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

November 19, 2002

CITY COUNCIL SPECIAL/CLOSED SESSION CITY HALL 6:00 P.M.

Council met in Closed Session at 6:04 p.m. to hold a Public Employee Performance Evaluation Pursuant to Section 54957. Title: City Attorney. Present at this session were Mayor Flory, Vice Mayor Rexroad, Council Members Dote, Monroe and Peart, City Manager Kirkwood and Assistant City Manager Marler.

REDEVELOPMENT AGENCY BOARD SPECIAL/CLOSED SESSION 6:35 P.M.

The Council met in Closed Session to hold a Conference with Real Property Negotiators Pursuant to Section 54956.8. Property: 1122 Main Street. Agency Negotiators: Executive Director and Wiseman Company. Under Negotiation: Price and Terms of Payment. Present at this session were Chairperson Flory, Vice Chairperson Rexroad, Board Members Dote, Monroe and Peart, Executive Director Kirkwood, Assistant Director Marler, Parks, Recreation and Community Services Director Gentry, Redevelopment Manager Ross.

<u>CITY COUNCIL/REDEVELOPMENT AGENCY BOARD</u> <u>JOINT REGULAR MEETING</u> <u>7:00 P.M.</u>

Mayor Flory announced the Redevelopment Agency had met in Closed Session for the purpose of holding a conference with Real Property Negotiators and had received information. Council met in Closed Session for the purpose of holding a Conference with Real Property Negotiators and to hold an evaluation of Public Employee, City Attorney. Information was received.



CALL TO ORDER

Mayor Flory called the joint regular meeting of the City Council and Redevelopment Agency Board 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 Council Member Dote.

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, Jeff Monroe, Neal Peart, Matt

Rexroad, David Flory,

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Richard Kirkwood, Phil Marler, Karl Diekman,

Sue Vannucci, Ken Bechthold, Rich Thomas, Dan Rice, Dan Gentry, David Ingman, Jeff Mitchell, Mark Dennis, Andy Pugno, Harry Hogan, Jonathon Christy, Garry Wegener,

Wendy Ross, Greg Moutinho, Gus Bush

ALSO PRESENT: Contract Planner Heidi Tschudin

PUBLIC COMMENT

Ray Resler expressed concern regarding the red "no parking" areas between the parking spaces on Main Street. A potential business owner received a ticket for parking in the red zone and Mr. Resler asked that Council place a moratorium on the ticketing, study the feasibility of maintaining the zone and report back.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Dote attended the League of California Cities Legislative Briefing. She requested that discussion on pending and upcoming legislation be placed on a future Agenda and a method be set to track status of more pertinent legislation. LAFCO has been working on the Municipal Services Review which will return to them on December 2nd along with a draft of the Sphere of Influence. The JPA Technical Committee has been



appointed. The recruitment bulletin for the Executive Director will be out soon. They have adopted a Resolution supporting the application from the six Counties for additional funding to prepare the Habitat Plan. She attended the California Association of LAFCOs conference and was elected as a City representative for the Statewide Board.

Mayor Flory requested Staff and Council consider holding Town Hall Meetings and Study Sessions in sites other than City Hall.

City Manager Kirkwood reminded Council of the Leadership Institute to be held on January 8-10, 2003.

PRESENTATIONS

PARKS, RECREATION & COMMUNITY SERVICES COMMISSION

Tanya McKay, Chairperson of the Parks, Recreation and Community Services Commission indicated there had been three grand openings of Parks facilities, the Water Park, Skateboard Park and Yolano Center Boxing and Recreational Facility. The Father/Daughter Dinner/Dance was also a great success. The Seniors are very active with many ongoing activities. The Banner and Event Ordinance is in the final stages. The Community/Senior Center land has been purchased and the project is moving ahead. The Dog Park issue has been suggested and will come before Council soon. The Woodland Recreation Foundation will hold a Crab Feed on January 11th and will be taking charge of the Fourth of July Celebration. The Park Plaque names project is moving forward and Proposition 12 and 40 funds have been identified for playground Commissioner Souza-Cole will be leaving the Commission in December. Vice Mayor Rexroad asked about the Special Event Ordinance and Chairperson McKay said the Commission is comfortable with the proposal. Council Member Peart asked how the Foundation is generates funds and Chairperson McKay said they have received grants and are identifying other sources of funds.

NATIONAL FALLEN FIREFIGHTER MEMORIAL WASHINGTON, D.C. TRIP

Chief Diekman introduced Captain Ken Bechthold and Firefighter Rich Thomas who attended the National Fallen Firefighters Memorial Services in Washington, D.C. in October 2002. Firefighter Thomas summarized the events. Five other Woodland Fire Department members attended at their own expense and our Department was one of the most well-represented. They presented a photo to Council of the Members attending and distributed commemorative pins. There were 15,000 to 20,000 Firefighters present. Ten City blocks were



lined with Firefighters while eighty buses filled with the family members of those lost passed by the "Blue Sea".

PROCLAIM NOVEMBER 24-30, 2002 AS FAMILY WEEK

This item was removed from the Agenda at the request of the Ecumenical Ministries. Vice Mayor requested Staff to study the procedures for presenting Proclamations.

