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

CITY COUNCIL SPECIAL/STUDY SESSION MINUTES

MAY 23, 2006

7:00 P.M.

CALL TO ORDER

Mayor Rexroad called the Special Study Session of the Council to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Jeff Monroe, Neal Peart, Artemio

Pimentel Matt Rexroad

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle, Gary

Wegener, Barry Munowitch, Sue Vannucci, Paul Hanson, Dan Gentry, Dick Donnelly, Carey Sullivan, Joan Drayton, Katie Wurzel, Brent Meyer, Kim McKinney, Julie Hanson, Rex

Greenbaum, Paul Miller, Bruce Pollard

COUNCIL/STAFF COMMENTS

Vice Mayor Flory indicated that some of the Campaign Committees had not been adhering to the City Code for reporting contributions received. He proposed and Council concurred to amend the Ordinance and provide that failure to comply would result in a misdemeanor.



Mayor Rexroad announced this is Public Works Week and there are several events taking place to commemorate the work of staff.

PRESENTATIONS

Mayor Rexroad indicated that neither Sherrie Martin or Joanne Young were present to receive their certificates but Council wanted to acknowledge their years of service and dedication. The certificates will be forwarded to each of them.

SENIOR MANAGEMENT ANALYST SHERRIE MARTIN

Council recognized and commended Sherrie Martin for twenty-seven years of service to the City.

ADMINISTRATIVE SECRETARY JOANNE YOUNG

Council recognized and commended Joanne Young for sixteen years of service to the City.

SPENDING PLAN AND REPORT REGARDING 2000 BALLOT MEASURE H, 1/2 CENT SALES TAX ON MEASURE H PROJECTS

City Manager Kirkwood said in 1999 Council authorized proceeding with a ballot measure for a ½ cent sales tax. The measure passed with a 65.2% margin. The sunset date for the tax was set at July 1, 2006. The associated advisory measures included a Police facility with a 65.6% affirmative vote, road maintenance with a 80.1% affirmative vote, a new Community and Senior Center with 59.9% affirmative vote and additional ball fields at 51.7% affirmative vote. The 52,300 square foot Police facility was occupied on April 12, 2004 and has won five prestigious awards for design. There has been over 44 miles of road work with the funds through the tax utilized as leverage for additional State and Federal funds and local development fees. The Community and Senior Center began construction on July 19, 2005 and is scheduled for completion in December of 2006. Phase I includes a gym, meeting rooms, youth center, senior center, soccer field and dog park. The original bid exceeded the budgeted amount and the subsequent re-bid caused a nine month delay.

Annual reports as required by the language of the ballot, were placed in the Daily Democrat and Davis Enterprise in the form of a 4 inch by 6 inch box advertisement. As per Council direction and concurrence, the presentation



before Council on how sales taxes have been spent is to be placed in the newspaper, in the City e-newsletter, on the City website and on the Governmental Access Channel 20.

CONSENT CALENDAR

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

SILT SEEDER PURCHASE-PARKS DEPARTMENT

Council authorized the purchase of a Silt Seeder from Valley Truck and Tire through a Cooperative Purchase with the City of Elk Grove in the amount of \$11,437.97.

AGREEMENT-BACKBONE INFRASTRUCTURE PACKAGE B-1, SPRING LAKE SPECIFIC PLAN COMMUNITY FACILITIES DISTRICT, PROJECT 05-13

Council approved the Project Programming Summary Sheet revision pending release of escrow bonds for the Spring Lake Specific Plan Community Facilities District; authorized the Public Works Director to negotiate, finalize and execute the draft Acquisition Agreement and future amendments as required for management and acquisition of Spring Lake Specific Plan backbone infrastructure as outlined under the Spring Lake Initial Facilities Requirements; approved the Major Projects Financing Plan sheet for SW-2.

