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

April 6, 2004

SPECIAL/CLOSED SESSION SECOND FLOOR CONFERENCE ROOM

April 6, 2004

6:30 P.M.

CLOSED SESSION

Council met in Closed Session at 6:30 p.m. to hold a conference with Legal Counsel regarding anticipated litigation, initiation of litigation pursuant to Subdivision (c) of Section 54956.9, one case. Council also held a conference with Labor Negotiator, Phil Marler, pursuant to Section 54957.6 regarding the Police Mid-Management Association. Present at these sessions were Mayor Rexroad, Vice Mayor Flory, Council Members Monroe, Peart and Pimentel, City Manager Kirkwood, Assistant City Manager Marler and City Attorney Siprelle.

CITY COUNCIL/REDEVELOPMENT AGENCY BOARD JOINT REGULAR MEETING

7:00 P.M.

CLOSED SESSION ANNOUNCEMENT

Mayor Rexroad indicated Council had met in Closed Session as per above and had provided direction and guidance to Staff and the City Attorney.

CALL TO ORDER

Mayor Rexroad called the Joint Regular meeting of the Council and Redevelopment Agency Board to order at 7:00 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, Art Pimentel,

Matt Rexroad

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ana Gonzalez, Ann

Siprelle, Paul Hanson, Wendy Ross, Gary

Wegener, Tricia Stevens

PUBLIC COMMENT

Chris Wiggins provided visuals of areas throughout the City in which she feels there is blight. Council Member Peart asked that Ms. Wiggins present her concerns to the Code Enforcement Officer.

PRESENTATIONS

AMERICAN LUNG ASSOCIATION "HIGH SCHOOL CLEAN AIR CHALLENGE" AND "CLEAN AIR DAY" PROCLAMATION

On a motion by Vice Mayor Flory, seconded by Council Member Monroe and unanimously carried, Council proclaimed April 23, 2004 as "Clean Air Day" in Woodland. Eric Puleo-Coats and Randy Tafoya presented information regarding the program and activities underway with the American Lung Association High School Clean Air Challenge.

CHILD ABUSE PREVENTION MONTH

On a motion by Vice Mayor Flory, seconded by Council Member Monroe and unanimously carried, Council proclaimed the month of April as Child Abuse Prevention Month.



SACRAMENTO MUNICIPAL UTILITY DISTRICT ANNEXATION FEASIBILITY STUDY STATUS

Assistant City Manager Marler and John DiStasio, Assistant General Manager of Sacramento Municipal Utility District, presented information regarding the status of the SMUD Annexation Feasibility Study. Manager Marler said the City of Davis had looked at possible alternate sources of power. The other Cities in the County became part of that study and SMUD then created annexation criteria. The cost for the City was 12.7% or \$64,000. Power costs would be significantly lower through SMUD and would be more directed toward business and industry. There would be local control as this is a public utility.

Mr. DiStasio said the process began in 2003 with the Cities requesting expansion of their service area. This is a complicated and costly issue. The Board created the annexation criteria and began meeting with Yolo County jurisdictions. It was determined to eliminate from the study those scenarios which were not likely to succeed. The five possible scenarios were reduced to three, that of West Sacramento alone, West Sacramento and Davis, and the final to include West Sacramento, Davis and Woodland. The cost-sharing criteria was also determined with SMUD taking the bulk of the cost for the study at 50%. The study will be indicative of how much actual savings will be realized. Reduced costs in power will be an incentive for businesses to remain within the City. The study will provide specific information on potential financial benefits, i.e., will rates be lower, will there be a competitive advantage to the businesses, and whether SMUD is the best possible option.

Mayor Rexroad said a survey was done for the City of Davis where there were two issues of extreme importance. One, the speculative value of the energy prices over five to ten years, which is the buy-out period. He asked if the City would have the information to determine what the prices for energy would be over that period. Mr. DiStasio indicated historical differentials would assist. The underlying cost of service between P. G. and E. and SMUD, as well as, SMUD's costs to acquire, is still a competitive advantage. The municipal value goes back into the community. The City of Folsom was annexed over 20 years ago. With the closure of Rancho Seco and the dramatic increases in prices at that time, there may have been even comparison. Since that time, the rates through SMUD have been significantly lower than P. G. and E. The legal costs in the Folsom annexation were borne primarily by SMUD following a negotiated settlement. SMUD would acquire the system from P. G. and E and pay those costs.