PUBLIC HEARINGS

SALE OF ±2.14 ACRES OF CITY PROPERTY AT 1122 MAIN STREET TO THE WISEMAN COMPANY

On a motion by Vice Mayor Rexroad, seconded by Council Member Dote and unanimously carried, Council continued the Public Hearing regarding the sale of City property located at 1122 Main Street until the December 3, 2002 meeting.

REPORTS OF THE CITY MANAGER

ANNUAL REPORT ON WATER AND WASTEWATER UTILITY RATES

Finance Director Vicars indicated the second portion of the increase previously approved by Council is intended to take effect on January 1, 2003. With the rate increase, \$500,000 in projects were completed this year with \$2.3 million in Capital Projects completed thus far. Council Member Monroe asked for clarification on where those funds were utilized. The Water and Sewer rate increases went to the Sewer Master Plan repairs and system deficiencies. Council Member Peart asked when the City last implemented rate increase Public Works Director Wegener said an increase had not been done for ten years prior to this time and our rates are still considerably below the State-wide average. These increases will now be tied to the Consumer Price Index. Ground water is seeping into the system and the funds are utilized to repair this very old system.

On a motion by Council Member Dote, seconded by Council Member Peart and unanimously carried, Council accepted the Annual Report on Water and Wastewater Utility Rates as submitted.



AGREEMENT FOR BOND COUNSEL REGARDING WOODLAND FINANCE AUTHORITY 2002 LEASE REVENUE BONDS

Finance Director Vicars indicated the City is in the final stages of completing due diligence and reports necessary to issue \$35 million in Lease Revenue Bonds. A contract is needed for Legal Counsel to prepare the appropriate documentation. These bonds will refund existing Bonds which will mature between 2012 and 2018, provide cash flow for the construction of the new Police Facility, purchase and design work for the Community/Senior Center, ongoing road work funded by the Special District Sales Tax and construction of the next phase of the Wastewater Treatment facility.

On a motion by Vice Mayor Rexroad, seconded by Council Member Monroe and carried unanimously, Council authorized the City Manager to enter into a Contract with Kronick, Moskovitz, Tiedemann and Girard for Bond Counsel services regarding the Woodland Finance Authority 2002 Lease Revenue Bonds.

<u>SET HEARING DATE ON APPEAL OF PLANNING COMMISSION APPROVAL OF</u> OAK LEAF RESPITE GROUP HOME

Acting Community Development Director Marler advised Council it is likely an appeal will be received challenging a decision made by the Planning Commission regarding a Conditional Use Permit for the Oak Leaf Respite Group Home to be located at 124 Lincoln Avenue. As it is anticipated this will be a lengthy Public Hearing, it was suggested to hold a Special Council meeting on December 4, 2002 at 6:00 p.m. to hear this appeal.

On a motion by Council Vice Mayor Rexroad, seconded by Council Member Monroe and carried, Council set Wednesday, December 4, 2002 at 6:00 p.m. as the date to hold a Public Hearing on an appeal, should it be filed, regarding the Planning Commission approval of a Conditional Use Permit on November 7, 2002 for the Oak Leaf Respite Group Home at 124 Lincoln Avenue. Council Member Dote and Peart voted to the negative and feel setting the Hearing prior to receipt of a formal appeal is making assumptions.

PUBLIC HEARINGS (continued)

RESOLUTION 4398-VACATION OF PUBLIC UTILITY EASEMENT AT 1860 E. MAIN STREET

At 7:51, Mayor Flory opened the required Public Hearing regarding the vacation of a public utility easement. Hearing no comments, the Public Hearing



was closed at 7:52. On a motion by Vice Mayor Rexroad, seconded by Council Member Monroe and unanimously carried, Council adopted Resolution 4398, "Resolution Vacating a Public Service Easement Pursuant to the Provisions of the Public Streets, Highways, and Service Easement Vacation Law".

RESOLUTION 4399-AMENDMENTS TO SPRING LAKE SPECIFIC PLAN

Contract Planner Tschudin indicated changes included staff recommendations and those agreements in relation to the litigation which had recently been settled. Council Member Dote asked if the adjustments would affect the Environmental Impact Report or the Supplemental and Planner Tschudin indicated the Addendum to the CEQA demonstrated the impact is not affected. Vice Mayor Rexroad requested input on the Right to Farm request and it was indicated it would come before Council in January, 2003.

At 7:53 p.m., Mayor Flory opened the Public Hearing.

Tom Lumbrazo of Turn of the Century said the Amendments are supported with the exception of the requirement to provide 74 off site affordable housing units. He said they would acquire the site but would not construct. Planner Tschudin said the Plan indicates under 3-8 and 3-11 that TOC was indeed responsible for the construction of these sites. language is to be added to other portions of the agreement for consistency. The intent of text of the Plan is acquiring and constructing. Council Member Dote said the fee would be collected from the market builder. The housing then is low and very low and would be in the Redevelopment area at the direction of the Council. Mayor Flory said the City could take the difference of the 35% and invest it in low income housing. Planner Tschudin said the language indicates the fee would cover acquisition and construction but they could provide someone else to build for them. The 74 units was the number of multi-family units that would have been affordable if that full 35% had been the increment. We are adding the same language already appearing twice in the Plan. Should the language be eliminated from this section, the Plan would need to be amended to eliminate elsewhere as well. Mayor Flory said the intent would be to keep the City or Redevelopment Agency in control and the funds could be allocated at the point needed. Planner Tschudin indicated the language does state the Redevelopment Agency will receive and allocate these funds.

