

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

July 30, 2002

CITY COUNCIL/REDEVELOPMENT AGENCY BOARD
SPECIAL/CLOSED SESSION

Council met in closed session at 6:00 p.m. in the second floor conference room at City Hall to hold a conference with Labor Negotiators pursuant to Section 54957.6. The City designated representative was Phil Marler and employee organizations under discussion were Police Employees, Police Sergeants, General Services Employees. Council also held a conference with Real Property Negotiators Pursuant to Section 54956.8. Subject property is APN 042-03-12, 158.8 Acres, Woodland Regional Park. The Negotiating Parties included Richard Kirkwood and Spring Lake Planning Group LLC, and/or Turn of the Century and/or Prudler/Sievers. Under Negotiation were Price and Terms of Payment. Present at this meeting were Vice Mayor Rexroad, Council Members Dote, Monroe and Peart. Mayor Flory was absent. Also present were City Manager Kirkwood, Assistant City Manager Marler, City Attorney Siprelle, Margaret Vicars, Steve Harris, Gary Wegener, Wendy Ross, Consultants Nick Ponticello and Heidi Tschudin.

CITY COUNCIL/REDEVELOPMENT AGENCY BOARD
REGULAR SESSION

CALL TO ORDER

Vice Mayor Rexroad called the regular meeting of the Council to order at 7:14 p.m.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, Jeff Monroe, Neal Peart, Matt Rexroad



COUNCIL MEMBERS ABSENT: David Flory

STAFF MEMBERS PRESENT: Richard Kirkwood, Phil Marler, Ann Siprelle, George Bierwirth, Roy Wilson, Dick Donnelly, Christine Engel, Sue Vannucci, Wendy Ross, Mike Horgan, Steve Santa-Croce, Steve Harris, Hoss Khatami, Dan Gentry, Gary Wegener, Lynn Gatie, Paul Hanson, Margaret Vicars

OTHERS PRESENT: Contract Planner Heidi Tschudin and Contract Engineer Nick Ponticello

PUBLIC COMMENT

Aldo Sansoni, representing property owners in the Spring Lake Specific Plan area, indicated he wish to speak at this time on an item that is on the Consent Calendar. Vice Mayor Rexroad indicated this discussion would be heard under that item as it would be pulled from the Consent Calendar for comment.

CONSENT CALENDAR

At the request of members of the public and with concurrence by Council, the following items were removed from the Consent Calendar:

AFFORDABLE HOUSING PROGRAM FOR SOUTHEAST AREA

WEST MAIN STREET AND COUNTY ROAD 98 WELCOME TO WOODLAND ENTRYWAY SIGN

PROPERTY REIMBURSEMENT NEGOTIATIONS BASED UPON STORM DRAIN ALTERNATIVE FOR THE SPRING LAKE SPECIFIC PLAN

Council Member Monroe requested the following item be removed from the Consent Calendar:

SPRING LAKE SPECIFIC PLAN PROGRESS AND STATUS UPDATE REPORT



Council Member Peart requested the following item be removed from the Consent Calendar:

PROPOSAL FROM CIVIC PARTNERS TO NEGOTIATE REDEVELOPMENT/
REVITALIZATION IMPROVEMENTS IN THE DOWNTOWN

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by the Members present, Council approved the following Consent Calendar items as presented:

WATER RESOURCES ASSOCIATION STRATEGIC PLAN AND MEETING MINUTES

Council received the Water Resources Association meeting minutes of May 30, 2002 and Strategic Plan.

IMPARTIAL ANALYSIS REGARDING PROPOSED AMENDMENTS TO THE
MANUFACTURED HOMES FAIR PRACTICES ORDINANCE

Council received the Impartial Analysis of Measure I, the proposed amendments to the Manufactured Homes Fair Practices Ordinance to be placed on the November 5, 2002 ballot.

GRADING ORDINANCE REVISION

Council introduced and read by title only a proposed addition to Article III of Chapter 6 of the Code of the City of Woodland relating to Land Grading.

PARKING LOT IMPROVEMENTS – PROJECT 00-34

Council approved the revised Project Programming Summary Sheet and authorized the City Manager to award the construction contract for Project No. 00-34, Downtown Parking Lot, to the lowest responsible bidder. Council also authorized construction expenditures not-to-exceed \$780,000.



CONSTRUCTION CONTRACT FOR PROJECT 00-56, COURT STREET REHABILITATION AND PROJECT 01-03 2002 WATER, SEWER AND STORM DRAIN REPAIRS

Council authorized the City Manager to award the construction contract for Project 00-56, Court Street Rehabilitation and 01-03, 2002 Water, Sewer and Storm Drain to the lowest responsible bidder for an amount not-to-exceed \$3,000,000.