Council Member Peart asked if SMUD would have to negotiate the value. Mr. DiStasio said P. G. and E. would set the value and then SMUD would negotiate the fees. They could go to arbitration if agreement was not reached. Once LAFCO has approved, they could start serving the Cities and the value could be reached at a later time. Vice Mayor Flory asked if there was not an agreement, would SMUD take the obligation of the debt from P. G. and E. and is it a pass through. Mr. DiStasio said there is a non-by passable surcharge added into the rates. This surcharge must be recovered and SMUD would determine how that would be done. Council Member Pimentel asked if SMUD would have direct involvement in the promotion of movement and Mr. DiStasio indicated they would be involved in the education of the public in the annexation. The actual rate differential indicated at 28% would have to be downgraded because of the surcharges and acquisition costs. The initial rates could be very close until those costs are recovered.

Council concurred to discuss the following item on the agenda prior to the scheduled Public Hearings:

REPORTS OF THE CITY MANAGER

ANNUAL REPORT OF THE PLANNING COMMISSION

Steve Barzo, Chair of the Planning Commission, reviewed the items before the Commission during 2003 and those items before them for the coming year. Council Member Peart asked if the Commission would be providing a mechanism to control the 1.7% growth rate as set by the General Plan. Director Stevens said they are looking at the target growth rate in the plan and the building unit allocations in the Spring Lake Plan.

Vice Mayor Flory indicated that a joint meeting with the Commission would be helpful. Director Stevens indicated the Commission would be taking a field trip around the City. Council would like to be notified and possibly participate in that process.

PUBLIC HEARINGS



RESOLUTION 4527 - COMMUNITY DESIGN STANDARDS AMENDMENTS

Director Stevens indicated the process for review of the Community Design Standards has been underway for many months. The primary direction has been to raise the bar for development within the City.

Planner Hanson outlined the specific changes to the Standards as indicated in the Staff Report. A Public Hearing has been held through the Planning Commission process. He presented slides of several projects which have been completed incorporating the Standards. Mayor Rexroad asked why the amendments are required if the projects indicated have already been done under the old guidelines, now proposed to be standards. Planner Hanson said the Commission requires a Conditional Use Permit that incorporated the proposed standards and the approval would solidify those standards. By having the processes in writing for the staff and the applicant, there is specific information and little room for misunderstanding of the City vision.

Council Member Peart asked for clarification on standards for logos and company franchises. Planner Hanson said this is to resolve some of the issues such as the corporate colors on the Shell Station heard last year. It will define corporate logo and how it can be allowed as part of the design. The intent is not to turn the entire structure into a sign for the company benefit. The Planning Commission wants to support less dominance of the corporate colors in the design. Director Stevens cited page 47 of the Standards, numbers 11 and 12 and the criteria to be considered.

Vice Mayor Flory asked how the project contributes to the quality of life in the City. Planner Hanson said that good architectural design and site planning compliments the current architecture of the City. The City should be proud to have that structure, not have it be an eyesore. It should compliment the architectural heritage of the City.

Mayor Rexroad asked why we need to expand the scope of these Standards and Director Stevens said the City has felt the Standards increase the quality of development in the entire City, not just the major corridor. Most companies are willing to work with communities on design guidelines. It is rare these guidelines or standards would prevent a business from coming to the City. The emphasis is on having architectural diversity. There is an exception process to allow for further diversity provided the project is within the general guidelines.

Commissioner Barzo said the guidelines apply City-wide with the exception of those areas with approved Specific Plans. They wanted to provide for quality



structures without a dominance of colors of the corporate choosing. Businesses are driven by market, not because of the standards.

Mayor Rexroad opened the Public Hearing.

Brenda Cedarblade encouraged the Council to raise the bar on the construction of the businesses. She would like to the buildings to look more like those in the downtown.

David Wilkinson feels there have been major strides in the Standards. He encouraged different styles and keeping the bar very high.

Mayor Rexroad closed the Public Hearing.

On a motion by Council Member Peart, seconded by Council Member Monroe and unanimously carried, Council adopted Resolution 4527, "A Resolution of the City Council of the City of Woodland Approving Amendments to the Community Design Guidelines". On roll call the vote was as follows:

AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad

NOES: None ABSENT: None ABSTAIN: None

AMENDMENT #2-COMMUNITY DEVELOPMENT BLOCK GRANT 2003-04 ACTION PLAN

Redevelopment Agency Manager Ross said the amendment to the Plan is requested as a result of the delay in the Section 108 loan approval between the City and Housing and Urban Development for the Casa del Sol Mobile Home Park project. It is recommended that these funds, \$170,000, be reallocated to the Main and Sixth Street improvements.