Mr. Lumbrazo said this is a \$7.5 million cost with a \$2,000 per unit fee and it was never the intent they were to construct. It was their understanding they were to acquire the land only. Council Member Peart said there was a trade off of the multiple housing and asked for clarification from Planner Tschudin. She indicated the increased percentage of multiple housing was part



of the feasibility discussion and that the 28-29% rather than 35% would give back that added feasibility. The distribution of these units was to stay in the Redevelopment area and intended to make up for the loss the affordable units, not the market rate units.

Steve Gidaro asked if property owners had been notified of this Resolution. Planner Tschudin said all property owners received notification.

At 8:10 p.m., Mayor Flory closed the Public Hearing.

Vice Mayor Rexroad asked the Council Sub-Committee Members if this language reflects the intent and Council Member Peart indicated to the affirmative. Council Member Dote said part of the trade off was that by moving some of the affordable housing offsite, it increased the single family onsite. Council Member Monroe asked if the project is financially feasible and would this change create a non-feasible plan. City Manager Kirkwood indicated it should not affect the feasibility as this language is reflected in the Plan at several locations. This was not part of our fiscal or financial element. Council Member Monroe asked if anything will be eliminated from the Plan and it was determined there would be no affect. Planner Tschudin said these are not additions to the Plan as this language has been included since the adoption. The Developer has been involved in the discussions. Council Member Peart said we have not added \$7.5 million because it was included initially.

On a motion by Council Member Peart, seconded by Council Member Dote and carried unanimously, Council adopted Resolution 4399, a "Resolution of the City Council of the City of Woodland Adopting an Addendum and Approving Amendments to the Spring Lake Specific Plan".

GENERAL PLAN UPDATE

Acting Director Marler indicated the General Plan was last adopted in 1996 and a five year review is required. There have been several Public Hearings and opportunities for public input over the past several months. The Plan is adding an Energy Element, with the Housing Element and FEMA Flood Maps running parallel to this review. The Planning Commission recommendations included reinsertion of the Downtown Economic Development section into the Economic Development element; insertion of mandatory design guidelines in historic neighborhoods which would affect new residential construction, additions, repairs and remodeling; and removal of the proposed Regional Commercial designation which would affect the proposed Auto Mall at Interstate 5 and County Road 102.



Staff recommends the entire existing language of the Economic By adopting the Commission recommendations, Development be retained. subsequent updates and changes in direction would be difficult to achieve. Existing language as recommended by staff provides direction, goal setting and acknowledgement of the necessary development and implementation of the Economic Development Strategic Plan previously adopted by Council. Staff also recommends addition of the Regional Commercial designation. This designation would allow for the movement of auto dealerships in the downtown to this There has been comment that dealerships are severely proposed site. overcrowded on present sites. Vacation of these sites would create an opportunity for development which would be beneficial to the economic base. The Regional Commercial designation will open options for that area which will also provide a significant tax base for the City.

Larry Mintier of Mintier and Associates indicated the key issues in the 1996 update are the new growth areas of the City, direction of that growth and associated policies and standards, as well as, the quality of existing neighborhoods. The update addresses the new Energy Element, addendum to the background report, new and revised land use designations (High Density Residential, Commercial/Residential Mixed Use, Regional Commercial), and revisions to the land use diagram. The Transportation and Circulation Element include the revised Circulation Diagram and the revised Bikeway Master Plan. The Facilities and Services Element includes changes to water policies and service levels for Police and Fire. The Recreational, Educational and Services Element includes revised park standards and school impact policies. The Economic Development Element adds updates to the Economic Development Strategic Plan.

Specifics to these revisions are: New Energy Element, Energy Production/Facility Siting and Energy Conservation; Background Report Updates-Chapter 1-Land Use, Community Design and Economic Development; Chapter 3-Transportation/ Circulation; Chapter 4-Public Facilities and Services; Chapter 5-Recreational, Educational, and Community Services; Chapter 7-Environmental Resources.

The designation of a High Density splits the Medium Density designation into two designations but does not change the uses. The Land Use changes are to add prior Council actions. Council Member Dote asked what environmental documents are to be updated. Mr. Mintier said the Negative Declaration was circulated and Acting Director Marler said no comments had been received. Council Member Dote asked if that was an adequate review with the Regional Commercial and it was stated the review met the adequacy requirements. An Economic Impact Study would need to be performed to identify the extent of any impacts and if mitigation should be considered. It appears the change to



Regional Commercial would be a negative effect. Council Member Monroe asked why the Commission does not support this designation as it leaves the options open. Mr. Mintier said the Commission did not seem to have a concern about the Auto Dealerships, but that new retail would have an impact on the Downtown. Acting Director Marler said the staff recommendation as a result of Commission observation to reinstate the Economic Development Plan for the Downtown, caused a re-review of the draft to make no changes in Chapter 9 of the General Plan. It would then be more general language. City Manager Kirkwood said the Strategic and Action Plan would be changed from time to time as a policy and maintains maximum flexibility. Director Marler said with the Regional Commercial there is apprehension about the "big box" stores. This has been designated for an Auto Mall and would make this area financially feasible. The Regional Commercial would provide designation for large scale commercial office uses, such as retail office centers, auto malls, regional office centers and smaller scale secondary commercial uses providing goods and services to the traveling public. The Commission pulled this language. minimum of 20 acres would be for auto dealerships and related facilities. All development of the 55 acres would be subject to a Development Agreement. If approved, the Regional Commercial does not approve any specific project. The uses are still reviewed and approved by the Planning Commission and the Council.

