

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

October 29, 2002

**CITY COUNCIL MEETING
SPECIAL SESSION
6:00 P.M.**

CALL TO ORDER

Mayor Flory called the special meeting of the City Council to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Vice Mayor Rexroad.

ROLL CALL

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

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Dan Gentry, Ann Siprelle, Sue Vannucci

PUBLIC COMMENT

None.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Peart indicated he had visited the Home Depot site and the City should be extremely proud of the facility. He feels it is the most impressive and attractive of the Home Depot stores he has seen. He also indicated the Daily Democrat will be temporarily suspending and reassessing the effectiveness of their Sound Off column as some comments have been made that the column played a role in the recent assault on former Mayor and Downtown Coordinator Gary Sandy. He urged citizens to call the Democrat and advise them of their views on this column.

Council Member Dote requested the City Manager appoint a staff member to serve on a Technical Advisory Committee for the Habitat Joint Powers Authority. The task of the Committee will be to evaluate and recommend procurements for Swainson's



Hawk habitat. It is a very focused, not a stakeholder group for the whole habitat conservation. City Manager Kirkwood asked if documentation was available on this request and Council Member Dote said she would provide.

Mayor Flory indicated that he understands Gary Sandy is doing well following his assault and Council sends their appreciation to he and his family for all they have done for the City and endured as a result of the assault.

City Manager Kirkwood and Mayor Flory reminded Council and the community of the Groundbreaking Ceremony for the new Police Facility to be held on Thursday, October 31, 2002 at 2:00 at Fifth and Lincoln.

REPORTS OF THE CITY MANAGER

REGULAR CALENDAR

PURCHASE AND SALE AGREEMENT FOR FUTURE COMMUNITY PARK, SOCCER FIELDS AND SENIOR/COMMUNITY CENTER

City Manager Kirkwood said Council has been working on the process of land acquisition for the Community Park, soccer fields and Senior/Community Center with Measure H funds as the base. Parks, Recreation and Community Services Director Dan Gentry said staff had been given direction from Council in Closed Session to proceed with the purchase of the property South of County Fair Mall owned by Ray and Della Thompson and Richard F. Davis. Director Gentry indicated via pictures and a map of the site the exact location of the property.

Council Member Monroe asked if there is a pump on the site and Director Gentry indicated there was a pump, as well as, a very old Walnut tree which will be saved and integrated into the site development plan. Council Member Dote asked if the soccer fields will be part of the complex and it was indicated to the affirmative. This will allow the combining of funds approved under Measure H and will be the most effective utilization of the funds. Council Member Monroe asked if the Senior/Community Center location could still be moved elsewhere prior the close of escrow in September of 2003 and Director Gentry indicated that would be possible but the design phase will be well underway by that point and they would like to integrate the complex, rather than have a disjointed one. As a comparison of price, the land acquisition here is at \$25,000 per acre, while Pioneer Park land acquisition was at \$100,000 per acre.

Vice Mayor Rexroad asked for the final timeline, start to finish on this project. Director Gentry said complete detail will be forthcoming as there are



still some unknown elements. They anticipate an approximate three year timeline with the building taking approximately 1½ years and the design phase at 1 year. Council Member Dote asked if this land was under the Williamson Act and Director Gentry indicated it was not but there are some environmental issues and they will be working on the agricultural mitigation issues. City Manager Kirkwood said the CEQA processes had begun but he does not feel there are any significant issues. Council Member Dote asked if design/ build will be utilized and City Manager Kirkwood indicated that would be done. Director Gentry said the biological assessment will be moving forward. City Manager Kirkwood said there are tax issues involved, thus the extended escrow to September of 2003. We would not be starting construction for 1 year, which is approximately the same time as close of escrow. All elements appear favorable for the development of this property.

City Attorney Siprelle said the property is outside the City and the City can purchase for parks purposes. By purchasing rather than utilizing eminent domain, the property owners have a tax advantage.

On a motion by Council Member Peart, seconded by Council Member Dote and carried by unanimous vote, the Council approved the Purchase and Sale Agreement with Ray and Della Thompson and Robert F. Davis, owners of the 40 acres South of the County Fair Mall property to be used for a future Community Park, soccer fields and Senior/Community Center.

Council Member Peart said in 1998 when Measure H came before the Council, they promised the community they would do four things: (1) fix roads, (2) a Police Facility would be built, (3) soccer fields would be built, and (4) the Senior/Community Center would be built. All of those items are underway.

ADJOURN

Mayor Flory adjourned the special meeting of the Council at 6:19 p.m.

Respectfully submitted,

Sue Vannucci, City Clerk