SOLE SOURCE CONTRACTS TO G.S. DODSON FOR OFFSITE SEWER AND ROGERS/BORCALI FOR STORM DRAIN INFRASTRUCTURE DESIGNS

Council authorized staff to enter into sole source negotiations for the design of the Spring Lake Specific Plan off-site storm drainage and sewer system infrastructure needed to serve the SLSP development and the future General Plan Master Plan Remainder area with the firms of Wood-Rodgers, Inc., and G. S. Dodson and Associates, respectively. Council also authorized the City Manager to execute contracts upon successful negotiations with the respective firms.

SOLE SOURCE CONTRACT TO GEOTRANS FOR WATER SYSTEM COMPUTER MODELING

Council authorized the Director of Public Works to execute a sole source service contract with GeoTrans, Inc., of Rancho Cordova to perform on an as needed basis, water system computer modeling to assess the City's water supply and distribution system capability to serve the proposed new developments and projects.

PROGRAM GUIDELINES FOR COMMERCIAL FAÇADE PROGRAM

Council approved the Commercial Façade Rebate Program guidelines, applications and marketing materials.

SIGN ORDINANCE STATUS REPORT

Council received a status report of the Sign Ordinance Committee.



PLANNER FOR THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS
TRANSPORTATION LAND USE COMMITTEE

Council received a report on the status of the Community Development Department Planner(s) who will participate in the Transportation Land Use Committee of SACOG.

RESOLUTION 4372 - JOINT POWERS AGREEMENT OF THE SACRAMENTO AREA
COUNCIL OF GOVERNMENTS

Council adopted Resolution 4372, "A Resolution of the City Council of the City of Woodland Approving Amendments to the Joint Powers Agreement of the Sacramento Area Council of Governments".

WATER SERVICE AT 41850 E. MAIN STREET

Council approved the request for City water service to the industrial property located at 41850 East Main Street.

RESOLUTION 4373 - AUTHORIZING THE CITY ENGINEER TO EXECUTE
CALTRANS RIGHT OF WAY CERTIFICATIONS

Council adopted Resolution 4373, "A Resolution Authorizing the City of Woodland Public Works Director and the City Engineer to Execute all CalTrans Right-of-Way Certifications (Blanket Authority) for Federally Funded Projects", No. 03-5046.

RESOLUTION 4374 - AMENDING THE COMPREHENSIVE FEE SCHEDULE

Council adopted Resolution 4374, "A Resolution Amending the 2002 Comprehensive Fee Schedule" adding Section 2-43, Accessory Building Site Plan and Design Review fees at \$50.00.

REVISION TO GENERAL PLAN

Council received a progress report on the General Plan revisions.



ADVANCE OF FUNDS AGREEMENT WITH WOODLAND INVESTMENT LLC AND SELECTION OF A PROJECT PLANNER

Council authorized the City Manager to enter into an Advance of Funds Agreement with Woodland Investment Company, LLC and authorized selection of a professional planning consultant. Council also authorized augmentation of the Community Development Department professional services budget.

COUNCIL MEMBERS TO REPRESENT CITY COUNCIL IN DISCUSSIONS REGARDING MUNICIPAL UTILITIES DISTRICT IN YOLO COUNTY

Council appointed Vice Mayor Rexroad and Council Member Peart to represent the City Council in discussions about the possible formation of a Municipal Utility District in Yolo County.

CLOSED SESSION ANNOUNCEMENT

City Attorney Siprelle announced that Council had met in Closed Session for the purpose of holding a Conference with Labor Negotiator and Real Property Negotiators. Council received a report and gave direction on these two issues. No final decisions were made.

COUNCIL AND STAFF STATEMENTS AND REQUESTS

Council Member Dote reported that she and Council Member Monroe had attended the League Conference recently which provided a clear understanding the Redevelopment process. She asked that during the Council recess in August, Council Members be provided with a newsletter of issues ongoing during the month.

PRESENTATIONS

PROCLAMATION - SEPTEMBER 16-22, 2002 AS NATIONAL POLLUTION PREVENTION WEEK

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, Council proclaimed the week of September 16-22, 2002 as National Pollution Prevention Week. Council Member



Monroe presented the Proclamation to Christine Engel, Environmental Resources Analyst for the City.