Mayor Flory asked if the Regional Commercial was approved, does that make it specific to one area. Director Marler said it grants a land use designation. The General Plan also indicates that the 55 acre Auto Mall would be Regional Commercial but the zoning maps have to be applied to changes by the Developer with the uses to be identified, starting with the designations and then looking at specific uses. Mayor Flory asked why would we not do this in tandem. Director Marler said that is the next step in the process. City Manager Kirkwood said if left to the land use designation without other conditions to the General Plan, all of the 55 acres would be subject to the Development Agreement and the applicant would fund the study. It would still be subject to the terms of the Development Agreement. It leaves flexibility to the Council. This would allow Council to set those restrictions.

Council Member Dote said one of the concerns is the location as Interstate 5/County Road 102 is a Gateway. Council Member Peart said in the Development Agreement, we can be more specific regarding size of the buildings. Mayor Flory said the Auto Dealers were moving ahead to purchase the land and Developers moved in to purchase, now forcing the City to deal with the larger conglomerate. Council Member Monroe said if we do not go forward with this now and a year form now something comes forward, could we for ahead at that time. City Manager Kirkwood said it would require a General Plan amendment at that time. The process would be much more extensive and time



consuming. There are a limited number of General Plan amendments which can be made during a year. Council Member Peart said 1½ years ago it was discussed that the City could not support a 50 acre Auto Mall. Council Member Dote asked if this were approved and the Regional Commercial designation added to the General Plan and identified with this 55 acres, could the property be entitled at that time. City Attorney Mitchell said the designation will be changed, not rezoned and a negotiated Development Agreement would be included with no entitlement. Any other use would need a re-zone. City Attorney Mitchell said Council is establishing the concept of Regional Commercial and identified the area. This eliminates the issue about timing of General Plan Amendments, streamlines the process somewhat but retains a considerable amount of discretion.

At 8:50 p.m., Mayor Flory opened the Public Hearing.

Vicky Panzich, owner of Next Chapter Book Store, said her business moved from Davis because of the "big box" competition which opened there. She read a petition that had been circulated and asked that Council delay their decision for 30 days. The petition is not about an Auto Mall, but a zoning change. She asked that Council make the language of zoning changes on the Agenda easier to understand and said staff was hiding the meaning of the proposed action within the Agenda wording. She asked if the zoning changes from City to City. Once a property is designated as commercial, the City has no power over what is placed on that property. Mayor Flory said there would be Development Agreement with a listing specific to what could go into that area. Vice Mayor Rexroad asked if this creates a classification. He is opposed to creating a classification for a specific property. The City of Davis created a classification and applied it to a specific piece of property. In this case we are creating a classification that could be applied anywhere, but not yet to this property. Acting Director Marler agreed and said we typically do not get that specific. Vice Mayor Rexroad said the designation is being created but not assigned. Acting Director Marler said that is the proposal and if included in the General Plan and approved, an applicant would still apply for a rezone of the area. City Attorney Mitchell said there is a hierarchy beginning with the General Plan designation of the property which is very broad. The next step is the zoning of the property which is much more detailed. This proposal would then have a third level which would be the negotiated Development Agreement. Ms. Panzich presented the petition into the record.

Chris Dreith said she supports the Planning Commission recommendations and does not want big box stores in the City. The Auto Dealerships moving elsewhere is an opportunity for the Downtown but also a problem. She wants Council to deny this designation at this time. She is concerned about the Agenda notification as well and feels it was confusing and



unclear. Council Member Dote asked about the other kinds of retail and Ms. Dreith said she wants retail that would support the Auto Mall is appropriate, i. e., boat dealerships, recreational vehicle, motorcycles or other retail that would not be appropriate in the Downtown.

Ray Resler said he has discussed this proposal with 50 people and they do not want sprawl and do not want Regional Commercial in that area. He asked that Council postpone their decision for 30 days. He wants the Auto Mall but does not agree with the Regional Commercial designation.

