

Council Chambers  
300 First Street  
Woodland, California

April 15, 1997

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 City Manager announced that two closed session topics were scheduled for this meeting. The first closed session was to hold a conference with the City's Legal Counsel regarding existing litigation (Sec. 54956.9(a)). The name of the case was Winger, Fahrig, et al, v. City of Woodland (U.S. District Court, Eastern District of California, Case No. CIV-S-96-483 GEB GGH). This closed session issue, however, was not discussed. The second closed session issue which was discussed was a public employee performance evaluation (Sec. 54957) regarding the job title of City Manager. Council Members present at the meeting were: Borchard, Flory, Losoya, Ryhal. Council Members absent: Rominger. City Manager Kris Kristensen also attended the closed session.

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

The Woodland City Council met in regular session at 7:08 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Vice Mayor Losoya opened the meeting and invited everyone present to join him in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Borchard, Flory, Losoya, Ryhal

COUNCIL MEMBERS ABSENT: Rominger

STAFF PRESENT: Kristensen, Siprelle, Brown, Marler,  
Ruggiero, Winnop, Wegener, Hanson, Ostebo,  
Sunderland, Castenada, Vicars, Moutinho,  
Ponticello, McDuffee, Mitchell

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the City Council just completed a closed session dealing with public employee performance evaluation permitted pursuant to Government Code Section 54957.

Vice Mayor Losoya said the Council did discuss the public performance evaluation of the City Manager and the discussion will continue at a future date.

#### MINUTES:

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of February 18, 1997, and adjourned meeting of March 17, 1997, as prepared.

#### COMMUNICATIONS:

1. From residents in the vicinity of Southwood Park letters were received requesting playground equipment at the Park. Parks, Recreation and Community Services Director Tim Barry had advised that this request for the establishment of new playground equipment (a tot lot) at Southland Park can be considered at the May 6, 1997 Council meeting during consideration of the Capital Budget.

2. From the Law Office of Stewart Katz a claim against the City was received on behalf of Christine Scholl regarding a search and arrest by the Woodland Department on October 9, 1997. The City's insurance representative recommended that the Council reject the claim and refer it to them.

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council rejected the claim against the City submitted on behalf of Christine Scholl and referred the claim to the City's insurance representative.

3. From Finance Director Margaret Vicars a memo was received advising of accounts payable and payroll paid for March 1997.

#### COMMITTEE REPORTS:

1. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the East Street Specific Plan Committee meeting of April 2, 1997.

2. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of April 3, 1997, as follows:

- a. Commission approved a use permit for a mixed use project at 1214 Harter Avenue, so that a portion of an existing vacant building could be used for warehousing, office and retail sales purposes. Because the building is in the Industrial Zone, a conditional use permit is needed to

allow a portion of the building to be devoted to retail sales. The Planning Commission approved the use permit with all the conditions provided for in the staff report, and asked that an additional condition be included which requires the review and approval of landscaping to ensure compliance with the City's landscape ordinance.

b. The Planning Commission received a training session with Director Ruggiero concerning the California Environmental Quality Act (CEQA). Next, Brian Grattidge demonstrated the City of Woodland Home Page to the Planning Commissioners and generally discussed the use of technology in Planning.

PUBLIC COMMENT:

Angie Rodden, the Games Marshall to the Sacramento Valley Scottish Games and Gathering, announced the event to be presented by the Caledonian Club of Sacramento to be held in Woodland on April 26 and April 27, 1997. She said this year the Club is celebrating its 122nd anniversary. She thanked the community of Woodland for its support and welcome they have received.

Gordon Scott, Chief of the Caledonian Club of Sacramento, invited the community to attend the Scottish Games and Gathering, and he described the various activities. Council then heard a bagpipe presentation.

City Clerk Jean Winnop said that she had received a request from Lynn Foster, a Registered Nurse with the County Public Health Department, to announce that Thursday, April 17, 1997 in a four-county area there will be a free vaccination clinic. The clinic covers El Dorado County, Placer County, Sacramento County and Yolo County. These are free shots to residents of those counties. She said the Yolo County Health Department can be contacted for the times and places of the clinics.

RESOLUTION OF APPRECIATION FOR BOB SUNDERLAND:

Parks, Recreation and Community Services Director Tim Barry reported that Bob Sunderland will be retiring from the Parks, Recreation and Community Services Department after 27 years of service to the City of Woodland.

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council adopted a Resolution of Appreciation for Bob Sunderland.