CONTINUED PUBLIC HEARING

RESOLUTION 4745-FINAL ENVIRONMENTAL IMPACT REPORT; RESOLUTION 4746-GENERAL PLAN AMENDMENT; ORDINANCE-DEVELOPMENT AGREEMENT WITH WOODLAND INVESTMENT COMPANY, LLC; RESOLUTION 4747-TENTATIVE PARCEL MAP 4606; MASTER CONDITIONAL USE PERMIT; CONCEPTUAL DESIGN AND SITE PLANS WOODLAND GATEWAY CENTER

Community Development Director Munowitch indicated this is a continued Public Hearing from the May 16, 2006 meeting to allow for notice to those who had responded to the Supplemental Environmental Impact Report. City Attorney Siprelle said there are some significant and unavoidable impacts associated with the project that can be substantially lessened through feasible



mitigation measures as identified in the final Supplemental EIR. There are several remaining issues of which staff is seeking Council input and asking for direction to continue to work with the Developer on those issues. Planner Hanson identified those issues and the recommended actions. Council also received today a letter from the Law Offices of Donald Moody addressing access on to property located to the East of this project. The site can be accessed at present with the current configuration but could be enlarged to sixty feet at some future time. The project has been directed to adhere to the historic elements contained in the downtown area of the City as this is an Entry Overlay Zone. The original tower design on the Target building did not conform to those design standards as the glass was frosted. Council Member Pimentel asked about the entrance to the project and cited the problems of access to Home Depot. Senior Civil Engineer Brent Meyer said there are two incoming and four outgoing lanes on Maxwell Avenue. At Wintun the entrance has not vet been designed in the final stages. Mayor Rexroad stressed the entrances not be set like the facility on Truxel which is not adequate or properly designed to accommodate the traffic. Engineer Meyer indicated the entrance at Wintun will not be signalized so only a right turn will be allowed in and out of the facility.

At 7:28 p.m., Mayor opened the Continued Public Hearing.

Paul Petrovich, Developer said they have been working on the current schedule to meet the guidelines and wants the project approved so the major tenants can open. The plan is for a October 2007 opening. The Target tower has been changed to meet the guidelines but he may wish to revisit this item The direction to provide archways does not match the rest of the He asked that the design be approved and they be allowed to continue to work with staff. The signs guidelines call for a four foot square and he would like a nine foot square allowance. The pylon sign needs a little more work. He requested that if there are issues that need Council attention, he would like to come directly to them rather than going back to the Planning Commission to allow the project to move forward without much delay. They have added trellises to provide cover over the shoppers. He has had a piece of art commissioned, a large horse sculpture that came from an artist in Colorado and it is outside for viewing. There is a property owner to the East is in the County who does have a proper access and who is attempting, in his opinion, to get something else out of the project that he is not and should not be required to provide.

David Rogers of COSTCO thanked the City, staff and Council for helping them through the process of locating their store in this City. Council Member



Peart asked how long it takes them to construct their store and Mr. Rogers said between 110 and 120 days following the infrastructure completion.

Donald Moody who represents the property owners "New Woodland", said he just received the notice of the hearing this morning. There are some easement issues that need to be addressed. They are not trying to stop the project, but only want to have clear access to their property to the East. He heard tonight that the easement could be expanded at some point but if not done now it should be stated in the record that it will happen and a condition should be put on the project.

David Sanders of the Planning Commission said the Commission has worked very hard to get this project going. They realized that the tower needed to be changed and that the Target design does not fit with the project, but they are continuing to work on this and should continue to work on the façade as well. As a clarification, the Home Depot has a major water line at their entrance and they had to scale the entrance down because of that concern. He feels the project should be accepted and the Commission will continue to work on issues of concern. The guidelines are only that, but Mr. Petrovich has not been held to any stronger standards than any other development. He would like any changes to return to the Commission prior to presentation to Council.

At 7:45 p.m., Mayor Rexroad closed the Continued Public Hearing.

