

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

October 16, 2001

**CITY COUNCIL**  
**SPECIAL/CLOSED SESSION**

The Woodland City Council met in special session at 6:06 p.m. in the second floor conference room of City Hall in order to convene a closed session. Council Members present were Mayor Borchard, Council Members Dote, Monroe and Peart. Vice Mayor Flory arrived at 6:10 p.m. Also present were City Manager Rick Kirkwood and City Attorney Ann Siprelle. The purpose of the closed session was to hold Public Employee evaluations for the City Manager and City Attorney pursuant to Section 54957.

**CITY COUNCIL**  
**REGULAR SESSION**

**CLOSED SESSION ANNOUNCEMENT**

Mayor Borchard announced that Council held a closed session to discuss Public Employee evaluations for the City Manager and City Attorney pursuant to Section 54957. The City Attorney evaluation was deferred and direction was given regarding the City Manager's evaluation.

**CALL TO ORDER**

Mayor Borchard called the regular meeting of the City Council to order at 7:12 p.m.

**ROLL CALL**

COUNCIL MEMBERS PRESENT: Steve Borchard, Martie Dote, David Flory (left the meeting at 10:20 p.m.), Jeff Monroe, Neal Peart

COUNCIL MEMBERS ABSENT: None



STAFF PRESENT: Richard Kirkwood, Phillip Marler, Ann Siprelle, Ron Pinegar, Sue Vannucci, Karl Diekman, Marie Bryan, Harry Hogan, Dan Bellini, Gary Wegener, Henry Agonia, Greg Moutinho, Margaret Vicars, Michael Graham

## MINUTES

Council Member Peart asked that the minutes of the September 18, 2001 meeting be clarified that the Boot Drive by the Fire Department to raise funds for the September 11<sup>th</sup> attack was held by the Willow Oak Fire Department. The Woodland Fire Department held their fund raising drive on Saturday, September 22, 2001.

On a motion by Council Member Dote, seconded by Vice Mayor Flory and carried by unanimous vote, the Council approved the minutes of the September 18, 2001 regular Council Meeting as amended.

On a motion by Council Member Dote, seconded by Vice Mayor Flory and carried, the Council approved the minutes of the special Council Meeting of September 25, 2001 as presented. Council Member Peart abstained.

## COMMUNICATIONS - WRITTEN

Council received a letter of appreciation from the County Administrative Officer, Vic Singh thanking the City for use of the Council Chambers during the remodel of Board of Supervisors' Chambers.

On a motion by Council Member Peart, seconded by Council Member Dote and carried, the Council rejected a Claim for Damages submitted by Les Portello regarding Weed Abatement fees and directed that this Claim be forwarded to the City Insurance Representative.

## COMMITTEE REPORTS

A report was received from Library Services Director Marie Bryan transmitting the minutes of the Library Board of Trustees meeting of September 24, 2001.

A report was received from Parks, Recreation and Community Services Director Henry Agonia transmitting the minutes of the Parks, Recreation and Community Services Commission meeting of September 24, 2001. Council Member Dote



questioned the status of the Skate Board Park and Director Agonia indicated it is anticipated to open in late October.

A report was received from Public Works Director Gary Wegener transmitting the minutes of the Traffic Safety Commission meeting of October 1, 2001.

A report was received from Community Development Director Steve Harris transmitting the summary of the Planning Commission meeting of October 4, 2001 as follows:

- a. approved building elevations, plotting setbacks and garage locations for Smoley Ranch Phase I (between Bourn and Pioneer, North of Avignon Subdivision).
- b. continued to October 18<sup>th</sup>, the David Snow Home Elevation Design Review for portion of Tentative Map 4536 (North of East Gum and East of Pioneer).

#### PUBLIC COMMENT

Lou Fox, representing the Aeromodelers, stated he had spoken with the developers in the proposed Spring Lake development regarding the continued use of the Regional Park for their program. He would like to be informed of the progress and proposed decisions on this issue. Director Wegener stated there is an item later in the Agenda that will discuss this further. Mayor Borchard asked that Mr. Fox be kept in the notification process of any scheduled meetings.

Library Services Director Bryan announced there will be a video conference with Pulitzer Prize Winning Author Michael Chabon on Wednesday, October 17<sup>th</sup>. This will be an interactive conference.

