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

July 20, 2000

# CITY COUNCIL SPECIAL SESSION

Mayor Steve Borchard opened the special Council meeting at 7:12 p.m.

#### SPECIAL/CLOSED SESSION ANNOUNCEMENT:

Mayor Borchard announced that a special/closed session as indicated on the agenda was not held.

#### PLEDGE OF ALLEGIANCE:

Mayor Borchard invited all in attendance to join him in the pledge of allegiance to the Flag of the United States of America.

#### **ROLL CALL:**

COUNCIL MEMBERS PRESENT: Borchard, Dote, Flory, Monroe and Peart

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Ann Siprelle, Jean Kristensen,

Steve Harris, Henry Agonia, Phil Marler, Margaret Vicars, Kent Wickstrom, Gary Wegener, Charlie Wilts, and Sue Vannucci. Also present: Heidi Tschudin and Nicholas

Ponticello, Consultants.

The question was asked about holding a public hearing to receive more input from members of the public regarding the Spring Lake Plan. City Attorney Ann Siprelle stated that a public hearing could not be held without the prior legal notice posting. The Council can request another public hearing be set under the Public Comment CITY COUNCIL MINUTES JULY 20, 2000 PAGE 2

portion of the agenda. She also stated that comments heard without the proper notice could not become a part of the record.

# **PUBLIC COMMENT:**

Leslie Marcus spoke about an article in the Democrat which erroneously states that the cost to move the trees is \$400,000. There has yet to be a cost analysis on the proposal. She feels the City Council should make the determination on this issue.

John Martinez from the Yolo County Housing Authority asked the City Council to consider the need for low income housing in the new Spring Lake area.

Representatives from the Habitat for Humanity spoke in support of affordable housing in the Spring Lake area.

Tom Lumbrazo from the Turn of the Century asked to bring the City Council up to date on the project. After reviewing the requirements set for possible plan approval, the amount of units will be down from the 3900 originally projected to less than 3400. With this reduction in the number of units, the funding will fall short of the needs to build the project. They are willing to indemnify and bond the property if it is economically feasible.

Tammy Scarpetti, Manager of the Woodmark Apartments, spoke on the applicant's qualifications for housing at the complex. Seventy-eight percent of the applicants are over the qualifying limit. They cannot fill the complex with low-income applicants and feel that under the reduced income guidelines, there is no need for further low income or subsidized housing based upon her figures.

A statement was made about the addition of ballot measures increasing the cost of the election by \$25,000. This is incorrect in that the election will cost approximately \$25,000 whether there are one or several issues on the ballot.

Pat Monley representing Home Town Builders stated that he would like to build custom quality homes in the new area. He asked that Council be sensitive to the density issue and not place R15, R2 and R3 homes in the same proximity.

John Martinez of Yolo County Housing Authority stated they have distributed 200 vouchers for those who have looking for affordable housing. Some people have been on the list for 4 to 5 years. Council Member Peart stated he spoke with the Managers at both Sycamore Pointe and Woodmark Apartments and there are several vacancies at both of these complexes. He also asked where people seeking the housing are from.

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Mr. Martinez said affordable housing cannot be found in Sacramento, West Sacramento or Davis so they are trying to relocate in Woodland.

Council Member Monroe said he would like to have an item placed on the Agenda regarding the Olive trees. He stated there is no economic impact on his property and should be no conflict of interest. He would like to have the opportunity to vote on this issue. City Attorney Siprelle said that the Council would first need to agree to add the item to the agenda, decide if they would like to spend the money on the study and order the appraisal. The Staff was directed to add this item to the July 25, 2000 agenda.

Mayor Borchard invited those present to attend a reception for California's First Lady Sharon Davis on Friday, July 21, 2000 from 4:00 to 5:00 p.m. at the Heidrick Ag History Center. For further information, please contact 662-7867. Vice Mayor Flory will be giving a presentation.

## TURN OF THE CENTURY (SPRING LAKE) SPECIFIC PLAN

Community Development Director Steve Harris said he would like further direction on land use issues. The development has been compared to the North Natomas area, which is significantly dissimilar to the proposed Spring Lake Plan. The plan includes limiting apartments to 100 units per complex.

Council Member Peart left the meeting at 8:12 p.m.

Heidi Tschudin of Tschudin and Associates, the City's Consultant on the project, said this is the first opportunity for the Council to speak to the Plan.

Council Member Peart returned to the meeting at 8:13 p.m.

#### Affordable Housing

Council Member Flory said he supports a 75/25 split in the "neighborhoods" with 25% affordable housing. He suggested a system of credits to the developers for the low to medium income housing and rehabilitation of current housing. Council Member Dote agreed with the above recommendation as does Council Member Monroe. Council Member Monroe did express a concern that adequate funding would be generated to cover City services.

Council Member Peart also agreed that a 75/25 split would work. He felt with information provided there are sufficient low to medium income homes at present. He also stated he would like to see smaller apartment complexes.