Vice Mayor Losoya presented the resolution to Mr. Sunderland.

CAPITOL TO CAPITOL TRIP:

Council Members Flory and Ryhal reported on issues discussed at the 1997 Capitol to Capitol Trip in Washington, D.C., on April 5-9, 1997.

Council Member Flory said his delegation discussed economic development. He said they were lobbying for a free trade zone for part of the industrial area for Hewlett Packard to allow them to be able to bring components in and do some assembly work. He said they also worked on a free trade zone for the new Sacramento International Airport to try to bring some economic development in the form of new distribution companies to the Sacramento Airport. He said he also met with officials in HUD and the Department of Commerce regarding Community Block Grant (CDBG) Funding and stressed its importance to the City of Woodland. He said he asked for the support of the regional delegation, HUD and the Department of Commerce in continued CDBG funding. He said they found out there are some grants available for economic development, and there may be some funding from the Department of Commerce to continue those efforts. He said they also discussed continuance of the ISTEA funds for roads and were told that the funding is uncertain. He said this was the first time Woodland has ever sent a delegation to Washington, and he felt it was very rewarding. He said the delegation heard that for the next 100 years or so our region is in a real strategic location because the Pacific Rim, Asia, is where all of the growth will take place. To increase our economic development we should be looking for research and development programs that complement exporting, etc., to Asia because that is where the growth is going to be.

Council Member Ryhal said there were 196 in their delegation that went on the Capitol to Capitol Trip. The core was from the Sacramento area. He said he was on the Water Resources and Flood Control Committee which consisted of 30 people, and there were approximately 40 meetings in three days to attend. The committee members were divided into three groups to attend those meetings. The main issue was that it was each attendees' representatives who will work for their issues. He said they met with Congressman Vic Fazio regarding the I-5/State Route 113 connection project. He said that discussion went well and the project is one of Congressman Fazio's priorities for the City of Woodland for gaining ISTEA money to finish the project. He said they are reviewing the three options which Woodland sent them. Since he is also the City's elected representative on the Transit District Board he said he also tried to attend some of the meetings regarding transportation issues.

#### PROCLAMATION FOR HIRE-A-VETERAN WEEK:

Elsa Ruiz-Duran from the State Employment Development Department thanked the Council for considering the approval of a Hire-A-Veteran Week proclamation. She urged local employers to join these efforts to help veterans return to work.

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council proclaimed May 5-9, 1997 as "Hire-A-Veteran" Week.

Vice Mayor Losoya presented the proclamation to Ms. Ruiz-Duran.

Council Member Borchard said the State has a very active policy for hiring veterans, and he thought the County of Yolo does also. He said he wanted to know what the City can do or if the City has done anything to promote hiring of veterans.

The City Manager said staff will give the Council a report on the issue.

#### SOLID WASTE REDUCTION REPORT:

Rebecca Brown, the City's Recycling Coordinator gave the Council a report on solid waste reduction and how the City is doing to comply with AB 939 which requires all jurisdictions in California to reduce the amount of trash they send to landfills.

#### HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT FUND ALLOCATIONS:

Vice Mayor Losoya said that this time was set to consider approval of the 1997 Community Development Block Grant (CDBG) fund allocations.

Assistant Planner Paul Hanson reported that each year the City receives CDBG funding from the Federal government which is administered by HUD. The funds are used to help low and moderate income persons and to help remove blight from our City. He said HUD requires that the Council adopt two documents as guidance to spend the CDBG funds. The First document is the Consolidated Plan which was adopted in 1995 and is good for five years. The second document is the Annual Action Plan which actually spells out how the City will spend this year's funding. He said in addition to the Annual Action Plan the CDBG Committee received requests to change the block grant funding criteria as it pertains to the Community Based Organizations (CBO's) and in particular those CBO's that provide food and shelter. He said they are requesting to be allowed to be eligible for funding every year. Currently the criteria specifies that they may be funded two years in a row and no more than three times in a five year cycle. He said this does not mean they will get block grant funding every year. Currently the rules set forth by the Council is to allocate 40 percent of the annual CBO funding (15 percent of total CDBG amount) to CBO's that provide food and shelter and the remaining funds can be allocated to the other CDBG Committee's designated priorities. He said the CDBG committee made recommendations and approved the change in the criteria.

Vice Mayor Losoya opened the public hearing. There being no comments, he closed the hearing.