Mayor Rexroad asked about the status of Casa del Sol. Manager Ross said that HUD documents on this project are in the final phases. Vice Mayor Flory asked for the total amount on the project and Manager Ross said the entryway sign project is \$417,000, which is up significantly from the original



estimate of \$293,000. Transportation Funds were originally dedicated to this project. The original allocation of \$117,000 from the Agency was allocated from the Capital Budget, but the annual budget did not account for this. Vice Mayor Flory asked, with the addition of \$244,600 into this project, is that from Kamilos and Manager Ross agreed. The final map would allocate \$550,000 and Vice Mayor Flory feels the Council had been specific that these funds were to be utilized for economic development. Manager Ross said in the Fall Council approved utilization of these funds for the Wiseman project. Block Grant funds cannot be utilized for leverage of Federal funds. It is the Agency responsibility to pay for the offsite improvements. If we do not dedicate additional funds to this project, we will loose the \$173,000 for transportation funds. These funds must be spent in a certain time period. If the funds are dedicated elsewhere, we may find a loss of 28% of the funds should other projects not be ready to begin. City Manager Kirkwood said the Council had been very clear on the use of the funds to move this project forward. Agency funding sources have become less, such as with the K-Mart closure. There have not been the investments in the Downtown as had been hoped. There are no funds to be committed to the redevelopment of those areas. The funds from the Kamilos project were for the leveraging of public dollars for the improvement of the gateway area.

Mayor Rexroad opened the Public Hearing. With no comments heard, the Public Hearing was closed.

Council Member Peart feels this a good way to leverage \$500,000 on a \$7 million project. This Class A building, the Wiseman project, will bring in business to the City. City Manager Kirkwood said the Development Agreement committed the City to take care of the off site portions. This property was not on the tax rolls, and the new taxes to be generated will go through the Agency to reimburse the City for the value of the land.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried, Council adopted Amendment #2 to the Community Development Block Grant 2003-2004 Action Plan and instructed staff to submit the Amendment to the U. S. Department of Housing and Urban Development. Vice Mayor Flory voted to the negative.



WILSON WAY PLAN LINE REVISION

Engineer Moutinho advised Council of the history of the property. The recommendation is to modify the plan line to change to a cul-de-sac configuration. The City did own another parcel here to be utilized for a Fire Station which has been sold but there is a remaining small parcel.

Mayor Rexroad opened the Public Hearing.

Joe Souza owns property on East Beamer. He recently purchased a portion of another piece. He purchased the property so he could have access to the back of his property. There is no plan to actually put in the cul-de-sac at this time. Without moving forward, it takes his options away and negatively affects his property. When the property is abandoned it would be difficult to put a road through at some future time. Moving ahead on the proposal would land lock the property.

Council Member Monroe asked about the value of the property and Director Wegener said it us unsure of the actual value and the item could be held the item over until further contact is made with the property owners.

Brent Noble owns a piece of property on the South of this line and is interested in other properties the City owns.

Xavier Tafoya said his family owns property abutting this property and asked if this could be postponed until they had a chance to review the proposal.

Mayor Rexroad closed the Public Hearing.

Council moved, seconded and unanimously carried to continue the Public Hearing to the regular Council meeting to be held on May 4, 2004.

REPORTS OF THE CITY MANAGER (continued)

SCOPE OF INFORMATION TO CONSIDER FOR AUTO MALL AND OTHER COMMUNITY ECONOMIC INTERESTS

Mayor Rexroad asked Council to consider if there should be an economic study, who would bear the cost and what the questions would include.



Brenda Cedarblade said that in Dixon they are attempting to institute a horse racing track and the City should consider bringing it here. This concept would bring a huge economic value to the City. People from Magna Corporation are the contacts regarding the "Dixon Downs".

Ken Reiff of the Morning Group said he had presented a letter from Kate Bragovich of the auto industry who has information on an auto consultant. This consultant works for manufacturers, dealerships and Cities. He has an informational program called Auto 101. The Morning Group would like to advocate retaining his services and holding a joint session with the Council, Planning Commission and all interested parties. Some of the things to be discovered are how to identify highest and best use, development of design standards, the economics, and demographics. His normal fee is about \$2,500.

David Wilkinson would like to second Mr. Reiff's proposal as information from an expert is needed.