Rick Haynes indicated he is part owner of Hoblitt-Haynes. Approximately three years ago they attempted to move this project forward. They have been trying to get additional dealers involved. The auto manufacturers are urging the dealers to expand into larger areas to accommodate their inventory or, if not, leave the area. Council Member Peart asked if the Chrysler and GMC are supportive and Mr. Haynes indicated they are very supportive of the move. When asked if the Auto Mall concept does not move ahead now, his business would be affected. It is highly likely they will need to leave the City. Mayor Flory asked how many acres the dealers need at this time and Mr. Havnes indicated 10 to 15. They have been in contact with other dealers about relocating to Woodland and there has been reluctance because there is no specific plan as yet. Mayor Flory if there were 30 to 35 acres now and for future, would be more plausible than limiting to 20 acres. Mr. Haynes said they could not fill that acreage now. Vice Mayor Rexroad said that Folsom and Roseville have been cited as examples. There are dealers at 5 to 7 acres along freeways elsewhere that are doing well. Mr. Havnes agreed and cited Elk Grove and Lodi as examples. Not all of the dealerships start as Auto Malls, but as Auto Centers. Council Member Peart said with Hoblitt-Haynes and Lasher at this site there would be six to eight lines of vehicles.

Paul Petrovich said they have the three thresholds that do not apply to any other properties, therefore they have a higher standard than others with a stop gap in place. The Davis issue had a General Plan designation in place and specific commercial zoning with no limitation on what Council could put on that property. The Elk Grove, Vacaville, Folsom and Roseville Auto Malls all started as Auto Centers. Mayor Flory indicated Auto Malls need as much acreage as possible for commercial and want to insure acreage availability to expand dealerships should the need arise. Council Member Dote asked about total acreage and Mr. Petrovich indicated three acres are lost to the on ramp, five acres for other types of commercial, so the actual is 25±. The design is to have four separate buildings with 20 acres total. Council Member Dote asked if they do expand as anticipated, where would the other dealerships be located. Mr. Petrovich said they have contractual control of the Heidrick property to the



South and Dinsdale to the East. The total acres within these two properties is about 285, including this 55.

Anita Long said the Downtown members became aware of the change in the verbiage at a Planning Commission meeting and the Commission was not aware of the language. She asked for time to study the Plan. They feel this competition will put them out of business. The big box stores will not send people to the Downtown for the services provided. The Auto Dealerships provide a lot of business in the Downtown and she does not want them to move. The Council will be sacrificing 60 businesses for the sake of three. Council Member Peart asked if she had participated in the process. She had been at the Commission meeting and did not know it was on the Agenda then either. She has been involved all along. Council Member Dote asked about the verbiage change and Ms. Long said it was changed from Commercial to Regional Commercial and it came up on the Agenda as a surprise. Council Member Dote asked why it should be delayed and Ms. Long said that they want to discuss this with the Developer.

David Wilkinson said the community is changing and keeping the Auto Mall zoning is reflective of community values. The community is tired of the continual policy of zoning more and more land on the outskirts of town to the detriment of the core area of the Downtown. If Council zones this as Regional Commercial they are then opening the City to more big box stores. It may strengthen the tax base, but it is debatable. He supports the mandatory design quidelines in the historical area. He is troubled by remodels in the historic areas which do not respect the integrity of the architecture of the surrounding area. Council Member Dote said part of the designation would focus large scale commercial, but also commercial and office uses, regional office centers and smaller scale secondary commercial. She asked if he had other areas that should have this designation that would add to the jobs base but not detract from the retail base. Mr. Wilkinson does not feel the Auto Dealerships leaving is a problem as long as the City has aggressive plan to fill that vacated space in the Downtown. This could be a major opportunity for infill development and could generate the foot traffic to support the retail in the area. Council Member Dote said the draft Downtown Plan contains some of those elements. Mr. Wilkinson agreed and said there are many opportunities along East Street in that regard as well. The private investment is what is needed. It takes a lot of creativity and diligence to rebuild the Downtown.

Bernadette Murray said the Planning Commission had a recommendation not to change the designation and there is a question on what is the necessity of having a new designation for the General Plan. We already have a Commercial designation. What would be the reason to change to a Regional Commercial. Do we want to be a community or a market. Do we want to



encourage development of businesses from people within the community. Do we want to ours in a position to reduce the quality of life in the community by creating more empty space in the Downtown. We are making decision that we need to generate sales tax revenue in order to make our City viable in other ways. In 20 years will still have the same dilemma. She would like Council to not adopt the language proposed.

Wayne Ginsburg urged supporting the Commission recommendations. By delaying the decision, the doubts and suspicions about the Regional Commercial may be addressed. He is concerned about the lack of infill and stability in the Downtown, the Mall and the K-Mart area. The old Payless area is not stable either. We need work in the community with private sector taking the lead. Council Member Dote said there is not to be a mixing of two uses, but the Developer needs the commercial to fund the infrastructure that will then support the development of the Auto Mall.

At 9:38, Mayor Flory closed the Public Hearing.

Council recessed at 9:38 and reconvened at 9:53.

Council Member Monroe wants to slow down the process and supports the Planning Commission recommendations. He feels the current zoning is appropriate and should not be altered.

Council Member Peart said Hoblitt-Haynes is trying to build their business and a tax structure for the City. Big box stores are portrayed as being bad business, however, if we go to those stores in other Cities, we see Woodland citizens. There were 530 letters of support for the Home Depot location in Woodland. The COSTO name has come up as a possible business for Woodland, even though that is simply rumor. We can have a viable downtown and big box stores as well. If we do not allow those types of businesses here, citizens will drive to Sacramento. He supports the Regional Commercial designation. We must provide for the Auto Dealers, as well as, the other businesses in the City. Our Downtown is in much better health than many other Cities.

