

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

December 3, 2002

JOINT WOODLAND CITY COUNCIL /
WOODLAND FINANCE AUTHORITY MEETING
REGULAR MEETING AGENDA

7:00 P.M.

CALL TO ORDER

Mayor Flory called the joint regular meeting of the City Council and the Woodland Finance Authority to order at 7:08 p.m.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Boy Scout Troup 131. The Troup presented the Colors and led the Pledge as part of their Citizens in the Community Badge requirements.

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, Jeff Monroe, Neal Peart (arrived at 9:55), Matt Rexroad, David Flory,

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Richard Kirkwood, Phil Marler, Margaret Vicars, Charlie Wilts, Jennifer Dzakowic, Dick Donnelly, Gary Wegener, Jonathan Cristy, Wendy Ross, Sue Vannucci, Karl Diekman, Dan Gentry, Jeff Mitchell

ALSO PRESENT: Contract Planner Heidi Tschudin



PUBLIC COMMENT

Anita Long thanked the Council for painting of light poles, placing lights in the trees and the benches along Main Street. She announced that on Friday, December 6th there will be the Annual Tree Lighting Ceremonies and many of the businesses will be open.

Bernadette Murray spoke regarding the trial period of the green waste recycling program. The storm drain near Cross and College Streets are always flooded during storms due to the leaves and lawn clippings left in the street. The proposed green waste recycling would be one method to help address the localized flooding. Mayor Flory asked that Public Works Director Wegener contact Ms. Murray regarding this issue.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Vice Mayor Rexroad indicated the topic of a Bed and Breakfast Ordinance should be studied for the Historic neighborhoods.

Council Member Dote said LAFCO adopted the Municipal Services Plan for the City. They also reviewed Draft Sphere of Influence. The land where the Community/Senior Center will be located is currently in the 20 year area and within the Sphere of Influence, but the City may wish to reinforce that issue. The large piece of land near the Wastewater Treatment Plant beyond the Urban Reserve is not shown in the Sphere of Influence. She requested a report on the status of the Resolution of Support for the Dunnigan Water District study.

City Manager Kirkwood requested the item, "Approve Pre-Annexation Agreement with Woodland/ Spreckels Industrial Business Park, LLC" be moved to December 17, 2002. Council concurred. He also mentioned that George Phillips, Attorney for the Woodland Market Place has requested the Public Hearing on Proposed General Plan Amendments and Resolution to Approve Amendments be moved to December 17, 2002. Vice Mayor Rexroad feels that Council Member Peart should be present to hear the discussion the General Plan as well. Council concurred to move ahead on this issue but hold until Council Member Peart arrives.

PRESENTATION

TRAFFIC SAFETY COMMISSION ANNUAL REPORT

Ed Shelley, Vice Chairperson of the Traffic Safety Commission stated membership on this Commission is an excellent opportunity for citizens to serve



their community, learn and provide input. One of the major issues before them at this time is truck parking in the outlying areas of the City. The suggestion of a truck stop/parking facility has been broached as a possible solution to relieve the concerns. Public Works Director Wegener stated the litter and other waste is becoming a problem. Vice Mayor Rexroad asked if we could work with the Distribution Centers to provide some type of space for the trucks and drivers who are waiting for their next load. Council asked that staff study this issue and report.

PUBLIC HEARINGS

DEVELOPMENT AGREEMENT WITH TURN OF THE CENTURY LLC TO ADDRESS MITIGATION OF FISCAL DEFICIT OF THE SPRING LAKE SPECIFIC PLAN AND INTRODUCE ORDINANCE APPROVING PRE-ANNEXATION DEVELOPMENT AGREEMENT

