

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

**June 27, 2000**

**CITY COUNCIL  
SPECIAL SESSION/CLOSED SESSION**

The Woodland City Council met in special session at 5:45 p.m. in the second floor conference room of City Hall in order to convene a closed session. Before the closed session the Mayor in the City Hall Council Chambers announced the closed session topic.

At 5:47 p.m. Council discussed the public employee appointment (Sec. 54957) of the position of Administrative Assistant to the City Council/City Clerk. Council Members presentation for the closed session were: Steve Borchard, Martie Dote, David Flory, Jeff Monroe, and Neal Peart. Absent Council Members: none. Also present for the closed session were City Manager Rick Kirkwood, City Attorney Ann Siprelle, and Assistant City Manager Phillip Marler.

**WOODLAND REDEVELOPMENT AGENCY  
SPECIAL SESSION/CLOSED SESSION**

The City Council then temporarily adjourned its closed session and convened a closed session of the Woodland Redevelopment Agency Board regarding a conference with real property negotiator (Sec. 54956.8). Negotiating parties were Richard Kirkwood (Agency) and Court Street Investors (seller). The property was APN 5-184-13 (northwest corner of College Street and Court Street). Under negotiation was the price.

At 7:03 p.m. the closed session of the Agency Board was adjourned.

**CITY COUNCIL  
ADJOURNED REGULAR SESSION**

Mayor Borchard opened the adjourned regular Council meeting at 7:10 p.m.

CLOSED SESSION ANNOUNCEMENT:

Mayor Borchard advised that the Council just concluded a closed session to discuss the public employee appointment of the Administrative Assistant to the City Council/City Clerk. He said there were two interviews, and Council gave direction to staff. The Redevelopment Agency Board concluded a closed session regarding real property negotiations.

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 PRESENT: Richard Kirkwood, Phillip Marler, Jean Kristensen,  
Ann Siprelle, Heidi Tschudin, Steve Harris, Henry  
Agonia, Margaret Vicars, Gary Wegener, Greg  
Moutinho, and Dan Bellini

PUBLIC COMMENT:

Adrienne Monroe presented additional surveys she had received regarding the Gibson Road olive tree issue to Community Development Director Steve Harris. She said there are 35 surveys in total and none of the people who submitted the surveys want the trees cut down or moved elsewhere. She also commented on the fact that there are some valley oak trees growing along Gibson Road. She asked that the City determine if the valley oaks fall under any protective legislation.

PUBLIC HEARING REGARDING THE SPRING LAKE (TURN OF THE CENTURY) SPECIFIC PLAN:

Community Development Director Steve Harris said this is the second scheduled public hearing for the Spring Lake Specific Plan (formerly known as the Turn of the Century Specific Plan). He said the intention is to continue the public hearing. Prior to the public hearing he said Terry Bottomly, an urban designer, will make a presentation. Mr. Bottomly was the lead consultant facilitator of the two community workshops that were held in February at

Woodland Community College. At those workshops, he said they discussed various urban designs, urban planning ideas and issues as well as how they could be applied to new development areas of the City. He said following Mr. Bottomly's presentation staff will respond to comments, which were made at the June 26, 2000 public hearing. Staff will then ask for direction from the Council on land use and policy issues of the plan or that the Council schedule additional public hearings.

Terry Bottomly gave a 30-minute slide presentation to the Council on some of the urban planning and design ideas which were discussed at the public meeting and with the Planning Commission and reviewed how they relate to the workshops concept plan which was prepared as a result of the public workshops.

Mayor Borchard opened the public hearing.

Vice Mayor Flory reported that he received an e-mail message from Patricia Wheeler, which had five questions, and he then presented those questions.

The following persons spoke: Leslie Marcus, Chuck Cunningham, Joe Chin, Bob Lygren, Nancy Conk (CHOC), Pat Monley, and Dick Cronin.

Council took a recess from 9:22 p.m. until 9:38 p.m.

After the Council meeting was reconvened the following persons spoke: John Gianolo of Legal Services of Northern California, Russell Miller with the Woodland Joint Unified School District, Bill Streng, David Wade, and Bill Abbott.

There being no further comments, Mayor Borchard closed the public hearing.

Council requested that staff prepare a report on comments, which were presented at this hearing and the June 26<sup>th</sup> hearing. Council agreed to hold a special meeting on July 20, 2000 to continue Council comments, review the report from staff on responses to the public comments, and give direction to staff for preparation to the final Specific Plan. Council agreed that the July 20<sup>th</sup> meeting will not be a public hearing.

Staff agreed to provide its responses to the public comments from the two public hearings to Council on July 7<sup>th</sup>.

Council Member Peart inquired about getting some indemnification letters out and also bonding issues to the property owners.

City Attorney Ann Siprelle said after these initial hearings and meetings take place and after the Council gives direction on the land use and circulation then contract planner Heidi Tschudin will go back and instruct the consultants to prepare all of the plans based on Council's direction. This includes the financing plan, the capital improvement plan, and all of the other components. After those plans are completed, the City would schedule a meeting with all of the property owners, ask for a financial commitment, and ask those property owners to sign the indemnification agreement with the City that would protect the City and indemnify the City against any legal challenges to the Plan. She said assuming the Council gives direction at the July 20<sup>th</sup> Council meeting that meeting would take place after that date.

Mayor Borchard thanked the members of the audience who offered comments at the public hearings.

AUGUST COUNCIL MEETINGS:

Mayor Borchard said the Council is going to have to wait until the July 20<sup>th</sup> meeting to decide if the Council can cancel the August Council meetings.

ADJOURNMENT:

At 10:30 p.m. there being no further comments Mayor Borchard adjourned the adjourned regular City Council meeting.

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Jean Kristensen, City Clerk of the City of Woodland