideration of the General Plan Amendment to address the growth rate and population targets per the General Plan Policy 1.A.7 and referred the item to the Planning Commission for further study, public review and recommendation.

At 11:10 p.m. on a motion by Vice Mayor Flory, seconded by Council Member Pimentel and carried, Council extended the meeting to 12:00.

WOODLAND DOWNTOWN IMPROVEMENT ASSOCIATION FOR DOWNTOWN COORDINATOR CONTRACT

Director Stevens indicated Gary Sandy Communications had been engaged for Downtown Coordinator services with the objective to work with the Woodland Downtown Improvement Association and their efforts for financial self-sufficiency. GSC has provided several events of note which have drawn



attention to the Downtown. The WDIA does not believe these events have generated increases to sales in the Downtown. The recommendation is to contract with WDIA who would then contract the services of the Coordinator.

Vice Mayor Flory said the City had asked the Woodland Economic Renaissance Corporation for marketing and budget plans which would provide benchmarks. City Manager Kirkwood called attention to the second page of the report which provides for some "deliverables". Information had been provided to the WDIA when they had been discussing a Business Improvement District.

Redevelopment Manager Ross said the City cannot continue to fund Gary Sandy Communications and WDIA was to be financially independent by 2005-06. Vice Mayor Flory said if the BID is important, Council direction should be that the WDIA should start working toward a BID. They should have specific goals to attain. Manager Ross said the recommended scope of work, which goes into depth on what they need to do, is the document of importance. The proposal submitted was from WDIA to the City. The scope of work attached to the contract is what the City is proposing. In addition, it is strongly recommending the feasibility of the BID be studied. The study would determine what kind of BID could work here, how it could work and what we would have. It could be a Business Improvement District or a Property Based Improvement District. Some communities have both.

City Manager Kirkwood asked if the Council wants the WDIA to be self-sufficient for marketing, promotion, Downtown activities and if so, the Council can advise the WDIA indicating the money that could be appropriated to assist in the formation of a BID for self-sufficiency by January 1, 2006. The dollars will be used to effect that program. If not, the funding would be withdrawn. A negotiated agreement will be made to allocate the funds to make this happen. If the dollars are sought for marketing and development that is another issue.

Vice Mayor Flory said we need to form a BID and WDIA should assist. Manager Ross recommended the contract be awarded to WDIA at \$40,000 which will match the \$10,000 WDIA has raised. These funds would be for Coordinator services from June 1, 2004 through May 31, 2005. Council would recommend that WDIA have a part-time Executive Director/Downtown Coordinator at \$30,000 with a specific scope of services. Council would recommend the co-location of the Director at the Chamber of Commerce.

Vicky Panzich is a member of the WDIA Board. She had no idea the recommendation was to move toward a BID and does not feel that option will be forthcoming in the near future.



Thomas Wendt is also on the WDIA Board. He feels the BID will be successful and will help the Downtown. They need an Executive Coordinator. They need someone to help organize them and move them forward. They are unsure of the recommendation to locate at the Chamber. Council Member Monroe asked if they support the recommendation and Mr. Wendt said they support part of the recommendations, but do approve of the action recommended.

Council Member Peart said they are asking for \$40,000 for an Executive Director and asked exactly what this person will do. Manager Ross said the budget is actually estimated to be at \$50,000. The WDIA will provide \$10,000, which will come primarily from membership fees. The Executive Director would still be handling the events. They would be getting people involved in the process. Director Stevens said the WDIA would like to shift focus to advance the marketing space.

Wayne Ginsburg, Chamber of Commerce Liaison to the WDIA said this is a \$150,000 job that the City is trying to do with \$50,000. We need a reoccurring, predictable income source. That will only happen with a BID. Council Member Pimentel said the \$40,000 will not do anything for the process. Events were the only things done in the last three years and that really is not marketing the City. Vice Mayor Flory feels this issue should return to Council with a proposal that can include the WDIA, using all or a large portion of the money to start to form BID and if the downtown will be able to sustain itself through promotion or marketing. The \$50,000 is not working and getting us where we need to be. The money would be better utilized elsewhere.