ITEMS REMOVED FROM THE CONSENT CALENDAR

AFFORDABLE HOUSING PROGRAM FOR SOUTHEAST AREA

City Attorney Siprelle said that it was hoped an agreement would be reached but it was not yet finalized. The Staff is proposing that terms be approved and the Agreements with each Developer could then be signed by the City Manager as they came forward. Some of the builders are ready to pull permits prior to the August recess of the Council. Director Harris said letters had been sent to the Developers and others and have some of the comments incorporated into the terms. They set an affordability rate by assessing the buyers ability to pay. The City would take back a silent second.

Steve Tofft said the terms of the Agreement are generally acceptable. He is not comfortable with the sales price indicated and does not understand the concept. The sales price falls out of the formula. The Specific Plan states there will be a program for deferral of fees. Many of his questions and concerns had been addressed in Director Harris' comments and in discussions with Redevelopment Manager Ross.

Martin Nivinski of Centex Homes said they have always been under the impression they would be part of the Agreement. They disagree with some of the points, specifically, setting the sales price. He asked that this item be pulled so they could continue to work with City staff. The points are too general in nature. Council Member Peart asked if this item was held, would there be a delay in the issuance of building permits. Mr. Nivinski said the permits have been issued all along but that they want the terms removed. Director Harris said this is for 10% of the units as part of the original map. The builders were aware of the terms from the beginning of the process. They could work on the terms with the various developers. Council Member Dote said the Southeast Area is moving ahead quickly. She asked if the 10% affordability had been achieved in this area as yet. Director Harris said the original requirements had identified units by a minimum square footage of the house and sales price, which then assumed the units to be affordable. Single family duplexes or half-plexes on corner lots were in the original requirements as well, but were waived with the stipulation that size of units would be the defining factor in determining the affordability. Council Member Dote indicated we are then still unsure if we have, will or continue to meet the goal. Director Harris said there were certain



considerations made by the City and builders that unit size and sales price would determine affordability but there was no monitoring or tracking factor in place in the past. Now the last 600 lots are important to the 10% goal and they are continuing to have discussion with the builders. Council Member Monroe asked if with the 600 units are we trying to make up the entire deficiency. City Attorney Siprelle asked if there was an objection to the sales price or on how the sales price is to be set. Mr. Nivinski said it is a combination of the two. They do not understand how it is to be mechanically implemented and are opposed to the setting of the sales price itself.

Scott Montgomery of California Homes said they are in agreement with the program but not with the mechanism because they are not specific. The current agreement indicates if there is an exception, building permits can be issued. Right now there are between 25-30% that would be affordable to median income families. They want to provide these units but need to understand how it works.

Council Member Peart feels the Developers should meet with staff to get a better understanding of this issue. Vice Mayor Rexroad asked City Manager Kirkwood that the as the recommended action to is allow him to enter into agreements with the Developers, does he have appropriate direction and flexibility to so move without a specific recommendations from Council. City Manager Kirkwood said he understands on how to move ahead. This is not a new issue in the State. There are many articles on how difficult it is to move forward with affordable housing mechanisms. Staff will continue to work in good faith with developers on the issues of concern. The subsidy comes from those in the building community that will underwrite the cost of new development to allow for the affordability. The questions are how to get to that price and how long must we maintain that affordable housing restriction and transfer equity as a result of it. He asked if the developers have a model Ordinance and if so, they should provide to the City Attorney. City Attorney Siprelle indicated they have documents from the City of Roseville for this program. She suggested allowing her office to complete the Agreement, meet with the City Manager and then circulate to the Developer, meet with them if they desire to go through the terms, and that Council authorize the City Manager to sign off on the Agreement.

Council Member Dote does not want the building permits to be held during this process. Council Member Monroe said this is an outline of affordable housing and asked if they want to do the specifics without Council concurrence. City Attorney Siprelle said they could continue this item, but if the City Manager is authorized they would not see the specific Agreement at Council. The builders



would not be held up but the more housing units built provide less flexibility and fewer available sites for affordability.

On a motion by Council Member Peart, seconded by Council Member Dote and carried by the Members present, Council approved the terms of the Southeast Area Affordable Housing Program set forth in (a) percentage of development, (b) location of affordable units, (c) demographic target, (d) sale price for affordable units, (e) duration of affordability, (f) early termination of affordability controls, (g) disposition of recaptured funds, (h) enforcement of affordability restrictions, (i) development standards, (j) first time home buyer status not required, (k) role of the City at time of resale; directed Staff and the City Attorney to prepare the necessary agreements to implement the Affordable Housing Program; authorized the City Manager to enter into Agreements with Developers within the Southeast Area; encouraged staff to work in a fair and equitable way with all concerned and not to delay the building permit issuance.