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council:

1. Approved the Community Development Block Grant Committee's recommendation to change the criteria pertaining to Community Based Organizations (CBO's) that provide food and shelter. The change to Criteria No. 7 would allow those CBO's providing food and shelter to apply and be eligible for CDBG funding every year.

2. Adopted the Annual Action Plan for 1997 as recommended by the Committee providing allocations as follows:

Program Name

Emergency/Transitional Housing	\$ 26,000
Emergency Grocery Bags	10,000
SAT Prep & Academic Skills Project (SPP)	6,000
Information, Referrals, & Advocacy for Low-Income Hispanic Persons	6,000
Haven House	6,250
Feed The Hungry	17,000
Program For After School Opportunity and Success (PASOS)	<u>15,000</u>
	\$ 86,250

Other Projects

Hotel Woodland (Section 108 Loan)	\$220,000
Income Producing Enterprise	23,000
Be House	36,472
ADA Improvement	41,000
Quonset Hut Repair	15,000
Purchase Replacement Vehicle	30,000
Home Rehabilitation Loan Program	<u>58,278</u>
	\$423,750

Administration

General Administration	\$ 50,000
Fair Housing	<u>15,000</u>
	\$ 65,000

GRAND TOTAL \$575,000

HEARING - WEED ABATEMENT:

Vice Mayor Losoya announced the purpose of the second public hearing was to conduct protest hearing on the annual Clean Lot (weed abatement) program.

Acting Fire Chief David Ostebo outlined the weed abatement process.

Vice Mayor Losoya opened the public hearing. There being no comments, he closed the hearing.

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council adopted **Resolution No. 3983** authorizing the Fire Chief of the City of Woodland to cause the abatement of weeds and directing the Fire Chief to keep an account of the cost of said abatement.

#### TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Vice Mayor Losoya temporarily adjourned the meeting of the Council at 8:11 p.m. in order to convene a meeting of the Woodland Redevelopment Agency Board of Directors. See Agency minutes attached to these Council minutes as Exhibit A. At 8:15 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

#### REPORTS OF THE CITY MANAGER:

##### CONSENT CALENDAR:

Council Member Ryhal requested that the agenda item regarding the bid call on traffic signal projects be pulled from the Consent Calendar.

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

##### SPRINGLAKE FIRE PROTECTION DISTRICT ASSESSMENT VOTE:

The City Council agreed to the proposed special benefit assessment authorized with the passage of Proposition 218 and directed the City Manager to cast an affirmative vote on behalf of the Council for the special benefit assessment for Springlake Fire Protection District; Council also recommended that the City Manager budget for these costs for future years, which will be in the amount of \$1,083.28 for the existing 12 City parcels.

##### GIBSON RANCH UNIT NO. 1C AND SYCAMORE RANCH EAST UNIT NO. 6 FINAL MAPS:

The City Council approved the final maps and subdivision improvement agreements for (1) Subdivision No. 4251, also known as Gibson Ranch Unit No. 1C (14.2 acre subdivision of 93 residential lots located north of Branigan Avenue and east of Pioneer Avenue in Southeast Area of Woodland) and for (2)

Subdivision No. 4294, also known as Sycamore Ranch East Unit No. 6 (9.3 acre subdivision consisting of 54 residential lots located north of Gibson Road and west of Farnham Road in the Southeast Area of Woodland).

COMPLETION OF SYCAMORE RANCH EAST UNIT 5:

The City Council accepted as a complete the improvements constructed (by Winncrest Homes) as a part of Subdivision No. 4246, also known as Sycamore Ranch East Unit 5 subdivision.

UPDATE ON CRAWFORD PARK SKATEBOARD TRACT PROJECT:

The City Council received an update on the Crawford Park skateboard tract project.

DONATION OF SURPLUS TRACTOR/MOWER:

The City Council approved the donation of a surplus 1987 John Deere tractor/mower (Equipment No. 43) to the Woodland Reveille Lions Club.

SAFETY UNIFORM PURCHASE:

The City Council authorized the sole source purchase of eighty (80) pairs of Workrite Nomex IIIA safety trousers from Lookout Services Uniform Company for Fire Department employees. The total cost for this purchase is approximately \$6,000.

JANITORIAL SERVICES:

The City Council directed staff to enter into a one-year contract for Janitorial services with Ferguson Janitorial in an amount not to exceed \$76,400. The contract covers the Parks and Recreation Building, Senior Center, City Library, Woodland Wastewater Treatment Plant, Municipal Service Center, Fire Department Training Room, Fire Department (building), Woodland City Hall, and Police Department.

REGULAR CALENDAR:

BID CALL FOR THREE TRAFFIC SIGNAL PROJECTS:

The City Council approved plans and specifications and authorized bid advertisements for three traffic signal projects: (1) West Street Signal

interconnect, Project No. 97-02; (2) Third and Court Street Signal Conversion, Project No. 96-12B; and (3) 1997 Loop Replacement, Project No. 96-34.

ECONOMIC RENAISSANCE FOUNDATION:

Community Development Director Janet Ruggiero presented the Council with a report entitled "Woodland Economic Renaissance Foundation, A Proposal for Future Economic Growth" and explained the proposal. She said Council Member Flory participated in the economic development programs for the City. Roger Kohlmeier, Chair of the Economic Development Committee for the City was present at the meeting and reported that he has received contributions from a broad cross section of the business community for the Economic Renaissance Foundation. Don Sharp, Chair of the Chamber Economic Development Committee was also present and offered his support for the program. Lew Harris, President of the Chamber of Commerce was also present and commented on the report.

Council Member Flory pointed out that it is important for the City to be active in economic development because of the pressures the City is feeling from other municipalities.

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council (1) supported the formation of the Economic Renaissance Foundation; (2) agreed to participate on the Board of Directors; (3) committed to a three-year funding schedule as described within the proposal and allocated \$92,000 for the first year of operation; (4) dissolved the City Economic Development Committee and thanked them for their service to the community; and (5) appointed Council Members Losoya and Flory to the Board of Directors of the Foundation with the City Manager as alternate.

REQUEST FOR PROPOSALS FOR SALE OF CITY SUTTER STREET YARD:

Senior Planner Colleen McDuffee said the City owns approximately 5 acres of land on the east side of Sutter Street, between Beamer Street and Woodland Avenue. Until 1988 the City's municipal corporation yard was located at this site. She said it has always been the City's intention to sell this property after the corporation yard moved, but the sale was delayed for several years because the Fire Department still needed to use the site for training purposes. The new fire training facilities are nearly completed at Fire Station No. 3 so the City is at a point where it could sell the property. She said aid City staff has prepared a Request for Proposals (RFP) and requested Council authorization to send out to potential developers. She then described the contents of the RFP.

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council authorized staff to send out the Sutter Street Redevelopment Request for Proposals (RFP) and appointed Council Member Losoya to serve on the Selection Committee.

GENERAL PLAN AMENDMENT REQUEST FOR BUSINESS PARK:

The Community Development Director briefed the Council on a letter from the Chrysalis Group discussing their proposal for the "Turn of the Century Business Park." She said they are seeking Council support for the submittal of a General Plan amendment, rezoning, annexation, EIR and tentative map which would all be processed concurrently with the Specific Plan for the area west of County Road 102 provided that they submit the application by November 1997. She noted that staff is supportive of the development of a business park within the City of Woodland. She said staff clearly recognizes the benefits of a business park for the community. In fact, she said, the General Plan has designated two sites for Business Park. She said there was much discussion of the development of a business park on land east of County Road 102 during the General Plan process. The Planning Commission had even recommended such a designation but the City Council at the time did not approve the recommendation. Instead the area east of County Road 102 was designated Urban Reserve.

Tom Lombrazo, a representative of Chrysalis Group, requested Council authorization to proceed with a two-year time line. He said they will accept the burden to do the studies, pay for the studies and take the risk. He said they believe the business park is a viable project. He said they would like some kind of a resolution to express Council's support for the project. He presented a resolution to Council.

After Council discussion there was a consensus to proceed with preparation of the Urban Reserve Study for the "Turn of the Century" business park. Council agreed staff will report back to Council at the next regular meeting with a revised resolution for adoption to reflect the process, points made in the staff report and the area to be studied.

LIBRARY PARKING LOT UPGRADE:

Associate Civil Engineer Alan Mitchell reported to the Council that a conceptual design workshop was held on March 11, 1997 with City staff, CoDesign and nine members of the Rose Club. The workshop was basically a brainstorming session to bring out design ideas and issues related to integrating the rose motif into the parking lot design. From that meeting, CoDesign put together several alternative designs which were presented to City staff and two Rose Club representatives on March 18, 1997. He said there are two alternative designs being presented. He described the two alternatives. Alternative A

includes 102 parking stalls, and Alternative B contains 113 stalls. Responding to a question from Council Member Flory Mr. Mitchell said that Alternative B is a plan which Public Works staff feels meets the needs and the intent of the use and development fees and meets the needs of the parking community. He said Alternates A and B were sent to the Rose Club Committee on March 31, 1997, and the Committee met on April 10.