Ms. Tschudin said staff needs to have a sense of where the Council is before they run the next phase of the Plan. Some things will have a larger effect on the funding than others. She said she does not have a clear picture of the figures on the Plan as yet.

Council Member Flory said he would like this to be a community oriented plan.

Council Member Peart commended Mike Carotenuto and the Planning Commission for their work thus far. He said the financial data will provide more information on how effective the project will be. Mayor Borchard asked how much it would cost each time we go back to the group for further financials. Ms. Tschudin said this is handled by consultants, but she estimated that each time would be approximately \$10,000.

#### Fire Station

It was stated that the Fire Station would need to be near the front of the project. The four-minute response time would be a crucial factor. Council Member Peart expressly stated the need for a station to maintain the four-minute response time. It was suggested that Station 3 be relocated. Council Member Flory supported meeting the response time. He suggested the applicant should be contacted regarding undertaking another study. Acting Fire Chief Kent Wickstrom stated he is not familiar with firms who conduct individual analyses. He said Station 3 was funded by the Southeast area project to serve that area.

Council Member Monroe asked Acting Chief Wickstrom about the feasibility of relocating Station 2. Chief Wickstrom stated that when Station 2 was constructed, the City Plan was to move South. The Plan was then altered. When discussion has been held in the past about relocating Station 2, the residents in the area have vigorously protested. Council Member Monroe asked if we could downgrade the station needs due to the requirement for each new residence to have sprinklers. Chief Wickstrom said sprinklers are not intended to put out fires, but to allow adequate time for residents to escape and to prevent the fire from spreading until Fire Departments can respond to the scene. He also stated that schools are not required to comply with the sprinkler code.

Mayor Borchard said he is against moving Station 3. He asked if a more modest structure could be constructed. Council Member Peart said that staffing is the concern because of ongoing costs. A Training Center at the facility could be a financial draw for the City. City Manager Kirkwood stated the Station would be needed with the first 100 units that do not meet the 4-minute response time. This requirement could be as early as one year after construction commences. Council Member Peart suggested we look at the individual analysis and Ms. Tschudin said we would need to have some study on the cost.

Council Member Dote said that she wants to leave the addition of a Station in the plan.

# The Council recessed from 9:15 p.m. to 9:25 p.m.

### **Phasing**

Ms. Tschudin asked if we needed to complete neighborhoods before moving on to another section. Council Member Monroe would like to see some flexibility. He suggested 80-90% and could modify the Plan. Council Member Peart would like to see 70-75%. Council Member Dote felt that 100% is not realistic, but 75-80% completion based upon units rather than acreage is more feasible and Council Member Flory agreed. Mayor Borchard would like to have 95% of the residences complete, or the building permit has been issued. He would also suggest 80% on the non-residential. Ms. Tschudin asked if language could state "substantive building". At present, the Southeast Area construction is approximately 33% unfinished and visually unpleasant. Mayor Borchard did not want this development to become the eyesore that the Southeast Area has become. Council Member Peart stated that the FEMA report has slowed the construction down at this time.

City Manager Kirkwood asked if the town center was a phase and Ms. Tschudin responded to the negative. Mike Carotenuto said the Planning Commission would like to see A and B together because this would allow the bond. They would also want 10% of C with the estate homes.

Mayor Borchard asked if another public hearing and meeting is needed. Council Member Dote agreed, but Council Member Flory expressed concern that the same people would speak as had in other public hearings. Council Member Peart was disappointed with the public hearings because only the financial people were the in attendance. Council Member Monroe felt that perhaps these

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meetings will generate further comments. Mayor Borchard said the hearings would allow the public to vent their concerns.

# <u>City Specifications for the Sewer Infrastructure</u>

Council Member Peart had a concern with gravity line and the depth in relation to the water table. He asked about if a lift system could be installed when the gravity system came within 30 feet of the water table. It would then pump back up to the lines. Gravity will go deeper than a forced main. Pumping stations are typically more expensive. Nick Ponticello of Ponticello Enterprises said a life cycle analysis could give further information. Council Member Flory feels it is the responsibility of the applicant to provide the analysis. Council Member Borchard asked that the applicant provide an analysis on gravity vs. forced flow. Public Works Director Gary Wegener said this should include initial vs. build out costs.

On motion by Council Member Dote, seconded by Council Member Flory, and unanimously carried, the City Council extended the meeting from 10:30 p.m. to 11:00 p.m.

Contract Engineer Nick Ponticello suggested that previous analyses indicated that a forced main was more cost effective than a gravity system. Mayor Borchard would like to see the short and long term costs on this issue.

#### **NEXT MEETING**

On motion by Council Member Peart, seconded by Council Member Flory and carried by unanimous vote, the City Council will hold a reconvened special meeting on August 15, 2000 to continue discussion and receive further information on the Turn of the Century Spring Lake Specific Plan. Council Member Dote said she would like to have Public Comment on the Agenda. Council Member Flory suggested that we set a time limit of three minutes on public comment and not allow presentations.

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The special meeting of the Council was adjourned at 10:45 p.m.
Jean Kristensen, City Clerk, City of Woodland