Dottie Huber of the organizing Woodlanders' for Responsible Government said they are concerned about the City's financial well being, jobs and maintaining adequate emergency services. Part of their mission is to provide as full and as accurate information as possible, but there have been enough studies on an auto mall. Additional studies will serve only to stall the issue and an then auto mall is going to be a moot point altogether. If an "air park" auto mall goes in, there is going to be an infringement of territory. If the local dealership downtowns closes, the downtown will have a loss of revenues, loss of jobs and urban blight.

City Manager Kirkwood confirmed there had been a study that was project specific. The questions in the study such as, what influence will the auto mall and the retail component have on the downtown area and County Fair Mall specifically. The study was paid for by the applicant and conducted by EPS.

George Phillips said conducting Auto Mall 101 could be assisted by providing the information generated thus far by EPS. The proposed information should address the issues the City would be concerned about given the local and unique dynamics.

Vice Mayor Flory indicated his specific needs are what it takes for a regional auto mall, not site specific, to be successful. Consideration of available annexed land is one concern. Council Member Monroe needs to know if an auto mall is viable, and if not, how much commercial will it take to make it viable.



Target has said if there is to be a commercial component at the auto mall, they want to move their store to that site.

Director Stevens said the General Plan requires an economic impact study on a project. If a different project surfaces as a result, we do not necessarily need a new study. It depends on what kind of project comes forward. If it is substantially different with different economic implications for the community, a determination will be made at that time.

Mayor Rexroad would like to go out with an RFP to determine the viability of an auto mall, and would like to know how much it would cost us to answer the question.

Director Stevens said she did a bit of research and there are only one or two other groups that do the same type of studies.

Council Member Peart thinks people in the business are the experts. They have told us the facts and there are those who do not like the answers so we are going back to the process. He requested staff to check with the County and City of Sacramento to see what is going on over there. Director Stevens said Metro Air Park is currently not zoned or planned for an auto mall. However, there is a movement underfoot to consider the possibility of a City/County type of agreement regarding an auto mall someplace in the North Natomas area.

City Manager Kirkwood said it appears City Council would like something more than fundamental basics of an auto mall. Of concern are the absorption rate and land capacity for auto dealerships on the 55 acres specifically, and are there other sites in the City of Woodland that could be utilized for an auto related use.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council moved to call for a Request for Proposal to address the concerns as identified in the statement by City Manager Kirkwood above.

Council recessed from 9:28 through 9:35 p.m.



PERMANENT URBAN LIMIT LINE AND OPEN SPACE PROTECTION STUDY

Director Stevens said the consideration of urban limit lines and agricultural protection is part of the 1996 General Plan which carried a section that a permanent urban limit line would be put into place. The Western and Northern lines are already determined. The South and East lines will be determined following further study. Council is requested to initiate public review and consideration of the study with possible alternatives. A Sub-Committee of the Council and Planning Commission have been reviewing the study over the past several months.

Jim Harnish of Mintier and Associates indicated they have been working on the study for approximately two years. The study is to implement the adopted policy in the General Plan. There is a range of urban boundaries. There are also a variety of agricultural land preservation techniques and funding measures. There are degrees of permanency depending upon the length of time the City would consider, 50 to 60 years or beyond. Land supply and development constraints were identified and alternatives discussed. As the City is surrounded by agricultural land, it was the genesis of the study. There are some constraints to growth with land trust easements in place, the MOU for nonurbanization between Woodland and Davis and Swainson's Hawk mitigation requirements. Without a permanent solution to the flooding problem, a fair amount of land within the urban limit line will be off limits to growth as well. The Sub-Committee determined three alternatives to establishment of an urban limit line, to be confirmed by popular vote. The first is to designate the existing urban limit line as the permanent urban limit line and not expand further. Agricultural land preservation would be maximized but would be challenging beyond 25 years for adequate growth. The second alternative is to designate the existing planning area as the ultimate urban growth boundary which would expand to the Southwest portion of the City to CR 25A. The existing line would be retained as a policy line and expanded when land was needed. Alternative three would not implement the General Plan policy because it would confirm that the Western and Northern boundaries are permanent. The East and South would be left open. The public review would allow for input or other options.

Director Stevens indicated the next step would initiate the public review which would lead toward a preferred alternative. Several workshops and forums would be held over the next few months. The item would return in June or July, a CEQA review would be held of the preferred alternatives, with an adoption of a General Plan amendment. If the Council wishes to place this on the ballot in November, Council must call for the election in July. The CEQA review may preclude this schedule. Council will also be presented with a contract extension for the consultant as this project has taken longer and will continue for some



time. Should Council wish to limit the dollars, a revised scope will need to be developed and approved.