Council Member Flory expressed concerns about the Rose Club Committee not being able to review the alternatives and report back to their membership.

The City Manager recommended Council approve Alternative A because it represents the kind of compromise the City has been trying to reach with the Rose Club.

Ken Johnson, President of the Rose Club, expressed the Club's support of Alternative A.

Council Member Borchard said there may be a demand for more parking in the future, and he said he could not support Alternative A.

After Council discussion the following action was taken:

On motion of Council Member Flory, seconded by council Member Ryhal and carried by the following vote, the City Council approved Library Parking Lot design Alternate #A and authorized staff to proceed with the remainder of the design:

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

#### NITRATES IN CITY WATER SYSTEM:

Associate Civil Engineer Ken Zeier gave Council a report on the nitrate concentration in the City's drinking water supply.

#### ORDINANCE NO. 1294 - FORTUNE TELLING BUSINESSES:

City Attorney Ann Siprelle presented an ordinance to Council to revise the City Code to ensure that any applicant for a license to operate a fortunetelling business within the City will first undergo a thorough investigation and background check by the Police Department. She said the applicant must pay for the background check.

On motion of Council Member Ryhal, seconded by Council Member Borchard, and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1294, "An Ordinance Amending Section 15.30 of Chapter 15 of the Woodland Municipal Code Relating to Fortunetelling."

I-5/STATE ROUTE 113 CONNECTION IMPROVEMENT PROJECT:

Associate Civil Engineer Bruce Pollard outlined actions requested regarding the consultant services contract for the Interstate 5/State Route 113 Connection Improvement Project Report preparation.

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council (1) approved Contract Amendment No. 2 to the contract for civil engineering consulting services with Mark Thomas and Company for an amount not to exceed \$188,411; (2) authorized the Director of Public Works to execute the contract amendment on behalf of the City; and (3) authorized the Director of Public Works to execute further contract amendments up to \$19,000 (10% of the total value of the increase in work).

RESOLUTION NOS. 3984, 3985, 3986 - LIGHTING/LANDSCAPE DISTRICTS:

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council (1) approved the Annual Report for the Streng Pond Landscaping Maintenance District and adopted Resolution No. 3984 setting a May 20, 1997 hearing for the proposed FY 1997-98 levies; (2) approved the annual report for North Park Lighting and Landscaping District and adopted Resolution No. 3985 setting a May 20, 1997, hearing for the proposed FY 1997-98 levies; and (3) approved the annual report for the Gibson Ranch Landscaping and Lighting District and adopted Resolution No. 3986 setting a May 20, 1997 hearing regarding the proposed FY 1997-98 levies.

1997-98 OPERATIONS & MAINTENANCE BUDGET PERFORMANCE GOALS:

Council received a report on proposed performance goals for Fiscal Year 1997-98 Operations and Maintenance Budgets. The City Manager requested Council's comments by the end of this week. He said staff will present to Council at its May 6 meeting the budget document that will have these goal statements.

COUNCIL COMMITTEE ASSIGNMENTS:

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the current Council committee assignments with the following changes:

The City Council appointed Council Member Ryhal as a member of the **City Cable Television Committee** and appointed Council Member Borchard as alternate.

The City Council appointed Council Member Ryhal as a member to the **City Solid Waste Committee** and appointed Council Member Borchard as an alternate.

The City Council appointed Council Member Borchard as a member of the **West Sacramento/City 2 x 2 Committee** and appointed Council Member Ryhal as an alternate.

The City Council reappointed Police Chief Russ Smith as the City's representative to the **Yolo County Communications and Emergency Services Agency** and appointed the City Manager as the Alternate.

The City Council reappointed Finance Director Margaret Vicars as the City representative to the **Yolo County Public Agency Risk Management Insurance Authority** and appointed the City Manager as the Alternate.

The City Council reappointed Council Member Ryhal as the City representative to the **Yolo County Transit Authority** and Vice Mayor Losoya as the alternate.

ADJOURNMENT:

At 10:25 p.m. the meeting was adjourned to April 22, 1997, 7:00 p.m.

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Jean Winnop, City Clerk