Vice Mayor Rexroad does not feel Council should close their options and go through another amendment to the General Plan in the future to address this issue. It is not in the best interest of the City to stall the approval of the Plan. This is a fast track for the Regional Commercial designation but not for a specific project.



Council Member Dote said we need to separate the three recommendations. We are supportive of two of the issues. The Regional Commercial will keep specific uses isolated to the specific areas. She feels Regional Commercial should be included in the General Plan with the caveat that before zoning amendments or Development Plans, a great deal of information on the economic impact and clear definition of what kind of land use they intend be provided. The other land mentioned is in the Urban Reserve and is not zoned or planned.

Acting Director Marler said the Regional Commercial language would place this at the Interstate 5/County Road 102 site and any development would require Economic Study, rezoning and Development Agreement. Before they can go forward, we must have a Development Agreement to generate the Economic Impact study. Without the Regional Commercial there is no requirement to have an economic impact.

Council Member Monroe asked if someone wanted to develop a parcel and it was felt there was some type of impact on the Downtown, could we then ask for some type of mitigation that would go directly to the Downtown. Acting Director Marler said that Highway Commercial allows auto dealerships as a principle permitted use. The proposed language for Regional Commercial requires before any development, the Development Agreement and an Economic Impact Study are required. Unless the Plan changes come about, we would not automatically generate an Economic Impact Study on the Downtown and other retail areas of the City.

Mayor Flory said he would not support this proposal at this time. He feels this is moving too quickly. Council has not heard from the people in the Southeast area on the traffic mitigation. He wants strong control on what type of business will go into the project.

Council Member Dote asked if this is a change of land use do we need to rerun the traffic model for the Southeast Area and Road 102. Acting Director Marler said if the Regional Commercial designation goes forward and no development comes then we would not proceed, but once the Development Agreement is approved, all of the studies must go forward. Council Member Dote asked how long the review would take. City Attorney Mitchell said a proposal would not move faster than six months, minimum. Mayor Flory said one of the concerns of the Developer was to move ahead so they can finance the project. The process is that General Plan amendments need to be adopted by Resolution which would come back to the next meeting of the Council.

On a motion by Vice Mayor Rexroad, seconded by Council Member Peart and unanimously carried, Council continued the Public Hearing to the next



regular Council meeting on December 3, 2002 and direct Staff to prepare a Resolution to reflect Items 1, 2, and 3 in the Council Communication.

Mr. Mintier said the Planning Commission said reinsert the Downtown portion back into the revised Economic Development Element. Staff recommendation is to take out the updated Economic Development Element and return to the existing Economic Development Element which incorporates the language the Planning Commission wants back in. Council concurred.

At 10:21, Council Member Peart excused himself due to illness and left the Council meeting.

REDEVELOPMENT REGULAR REPORTS

<u>COMMUNITY HOUSING OPPORTUNITIES CORPORATION CASA DEL SOL</u> PROJECT

Cindy Heavens, Project Director for the CHOC Casa del Sol project advised Council of the status. The Redevelopment Agency unsecured demolition loan as been repaid. They have completed a utility survey of the site to determine the location of the water, sewer, electric, gas and storm drain lines. Three bids have been received for the installation and painting of the temporary fence along East Street. The construction fence will remain in place until holes from the demolition have been backfilled, to be completed by the end of November. "No Parking" signs will be placed in the area following removal of the fencing. They would like to keep the option open to reinstall fencing should the parking become a problem.

CONSENT

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

MONTHLY STATUS REPORT FROM THE FIRE DEPARTMENT

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



SOLE SOURCE CONTRACT WITH LARRY WALKER ASSOCIATES FOR YOLO BYPASS WATERSHED MANAGEMENT PLAN, PROJECT 02-08

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

AGREEMENT WITH YOLO COUNTY HOUSING AUTHORITY FOR TOBACCO/DRUG FREE YOUTH PROGRAMS

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:

TREASURERS' INVESTMENT REPORT FOR SEPTEMBER 2002

Council reviewed and accepted the September Investment report as submitted.

CODE COMPLIANCE ACTIVITY REPORT

Council received the Code Compliance Activity Report for the period of July 1, 2002 through October 25, 2002.

ORDINANCE - FENCE SIDE YARD SETBACKS

Council introduced and read by title only, "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".

EMERGENCY REPAIRS TO STORM DRAINAGE SYSTEM ON EAST MAIN STREET

Council received an update on the status of the emergency repairs to the storm drainage system on East Main Street.

SOLE SOURCE CONTRACT WITH FEHR AND PEERS FOR STREET MASTER PLAN AND TRAFFIC MODEL UPDATE, PROJECT 01-04

Council authorized the Director of Public Works to execute a Sole Source Contract for Professional Services with Fehr and Peers, Inc., for an amount not



to exceed \$100,800 and authorized the Director of Public Works to execute Contract amendments for an amount not to exceed a total Contract of \$120,000 to conduct a Traffic Model Update.