PUBLIC HEARING

ORDINANCE 1349 - PRE-ZONING SPRECKELS DEVELOPMENT TO INDUSTRIAL/ PLANNED DEVELOPMENT OVERLAY ZONE AND INCLUDE FINDINGS AND CALIFORNIA ENVIRONMENTAL QUALITY ACT CLEARANCES

This Ordinance would allow for the pre-zoning of the proposed development in the Spreckels Development. The acreage involved is 385 which would include an Industrial/Planned Development Overlay Zone. The pre-zoning is the first step in the annexation process. As this proposal is consistent with the General Plan and a Specific Plan will be part of the process for this and additional property totaling 800 acres, it is recommended that Council proceed with the approval of the Ordinance. Council Member Dote said the total acreage is 800, but we are only pre-zoning 385. Director Harris said the remainder of the property had previously been pre-zoned as either Industrial or Industrial/Planned Development. Council received a list of annexation priorities about 18 months ago whereby this was the second priority item at that time. These two pieces need pre-zoning and the annexation will include them with the balance of the Specific Plan area. The City property is not currently annexed.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried by Roll Call vote as follows, Council adopted Ordinance 1348, "An Ordinance of the City Council of the City of Woodland Pre-Zoning Spreckels Property to Industrial/Planned Development Overlay Zone" and found that the



pre-zoning is covered by the 1996 General Plan EIR (SCH #95053061) and that no additional CEQA clearance is required.

AYES: Council Members Dote, Monroe, Peart, Rexroad

NOES: None

ABSENT: Council Member Flory

ABSTAIN: None

CONSENT CALENDAR (continued)

PROPERTY REIMBURSEMENT NEGOTIATIONS BASED UPON STORM DRAIN ALTERNATIVE FOR THE SPRING LAKE SPECIFIC PLAN

Director Wegener indicated this is a complex issue currently under study by Wood-Rodgers, Inc. as part of the City-wide Storm Drainage Master Plan project. A detention basin is necessary for this project and the site most desirable is that of the current Regional Park site owned by the City to the East of County Road 102, with a detention facility West of State Route 113 just South of the County Road 24A extension. The applicant would be required to reimburse the City for the Regional Park Site. The process could begin immediately thus allowing adherence to the proposed issuance of initial building permits by late 2003.

Aldo Sansoni, representative of the owners of the Barton and Brauner properties indicated that part of the basin will be on these properties. They have never been contacted by the applicant for discussions on purchase of this property. There had been some early discussions with the owners of the Barton property and it had been stated he did not want to sell the property but would be willing to discuss options. They have always been willing to negotiate with the applicant. There have been reports to the negative which are not accurate.

Mike O'Kane of the Woodland/Davis Aeromodelers said they have a concern that excavation for this project across from their site will affect them directly. They urged Council not to vote on this issue allowing the detention basin on the property. They have a substantial investment and have been on the Regional Park site since 1984. Everything they have done has been at no cost to the City. There have held many functions which have been beneficial to City income. They requested that the developers reimburse them for their costs



should they be required to relocate. They presently have no other suitable site in which to locate. Council Member Peart asked what the estimated value is on their improvements and Mr. O'Kane indicated it is in the thousands of dollars. He outlined the improvements they have made and feel they have a mitigation plan for the noise when the houses are constructed. They would like adequate land left to the site to create a peninsula so they can continue in the present location. With a current membership of 200 they continue to grow. Council Member Dote asked how large a footprint the Aeromodelers needed and Mr. O'Kane said the fly over rights are their biggest concern and with parking they would need more than four acres. They have a lease with the City that extends to 2005. City Manager Kirkwood stated the terms are that when the City needs the property for other uses, the lease is terminated with 60 days notice.

Tom Lumbrazo said the study was to be delayed based upon negotiations over the replacement land. He has since learned that there was to be no delay. The replacement land offer on the Dowling property has been provided to the City. They have provided a means for financing half of that land or 78 acres.

Lou Fox of the Aeromodelers asked if it was possible to include them in that proposal so that the excavations of the ponds would be made deeper to leave them the peninsula of land for their facility. There was a proposal to remove the well and they had helped get the grant for that well. If the well is removed, they would like to connect to City services. Council Member Monroe asked if it would be possible to deepen the water retention to accommodate them and Director Wegener said it was very problematic regardless of the development of the Regional Park as detention. There are some FAA issues and that use is not compatible with the adjacent residential development. Mr. Fox said they would like to relocate to other City land if this goes forward.

Dave Taormino said fifteen months ago the direction was going elsewhere. This is not a very good soil. They had asked for good soil for the Regional Park. They have forty acres for the first phase from 2003 to 2007, forty acres for phase two from 2007 to 2015, and twenty acres for the Master Plan which is twenty years hence. There is land for longer term use although it may not be in the exactly the right location. The alternate Regional Park site is seventy-eight acres that can accommodate multiple uses over a long period of time. Council Member Monroe asked if we agree with option 3, how long would the Aeromodelers have to look for another site. Director Wegener said between 2004 and 2007 was the first phase with the North pond, and 2008 would require the South pond development, which would indicate they have until 2008 to find another location.



City Attorney Siprelle stated that Mr. Lumbrazo had stated the City had committed to the purchase of the Dowling property. There has been no commitment or agreement to purchase that property. City Manager Kirkwood said there was a subcommittee which included Council Members Dote and Monroe to discuss that potential and try and structure a way to use the 160 acres of the Regional Park for a different benefit at the time the Dowling 78 acre piece was under consideration. There has not been an agreement by the City Council. They can consider the opportunities for the Regional Park at the site. Guidance has been given to the Property Negotiator on the 160 piece, as well as, other pieces which can be considered.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by the Members present, Council directed Staff to proceed with property reimbursement negotiations with the Specific Plan applicant based on Storm Drain Alternative Number 3.

WEST MAIN STREET AND COUNTY ROAD 98 WELCOME TO WOODLAND ENTRYWAY SIGN

Associate Planner Paul Hanson indicated the intersection of County Road 98 and West Main Street has been completed. The project included construction of entryway signs similar to those to be constructed at Main and East Street. A request has been received by the owners of the Westgate Center located at that intersection to alter the sign design.

Bill Hunter representing Raley's, indicated the proposal is to have their sign in brass rather than in their corporate red and he urged Council to allow the corporate color.

Paul Smith, representing the owner of the Westgate Center, said they are making improvements on this site. They would like to be sure the sign is visible from the road. They also would like the Raley's sign in red because the brass does not stand out adequately. The wing walls on the sign are too large and should be reduced. Vice Mayor Rexroad asked if there is a need to make a determination this evening and Planner Hanson said the deadline is only that the applicant wants to go ahead. The Planning Commission has approved as presented.

Colette Stewart said this is not what she remembered and said there were trees around the sign. This is going to be an entryway and all she will see is the



back of buildings. Planner Hanson said there will be trees on the site. The drawing is only of the sign and does not include any other planned landscaping.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by majority vote, Council approved the Planning Commission recommendations as presented in regard to the entryway sign at the intersection of County Road 98 and West Main Street. Vice Mayor Rexroad voted no. Council Member Peart asked who was paying the cost for the sign and Planner Hanson indicated the cost was to be borne by Westgate Center and Raley's.

REPORTS OF THE CITY MANAGER:

REGULAR CALENDAR:

RESOLUTION 4371 - FISCAL YEARS 2001-02 THROUGH 2003-04 CAPITAL BUDGET

Senior Management Analyst Lynn Gatie indicated there had been slight alterations to this final Capital Budget from the previous submission. There was a modification to the Dubach Park funding at Council direction. Council Member Dote asked for clarification on the Dubach Park and it was stated Council had directed the City not move forward on this. This item will be on the Agenda in September for Council discussion.

On a motion by Council Member Peart, seconded by Council Member Dote, and approved by the Members present, Council adopted the proposed Capital Budget for fiscal years 2001-02 through 2003-04 by adoption of Resolution 4371, "Resolution of the City Council of the City of Woodland Approving the Capital Budget for FY 2001-02-FY 2003-04".

STATUS REPORT FROM PLANNING COMMISSION AND APPOINT TWO COUNCIL MEMBERS TO THE URBAN LIMIT LINE TASK FORCE

City Manager Kirkwood summarized the progress of the Planning Commission Subcommittee working on the Scope of Services with Mintier and Associates in regard to the Agricultural Mitigation Program. He recommended appointment of two Council Members to assist in this process on the Urban Limit Line Task Force. Council Members Dote and Peart indicated their willingness to so serve.



On a motion by Council Member Monroe, seconded by Vice Mayor Rexroad and carried by the Members present, Council appointed Council Members Dote and Peart to serve as Council representatives on the Urban Limit Line Task Force.