On a motion by Vice Mayor Flory, seconded by Council Member Peart and carried, Council deferred this item and directed that the City Manager/Executive Director come back to the Board with a new proposal that emphasizes how the money will be spent for BID formation. Council Member Pimentel voted to the negative.

ORDINANCE TO ADOPT AMENDMENT #3 TO THE REDEVELOPMENT PLAN TO EXTEND REDEVELOPMENT AGENCY TIME LINE

City Manager Kirkwood indicated we have a mandated obligation to make a payment from the Redevelopment Agency to the Educational Revenue Augmentation Fund (ERAF) each year prior to May 10th in the amount of \$20,752. This extension of time allows the Agency to spread the repayment of



the indebtedness and the receipt of tax increment funds. If these funds are not paid, the State will withhold further Agency funds.

On a motion by Council Member Monroe, seconded by Council Member Peart and unanimously carried, Council conducted the first reading of an Ordinance approving and adopting the proposed Amendment #3 to the Redevelopment Plan for the City of Woodland Redevelopment Project to extend the time line on the effectiveness of the Redevelopment Plan and the repayment of indebtedness and receipt of tax increment funds.

RESOLUTION 4540-SACRAMENTO AREA COUNCIL OF GOVERNMENTS AFFORDABLE HOUSING COMPACT

Planner Laurel said the Assembly has proposed legislation that was not acceptable to address affordable housing shortages. The Board of the Sacramento Area Council of Governments has voted to adopt policy guidelines that are a compromise to this aggressive legislation. The agencies who participate and achieve the production standard for affordable housing would be eligible for incentives that may be awarded through the State. This is a non-binding compact.

On a motion by Council Member Peart, seconded by Council Member Monroe and unanimously carried, Council adopted Resolution 4540, a "Resolution of the City Council of the City of Woodland (approving) Formal Participation in the Sacramento Regional Compact for Production of Affordable Housing".

RESOLUTIONS 4541 THROUGH 4546 INITIATING PROCEEDINGS FOR ANNUAL LEVY AND COLLECTION OF ASSESSMENTS; APPROVING ENGINEERS REPORTS; CALLING FOR A PUBLIC HEARING FOR NORTH PARK, GIBSON RANCH AND STRENG POND LIGHTING AND LANDSCAPING DISTRICTS

On a motion by Council Member Pimentel, seconded by Vice Mayor Flory and carried unanimously, Council adopted the following:

Resolution 4541, "A Resolution of the City Council of the City of Woodland, California, Initiating Proceedings for the Annual Levy and Collection of Assessments for the Gibson Ranch Landscaping and Lighting District, Fiscal Year 2004-2005".



Resolution 4542, "A Resolution of the City Council of the City of Woodland, California Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its Intention to Levy and Collect Annual Assessments for the Gibson Ranch Landscaping and Lighting District, Fiscal Year 2004-2005", and calling for a Public Hearing on June 1, 2004.

Resolution 4543, "A Resolution of the City Council of the City of Woodland, California, Initiating Proceedings for the Annual Levy and Collection of Assessments for the Streng Pond Landscaping Maintenance District, Fiscal Year 2004-2005".

Resolution 4544, "A Resolution of the City Council of the City of Woodland, California Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its Intention to Levy and Collect Annual Assessments for the Streng Pond Landscaping Maintenance District, Fiscal Year 2004-2005", and calling for a Public Hearing on June 1, 2004.

Resolution 4545, "A Resolution of the City Council of the City of Woodland, California, Initiating Proceedings for the Annual Levy and Collection of Assessments for the North Park Landscaping and Lighting District, Fiscal Year 2004-2005".

Resolution 4546, "A Resolution of the City Council of the City of Woodland, California Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its Intention to Levy and Collect Annual Assessments for the North Park Landscaping and Lighting District, Fiscal Year 2004-2005", and calling for a Public Hearing on June 1, 2004.