City Attorney Mitchell said this is the first Development Agreement for the Spring Lake Specific Plan area. He summarized the proposed actions before Council and advised the item will return to them for consideration of approval on December 17th. This is a statutory Agreement with a Fiscal Agreement to address the deficit. The Operations and Maintenance and Tax Sharing Agreement with the County of Yolo are two portions of the process. This Agreement is the Pre-Annexation to address the fiscal issues only. Finance Director Vicars indicated when the Plan was adopted in December 2001 it asked for a Development Agreement prior to annexation to insure the fiscal issues were adequately addressed. Agreement has been reached with the County on the \$1,500 per dwelling unit to be submitted to them. Vice Mayor Rexroad asked what changed to make this neutral and Director Vicars said the \$410,000 Master Tax Sharing Agreement with the County shifted items formerly collected by the County to the City. When the shift took place, the larger share went to the County. If all issues hold, it will be a revenue neutral or \$24,000 per year ahead at build-out. Vice Mayor Rexroad asked about the time in between now and build out and the resultant cash flow. Director Vicars said assuming the development plan holds to the 1.7% building unit allocation and Ordinance, the City would be whole every year of build out and beyond. Vice Mayor Rexroad asked what could happen to cause that to change and Director Vicars said that primarily would be in the housing market. Her information predicts the increases in population will help. Director Vicars said recent information indicates a 23% increase in housing prices in the next two years, which may be conservative at best.



At 7:40, Mayor Flory opened the Public Hearing.

Mike Beeman stated he would like to review the proposed Development Agreement prior to Council action. He is a property owner in the Master Plan area and has concerns that the Development Agreement may have an impact on his property, particularly with regard to financing public improvements.

Hearing no further comments, Mayor Flory closed the Public Hearing at 7:42.

On a motion by Vice Mayor Rexroad, seconded by Council Member Monroe and approved by the Members present, Council conducted the first reading of the Ordinance approving the proposed "Pre-Annexation Development Agreement between the City of Woodland and Turn of the Century, LLC".

PUBLIC BENEFIT DERIVED FROM 2002 LEASE REVENUE BONDS

Finance Director Vicars said the City is proposing to issue \$36.0 million in Lease Revenue bonds for the purpose of refunding a portion of the bonds maturing between 2012 and 2018. This will lower the interest rates and thus totally pay these bonds by 2012-2013. The other portion would be to provide cash flow for the construction of the new Police Facility, purchase and design work for the Community/Senior Center site and for ongoing road work funded by the Special District Sales Tax. This portion of the total Issue will be repaid on an accelerated schedule by 2007. The final portion of the Bond Issue will be to conduct construction of the next phase of the Wastewater Treatment Facility and will be repaid by Development Fees.

Council Member Monroe asked what the savings would be on the refinancing to a lower rate. Director Vicars was uncertain of the number but indicated it is less than the usual 3% for debt service.

At 7:45, Mayor Flory opened the Public Hearing. With no comments, the Public Hearing was closed at 7:45.



CONTINUE TO DECEMBER 17, 2002 THE PUBLIC HEARING ON DISPOSITION OF CITY PROPERTY AT 1122 MAIN STREET AND CONSIDER DEVELOPMENT AGREEMENT WITH WISEMAN COMPANY

City Manager Kirkwood said this project is still viable and should return to Council on either December 17, 2002 or January 21, 2003. On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present. Council moved to continue the Public Hearing on the sale of 2.14 acres of City property to the Wiseman Company to construct a Class A office complex to the December 17th or January 21st Council meeting.

ITEMS REMOVED FROM THE CONSENT CALENDAR:

BICYCLE TRANSPORTATION PLAN

Vice Mayor Rexroad expressed concern this project will be of great fiscal cost to the City. He would like to postpone action on this item and needs a better understanding of funding sources. Public Works Director Wegener said much of the fund source stems from CMAQ (Congestion Management/Air Quality). Vice Mayor Rexroad feels a Plan to Davis would be more important. Mayor Flory said Yolo-Solano Air Quality Management District has been working on a Woodland to Davis. The concern is to locate a route over Highway 113. Vice Mayor Rexroad will meet with Senior Civil Engineer Pollard to discuss his concerns prior to placement on a future Consent Calendar. Council Member Dote said the County has also adopted the Bicycle Plan with some routes and funding sources.

MONTHLY UPDATE ON SPRING LAKE SPECIFIC PLAN STATUS

Council Member Dote said the annexation of this area should be completed by the end of December 2002 by LAFCO. She questioned the Plan amendments without specific amendments identified. Acting Director Marler indicated some were a result of the litigation. Contract Planner Tschudin said this is an application received from the Turn of the Century on land use and text changes, including straightening Farmer's Central and pulling it off the College property. Other land use changes have been requested as well and are under consideration, such as moving an R-15 from one location to another. LAFCO is considering a special December 30, 2002 meeting and may be taking action on the annexation at that time.



