

Woodland City Council Minutes

Council Chambers  
300 First Street  
Woodland, California

January 6, 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 that the closed session scheduled was for the purpose of conferring with Labor Negotiator William Avery (Sec. 54957) concerning the following employee organizations: Woodland Professional Firefighters' Association, Fire Mid-Management and Police Mid-Management. Council Members present at the special meeting were: Rominger, Borchard, Flory, Losoya and Ryhal. Council Members absent: None. Staff present: City Manager Kris Kristensen, Assistant City Manager Phil Marler, and Fire Chief Miles Julihn.

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

The Woodland City Council met in regular session at 7:14 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor 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, Sipelle, Marler, Ruggiero,  
Wegener, Winnop, Barry, MacNicholl, Tice,  
Vicars, McDuffee

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the City Council just completed a closed session dealing with labor negotiations. He said this item is permitted for closed session pursuant to the Government Code.

Mayor Rominger said no decisions were made during the closed session.

## MINUTES:

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of October 21, 1997, with corrections as recommended by Mayor Rominger.

## COMMUNICATIONS:

1. From Freda L. Egge a letter was received commending the Woodland Police Department, Fire Department and City officials for their response to a medical aid call.

2. From Pacific Gas and Electric Company notice was received advising of its application filed with the California Public Utilities Commission to increase P.G. E.'s base electric and gas revenues.

Mayor Rominger said she received a phone call from a representative of P.G. & E. requesting that they be allowed to make a presentation regarding the application at a future meeting.

3. From Dave Rosenberg, Chairman of the County Board of Supervisors, a letter was received requesting that the Council select one of its members to serve on the newly established Economic Development Council of Yolo County.

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council appointed Vice Mayor Losoya to serve on the Yolo County Economic Development Council.

## COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meeting of November 3, 1997.

2. From Human Resources Manager Dean Gualco a report was received transmitting the minutes of the Personnel Board meeting of December 3, 1997.

3. From Parks, Recreation and Community Services Director Tim Barry a report was received summarizing action taken at the Commission on Aging meeting of December 9, 1997.

4. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Historical Preservation Commission meeting of December 10, 1997.

5. From Public Works Director Gary Wegener a report was received transmitting the minutes of the Traffic Safety Commission meeting of December 15, 1997.

6. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of December 18, 1997. The Commission held its second meeting on the draft Design Guidelines. Based on their comments, revisions will be made to the Design Guidelines and brought back to the Commission at their January 8 meeting.

#### YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT BOARD MEETING:

Council Member Flory noted that at the last Yolo-Solano Air Quality Management District meeting a closed session was held to discuss goals of the District Board. He said the closed session was necessary to discuss the performance of the Air Pollution Officer (APO) of the District.

#### PUBLIC COMMENT:

Community Development Director Janet Ruggiero announced that there has been much discussion about the issues of urban growth boundaries and greenbelts between the Cities of Woodland and Davis and the County. She said there was a task force set up as well as the Urban Limit Line Committee, and an outgrowth of that was to develop a workshop for discussion purposes. She said a date has been set for the workshop on February 6, 1998, from 8:00 a.m. until Noon at the Putah Creek Lodge at UC Davis. She said members of the City Councils of Davis and Woodland will be invited as well as County Board of Supervisors and respective Planning Commissioners. She said there will be a keynote speaker and two panels. The whole purpose is information and education and not consensus building. Notices will also be sent to owners of the property between the two jurisdictions so that they are informed.

Council Member Borchard invited members of the community to the annual dinner for the Yolo County Taxpayers' Association on Saturday, January 10, 1998, at St. John's Church on Cleveland Street.

#### BOARD AND COMMISSION APPRECIATION PLAQUES:

On motion of Council Member Losoya, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the presentation of appreciation plaques to former Library Board Member Bette Francis and Parks, Recreation and Community Services Commission Member Tom Stoffregen.

Mayor Rominger presented plaques to Bette Francis and Tom Stoffregen.

## RESOLUTION OF APPRECIATION FOR ASA UTTERBACK:

Council postponed until January 20, 1998 adoption and presentation of a resolution of appreciation for Asa Utterback, Engineering Aide, who was not able to attend the meeting .

## HEARING - HISTORIC SURVEY LIST:

Mayor Rominger said this time was set to hold a continued public hearing to receive input on the proposed downtown commercial historic property survey.

Council Member Flory said he has a conflict of interest because he still has property in the downtown area and temporarily left the Council meeting at 7:27 p.m.