CONSENT

Council concurred to pull the following items from the Agenda:

PARLIN DEVELOPMENT CLASS B AND FIRST RELEASE PARTICIPATION AGREEMENTS IN THE SPRING LAKE SPECIFIC PLAN AREA

REIMBURSEMENT AGREEMENT WITH WISEMAN COMPANY FOR FRONTAGE IMPROVEMENTS IN CONJUNCTION WITH THE WOODLAND CORPORATE CENTER PROJECT ON MAIN STREET



Mayor Rexroad requested the following item be removed from the Agenda for discussion and Council concurred:

PROFESSIONAL SERVICES CONTRACT WITH PONTICELLO ENTERPRISES TO DEVELOP REQUEST FOR PROPOSALS FOR PARK LANDSCAPE MAINTENANCE SPECIFICATIONS

Director Gentry said Council had directed staff to move forward to develop a Request for Proposals for out-sourcing the landscaping maintenance for the City. He indicated it appears this will not be a cost saving item. Council Member Peart feels there will be a savings because the last request for proposal had so much included in the request it was difficult to obtain an accurate bid. The data received from the RFP will be a good base for future use. Vice Mayor Flory asked if the PRCS Department would be bidding on the RFP and Director Gentry indicated it would be compared to current budget.

Debra Fann and Stephanie Frank of the Woodland City Employees' Association said these services are now provided by current City employees. If these employees were to be laid off the organization has some recourse. These employees are also local community members and utilize City facilities. They had background checks and know City facilities well. As employees they are accountable to the City.

It was moved by Council Member Peart and seconded by Mayor Rexroad to authorize the Director of Parks, Recreation and Community Services to enter into a Professional Services Agreement with Ponticello Enterprises to develop a Request for Proposal to bid landscape maintenance services for the Woodland Parks and to authorize the expenditure of Council contingency funds in an amount not-to-exceed \$11,000 for said Professional Services Agreement. Vice Mayor Flory and Council Members Monroe and Pimentel voted to the negative. Motion failed.

On a motion by Council Member Pimentel, seconded by Vice Mayor Flory and carried unanimously, Council approved the following Consent Calendar items:

MONTHLY FIRE DEPARTMENT STATUS REPORT

Council received the Monthly Status Report for the Fire Department for the Month of April 2004.



TREASURER'S INVESTMENT REPORT

Council reviewed and accepted the March 2004 Investment Report as submitted.

RESOLUTION 4547 – SET PUBLIC HEARING TO CONSIDER ESTABLISHING AN UNDERGROUND UTILITY DISTRICT #15 ALONG EAST STREET, BETWEEN ROAD 24A AND 24C

Council adopted Resolution 4547, "A Resolution Setting a Public Hearing to Consider Establishing an Underground Utility District", along East Street between County Roads 24A and 24C. Said Public Hearing will be held on June 1, 2004.

INCREASE TO CONTRACT FOR YOLO BYPASS PLANNING WATER QUALITY PROJECT

Council authorized an increase in the Larry Walker and Associates contract from \$251,769 to \$261,169 payable with grant funds for the development of a comprehensive plan for improvement of water quality in the Yolo Bypass.

BID FOR COMMUNITY/SENIOR CENTER, PHASE I, PROJECT 00-15

Council authorized staff to advertise the construction documents for bids for the Community/Senior Center Phase I Project 00-15.

RESOLUTION 4549 - STATEWIDE FINANCING FOR CALPERS TAX AND REVENUE ANTICIPATION NOTES FOR 2004-05

Council adopted Resolution 4549, a "Resolution Authorizing and Approving the Borrowing of Funds for Fiscal Year 2004-05; the Issuance and Sale of a 2004-2005 Tax and Revenue Anticipation Note Therefore and Participation in the California Communities Cash Flow Financing Program", jointly sponsored by the California State Association of Counties and the League of California Cities.



MEMORANDUM OF UNDERSTANDING WITH YOLO COUNTY LOCAL AGENCY FORMATION COMMISSION, YOLO LAND TRUST AND CLARK PACIFIC/KAMILOS FOR MITIGATION CREDITS

Council approved in concept the Memorandum of Understanding between the City of Woodland, Yolo Land Trust, Yolo County Local Agency Formation Commission and Clark Pacific/Kamilos for agricultural mitigation credits and authorized the City Manager to sign the final MOU.

RESOLUTION 4548 - AFFORDABLE HOUSING MONITORING PROGRAM POLICIES AND PROCEDURES

Council adopted Resolution 4548, a "Resolution of the City Council of the City of Woodland – Adoption of Affordable Housing Monitoring Program Policies and Procedures".

