

Council Chambers
300 First Street
Woodland, California

July 16, 1996

The Woodland City Council met in special session at 6:00 p.m. in order to convene a closed session. Before the closed session the City Manager announced the purposes of the two closed session topics. The first item was a conference with Labor Negotiator William Avery (Gov. Code Sec. 54957.6) regarding the following Employee Organizations: Woodland Professional Police Employees' Association, Woodland Professional Firefighters' Association, and a proposed unit for Woodland Police Supervisors Association. The second item was a conference with Legal Counsel regarding existing litigation [Sec. 54956.9(a)]. The names of the cases: Winger, Fahrig, et al, v. City of Woodland (U.S. District Court, Eastern District of California, Case No. CIV-S-96-483 GEB GGH).; Winger v. City of Woodland (U.S. District Court, Eastern District of California, Case No. CIV-S-96-559 DFL JFM). Council Members present at the meeting were: Rominger, Borchard, Flory, Losoya, Ryhal; Council Members absent: None. City Manager Kris Kristensen, Fire Chief John Buchanan and Police Chief Russ Smith also attended the closed session. The special session and closed session were adjourned at 7:03 p.m.

The Woodland City Council met in regular session at 7:10 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, Ruggiero, Vicars, Wegener, Barry, Buchanan, James, Ostebo, Hanson

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 June 4, 1996, as prepared.

COMMUNICATIONS:

1. From Casey Ann Ziegler a claim against the City was submitted in regard to an arrest by the Woodland Police Department. The City's insurance representative recommended that the Council reject the claim and refer it to them.

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council rejected the claim against the City submitted by Casey Ann Ziegler and referred the claim to the City's insurance representative.

COMMITTEE REPORTS:

1. From Police Chief Russ Smith a report was received transmitting the minutes of the Yolo County Communications Emergency Services Agency meeting of May 23, 1996.

2. From Director of Parks, Recreation and Community Services Tim Barry a report was received summarizing action taken at the Commission on Aging meeting of June 11, 1996.

3. 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 June 12, 1996.

4. From Director of Public Works Gary Wegener a report was received transmitting the minutes of the Traffic Safety Commission meeting of June 13, 1996.

5. From City Manager Kris Kristensen a report was received transmitting the minutes of the Water Resources Association of Yolo County meeting of June 14, 1996.

6. From the City Manager a report was received transmitting the minutes of the Competitiveness Planning Group meetings of June 18, and July 1, 1996.

7. From the Director of Parks, Recreation and Community Services a report was received summarizing action taken at the Parks, Recreation and Community Services Commission meeting of June 19, 1996.

8. From the City Manager a report was received summarizing topics discussed at the Chamber/City 2 x 2 meeting of July 10, 1996.

9. From the City Manager a report was received summarizing topics discussed at the County/City 2 x 2 meeting of July 11, 1996.

PUBLIC COMMENT:

Robert Haws, representing the County Road 101 committee, inquired about the status of the agreement between Morrison Homes and the City.

The City Manager said the City has been attempting to achieve some kind of an agreement with Morrison Homes that would clarify what kind of compensation for loss in

value that Morrison Homes perceives by increasing the traffic volumes along County Road 101. He said increasing County Road 101 traffic was the result from opening up the intersection of Gibson and Road 101 to the left turn traffic that the Council viewed further this year. He said the two parties are apart on the issue of what happens in the event that Council decides not to make a change in the intersection. He said the intersection at that point would be under the terms of the draft agreement with some repayment of fee credits that Morrison Homes was given to come back. He said Morrison Homes has indicated it would like to have no responsibility for returning credits for those properties which have already been built on during this period of time. He said they have achieved no agreement on that issue. He said no specific plan amendment process has been started. To start a specific plan amendment process and not have some understanding in place the vested map provisions would leave the City unable to change the intersection. He said that is assuming there is Council support to change the intersection.

Mr. Haws said his observation is that since Morrison Homes built about seven to nine homes along County Road 101 with driveways exiting onto County Road 101 it sounds like Morrison Homes is waiting to get all of the homes built and then get this through which means those places are not taxed.

Director of Parks, Recreation and Community Services Tim Barry gave Council an update on the lighting repairs at Dubach softball complex. Also, he said with Council's approval at this meeting for the staking at Klenhard Ball Park Complex they will start that project.

HEARING - NORTH PARK LIGHTING AND LANDSCAPING DISTRICT:

Mayor Rominger said the first public hearing is to consider levy of assessments for North Park Lighting and Landscaping District for Fiscal Year 1996-97.

Finance Director Margaret Vicars reviewed the annual report for this assessment district which was originally created in 1993.

Parks, Recreation and Community Services Director Tim Barry reported on the \$28,925 budget estimate for FY 1996-97 and the various components of the budget. The levy per parcel was calculated at \$231.40 per parcel for FY 1996-97. He thanked the members of the neighborhood committee for their help in developing maintenance specifications for the district. He said if the City forces can do the work for less than the bid price, the City will perform the maintenance. He said the most important thing is to meet the specifications of safety and aesthetic appearance. He said the park maintenance standards that the City uses for its park system were taken from the American Park and Recreation Society and National Society for Park Resources. He said these are national standards which are adapted for Woodland.

The Finance Director reported that letters of protest were received from Lisa Elizondo for one parcel and from Stanley M. Davis Co. for nine parcels within the district.

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

Council discussed reducing the annual assessment and the issue of reducing the service level for maintenance.

The City Manager said if the Council is considering reducing the levy some way, he suggested relieving the property owners from those costs that the City incurred last year but did not budget for. He said that would be the most equitable issue, and that would not take away from future maintenance that needs to be done. This would still allow the district to be generating the kind of dollars for work at today's cost. He said this would be an assessment around \$215 to \$216 instead of \$231. He said the reduced amount would result in recouping the money over a five-year period. To start reducing the amount further the services would have to be lowered, and he said he was not sure the Council wanted to make that decision, particularly with respect to the other districts.

Resolution No. 3963:

On motion of Council Member Flory, seconded by Council Member Losoya and carried by unanimous vote, the City Council adopted Resolution No. 3963 confirming the North Park Lighting and Landscaping District Map and ordering the assessment for the Fiscal Year 1996-97 as set forth in the annual report as amended (with an amended assessment of \$215.40 per parcel).

HEARING - STRENG POND LANDSCAPING MAINTENANCE DISTRICT:

Mayor Rominger said the second public hearing is to consider levy of assessments for Streng Pond Landscaping District for Fiscal Year 1996-97.

Finance Director Margaret Vicars reviewed the annual report for this assessment district which was originally created in 1985. She said the fee to be levied for 1996-97 has not changed from the prior year. The amount will again be \$79.10 per parcel.

Mayor Rominger opened the public hearing, and there being no comments she closed the hearing.

Resolution No. 3964:

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council adopted Resolution No. 3964, a resolution confirming the Streng Pond Landscaping District map and ordering the assessment for the Fiscal Year 1996-97 as set forth in the annual report.

HEARING - GIBSON RANCH LANDSCAPING MAINTENANCE DISTRICT:

Mayor Rominger said the third public hearing is to consider the levy of assessments for Gibson Ranch Landscaping District for Fiscal Year 1996-97.

Finance Director Margaret Vicars reviewed the annual report for this assessment district. The established base levy for FY 1996-97 was \$59,312. She said excess reserves from the prior fiscal year are being used to offset these costs, resulting in a zero levy per parcel for 1996-97. She said it is anticipated that the 1997-98 levy will return to the base rate and a levy per parcel will be imposed.

The City Manager said this time next year the Council will need to make a substantial increase in the Gibson Ranch District levy. He said staff is making an effort to work with the realtors throughout the community to alert them to all of the landscape and lighting districts, what the fees are and the projections.

Mayor Rominger opened the public hearing, and there being no comments she closed the hearing.

Resolution No. 3965:

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council adopted Resolution No. 3965, a resolution confirming the Gibson Ranch Landscaping District map and ordering the assessment for the Fiscal Year 1996-97 as set forth in the annual report.

HEARING - 1996 CLEAN LOT PROGRAM:

Mayor Rominger said a public hearing has been scheduled to approve tax liens for the 1996 Clean Lot Program.

Fire Division Chief David Ostebo reported to Council on the process involved in the weed abatement program. He said this year's program was very successful, and there were no significant problems. The total cost of the 1996 Clean Lot Program was \$6,836.55. Cleaning private property amounted to \$5,046.65, and work performed on City property totalled \$1,789.90. Total costs that will be reported to the Yolo County Tax Collector are \$5,046.65, the sum of \$4,451.65 plus \$595.00 for administrative costs.

Mayor Rominger opened the public hearing, and there being no comments she closed the hearing.

Resolution No. 3966:

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council adopted Resolution No. 3966

approving the account of the cost of the Clean Lot Program for 1996 and directing the Tax Collector for the County of Yolo to collect the cost of abating the weeds and cleaning the lots.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 8:08 p.m. in order to convene the meeting of the City of Woodland Redevelopment Agency Board of Directors. See Agency minutes attached to these Council minutes as Exhibit A. At 8:11 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

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

RESOLUTION NO. 3967 - DESTRUCTION OF RECORDS:

The City Council adopted Resolution No. 3967 authorizing destruction of certain obsolete Human Resources Office records.

PLAYGROUND EQUIPMENT AT EVERMAN AND TREDWAY PARKS:

The City Council authorized a request for proposals for the purchase and installation of new children's play equipment at Everman and Tredway Parks for an amount not to exceed \$65,000.

FIRE DEPARTMENT CLASSIFICATION STUDY:

The City Council approved a contract with DEB Associates not to exceed \$1,200 to perform a Fire Department truck staffing/classification study in Fire Station No. 3.

CONSTRUCTION INSPECTION SERVICES - COMMUNITY FACILITIES
DISTRICT NO. 1:

The City Council (1) awarded a two phase contract with Willdan Associates for Phase 1 (Deep Sewer Repairs Project No. 94-05 at Community Facilities District No. 1) Post Construction Inspection Services at a cost not to exceed \$82,000; and (2) authorized the Public Works Director to execute the contact on behalf of the City.

FINAL MAP/AGREEMENT FOR SYCAMORE RANCH EAST UNIT 4:

The City Council approved the final map and subdivision agreement for Subdivision No. 4285, also known as Sycamore Ranch East Unit 4. The subdivider is Winncrest Homes, and the subdivision is a 16 unit (2.93 acre) subdivision located south of Maxwell Avenue and west of County Road 102.

STAKING SERVICES AT KLENHARD BALL FIELD PROJECT:

The City Council awarded a professional services contract to Laugenour and Meikle for land surveying and construction staking to support the construction of the Klenhard Youth Ball Field Complex in the amount of \$10,888.50.

PROCLAMATION - WOMEN'S AND CHILDREN'S CENTER:

The City Council approved a proclamation congratulating Woodland Healthcare on the grand opening of the Women's and Children's Center.

REGULAR CALENDAR:TRANSPORTATION DISTRICT LEGISLATION:

The City Manager said on June 18, 1996 Council Member Borchard requested the City Council to reconsider its support for the State legislation which would create a countywide transportation district. He said since the late 1980's the City has been a member of a joint powers authority known as the Yolo County Transit Authority (YCTA). The work YCTA has done led to a series of meetings including a "Transportation Summit" in March 1994 at the Woodland Library. He said activities in the field of transportation have gone rapidly in the last five to ten years, and the resources necessary to keep up with the demand for transportation services outstrip the available revenues. He said the Summit outlined a series of problems, and later in 1994 the Councils from each of the agency cities of YCTA and the Board of Supervisors formed the Yolo County Transportation Task Force to investigate the different issues. The essence of the Task Force was that local entities needed to have an agency that could provide the entities with better capability of addressing those needs, both financially with the ability to generate revenue on a countywide basis for transportation purposes and to be able to advocate transportation financing needs in the competitive world of State and Federal dollars. He said the Task Force recommended that a Transportation District be formed to take the place of the joint powers authority, YCTA. All of the councils of the various entities approved that recommendation to produce legislation to set up a transportation district, and the County Board of Supervisors also gave its approval. Earlier this year, he said, the legislation, Assembly Bill 2151 (later becoming AB 2420), was introduced.

Vice Mayor Losoya asked about the make-up of the District.

The City Manager said the elected representatives appointed by each member agency would serve on the District Board.

Council Member Ryhal said he did not understand the benefit of forming the District.

The City Manager said transportation districts throughout the State have been set up as primarily financing mechanisms to raise money for transportation projects. He said this can be done through countywide sales tax measures or other countywide revenue raising measures. For transportation purposes that is the primary method counties have used. A second issue, he said, is that Federal and State transportation funds are dealt out in large part on a competitive basis. He said this means that our justification for getting State and Federal money to do transportation projects locally rests largely with our ability to compete with other projects. He said the degree to which we can speak as one voice, advocating all of our jurisdictional individual transportation projects with one voice, the better chance we have of being successful in the competition. The purpose of the District is to speak with that one voice.

Tom Stallard of the County Board of Supervisors said his basic problem with the legislation is government. He said we have in place a very successful, flexible vehicle, called the joint powers authority. He said the joint powers agreement adopted in 1989 is a contract signed by the jurisdictions involved, the four cities of the County of Yolo and the County itself. Each of the jurisdictions receives transit dollars. He said it was much more effective to pool those dollars and create a cooperative effort to provide bus service in our area, and he fully supported that effort. He said YCTA has almost a complete clean natural gas fleet of busses. Secondly, he said YCTA has been working with the Yolo Solano Air Quality Management District to develop facilities to provide the fuel necessary to operate these busses. He said, in other words, everything they have wanted to achieve has been accomplished with YCTA. If a new district is created, he said this flexibility is given up. He said he did not support the creation of more rigid, inflexible statutorily created entities. He said he is not opposed to special districts, but he feels they have a specific place in the operation of government. He said even though it has taken two years to get this legislation in place, he did not feel it was the right thing to do. With respect to becoming competitive, he questioned that there are any grants that are just for transit districts and not for transit authorities.

Jerry Kaneko, Chair of the Yolo County Transit Authority and Council Member from Davis, said he wanted the Council Members to have a current copy of the bill, and he commended the City Manager for his even-handed presentation

of the issues. He said the City Manager is the City's representative on YCTA and the YCTA Board has supported the formation of the district. He said it has taken four years to reach this point. He said the Task Force recommended the formation of the district to increase the clout and increase the ability to garner additional funds for transportation. He pointed out that the bill specifies that the district may not impose taxes. According to the bill, the district may present a proposal for the voters and the voters must approve such a tax. He said the formation of the district is not adding another layer of government; the district will replace the joint powers authority.

Council Member Ryhal inquired about Section 60042 of AB 2420 which states that "the district has no authority to impose property, sales, or special taxes, but may, with the concurrence of a majority of the member jurisdictions represented on the board of directors, cause to be submitted to voters of the district a ballot measure for the imposition of those taxes." He said this is a serious point, and he said the Council does not want to give up that power or authority. He said in his opinion assessments are not defined well enough and they could be levied.

City Attorney Ann Sipelle said she would have to review the different assessment district acts to determine which kinds of districts are authorized to impose assessments.

The City Manager said he has never heard of a transit authority having the power to impose an assessment, and he said he knows of none. He said the City of Woodland had to have special State legislation to even consider the creation of such an assessment.

Council Member Ryhal said he just wanted to make sure that door was not opened.

After some discussion the City Manager said he wanted to clarify the issue about "clout." He said currently the joint powers authority does not give any authority to YCTA to advocate City of Woodland projects before the State, City of Davis projects before the State, etc., at all. He said YCTA really has no authority to do so, and the transportation district would allow the agencies to have that authority to advocate projects to be able to structure a package of projects to make them likely more competitive when going after State and Federal dollars. He said the joint powers authority could probably be changed but could not allow a countywide tax capability without some State authorization, just as the City is not able on a City level to have the authority to have a vote on a City sales tax. He said that is why districts have been formed throughout the State to enable them to do these kinds of things.

Council took a recess from 9:10 p.m. until 9:20 p.m.

Elizabeth Huber, Field Representative for Assembly Member Tom Hannigan, said she was the first individual the members of YCTA came to when they approached Assembly Member Hannigan's office about the legislation. She said one of the first things the Assembly Member said was that there was a need for majority support in the County for this legislation. One way of indicating that was through letters of support from the jurisdictions. She said when Assembly Member Hannigan decided to introduce the legislation after it was presented from the Task Force and from YCTA there were letters of support, so Assembly Member Hannigan determined that was what Yolo County wanted and as the State representative proceeded to introduce the legislation. She said the bill went into Assembly Transportation where it became part of the consent calendar, the Omnibus Package which Assembly Member Larry Bowler chaired. Because there was no opposition the bill was carried through Transportation along with 100 other bills and onto Appropriations. After the legislation passed to the Senate the new number of AB 2420 was assigned. Now since there is opposition the bill went through on its own into the Senate. She said some comments were made regarding assessments, and amendments to the legislation have been made and will be accepted through July 24. Regarding the City of Woodland sales tax bill, she said no one at the State level will support a tax implementation bill. However, she said the way the tax language was worded in AB 2420 the majority of each jurisdiction can agree to put a tax on the ballot or not, but the jurisdiction still needs 2/3's of the voting population to pass that tax. She said that amendments can still be made to the legislation.

Jim Machelroy, Manager of the Unitrans Bus System which serves UCD and the City of Davis, said he was present because he participated in the Summit and also the Task Force that developed the Transit District proposal. He said he supports the concept, and he said it was a consensus effort representing all jurisdictions.

Betsy Marchand, Member of the County Board of Supervisors, asked the Council on behalf of four members of the Board to stay with the course and approve the legislation to form the Transportation District. She said they feel it is the best proposal to protect our County and fair share of transportation monies now and in the future. She said if the Council has a concern about the word "assessment" that can be taken care of.

Bill Fornay, former Member of the Yolo County Transportation Advisory Commission, said he also participated in the Summit and the Task Force. He pointed out that the Task Force was trying to make the existing authority more efficient, acknowledging some of its powers and formalize the powers and policies put on the authority.

Terry Bassett, Executive Director of the Yolo County Transit Authority, said

transportation services in general are in trouble financially. He said a transportation issue is a very political issue. He said transportation funding is problem that has not been resolved, and the reality is YCTA works closely with all of the public works directors and public works departments coming out with proposed language changes that were incorporated in the proposed legislation. He said they also work with all of the cities, and many of the changes in the legislation which have occurred over the last several months are the result of input from the cities and the County Board of Supervisors. He said it is not as though the legislation was created in a vacuum. The only way a jurisdiction would be successful in proposing a tax is if the majority of the jurisdictions would agree to place the measure on the ballot and to have some kind of transportation plan telling the voters exactly what they will get for their money, for example what streets in Woodland will be paved, what busses in Davis might be purchased, etc. He also said self-help counties leverage more funding than those that are not; those counties that have additional sales taxes for their transportation network will leverage more State and Federal funding. The issue on assessments, he said, could be stricken from the language in the legislation. He pointed out that a district is needed whether or not a tax is levied. The issue of transportation funding is serious and has not been adequately addressed by all parties. He said the legislation is flexible, and there is a lot of latitude allowing Woodland and the other four jurisdictions to determine where the district will go and what projects to pursue. He said the legislation passed though the Senate Transportation Committee by a 6-1 vote.

Larry Schapiro voiced his objections to the formation of the transportation district.

Tom Stallard said the city needs less governance, and he felt the issue needs more time and could be considered again next year if appropriate.

Frank Sieferman, Member of the Yolo County Board of Supervisors, said he represents the unincorporated area of Yolo County, and when he first saw the bill he had some concerns about the language which states the district has the ability to levy a tax or assessment, but he said it is a democratic forum. Secondly, he said a two-thirds vote is necessary to approve the tax, and there is not much transportation for the rural areas. He said there were a lot of people working on it, and they must have felt this was the best way to go. He said all other Councils in the County have supported the legislation except the City of Winters.

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by the following vote, the City Council withdrew its support of the Yolo County Transit District legislation:

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

AMERICANS WITH DISABILITIES ACT (ADA) CITY FACILITY SURVEY:

The Council agreed to consider the issue of the Americans with Disabilities (ADA) City facility survey now instead of later in the meeting as scheduled on the agenda.

Assistant City Manager Kristine James presented the survey and requested an allocation of funds for ADA improvements. She said in 1984 the City contracted with a local architect Duane Thomson to conduct a facility review, and at that time the City had a plan and has been proceeding with that plan for the past 12 years. In 1990 the Americans with Disabilities Act was approved and changed many of the building requirements, and the City is still in the process of bringing itself into compliance. Basically the ADA provides three things: (1) an update of all personnel policies to be in compliance with the act; (2) to insure that all of our programs are accessible; and (3) the facility study. With regard to personnel policies and practices the City has reviewed them, and the City is in compliance. Additionally, department heads have conducted reviews of their programs to insure they are as accessible as possible. If not accessible the City will bring the services to the disabled community. What is outstanding, she said, is the facilities survey. One year ago the City issued a request for proposals and received two bids. The City then entered into a contract with Duane Thomson who reviewed the City's facilities and made recommendations to bring them into compliance. She said a committee was then formed to review the recommendations, and she said all of the committee members are present at the meeting: Lucinda Talkington, representing visually impaired; Clair Childers, representing hearing disabled; Cathy Dryer, representing physically disabled; and Chuck Foster, who is wheelchair bound. She said the committee met with staff and Mr. Thomson to discuss ways to efficiently implement a plan and identify the priorities. She said this effort took one year resulting in the survey being presented at this time. The report outlines \$850,000 of improvements which is substantial, and as a funding alternative staff recommends that the Council consider utilizing Community Development Block Grant funds that are returned to the City through repayment of housing loans. She said staff anticipates receiving about \$43,000 on an annual basis from this source of revenue. To augment that, once the Hotel Woodland is paid for in July of 1999, the Council could allocate an additional \$100,000 annually toward these improvements. With this level of progress, she said, the City could have an eight year plan toward compliance, and this would meet with the mandates of the Act. Because of the competitive bid for the project, the City has a remaining \$6,500 in the account, and the committee recommends the following projects: (1) install automatic doors at the entrance of City Hall at a cost of \$5,500.00; and (2) construct a concrete fill at the Gracie Hiddleson Pool for "smooth" access into the pool area at a cost of \$850.

On motion of Council Member Ryhal, seconded by Council Member Flory

and carried by unanimous vote, the City Council accepted the Americans with Disabilities Act (ADA) City Facility Survey; and authorized the spending of \$6,500 allocated for ADA improvements from the Community Development Block Grant Project authorized for this purpose.

JULY 23RD GENERAL PLAN TOWN HALL MEETING FORMAT:

Council Member Borchard declared a conflict of interest with regard to the General Plan town hall meeting and left the Council Chambers.

The Community Development Director said Council has instructed staff to prepare for a July 23, 1996 General Plan town hall meeting. She said staff feels the meeting should be facilitated and properly recorded in a manner that would be helpful in assisting the Council to make future decisions regarding the matter. The City has retained the firm of Dan Iacofano of the firm of Moore, Iacofano and Goltsman to serve as facilitator and a member of his staff to graphically record the comments made at the meeting. The fee for his services is not to exceed \$2,275 which includes the pre-workshop preparation, workshop facilitation and graphic recording and preparation of a workshop summary report for the Council's June 30 meeting. Funding for the services will come from the Community Development Department Budget. The format for the Town Hall meeting will be a welcome by the Mayor, introduction of the facilitator, a brief presentation by the City Manager on the General Plan process and content, and then inviting comments from the audience. She said Mr. Iacofano will explain the ground rules that the town hall meeting is not a debate on the issues and the intent is not to have comments from the Planning Commission and the Council but just to receive input from the public regarding the issues. The two issues to be focused on are: What are the concerns regarding the 1996 General Plan? and whether the referendum should be put on the ballot? She then explained how the event will be publicized.

Council Member Borchard returned to the Council meeting.

