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

May 19, 1998

The Woodland City Council met in special session at 6:00 p.m. in the second floor conference room of City Hall in order to convene a closed session. Before the closed session the Mayor announced the closed session topics. The Council then convened the closed session regarding: (1) a conference with the City's labor negotiator (City Manager Kris Kristensen) pursuant to Government Code Sec. 54957 regarding the following employee organizations: Management Employees and Confidential Employees; (2) public employee appointment (Sec. 54957) of the City Attorney; and (3) public employee performance evaluation (Sec. 54957) regarding the City Manager.

Council Members present at the special meeting were: Rominger, Borchard, Flory, Losoya and Ryhal. Council Members absent: None. Staff present for the closed session: City Manager Kris Kristensen (except for the last issue regarding his performance evaluation). City Attorney Ann Siprelle was present during discussion of the public employee appointment of the City Attorney.

The special session and closed session were adjourned at 7:00 p.m.

The Woodland City Council met in regular session at 7:05 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor Elaine Rominger opened the meeting and invited everyone present to join her in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Rominger, Borchard, Flory, Losoya, Ryhal

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Siprelle, Ruggiero, Wegener,

Winnop, Horgan, Barry, Marler, Hanson, Ponticello, MacNicholl, Moutinho, Mitchell,

Wilson

CITY MANAGER ANNOUNCEMENT:

The City Manager reported that the City Council met in closed session at 6:00 p.m. regarding topics permitted by the California Government Code. He said no Council actions were taken.

MINUTES:

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of March 17, 1998, as prepared.

COMMUNICATIONS:

- 1. From the State Department of Alcoholic Beverage Control (ABC) a copy of an application was received for an on-sale beer and wine license for Gondola, 420 First Street. Community Services Officer Ken Yamamoto had advised that the Police Department has concerns with this license and forwarded conditions to ABC.
- 2. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on-sale general alcoholic beverage license for The Pub, 535 Main Street. Community Services Officer Ken Yamamoto has advised that the Police Department has concerns with this license and forwarded conditions to ABC. Council received a copy of the letter to ABC (the conditions are the same as those recommended for the application for Gondola, 420 First Street).
- 3. From Yolo-Solano Air Quality Management District Board a letter was received requesting that the Council ratify the Board's proposed amendment to the Joint Powers Agreement creating the District to permit each agency to appoint an alternate to the Board to serve in the absence of the appointed representative at the District Board meetings.

Council agreed to consider ratification on June 23, 1998, of the Yolo-Solano Air Quality Management District Board amendment to Joint Powers Agreement to allow each of the cities and counties to appoint an alternate to the Board.

4. From Lieutenant Colonel Samuel McLellan of the State Office of the Adjutant General a letter was received proposing a twenty-five year lease renewal of the Woodland armory on Beamer Street. In his letter he proposed a Community/California National Guard partnership project, including plans to remodel the armory. With the remodel he stated that the armory could be better utilized for both youth and adult programs and activities.

The City Council directed staff and the Parks, Recreation and Community Services Commission to review the proposal and make recommendations to Council.

COMMITTEE REPORTS:

1. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo-Solano Air Quality Management District (YSAQMD) Board meeting of April 8, 1998.

Council Member Flory, the City's representative to the YSAQMD Board, advised that he voted "no" on the Board's position that no action would be taken on the Planning and Conservation League's Tax Credit Initiative for voluntary reduction and elimination of sources of air pollution. He said he will explain the action at the Council's May 26 study session.

Mayor Rominger said she objected to Supervisor Pollock being listed in the minutes as an alternate to the Board and for participating in the discussion. She said the Supervisors of both Yolo County and Solano County objected to the cities' recommendation that there be alternate members. She said alternate members are not allowed on the District Board, and she said a later entry in the District's Board minutes indicated consideration of amending the Joint Powers Agreement to allow alternates.

- 2. From Fire Chief Miles Julihn a report was received transmitting the minutes of the Yolo County Communications Emergency Service Agency Governing Board meeting of April 9, 1998.
- 3. From the City Manager a report was received transmitting the minutes of the Yolo County Transportation District Board meeting of April 14, 1998.
- 4. From Finance Director Margaret Vicars a report was received transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority Board meeting of April 29, 1998.
- 5. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Planning Commission meeting of May 7, 1998, as follows:
- a. Commission canceled the Planning Commission meeting of May 21, 1998 and scheduled for the June 4, 1998 meeting a discussion of the specific plan for freeway signs.
- b. Commission certified the negative declaration and recommended to the City Council the adoption of a General Plan amendment to the Land Use Element

and the approval of the East Street Corridor Specific Plan. The Commission also recommended to the City Council that their highest priority should be to beautify the East Street Corridor and that they should take whatever steps necessary to insure that action occurs.