City Attorney said the City must complete the CEQA review prior to putting a measure on the ballot. The last date to pass the Resolution calling for the election is July 20, 2004. The conservative view is that the CEQA will be a supplemental Environmental Impact Report. Mayor Rexroad asked if a community group placed this on the ballot, would that group be subject to the CEQA and City Attorney Siprelle indicated they would not.

Council Member Peart said the North and West is permanent in the current General Plan. Efforts to preserve agricultural land should be a vote of the people. As November 2004 is a General Election, there would be more voters. The Sub-Committee felt that this preservation is very important.

Council Member Pimentel asked if there is a plan for the Sub-Committee to have additional public members. Director Stevens said an Ad Hoc Committee with community member involvement could be formed. The focus was to have very well advertised Planning Commission workshops and stakeholder meetings to achieve maximum attendance. The full details of the public outreach are still in the planning stages. Council Member Pimentel requested the information be provided in Spanish as well. Mayor Rexroad suggested the document be placed on the City WEB site.

Mayor Rexroad would like to go forward with the public review and attempt to place this on the November 2004 ballot. City Attorney Siprelle said there may be an exemption for actions taken by public agencies that have the purpose of preserving natural resources. This would need further study.

On a motion by Council Member Peart, seconded by Council Member Pimentel and unanimously carried, Council moved to initiate the public review process and consideration of the study.

Brenda Cedarblade supports a permanent urban limit line. She does not feel that with Council Member Peart and former Council Member Dote as part of the Sub-Committee, the outcomes recommended are entirely correct. The deep flooding along County Road 102 is required for flood easements, not development as per FEMA. The other area not shown is the Spreckels area and it should be included. The urban limit line would protect our agricultural land and provide for mitigation. She would like to be on a Task Force. She asked to be noticed of every meeting.



Gerry Kamilos of the Woodland Park Development said they have spent many resources proceeding forward on the Specific Plan for this project. The Council has been committed to a flood solution. This is a 50 year plan and should include a flood solution. He is the project manager for the Metro Air Park project which has been underway for over 12 years. He urged Council to be mindful of the long term effects of this plan.

City Attorney Siprelle clarified that Alternative C which makes the North and West boundaries permanent unless the voters approve, that categorical exemption could be looked at in this alternative.

Council concurred to pull the following from the Consent Calendar for discussion:

VACANT POSITION REVIEW REQUESTS

City Manager Kirkwood said that Council had advised him that with consideration of the budget, only those positions that were public safety would be considered for recruitment. The item will be discussed at the May 8, 2004 meeting in depth. Assistant City Manager Marler said the Vacant Position Review Process has been in place since May of 2003. At the last meeting of the Council on March 30, 2004, Council determined to discuss filling the positions at the May 8th retreat. The high priority items recommended deal directly with the safety of the City drinking water system, and Federal and State requirements for permitting. These positions are all funded with Enterprise Funds. The positions at the Library must have the Library Board of Trustee involvement. The vacant positions forthcoming will affect one-third of their operating hours. They are presently open 6 1/2 days per week. He detailed the positions and rationale for the remaining positions in Engineering, Streets, Trees, Code Compliance, and Parks.

Vice Mayor Flory asked about the two positions due to promotion and reassignment in the Water Systems and Director Wegener said they were due to promotion and reassignment. The NPDES position is a new one. In the past this has been contracted out.

Bud Goding of the Library Board of Trustees indicated they are losing two more positions at the end of April. The Director and one Library Technician have already retired. Without filling the positions, the Library will not be able to remain open at the current hours. Staff will of necessity, take on a larger burden than in the past. Council had previously indicated they would like to fill those



positions expeditiously and he requested that commitment be maintained. They need time to train and orient new people, in addition to hiring a Director at the same time. He urged filling all of the positions immediately with the exception of the Librarian III as that position will take a great deal of time and the incoming Director should have input on the replacement.

Randall Nordmark of the Library Board of Trustees is concerned about the current staff members and their added responsibilities. The normal responsibilities of these staff members are not being completed due to the added level of duties. He urged Council to consider the need to hire as soon as possible.

Council Member Pimentel asked if there were funds available to replace these employees. City Manager Kirkwood said the Board is appointed by the Council and the Director works for the Board. The Board is responsible for the management of the Library. These positions are necessary but the budget concerns and the need to prioritize may mean a reduction in service and hours at the Library, as well as other parts of the City. Time is needed to have further discussion on the budget process. To preserve options, Council must consider whether they want to fill these position now and perhaps have to cut these services at a later time.