#### COUNCIL STATEMENTS AND REQUESTS

Council Member Peart stated while on vacation he visited with other Council Members in various parts of the Country and comparatively, our City is doing well. He also attended a Mosquito and Vector Control District Board meeting. Council consensus was to receive a presentation from the District in the future. He will also have the opportunity to see President Bush speak in Sacramento tomorrow.



Council Member Monroe attended the 18<sup>th</sup> Concilio Recognition Dinner where 15 people received recognition. He commended Officers Hyde, Moe, Ramos and Gigante for their service in regard to letters received by the Department on their behalf.

Council Member Dote attended the Regional Sacramento Area Council of Governments Forum on October 5<sup>th</sup>, as did City Manager Kirkwood. The Nemiah Corporation representative spoke regarding affordable housing. She announced that the Chili Cookoff was a great success. The Water Resources Association took action to go forward with the Integrated Water Management Plan.

Mayor Borchard attended the Fire Station 3 Junior Muster whereby Chief Diekman and City Manager Kirkwood participated in the Dunk Tank. He also attended the Aeromodelers Jet Fly. The Harvest Festival will be held on October 20<sup>th</sup> with a Scarecrow Contest. The Farm City Banquet will be on October 25<sup>th</sup>.

#### CONSENT CALENDAR

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

1. ORDINANCE DESIGNATING FREEMAN PARK BE CLOSED FROM DUSK TO DAWN
11. LETTER OF RECOGNITION FOR WOODLAND FIRE DEPARTMENT SUPPORT BRANCH FROM CITY OF AUBURN
14. REPORT ON LIGHT EMITTING DIODE TRAFFIC SIGNAL CONVERSION

Vice Mayor Flory requested the following item be removed from the Consent Calendar:

15. PUBLIC WORKSHOPS FOR HOUSING ELEMENT AND DOWNTOWN SPECIFIC PLAN UPDATE

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

4. FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR SUBDIVISION NO. 4536, THE VINEYARDS



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

PURCHASE OF COMMUNITY DEVELOPMENT DEPARTMENT OFFICE FURNISHINGS THROUGH EXISTING COOPERATIVE PURCHASE AGREEMENT WITH THE STATE OF CALIFORNIA

Council authorized the purchase of Community Development Department office furniture through an existing Cooperative Purchase Agreement with the State of California.

NATIONAL FIRE PROTECTION AGENCY 1710 AND 1720 STANDARDS

Council received a report on the National Fire Protection Agency standards 1710 and 1720.

FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR SUBDIVISION NO. 4527, SMOLEY RANCH UNIT I

Council approved the Final Map and Subdivision Improvement Agreement for Subdivision 4527, Smoley Ranch Unit 1.

CITY WATER SERVICE TO SINGLE FAMILY HOME AT 16872 COUNTY ROAD 99

Council approved the request for City water service to one single family home located at 16872 County Road 99.

CONTRACT FOR PROFESSIONAL SERVICES TO PROVIDE LIBRARY PLANNING SERVICES IN ANTICIPATION OF BUILDING A NEW NEIGHBORHOOD LIBRARY IN THE SOUTHEAST AREA

Council approved the Library entering into a Contract for Professional Services in a form acceptable to the City Attorney with Dallas Young Shaffer, Ruth Metz, and Kathryn Page to provide Library Planning Services in anticipation of building a new neighborhood library in the Southeast area of the City.



RESOLUTIONS 4314, 4315 AND 4316 AUTHORIZING GRANT APPLICATIONS AND DESIGNATING A CITY AGENT TO ADMINISTER PROJECT ON BEHALF OF CITY

Council approved the following three Resolutions authorizing grant applications and designating a City Agent to administer the project on behalf of City:

- 4314 Resolution Approving the Application for Urban Recreational and Cultural Centers, Museums, and Facilities for Wildlife Education or Environmental Education Program Under the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 - For the Woodland Armory Community Center URCC Project #UC-57-002
- 4315 Resolution Approving the Application for Urban Recreational and Cultural Centers, Museums, and Facilities for Wildlife Education or Environmental Education Program Under the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 - For the Woodland Opera House URCC Project #UC-57-005.
- 4316 Resolution Approving the Application for Urban Recreational and Cultural Centers, Museums, and Facilities for Wildlife Education or Environmental Education Program Under the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 - For the Yolano Community Center Expansion and Rehabilitation Project URCC Project #UC-57-004.