6. From Public Works Director Gary Wegener a report was received transmitting the minutes of the Tree Commission meeting of May 11, 1998.

The Public Works Director said the Commission discussed the future role of the Commission in light of the change in the City Code. He said the Commission's primary business in the past dealt with tree permit issues that had been denied by staff and provided a separate review of that. With the change in the tree ordinance where permits are no longer required for tree trimming on private property that need is eliminated. He said a number of Commission meetings have been canceled because of a lack of business. He said the Commission looked at future issues and felt that many of the items could be more appropriately handled by staff. The Commission considered a motion that the Commission be disbanned because of the lack of substantive work load, but Commission requested that staff postpone the agenda item until the June Commission meeting.

PUBLIC COMMENT:

There were no public comments presented.

PRESENTATIONS - 1998 CHRISTMAS IN APRIL PROGRAM:

Mayor Rominger presented Certificates of Appreciation to corporate sponsors and local businesses who supported the 1998 Christmas in April program.

RESOLUTIONS OF APPRECIATION FOR SAND BAG SERVICE CONTRIBUTIONS:

The City Council presented Resolutions of Appreciation to Raleys and Teichert Construction Co. for sponsoring an emergency sand bag site in Woodland.

RESOLUTION OF APPRECIATION FOR HERSCHEL TAYLOR:

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council adopted a Resolution of Appreciation, saluting Herschel Taylor for his 37 years of service to the City of Woodland.

Mayor Rominger presented the Resolution of Appreciation and a plaque to Herschel Taylor.

PROCLAMATION FOR GAY PRIDE DAY:

Vice Mayor Losoya said he received a request from Ellen Pontac that the Council proclaim May 31, 1998 as "Yolo County Gay Pride Day in Woodland," and he said he honored that request by placing the matter on this agenda.

Ellen Pontac explained her request for the proclamation.

Vice Mayor Losoya said everyone has the right to use our government system to request Council action on various matters, but he said he received numerous phone calls from people who were concerned with such a proclamation. Based on the comments he received, he felt that Woodland residents are not supportive of this proclamation.

Council took no action to proclaim "Yolo County Gay Pride Day in Woodland."

The following persons offered comments: William Tolson, Dr. Benjamin Kaufman, M.D., Randy Thomasson, Britt Alkire, Fred Harvey, Mary Stroube, Lynn Pereira, Billy McKume, Betty Hornbostel, Tom Horgan, Diane Adams, David Wilkinson, Steve Noche and Maureen Stanton.

PUBLIC HEARING - EAST STREET SPECIFIC PLAN:

Mayor Rominger said this time was set for a public hearing to consider adoption of the proposed East Street Specific Plan.

Associate Planner Paul Hanson gave the staff report. Frank Joule, Chair of the East Street Specific Plan Committee gave Council background on the process the Committee used to develop the plan.

City Attorney Ann Siprelle said the resolution included in the Council's agenda material does not adequately address the recommended action. She asked that the Council consider revisions to the resolution, and she will modify the resolution accordingly.

Mayor Rominger opened the public hearing.

Dudley Holman spoke in support of Council adoption of the Plan.

Council received a letter from Thomas F. Humphrey and Carol C. Humphrey, owners of property described as Lots 1 and 2 of Gilberts Addition (Book 40 Deeds, Page 588), stating that they strongly object to the zoning change proposed in the East Street Corridor Specific Plan which was presented to the Planning Commission at the meetings of April 16 and May 7, 1998. In their letter they stated that when their property was developed in 1963 the area was zoned light industrial and could be used for a relatively

large variety of businesses. They stated that they did not oppose the down zoning to C-3 although it did reduce the number of uses for the property. They indicated that the proposed zoning further limits the use of their property and consequently severely reduces its value and its ability to produce a reasonable income. The Humphreys stated that while they approve of the long range plan to improve the appearance of the East Street Corridor, they do not believe it should be done at the expense of the property owner or without adequate compensation.

There being no further Comments Mayor Rominger closed the public hearing.

Resolution No. 4060:

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 4060 (as modified by the City Attorney), (1) certifying that the NDEIR is complete and adequate for the East Street Corridor Specific Plan, that the project will not have any significant environmental impacts, that no further environmental assessment is required, and that the project will not have an impact on fish and wildlife, and making a finding of "de minimis"; (2) approving amendments to the General Plan as described in the East Street Corridor Specific Plan; and (3) adopting the East Street Corridor Specific Plan.