Council Member Pimentel feels the Library services have already been scaled back. Last Council meeting several positions were presented for consideration. He asked if these positions are filled now, how will that affect our budget. City Manager Kirkwood said it will take that option off the table for Council consideration of reductions and balancing of other services as Council has requested.

Mr. Nordmark said these are not new positions, but those that are in the current budget year. He believes they are critical positions. Vice Mayor Flory said on May 8th the anticipated funds available for City level of services, which includes all Departments and infrastructure will be presented. Funds are severely in debt should we not raise current fee levels. Each Council Member has a specific area they wish to leave whole and we must consider all options at the May 8th budget retreat.

Council Member Monroe would like to fill all positions but feels that currently vacant positions generate funds to hold off possible layoffs in the next budget cycle. He would like to keep the options open but should fill public safety positions. Council Member Pimentel does not want to cut back Library hours from the already cut hours and Mayor Rexroad said the current hours open are



at the highest ever at present. Vice Mayor Flory said these positions may be funded but we need to leave the options open. Council Member Peart would like to keep the options open as well. It may be that Council will need to make dramatic cuts throughout the City.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried, Council received and confirmed the City Manager's recommendation to fill the two positions of Water Systems Maintenance Worker I/II, one position as Water Systems Maintenance Worker III, and one position as Waste Water Treatment Plant Laboratory Analyst, all funded by the Enterprise Fund. Mayor Rexroad and Council Member Pimentel voted to the negative.

Mayor Rexroad said the City budget is out of balance. Until we have an overall plan, he does not want to fill any position. The Council must make policy decisions in terms of their long term plan.

YOLO COUNTY HABITAT CONSERVATION JOINT POWERS AGENCY

City Manager Kirkwood indicated Council had previously seen this item and had requested further information. The voting members are elected. The Executive Director said if Council would like to consider an amendment to the bylaws to allow for an appointed member, Council could make that request to the JPA. Mayor Rexroad feels that former Council Member Dote was the best representative of the Council and the community to serve on the JPA and would like to request the bylaws be amended to allow her to continue. She was very committed to the Board and the goals. Mayor Rexroad will serve as the Interim Board Member with Council Member Pimentel as the Alternate.

On a motion by Vice Mayor Flory, seconded by Council Member Pimentel and unanimously carried, Council appointed Mayor Rexroad as the Interim and Council Member Pimentel as the Alternate members to the Yolo County Habitat Conservation Joint Powers Agency Board and requested the JPA be asked to amend the bylaws to allow Council to appoint former Council Member Dote to serve as the representative member of the Council and community on this Board.

Council Member Pimentel asked about the appointment of a member to LAFCO. City Manager Kirkwood will place this item on the next Agenda for Council consideration.



At 10:30, it was moved by Vice Mayor Flory, seconded by Council Member Peart and unanimously carried to extend the Council meeting to 10:45.

RESOLUTION 4528 - COMMUNITY DESIGN GRANT APPLICATION; LOCAL MATCHING FUNDS; PROJECT PROGRAMMING SUMMARY SHEET FOR PROJECT 04-15

On a motion by Council Member Peart, seconded by Council Member Monroe and unanimously carried, Council adopted Resolution 4528, "A Resolution Authorizing the Submittal for the SACOG Community Design Grant Program", committed the required local match of approximately \$267,366 for the project, approved the inclusion of Project Programming Summary Sheet 04-15.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PERMITTING ISSUES

Council received information regarding the National Pollution Discharge Elimination System program permit status.

CONSENT - REGULAR

Mayor Rexroad requested the following item be pulled from the Consent Calendar for discussion:

MONTHLY STATUS REPORT FROM COMMUNITY DEVELOPMENT

Mayor Rexroad asked about the Burger King and Olive Tree Plaza issues. He had thought they had been resolved but they are still visible in the Monthly Report. Director Stevens said the Burger King site had been abated. There are other still active abatement issues and the staff is addressing those as ongoing needs. The site at Gum and East Streets has been abated and Director Stevens will check further on the drums remaining on that site. Vice Mayor Flory asked that staff check into the vehicle at the old Union 76 station on East Main and the Cherry property on West Street between North and Elliot with pickups and trailers parked on the site. Director Stevens will address the Union 76 property and has been working with the owner. Council Member Pimentel asked about the Woodland Body Works project status. Director Stevens said he has received a Conditional Use Permit for expansion and had begun the work. He does not agree about the associated Development Fees with the project. Following



discussion, Council accepted the Monthly Status Report for Community Development for the Month of March 2004 as indicated by the action below.