Mayor Rexroad said future Councils should decide if issues should come back to them rather than to the Commission. Council Member Peart said the City has worked on this project for many years. He would like Council to help move it along and not cause stalls. He has no problem with the tower design and feels the signs could be at 9 square feet. Council Member Monroe said the Commission has done a very good job but he also wants to the project to move forward without further delay. Council Member Pimentel said this project is not part of the downtown. The City should not lower our standards, but should be a little flexible. Vice Mayor Flory had no problem with the frosted glass in the tower and perhaps it could be a compromise with the other target logo on the wall.

Director Munowitch said the concern is the large blank wall with just the logo. Vice Mayor Flory does not want the project to slow, but he does want the Commission to review concerns and work with staff on the details. Council concurred that the frosted glass in the Target tower is acceptable, the 9 foot square signs are acceptable, the horse as the art piece is acceptable with the location at the site to be decided by the incoming Council and the Target wall is acceptable as proposed.



Director Munowitch will continue to work on the pylon signage as well. Council Member Pimentel asked if there is an issue that arises will it come to Council and City Manager Kirkwood said he will decide if it is adequately significant for Council consideration or should return to the Commission.

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

- 1. Adopted Resolution 4745, a "Resolution of the City Council of the City of Woodland Adopting Environmental Findings Pursuant to the California Environmental Quality Act, Adopting a Statement of Overriding Considerations, Certifying the Final Supplement to the Environmental Impact Report (SCH# 2003032060), Adopting a Mitigation Monitoring Plan, and Adopting the Woodland Gateway Retail Center Project";
- 2. Adopted Resolution 4746, "A Resolution of the City Council of the City of Woodland, Approving the Amendment to General Plan Policy 1.E10 in Order to Allow the Entire Site to be Used for Retail Purpose and Deleting the Reference to an Auto Mall";
- 3. Introduced and read by title only, "An Ordinance of the City of Woodland Approving the Development Agreement Between the City of Woodland and Woodland Investment Company Relative to Property Located at CR 102 and Interstate 5:
- 4. Adopted Resolution 4747, "A Resolution of the Woodland City Council Approving the Tentative Parcel Map (No. 4606) for the Property Having Assessor's Parcel Number 027-300-30 Located at the Southeast Corner of the Intersection of Interstate 5 and County Road 102";
- 5. Approved the Master Conditional Use Permit per conditions in the Attachment E to the Council Communication; and
- 6. Approved the Conceptual Design and Site Plans.

Council Member Monroe left the Chambers at 7:53.

Council Member Pimentel left the Chambers and Council Member Monroe returned to the Chambers at 7:55.



REPORTS OF THE CITY MANAGER

PRELIMINARY OPERATING BUDGET FOR FISCAL YEAR 2006-07

Finance Director Drayton thanked and commended staff for their diligence on the budget process. The budget has been completed a month early this year.

Council Member Pimentel returned to the Chambers at 7:56.

Council had previously reviewed the draft budget and made the following assumptions: expenditures for Streng Pond Landscaping Maintenance District and the North Park Landscaping and Lighting District are in line with revenues and transfer of Parking Enterprise Operations into the General Fund. The budget is balanced utilizing the existing balance and current level of City services, minimal additions of staff, termination of \$650,000 of revenue with the reduction in property taxes for additional Educational Revenue Augmentation Fund payments, reinstatement of \$150,000 in booking fees lost in 2006, an increase of 9.3% in property taxes, a 6.7% increase in sales tax, maintaining salaries in accordance with Memoranda of Understanding, 9.6% increase in retirement benefit costs, termination of revenues from utility tax, \$250,000 increase in Parks operating expenditures with the new Community and Senior Center, increases in vehicle replacement charges and other expenditures maintained at a 2.5% threshold.

Council Member Pimentel asked about the lowering of administrative fees on the Community Development Block Grant program and how that may affect the General Fund. Director Drayton indicated that item will return in depth to Council at a future meeting.

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council approved the Preliminary Operating Budget for Fiscal Year 2006-2007.

ADJOURNMENT

At 7:58 Mayor Rexroad adjourned the special/study session of the Council.	
	Respectfully submitted,
	Sue Vannucci, CMC, City Clerk