RESOLUTIONS 4317 and 4318 AUTHORIZING GRANT APPLICATIONS AND DESIGNATING A CITY AGENT TO ADMINISTER PROJECT ON BEHALF OF CITY

Council approved the following two Resolutions authorizing grant applications and designating a City agent to administer the project on behalf of City:

- 4317 Resolution Approving the Application for Grant Funds for the Roberti-Z-Berg-Harris Urban Open Space and Recreation Program Under the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 - For the Woodland Armory Community Center Project.



- 4318 Resolution Approving the Application for Grant Funds for the Roberti-Z-Berg-Harris Urban Open Space and Recreation Program Under the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 - For the Woodside Park Play Equipment Project.

RESOLUTION 4319 AUTHORIZING THE CITY MANAGER TO EXECUTE GRANT AGREEMENTS WITH STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Council adopted Resolution 4319 authorizing the City Manager to execute Grant Agreements with the State Department of Housing and Community Development.

TREE MAINTENANCE

Council received an update on Tree Maintenance and concerns regarding a disease affecting Chinese Hackberry.

HOMELESS COORDINATOR REPORT FOR SEPTEMBER 2001

Council received the September 2001 Homeless Coordinator Report.

ITEMS REMOVED FROM THE CONSENT CALENDAR

ORDINANCE DESIGNATING FREEMAN PARK BE CLOSED FROM DUSK TO DAWN

Council Member Monroe expressed his gratitude that this item is proceeding. Sue Goodall of the Friends of Freeman Park, thanked Chief Hanson and Director Agonia for meeting with them and assisting in moving the process forward. She urged Council to approve this proposed Ordinance.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by unanimous vote, the Council introduced and read by title only the proposed Ordinance to amend Section 15-54 of the Municipal Code to close Freeman Park from dusk until dawn.



FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR SUBDIVISION NO. 4536, THE VINEYARDS

Council Member Dote asked if this approval was for infrastructure only and Director Wegener indicated to the affirmative.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by unanimous vote, the Council approved the Final Map and Subdivision Improvement Agreement for Subdivision 4536, the Vineyards.

LETTER OF RECOGNITION FOR WOODLAND FIRE DEPARTMENT SUPPORT BRANCH FROM CITY OF AUBURN

Council Member Monroe read a letter commending the Woodland Fire Department Support Branch for their involvement in the Gold Country Fair in Auburn. Council Member Peart summarized the Steamer activities and how well it promotes the City.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by unanimous vote, the Council recognized the outstanding effort of the Woodland Fire Department Support Branch in their efforts to promote the City.

LIGHT EMITTING DIODE (LED) TRAFFIC SIGNAL CONVERSION

Council Members Monroe and Peart commended the City for this positive energy saving on the conversion of the green traffic signal lights. The City is saving 41.4% energy with this conversion. All of the green lights have been converted and the amber is a future project.

PUBLIC WORKSHOPS FOR HOUSING ELEMENT AND DOWNTOWN SPECIFIC PLAN UPDATE

Vice Mayor Flory requested assurance that all interested citizens will be notified. Planner Pinegar will follow-up by contacting the City Manager regarding this issue and providing names of those notified.



## PUBLIC HEARING

### CONDITIONAL USE PERMIT MODIFICATION, DESIGN REVIEW AND MITIGATED NEGATIVE DECLARATION FOR MIRASTAR FUELING STATION

Planner Ron Pinegar summarized the steps thus far taken to consider this Conditional Use Permit. He presented samples of the original materials required for the architectural design. The uses on the plan do not include a gas station. Council Member Monroe asked if this issue was time sensitive due to the appeal. Vice Mayor Flory reminded Council that the previous Council and Planning Commission had specifically stated there would be no gas station on that site.

At 7:55 p.m., Mayor Borchard declared the Public Hearing open. Sharon Douglas, Representative of Tesoro stated that WalMart and Tesoro have a symbiotic relationship. The parcel where they are proposing to build the station presently indicates two fast food restaurants to be constructed on the site. Tesoro has changed their design to mirror the nearby WalMart and Staples buildings. The traffic analysis indicates this use would facilitate less traffic than fast foods. They would not propose fast food due to litter, loitering and increased traffic on East Main Street. The additional money from the sales tax on gas would be beneficial for the City. Restaurants do not generate the same amount of income as the station.