SET DATE TO SELECT COMMUNITY SERVICE AWARD NOMINATING COMMITTEE

Mayor Flory said he and Council member Dote have been chosen to review and suggest possible changes to the Community Services Award process. He would like this item postponed to the December 17th meeting. Council concurred.

ECONOMIC IMPACT STUDY FOR PROPOSED WOODLAND MARKETPLACE

This item to be held until the Public Hearing on the General Plan Amendments is completed. (Following the discussion the General Plan, this item was deferred to the next meeting, December 17th.)

CONSENT

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

MONTHLY STATUS REPORT FROM COMMUNITY DEVELOPMENT

Council received the Community Development Status Report for the Month of November 2002.

MONTHLY STATUS REPORT FROM PARKS, RECREATION AND COMMUNITY SERVICES

Council received the Parks, Recreation and Community Services Status Report for the Month of November, 2002.

MONTHLY STATUS AND CAPITAL BUDGET IMPLEMENTATION REPORTS

Council received the Monthly Status and Capital Budget Implementation Reports from Public Works for November, 2002.



STATE TRANSPORTATION PROGRAM STREET OVERLAY PROJECTS 99-09 AND 00-31

Council authorized an additional \$36,000 for construction expenditures, accepted project improvements as complete and authorized the City Clerk to file a Notice of Completion for the Road Rehabilitation Project 99-09 and Water, Sewer and Storm Drain Project 00-31.

FIRE TRAINING CENTER BUSINESS PLAN

Council authorized the City Manager to enter into a Contract with the Interact Group to develop a Training Facility Business Plan for the Fire Department in an amount not-to-exceed \$40,000.

RESOLUTION 4403-RECORDATION OF DEEDS IN NAME OF CITY, CARRANZA PROPERTY APN 005-644-07-1

Council adopted Resolution 4403, a "Resolution of the Council of the City of Woodland Authorizing the Recordation of Deeds in the Name of the City of Woodland", for a portion of the Carranza Property at Sixth and Main Street, APN 005-644-07-1.

PUBLIC HEARINGS (continued)

GENERAL PLAN AMENDMENTS AND RESOLUTION TO APPROVE AMENDMENTS

Council determined that Council Member Peart could review the tape of the discussions to be held this evening and would then be allowed to participate in the motion on December 17, 2002.

Acting Director Marler said the first of the Public Hearings was held on November 19, 2002. At that time Council agreed to replace proposed update of the Economic Development chapter with the original General Plan language, insertion of mandatory design guidelines for new residential construction, additions, repairs or remodels in the historic neighborhoods, and inclusion of the Regional Commercial land use designation for the 55 acre auto mall area at Interstate 5 and County Road 102. The City has since received a letter challenging the project as non-compliant with CEQA. Consultant Larry Mintier advised Council the review period for CEQA closed on October 24, 2002 and this



letter is invalid and untimely. The letter can only be considered as public input and the Council is not obligated to respond. Mr. Mintier said the designation of the 55 acres will be the focus. This is not a new designation but one that changes the character of the Conditional Uses. This was originally designated as a Highway Commercial zone in 1996. There will be other approvals for the development, a need to be re-zoned and further discussions and decisions on the property will be forthcoming. A study to be funded by the Developer will be done on the economic impact on the Downtown. There are further aspects of this project which still need to be solidified, all of which will be subject to CEQA review. Council Member Dote asked since the property is already in the City and zoned, would it not be accountable to the 1996 EIR. Mr. Mintier said they would still have to revise the zoning to accommodate the particular set of uses. Council Member Dote said the impacts on those properties have already been studied.