Mayor Rominger presented paperweights to Neal Peart and Dudley Holman thanking them for serving on the East Street Corridor Specific Plan Committee.

HEARING - DOWNTOWN HISTORIC DISTRICT:

Mayor Rominger said the second public hearing scheduled is to consider the application for the creation of the Downtown Historic District.

Council Member Flory said his family recently sold a parcel of property that is in this proposed district, and although the property was not recommended to be included in the district he will abstain from the discussion.

Associate Planner Bob MacNicholl gave the staff report.

Mayor Rominger opened the public hearing.

The following persons commented on the proposed District: Tom Stallard, David Wilkinson, Neal Peart, Susan Bove, Terry Blake, Fred Harvey, and Ed Shelley.

Council received a letter from Lisa Shelley, Karl Hanke, and Ed Shelly, owners of property at 602, 604 and 606 Main Street, urging adoption of the Downtown Historic District.

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

Resolution No. 4061:

On motion of Council Member Losoya, seconded by Council Member Borchard and carried by unanimous vote, the City Council adopted Resolution No. 4061 directing staff to proceed with a formal application with the State Office of Historic Preservation for the creation of a Downtown Historic District (excluding the Electric Garage property and including property owned by Tom Stallard).

REPORTS OF THE CITY MANAGER:

CONSENT CALENDAR:

Mayor Rominger asked that the construction contract for Pioneer Park and a resolution to oppose Proposition 224 be removed from the Consent Calendar.

Council Member Borchard requested that the purchase of a low bed trailer and a tractor be removed from the Consent Calendar.

On motion of Council Member Flory, seconded by Council Member Losoya and carried by unanimous vote, the City Council approved the following Consent Calendar items:

APPOINTMENT TO YOLO COUNTY COMMUNICATIONS EMERGENCY SERVICE AGENCY GOVERNING BOARD:

The City Council appointed Fire Chief Miles Julihn as primary representative and City Manager Kris Kristensen as alternative representative for the City of Woodland to the Yolo County Communications Emergency Service Agency Governing Board effective June 1, 1998.

RESOLUTION NO. 4062 - APPROPRIATIONS LIMIT:

The City Council adopted Resolution No. 4062 setting the Fiscal Year 1998-99 Appropriations Limit (Prop. 4) for the City of Woodland of \$27,173,425.

AGREEMENTS FOR HUD HOMELESS GRANT:

The City Council authorized the City Manager to sign and renew of agreement with Yolo County and Yolo Wayfarers to continue to administer and implement the HUD Homeless Grant for the Supportive Housing Program.

RESOLUTION NO. 4063 - DESTRUCTION OF RECORDS:

The City Council adopted Resolution No. 4063 authorizing destruction of certain Human Resources records.

JOINT USE AGREEMENT FOR ALGE HOUSE PARKING LOT:

The City Council approved a joint use agreement between the City of Woodland and Gardner, Janes, Nakken, Hugo & Nolan for the purpose of securing joint use of two parking lots between First and Second Streets south of Main Street (Alge House parking lot) and authorized the City Manager to execute said Agreement on behalf of the City of Woodland.

REQUEST FOR PROPOSALS FOR FINANCE SOFTWARE:

The City Council approved issuance of Request for Proposals (RFP) for Finance software.

RESOLUTION NO. 4064/ORDINANCE NO. 1309 - SURVIVOR BENEFITS:

The City Council adopted Resolution of Intention (No. 1309) to provide Fourth Level of 1959 Survivor Benefits for local fire members only; authorized the City Clerk to sign Compliance with Section 7507 and Certification of Governing Body's Action; authorized the Mayor to sign Agreement to Pool 1959 Survivor Assets and Liabilities; and introduced Ordinance No. 1309 authorizing an amendment to the contract with PERS for the 1959 Survivor Benefits.

REGULAR CALENDAR:

PURCHASE OF REPLACEMENT LOW BED TRAILER AND TRACTOR:

Council Member Borchard agreed to discuss his concerns with the replacement of a low bed trailer and a tractor with staff and report back to Council.

Council postponed action on the bid award for purchase of a replacement Public Works low bed trailer and Parks Recreation and Community Services tractor.

CONSTRUCTION CONTRACT FOR PIONEER PARK:

Council was advised that the award of a construction contract for Pioneer Park has been removed from the agenda.