Associate Planner Bob MacNicholl said this matter was continued from the December 16, 1997 Council meeting so that the Council could ask further questions about the survey. He noted that he received recently letters from property owners who are asking that their properties not be included or are asking that their properties remain as historically significant on the survey. He said staff discovered at the last meeting that the mailing list used was inappropriate and incomplete. He said all of the property owners have been renoticed. He then made a presentation regarding the process for the updated survey which was conducted from 1993 through 1996. He said the survey was funded by Redevelopment Agency funds. The said recommendations were presented at the December 16 meeting. There were a total of 164 properties identified in the survey:

1. Six (6) buildings are already separately listed or determined eligible for listing in the National Register and are eligible for tax credits.
2. Twenty (20) buildings appear eligible for separate listing in the National Register and are eligible for tax credits.
3. Thirty-five (35) buildings appear individually ineligible for the National Register but appear to be contributor buildings to a potential National Register Historic District. These buildings could only receive tax credits if the historic district were formed and were within the district boundaries.
4. Forty-nine (49) buildings appear to be ineligible for either of the above categories and would not be eligible for tax credits, either alone or as part of a district. Nevertheless, these buildings have some local historic interest and are therefore thought to be worthy of being placed on the inventory of historic properties.

5. Fifty-four (54) buildings appear to be ineligible for any list.

Letters were received from the following persons who asked to have their properties excluded from the survey list:

1. Richard Mann on behalf of Eldama Properties, owner of the State Theatre at 322 Main Street (property was found to be ineligible for any list);

2. Lonny Pritchard, owner of Electric Garage Company property at 801 Main Street (property was found to be separately eligible and contributor building to the district);

3. John Lauricella, owner of property at 1111 Pendegast Street (property was originally Woodland Olive Products and was recommended for the local list only);

Mr. MacNicholl said he also received a phone call from a representative of McNary's Chapel, 458 College Street, requesting that the property not be included on the list. He said that this property did not qualify to be included on the list so this is a non-issue. He said Woodland Elks sent a letter asking that their property at 500 Bush Street be included on the list, and the property was listed as separately eligible and a contributor. In regard to properties at 820 Lincoln and 1020 Lincoln Avenue (formerly Sanitary Dairy) the property owners said they did not wish to have their properties included, and the properties were recommended for the local list only. He said this gives a total of six property owners who do not want to be a part of the list of historic properties.

Mayor Rominger opened the public hearing.

The following persons offered comments: David Wilkinson, Monique Apodoca (owner of 414-416 Main Street), Neal Peart (owner of 1240 Alice Street), Joe Johnson, Marcia Kimura, and Marcia Cary.

Mayor Rominger closed the public hearing. Council discussion followed.

Resolution No. 4030:

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote (Council Member Flory had abstained and did not vote), the City Council adopted Resolution No. 4030, adopting in part the recommendations of the Historical Preservation Commission and revising the City Historical Properties Survey, excluding the following properties:

1240 Alice Street  
458 College Street

820-822 Lincoln Avenue  
1021 Lincoln Avenue  
322 Main Street  
801 Main Street  
1111 Pendegast Street

At 8:47 p.m. Council Member Flory returned to the Council meeting.

Council took a recess from 8:47 p.m. until 8:57 p.m.

#### REPORTS OF THE CITY MANAGER:

##### CONSENT CALENDAR:

Council Member Ryhal asked that the Parks, Recreation and Community Services monthly report be removed from the Consent Calendar. Mayor Rominger asked that the destruction of Personnel records be removed from the Consent Calendar.

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

##### CAPITAL BUDGET IMPLEMENTATION MONTHLY REPORT:

The City Council received the Capital Budget implementation monthly report.

##### CITY TREASURER'S MONTHLY REPORT:

The City Council received the City Treasurer's monthly report for November, 1997.

##### RESOLUTION NO. 4031 - WASTE ADVISORY COMMITTEE APPOINTMENT:

The City council adopted Resolution No. 4031 appointing City Manager Kris Kristensen or his designee to serve as the City of Woodland representative to the County Solid Waste Advisory Committee.

##### REGULAR CALENDAR:

##### PARKS, RECREATION AND COMMUNITY SERVICES REPORT:

Parks, Recreation and Community Services Director Tim Barry reported additional information regarding the Lee baseball field lighting project and soccer fields

in response to questions from Council Member Ryhal.

Mayor Rominger inquired about the completion date for the Freeman Park bandstand. Mr. Barry said he does not have a completion date and does not have complete control of the project because it involves volunteers. The Woodland Rotary Club is behind the project with some funding, and the City's CDBG funding is in place; however, they still need to economize on the project to bring it within the budget. A volunteer is coordinating the project, which has to fit within his timeframe.

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council accepted the Parks, Recreation and Community Services monthly report.

#### RESOLUTION NO. 4032 - DESTRUCTION OF RECORDS:

Mayor Rominger said she felt that the personnel records of City Council Members, City Managers and Department Directors should not be destroyed. She said they should be kept permanently for historical purposes. Other Council Members concurred.

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council adopted Resolution No. 4032 authorizing destruction of certain Human Resources records, except records for Council Members, City Managers and Department Directors.