ECONOMIC DEVELOPMENT QUARTERLY REPORT

Council received the Quarterly Report on the status of the City's Economic Development Action Plan, 2003-2004 for the period of January 1, 2004 through March 31, 2004.

POSITION DESCRIPTIONS

Council approved revisions to the job descriptions for Environmental Resource Analyst, Associate Engineer/Associate Civil Engineer and Engineering Technician III.

RESOLUTION 4550-CONTRACT AMENDMENT WITH MINTIER AND ASSOCIATES FOR THE URBAN LIMIT LINE STUDY

Council adopted Resolution 4550, "A Resolution of the City Council of the City of Woodland Authorizing Amendment to the contract with Mintier and Associates for the Permanent Urban Limit Line Study".



FISCAL YEAR 2003-04 EQUIPMENT PURCHASES

Council authorized the purchase of a sewer video inspection van (\$138,000) two soil compactors (\$5,400) an air compressor (\$13,000), a walk-behind pavement striper (\$6,000), a deck mower (\$6,000) and an equipment lift (\$22,000).

SET PUBLIC HEARING FOR APPEAL OF CONDITIONAL USE PERMIT FOR PROPERTY AT 1540-1542 TANFORAN AVENUE

Council set a Public Hearing for June 1, 2004 to hear an appeal by the Coen Company, Inc., and Tanforan Associates in regard to a Planning Commission decision for a Conditional Use Permit at 1540 and 1542 Tanforan Avenue.

CONTRACT FOR DEWATERING P. G. AND E. GAS LINE

Council awarded the construction contract for the dewatering to lower the Pacific Gas and Electric gas line 172-20 to Fox Loomis, Inc., in the amount of \$93,300, authorized expenditures and authorized the Public Works Director to execute the construction contract on behalf of the City.

RESOLUTION 4551-ANNUAL TRANSPORTATION ACT CLAIM WITH SACRAMENTO AREA COUNCIL OF GOVERNMENTS

Council adopted Resolution 4551, "A Resolution Authorizing Filing the Annual Transportation Development Act Claim with the Sacramento Area Council of Governments".

REIMBURSEMENT AGREEMENT FOR DESIGN OF PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITH DEVELOPMENT OF EAGLEWOOD APARTMENTS

Council approved and authorized the Public Works Director to execute the Reimbursement Agreement for the design of public improvements to be constructed with the development of the Eaglewood Apartments.



REIMBURSEMENT AGREEMENT FOR PUBLIC IMPROVEMENTS TO BE
CONSTRUCTED WITH DEVELOPMENT OF GIBSON PLAZA SHOPPING CENTER

Council approved and authorized the Public Works Director to execute the Reimbursement Agreement for public improvements constructed with Gibson Plaza Shopping Center.

MINUTES

On a motion by Vice Mayor Flory, seconded by Council Member Monroe and carried, Council adopted the minutes of the Joint Regular Council/Redevelopment Agency Board meeting of March 30, 2004. Council Member Peart abstained due to absence from that meeting.

COMMUNICATIONS

Council received a notice from Charter Communications indicating an increase to their basic cable rates.

COMMITTEE REPORTS

Council received the minutes of the Personnel Board meeting of April 24, 2003.

Council received the minutes of the Yolo County Communications Emergency Services Agency meeting of April 7, 2004.

Council received the minutes of the Library Board of Trustees meeting of April 19, 2004.

ORDINANCES

ORDINANCE 1392-AMENDING SECTIONS OF MUNICIPAL CODE RELATING TO
FRONT YARD PARKING

On a motion by Council Member Peart, seconded by Vice Mayor Flory and carried, the Council adopted Ordinance 1392, "An Ordinance of the City of Woodland Amending Sections 14A-1-3(b)(11), 25-21-50(a), and 25-23-50(D)



Relating to Restrictions on Parking in Front Yards". On roll call the vote was as follows:

AYES: Vice Mayor Flory, Council Members Peart and Pimentel
NOES: Mayor Rexroad, Council Member Monroe
ABSENT: None
ABSTAIN: None

ADJOURNMENT

Mayor Rexroad adjourned the Joint Woodland City Council/Redevelopment Agency Board/Woodland Finance Authority meeting at 12:00 p.m.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk