

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

February 19, 2002

CITY COUNCIL
REGULAR SESSION

CALL TO ORDER

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

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, David Flory, Jeff Monroe, Neal Peart, Steve Borchard

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Phil Marler, Ann Siprelle, Henry Agonia, George Bierwirth, Karl Diekman, Julie Henson, Ron Pinegar, Sue Vannucci, Steve Harris, Gary Wegener, Dick Donnelly, Bruce Pollard, Wendy Ross, Mike Horgan

COUNCIL MINUTES

None.

COMMUNICATIONS - WRITTEN

Council received an application from Alcoholic Beverage Control for an on-sale beer and wine license for Taqueria 3 Hermanos #2 located at 120 Main Street, Unit F3.

Council received a copy of a letter from Mayor Borchard to the citizens of Woodland in regard to flood protection and the options before the City to insure the safety of the citizens. May Borchard asked to clarify in the letter that the cost of land is \$4,000 per acre with the value at about \$10,000 per acre.



Council Member Monroe asked why a claim could not be paid on small amounts without referring to the City Insurance Representative. Vice Mayor Flory said that as the City is part of a Joint Powers Authority, we are subject to requesting the Insurance Representative to handle all claims. City Attorney Siprelle stated there is no charge for the Insurance Representative to review the claim. On a motion by Council Member Peart, seconded by Council Member Dote and carried by unanimous vote, the Council rejected the Claim for Damages filed against the City by Robert and Joyce Ross and referred it to the City Insurance Representative.

COMMITTEE REPORTS

Council received a report from Fire Chief Karl Diekman transmitting the minutes of the of Yolo County Communications Emergency Services Agency meeting of January 9, 2002.

Council received a report from Assistant City Manager Phil Marler transmitting the minutes of the Manufactured Home Fair Practices Commission meeting of January 24, 2002.

Council received a report from Library Services Director Marie Bryan transmitting the minutes of the Library Board of Trustees meeting of January 28, 2002.

Council received a report from Parks, Recreation and Community Services Director Henry Agonia transmitting the minutes of Joint Parks Recreation and Community Services and Commission on Aging meeting of January 31, 2002.

Council received a report from Community Services Director Steve Harris transmitting the summary of Planning Commission meeting of February 7, 2002 which was cancelled due to lack of a quorum.

PUBLIC COMMENT

None.

COUNCIL STATEMENTS AND REQUESTS

Vice Mayor Flory reminded Council and citizens of the Community Services Awards Luncheon on February 22, 2002 at the Woodland Hotel. He requested Council consensus to place an item on the Agenda regarding a public/private partnership with the Woodland



Community College to develop the athletic fields at their campus. This would also be available to Parks when not in use by the school. Service groups have indicated their willingness to work on this type of a partnership. It was Council consensus to place this item on a future agenda.

Council Member Monroe responded to an erroneous article from the Farm Bureau indicating there would be leap frog development in the Spring Lake Specific Plan area. The agreement is that the development must be contiguous and adequate bonding must be provided. The City controls the issuance of building permits. Development in this area was voted in by the citizenry as part of the General Plan adoption. This Plan includes more in all areas than any other before the City and must be fiscally neutral to the City. A suit has now been filed by people who reside primarily in the City of Davis. This development will adequate housing for local families.

Council Member Peart said the Manufactured Homes Fair Practices Commission and staff are being strongly criticized through letters and Sound Off in the Democrat. The initiative as written by the supporters was passed and the City must enforce as written. The Commission has been working diligently to insure administration of this Ordinance is fiscally neutral to the City. He urged those who are commenting in regard to the Commission and Staff check their information carefully as there have been extensive erroneous statements made and facts twisted. Mayor Borchard indicated his concern in regard to this issue as well. Measure T was inadequately written and evasive in some areas. The Commission is trying to make sense of the language.

PRESENTATIONS

None.

CONSENT CALENDAR

Council Member Dote requested the following items be removed from the Consent Calendar:

RESOLUTION STATING INTENT TO ENTER INTO AGREEMENT WITH CALFED/DEPARTMENT OF WATER RESOURCES FOR GRANT FUNDS AND APPROVAL OF PROJECT PROGRAMMING SUMMARY SHEET

REVISED PROJECT PROGRAMMING SUMMARY SHEET AND MAJOR PROJECTS FINANCING PLAN FOR LEMEN/NORTH/EAST STREET PROJECT; APPROVAL OF GRANT APPLICATION AND ADDITIONAL ROAD DEVELOPMENT FUNDS



POWER PLANT SITING UPDATE

On motion by Council Member Flory, seconded by Council Member Dote and carried by unanimous vote, the Council approved the following Consent Calendar items:

MONTHLY STATUS REPORT - COMMUNITY DEVELOPMENT DEPARTMENT

Council received the Status Report from Community Development for the month of January 2002.

CITY OF WOODLAND 2002 STANDARD SPECIFICATIONS AND DETAILS

Council adopted the 2002 City of Woodland Standard Specifications and Details as revised by the Public Works Department, Engineering Division.

LEGAL CONSIDERATIONS OF "SPOT ZONING"

Council received a report on the legal considerations should specific areas be zoned differently than others, or, "spot zoning".

ORDINANCE ON FLOOD PLAIN MANAGEMENT

Council moved to introduce and read by title only an Ordinance to Amend Article II of Chapter 6 of the City Code pertaining to "Flood Damage Prevention Regulations".

BALL FIELD LIGHTING FOR PRACTICE AND GAME PLAY

Council approved the usage of ball field lighting for evening practice and game play.

BUDGET AUGMENTATION FOR FISCAL YEAR 2001/2002 PROGRAM 7854 FOR WASTEWATER MONITORING

Council authorized a budget augmentation of \$45,000 for fiscal year 2001-02 for Program 7854, waste water monitoring.



RESIGNATION OF TRAFFIC SAFETY COMMISSION AND MANUFACTURED HOME FAIR PRACTICES COMMISSION MEMBERS

Council accepted the resignations of Tony Tutt from the Manufactured Homes Fair Practices Commission and Joy Wickstrom from the Traffic Safety Commission, effective immediately.

STATUS REPORT ON ECONOMIC DEVELOPMENT STRATEGIC PLAN UPDATE

Council reviewed the status report of the Economic Development Strategic Plan update process.

FIREFIGHTERS PACIFIC BURN INSTITUTE "FILL-THE-BOOT FOR BURNS" CAMPAIGN

Council received information on the "Fill-the-Boot for Burns" campaign held on February 9, 2002 in downtown Woodland.

ITEM REMOVED FROM CONSENT CALENDAR

POWER PLANT SITE UPDATE

Council Member Peart indicated his gratification that the City had received all of the information utilized and developed in the efforts to secure a City power plant. This information can be utilized should the City determine to go forward in the future.

RESOLUTION 4339 - AGREEMENT WITH CALFED/DEPARTMENT OF WATER RESOURCES FOR GRANT FUNDS AND APPROVAL OF PROJECT PROGRAMMING SUMMARY SHEET

Council Member Dote asked the City staff to keep the County advised of the actions on this item. On a motion by Council Member Dote, seconded by Council Member Peart and carried by unanimous vote, the Council adopted Resolution 4339, "Intent to Enter into a Contract with CalFed/Department of Water Resources for Grant Funds for a Yolo Bypass Watershed Planning Project" and approved the Project Programming Summary Sheet for Project 02-08.



PROJECT PROGRAMMING SUMMARY SHEET AND MAJOR PROJECTS FINANCING PLAN FOR LEMEN/NORTH/EAST STREET PROJECT; GRANT APPLICATION AND ADDITIONAL ROAD DEVELOPMENT FUNDS

Council Member Dote asked for clarification on the scope of this phase of the project. Traffic Engineer Bruce Pollard said this would allow for the intersection and signage at Lemen and East Streets. There has been a public workshop with Yolano Village residents, Legal Services and various businesses in that area and good feedback was received. There is a preliminary draft of the report that will return to the Planning Commission and Council in the future. Council Member Dote asked that residents of the Yolo County Housing Authority in that area be fully aware of the project. Engineer Pollard said there has been extensive noticing.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by unanimous vote, the Council approved the revised Project Programming Summary Sheet for Project No. 00-44, Lemen, North and East Street realignment; approved the revised Major Projects Financing Plan data sheet for the project; approved the grant application for the project; and approved the addition of \$525,000 of road development money to fiscal year 2003-04 contingent upon receipt of the Hazard Elimination Safety Program money.

PUBLIC HEARING

APPEAL OF PLANNING COMMISSION DECISION REGARDING CONVERSION OF TEXACO STATION AT 1123 MAIN STREET TO A SHELL STATION

Community Development Director Steve Harris said the appeal before the Council is due to a Planning Commission decision denying the color scheme for the conversion of the station. Associate Planner Ron Pinegar said the Planning Commission felt the colors as proposed by the applicant were not in compliance with those of the Downtown Specific Plan that encourages pastel, medium tone or darker colors for the facades on the North side of Main Street. During previous meetings with the Attorney representing the applicant, agreement had been reached on colors. This agreement was rejected by the corporate offices of Shell.

Vice Mayor Flory said the Commission had made some strong statements on the colors and had voted 5-0 to reject. City Attorney Siprelle said the Commission knew specific colors would be difficult to choose as renderings are not always the same as the final. They had thought the proposed colors were



too light. Council Member Monroe said that staff has recommended acceptance twice. City Attorney Siprelle said staff feels these are pastel colors but the Commission disagrees. Corporate colors are yellow, gray and gold. Vice Mayor Flory asked if they were darker colors, would the Commission accept them as meeting the criteria and Planner Pinegar felt they would.

At 7:55, Mayor Borchard declared the Public Hearing open.

Attorney Douglas Barnes said the Commission-proposed colors mirror the Texaco colors. He feels the applicant proposal complies with the Downtown Specific Plan. Most of the buildings on Main Street are lighter in color than the proposed colors. Mr. Barnes feels the Commission has made their own interpretation of the conditions. City Attorney Siprelle said the Commission has a legally defensible position.

William Patterson supports the conversion because we are losing businesses downtown.

Xavier Tafoya said Mr. Carranza has been in business for 31 years without any difficulty. The Commission is asking him not to utilize the Corporate colors. The City is dictating to the businesses in the downtown. He asked how we are going to attract businesses when they must go through this type of process.

At 8:07, Mayor Borchard closed the Public Hearing.

Vice Mayor Flory does not like to overrule the Planning Commission. They had some very strong comments about this project. He feels it is a good compromise and feels the applicant has tried to work within the Downtown Specific Plan guidelines. He supports the applicants request. Council Member Peart also supports the compromise and the applicant. Council Member Monroe feels that the businesses in the downtown need assistance and agrees with the applicant. Council Member Dote said the business is very attractive and feels the appeal should be upheld with the applicant's color scheme. Mayor Borchard stated Council sincerely appreciates the Planning Commission input but feels these colors are acceptable.

On a motion by Vice Mayor Flory, seconded by Council Member Dote and carried by unanimous vote, Council approved the appeal of the Planning Commission's design review approval of the plans of the conversion of the



Texaco Station to a Shell Station, subject to the findings and conditions on page 10 of the Planning Commission minutes as follows:

Findings - consistent with Woodland General Plan and Downtown Specific Plan; color and finishes are appropriate to the historic character of the Downtown; remodel is compatible with adjacent historic structure and other renovations and remodels surrounding; signs will be consistent with Downtown Specific Plan; Project is Class 1 Categorical Exemption under Section 15301 of the CEQA Guidelines.

Conditions - design and location of future monument sign to be reviewed and approved by Planning Commission. Owner to work with staff to have a sign plan prepared which conforms to the Downtown Specific Plan and that will enhance the entrance to the Downtown.

Council recessed at 8:12 and reconvened at 8:32 as the Redevelopment Agency Board. Council reconvened at 9:27 p.m.

REPORTS OF THE CITY MANAGER:

REGULAR CALENDAR:

SACRAMENTO AREA COUNCIL OF GOVERNMENTS PRELIMINARY DRAFT METROPOLITAN TRANSPORTATION PLAN AND RESPONSE

Nancy Kays from the Sacramento Area Council of Governments summarized the Preliminary Draft of the Metropolitan Transportation Plan (MTP for 2025) and the effects on the six Counties involved. A fifty-five member Transportation Roundtable developed the goals and guiding principles of the project plan. The major goals included addressing: quality of life, access and mobility, air quality, travel choices, economic vitality, equity, transportation and land use, funding and revenue, health and safety, and environmental stability. These goals identified the areas to fund and the tiered approach to the project. The groups in these tiered projects are existing revenue sources, likely additional revenue increases, and visionary revenue increases. The project directly affects this City is the I-5/State Route 113 project. This plan is updated every three years.

Council Member Peart there are many questions still unanswered and he would like Staff to look into this more thoroughly and the impacts it will have on



our local projects. Council Member Dote said the STIP reform bill allows SACOG to consolidate all of the RTPA County shares for this programming of the regional priority projects. The timing of when these funds would come to the County would relate to when and what kinds of priority projects were funded, which is difficult. The I-5/113 is in the 20 year plan. It also looks like the plan will fuel growth on the East side of Sacramento. Ms. Kays said Sacramento County has put in place some urban limit lines in those areas to protect the land. Director Wegener said there are two major issues: the radical change in the planning approach and philosophy embraced by the MTP by looking at those funds as regional; and, what is in this plan. We cannot make changes because it must be approved by June.

Council Member Dote has spoken with other Public Works Departments in the County on this issue. There is a sentiment of middle ground proposed and asked that some percentage be proposed that would help keep the local maintenance programs whole. Council Member Monroe said he does not want our existing funds to cover this type of Plan. He has strong concern about radical change and the feels Agencies pushing for the change will have the highest benefit of these funds. Director Wegener said we cannot argue against looking at regional view but do not want to get lost in the big regional view without representation from the local agency and YCTD.

SPRING LAKE SPECIFIC PLAN BUILDING UNIT ALLOCATION ORDINANCE

City Attorney Siprelle stated that Council had directed staff to prepare a Spring Lake Specific Plan Allocation Ordinance to implement an allocation process incorporating the applicant's requests to the extent feasible and appropriate. This provides for a timed release of single-family market rate units in the Plan area permitting those property owners who have advanced funds to be able to build prior to other property owners in the area. The first release is the most important and will include 1,242 units in 2003. The second release is 2007 and the final in 2011. It provides for adherence to the City's 1.7% annual growth rate. She moved through the Ordinance language and attachments as prepared by Contract Planner Heidi Tschudin. This language, Section 26.2.20, states the City would release 1,242 BUA's concurrently with the first issuance of bonds. The City could issue building permits pursuant to these BUA's in stages consistent with the approved development schedule and General Plan Goals. It would average 269 per year. There is no legal basis or requirement to adopt this language.



At 10:29, on a motion by Council Member Dote, seconded by Vice Mayor Flory and carried by unanimous vote, the Council extended the meeting until 11:30.

Tom Lumbrazo said the Staff Report indicates the Ordinance was initiated by Turn of the Century which is incorrect. Eighteen meetings have been held with the land owners to determine participation level. With all land owners involved in the initial phases of development, the 1.7% growth ratio would not be achievable, thus the pay-to-play principle. The market will not support the numbers of units per year as indicated. The logical growth would be based upon the infrastructure. The language proposed by City Attorney Siprelle is counter to the language of the Ordinance. It is vague and leaves open when the City would make these determinations. The points of the Ordinance are: to implement the Plan adopted that approved the concept of the Ordinance; carry out the 1.7% over the 15 years; realize the construction of the major infrastructure and there is certainty in the process for that process. This wording would encourage people not to invest.

Mayor Borchard asked for information on the status of the Russell Property and Mr. Lumbrazo said it has been at the State since December 2001. They do not see any concern and see the value of creating a conservation barrier but they have not issued final approval. Mayor Borchard said the amount of units that have to be approved or built drops when the value of those lots increases. Mr. Lumbrazo had mentioned it had nothing to do with the value per lot, but the amount of homes that pay for the infrastructure. Mr. Lumbrazo said there will be still a major shortfall to get the bonding for their units. They need enough units to get the maximum bonding capacity and will still need to present out-of-pocket to provide the infrastructure. Council Member Peart asked how the infrastructure is planned to reach Prudler/Siever on the far West side of the proposed development. Mr. Lumbrazo said it would follow Road 102 West through the project. This will be a smaller line and should be less expensive than some of the other lines. Council Member Peart said there are four private properties and how will that process work. Mr. Lumbrazo said that is yet to be finalized. Mayor Borchard asked about the Woodland Community College negotiations and reason for the possible land exchange. Mr. Lumbrazo said this would be win-win situation for both sides. The College would get a certain amount of cash or credits to purchase their infrastructure hookup. There was also discussion about the College coming off the developments road to the South. They need to drain into the drainage channel. TOC would obtain additional units which would help the development financially. Mayor Borchard said there is language stated by TOC that it may be necessary to readjust multi-



family units and park calculations to maintain other required ratios and asked Mr. Lumbrazo to clarify. Mr. Lumbrazo stated the amount of units at risk are 40 to 50 units within the 4000 unit plan. The original plan did not include the 9 acres of the campus. To delay the process for months for a minor adjustment is unreasonable. They will provide a Specific Plan Amendment with recalculations. Those units could be recaptured elsewhere.

City Attorney Siprelle said the language she proposed to the Ordinance applies only to the first release. With the second and third release, should there be more than expected construction in other parts of the City or within the Plan, those building unit allocations can be reduced. That is not true with the first release. Under the proposed amendment to the language, there would still be 1,242 BUA's released but the number of building permits would be evened out between 2003 and 2007 on a per year basis. Mr. Lumbrazo said the language mandates a certain level per year. City Attorney Siprelle stated it would be consistent with TOC's consultant's development schedule. It does not recognize the actual building level based on other circumstances. The unit allocation would remain as indicated but the building permit issuance would be consistent per year. This would give the developers the assurance of the number of units which could be built out in the next four years. Director Harris said the demands of other Departments and budgeting resources would affect the need. The General Plan is based on striving to maintain an annual average build out which helps Staff and Council to budget resources. The language proposed by the City Attorney would help to maintain some consistency as this project is built. There was a comment that the Finance Director has approved these numbers. However in her absence this evening, he urged Council not to assume she had approved anything without her acknowledgment in person. The restrictions on issuance of permits is not on the City.

David Taormino with Turn of the Century said the stages of infrastructure with 120 acres as all they can handle at this time and will still have a deficit. Much of the acreage is low density. He does not think with the available staff in the Community Development Department, more than 300 building permits per year could be issued. It is also not practical to build more than a specific amount per year to fit the infrastructure.

Council Member Peart said he needs some assurances they will not build 1,242 in one year and would like to see 350 to 400 per year set. Mr. Taormino asked the City Attorney if this Ordinance could be changed between now and the second reading and she responded only if there were minor technical or clerical changes. The language of the Ordinance makes the issuance of permits consistent with the numbers of units, 350, 410, 410, 410. These numbers



include the multi-family and affordable at 10%. Tim Youmans of Economic and Planning Systems, said the purposes of the allocation are due to substantial up front infrastructure requirements, far more than the carrying capacity of the units. There needed to be a jump start and certainty in the project. They are trying to obtain cost efficiencies. The growth trends over the last few years fell far below the 1.7% number, leaving the City at 600 to 700 units below the growth rate averages. By adding units in at the beginning would bring that average back to the goal. Council Member Dote said we have arrived at the 1.7% by backing it up like a reverse amortization and we have lagged on the 1.7% over the last few years. As long as we are not going to advance the second or third releases we will still control the growth with a spike at the beginning. Council Member Peart has a problem with the up front because there is an enormous cost that must be covered. He is looking for some kind of assurances that they are not going to build all 1200 houses in one year. Mr. Youmans said the construction could be tied to building permits. Mr. Taormino said they are only going to develop 120 acres of infrastructure at each point. This will go out over 18 to 24 months prior to moving to the next. Council Member Dote said depending upon interest rates and rental housing market, the multi-family, which is exempt from all of this, could drop in very early and dramatically affect that average. She asked if some portion of the total release spread over three years, plus or minus 20% would tie the hands of the developer. This would equate to the 1,242 units spread over three years with the plus or minus 20% in any one year and Mr. Taormino stated that was not unreasonable. Council Member Monroe asked how many units could be on 120 acres, and Mr. Taormino said R-3 on 40 acres would be 120 units, R-5 in the first 120 is about 70 acres with 350 maximum units, R-8 at 10 acres equates to 80 units, which would be close to 500 units. Council Member Monroe suggested then the 410 per year would equate to about the same amount.

At 11:28, on a motion by Vice Mayor Flory, seconded by Council Member Dote and carried by unanimous vote, the Council extended the meeting until 12:00.

Council Member Peart asked why we are negotiating the issue and could Staff not work this out with the developer. Director Harris said on the home prices we are working with the EPS data. The City information is more recent information on housing prices as it is connected with the Housing Element study underway at this time. The EPS figures are 10% below actual now. The property owners keep changing. There are now only two property owners involved, rather than the original four. The Community College negotiations



have concluded and affected property available for building. Once the Tentative Map is approved, the Final Map is automatic.

Vice Mayor Flory asked the College Board Members to meet with them. The College wanted the City not to charge any hookup or development fees. They have a Master Plan and they have difficulty achieving the funding to provide the infrastructure for build out. One of their suggestions was to do a bond at \$300 per house to finance. They need to lessen their burden to request funds from other sources and were asking more than market rate for those lots, thus an agreement could not be reached. Council Member Dote asked if the first release was over three years or four years. City Attorney Siprelle stated it is estimated to be over four years.

On a motion by Council Member Dote, seconded by Vice Mayor Flory and carried by unanimous vote, the Council introduced an Ordinance adding Chapter 26 to the City Code to establish a building unit allocation program for the Spring Lake Specific Plan as amended in the course of discussion this evening.

On a motion by Council Member Dote, seconded by Vice Mayor Flory and carried by unanimous vote, Council deferred the following two items to the March 5, 2002 meeting:

DESIGNATION OF FOUR LANDMARK TREES

COUNCIL COMMITTEE TO DEVELOP STRATEGIES FOR PRESENTATION OF FIRE DEPARTMENT ISSUES TO THE COMMUNITY

FUNDING FOR THE IDLE WHEEL/ROYAL PALMS COMMUNITY ASSOCIATION POSSIBLE PARK PURCHASE

Community Development Director Harris said Council had requested information on Community Development Block Grant funding for the Idle Wheel/Royal Palm Community Association. Uses for the funds were appraisal of the properties and equipment, environmental review, legal assistance, ongoing consulting purchase deposit, printing and postage, etc. These funds amounting to \$135,368 were to assist in the purchase of the properties by the Association. The Sub-Recipient Agreement specifies the Association has until February 28, 2002 to purchase the parks. Reasonable project-related costs may be disbursed following that date.



Vice Mayor Flory said Council did not recall allocating for expenses but had been assured by Director Harris they had an agreement to do so. He asked if Director Harris had reviewed the invoices. Director Harris said they would be reviewed after February 28th and should not include any further expenses. Mayor Borchard asked if the \$135,000 included a figure if there were no agreement they would disburse to the Sub-Recipient all reasonable project related costs and do we then bill the Mobile Home Park Association? The \$135,000 was just for this past year. Director Harris said to date we have a bill for \$20,600 for consulting services to assist the residents to provide them technical assistance in the purchase of the parks. Mayor Borchard said if the purchase does not happen, what happens to the \$20,600. City Attorney Siprelle said the agreement, Attachment E, pages 4 and 5, breaks down the expenses into five categories. The first two are direct acquisition costs, \$93,500, plus an additional \$5,000 and the agreement says if there is not an accepted offer by February 28th those direct expenses will be retained by the City. The three other categories of expenses, the City has agreed to disburse to the Mobile Home Park residents regardless of an accepted offer. These are reasonable project related costs including legal assistance, supplies and materials, printing, copying, postage and technical and professional support up to \$26,500.

At 12:00, on a motion by Vice Mayor Flory, seconded by Council Member Dote and carried by unanimous vote, the Council extended the meeting until 12:15.

David Thompson said that on February 8, 2002 he received a telephone call from Mr. Yohanan, park owner, and the discussed the elements of a sale. There was a counter offer and the Board decided not to respond to the offer. They had secured almost \$5 million in supporting funding. He has been speaking with Mr. Yohanan and if he does want to go forward at some time, it would be between January and November. The gap between the two parties was an unmanageable one.

John Irvin of the Homeowner's Association thanked the Council for their efforts on this purchase. They offered \$9.5 million based on the research presented. The parks have lost in value of approximately \$1 million due to their condition. Mr. Yohanan demands for sales were: \$100,000 up front, drop the litigation, no real estate agents would be utilized, another \$1 million to be paid by July 2002, all transactions would be completed by December 31, 2002, and if the contract could not be completed as per his time line, permission would be given to him to raise the rents to any level he would want.



Council Member Dote asked if we have a timeline of utilizing the funds prior to a specified date and Director Harris said we must spend by April. We have \$200,000 that must be spent by that time.

NEW MEMBER TO MANUFACTURED HOMES FAIR PRACTICES COMMISSION

Assistant City Manager Marler summarized the options before the Council for appointment to a vacant position on the Commission. Bill Marcus, Chairperson of the Commission, said his position as an individual member of the Commission is not to elevate an alternate to fill the vacancy. Council Member Dote prefers to nominate a new person.

At 12:20, on a motion by Council Member Dote, seconded by Council Member Peart and carried, the Council extended the Council meeting until 12:25.

Mayor Borchard said the Council Members are directly responsible for any appointment on Boards and Commissions. Assistant City Manager Marler suggested that Council set a process for filling these vacancies. On a motion by Council Member Peart, seconded by Council Member Monroe and carried by unanimous vote, the Council moved that Council Member Dote nominate a replacement to the Manufactured Homes Fair Practices Commission to fill the vacancy of her previous appointment. The Mayor will then recommend or deny the appointment and the Council as a whole will approve or disapprove the appointment.

ORDINANCES

ORDINANCE 1340 AMENDING THE FLOOD PLAIN OVERLAY ZONE

On a motion by Council Member Peart, seconded by Council Member Monroe and carried by the following roll call vote, Council approved Ordinance 1340, "An Ordinance Amending Article 19 of Chapter 25 of the Code of the City of Woodland Pertaining to the 'FP' Flood Plain Overlay Zone".

AYES: Council Members Dote, Flory, Monroe, Peart, Borchard



NOES: None

ABSENT: None

ABSTAIN: None

ORDINANCE 1341 - ADD SECTION 14C TO THE CODE TO ESTABLISH WEED ABATEMENT PROGRAM

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by unanimous vote, Council approved Ordinance 1341, "An Ordinance of the City Council of the City of Woodland Adding Chapter 14C to the City Code to Establish a Weed Abatement Program for the City of Woodland".

ADJOURNMENT

At 12:25 a.m., Mayor Borchard adjourned the meeting of the City Council.

Sue Vannucci, City Clerk