Council Member Monroe asked, if under the County Tax Sharing Agreement, the City would be sharing sales tax with the County. City Attorney Mitchell said they would be sharing but do not have a re-opener on the existing tax sharing agreement. City Manager Kirkwood said one of the questions, if there is a change of use, would the tax sharing agreement be modified. The record indicates that a Public Hearing was held to consider the rezoning of this property from A-1 County Zone to the Highway Commercial and Planned Development Overlay Zone. Ordinance 1141 approved at that time reaffirmed the 80-416 Master Property Tax Agreement on December 19, 1989, with Resolution 3512 approving the annexation of the Lasher property. The County presented a proposal to the City to share future revenues with the County and a 2 x 2 was established to negotiate a revenue sharing agreement. The record shows the Master Agreement 80-416 does not have a re-opener. He has discussed the issue with the County Administrative Officer and the County will also research their records and report if they have conflicting information. Based upon our current information, there is no re-opener on the Tax Sharing Agreement. This rezone will not cause that action to occur. Mayor Flory indicated there was some recollection on his part that should the Auto Mall not proceed, there was to be some type of re-opener. Council Member Monroe asked that the County Administrator reply with his results by the December 17th meeting. Mayor Flory said the original negotiations with the County indicated they wished to protect themselves should the designation for this piece change. It appears that with the City information, the County returned after the fact to request negotiation.

City Attorney Mitchell said the Master Agreement does not have a re-opener. Finance Director Vicars said there were two annexations other than the Wastewater Treatment Plant/Regional Park, that of Gibson Ranch/Sycamore



which does contain discussion on this issue. The Prudler/Sievers annexation a few years ago does specifically talk about when the County Fair Mall expands. More of that language is in the Lasher Agreement.

At 8:22 Mayor Flory opened the Public Hearing.

Leslie Marcus suggested the City, County, Planning Commission and Council need adequate time to study the Tax Sharing issue fully and community members should have further discussion with the Developer so that a clear picture of what the Developer has in mind for the that 55 acres is understood. She wants to see the concepts flushed out before the Council makes a decision. She wants this Plan amendment removed and discussed as a later time when more information is available.

Bernadette Murray will add information for Council via E-mail.

Clyde Hedrick said the Planning Commission recommendations were against the General Plan amendments. Traffic patterns in his area and the mixing of cars and trucks needs to be addressed. The Auto Mall consensus is that they are cannibalizing each other. He asked if anyone has looked at the research and what is the response on the economic concerns. Mayor Flory said some of his questions would be answered in the economic analysis.

Rick Haynes of Hoblitt-Haynes distributed a letter from Chrysler Corporation regarding the possible movement of his business to a new auto mall. They state if there is not encouraging signs the project will go through, Chrysler Corporation will put their energy into supporting other projects, such as the Natomas area. Jamison Cadillac/GMC has also been contacted by their suppliers about locating elsewhere. These two local dealerships will be impacted by lack of movement on this project very soon. Mayor Flory asked if the Council indicates they are looking at the process but it may take additional time, would that assist in the conversations with the suppliers. Mr. Haynes said they have been working on this project for 2 plus years. The attention will go elsewhere and the local dealers will suffer if there is no commitment to move ahead by the Council very soon.

Vice Mayor Rexroad asked about the franchise agreement and if allows flexibility of movement. Mr. Haynes said the territory is usually protected within ten miles of each other. Council Member Monroe asked what he estimates the sales draw from Sacramento will be. Mr. Haynes said this year they estimate a



minimum 25-30% of the business will be drawn from the Natomas area. This will draw people into the Downtown area also. Mayor Flory asked if there is a written agreement with Chrysler and the Developer to move into that area. Mr. Haynes said at this point, the agreement is verbal only. The manufacturers would physically move them to the new location immediately. The larger lots service the customers more effectively. Once the written agreement with the Developer is received, they will have one with the dealer.

George Phillips represents Paul Petrovich and the Woodland Marketplace. They would like to reaffirm, but feel there are significant concerns to warrant a postponement of a decision until December 17th. They want the City to be comfortable with the project and design. This is approved for an auto mall. They will be talking about modifications to the Plan. They want the Council to have adequate information to make their decision. There is some misinformation and concerns from citizens they would like to clear up. Four sites are normally what is considered an Auto Mall. There are presently two dealerships with several makes of autos within them. The 20 acres would have a minimum of 2 and a maximum of 4 depending upon additional brand names that existing dealers would bring in. Council Member Monroe asked if this site could be expanded to 40 acres and Mr. Phillips said there is not a need for that many acres at present, but could be more than 20. Council Member Monroe asked if the infrastructure is the problem and creates the need for additional commercial uses. Mr. Phillips said the major components to make the project work are the number of dealers that want to locate at the site, the cost of the infrastructure and the cost to move to the site. Council Member Monroe asked if the Roseville project had any partnership with the City or County. Mr. Phillips said that Elk Grove was approved prior to the incorporation of the City, so it was with the County and there was no special agreement other than the deferral of development fees and a timely processing of the drawings. Roseville did have participation by the City in the infrastructure cost to make the project happen. Council Member Monroe asked if we have looked at the waiver of development fees or other issues.