REVISED PROJECT PROGRAMMING SUMMARY SHEET FOR POLICE STATION PROJECT 96-19 AND CONSTRUCTION MANAGEMENT CONTRACT TO HARRIS AND ASSOCIATES

Council approved the amended Project Programming Summary Sheet for the new Police Station, Project 96-19; approved a Contract with Harris and Associates for Construction Management Services in the amount of \$475,800; authorized the City Manager to execute the Contract.

<u>UPDATE ON COMMUNITY/SENIOR CENTER, PROJECT 00-15</u>

Council received an update on the progress of the Community/Senior Center Project.

AGREEMENT WITH SAN JUAN UNIFIED SCHOOL DISTRICT FOR HOME SCHOOLED STUDENT PROGRAMS

Council approved an Agreement with the San Juan Unified School District to provide funding for the provision of programs for home-schooled students enrolled in the Visions in Education Charter School and authorized the Director of Parks, Recreation and Community Services or his designee to execute such an Agreement.

SPECIAL EVENTS ORDINANCE

Council introduced and read by title only, "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".

STREET BANNER ORDINANCE

Council introduced and read by title only, "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".



SOLE SOURCE CONTRACT WITH RJM DESIGN GROUP FOR CEMETERY MASTER PLAN IMPLEMENTATION

Council awarded a Sole Source Design Contract with RJM Design Group for the Cemetery Master Plan project for revitalization of the Woodland Cemetery.

KENTUCKY AVENUE AND WEST STREET INTERSECTION IMPROVEMENTS, PROJECT 96-01

Council accepted Project 96-01, Kentucky Avenue and West Street Intersection Improvements as complete and authorized the City Clerk to file a Notice of Completion.

RESOLUTION 4400 AMENDING CONFLICT OF INTEREST CODE

Council adopted Resolution 4400, a "Resolution of the City Council of the City of Woodland Adopting the Amended Conflict of Interest Code and Incorporating by Reference the Fair Political Practices Commission's Standard Model Conflict of Interest Code".

CANCELLATION OF COUNCIL STUDY SESSION SCHEDULED FOR DECEMBER 24, 2002

Council cancelled the Study Session scheduled for December 24, 2002.

STATUS REPORT ON RECEIPT OF OFFICE OF TRAFFIC SAFETY GRANTS FOR EXTRACTION EQUIPMENT

Council received a status report regarding the receipt of Traffic Safety Grant funding for 2003.

WATERSHED/WATER QUALITY STANDARDS REVIEW

Council received an update on the Watershed/Water Quality Standards review.



AMENDMENTS TO GENERAL PLAN TO INCORPORATE FLOOD MAPS AND SUPPLEMENT TO ENVIRONMENTAL IMPACT REPORT; PROJECT PROGRAMMING SUMMARY SHEET AND ASSOCIATED CONTRACTS

Council approved: (1) Major Projects Financing Plan project summary and cost estimate for SD-117 General Plan Amendment Flood Map impacts, (2) Project Programming Summary Sheet for Project 02-53, (3) authorized the Community Development Director to execute a Sole Source Contract with Mintier and Associates to prepare an Amendment to the General Plan at a cost not to exceed \$42,000, (4) authorized the CDD Director to execute a Sole Source Contract with BRW to prepare a Supplemental Environmental Impact Report for an amount not to exceed \$50,000, (5) authorized the Public Works Director to execute a Sole Source Contract with Goodwin Consulting Group to prepare a Fiscal/Financial Analysis at a cost not to exceed \$40,000, and (6) authorized the Public Works Director to execute a Sole Source Contract with MBK Engineers at a cost not to exceed \$10,000 to prepare a General Plan Buildout Flood Study.

ITEMS REMOVED FROM THE CONSENT CALENDAR:

MONTHLY STATUS REPORT FROM THE FIRE DEPARTMENT

Council Member Monroe questioned the extensive use of overtime, 1,177 hours in one month, as indicated in the Monthly Status Report. The understaffing of the Department and subsequent usage of overtime is affecting the budget. Council Member Dote said the responses for Emergency Medical Services calls has risen. She asked if an entire Engine Company must respond and Chief Diekman indicated to the affirmative. Calls overlapping one another, multiple call loading is becoming a challenge. Further information will be presented on this issue at a later time.

SOLE SOURCE CONTRACT WITH LARRY WALKER ASSOCIATES FOR YOLO BYPASS WATERSHED MANAGEMENT PLAN, PROJECT 02-08

Council Member Dote asked that coordination with the County continue. On a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried by the Member present, Council authorized the Director of Public Works to execute a Sole Source Service Contract with Larry Walker Associates to perform work in accordance with the Yolo Bypass Watershed Planning Project, contingent upon execution of the Grant Agreement by the Department of Water Resources.



AGREEMENT WITH YOLO COUNTY HOUSING AUTHORITY FOR TOBACCO/DRUG FREE YOUTH PROGRAMS

Vice Mayor Rexroad asked for expansion on the \$8,000 fee in that it was not clear if the City is paying or receiving these funds. Recreation Manager Dan Rice indicated the City receives these funds for services rendered. The County utilizes the City's expertise and the participants are provided with field trips to enhance the program.

On a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried by the Members present, Council approved an Agreement with the Yolo County Housing Authority which will provide funding in the amount of \$8,000 for additional Tobacco/Drug Free Youth Program excursions and authorized the City Manager to execute such Agreement.