RESOLUTION NO. 4065 - OPPOSITION TO PROPOSITION 224:

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council adopted Resolution No. 4065 in opposition to Proposition 224, State-funded design and engineering services.

PROPOSED WOODLAND CHRISTIAN SCHOOL PROJECT:

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous roll call vote, the City Council reviewed and forwarded staff comments concerning the new Woodland Christian School site, adjacent to the south boundary of the City, between Matmor Road and State Route 113 to the County of Yolo.

ENGINEERING SERVICES FOR PROPOSED HISTORIC STREET LIGHTING DISTRICT:

City Manager Kris Kristensen declared that he owns property within the proposed Historic Street Lighting District and therefore has a conflict of interest. He temporarily left the Council meeting.

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council provided funding for the preliminary design engineering in the amount of \$28,500 (General Fund reserves) for the proposed historic street lighting district.

The City Manager returned to the Council meeting.

FORMATION OF LOCAL SALES TAX OVERSIGHT COMMITTEE:

On motion of Council Member Losoya, seconded by Council Member Flory and carried by unanimous vote, the City Council agreed to take formal action to form a Local Sales Tax Oversight Committee after the June 2, 1998 Election.

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council extended the Council meeting from 10:30 p.m. until 11:00 p.m.

WOODLAND HIGH SCHOOL GRANDSTAND PROJECT:

On motion of Council Member Losoya, seconded by Council Member Ryhal and carried by the following vote, the City Council approved \$24,071.50 to go to the Woodland High School Baseball Field Grandstand Project, contingent upon Woodland Joint Unified School District matching dollar for dollar and subject to approval of a construction and use agreement between the City and Woodland Joint Unified School

District specific to this project:

AYES: COUNCIL MEMBERS: Flory, Losoya, Ryhal NOES: COUNCIL MEMBERS: Borchard, Rominger

RESOLUTION NO. 4066 - MAJOR PROJECTS FINANCING PLAN/ DEVELOPMENT FEE SCHEDULE:

On motion of Council member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council adopted Resolution No. 4066 updating the Major Projects Financing Plan and related development fee schedule with the elimination of Library fee increases pending a legal opinion on the 1979 ballot initiative regarding the Library.

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council extended the Council meeting from 11:00 p.m. until 11:30 p.m.

ORDINANCE NO. 1310 - BUILDING DEMOLITION PROCEDURE:

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council introduced Ordinance No. 1310, amending Chapter 12A to establish revised procedures for ensuring the protection of historically significant buildings and structures.

DESIGN CONTRACT FOR WASTEWATER TREATMENT PLANT UPGRADE:

On motion of Council Member Ryhal, seconded by Council Member Losoya and carried by unanimous vote, the City Council authorized the Public Works Director to award the design contract for the Wastewater Treatment Plant Upgrade, Project No. 97-20, for Stage 1, Phase 2 Expansion, to HDR Engineering at a cost not to exceed \$205,000, and authorized a contingency of \$20,000 (10%).

On motion of Council Member Losoya, seconded by Council Member Ryhal and carried by unanimous vote, the City Council extended the Council meeting from 11:30 p.m. until 12:00 a.m.

TURN OF THE CENTURY SPECIFIC PLAN ECONOMIC ANALYSIS:

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council authorized the City Manager to sign an agreement with David Taussig and Associates for professional services to provide "peer review" services for fiscal impact analysis and infrastructure financial

proposals to be provided by Economic and Planning Systems (EPS) under contract to the Specific Plan applicant, Turn of the Century.

TURN OF THE CENTURY SPECIFIC PLAN EIR PREPARATION:

On motion of Council Member Losoya, seconded by Council Member Ryhal and carried by the following vote, the City Council authorized the City Manager to sign an agreement with EIP Associates for environmental services to prepare the draft and final environmental impact report and mitigation monitoring plan for the Planned Neighborhood Specific Plan:

AYES: COUNCIL MEMBERS: Flory, Losoya, Ryhal NOES: COUNCIL MEMBERS: Borchard, Rominger

NEW AGREEMENT FOR CITY ATTORNEY SERVICES:

The City Council deferred action on the new agreement for City Attorney services.

FUTURE MEETING AGENDA ITEMS:

Council Member Flory requested a future meeting agenda item regarding the bandstand project at Freeman Park.

ADJOURNMENT:

At 11:49 p.m. the regular meeting was adjourned to Tuesday, May 26, 1998, 7:00 p.m.

Mayor Rominger then convened a meeting of the Woodland Redevelopment Agency Board of Directors. See Agency minutes attached to these Council minutes as Exhibit A.

City Clerk of the City of Woodland