UPDATE ON WATER PLANNING STUDIES

Public Works Director Wegener said the Council will be receiving further information on the study at a September meeting as this is a Regional issue. Senior Civil Engineer Mike Horgan said the goal of the study is to determine if the City should be developing a surface water supply from the Sacramento River to supplement the ground water. Three alternatives from the 1999 Water Master Plan were evaluated. Council will be asked to consider these alternatives in September with no commitment by the City.

Council Member Monroe asked about site selection in that Southeast of the City would be downstream from the Waste Water Treatment Plant. Engineer Horgan said the discharge is actually much further East and there is very little percolation to that site with very little impact. The test well done at the Regional Park site indicated better water quality than the balance of the average wells in town. Council Member Monroe asked if we are looking at the best quality or the less expensive alternative. Engineer Horgan said the quality is foremost, but also affordability. Director Wegener said the well field would put us in a good position should we need to add treatment to the water system. As standards change or should we continue with nitrate problems, well fields are easier to treat. Surface water from the Sacramento River would allow transmission through the well fields. Should the water main distribution system be sized to handle the well field, it would also adequately handle surface water.

Council Member Peart said that in 1994 an application was made for the Sacramento River water and asked for status. Director Wegener said that continues and we are trying to bring that application ahead. If no progress is made, the Department of Water Resources could pull the application. A portion of the total area for use of water is combined with the City of Davis on the full application.

Council Member Dote asked if there would be discussion on the quality of ground water versus surface water at some point. Engineer Horgan said there is a difference and the surface water can improve the overall water quality of our waste water discharge, which would bring lower nitrates. He feels there will be increased regulations in both well and surface water. Director Wegener said one



of the studies was to look at ground water capacity with build out. The study indicated the levels would drop and they would stabilize. The quality was more of a concern than the quantity.

YOLO COUNTY HABITAT/NATURAL COMMUNITY CONSERVATION PLAN JOINT POWERS ASSOCIATION BOARD MEMBER(S)

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by the Members present, Council appointed Council Member Dote as the primary and Vice Mayor Rexroad as the alternate to the Yolo County Habitat/ Natural Community Conservation Joint Powers Association Board.

CONSENT CALENDAR (continued)

SPRING LAKE SPECIFIC PLAN PROGRESS AND STATUS UPDATE REPORT

Council Member Monroe had some questions about the affordable housing and Director Harris had answered those questions. They received a working paper from Turn of the Century who had been working with Legal Services and CHOC on affordability in the SLSP. They have obtained a housing consultant who has reviewed the proposal and they have met with the City Attorney to discuss. He has a report from the Housing Consultant to discuss with the Council. They will return with a draft working paper on the plan within three weeks and then to Council with the comments incorporated prior to submission to the HCD.

CONTRACT FOR PROJECT 02-30 – EAST MAIN STREET STORM DRAIN REPAIR

Director Wegener said one bid was submitted and was excessive. He recommended the bid be rejected and Council authorize the City Manager to award within the amount allocated should an acceptable bid be received. The City would like to complete this project this season. If this is re-solicited and a responsible bid received, the award could be expedited.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council rejected the bid received and authorized the City Manager to award the construction contract for Project 02-30, East Main Street Storm Drain Repair, to the lowest responsible bidder for an amount not-to-exceed \$400,000.



WOODLAND/SPRECKELS INDUSTRIAL BUSINESS PARK AND ACE HARDWARE
RETAIL SUPPORT CENTER AGREEMENT FOR ANNEXATION AND PARTIAL FEE
DEFERRAL

City Attorney Siprelle said there was an issue with Mr. Kamilos, Developer, with respect to how specifically the Agreement should define the types of facilities and services to be paid for by the \$1.5 million. There was to be \$750,000 to the General Fund, \$50,000 to Economic Development and another \$750,000 to Redevelopment. Council Member Monroe said there was \$800,000 to the Redevelopment Agency with \$750,000 to the General Fund. City Attorney Siprelle said the Agreement states \$800,000 to the City at a certain point of time and another \$750,000 at another point in time defined and these funds can be utilized for City purposes consistent with Council direction. The Agreement allows for flexibility and Mr. Kamilos would like to have those expenditures of money eligible for reimbursement from a Community Facilities District, if one is formed in the future. To be eligible for reimbursement, the facilities to be paid for by that money have to fall into the definition of Public Facilities that is in the Community Facilities District Act. The definition is broad but must be spent on facilities with a lifetime of at least five years, open space, parks, schools, just about any kind of public facility. The Agreement could stipulate this money be spent only for those types of services. The language is acceptable to Mr. Kamilos if the City would send a letter to him stating the City will make every reasonable effort to define the expenditures as they arise in such a way as they would allow for Mello-Roos. Mr. Kamilos said the Agreement does reflect their request to utilize the funds to the benefit of the community by allowing categorizing. City Manager Kirkwood said the Agreement indicates the monetary contributions shall be used by the City for public purposes consistent with Council direction. He will send a letter to Mr. Kamilos outlining the use under the Mello-Roos guidelines should Council so direct. Should Council determine utilization of the funds in other capacities, he would also advise Mr. Kamilos.