Council Member Monroe requested the following item be pulled from the Consent Calendar for discussion:

MONTHLY STATUS REPORT FROM PARKS, RECREATION AND COMMUNITY SERVICES

Council Member Monroe asked about the status of the Pioneer Park basketball court. Director Wegener said the Indefinite Quantity/Indefinite Delivery contract is out for bid and when awarded, this project will be underway within two months. Following discussion, Council accepted the Monthly Status Report for Parks, Recreation and Community Services for the Month of March 2004 as indicated by the action below.

Council Member Peart requested the following item be pulled from the Consent Calendar for discussion:

<u>CONTRACT WITH AMERICAN CIVIL CONTRACTORS FOR LANDSCAPE</u> MAINTENANCE PROJECT 03-04-64

Council Member Peart commended Director Gentry for saving 30% in the cost of this maintenance. He would request a formal bid on only the landscaping in the future. Council concurred. Council Member Monroe asked why the City had not bid on this project. Director Gentry indicated they had looked at the cost and were unable to match the bid. Following discussion, Council rejected the bids from Procida Landscaping and TruGreen LandCare and found them non-responsive; authorized the Director of Parks, Recreation and Community Services to execute a two year Landscaping Maintenance Contract with American Civil Constructors in the amount of \$10,417 per month for providing landscape maintenance services for miscellaneous landscaped sites throughout the City; authorized monthly expenditures in the amount of \$10,710 as indicated by the action below.

Mayor Rexroad requested the following item be pulled from the Consent Calendar for discussion:



CONSTRUCTION CONTRACT FOR WOODSIDE PARK PLAYGROUND EQUIPMENT PROJECT 02-49

Mayor Rexroad asked if the residents around the Park are aware of the project and asked if any concerns had been expressed. Director Gentry said all of the citizens are pleased with the project. Flyers had been distributed by the Eagle Scout who had taken the lead on the project. Following discussion, Council awarded an installation contract to Polly Construction for \$20,500 to install the Miracle Center Stage Play equipment for older kids and supervise the volunteers for installation of the Tot's Choice play structure at Woodside Park as per the action below.

On a motion by Vice Mayor Flory, seconded by Council Member Pimentel and unanimously carried, Council accepted the Consent Calendar items above and below as presented.

MONTHLY STATUS AND CAPITAL BUDGET IMPLEMENTATION REPORTS FROM PUBLIC WORKS

Council received the Monthly Status and Capital Budget Implementation reports from Public Works for the Month of March 2004.

RESIGNATION OF TREE COMMISSIONER

Council accepted the resignation of David Giger from the Tree Commission, effective May 31, 2004.

SPRING LAKE SPECIFIC PLAN FIRE STATION TIMING; SET DWELLING UNIT THRESHOLDS

Council received the report prepared by CityGate Associates, LLC, reviewed the findings, accepted the Consultant's recommendations and set 1,010 occupied single family dwelling units as the threshold for opening and operating the Spring Lake Specific Plan area Fire Station.



PROJECT PROGRAMMING SUMMARY SHEET; EAST STREET ARCHITECTURAL ENHANCEMENT CONTRACT; EXPENDITURES FOR PROJECT 00-36

Council approved the revised Project Programming Summary Sheet; awarded the Construction Contract for the subject project to Granite Construction Company in the amount of \$296,034.00; authorized contingency expenditures in the amount of \$29,603.40; authorized the Public Works Director to execute the Construction Contract on behalf of the City.

FINANCIAL LITERACY MONTH

Council proclaimed the Month of April 2004 as Financial Literacy Month via recognition of the adoption of Assembly Concurrent Resolution 61.

AGREEMENT WITH COUNTY FOR CERTAIN SERVICES OF COUNTY SURVEYOR

Council approved the Agreement between the City of Woodland and the County of Yolo for certain services of the County Surveyor and authorized the City Manager to sign on behalf of the City.

INTERSTATE 5 WATER LINE CROSSING IMPROVEMENTS PROJECT 96-09

Council accepted the project improvements of the Interstate 5 Water Line Crossing Project 96-09 as complete; authorized the City Clerk to file a Notice of Completion; revised the Project Programming Summary Sheet to reflect actual project costs.