Paul Petrovich said he has developed a five page letter of intent to the dealers which has been ready for several months. They have not spent the money to distribute as yet because of lack of action by the Council. The manufacturers want the movement to this location. The proximity is ideal. It is not directly adjacent to residential which is very good. The auto mall and retailers feed off of each other. Infrastructure costs are \$2.5 million but they must carry on the 35 acres and cost of the acreage as well. They cannot do 20 and wait because that would crush the project. Council Member Dote asked about the breakpoint and he said it is 20 to 25 acres only. Anything less would



be one large store and one small one. The restaurants and gas station are the high volume oriented service pads which help the economics. Mayor Flory said the auto dealers are off the freeway and Mr. Petrovich said one is on the freeway. Mayor Flory said if the Planning Commission said all should be on the freeway, how does that affect the planning. Mr. Petrovich said the project would die because the land is only so large and the retailers would not be coming because they want the freeway frontage. The retailers on the freeway with the landscaping is more pleasing than looking the rows of vehicles. He only sees two to three big box type stores with several smaller ones. He is looking at some real estate in the Downtown. They want to help the Downtown prosper by providing experience and funding.

Council Member Monroe said his concern is the health of the County Fair Mall. Mr. Petrovich said in his letter he confirms this project would not take anything from the Mall. The Mall has its own issues and their detractors already exist, for example, WalMart.

Mark Engstrom strongly supports movement of the dealers in the Downtown to the auto mall. This will create an excellent opportunity for the Redevelopment Agency to move ahead in the Downtown. The 35 acres of commercial is of concern. There was a Comprehensive Land Use Plan for his development and he urged Council to use that as a model.

Greg Stille is in favor of the auto mall concept. He suggested inviting Sacramento dealerships who might be closing and moving to the Natomas, to locate at this site. They can then keep their existing Sacramento location and help fill out the Woodland site. He suggested we not build a shopping center that contains two auto dealerships.

Anita Long feels moving the dealers to the auto mall is a good thing but not at the expense of others. Council is considering a decision when it is unknown if the City will receive the sales tax. Council is not prepared to look at the extra costs to the City for this type of project in extra Police protection, water, sewer. Is this what the community really wants and can we actually afford it. There are many questions to be answered before changing the General Plan.

At 9:10, Mayor Flory closed the Public Hearing.

Council recessed at 9:10 and reconvened at 9:22.



Council Member Monroe wants to postpone a final decision until December 17, 2002 when Council Member Peart is present. He has some concerns that he wants to consider further.

Council Member Dote wants to hold until the County input is received on the Tax Sharing Agreement and answers to other questions are received.

Mayor Flory also wants to wait. He would like an update on the Comprehensive Plan discussed by Mr. Engstrom. City Manager Kirkwood said his understanding was to have the Master Plan or Specific Plan with the use of property, type, mix, and uses. Mayor Flory wants to have what has been done in the past and how it has been done. City Manager Kirkwood will work with Mr. Mintier on this.

Vice Mayor Rexroad said the mandatory design guidelines for historic neighborhoods are of concern. He would like them to be suggested guidelines. To make changes after the fact is not appropriate.

On a motion by Vice Mayor Rexroad, seconded by Council Member Monroe it was moved to change the proposed language from mandatory to suggested. Mayor Flory said there was an original concern regarding a home in the historic area which was drastically altered to give the appearance of a box. He asked if it was the Commission's intent to prevent that type of remodel from happening again. Acting Director Marler said this proposal would preclude that type of remodel. The intent was to be mandatory in historic areas. Yet to be developed are specific design guidelines. Council Member Dote said standards have been ignored and have affected the design of those projects. Maybe they could be mandatory in the sale of the property. Then the new owner would know what they could do in advance and not after the fact. Council Member Monroe has a problem with mandatory. They should maintain the historical nature. Would we then also require a sale to change things. Acting Director Marler said this would be for new construction and renovation. Vice Mayor Rexroad understands it would be for future additions, but there are many people who have purchased their homes in the historical area with the intent to alter to a design they would like and this would prohibit them from so moving forward with their own design. Mayor Flory asked if there was importance for a property owner taking a Victorian and changing to their own design. Vice Mayor Rexroad said if the City wants to prevent that type of thing from happening, the City should purchase the property. Motion failed.