Council Member Dote asked about using these funds to free up the funds in other areas. City Attorney Siprelle that would require a legal opinion and she could research. Mr. Kamilos said it is specific as to fund usage for a Community Facilities District. He would like a clarification that the City will make the best efforts to try and find those things which would qualify. Council Member Dote asked if funds would be specifically identified as "Kamilos Funds" and City Manager Kirkwood stated these will be used for those areas specifically and an accounting of same.

On a motion by Council Member Peart, seconded by Council Member Dote and carried by the Members present, Council approved and authorized the City



Manager to sign an Agreement with Woodland/Spreckels Industrial Business Park LLC to formalize the request to initiate annexation of 544 acres, develop a Specific Plan permitting development of a Regional Business Industrial Park, allow the immediate development of an Ace Hardware Retail Support Center in the Specific Plan area; deferred of a portion of the development fees on the Ace Hardware project.

PROPOSAL FROM CIVIC PARTNERS TO NEGOTIATE REDEVELOPMENT/REVITALIZATION IMPROVEMENTS IN THE DOWNTOWN

Council Member Peart indicated he would like this item on the agenda at a later date. He cautioned the Council on making public statements regarding the private property of others. He would never support the movement of City Hall as suggested by the proposal from Civic Partners. A Council Committee should work with them to discuss this project.

Council recessed from 9:02 through 9:07.

REDEVELOPMENT AGENCY CONSENT ITEMS

ACQUISITION OF COURT STREET PARKING LOT

City Manager Kirkwood indicated this item solidifies the Council and Agency direction on the 204 Court Street Parking lot purchase and construction. Vice Mayor Rexroad asked if the City owns this property City Manager Kirkwood stated the City does own the property and is utilizing a combination of funds from the Redevelopment Agency, City General Fund and money through the STP Federal Funds. This would allow Redevelopment money to go for the project. Vice Mayor Rexroad asked about the status of the environmental cleanup on the property. City Manager Kirkwood said the property had been cleared prior to purchase. Council Member Monroe asked where the \$298,000 came from as he was under the impression the Agency had no funding. City Manager Kirkwood indicated they have no funds for new projects but do have funds set aside for present projects.

On a motion by Council Member Peart, seconded by Council Member Dote and carried by the Members present, Council and the Agency adopted Agency Resolution 02-05 and Council Resolution 4375 making appropriate findings and authorizing the use of Redevelopment Agency funds to pay a portion of the cost



for the City to acquire the vacant property located on the corner of College and court streets, commonly known at 204 Court Street, for surface parking to help relieve the parking problem in the downtown government center area.

Council Member Monroe said we would be borrowing this money from the Redevelopment Agency and asked if the \$800,000 from Ace would be going for this project. City Manager Kirkwood indicated it would not.

HOUSING ASSISTANCE PROGRAM GUIDELINES FOR DAVID SNOW HOMES
DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE GREENWOOD
SUBDIVISION

Redevelopment Manager Ross indicated this is a Home Buyers Assistance Program including a Disposition and Development Agreement approved by the Council in conjunction with this project. The documents include program guidelines and related documents and a request to use the Agency low and moderate income housing funds to implement the program. Dave Snow Homes and the Agency had entered into an agreement eighteen months ago for this project. There are 12 lots to be affordable located in the area of Kincheloe and Wintun. Ten percent of the total units will be affordable. Council Member Peart asked if the project has begun. Manager Ross said the map was approved recently and they should be moving forward soon. Council Member Dote asked for clarification in that he is building 34 single family residents, 12 on lots he purchased from the Agency at \$15,000 per lot, which the Agency purchased at \$8,750 per lot. The remaining 22 units are at market rate but it was stated that 1 of the affordable and 3 of the market rate may be designated as low income so that means 19 units will be at market rate, 11 affordable, and 4 as low income. The requirements were that 12 be affordable, but we actually have 15. The Agency will receive \$15,000 for each of the 12 units. Council Member Dote asked if the 15 units contain a provision they remain affordable upon resale. Redevelopment Law states that if you provide housing set aside funds, you will be required for owner occupied and must remain affordable for a period of 45 years. If they sell before the sliding scale allowance, they will be required to reimburse the Agency for the loan plus interest.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, the Council and Agency approved the Home Buyer Assistance Program for the Greenwood Subdivision, including Program Guidelines and related documents, approved the use of funds from the Agency's Low and Moderate Income Housing Fund to implement the Program by



providing down payment assistance to qualified low and moderate income households to purchase a housing unit in the Greenwood Subdivision.