Vice Mayor Flory asked what the return would be on gas sales. Finance Director Vicars said it is considered a gas tax at 18%, not a sales tax. This money goes into a State fund which is then allocated to each City based upon population. She feels it would be at approximately \$10,000 per month to the overall fund which would then be disbursed over all of the State. During 2000-01, \$912,000 was collected from gas tax.

Council Member Peart said the formula is very complex. He spoke with stations locally who stated they sell between 50,000 and 70,000 gallons per month. Council Member Monroe asked if this station would be drawing from other local stations. Ms. Douglas said that WalMart customers are already purchasing gas locally so there would probably not be a significant increase in tax receipts. Council Member Monroe asked about the Environmental Impact Report and whether there would be significant changes seen.

Elisse Warner, Manager of WalMart, said the store receives between 27,000 and 30,000 customers per week and she speculated that 90% are local. WalMart is in support of the station. Council Member Peart asked if the station would increase the business for WalMart and Ms. Warner did not feel the increase would be significant.



Kevin Bryan, Chairperson of the Planning Commission, stated the Commission was trying to determine the best use for that land. He feels with the possibility of Home Depot construction next to the Staples, the type of businesses the City may desire in the area may change. He cited the complex on Truxel and the higher quality of restaurants, etc. at that site. The Commission did not feel this use would be of significant benefit to the City and there are several other stations in very close proximity to this site.

Council Member Monroe left the meeting at 8:35 and returned at 8:40.

Council Member Dote asked what other spaces were available in the Center. There are a total of three, two smaller ones in the front area of the Center and one larger one along the freeway. Council Member Peart asked why the plan indicated fast food restaurants and City Attorney Siprelle stated this plan was based upon the 1995 approval and any other use would be subject to review.

Council Member Monroe asked if we could draw other than fast food restaurants and Commissioner Bryan said it is a possible use on the Home Depot site. Vice Mayor Flory said it is a land use issue and adding another gas station is not the best use for this type of area. Council Member Dote asked where the Home Depot is in the process. Commissioner Bryan said the study session was held and they are on track on the site plan layout and painting design. They are directed to resolve some issues and schedule a public hearing. Planner Pinegar said the architecture of the building was somewhat of an issue at present. They had been urged to present a better design. Commissioner Bryan feels they are still working on this and will come to a consensus.

Commissioner Bryan said they wanted the potential to have something better on that site. City Attorney Siprelle said the City could not deny a fast food restaurant the opportunity to build. Vice Mayor Flory would like this to go back to the Planning Commission to consider what should be built.

Council Member Peart said WalMart owns the land and controls the use they want on the property. He would rather have a gas station than more fast food restaurants. City Attorney Siprelle said an amendment to the use permit would need to be approved to change the use. Should Council remand to the Planning Commission, they can only address the conditional use permit for the gas station.



City Manager Kirkwood stated that local government does not have control over some types of building. He asked for suggestions on how to attract upscale building. Vice Mayor Flory said we could change the zoning but bigger companies will not locate here unless we draw a certain amount of consumers. Council Member Dote asked once a conditional use permit is issued, how would we amend the zoning. City Attorney Siprelle said we could change the underlying zoning but restaurants are allowed in that zone. She said the City could not go back now and change the use permit.

Council Member Peart left the meeting at 9:05 and returned at 9:06.

Mayor Borchard asked if a gas station is not allowed and WalMart chooses not to allow fast food, then could anything be built on that site. Commissioner Bryan said not at present, but the Commission would like to keep the potential open to a higher quality of use. Planner Pinegar said design control would be at the staff level for fast food. City Manager Kirkwood asked if this does return to the Commission, is there another appeal process and City Attorney Siprelle stated an appeal would be allowed. Ms. Douglas stated the process has been ongoing for 1½ years. Kristen Noble, Tesoro Project Engineer, said the pricing on the fuel is comparative to other stations and cited Arco as closely similar.

Mayor Borchard declared the Public Hearing closed at 9:17 p.m.

On a motion by Council Member Peart, seconded by Council Member Dote and carried, the Council approved the request of Mirastar to construct a fueling station on the Yolo Polo Plaza site near the WalMart and adopted the findings and conditions contained in the September 20, 2001 Planning Commission report.

**Council recessed from 9:30 to 9:45.**

REPORTS OF THE CITY MANAGER:

REGULAR CALENDAR:



## CODE COMPLIANCE ACTIVITY REPORT

Interim Code Compliance Officer Harry Hogan reported there have been 77 complaints since he began his assignment in mid-July. These complaints are addressed in the order received. The most prevalent complaint has been that of recreation vehicle parking in residential landscaped areas.