Council Member Dote asked Acting Director Marler to rework the language to address the issues raised and return at the next meeting. Council concurred.



At 9:35 Mayor Flory closed the Public Hearing.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, Council continued this Public Hearing and action on the item to the December 17, 2002 meeting.

CONSENT (continued)

ECONOMIC IMPACT STUDY FOR PROPOSED WOODLAND MARKETPLACE AND AUTHORIZE SOLE SOURCE CONTRACT

With no action on the General Plan Amendments, this item deferred to the December 17, 2002 meeting.

REPORTS OF THE CITY MANAGER

PRE-ANNEXATION AGREEMENT WITH WOODLAND/ SPRECKELS INDUSTRIAL BUSINESS PARK, LLC

This item deferred to the December 17, 2002 meeting as requested previously by the City Manager.

SPRING LAKE SPECIFIC PLAN REVISED FINAL FISCAL REPORT

Finance Director Vicars indicated the sales tax generation formula changes to a per capita basis has provided a net increase of revenue generation credit to the Spring Lake Specific Plan. Additionally, increases to the price of the housing and the imposition of a fee per Dwelling Unit equivalent have assisted in the financial feasibility of the project.

On a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried by the Members present, Council adopted the Spring Lake Specific Plan Revised Final Fiscal Report as presented.

RESOLUTION 4401 - TAX SHARING AGREEMENT WITH COUNTY OF YOLO REGARDING SPRING LAKE SPECIFIC PLAN ANNEXATION

Finance Director Vicars indicated that following the adoption of the Spring Lake Specific Plan and prior to annexation, the City and County must reach an



agreement on the Tax Revenue Sharing. The basic Tax Sharing Agreement will remain in place with an addition specific to the SLSP. A \$1,500 per Dwelling Unit Equivalent will be distributed to the County as part of the process. Council Member Dote asked if there is a special fee collected for the County and no re-opener on the sales tax distribution, what about property tax. Director Vicars said the Master Agreement remains in place and there is nothing beyond that Agreement.

On a motion by Council Member Dote, seconded by Vice Mayor Rexroad and carried by the Members present, Council adopted Resolution 4401, "Property Tax Revenue Exchange for Spring Lake Reorganization" and authorized the City Manager to enter into a Tax Sharing Agreement with the County of Yolo regarding the Spring Lake Specific Plan.

APPOINT/REAPPOINT BOARD AND COMMISSION MEMBERS

Mayor Flory indicated two Members of Council had held interviews and agreed to appoint Kevin Spesert to the Planning Commission. It was also discussed to explore the options of direct appointment to Boards and Commissions. Vice Mayor Rexroad urged Council to move to the direct appointment process at this time. This would be five direct appointments to the Planning Commission with two at large. Council Member Dote reminded Council there are multiple other terms expiring this month and they should be reappointed so there is no time lag. City Manager Kirkwood said that the appointments and terms are at the pleasure of the Council. The action on the 17th would provide notice to the Boards and Commissions that Council is considering altering the process and may affect their position. Board and Commission Members should then contact each Council Members for direct appointment. Mayor Flory requested information on what other Cities do in this respect and a report back to Council on the 17th. Commissioners could be reappointed but their terms do expire on December 31st. City Manager Kirkwood indicated information would be provided on the 17th, but it is unlikely reappointments could be made at that time. It was consensus to hold on appointments.

Council Member Peart arrived at the meeting at 9:55.