#### LOCAL SALES TAX MEASURE:

The City Manager said at the last meeting Council took action to change date of the next municipal election to June 2, 1998 which is also the same time the local sales tax measure will be scheduled on the ballot. He said that changes the date for making a decision about placing a sales tax measure on the ballot and specifically the language of the measure. The new deadline is February 13, 1998, and the last regular meeting prior to that is February 3. If the Council wants to hold a special meeting for this purpose, that meeting could be held on February 10. He said Partners for Woodland Progress have been working to get the campaign organized and have been concentrating their efforts on consultant options to assist them. Both of the consultants they spoke with highly recommended that a poll be conducted prior to making some determination about the ballot language. He said one consultant recommends a poll that would cost approximately \$12,000, and the other consultant recommends two polls conducted back to back for a cost of \$40,000. He said Partners for Woodland Progress met over the holidays to evaluate those two options. He said the Council needs to make a decision no later than January 20 if the City is going to do a poll, who will conduct the poll, what the poll will consist of, and what the City's share of the cost will be. He said he is not prepared to make a recommendation at this time, but given the short time frame he said he hoped to work with Partners as they go about pinpointing one of the proposals to work

with. He said the idea is to have the polls conducted prior to the Council's decision on the ballot language that goes before the voters. He said the telephone poll is taken of approximately 400 registered voters in the community, making sure that there are 400 completed responses from a 20-minute series of questions.

Tom Vail said he has attended almost all of the meetings of Partners for Woodland Progress. He said a couple of years ago the Council considered a road assessment, and he said he did not support that assessment but agreed to support a sales tax. He said we now have an opportunity to allow the citizens of Woodland to decide on the sales tax. He said he supported the poll proposal submitted by Max Besler of David Townsend Associates which is a two-poll process. He said Partners discussed having an advisory measure and the sales tax measure. He said both consultants estimated the cost of running the campaign will be between \$70,000 to \$100,00 including the polling, mailings, etc. He said with respect to a sunset provision for the sales tax measure the average is nine years for a sunset clause, and he said there seems to be very little difference between a three and a five year sunset clause. When the sunset clause is about nine years some resistance is shown. He said he will speak to Mayor Rominger who had some concerns about the economies of scale. He said going to a four-year sunset is what Partners for Woodland Progress are leaning toward, but they are willing to discuss this issue.

City Attorney Ann Siprelle advised that expenses for conducting a poll is a proper expenditure of City funds because the poll is simply information gathering, and the City would not be promoting the passage of any measure. She said when the poll questions are developed the City would be reviewing them to make sure they are not slanted in any way and that the questions are designed in such away to illicit information and not to sway voters one way or another.

Council discussion followed.

On motion of Council Member Losoya, seconded by Council Member Borchard and carried by unanimous vote, the City Council authorized the City Manager to proceed with the development of a poll for placing a local sales tax measure on the June 2, 1998 municipal election ballot and supported the expenditure of \$40,000 for the poll.

The City Manager said he will report back to the Council at the January 20, 1998 meeting with a request for approval of a formal agreement with a consultant.

#### SPECIFIC PLAN TIMELINE:

Senior Planner Colleen McDuffee said on December 2 the City Council approved the Turn of the Century Group's petition request to prepare a specific plan. Previously, the City Council had directed staff that the specific plan should be adopted by July 1999. She then explained the various tasks to be taken to reach that deadline.

Tom Lumbrazo, representing Turn of the Century, expressed support of the proposed timeline.

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by unanimous vote, the City Council approved specific plan time line (attached as Exhibit A to these minutes).

#### INFILTRATION AND INFLOW ASSESSMENT:

Associate Civil Engineer Jon Tice said to determine the fiscal impact of ground and storm water intrusion into the City's wastewater collection and treatment system, an infiltration and inflow assessment of the City's wastewater system was recommended per the City's 1986 Wastewater Facilities Master Plan to be conducted once every 10 years. Such an assessment would determine whether it is more cost effective to either isolate any additional water intrusion into the wastewater collection system, or increase the hydraulic capacity of the wastewater treatment plant. He said on November 26, 1997 the Public Works Department sent out request for infiltration and inflow assessment proposals to three pre-qualified consultants: ADS Environmental Services of San Diego (ADS), CH2M Hill and Holmes International. He said ADS and CH2M Hill decided to combine their efforts and made a proposal together. The firm of Holmes International was the top ranked firm by an evaluation panel.

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried unanimous vote, the City Council selected Holmes International of Sacramento, CA, as the City's infiltration and inflow assessment consultant and authorized the Public Works Director to execute a consultant contract with Holmes International for \$12,500, and to authorize changes not to exceed 10% of the award for the first phase of this assessment.

#### FUTURE MEETING AGENDA ITEMS:

Mayor Rominger requested a future meeting agenda item to discuss crows in the trees along Court Street.

#### ORDINANCE NO. 1300 - PRESERVATION OF TREES:

On motion of Council Member Borchard, seconded by Council Member Ryhal, the City Council adopted by unanimous roll call vote and read by title only Ordinance No. 1300, "An Ordinance of the City of Woodland Repealing Section 2-7-37 of the Woodland Municipal Code, Amending Sections 2-7-35 and 2-7-36 of the Woodland Municipal Code, and Adding Chapter 20A to the Woodland Municipal Code Related to the Preservation of Trees."

ADJOURNMENT:

At 10:01 p.m. the meeting was adjourned.

City Clerk of the City of Woodland

PAGE

PAGE

CITY COUNCIL MINUTES - JANUARY 6, 1998