Council Member Peart asked about Code Enforcement acting on their own observations and Officer Hogan said they have not had the opportunity as yet to be proactive but will be proceeding in that realm when they catch up and a permanent Code Enforcement Officer is employed. Council Member Dote asked if people had responded to the warning notices and Officer Hogan said they have been complying. City Attorney Sipelle said the Planning Commission may give direction on how strictly the vehicle violations should be enforced. City Manager Kirkwood said that if this is going to be enforced, we need to have direction as to whether we will rely on complaints or observation. Officer Hogan said a warning would be issued first. Most people comply when they become aware of how much the fines would entail.

It was Council consensus to refer to the Planning Commission the level of response that will be utilized for violations of the Code and asked for their review and recommendation.

## BUILDING ACTIVITY REPORT FOR FISCAL YEAR 2000-2001 AND 2001-2002 TO DATE

Michael Graham, the new Chief Building Official for the City, presented the building activity report for 2000-01 and to date for 2001-02. During the 1999-2000 building period, construction was at \$1.6 million, with 2000-01 at \$1.7 million. To date, the City is at approximately 38% which, if the rate remains as indicated, will show the construction at \$2.6 million.

Council Member Monroe asked if we are near the projected growth as the General Plan indicates and City Manager Kirkwood stated the General Plan is at 1.7% growth rate and we are very close to that percentage. Council Member Dote asked with the 662 units constructed during the period are we keeping up with the permitting. Building Official Graham said at present we are, but it is very close. With the addition of one staff member, we should be able to handle the load.



## ASSEMBLY BILL 939 – FIFTY PERCENT WASTE REDUCTION

Director Wegener said the City is at 71% waste diversion with the baseline change compared to 41% last year. Should the State not accept our new baseline, we are still at 49%. The Integrated Waste Management Board must make the decision. Certain segments of the community are recycling more than anticipated. We still must meet the program we have identified even if we meet or exceed the percentage.

## APPOINTMENT OF PLANNING COMMISSION MEMBER

City Clerk Vannucci announced that Ms. Norma Eyerly, recent appointee to the Parks, Recreation and Community Services Commission had passed away. She also indicated there were five applicants for the Planning Commission vacancy. Three of the applicants have been on the waiting list. Council Member Peart stated that in the past James Staker had been recommended for appointment and he should be appointed at this time. Vice Mayor Flory said he will consider Mr. Staker but is not prepared to vote on his appointment as yet. He would like to talk with him again, as well as, Mr. Bryant. Mayor Borchard supports the appointment of Mr. Staker as his background is exemplary. Council Member Monroe would also like to have Mr. Staker re-interviewed. Council Member Dote indicated she supported appointment of Mr. Staker to the Planning Commission.

On a motion by Council Member Peart, seconded by Council Member Dote and carried unanimously, the Council appointed James Staker to the Planning Commission.

**At 10:31, it was moved by Council Member Monroe, seconded by Council Member Dote and carried unanimously to extend the Council meeting until 11:00.**

**At 10:32, Vice Mayor Flory left the Council meeting.**

On a motion by Council Member Dote, seconded by Council Member Peart and carried by the members present, the Council appointed Don Permenter to the Historical Preservation Commission.



## SPRING LAKE STORM DRAIN ISSUES

Director Wegener indicated that utilization of the Regional Park for storm drainage would be hydraulically feasible. In order to proceed with analysis of the Regional Park site and the Dowling property, a biological assessment is needed. We are uncertain about the land exchange should sites change and whether more than one site can be investigated simultaneously. A check is forthcoming for \$50,000 for this study. Staff will continue the processes to determine the feasibility. Mayor Borchard said we have some sites that are used as parks during the dry season at present. Director Wegener said the Clean Water Act will allow for settling; therefore, they could not be used for parks. The land could be separated and graded so that the water goes to a lower end and the higher end could then be utilized for parkland. After the biological, they will know what the endangered species might be, if there are vernal pools, etc., and can determine whether it is a viable site.

Mayor Borchard asked Director Wegener to assure that Mr. Fox receives all of the information on this issue. It is relative to where the field will go. Director Wegener said he can provide the Staff Reports but internal communications would be premature.