At 10:30 p.m., it was moved by Council Member Dote, seconded by Vice Mayor Rexroad and carried by the Members present to extend the Council meeting to 11:00 p.m.

MINUTES

JOINT REGULAR COUNCIL/ REDEVELOPMENT AGENCY MEETINGS OF OCTOBER 1 AND 15, 2002 AND THE SPECIAL COUNCIL MEETINGS OF OCTOBER 22 AND 29, 2002

On a motion by Vice Mayor Rexroad, seconded by Council Member Monroe and carried by the Members present, Council adopted the minutes of the Joint Regular Council/Redevelopment Agency meetings of October 1 and 15, 2002 and the Special Council meetings of October 22 and 29, 2002 as presented.

COMMUNICATIONS - WRITTEN

Council received the following written communications:

TRANSFER OF ON-SALE ALCOHOLIC BEVERAGE CONTROL LICENSE FOR APPLEBEES, 1790 E. MAIN STREET

NEW ON-SALE BEER AND WINE ALCOHOLIC BEVERAGE CONTROL LICENSE FOR MCCORMICK BEVERAGE AT 550 SANTA ANITA, SUITE A



NEW ON-SALE BEER AND WINE ALCOHOLIC BEVERAGE CONTROL LICENSE FOR PAD THAI CUISINE AT 808 MAIN STREET

COMMUNICATIONS - COMMITTEE REPORTS

Council received a report from Public Works Director Wegener transmitting the minutes of Water Resources Association meeting of September 16, 2002.

Council received a report from Library Services Director Bryan transmitting the minutes of the Library Board of Trustees meetings of September 23 and October 7, 2002.

Council received a report from Fire Chief Diekman transmitting the minutes of Yolo County Communications Emergency Services Agency meeting of October 2, 2002.

Council received a report from Parks, Recreation and Community Services Director Gentry transmitting the minutes of Commission on Aging meeting of October 8, 2002.

Council received a report transmitting the minutes of Historic Preservation Commission meeting of October 16, 2002.

Council received a report from Acting Community Development Director Marler transmitting the summary of Planning Commission actions taken at their October 17, 2002 meeting as follows:

- a. held Public Hearing and reviewed Five Year Review and Update to the 1996 General Plan and approved the following Amendments:
 - (1) adopt and implement mandatory design guidelines for historic neighborhoods, Section 6.C.8 of Policy text
 - (2) inserted Downtown Economic Development Section 9C into the Plan
 - (3) reversion to Section 1.E.10 original language
 - (4) deleted term Regional Commercial
- b. held Public Hearing and reviewed update to Downtown Specific Plan
- c. received report on modification of Zoning Ordinance regarding height and setback of fences, Section 25-21-40.



Council received a report from Public Works Director Wegener transmitting the minutes of Tree Commission meeting of October 21, 2002.

Council received a report from Finance Director Vicars transmitting the minutes of Yolo County Public Agency Risk Management Insurance Authority meeting of October 23, 2002.

Council received a report from Redevelopment Manager Ross transmitting the summary of the Redevelopment Citizens' Advisory Committee meeting of October 23, 2002.

Council received a report from Acting Community Development Director Marler transmitting the summary of Planning Commission actions taken at their meeting of October 24, 2002 as follows:

- a. recommended approval of proposed changes to the Zoning Ordinance pertaining to fences.
- b. recommended adoption of CEQA Addendum #2 to the Turn of the Century Environmental Impact Report and amendment of Spring Lake Specific Plan to implement miscellaneous cleanup edits, corrections, and errata and terms of the Settlement Agreement in the Pelican lawsuit with the following exceptions:
 - (1) add working "in good faith" on page 13.
 - (2) sentence to end of first paragraph of Page 14 to include Sierra Club on distribution list for biological monitoring report.
 - (3) deleted recommended amendment to Page 3-11, first line, the words acquisition and construction on Page 7 pending Council review.
- c. received update on progress and schedule for the Spring Lake Specific Plan.
- d. received presentation on progress of Spring Lake Specific Plan Design Standards.
- e. held discussion regarding fencing along arterials.
- f. received presentation on proposed infrastructure staging of Spring Lake Specific Plan.



g. heard presentation on preliminary proposed lot layouts of Spring Lake Specific Plan.

Council received a report from Parks, Recreation and Community Services Director Gentry transmitting a draft of the minutes of Parks, Recreation and Community Services Commission meeting of October 28, 2002.

Council received a report from Acting Community Development Director Marler transmitting the summary of Planning Commission actions taken at their meeting of November 7, 2002 as follows:

- a. conditionally approved Conditional Use Permit for Oak Leaf Respite Group Home to be located at 124 Lincoln Avenue to house 15 patients with severe mental illness.
- b. continued the update to the Downtown Specific Plan to their meeting of November 21, 2002.
- c. conditionally approved the Home Elevation Design for Sacramento Valley Organizing Corporation Nueva Vista project on Sutter Street.

ORDINANCES

None.

<u>ADJOURN</u>

Mayor Flory adjourned the meeting at 10:34.

Respectfully submitted,	
Sue Vannucci, City Clerk	