WOODLAND GANG TASK FORCE:

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

Director of Parks, Recreation and Community Services Tim Barry, gave Council a report of the Woodland Gang Task Force. He said for over a year the Task Force has been meeting to address the apparent increase in gang related violence both in the schools and in the community. He acknowledged the presence of Woodland High School Principal Ben Flores. Other members of the Task Force are Police Captain Del Hanson; Teresa Pena, a parent; and Council Member Losoya. He said solutions to these problems require a great deal of effort

to make progress on a number of levels involving many organizations and individuals. He said they need to listen to everyone involved to try to break down the issues into manageable parts. The Gang Task Force Action Plan is the results of this approach. He said young people join gangs for a variety of reasons. They are looking for fun and excitement and are looking for protection from violence which sometimes surrounds them in the community. Young people, he said, are also looking for comradery and a belonging and acceptance and looking for a feeling of accomplishment and satisfaction. He said they want to feel better about themselves, gain more self-esteem and improve their self-image. They also want to have money and can get it from illegal activities in gangs. He said if the community can provide a means of giving young people another outlet for these needs it stands a better chance of channeling this energy into productive socially acceptable behaviors and not toward gangs. He said the Parks, Recreation and Community Services Department and the Police Department are dedicated to providing young people programs and services which give them these elements.

Ben Flores, Woodland High School Principal, presented the contents of the Gang Task Force Action Plan. He said the issue of gang behavior is not something that effects one organization or institution but is a community issue. He said what brought the Task Force into focus was the Police Department's suggestion to send some of the Woodland High School staff members to a gang conference in Phoenix, Arizona, which they had also attended. They suggested that the Task Force focus on three areas: prevention, intervention and suppression. He said the Task Force Action Plan was presented to the School Board with a financial request for personnel. The Task Force received a favorable response from the Board. He said he hoped the Council would be willing to hear other recommendations in the future from the Task Force. He said he knows the Task Force needs a facilitator, someone to take over. He said he feels there has been decrease from even a year and a half ago on the Woodland High School Campus because the School decided to take a strong stand on gang behavior. Also, he said the Police Department has been doing an outstanding job on gang activity, and he responded to an inquiry from Council Member Flory about bringing the canine unit in the Police Department on campus at the High School.

Police Captain Del Hanson thanked Tim Barry for bringing the various entities together to help solve this community problem, and he explained the suppression strategies the Police Department has employed, including gang intervention. He said the key to the gang issue involves education and jobs for young people. He said he supports the efforts of the School District and the community.

Teresa Pena, representing parents on the Task Force, shared her experiences in raising her children in the community and how parents can become involved in dealing with gang issues when they arise.

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

Vice Mayor Losoya said as a representative of the Yolo County Probation Department participating on the Task Force he was pleased with the joint efforts from all segments of the community.

Mr. Barry said as the Task Force implements some of the strategies he will be coming back to the Council for specific proposals for funding.

I-5/COUNTY ROAD 102 LASHER AUTO MALL:

The Community Development Director said at the July 2 meeting Council Member Ryhal asked for a future meeting agenda item on the Lasher Auto Mall project. She said in the 1988 General Plan a land use designation of Highway Commercial with a Planned Development (CH/PD) was placed on the property located at the southeast corner of County Road 102 and I-5. The purpose of the CH/PD was to permit and encourage the establishment of an auto row for auto dealerships and related facilities. A total of 5 acres of the total 54 acres was be used for general highway commercial uses. The property was annexed to the City in February of 1991. In December of 1991 an Environmental Impact Report, conditional use permit and tentative subdivision map were approved by the Planning Commission. The property has not been developed due to the costs for installing infrastructure to the site as well as on-site improvements coupled with the inability of Mr. Lasher to find other auto dealers willing to locate at this site at the present time. In May of 1994 Morton and Pitalo, engineers for Mr. Lasher, estimated the costs for Phase I improvements at \$1.2 million. Phase I would include the infrastructure necessary to serve the auto mall lots. The cost for putting these improvements in with a 1915 Assessment District Improvement Bond program would require a bond sale of \$1.5 million. This would require a repayment schedule of approximately \$150,000 annually for the life of the district (usually between 10 to 15 years). The City in 1994 negotiated with Mr. Lasher in an attempt to use sales tax increases from the site to assist in the payment of the infrastructure costs. No agreement could be reached. She said it was and still is Mr. Lasher's position that these costs are too much of a risk for his company and family. In 1996 during the General Plan hearings Mr. Lasher appeared before the City Council to request that the General Plan land use designation be changed on his property to allow for an expansion of Highway Service uses from 5 acres to a higher figure. The City Council at that time decided not to change the plan but suggested that they be would be willing to look at the matter at a later date. The rationale for limiting the amount of commercial uses at this site was the concern about the impacts of new commercial properties on existing centers. The Council at the time felt that there were sufficient commercial properties designated within the General Plan and that the focus on this property should be for the auto mall