COMMITTEE REPORTS

Council received a report from Parks, Recreation and Community Development Director Dan Gentry transmitting the minutes of the Parks, Recreation and Community Services Commission meeting of June 24, 2002.

Council received a report from Public Works Director Gary Wegener transmitting the minutes of the Traffic Safety Committee meeting of July 1, 2002.

Council received a report from Library Services Director Marie Bryan transmitting the minutes of the Library Board of Trustees meeting of June 24, 2002.

ORDINANCES

ORDINANCE 1350 – DECREASING MAILED NOTICE OF PROPOSED LAND USE DECISIONS FROM 1000 FEET TO 300 FEET FROM SUBJECT PROPERTY

Community Development Director Harris said Council had been presented with statistics regarding the increased notice and the associated costs involved. There had been no increase in attendance at meetings where the subject property was discussed. As no significant benefit had been seen, it is recommended returning to the previous 300 foot range with criteria established to extend that notification radius dependent upon the project.

Al Eby would like some language that the tenant on the property be notified under the Ordinance, rather than just the property owner. Director Harris said the information is public information and is properly noticed in the paper. Signs will also be posted on the properties to provide extra notice. The property owner would be the responsible party to notify their occupant. However, the City could always exceed the minimums required in the Ordinance by notifying further.

Council Member Monroe asked if the property owner would have some type of responsibility to the business owner for notification. City Attorney Siprelle stated the property owner should notify. Council Member Dote said that discussion in the past said the City can exceed the minimum. It is our responsibility to understand the minimum may not be adequate. There are



people who should be notified over and above that minimum. Vice Mayor Rexroad stated that even if the notice is done properly, some will claim they have not received the notice within the 300 foot radius. You can expand the notice to a substantial distance and it will not make a difference. Council Member Monroe said that when the project has substantial impact on the community, the citizens should be properly noticed. Council Member Peart said that at times people disregard the notice. It is the responsibility of the citizens to make some effort to keep in touch with what is happening in their community.

On a motion by Council Member Peart, seconded by Vice Mayor Rexroad and carried, the Council adopted Ordinance 1350, an "Ordinance of the Council of the City of Woodland Amending Sections 21-6-2, 25-27-20, 25-28-20 and 25-29-10 of the Code of the City of Woodland Relating to Mailing of Notice of Proposed Land Use Decisions to Owners of Properties Located Within 300 Feet from the Subject Property". Council Member Dote voted no.

ORDINANCE 1351 - ESTABLISHING REGULATIONS FOR SAFE USE OF SKATEBOARD PARK AT CRAWFORD PARK

Parks Director Gentry said the Ordinance will become effective on September 1, 2002. A grand opening will be held at 5:00 p.m. on September 3rd. Council Member Dote asked that there be a demonstration of the facility use.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council adopted Ordinance 1351, "An Ordinance of the City Council of the City of Woodland Adding Chapter 19A of the Woodland City Code Establishing Regulations for the Use of Designated Skateboarding and Skating Areas".

ORDINANCE 1352 – AMENDING CODE SECTIONS TO ADDRESS POTENTIAL CONFLICTS BETWEEN THE SPRING LAKE SPECIFIC PLAN AND THE ZONING AND SUBDIVISION ORDINANCES

Director Harris indicated the Spring Lake Specific Plan contains areas whereby there is conflict with the current Zoning, Subdivision and Affordable Housing Ordinances. This Ordinance would amend those Code sections to comply.



On a motion by Council Member Dote, seconded by Council Member Peart and carried by the Members present, Council adopted Ordinance 1351, "An Ordinance of the City Council of the City of Woodland Amending Chapters 25 and 21 of the City Code to Address Potential Conflicts Between the Spring Lake Specific Plan and the City's Zoning and Subdivision Ordinances".

ANNOUNCEMENT

City Manager Kirkwood reminded Council that National Night Out is August 6, 2002. Should Council Members be available to participate, they should contact Community Services Officer Mini Garcia at 661-5911 for participation schedules and guidelines.

ADJOURNMENT

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, the Joint Council/Redevelopment Agency meeting was adjourned at 9:40 p.m.

Sue Vannucci, City Clerk