TOILET REBATE PROGRAM

Council authorized staff to implement a Toilet Rebate Program with existing Water Conservation Funds.

SIGNS AND STRIPING VEHICLE

Council authorized the purchase of a Signs and Striping vehicle as approved in the 2003-04 budget.



PACIFIC GAS AND ELECTRIC AGREEMENT FOR CONSTRUCTION OF GAS TRANSMISSION LINE IN SPRING LAKE SPECIFIC PLAN AREA, PROJECT 02-36

Council authorized the City Manager to enter into an Agreement with Pacific Gas and Electric for the construction of a gas transmission line relocation in two locations on behalf of the Spring Lake Specific Plan Development Group.

SPRING LAKE SPECIFIC PLAN ON-SITE WATER WELL INFRASTRUCTURE, PROJECT 00-23

Council approved the revised Project Programming Summary Sheet for Project 00-23, Spring Lake Specific Plan On-Site Water Well Infrastructure.

COMMUNICATIONS - WRITTEN

Council received an application for a Person-to-Person Transfer of Alcoholic an Beverage Control License for Valero Food Mart located at 1592 East Main Street.

Council received a notice of the an application for a Gas Rate Change from Pacific Gas and Electric.

COMMITTEE REPORTS

Council received the minutes of the Historical Preservation Commission meetings of February 11, 2004 and March 10, 2004.

Council received the minutes of the Parks, Recreation and Community Services Commission meeting of February 23, 2004.

Council received the minutes of the Library Board of Trustees meeting of March 1, 2004.

Council received a summary of Planning Commission actions taken at their March 18, 2004 meeting as follows:

- (a) conditionally approved O'Leary Tentative Map 4687 for a split lot duplex located at 244 and 246 Cross Street
- (b) recommended approval of Wilson Way Plan Line revisions



- (c) recommended approval of amendment to Turn of the Century 160 East and West Subdivision Development Agreement located in the Spring Lake Specific Plan area South of Farmer's Central
- (d) reviewed and approved detailed landscaping and site plans for the Hampton Inn
- (e) reviewed and approved 2004 Planning Commission Work plan

ORDINANCES

Council held the second reading and adopted the following Ordinances as part of the Spring Lake Specific Plan Project:

ORDINANCE 1388 - ZONING MAP AMENDMENT FOR 44.64 ACRE PARCEL (HEIDRICK RANCH)

On a motion by Council Member Monroe, seconded by Council Member Pimentel and unanimously carried, Council adopted Ordinance 1388, "An Ordinance Amending the Zoning Map of the City of Woodland for 44.64 Acre Parcel (Heidrick Ranch) South of the Future Intersection of Pioneer Avenue and Farmers Central. On roll call the vote was as follows:

AYES: Council Members Peart, Monroe, Rexroad, Pimentel, Flory

NOES: None ABSENT: None ABSTAIN: None

ORDINANCE 1388 - DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND AND R. W. HERTEL AND SONS, INC. RELATIVE TO PROPERTY LOCATED WITHIN THE SPRING LAKE SPECIFIC PLAN

On a motion by Council Member Peart, seconded by Council Member Pimentel and unanimously carried, Council adopted Ordinance 1389, "An Ordinance of the City of Woodland Approving the Development Agreement Between the City of Woodland and R. W. Hertel and Sons, Inc. Relative to Property Located within the Spring Lake Specific Plan Area". On roll call the vote was as follows:



AYES: Council Members Peart, Monroe, Rexroad, Pimentel, Flory

NOES: None ABSENT: None ABSTAIN: None

ORDINANCE 1390 - DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND AND PIONEER INVESTORS, LLC RELATIVE TO PROPERTY LOCATED WITHIN THE SPRING LAKE SPECIFIC PLAN

On a motion by Council Member Pimentel, seconded by Council Member Monroe and unanimously carried, Council adopted Ordinance 1390, "An Ordinance of the City of Woodland Approving the Development Agreement Between the City of Woodland and Pioneer Investors, LLC Relative to Property Located within the Spring Lake Specific Plan Area". On roll call the vote was as follows:

AYES: Council Members Peart, Monroe, Rexroad, Pimentel, Flory

NOES: None ABSENT: None ABSTAIN: None

ADJOURNMENT

Mayor Rexroad adjourned the joint regular meeting of the Council and Redevelopment Agency Board at 10:45 p.m.

Ana Gonzalez, Deputy City Clerk

Prepared by Sue Vannucci, City Clerk