and not additional land for retail commercial development. The City Council was also not a proponent of strip commercial along the I-5 corridor.

Mark Lasher said this issue has been going on a long time, and he said the Council has to consider economic regional development of this city. He said he had some users in line earlier this year that are still possibly interested, and in the Sacramento and North Natomas area there is an attempt to build a power center. He said that might make it more difficult for the City to draw interests this way in terms of sales tax uses. He said he would like to proceed and have a lifting of just the auto related on 20 or more of the acres which would draw a "big box" user that would generate a lot of benefits for the Woodland community.

Responding to a question from Council Member Ryhal, the Community Development Director said if the Council intends to add more commercial the Council needs to amend the General Plan. She said there is very specific language in the 1988 Plan regarding the site. The site was not in the Plan. She said there will be opposition from people who already have commercial property in place who are desirous of developing that commercial property. She said there was no change in the 1996 General Plan. She said the Council has two options. On July 30 the Council will discuss the issue of the General Plan Referendum and opening up the General Plan process. She said if the decision is to open up the General Plan process staff can be instructed to include as part of the discussion this property in terms of what to do with it. The Council can also decide tonight to proceed with a General Plan amendment.

Council Member Ryhal said his main concern is that it be economically feasible for the City.

Council asked staff to reference the issue of the I-5/County Road 102 Lasher Auto Mall on the July 30, 1996 agenda.

FIRE STATION 1 REMODEL ARCHITECTURAL SERVICES:

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by unanimous vote, the City Council (1) awarded the "Contract for Services" between the City of Woodland and Gary Wirth, Architect, for architectural services for the Fire Station 1 remodel and (2) authorized the expenditure in the amount of \$16,000 for pre-construction design and construction design support and (3) authorized the Public Works Director to execute the contract on behalf of the City.

VEHICLE THEFT DETERRENCE PROGRAM:

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by unanimous vote, the City Council approved an amended

Memorandum of Understanding for the Vehicle Theft Deterrence Program. The signatories to the Memorandum of Understanding are the Davis Police Department, West Sacramento Police Department, Winters Police Department, Woodland Police Department, Yolo County District Attorney's Office, and the Yolo County Sheriff's Department.

PURCHASE OF REPLACEMENT FIRE ENGINE:

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council extended the Council meeting from 11:30 p.m. until 11:35 p.m.

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the Fire Chief to enter into sole source purchase negotiations with the Westates Truck Equipment Company for the purchase of a 1,250 gallon per minute Fire Engine.

VOTING DELEGATE/ALTERNATE FOR LEAGUE OF CITIES CONFERENCE:

On motion of Council Member Flory, seconded by Council Ryhal and carried by unanimous vote, the City Council designated Mayor Elaine Rominger as the voting delegate representing the City of Woodland at the Annual Conference of the League of California Cities.

On motion of Council Member Borchard, seconded by Council Flory and carried by unanimous vote, the City Council designated Council Member Dan Ryhal as the alternate voting delegate representing the City of Woodland at the Annual Conference of the League

of California
Cities.

APPOINTMENT OF PLANNING COMMISSION MEMBER:

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council appointed Jack Mahan as a member of the Planning Commission for a term ending December 31, 1997.

ADJOURNMENT:

At 11:35 p.m. the meeting was adjourned to July 23, 1996, 7:00 p.m.

City Clerk of the City of Woodland