**Council Member Peart left the meeting at 10:43 and returned at 10:44.**

## FEDERAL EMERGENCY MANAGEMENT AGENCY AND FLOOD PROTECTION ISSUES

Director Wegener said a letter has been received for final determination and the new map will go into effect on April 5, 2002. This increases the 100 year flood plain in the City from 5% to 35%. The issues have been resolved except for the Sycamore Area. The summary from the Corps of Engineers indicates the flows in the tables attached. The Governor's Report after the 1996-97 floods addressed those emergency actions which should be considered by the State. They indicated that maintaining flood insurance for those in less than a 200 year level of protection is required. The effects of development and change in hydrology were cited. Urban areas need a higher level, 200 year or even 500 year depending upon the area. Pete Rabbon, Executive Director from the Reclamation District Board, will be looking at these issues. Joe Countryman, Consultant for the Army Corps of Engineers, has been attending Board meetings since 1971 and said the Board consistently agrees with the recommendation of the Corps. The level of protection is uncertain and is dependent upon the hydrology. The setback is narrower and provides less protection. The levee



would need to be higher and thicker to provide adequate protection where with the flood barrier, the water would be disbursed and the water level would be lessened. Director Wegener said the Board will be looking at the cost differences.

Council Member Peart said the flood map will be implemented even though it has been pushed back by four years. The City has put forth a great effort on this project and has a good understanding of the process. Director Wegener said the Corps is still looking at mitigation and riprap on some areas of the levee that are of concern at present. Some areas are unmitigable.

**At 11:00 p.m., on a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council extended the meeting until 11:15.**

The urban limit line for the West is clear, we need a South and East line and to address the line to the North. City Manager Kirkwood stated that Council could consider the limit lines at a future meeting should they so direct. Director Wegener said this item will also be discussed at the October 30<sup>th</sup> meeting.

Council Member Monroe left the meeting at 11:04 and returned at 11:05.

Brenda Cedarblade stated that FEMA put her property in a flood zone. There are differences between the Corps and FEMA that must be addressed. The existing levee system must be maintained. Many of the people were not notified of the previous meetings. All property owners have not been notified. Cache Creek was improperly constructed and cannot be cleared of vegetation because of environmental concerns. She asked that nothing be done until concrete information is available to allow an informed decision. Mayor Borchard asked that Ms. Cedarblade provide her questions in writing for review.

**At 11:15 p.m., on a motion by Council Member Monroe, seconded by Council Member Dote and carried the Members present, the Council extended the meeting until 11:30.**



Council Member Peart asked Ms. Cedarblade how much the property owners would be willing to pay for protection, which is approximately \$58 million or \$9,000 per acre. City Manager Kirkwood said that if the setback went in it would be about \$108 million with the difference at \$65 million. The City could then allow an urban expansion. For land use to convert within a certain period time, the values of the property increase to cover that additional debt service.

ECONOMIC DEVELOPMENT PLAN UPDATE STATUS REPORT AND COUNCIL REPRESENTATIVE TO STEERING COMMITTEE

City Manager Kirkwood said the City has entered into a contract with Bay Area Economics (BAE) to update the City Economic Development Strategic Action Plan of 1993. The Woodland Economic Renaissance Corporation is working with BAE and is partially funded by an \$88,5000 grant from the State Department of Housing and Community Development. It has been suggested that a Steering Committee be formed with broad representation of local economic development stakeholders, including representation from the following: City Council, Planning Commission, Redevelopment Citizens' Advisory Committee, Downtown Improvement Association, Woodland Economic Renaissance Corporation Board, Woodland Joint Unified School District, Woodland Community College, Chamber of Commerce, Hispanic Chamber of Commerce, Real Estate (both residential and commercial), Finance, Retail, Industrial, Agricultural, Labor and the University of California at Davis. He anticipated seven to ten meetings in the process.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by the Members present, the Council nominated Council Member Dote and Vice Mayor Flory to serve on this Committee.

ORDINANCE

ORDINANCE 1335 TO INCREASE TREE COMMISSION FROM FIVE TO SEVEN MEMBERS

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the following vote, the Council adopted "Ordinance 1335 Amending Section 2-7-32 of the Woodland City Code increasing the membership of the Tree Commission to Seven":

AYES: Council Members Dote, Monroe, Peart, Borchard



NOES: None  
ABSENT: Council Member Flory  
ABSTAIN: None

ADJOURNMENT

At 11:25 p.m., Mayor Borchard adjourned the meeting of the City Council.

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Sue Vannucci, City Clerk

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