RESOLUTION 4402 - FINANCING AND REFINANCING OF CAPITAL IMPROVEMENTS BY WOODLAND FINANCE AUTHORITY; SITE LEASE, FACILITIES LEASE, ESCROW AGREEMENT AND CONTINUING DISCLOSURE CERTIFICATE

Finance Director Vicars advised Council of the required action regarding the funding of various projects within the City over the next several months, including construction of a new Police Facility, Fire Training Center, expansion of the Wastewater Treatment Plant, property purchase and design of the new Community/Senior Center and playing field. Completion of this portion of the action reaffirms previous action this evening on the necessity to secure cash flow for these projects. She indicated the City holds an A3 rating from Moody's and she is in the process of negotiating a Surety Bond. The interest rate at present is 1.3% which holds for six months with a high of 5.2% in thirty years.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried unanimously, Council adopted Resolution 4402, a "Resolution of the City Council of the City of Woodland Approving the Financing and Refinancing of Capital Improvements by the Woodland Finance Authority; Approving the Forms of and Authorizing Execution and Delivery of a Site Lease, a Facilities Lease, an Escrow Agreement, and a Continuing Disclosure Certificate; and Authorizing Related Actions".

PUBLIC FINANCE AUTHORITY

RESOLUTION 02-01 - SITE LEASE, FACILITIES LEASE, TRUST AGREEMENT AND BOND PURCHASE CONTRACT; OFFICIAL STATEMENT AND DISTRIBUTION THEREOF

Council convened jointly with the Woodland Public Finance Authority. Finance Director Vicars advised Council this proposed action mirrors the action taken immediately previous. On a motion by Council/ Board Member Monroe, seconded by Council/Board Member Dote and carried unanimously, the Council and Board adopted Woodland Finance Authority Resolution 02-01, a "Resolution Approving the Forms of and Authorizing Execution and Delivery of a Site Lease, a Facilities Lease, a Trust Agreement, an Escrow Agreement, and a Bond Purchase Contract; Authorizing the Issuance of Bonds; Approving the Form of the Official Statement and the Distribution Thereof, and Approving Other Actions Related to the Woodland Finance Authority Lease Revenue Bonds (Refunding and 2002 Capital Projects)".



MINUTES

None.

COMMUNICATIONS - WRITTEN

Council received notification from Pacific Gas and Electric regarding their application for a rate increase.

COMMUNICATIONS - COMMITTEE REPORTS

Council received a report from Public Works Director Wegener transmitting the minutes of the Traffic Safety Commission meeting of November 4, 2002.

Council received a report from Public Works Director Wegener transmitting the minutes of the Tree Commission meeting of November 18, 2002.

Council received a report from Acting Community Development Director Marler transmitting the summary of Planning Commission actions taken at the November 21, 2002 meeting as follows:

- a. recommended Council review and approve the Pre-Annexation Agreement for the Spring Lake Specific Plan.
- b. recommended the 2002 Bicycle Transportation Plan as categorically exempt under CEQA and consistent with the General Plan.
- c. continued the 1993 Downtown Specific Plan to the December 19, 2002 meeting.
- d. held a joint meeting with the Tree Commission.

ORDINANCES

ORDINANCE 1358 - SECTION 25-21-40-A, ARTICLE 21, SECTION 25 - FENCE SIDE YARD SETBACKS

On a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried by the following Roll Call vote, Council adopted Ordinance 1358, "An Ordinance Amending Section 25-21-40-A of Article 21 of Chapter 25 of the Code of the City of Woodland Pertaining to Fences".



AYES: Council Members Dote, Monroe, Peart, Rexroad, Flory
 NOES: None
 ABSENT: None
 ABSTENTIONS: None

ORDINANCE 1359 - ARTICLE XII, CHAPTER 20 - DOWNTOWN BANNERS

On a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried by the following Roll Call vote, Council adopted Ordinance 1359, "An Ordinance of the City of Woodland Enacting a New Article XII of the Woodland City Code Allowing Street Banner Signs for the Limited and Exclusive Purpose of Promoting City-Sponsored Economic Development in the City of Woodland".

AYES: Council Members Dote, Monroe, Peart, Rexroad, Flory
 NOES: None
 ABSENT: None
 ABSTENTIONS: None

ORDINANCE 1360 - ARTICLE XI, CHAPTER 20 - SPECIAL EVENTS

On a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried by the following Roll Call vote, Council adopted Ordinance 1360, "An Ordinance of the City Council of the City of Woodland Enacting Article XI of Chapter 20 of the Woodland Municipal Code Relating to Special Events".

AYES: Council Members Dote, Monroe, Peart, Rexroad, Flory
 NOES: None
 ABSENT: None
 ABSTENTIONS: None

ADJOURN

Mayor Flory adjourned the meeting at 10:05.

Respectfully submitted,

Sue Vannucci, City Clerk